

Hinton Charterhouse Parish, Bath and North East Somerset District

Housing Needs Survey for Hinton Charterhouse Parish Council

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Executive summary

- 1.1** Hinton Charterhouse Parish Council commissioned CNB Housing Insights to undertake a Housing Needs Survey (HNS) to establish the scale and nature of housing need in the parish and to provide an evidence base to inform planning and housing policy and consultations. The study combines a household survey, contextual analysis of Census 2021 data, affordability evidence and information from the Bath and North East Somerset housing register.
- 1.2** A questionnaire was issued to all addresses in the parish (252 issued; 67 returned), giving a response rate of 27%. Tenants are under-represented in the survey responses, which is typical of parish-level surveys and should be borne in mind when interpreting the findings.
- 1.3** **Key Output 1: snapshot of affordable housing need**
The household survey identified a snapshot of six households in housing need wishing to find more suitable accommodation in the parish over the next five years. Of these, two households were assessed as being in affordable housing need: one requiring affordable rented housing and one requiring affordable home ownership. Housing register evidence identified one additional household resident in Hinton Charterhouse with a preference to be housed in the parish, requiring a three-bedroom affordable rented home.
- 1.4** **Key Output 2: annual flow of additional affordable housing required**
To estimate the ongoing requirement, the snapshot of affordable need was annualised using the Basic Needs Assessment Model (BNAM), and survey findings were grossed up to reflect the parish household population. Taking account of assumptions about affordable housing supply, the analysis indicates an unmet need for around one additional affordable dwelling per annum, arising primarily from newly forming households wishing to remain in the parish. This equates to approximately five affordable homes over the five-year assessment period. Survey evidence indicates a broadly balanced requirement between affordable rented housing and affordable home ownership, although the precise mix should respond to household needs at the point of delivery.
- 1.5** **Dwelling size/type and community views**
The evidence points towards a need for smaller homes, particularly one- and two-bedroom dwellings suitable for newly forming households, smaller families and older residents wishing to downsize. Survey respondents placed a particularly high priority on energy-efficient sustainable homes and small family homes. There was strong support for small-scale affordable housing for local people, with 50 of the 61 respondents answering the question supporting this in principle. Older respondents generally wished to remain in Hinton Charterhouse, although the limited supply of smaller, more manageable homes may cause some to move elsewhere.
- 1.6** **Conclusions**
The evidence supports a small-scale programme of affordable housing targeted at local needs over the next five years, with an emphasis on smaller homes. Bath and North East Somerset policy establishes a starting tenure split of 75% social



rent and 25% intermediate affordable housing. However, the local survey indicates a more evenly balanced requirement between affordable rented housing and affordable home ownership. The final tenure and dwelling mix should therefore have regard to both local policy and up-to-date evidence of household need when individual schemes are brought forward.



1. Introduction

Introduction and summary of this chapter

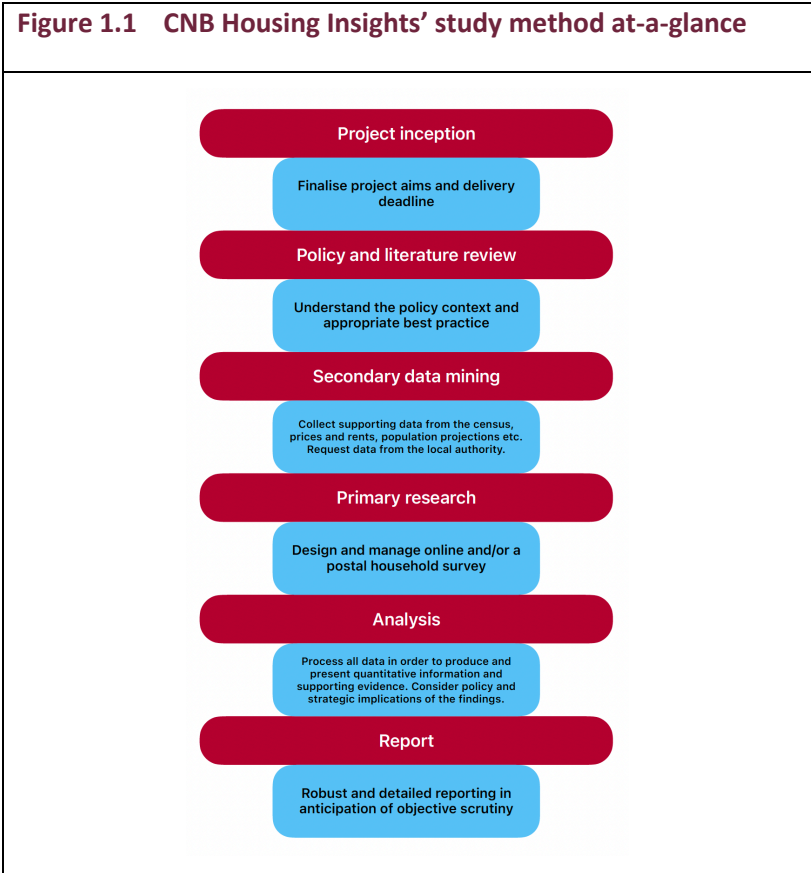
- 1.7 The study method is described which closely follows government practice guidance regarding housing needs surveys and assessments as well as relevant aspects of the National Planning Policy Framework December 2024 (NPPF).
- 1.8 The analysis is based on evidence from official data, a household survey and contextual matters such as local planning policy.
- 1.9 The chapter also provides detailed definitions on what is meant by the terms “affordable rented” and “affordable home ownership” housing in accordance with the National Planning Policy Framework (NPPF).

Aim of the study

- 1.10 The aim of this study is to gather evidence on how much additional housing is needed in the parish.

Study Method

- 1.11 The following figure summarises the methodology employed in this HNS.



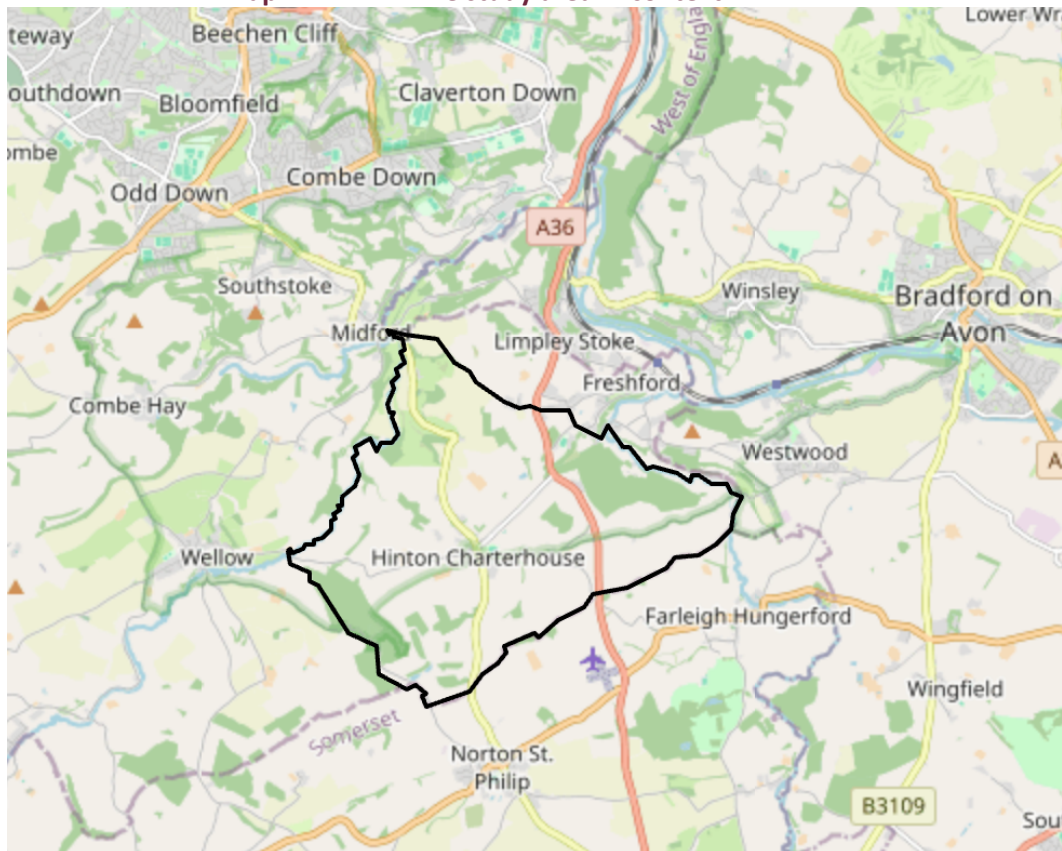


- 1.12 All households resident in the parish were invited to participate in a household survey designed to enable an assessment of the quantity of housing needed in the future, its tenure and type.
- 1.13 This report produces 2 key outputs.
- 1.14 The first output is the number of local households in housing need and affordable housing need. This is a snapshot of parish resident household circumstances using evidence from the household survey and Bath and North East Somerset housing register.
- 1.15 The second output is an assessment of the additional affordable housing required in the parish based upon an annualised level of need found in the first output and an assessment of affordable supply over the 5-year horizon of the HNS.
- 1.16 In addition the HNS reports on respondents' perceptions of future housing need in the parish, the specific needs of older person households and an assessment of the extent to which housing and household characteristics are in balance.

Geography of the study area

- 1.17 The study area is depicted in the following map.

Map 1 The study area in context



Source: Nomis



Relevant planning policy context

- 1.18 A Housing Needs Survey (HNS) must have regard to the local authority planning policy context.

The Local Plan

- 1.19 The adopted Local Plan for Bath and North East Somerset comprises the Core Strategy, adopted in July 2014, and the Placemaking Plan, adopted on 13 July 2017. These documents cover the period 2011–2029 and were amended by the Local Plan Partial Update, adopted on 19 January 2023. Together, they form the principal statutory planning framework used to determine development proposals across the district.
- 1.20 Hinton Charterhouse is identified as a village washed over by the Bristol and Bath Green Belt. Policy CP8 seeks to protect the openness of the Green Belt from inappropriate development, while Policy GB2 permits new buildings within Green Belt villages only where they constitute limited infilling or fall within another exception established by national planning policy. Hinton Charterhouse has a defined infill boundary, within which limited infill development may be acceptable in principle, subject to the other policies of the development plan. Development outside this boundary would generally be regarded as inappropriate development unless it falls within an identified Green Belt exception or very special circumstances can be demonstrated.
- 1.21 Bath and North East Somerset Council is preparing a replacement Local Plan to guide development to 2043. Following consultation on options between October and November 2025, the Council is progressing the draft plan, but it has not yet replaced the adopted Core Strategy, Placemaking Plan and Partial Update.



1.22 The following screenshots show the relevant policies.

POLICY CP9 AFFORDABLE HOUSING

Large sites

Affordable housing will be required as on-site provision in developments of 10 dwellings or 0.5 hectare and above (the lower threshold applies). The following percentage targets will be sought:

- 40% in Prime Bath, Bath North and East, Bath Rural Hinterland;
- 30% in Bath North and West, Bath South, Keynsham and Saltford, Midsomer Norton, Westfield, Radstock, Peasedown St John, Paulton and Chew Valley.

This is on a grant free basis with the presumption that on site provision is expected.

Small sites

Residential developments on small sites from 5 to 9 dwellings or from 0.25 up to 0.49 hectare (the lower threshold applies) should provide either on site provision or an appropriate financial contribution towards the provision of affordable housing with commuted sum calculations. The target level of affordable housing for these small sites will be 20% for AH area 1 and 15% for AH area 2 half that of large sites, in order to encourage delivery.

In terms of the affordable housing on small sites, the Council will first consider if on site provision is appropriate. In some instances the Council will accept a commuted sum in lieu of on site provision. This should be agreed with housing and planning officers at an early stage.

Viability

For both large and small sites the viability of the proposed development should be taken into account, including:

- Whether grant or other public subsidy is available
- Whether there are exceptional build or other development costs



- The achievement of other planning objectives
- The tenure and size mix of the affordable housing to be provided.

Sub-division and phasing

Where it is proposed to phase development or sub-divide sites, or where only part of a site is subject to a planning application, the Council will take account of the whole of the site when determining whether it falls above or below the thresholds set out above.

Property Size and Mix

Residential developments delivering on-site affordable housing should provide a mix of affordable housing units and contribute to the creation of mixed, balanced and inclusive communities. The size and type of affordable units will be determined by the Council to reflect the identified housing needs and site suitability.

The type and size profile of the affordable housing will be guided by the Strategic Housing Market Assessment and other local housing requirements but the Council will aim for at least 60% of the affordable housing to be family accommodation including some large 4/5 bed dwellings.

Other

All affordable housing delivered through this policy should remain at an affordable price for future eligible households, in the event of any sales or staircasing affecting affordable housing unit(s) delivered through Policy CP9 then an arrangement will be made to recycle the receipts/subsidy for the provision of new alternative affordable housing located elsewhere within Bath and North East Somerset. Affordable Housing should be integrated within a development and should not be distinguishable from market housing.

Delivery

Affordable housing will be delivered in accordance with the Council's Housing Strategy or equivalent.

The quantity, tenure balance and type/size mix of the affordable housing will be agreed with the Council's Housing Enabling Team, or equivalent, through the development management process. Applicants are recommended to hold early conversations with Housing Enabling Team in order to agree the affordable housing provision and in particular the likely availability of public subsidy.

In exceptional circumstances, where the applicant has demonstrated a scheme is not viable and this has been independently validated, the Council may consider the use of alternative mechanisms to achieve the full affordable housing requirement.

Financial contributions towards affordable housing secured from development will be used to meet the housing objectives set out in the Housing Strategy. Any such contribution will contribute to a fund to assist in the delivery of additional affordable housing by supporting a scheme that would otherwise



not be viable, increasing the amount of affordable housing in a scheme beyond the grant free position (up to a maximum of 45%), increasing the proportion of larger family units, assisting in the funding of older persons or supported housing or to improve the quality of the affordable housing product on offer.

Core Strategy Policy

POLICY CP10 HOUSING MIX

New housing development, both market and affordable must provide for a variety of housing types and size to accommodate a range of different households, including families, single people and low income households as evidenced by local needs assessments (e.g. B&NES Residential Review, 2007) and the Strategic Housing Market Assessments or future evidence.

The mix of housing should contribute to providing choice in tenure and housing type, having regard to the existing mix of dwellings in the locality and the character and accessibility of the location.

Housing developments will also need to contribute to the provision of homes that are suitable for the needs of older people, disabled people and those with other special needs (including supported housing projects), in a way that integrates all households into the community.

The accommodation needs of older people will be addressed through the application of Placemaking Plan Policy H1.

Delivery:

This policy will be implemented by the development management process, and delivered by private developers and affordable housing providers.

The affordable housing policy will also ensure that the Council can have an active role in negotiating the mix of housing provided, and seeks to have a flexible approach particularly to ensure the delivery of family housing.

Core Strategy Policy



POLICY RA4 Rural Exceptions Sites

As an exception to other policies of the Development Plan, residential development of 100% affordable housing will be permitted provided that:

- a: it meets a demonstrated local need for affordable housing
- b: the housing remains affordable in perpetuity
- c: occupancy of the affordable housing would remain, as a first priority, for those with demonstrated local connections
- d: the development is in scale and keeping with the form and character of its location
- e: the development is well related to community services and facilities

A small proportion of market housing will be appropriate only where it can be demonstrated that the market housing is essential to cross-subsidise the affordable housing and that the site would be unviable without this cross-subsidy.

Neighbourhood plan

- 1.23 Hinton Charterhouse is not covered by a made Neighbourhood Development Plan. The evidence presented in the HNS provides a sound basis for local planning and housing decisions and could inform any future neighbourhood planning work.

Key definitions used in this report

Government Practice guidance and the National Planning Policy Framework (NPPF) 2024

- 1.24 This housing needs survey (HNS) complies with the relevant aspects of practice guidance concerning housing needs surveys and the National Planning Policy Framework (NPPF). This is because the evidence the HNS presents must be a sound basis for any housing related policies that are included in a neighbourhood development plan.
- 1.25 The most relevant and comprehensive guidance was published by the government in the year 2000 and is called 'Housing Need Assessments: A Guide to Good Practice'. It describes best practice in designing producing and interpreting data from housing needs assessments and surveys. This report contains many references to guidance on a topic-by-topic basis.
- 1.26 Consideration of the (NPPF) December 2024, (the current version at the time of writing this report) is important as it defines the term 'affordable housing'. This definition which appears in table 1.1 below is crucial to the HNA to distinguish between market housing and affordable housing tenures. Annex 2 of the NPPF defines the following tenures to be classed as affordable, some of which are affordable home ownership in addition to affordable rented tenures.



Table 1.1 NPPF December 2024 Annex 2, Affordable Housing

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Source: NPPF December 2024

- 1.27 Since the adoption of the Local Plan, the government has introduced a Standard Method (SM) for calculation of overall housing need amended in the National Planning Policy Framework 2024.
- 1.28 The NPPF December 2024 adopts a different basis for calculating the standard method driven by the government's ambition to enable 1.5m additional homes over the current parliament. Currently the SM target is 717 dwellings per annum, and it is proposed to increase this to 1,471 dwellings per annum¹ - an increase of 105.2%.

¹ According to the Iceni Projects briefing note 13th December 2024 "National Planning Policy Framework Proposed Policy Analysis"



Mixed communities

- 1.29 This term is used in the report. The following abstract from the government's guidance² is noteworthy and relevant context to this study.

Decent homes and mixed communities

What is a mixed community?

A mixed communities' approach aims to create better outcomes for the most vulnerable in society and sustainable communities for all. There is no 'one size fits all' approach and how mixed communities are developed will depend on the local context. However, **mixed communities** are areas that:

- attract and retain households with a wide range of incomes;
- have good quality housing in attractive environments with access to good local schools and retail/leisure facilities and other services such as health;
- have a mix of housing size, type and tenure;
- attract and retain households with choice;
- have strong local economies and contribute to strong regional economies;
- are well connected to employment opportunities through neighbourhood design, transport and job access services;
- provide access to other economic and social opportunities for all residents, enhancing their life chances;
- have high quality housing and neighbourhood management; and
- have low levels of crime and provide support services for vulnerable people.

- 1.30 A mixed and balanced housing supply is key to attracting and retaining people in the neighbourhood to the benefit of the community.

About CNB Housing Insights

- 1.31 CNB Housing Insights is a partnership operating in England and Wales, specialising in local housing needs assessments and surveys. More information about us can be found at www.cnbhousing.co.uk.
- 1.32 The experience of CNB partners spans a 30-year period which covers early the development of HNS methodology to the present day. Partners were formerly employed by leading housing consultancies Fordham Research, Opinion Research Services and arc4. Under the CNB Housing Insights brand we have partnered with, or sub contracted to Locality, ICENI (now incorporating the former GL Hearn Housing team), and AECOM. We have produced nearly 200 parish or community level housing needs assessments and delivered, or project managed a similar number of strategic studies for local authorities including housing needs surveys and assessment, SHMA and HEDNA. All these projects are based upon the methodology followed in this HNS.
- 1.33 CNB Housing Insights' role is limited to the collection and the objective and impartial analysis of data. For the avoidance of doubt, it has no role in community consultation regarding the development process.

² Decent Homes: Definition and Guidance for Implementation (DCLG 2006) paragraph 3.6



2. A profile of Hinton Charterhouse Parish

Introduction and summary of the chapter

- 2.1 In chapter 2, we look closely at specific characteristics of Hinton Charterhouse's housing stock and resident households.
- 2.2 Using census 2021 household and housing data, alongside government population projections, we identify current imbalances that exist and how trends will impact on any imbalances in the future. Community mix and balance is recognised as an important factor in the Local Plan, as discussed in the previous chapter.

Dwelling and Household Characteristics

Evidence from the census 2021

- 2.3 Whilst the analysis of the data in this section reveals some interesting findings, the findings are contextual i.e. not part of the calculation of the number of households in housing need presented in section 4. However the contextual findings are important as they reveal some of the factors that contribute to some households being unable to find suitable housing that they can afford in the parish.
- 2.4 This section summarises data from the census 2021. Data in the following figures is presented as proportions (percentages) as this is the most effective means of comparison between geographies. The numbers from which the percentages are derived are stated in the data appendix.
- 2.5 According to the census 2021 there were 502 people living in 209 households within the parish. The average household size was 2.4 persons per household which is lower than the average for England (2.41) and the district of Bath and North East Somerset (2.44). The 2021 population of the parish was compared to the census 2011 and there were 13 fewer residents as at 2021.
- 2.6 The following charts show selected housing and household characteristics that are key to understanding the drivers of housing need^{3,4}. The tables also help to define any apparent mismatches between housing and household characteristics that may lead to local gaps in housing supply.
- 2.7 Figure 2.1 shows the high proportion of households that occupied owner occupied (owned outright) dwellings in the parish compared to the wider geographies.

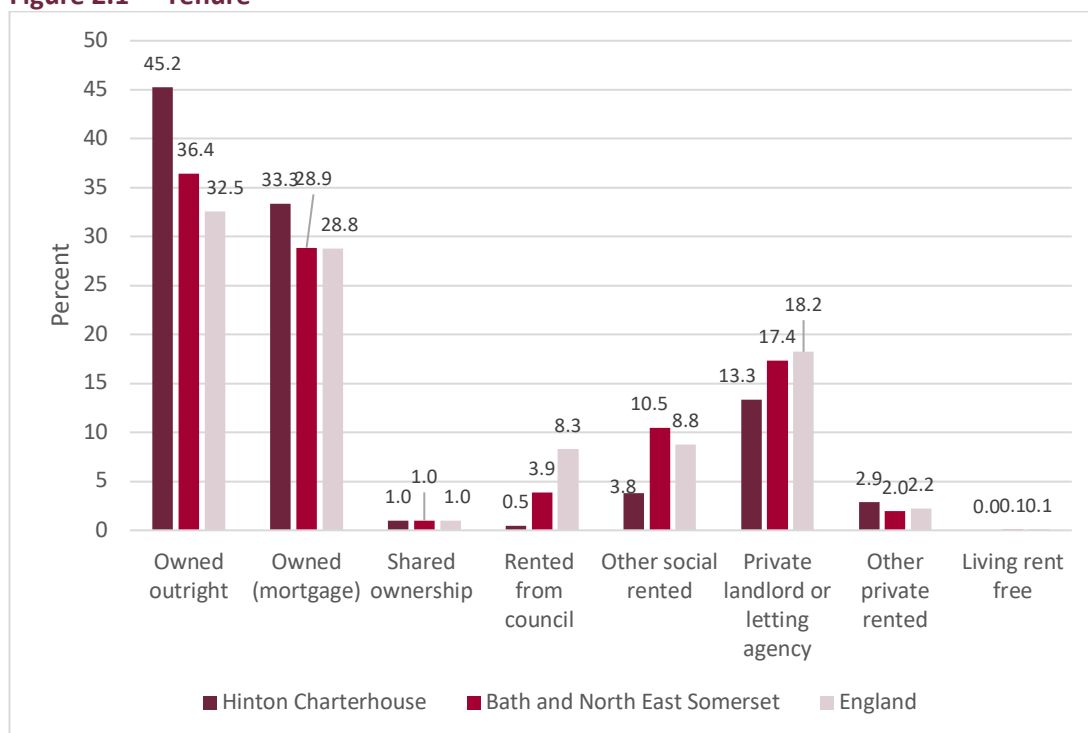
³ Local Housing Need Assessment: A guide to good practice (DETR 2000) para.2.6: an assessment of need is not simply a question of going to one source of data.

⁴ Local Housing Need Assessment: A guide to good practice (DETR 2000) para.2.6: it is desirable to draw on additional sources of information to provide a check on the information from particular sources, which may have limitations.



- 2.8 The parish had a smaller proportion of households living in private rented and social rented housing than the wider geographies.

Figure 2.1 Tenure



- 2.9 Snapshot data from the census 2021 and 2011 enables us to establish trends across the decade. We are presenting household numbers not dwelling numbers as tenure is defined by the occupant. Dwelling numbers may be higher due to vacant dwellings.
- 2.10 Comparison of the census 2021 with 2011 is provided in tables 2.1 and 2.2.

**Table 2.1 Household tenure, census 2021 and 2011 compared.**

Census 2021						
Tenure	Hinton Charterhouse		Bath and North East Somerset		England	
	Number	Percent	Number	Percent	Number	Percent
Owens outright	95	45.2	28,855	36.4	7,624,693	32.5
Owens with a mortgage	70	33.3	22,878	28.9	6,744,372	28.8
Shared ownership	2	1.0	790	1.0	235,951	1
Social rented	9	4.3	11,363	14.3	4,005,663	17.1
Private rented	34	16.2	15,309	19.3	4,794,889	20.5
Lives rent free	0	0	55	0.1	30,517	0.1
All households	210	100	79,250	100.0	23,436,085	100
Census 2011						
Owens outright	95	45.0	25,827	35.1	6,745,584	30.6
Owens with a mortgage	67	31.8	23,241	31.6	7,229,440	32.8
Shared ownership	2	0.9	368	0.5	173,760	0.8
Social rented	10	4.7	10,614	14.4	3,903,550	17.7
Private rented	26	12.3	12,447	16.9	3,715,924	16.8
Lives rent free	11	5.2	1,018	1.4	295,110	1.3
All households	211	100	73,515	100	22,063,368	100
Difference 2021 minus 2011						
Owens outright	0	0.2	3,028	1.3	879,109	2
Owens with a mortgage	3	1.6	-363	-2.7	-485,068	-4
Shared ownership	0	0.0	422	0.5	62,191	0.2
Social rented	-1	-0.5	749	-0.1	102,113	-0.6
Private rented	8	3.9	2,862	2.4	1,078,965	3.6
Lives rent free	-11	-5.2	-963	-1.3	-264,593	-1.2
All households	-1	0.0	5,735	0.0	1,372,717	0

Table 2.2 Change summary

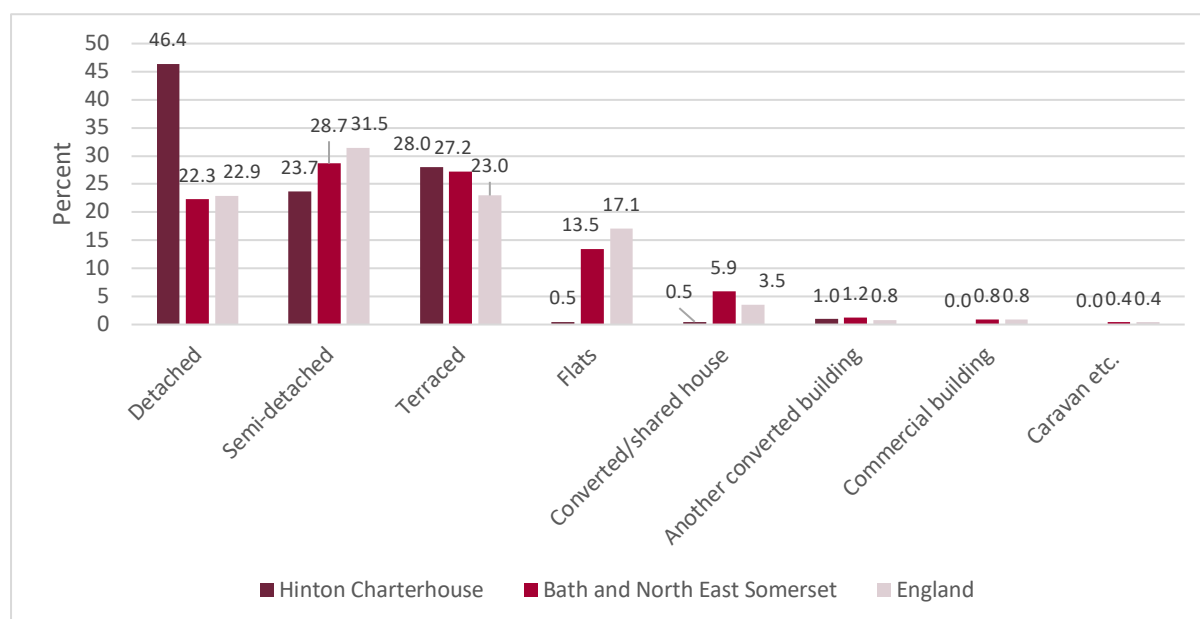
Area	No.	%
Hinton Charterhouse	-1	-0.50%
Bath and North East Somerset	5,735	7.8%
England	1,372,717	6.2%

- 2.11 Between 2011 and 2021, the total number of households in Hinton Charterhouse remained broadly unchanged, decreasing from 211 to 210, compared with growth across Bath and North East Somerset and England. Owner occupation remained dominant: the number owning outright was unchanged at 95, while households owning with a mortgage increased slightly from 67 to 70. Private renting also increased from 26 to 34 households, although both private and social renting remained less common than in the wider geographies.

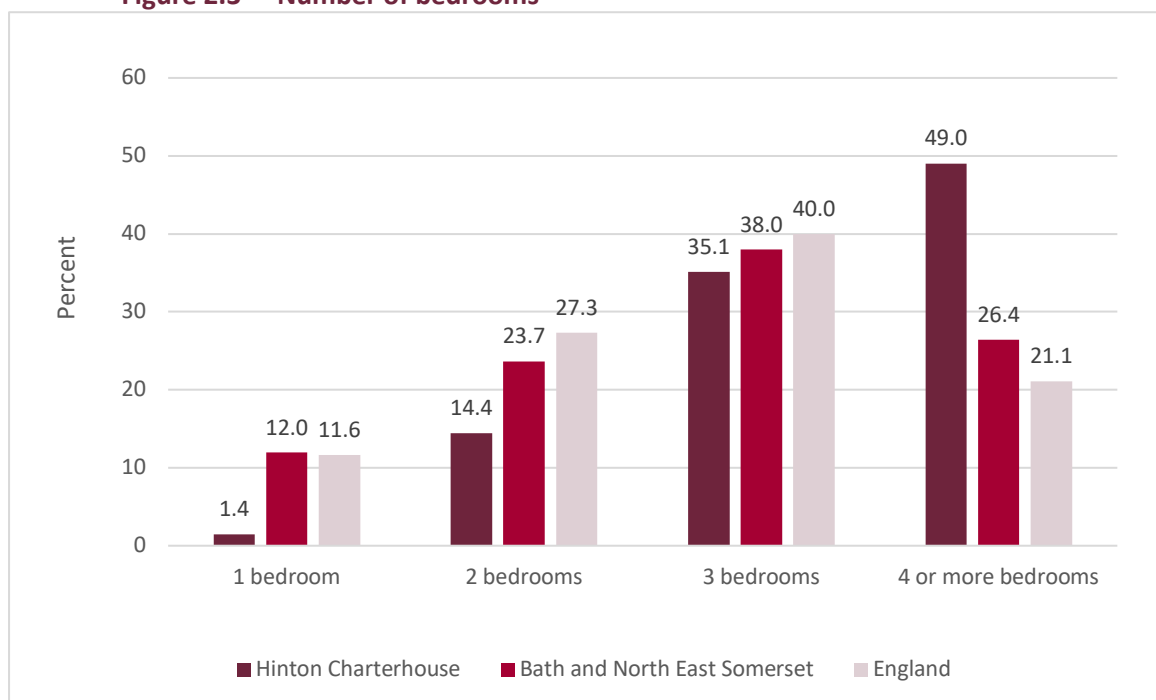


- 2.12 The apparent reduction in households recorded as living rent free, from 11 in 2011 to none in 2021, should be treated with caution. The category was frequently misunderstood by respondents in 2011 and was clarified for the 2021 Census, meaning the change is unlikely to represent a genuine loss of 11 rent-free households and may partly account for movement into other tenure categories.
- 2.13 Figure 2.2 (below) shows that a particularly high proportion of households occupied detached dwellings in the study area compared to the wider geographies. There was a low proportion of households occupying flats compared to the wider geographies.

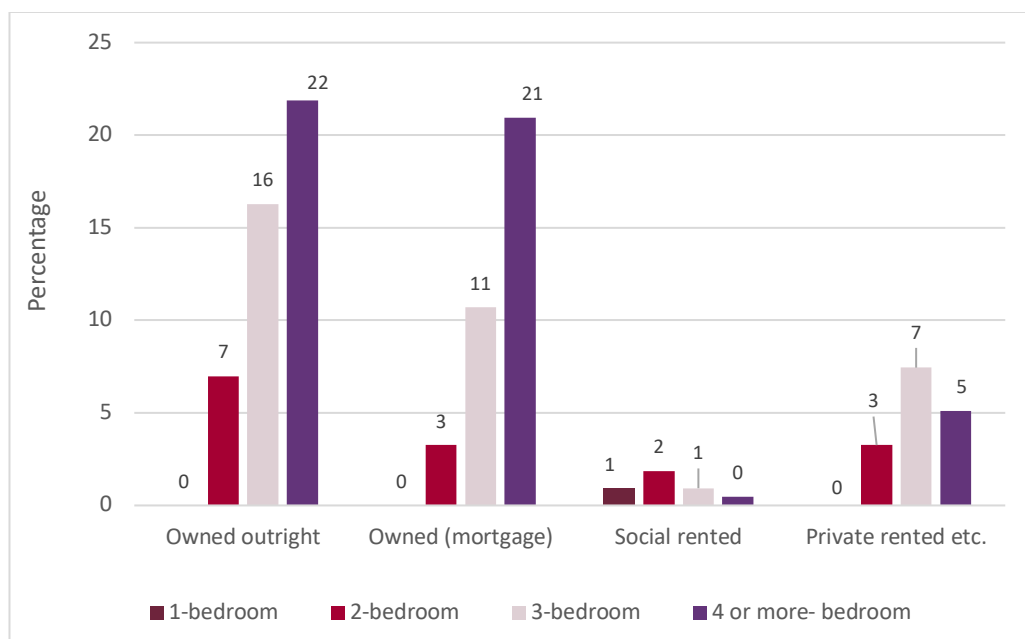
Figure 2.2 Accommodation Type



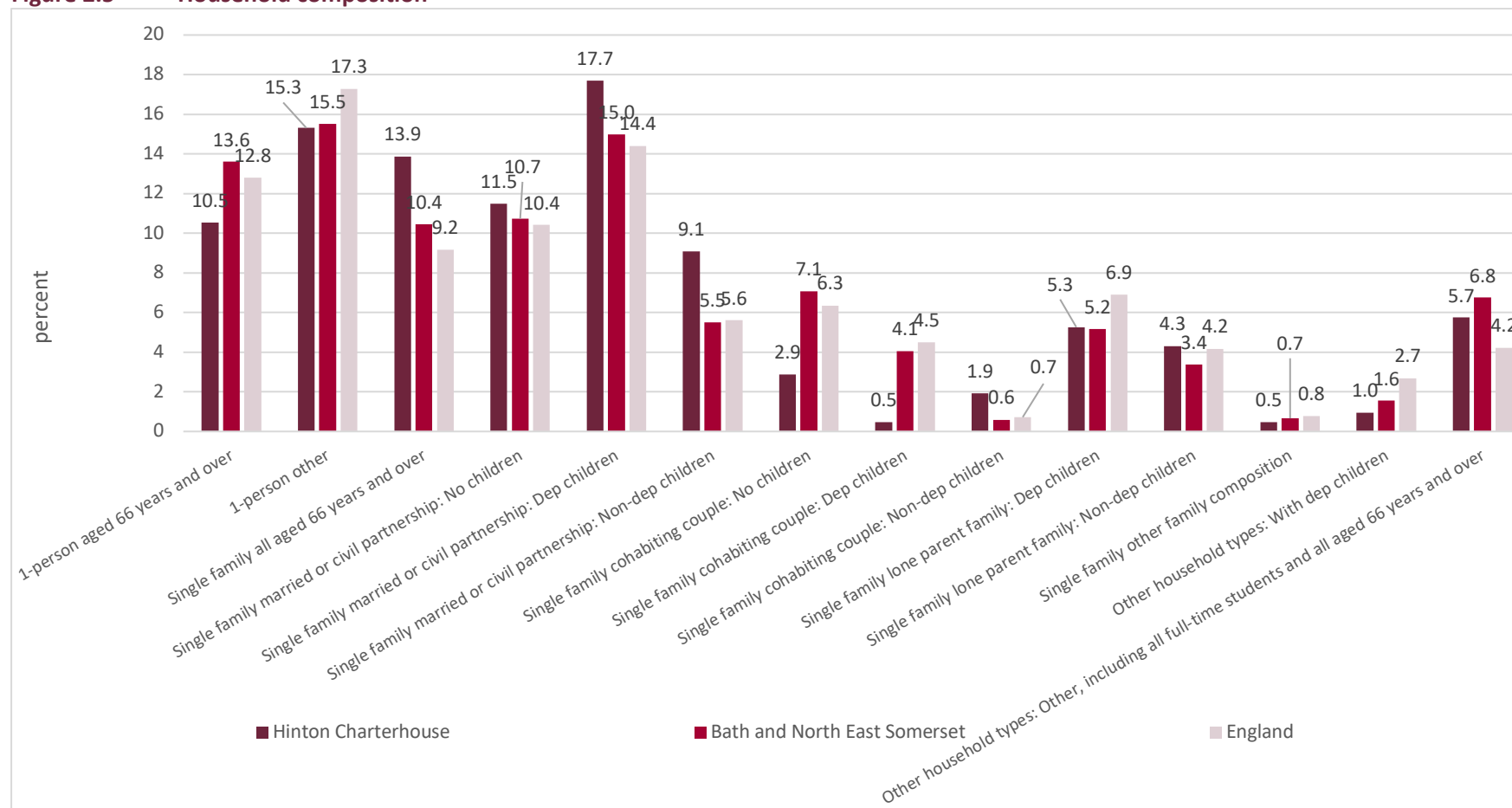
- 2.14 Figure 2.3 shows the number of bedrooms of occupied dwellings. In the parish, the predominant dwelling type was that of 4 or more-bedrooms (49%). The parish had a higher proportion of 4 or more-bedroom dwellings than the wider geographies.

**Figure 2.3 Number of bedrooms**

- 2.15 Of particular interest is the number of dwellings that have 1,2, 3 or 4-bedrooms by tenure. Figure 2.4 shows the distribution for the parish. Note that the denominator is all homes. For example 22% of parish households were home owners (own outright) of 4 or more-bedroom housing. Very few 4 or more-bedroom homes were occupied by private tenants and none by social tenants.

Figure 2.4 Number of bedrooms by tenure (parish only)

- 2.16 Figure 2.5 shows the household composition on census day 2021 for the parish and its wider geographies.

**Figure 2.5 Household composition**

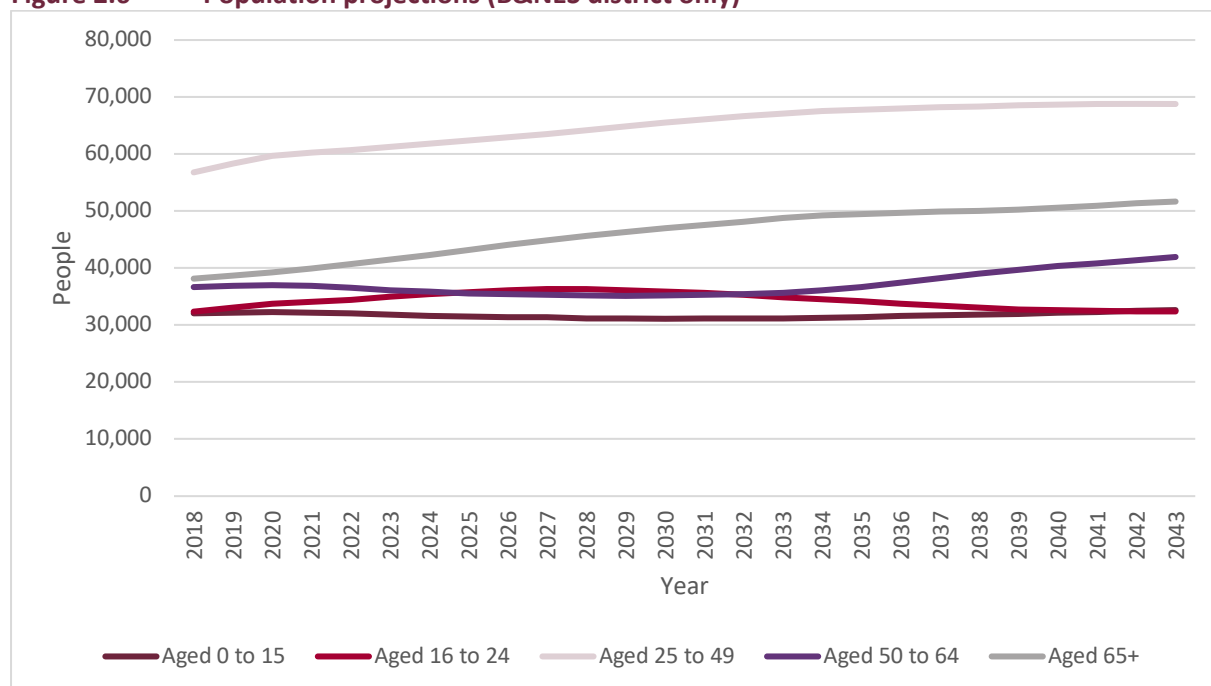
2.17 Hinton Charterhouse has a comparatively high proportion of married or civil-partner households, including both older couples and families with dependent or non-dependent children. Cohabiting-couple households are much less common than across B&NES and England, while lone-parent and one-person households are generally closer to the wider averages.



Population projections

- 2.18 Population projections are only available at local authority level. They are 2018 based and show a projected change in the structure of the population between 2018 to 2043 likely to affect the parish and the changing nature of housing need.
- 2.19 Figure 2.6 summarises the ONS data in the data appendix, (accessed through the NOMIS portal) and shows a projected increase to 2043 in the population overall by 31,445 people or 16%. All age groups are projected to increase, with the 'aged 65+' group projected to increase the most.

Figure 2.6 Population projections (B&NES district only)



Source: ONS

Key findings from the Census 2021 and population projections

- 2.20 Section 2 provides a profile of Hinton Charterhouse parish using evidence from the 2021 Census and district-level population projections. It identifies characteristics of the local housing stock and resident households, together with imbalances that may influence future housing needs.
- 2.21 Hinton Charterhouse had 502 residents living in 209 households, with an average household size of 2.4 people. Owner occupation is the dominant tenure: around 45% of households own their homes outright and a further 33% own with a mortgage. Social renting is particularly limited compared with Bath and North East Somerset and England, while private renting is also somewhat less common.
- 2.22 The 2021 population of the parish was compared to the census 2011 and there were 13 fewer residents as at 2021.



- 2.23 The housing stock is strongly weighted towards larger properties. Around 46% of households occupy detached homes and 49% live in properties with four or more bedrooms, both substantially above the wider averages. Conversely, only around 16% of homes have one or two bedrooms, and flats and other forms of smaller accommodation are almost entirely absent. This limits the range of potentially lower-cost or more manageable housing available to younger households, single people and residents wishing to downsize.
- 2.24 Household composition is comparatively focused on married or civil-partner households. Older couples and married couples with dependent or non-dependent children are more prevalent than across the wider geographies, while cohabiting-couple households are much less common. This indicates a relatively settled community containing both established families and a notable proportion of older couple households.
- 2.25 District-level projections indicate that the population of Bath and North East Somerset could increase by around 31,400 people, or 16%, between 2018 and 2043. Growth is expected to be strongest among people aged 65 and over, while the population aged 25–49 is also projected to increase considerably. Combined with Hinton Charterhouse’s existing concentration of larger homes and older couple households, this points to a need for a more varied housing mix, including smaller and adaptable homes that enable residents to downsize locally while also providing suitable options for younger households and families.



3. Local market house prices, rents, affordability and supply

Introduction

- 3.1 The aim of this chapter is to assess the affordability of market housing to the local household population. This will help us to understand the extent to which market house prices and rents drive the need for affordable housing and the options available to households.
- 3.2 Our estimate of entry level prices and rents will feed into our assessment in section 4 of the requirement for affordable housing and provide context for our overall findings.

Local rents and the household income required to service a rent.

- 3.3 Entry level market rental prices for the parish of Hinton Charterhouse are difficult to calculate as the parish has a small private rented sector and advertised vacancies are few. So instead we use broad market area rents calculated by the Valuation Office Agency (VOA) as they apply to the parish.
- 3.4 Table 3.1 states the 2025/6 value of the local housing allowance (LHA) that applies to the parish, noting that the parish is within the Bath BRMA (Broad Rental Market Area). This is significant as it is the maximum rent level that is eligible for housing benefit.
- 3.5 Any household eligible for housing benefit and seeking a private rental would need to 100% fund any rent above this level. The significance of this information is that any low-income household eligible for housing benefit would probably not have the full cost of the rental met by housing benefit or Universal Credit (housing component).



Table 3.1 Income required to service BRMA rents (Bath)			
Dwelling size	Weekly rental price £	Monthly rental price £	Annual gross household income required £
Shared accommodation	124.27	539	25,848
1-bedroom	187.56	813	39,012
2-bedrooms	225.53	977	46,910
3-bedrooms	276.16	1,197	57,441
4-bedrooms	447.62	1,940	93,105

Source: VOA

House prices and the income required to service a mortgage

- 3.6 The following tables state market house prices (price paid) at various benchmark levels. The 25th percentile value is particularly significant as this is identified by the good practice guidance⁵ as the entry level market price, being the lowest price at which there is a reasonable supply of housing in reasonable condition. This value is taken as the point at which households would require affordable housing if they could not afford lower quartile prices by number of bedrooms and dwelling type. This is the basis for assessing information provided by respondents in section 4 of this report.
- 3.7 The percentile value is calculated by listing all lettings or sales in a given period in ascending order according to their price or rent. The number of sales or rentals is divided by 100. The percentile price or rent corresponding to each percentile can be read off. The percentiles most frequently used in this study are the 25th (or lower quartile price point) or the 50th (the median price point).
- 3.8 Using Land Registry Price Paid Data, the estimated parish lower-quartile price across all dwelling types is estimated at £345,000. In the last 2 years, there were 9 sales in Hinton Charterhouse.
- 3.9 Table 3.2 shows that at both the lower-quartile and median price points, house prices are significantly higher in the parish compared to the Bath and North East Somerset district average.

Table 3.2 Comparison of house prices between the parish and district		
	Percentile 25 (lower quartile) £	Percentile 50 (median) £
Hinton Charterhouse	345,000	600,000
Bath and North East Somerset	292,000	398,000

Source: Land Registry (price paid)

⁵ Local Housing Needs Assessments: A good Practice Guide (DETR 2000): para 4.22



- 3.10 In table 3.3, using lower quartile dwelling prices for the parish and district, we estimate the income required to service a mortgage or loan based upon standard assumptions of a 10% deposit and 4.5 income multiplier.
- 3.11 Throughout the following affordability analysis, it must be borne in mind that a larger deposit, whether funded through savings, equity or ‘the bank of mum and dad’ will reduce the size of the loan and the income required to service it.

Table 3.3 Household income required to fund a mortgage at benchmark prices				
	Price Level - Parish		Price Level - District	
	Lower quartile £	Median £	Lower quartile £	Median
Purchase price	345,000	600,000	292,000	398,000
Minimum deposit (10%)	34,500	60,000	29,200	39,800
Mortgage required	310,500	540,000	262,800	358,200
Annual gross household income required to service the mortgage	69,000	120,000	58,400	79,600

Source: Land Registry (price paid)

- 3.12 For contextual information only, table 3.4 estimates the affordability of lower quartile prices for the stated benchmark incomes and household configurations. The advantage of using these benchmark incomes is that they are applied all over England unless there is an additional allowance for London or the London fringe. They are preferred to local incomes as published by the ONS as averages are only published at the district rather than the parish level. The terms workplace based, and residence-based income measures can be confusing to readers.
- 3.13 It is apparent that using the above assumptions, no single income households could afford average lower quartile i.e. entry level prices.

**Table 3.4 House Purchase Affordability (selected key workers and national living wage)**

Status	Annual Gross income	Value of mortgage based upon income	Salary required to fund LQ price	LQ price 2024/2026
Nurse				
Newly qualified	£31,049	£139,721	£69,000	£345,000
Average	£33,487	£150,692	£69,000	£345,000
Teacher				
Newly qualified	£32,916	£148,122	£69,000	£345,000
3-years' experience	£39,556	£178,002	£69,000	£345,000
Living Wage				
1 x full time	£23,810	£107,145	£69,000	£345,000
1 x full time, 1 x part time	£36,508	£164,286	£69,000	£345,000
2 x full time	£47,619	£214,286	£69,000	£345,000

Source: Land registry and national wage and salary rates published by government and national negotiating bodies.

- 3.14 According to Small Area Household Income Data published by gov.uk in 2023 (the latest available), the mean household income for the mid-level super output (MSOA) area containing the parish was £46,400.
- 3.15 In table 3.5 we consider the affordability of low-cost housing home ownership (LCHO) products defined as affordable housing within the NPPF 2024 annexe B definitions. Shared ownership 10% would be the most affordable option, with households requiring an income of £42,878 to fund the mortgage and rent. These options would not be affordable to single income households as illustrated in table 3.4.



Table 3.5 Income required to fund affordable home ownership options	
Starter Home (30% discount)	Costings/income required
Full price based on 25 th percentile	£345,000
Starter home price (30% off full price)	£241,500
10% deposit on equity share	£24,150
Mortgaged amount	£217,350
Income required for mortgage	£48,300
Shared ownership 50%	Costings/income required
Full price based on 25 th percentile	£345,000
Equity 50%	£172,500
10% deposit on equity share	£17,250
Mortgaged amount	£155,250
Service Charge (monthly)	£30
Rent (per month based on 2.75% on remaining equity p.a.)	£395
Income required for mortgage	£34,500
Income required for rent/service charge	£20,415.00
TOTAL income required	£54,915
Shared ownership 10%	Costings/income required
Full price based on 25 th percentile	£345,000
Equity 10%	£34,500
5% deposit on equity share	£1,725
Mortgaged amount	£32,775
Service Charge (monthly)	£30
Rent (per month based on 2.75% on remaining equity pa)	£712
Income required for mortgage	£7,283
Income required for rent/service charge	£35,595.00
TOTAL income required	£42,878

Price by house type

- 3.16 Further analysis can be done by studying the house types and average house prices associated.

Table 3.6 Variation in house price by type			
Type	Percentile 25 £	Median £	Count
Detached	£561,250	£627,500	4
Flat			0
Semi-detached			0
Terraced	£340,000	£345,000	5



The cost of upsizing

- 3.17 Clearly many households consider the number of bedrooms needed to be a primary driving factor in their need to move home. The Land Registry does not record or publish this information. The following information is taken from the last two years of sales data on the Rightmove website. Rightmove adds the number of bedrooms to the Land Registry data.
- 3.18 Bedroom information was available for eight of the nine sales.
- 3.19 With sales being so few, there is not enough information to draw robust conclusions. The available evidence nevertheless indicates that growing families that need larger accommodation would find the gap between 3 and 4-bedroom dwellings a challenge to finance.

Table 3.7 Variation in house price by number of bedrooms		
	3-bedroom	4-bedroom
Lower quartile £	343,750	622,500
Median £	395,000	642,500
Range from £	340,000	600,000
Range to £	700,000	970,000
Number	4	4

Source: Rightmove

Key findings: local house prices, rents and affordability

- 3.20 Section 3 analyses local market house prices, rents and affordability in Hinton Charterhouse. The evidence is based on recent parish sales, wider Bath Broad Rental Market Area rents and benchmark household incomes and considers the extent to which local households can access market or affordable housing.
- 3.21 House prices are high relative to the wider district, although the findings should be treated with some caution because only nine parish sales were recorded during the two-year period. The estimated lower quartile price in Hinton Charterhouse was £345,000, compared with £292,000 across Bath and North East Somerset. Assuming a 10% deposit and a mortgage of 4.5 times household income, purchasing a lower quartile home would require a deposit of £34,500 and an annual household income of approximately £69,000.
- 3.22 Market home ownership is therefore beyond the reach of most single-income households and many households earning the National Living Wage. The mean household income for the wider MSOA containing Hinton Charterhouse was £46,400, around £22,600 below the income estimated to be required to purchase a lower quartile home in the parish.
- 3.23 Affordable home ownership products reduce the income required but would remain inaccessible to some households. A home sold at a 30% discount would require an estimated household income of £48,300, while the shared ownership



examples require incomes of approximately £42,900 for a 10% share and £54,900 for a 50% share once mortgage, rent and service charges are considered.

- 3.24 The parish also has a small private rented sector and few advertised vacancies, limiting the alternatives available to households unable to purchase a home. Bath BRMA rents require estimated annual incomes ranging from around £39,000 for a one-bedroom home to more than £57,000 for a three-bedroom home, while households receiving housing support would need to meet any rent charged above the applicable Local Housing Allowance rate.
- 3.25 The limited sales evidence indicates a substantial price difference between three and four-bedroom homes, with lower quartile prices of approximately £344,000 and £623,000 respectively. This presents a particular obstacle for growing families needing larger accommodation. Overall, high purchase prices, restricted rental supply and the income requirements associated with affordable home ownership create a significant affordability gap for younger households, first-time buyers, lower- and average-income residents and growing families seeking to remain in Hinton Charterhouse.



4. Assessing the need for additional housing

Introduction

- 4.1 This chapter uses data from the household survey and the Bath and North East Somerset District Council's housing register to assess the number of households in housing need and affordable housing need resident in the parish or with a defined connection to it, and the extent to which supply from the existing housing stock and committed future housebuilding might meet that need over the 5-year horizon of this HNS.
- 4.2 We report on the level of unmet need for both market and affordable housing.
- 4.3 We report the level of additional affordable housing needed in 2 ways. Firstly, output 1 is the number of local households in housing need and affordable housing need. This is a snapshot of parish resident household circumstances using evidence from the household survey and the Bath and North East Somerset housing register.
- 4.4 Secondly, output 2, is an assessment of the annual flow of additional affordable housing required in the parish based upon the level of need found in the first output and an assessment of the annual flow of affordable supply over the 5-year horizon of the HNS.
- 4.5 Finally we report on subjective information obtained from the household survey regarding resident perceptions of the need for future housing generally, and specifically from older person households.

About the household survey

- 4.6 The household survey was conducted during June 2026. A questionnaire was delivered to all Royal Mail registered addresses in the parish. Respondents had the choice of responding by post or online. 252 questionnaires were dispatched and 67 were returned. This is a response rate of 27%.
- 4.7 Households not resident in the parish were also invited to participate if they had a connection with the parish and expressed a wish to reside in the parish should suitable accommodation that they could afford be made available.
- 4.8 Table 4.1 compares the tenure profile of the sample of 65 respondents who replied to the question to that of the census 2021.
- 4.9 Table 4.1 shows that tenants of all tenures are underrepresented in responses to the study, however there is a relatively small number of people in the rented tenures.

**Table 4.1 Comparison of the sample tenure profile to the 2021 census profile**

Tenure	Number in sample	% of each tenure in sample	Census tenure profile
Owner occupier (mortgage)	18	27.7	33.3
Owned Outright	42	64.6	45.2
Shared ownership	1	1.5	1
Rented from the council or a housing association	1	1.5	4.3
Rented privately	3	4.6	16.2
Total:	65	100.0	100.0

Source: household survey and census 2021

How many local households are in affordable housing need?

Data from the Council's housing register

- 4.10 This information is needed to complete the analysis in relation to the key question: *“how many local households are in housing need?”*.
- 4.11 Data from the housing register has two roles potentially. Firstly, it provides data that supplements the household survey. Secondly it can be used to “sense check” findings. We seek specific data from the council by means of a Freedom of Information Act (FOI) request. It also useful to use data published by Gov.uk from the Local Authority Housing Statistics Dataset.
- 4.12 The housing register provides only part of the answer as it records the snapshot number of households seeking social and affordable rented housing. It does not quantify the number of new households likely to form over the 5-year horizon of the HNS or the number in affordable need seeking affordable home ownership products defined in the NPPF.
- 4.13 Summarising data provided in the technical appendix, Bath and North East Somerset Council told us that;
- there were 4 households on the housing register resident in the parish;
 - there was 1 household on the housing register, resident in the parish with a preference to be housed in the parish (this need is for a 3-bedroom dwelling);
 - There were 79 households resident on the register with a local connection to the parish.
- 4.14 The council added a caveat to the final bullet point; *‘Please note that, although the application clearly explains the requirements for meeting the local connection criteria, many applicants misinterpret this and simply select areas where they would like to live. The rural connection is only verified by the landlord at the point of nomination, so 79 is not accurate’*.



- 4.15 We take 1 household forward to our detailed analysis summarised in the key findings of this section paragraph 4.29.
- 4.16 Regarding analysis of data from the Local Authority Housing Statistics dataset, we find that based on the method described in the appendix, summarised in table 8.2, we find that 5 households are in need. The most appropriate interpretation of the data is that this is the parish share of households registered with the council in its reasonable preference category. Note that reasonable preference is not the entire register, just those assessed as being in the most urgent need of social and affordable rented housing.

The number of households (all tenures) in housing need according to the household survey

- 4.17 A number of filters are applied to the survey data to arrive at a snapshot number of households in housing need and affordable housing need.
- 4.18 To count, existing and newly forming households must:
- satisfy local connection criteria;
 - be in housing need;
 - need to move home rather than have their need met in their existing accommodation;
 - are seeking more suitable housing in the parish; and
 - be assessed as able or unable to afford at least entry level market housing.

Existing households planning/needing to move home

- 4.19 9 households told us that they planned to move home at some point over the next 5-years. Of these households, when asked '*What is the main reason you want to move home in the next five years*', 5 specified a reason for seeking to move home that shows a need to move, rather than a desire. The factors that define housing need are derived from the good practice guidance⁶.
- 4.20 The majority of respondents that plan to move (4) wish to rightsize (i.e. move to accommodation that is larger or smaller than their current dwelling). 4 respondents answered: '*none of the above*'.

⁶ Housing Need Assessments: A Guide to Good Practice (DETR) 2000 table 4.2



4.21 Table 4.2 shows the breakdown of reasons provided by respondents.

Table 4.2 Q24-25 main reason for planning to move home	
Reason	Count
“Need to Move” reasons	
Need a smaller house i.e. have rooms that you don’t need or cannot manage	4
Need to live closer to family or friends to give or receive care or support	1
Sub-total	5
“Want to move” reasons	
Other reason	4
Sub-total	4
Grand total	9

Source: household survey

- 4.22 Those wishing to move for aspirational reasons are not considered to be in housing need, so therefore are not included in the remainder of this analysis. Additionally, those who wish to leave the area and find accommodation outside the parish are excluded from the remainder of the analysis. Once these factors are taken into account, 2 households need to find more suitable housing in the parish.
- 4.23 Both of these households meet local connection criteria and none of them stated that they are on the B&NES Housing Register.

The characteristics of newly forming households

- 4.24 The survey identified a snapshot of 9 people that were planning to leave an existing household and find a place of their own over the next 5-years. 4 of these seek to find suitable accommodation that they can afford in the parish.

Summary of current need by tenure

- 4.25 The following table summarises the snapshot of housing need for the study area **from both existing and newly forming households** based solely on the household survey data. 2 households were in affordable need, seeking more suitable housing in the parish. Of these, 1 was seeking affordable rent, and 1 was seeking affordable home ownership.



Table 4.3 Summary of 5-year need by tenure sought (assessed for affordability)			
Tenure	Existing households	Newly forming households	Total Households
Market sale	2	2	4
Market rent	0	0	0
Affordable rent	0	1	1
Affordable home ownership inc. First Homes, shared ownership and rent to buy.	0	1	1
Total	2	4	6

Source: household survey

4.26 Requirements by bedroom and type are presented in table 4.4.

Table 4.4 Summary of the 5-year housing need by type and bedrooms required			
Dwelling Type	Number of bedrooms	Market number required	Affordable number required
House	1	1	0
	2	2	1
Flat or maisonette	1	0	1
Bungalow	2	1	0
Total:		4	2

Source: household survey

4.27 The above is gross housing need and no allowance has been made for use of vacancies. Supply from vacancies is considered later in this section. Findings are based solely upon the household survey snapshot. No statistical processes have been applied.

Key finding households in need and affordable housing need

4.28 Snapshot evidence from the housing need survey revealed that 6 households were in housing need, 2 of which are in affordable housing need seeking more suitable housing in the parish. **This is output 1 of the HNS.**

4.29 Additionally, housing register data showed 1 household was in housing need with a preference to be housed, and a local connection to, the parish. This 1 household is not included in the 2 in affordable housing need in the household survey.

How much additional affordable housing is needed in the parish?

4.30 This section takes the necessary steps to estimate the additional affordable housing that is required in the parish to meet local need. The affordable housing requirement is achieved by annualising the snapshot of need (table 4.3) and deducting supply of affordable vacancies. Note that vacancies (whether from the

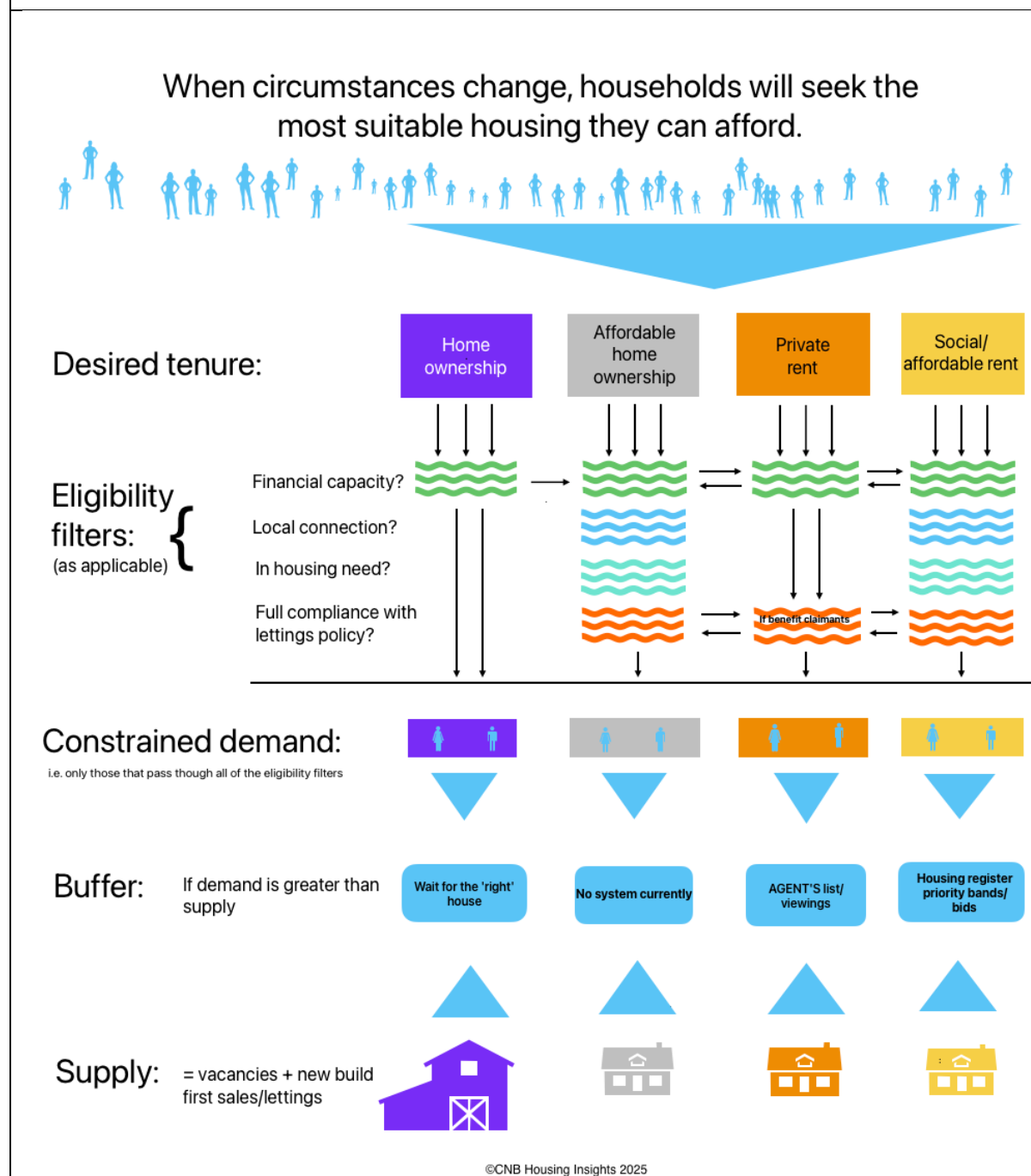


existing stock or newbuild housing) are normally expressed as a flow of dwellings i.e. dwellings per annum. So additional steps are necessary if we are to compare the *snapshot* of need as estimated in the previous section to the *flow* of supply⁷ i.e. dwellings per annum.

- 4.31 Housing need should only be quantified as a flow of households, not a snapshot. Housing need is a continuous process as a multitude of households encounter changing circumstances. Examples of changing circumstances are death of a partner; birth of a child; child(ren) leaving the family home; new households seeking a place of their own, people leaving the family home due to relationship breakdown; long term illness or disability; change in economic circumstances; homelessness or factors that render existing accommodation unusable (such as fire, flood or disrepair). Any of these factors may amount to a household finding its housing accommodation unsuitable and being in housing need.
- 4.32 This concept is “baked in” to government practice guidance initially the good practice guidance issued in 2000 and is adopted in current NPPG (affordable housing).⁸
- 4.33 We have created the following flow chart to illustrate the flow of households through the housing system, the choices open to them and how the system copes with insufficient supply. It also illustrates why rented housing plays an important role in the housing system.

⁷ NPPG Paragraph: 007 Reference ID: 67-007-20190722 Revision date: 22 07 2019

⁸ NPPG Paragraph: 024 Reference ID: 2a-024-20190222 Revision date: 20 02 2019


Figure 4.1 CNB Housing Insight's housing need flowchart


- 4.34 The basic calculation to arrive at a housing requirement is stated in NPPG (Affordable Housing). The assessment of housing need is based on a simple formula. There are 3 components which are highlighted:



Backlog need (i.e. existing households in affordable need) plus **newly forming households** in affordable housing need minus **affordable housing supply**⁹

Characteristics of the flow of affordable need

4.35 The following characteristics are evident from our research:

- households are joining or leaving the housing register on a daily basis;
- tenants in the private rented sector are disproportionately in housing need compared to other tenures and many are likely to fall into housing need over the next 5-years, which are not reflected in the data from either the survey or the housing register.¹⁰ According to the English Housing Survey, on average, a private rented sector tenancy lasts around 4-years which is much lower than owner occupiers and social tenants which is approximately 12-years.

The Basic Needs Assessment Model (BNAM)

- 4.36 The good practice guidance recommends this model for turning snapshots of need into flows. We have adapted the model to compare sources of need (survey and housing register) on a like for like basis.
- 4.37 Accordingly it is essential that readers recognise that the housing register unlike the household survey, takes no account of newly forming households¹¹ or any household seeking affordable home ownership. The housing register is a list of existing households in affordable need seeking social and affordable rented housing. Separate assessments need to be made of new households likely to form over the next 5-years in affordable need, and all households in affordable need seeking only affordable home ownership as defined by the NPPF. The following table summarises the position.

Table 4.5 NPPG Components of affordable need and housing registers			
		NPPG	Housing register
Social and affordable rented housing	Existing households in affordable need	Yes	Yes
	Newly forming households in affordable need	Yes	No
Affordable home ownership	Existing households in affordable need	Yes	No
	Newly forming households in affordable need	Yes	No

- 4.38 We have presented the BNAM model into 2 tables. The first table, table 4.6, is a summary of annualised need. The full version is stated in the technical appendix

⁹ NPPG affordable housing 2023

¹⁰ The English Housing Survey (EHS) headline report 2023, states that the average length of a private rented sector tenancy is 4.2 years

¹¹ NPPG 2023, Affordable Housing Paragraph: 021 Reference ID: 2a-021-20190220 Revision date: 20 02 2019



(table 8.1). The second table (table 4.7) takes forward the flow of need and compares it to supply to arrive at the second key output of this HNS.

Table 4.6 Summary of BNAM (gross annual need)				
Row ref.	Step	Housing register	Survey Data (raw)	Survey Data (grossed up)
1	Existing households in affordable need seeking to remain in the parish per annum	0.33	0	0
2	Total newly forming households in affordable need seeking to remain in the parish per annum	1.07	0.4	0.75
3	Uplift to register data for affordable home ownership demand	0.35	N/a	N/a
4	Total GROSS annual flow of households in affordable need (rounded)	2	1	1

Sources as stated.

- 4.39 A full description of the BNAM model and the assumptions we have made regarding inputs to the BNAM are contained in the technical appendix at the end of this report. We need to explain why we gross up (or “weight”) survey data. The reasons for this are:
- 27% of households responded to the survey;
 - those responded provided a reasonably representative sample of local households however the response was low from households living in rented dwellings in the parish (table 4.1);
 - unless the survey sample is grossed up, the comparison to supply would be false as the comparison would be a fraction of need to 100% of supply.
- 4.40 It is therefore reasonable and logical to gross up the survey findings to represent the population as a whole as it helps to account for non-responses whilst not exaggerating the proportion of households in affordable need.
- 4.41 Plausibility can be tested using prevalence rates. Having processed over 100,000 completed questionnaires in the last 5-years from households in mostly rural locations, we can say with confidence that on average, around 10% of all households are in housing need and around 66% of these will be in affordable need. We have used data from the English Household Survey to arrive at the rate at which new households form per annum needing affordable housing. This is 1.55% of all households per annum. Table 8.2 in the appendix explains how we have applied prevalence rates.



- 4.42 It is clear from table 4.5 that grossed up survey data, adjusted housing register data and prevalence rates are similar, and in the region of 1 household per annum is estimated to be in affordable housing need and seeking more suitable housing in the parish.

Assessing the flow of supply

- 4.43 We need to take future supply into account as the HNS estimates need over a 5-year period.
- 4.44 There are several elements of supply that need to be considered:
- supply from vacancies; and
 - supply from committed future housebuilding (let or sold later than the date of this assessment).
- 4.45 Information regarding supply is taken from:
- the council's planning portal (future supply as stated in the council's 5-year land supply monitoring report; and
 - data from the council (social/affordable housing vacancies and lettings).
- 4.46 Our review of the Bath and North East Somerset five-year housing land supply statement and interim housing trajectory, covering the period from April 2025 to March 2030, identified no allocated sites or named committed housing sites within Hinton Charterhouse parish. Looking at the Bath and North East Somerset planning portal, no planning applications were found that would provide additional affordable housing.
- 4.47 Regarding supply from affordable vacancies, data from the council tells us that there were 0 social and affordable rent vacancies in the last 12 months (see technical appendix).
- 4.48 Affordable supply from vacancies and future new build go forward to our reconciliation table 4.6.

So how many additional affordable homes are needed?

- 4.49 Table 4.7 brings together the data on need and supply and arrive at the requirement for additional affordable housing over the 5-years from 2025/6.
- 4.50 The assessed requirement is for **one additional affordable dwelling per annum in total**, not one dwelling of each tenure. Evidence indicates that need is broadly evenly divided between affordable rent and affordable home ownership; as this cannot be expressed as half a dwelling of each tenure in any single year, the requirement should be interpreted across a longer period. In practical terms, this could mean delivering an affordable rented dwelling in one year and an affordable home ownership dwelling in the next, with the order interchangeable according to the needs prevailing at the time.
- 4.51 Over the five-year period of the assessment, this would equate to five affordable dwellings overall, with a broadly balanced tenure mix—for example, three affordable rented homes and two affordable home ownership homes, or vice



versa. The precise balance should remain responsive to up-to-date evidence of household need when the homes are delivered.

- 4.52 Data from the B&NES housing register stated that 79 households had indicated they has a local connection and to the parish. B&NES advised that this may not be an accurate number. B&NES did not answer the more important question *“how many households with a local connection were seeking to live in the parish”*.
- 4.53 This is an important question that only the housing register can answer. The household survey is unlikely to answer the question as questionnaires are only circulated to parish residents.



Table 4.7 Detailed analysis of the flow of affordable need and supply based upon grossed up survey data															
	Gross flow of need			Supply flow from vacancies			Supply flow from first lettings and sales			Supply flow from all sources			Imbalance between supply and need		
	Affordable rent	Affordable home ownership	Affordable total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total
Year 1	1	0	1	0	0	0	0	0	0	0	0	0	-1	0	-1
Year 2	0	1	1	0	0	0	0	0	0	0	0	0	0	-1	-1
Year 3	1	0	1	0	0	0	0	0	0	0	0	0	-1	0	-1
Year 4	0	1	1	0	0	0	0	0	0	0	0	0	0	-1	-1
Year 5	1	0	1	0	0	0	0	0	0	0	0	0	-1	0	-1



Interpretation of table 4.7.

- 4.54 Table 4.7 models the information from the household survey. The weakness of the survey data is that the survey cannot capture housing need from households in housing need, not resident in the parish but with a close connection to it. Also table 4.1 shows that renters are under-represented in the survey sample. We have not adjusted for the under-representation of renters but have grossed up the data to represent the parish household population as a whole. It means that we can compare rates of flow of need and supply on a like for like basis.
- 4.55 So our key output 2, using household survey data, is that there is unmet need each year for around 1 affordable dwelling per annum. This need mostly arises from newly forming households wishing to remain living in the parish.
- 4.56 Overall, there are implications of the under representation of renters in the survey sample and the inability of both the survey and the housing register to quantify the number of households not resident on the parish but with a strong local connection to it. This suggests that the outputs of this HNS should be regarded as minimum numbers.

Is additional market housing needed?

- 4.57 The household survey contains data on this question which is summarised below. We only consider this question from a local need perspective rather than strategic targets to meet district wide need.
- 4.58 In section 2 we remarked that from census 2021 data, figure 2.3, that parish residents occupied a small proportion of 1 and 2-bedroom dwellings. They occupied relatively higher proportions of 3 and 4-bedroom housing. According to the census 2021 (cited in HNS appendix A2.3) 35.1% of parish households occupied 3-bedroom dwellings and 49% 4-bedroom dwellings.
- 4.59 Supply of market housing for sale vacancies on an annual basis is small. Only 7 sales were completed in the latest 12-month period according to the Land Registry.
- 4.60 Across England we have studied many rural villages with high proportions of 4 or more-bedroom houses that are owned outright, typically by older people. We have observed the following cycle.
- 4.61 As some older people living in homes with four or more bedrooms age, their accommodation may become unsuitable. Some will seek more manageable housing in the village or parish (if there is any) sustained by long-term family and friendship networks. Others will seek to relocate into more suitable housing closer to services and their support networks. Others will “stay put” for the rest of their lives. Demand from parish upsizers for the dwellings vacated by older people may be weak if villages are predominantly populated by older people or the younger upsizers cannot afford to purchase the vacancies. Demand for the vacancies will most likely be from late career households with significant equity in their current housing seeking out of town/city locations consistent with retirement plans and aspirations. The above scenario is easily recognised as a



cycle. This cycle is of concern as the number of elderly households concentrates over time due to the aging population with a negative impact on local schools, services and community life. A policy response is needed to address this situation.

- 4.62 The HNS cannot inform the degree of need from potential incomers. As explained in paragraphs 1.21–1.22, this local assessment is separate from the wider housing requirement arising from the Government’s ambition to deliver 1.5 million homes over the course of this Parliament. Some additional market housing may therefore be required to meet wider district needs, including demand from households moving into the parish.
- 4.63 The existing housing stock provides relatively limited opportunities to downsize to a two-bedroom home, although three-bedroom properties are somewhat more widely available. The low volume of turnover is the key factor. The extent to which newbuild housing will facilitate downsizing will depend upon many factors but we would highlight the need for some to meet accessibility and wheelchair standards.

Respondents’ views on housing and household types in the parish

- 4.64 Within the survey respondents were asked “Would you support the building of a small number of affordable homes in the parish if occupancy was restricted to local people” 50 households responded yes (82% out of the 61 households that answered the question).
- 4.65 Respondents were also asked if new homes were to be built in future, which house types and household groups should be considered a priority.
- 4.66 Table 4.8 summarises the house types that respondents considered to be a priority for future house building.
- 4.67 Most respondents considered that “high priority” should be given to energy efficient homes and small homes for families or older people.
- 4.68 Most respondents considered that no priority/not needed were town houses, flats and caravans.



Table 4.8 Q16 If new homes were to be built in the future, which house types would you prioritise?

Option	Number of responses		
	Not needed	Some priority	High Priority
Small homes for single-person households or couples	15	24	12
Small family homes, 2 or 3 bedrooms	8	26	21
Larger family homes, 4 or 5 bedrooms	27	20	3
Homes facilitating working from home	18	21	10
Smaller homes enabling older people to downsize	8	30	15
Supported living, including sheltered housing or extra care	17	23	8
Houses with a garage	27	18	5
Detached houses	24	24	5
Semi-detached houses	16	30	5
Terraced houses	23	23	5
Three-storey town houses	41	8	0
Bungalows	18	27	7
Flats or apartments	40	11	0
Caravan or mobile home	49	0	1
Live/work or workshop units	27	18	4
Energy-efficient sustainable homes	7	19	26

Source: household survey

- 4.69 Table 4.9 shows which household groups respondents believe should be prioritised.
- 4.70 Respondents considered that the highest priority was homes for low income households, and affordable home ownership.

**Table 4.9 Q17 Which household groups should be considered a priority?**

Option	Priority: Number of responses		
	No priority/ not needed	Some priority	High Priority
Private rented homes affordable to families	13	34	6
Social rented homes affordable to low-income households	13	22	15
Housing suited to frail older or disabled people	10	32	10
Affordable home ownership, including shared ownership or discounted sale	14	18	17
Self-build or custom-build households	20	27	5

Source: household survey

Older person's housing options

- 4.71 Question 14 asked respondents aged over 60 what housing options they would realistically consider or expect in the future. The following table shows most respondents expect to remain in their current accommodation rather than move into a smaller dwelling or any form of supported accommodation. However a significant number said they would consider living independently in a smaller or more manageable dwelling, and a number would consider renting or buying age-restricted flats or apartments with on-site support and community facilities.
- 4.72 Question 15 asked respondents, 'If you are aged 60 years or over and are thinking moving home would you expect to remain living within the parish?'. 28 respondents answered this question, and 19 (67.5%) of respondents answered 'yes'.
- 4.73 Older respondents wished to remain because of their attachment to the village, friendships and local support networks. Those expecting to leave mainly wanted to be closer to family or services. Some noted that a lack of suitable smaller homes could force them to move elsewhere.
- 4.74 Table 4.10 shows that most respondents expect to remain in their present accommodation. A significant number would consider some form of downsizing but continue to live independently both with and without varying degrees of support.



Table 4.10 Q14. If you are aged 60 years or over, please tell us about any future options you would realistically consider or expect.

	Consider	Expect
Continue living in current accommodation, with support or adaptations when needed	12	31
Live independently, closer to health and essential services	11	0
Live independently in a smaller or more manageable dwelling	21	2
Live in age-restricted sheltered housing	4	0
Rent or buy age-restricted accommodation with on-site support and community facilities	7	0
Rent or buy housing with a high level of care and support on site	6	0
Live in an annexe to children's accommodation	4	0
Live with children, another relative or a friend who would provide support	1	0
Live in a care or nursing home	6	0

Source: household survey

- 4.75 Respondents were asked ‘Hinton Charterhouse is a small village compared to our neighbours with fewer households however, are there additional facilities you would like to see?’. An upgraded village hall was by far the most frequently requested facility, often linked to providing more clubs and community activities. Other recurring themes included safer footpaths and crossings—particularly towards Freshford, Midford and across the A36—support for the village shop and Post Office, improved bus services, traffic calming, cycling facilities and access to healthcare.
- 4.76 Respondents were also asked if they had a little time to volunteer for parish committees. Of the 52 respondents answering this question, 23 said yes and 29 said no, meaning around 44% were willing to volunteer.

Section 4 key findings

- 4.77 Section 4 assesses the scale and type of housing need in Hinton Charterhouse parish using evidence from the household survey undertaken in June 2026 and information from the Bath and North East Somerset housing register. The survey achieved a 27% response rate, with 67 questionnaires returned from the 252 issued. Tenants were underrepresented in the survey sample, which should be borne in mind when interpreting the findings.
- 4.78 The household survey identified a snapshot of 6 households in housing need seeking more suitable accommodation in the parish over the next five years. This comprised 2 existing households and 4 newly forming households. Four could afford market housing, while 2 were in affordable housing need: one seeking affordable rent and one affordable home ownership. Our key output 1 is therefore that 2 households were found to be in affordable housing need. Housing register data identified one additional household with a local connection and preference for Hinton Charterhouse.



- 4.79 The identified need was entirely for smaller accommodation. Requirements included 1 and 2-bedroom houses, a 2-bedroom bungalow and a 1-bedroom flat or maisonette. This reflects the limited supply of smaller homes within a parish whose housing stock is dominated by larger, owner-occupied properties.
- 4.80 Using the Basic Needs Assessment Model to convert the snapshot of affordable need into an annual flow, the evidence indicates an unmet requirement for around one additional affordable dwelling per annum. Over five years, this would equate to approximately five affordable homes, with need broadly balanced between affordable rent and affordable home ownership. No committed affordable developments or recent affordable housing vacancies were identified within the parish.
- 4.81 Resident perceptions provide strong support for housing targeted at local need. Of the 61 respondents answering the question, 50 (82%) supported a small number of affordable homes where occupancy was restricted to local people. Respondents placed greatest emphasis on energy-efficient homes, small family homes and smaller homes enabling older people to downsize. Affordable home ownership and social rented housing received the strongest high-priority ratings among the household groups considered.
- 4.82 Most older respondents expected to remain in their current accommodation with support or adaptations where necessary, although 21 would consider moving to a smaller or more manageable dwelling. Of the 28 answering whether they would remain in the parish if they moved, 19 (68%) said yes. Their reasons included attachment to the village, friendships and local support networks, although some felt the shortage of suitable smaller homes could force them to move elsewhere.
- 4.83 An upgraded village hall was the most frequently requested community facility, alongside safer footpaths and crossings, support for the village shop and Post Office, improved transport and traffic calming. Of the 52 respondents answering the volunteering question, 23 (44%) indicated that they would be willing to volunteer.



5. Key Findings and Conclusions

Introduction

- 5.1 This chapter brings the various strands of evidence together section by section to enable a conclusion to be reached about the scale and nature of housing need that prevails in the parish.

Section 1 – Introduction

- 5.2 The aim of this HNS is to gather objective evidence on the scale and nature of housing need in Hinton Charterhouse parish, with particular regard to affordable housing requirements over the next five years. The report follows government good practice and relevant aspects of the National Planning Policy Framework. Three main outputs are provided;
- a snapshot of local households in housing need and affordable housing need;
 - an annualised affordable housing requirement over a five-year period, taking account of supply; and
 - an assessment of the extent to which additional market housing may be justified from a local needs perspective.

Section 2 – Parish Profile

- 5.3 Census evidence shows that Hinton Charterhouse is a small rural parish containing 502 residents living in 209 households, with an average household size of 2.4 people.
- 5.4 Owner occupation is the dominant tenure. Around 45% of households own their homes outright and a further 33% own with a mortgage. Social renting is particularly limited, while private renting is also less common than across the wider district and England.
- 5.5 The housing stock is strongly weighted towards larger properties. Around 46% of households occupy detached homes and 49% live in properties with four or more bedrooms. Conversely, only around 16% of homes have one or two bedrooms, and flats and other forms of smaller accommodation are almost entirely absent. This restricts the options available to younger households, single people and older residents wishing to downsize locally.
- 5.6 District-level population projections indicate particularly strong growth in the population aged 65 and over. Combined with the parish's existing concentration of larger homes and older couple households, this points towards a need for a more varied housing mix, including smaller, accessible and adaptable homes.



Section 3 – Market Housing Prices, Rents and Affordability

- 5.7 Market housing in Hinton Charterhouse is expensive relative to the wider district, although the evidence should be treated with caution because only nine parish sales were recorded during the two-year study period. The estimated lower-quartile house price was £345,000, compared with £292,000 across Bath and North East Somerset. Assuming a 10% deposit and a mortgage of 4.5 times household income, purchasing a lower-quartile home would require a deposit of £34,500 and an annual household income of approximately £69,000.
- 5.8 The mean household income for the wider area containing the parish was £46,400. Market home ownership is therefore beyond the reach of most single-income households and many lower- and average-income households. Affordable home ownership products reduce the income required but would remain inaccessible to some households. The parish also has a small private rented sector and few advertised vacancies, further limiting the options available to households unable to purchase a home.
- 5.9 The limited sales evidence indicates a substantial price difference between three and four-bedroom homes, presenting a particular obstacle for growing families. Overall, high purchase prices, restricted rental supply and the limited availability of smaller properties create a significant affordability gap for younger households, first-time buyers and residents wishing to remain in Hinton Charterhouse.

Section 4 – Housing Need Assessment

- 5.10 The household survey achieved a 27% response rate, with 67 questionnaires returned from the 252 issued. Tenants were underrepresented in the survey sample and this should be considered when interpreting the findings.
- 5.11 The survey identified a snapshot of six households in housing need seeking more suitable accommodation in the parish over the next five years. This comprised two existing households and four newly forming households. Four could afford market housing, while two were in affordable housing need: one seeking affordable rent and one affordable home ownership. Key Output 1 is therefore that two households were identified as being in affordable housing need through the survey. The housing register identified one additional household with a local connection and preference for Hinton Charterhouse.
- 5.12 The identified housing requirement was entirely for smaller accommodation, including one and two-bedroom houses, a two-bedroom bungalow and a one-bedroom flat or maisonette. This is consistent with the wider evidence showing a limited supply of smaller homes within the parish.
- 5.13 Using the Basic Needs Assessment Model to convert the snapshot of affordable need into an annual flow, Key Output 2 is an unmet requirement for around one additional affordable dwelling per annum. Over five years this would equate to approximately five affordable homes. No committed affordable housing developments or recent affordable housing vacancies were identified within the parish. The findings should be regarded as minimum figures because renters were



underrepresented and neither the survey nor housing register can fully identify households living elsewhere with a local connection to the parish.

- 5.14 There is also evidence of a local requirement for a modest number of smaller market homes. Four households identified through the survey could meet their needs in the market, while older respondents expressed considerable interest in smaller or more manageable accommodation. The HNS does not seek to quantify the wider district requirement for market housing, but it supports the provision of smaller and accessible market homes where these respond to identified local needs.
- 5.15 Resident perceptions provide strong support for locally targeted housing. Of the 61 respondents answering the question, 50 (82%) supported the building of a small number of affordable homes where occupancy was restricted to local people. Respondents placed greatest emphasis on energy-efficient homes, small family homes and smaller homes enabling older people to downsize. Affordable home ownership and social rented housing received the strongest high-priority ratings among the household groups considered.
- 5.16 Most older respondents expected to remain in their current accommodation with support or adaptations where necessary, although 21 would consider moving to a smaller or more manageable dwelling. Of the 28 answering whether they would remain in the parish if they moved, 19 (68%) said yes. Strong attachment to the village, friendships and local support networks were important reasons for remaining, although the shortage of suitable smaller homes could force some residents to move elsewhere.

Key Findings

- 5.17 Hinton Charterhouse's housing stock is dominated by larger, owner-occupied homes, with a limited supply of smaller properties and rented housing.
- 5.18 Market affordability pressures are significant and restrict access to housing for younger, newly forming and lower- to average-income households.
- 5.19 The survey identified six households in housing need seeking to remain in the parish. Of these, two were in affordable housing need. One additional household with a local connection and preference for Hinton Charterhouse was identified through the housing register.
- 5.20 The annualised evidence indicates an unmet requirement for approximately one additional affordable dwelling per annum, equivalent to around five affordable homes over the five-year assessment period.
- 5.21 There is also a local-needs case for a modest supply of smaller market homes, particularly housing suitable for newly forming households and older residents wishing to downsize.
- 5.22 Community support for a small number of locally restricted affordable homes is strong. Residents placed particular emphasis on energy-efficient homes, small family homes and options that would enable older people to remain within the parish.



- 5.23 An upgraded village hall was the most frequently requested community facility, alongside safer footpaths and crossings, support for the village shop and Post Office, improved transport and traffic calming. Nearly half of those answering the volunteering question indicated that they would be willing to volunteer.

Overall Conclusions and Recommendations

- 5.24 The evidence supports the case for a small-scale programme of 1 and 2-bedroom affordable and market homes, primarily houses and a small proportion of bungalow or level access accommodation. The tenure profile of any future provision should reflect the identified balance of need, with a mix of social/affordable rent and affordable home ownership, recognising that the survey suggests small but equal levels of demand for each tenure.
- 5.25 However delivering affordable home ownership can be problematic. There are “real world” factors that prevent households with an aspiration for affordable home ownership from achieving it. This is because applicants are subject to financial health checks and financial stress testing which many fail because, by definition, they are lower income households and mortgage lenders perceive this as added risk.
- 5.26 A consequence of this scenario many households that aspire to affordable home ownership are unable to achieve it and their housing need remains unmet. Their only options are to seek affordable rented housing or enter the private rented sector, as many do. The English Housing Survey¹² concludes that around 70% of younger households seeking their first home enter the private rented sector. Some will face financial hardship as rents are likely to be higher than local housing allowance rents¹³. Government live table Social Housing Lettings in England (also referred to as the CoRe database) shows that 90% of households on the housing register wait up to 3-years for a letting. So both options can be problematic. This scenario is a consequence of a shortage of supply of suitable housing.

A pragmatic approach to delivering affordable housing

- 5.27 The Local Plan is not prescriptive in defining the balance between social/affordable and affordable home ownership tenures. Most local plans adopt a ratio of around 70% social/affordable rent 30% affordable home ownership.
- 5.28 If this was applied to a 5 unit scheme this would produce, say 3 social or affordable rented units and 2 shared ownership units. According to table 4.4 this could be any mix of 1 to 2 bedroom dwellings, but 3x2-bedroom and 2x3-bedroom might be a good starting point.
- 5.29 However the findings of this HNS with regard to affordable housing is not the whole story. The HNS has identified a range of housing issues that the parish council may consider need to be addressed including homes that facilitate

¹² Headline Report 2025 (the latest available)

¹³ See chapter 3, table 3.1



downsizing and improve the availability of smaller dwellings within the parish. Strong resident support for energy efficiency suggests that any future housing should place emphasis on high environmental and design standards. The findings of this HNS provide a robust and proportionate evidence base to inform neighbourhood planning policy and discussions with the local authority regarding the appropriate scale and form of affordable housing in the parish.



6. Data Appendix

6.1 These tables provide the data to support figures 2.1 to 2.6. The source is census 2021 except for the population projections which are published by ONS.

Table A2.1 Tenure						
	Hinton Charterhouse		B&NES		England	
Owned outright	95	45.2	28,855	36.4	7,624,693	32.5
Owned (mortgage)	70	33.3	22,878	28.9	6,744,372	28.8
Shared ownership	2	1.0	790	1.0	235,951	1.0
Rented from council	9	4.3	11,363	14.3	1,945,152	17.1
Private landlord or letting agency	34	16.2	15,309	19.3	4,273,689	20.5
Living rent free	0	0.0	55	0.1	30,517	0.1
Total	210	100.0	79,250	100.0	23,436,085	100.0

Table A2.2 Accommodation type						
	Hinton Charterhouse		B&NES		England	
	Number	Percent	Number	Percent	Number	Percent
Detached	96	46.4	17,678	22.3	5,368,859	22.9
Semi-detached	49	23.7	22,713	28.7	7,378,304	31.5
Terraced	58	28.0	21,579	27.2	5,381,432	23.0
In a purpose-built block of flats or tenement	1	0.5	10,672	13.5	3,999,771	17.1
Part of a converted or shared house, including bedsits	1	0.5	4,646	5.9	821,153	3.5
Part of another converted building, for example, former school, church or warehouse	2	1.0	985	1.2	188,705	0.8
In a commercial building, for example, in an office building, hotel or over a shop	0	0	666	1	197,967	1
A caravan or other mobile or temporary structure	0	0	311	0	99,894	0
Total: All households	207	100	79,250	100	23,436,085	100



Table A2.3 Number of bedrooms

	Hinton Charterhouse		B&NES		England	
	Number	Percent	Number	Percent	Number	Percent
1-bedroom	3	1.4	9,477	12.0	2,723,171	11.6
2-bedrooms	30	14.4	18,743	23.7	6,394,723	27.3
3-bedrooms	73	35.1	30,097	38.0	9,373,469	40.0
4 or more-bedrooms	102	49.0	20,933	26.4	4,944,722	21.1
Total: All households	208	100.0	79,250	100.0	23,436,085	100.0

Table A2.4 Number of bedrooms by tenure (parish only)

	Owned outright	Owned (mortgage)	Social rented	Private rented etc.	Totals
1-bedroom	0	0	2	0	2
2-bedrooms	15	7	4	7	33
3-bedrooms	35	23	2	16	76
4 or more-bedrooms	47	45	1	11	104
All categories	97	75	9	34	215



Table A2.5 Household composition						
	Hinton Charterhouse		B&NES		England	
	No	%	No	%	No	%
One-person household: Aged 66 years and over	22	10.5	10,781	13.6	3,001,789	12.8
One-person household: Other	32	15.3	12,296	15.5	4,050,440	17.3
Single family household: All aged 66 years and over	29	13.9	8,279	10.4	2,145,278	9.2
Single family household: Married or civil partnership couple: No children	24	11.5	8,502	10.7	2,440,210	10.4
Single family household: Married or civil partnership couple: Dependent children	37	17.7	11,872	15.0	3,375,402	14.4
Single family household: Married or civil partnership couple: All children non-dependent	19	9.1	4,366	5.5	1,314,182	5.6
Single family household: Cohabiting couple family: No children	6	2.9	5,599	7.1	1,486,961	6.3
Single family household: Cohabiting couple family: With dependent children	1	0.5	3,214	4.1	1,053,001	4.5
Single family household: Cohabiting couple family: All children non-dependent	4	1.9	465	0.6	169,017	0.7
Single family household: Lone parent family: With dependent children	11	5.3	4,088	5.2	1,617,076	6.9
Single family household: Lone parent family: All children non-dependent	9	4.3	2,675	3.4	977,825	4.2
Single family household: Other single family household	1	0.5	524	0.7	183,971	0.8
Other household types: with dep children	2	1.0	1,231	1.6	990,594	4.2
Other household types: Other, including all full-time students	12	5.7	5,358	6.8		
Total: All households	209	100.0	79,250	100.0	23,436,086	100.0



Projected Year	Aged 0 to 15	Aged 16 to 24	Aged 25 to 49	Aged 50 to 64	Aged 65+	All Ages
2018	32,056	32,361	56,787	36,635	38,149	195,988
2019	32,205	33,112	58,386	36,933	38,709	199,346
2020	32,311	33,766	59,705	37,046	39,273	202,103
2021	32,213	34,131	60,265	36,922	39,917	203,447
2022	32,112	34,462	60,743	36,586	40,666	204,567
2023	31,863	34,985	61,235	36,137	41,541	205,761
2024	31,643	35,407	61,844	35,854	42,292	207,039
2025	31,477	35,780	62,403	35,598	43,208	208,468
2026	31,428	36,079	62,967	35,419	44,075	209,970
2027	31,342	36,296	63,526	35,352	44,835	211,349
2028	31,217	36,319	64,178	35,173	45,642	212,527
2029	31,158	36,085	64,899	35,121	46,311	213,573
2030	31,111	35,864	65,506	35,169	46,958	214,610
2031	31,117	35,633	66,078	35,329	47,535	215,687
2032	31,157	35,282	66,638	35,467	48,158	216,698
2033	31,193	34,912	67,123	35,702	48,744	217,672
2034	31,279	34,570	67,503	36,109	49,200	218,660
2035	31,425	34,168	67,768	36,717	49,508	219,587
2036	31,572	33,765	67,997	37,433	49,731	220,499
2037	31,704	33,434	68,221	38,232	49,882	221,473
2038	31,838	33,074	68,375	39,039	50,028	222,356
2039	31,990	32,753	68,558	39,751	50,200	223,254
2040	32,147	32,589	68,632	40,373	50,541	224,279
2041	32,305	32,458	68,742	40,870	50,926	225,304
2042	32,468	32,411	68,799	41,362	51,322	226,365
2043	32,635	32,378	68,798	41,948	51,673	227,433
	579	17	12,011	5,313	13,524	31,445
	1.8%	0.1%	21.2%	14.5%	35.5%	16.0%



7. Household Survey Questionnaire Appendix

- 7.1 Please note that due to report formatting the questionnaire format may differ from that which was sent to parish residents. The content is identical.



Hinton Charterhouse Parish Council working
with
CNB Housing Insights



The Occupier

Reference number: XXXX
(Please note and quote in all
correspondence)

A message from the Chair of Hinton Charterhouse Parish Council

Dear Resident,

Hinton Charterhouse Parish Council has commissioned a community survey to gather valuable insights into the housing needs and aspirations of all residents in our Parish.

Your input is crucial in helping us shape the future of the village in response to possible future development. By participating in this survey, you will have the opportunity to:

- **Identify local housing needs:** Help us understand the specific housing requirements of our community, i.e. the need for affordable housing, family homes, or retirement properties.
- **Shape possible future planning and development:** Your feedback will help us to inform & shape any potential housing projects and ensure they align with the needs and desires of our residents.
- **Strengthen our community:** By working together, we can create a more vibrant and sustainable village and environment for generations to come. A handful of questions relate to village facilities and volunteer roles available.

It would help our community enormously if all households that have been sent a questionnaire complete and return it. There is an option take the survey online although each household has received this letter.

Although the form is somewhat lengthy, many of the questions will only apply in certain circumstances and as a **thank you** for giving up your time to complete the survey, all respondents taking part are given the option to enter a prize draw with **a chance to win a meal for two at The Stag Inn, which has been generously provided by a member of the Parish Council.**

To ensure independence, credibility and most importantly, **absolute confidentiality**, the Parish Council has engaged a specialist company to undertake the survey on its behalf. The council will never see the returned survey forms, only the published summaries. The cost of this project has been entirely funded by the West of England Rural Network and not the Parish Council.

We encourage all our residents to take part and make your voices heard.

Residents can complete this paper version or take the questionnaire online if they prefer. Non-residents working in our parish can respond online. Additional paper versions are available by contacting our Parish Clerk whose details are on the village notice board or the Council website.

Thank you in advance for your help, we really appreciate it!



Best wishes

Willie Sturges

Chair of Hinton Charterhouse Parish Council

Further information from CNB Housing Insights

How to take the survey

Please take a few minutes to complete this questionnaire on behalf of your household. Please complete parts 1 and 2 of the questionnaire. Part 3 should only be completed if your entire household is planning to move home at some point over the next 5-years. Part 4 should only be completed if a member of your household is planning to find a place of their own within the next 5-years. If they prefer, individual members of your household e.g. children planning to find a place of their own, can take part 4 of the survey, separately, online. They must quote the reference number written on the first page.

Please use the enclosed pre-paid envelope to return your completed questionnaire by the 6th July 2026. It is quicker and easier to complete the questionnaire online using a PC, tablet or smartphone by scanning the QR code below, or entering www.tinyurl.com/hintoncharterhouse in your browser.

Essential information about this survey

If you run a business in the parish and have employees who travel to your place of work from outside the parish, please bring this survey to their attention and suggest that they consider completing the online version.

Can someone who lives outside the parish take the survey? Yes, if they have a strong local connection to the parish. They should use the above link or QR code below to access the questionnaire.

CNB Housing Insights is an experienced housing consultancy whose staff have worked all over England and Wales providing independent and impartial housing needs surveys and assessments.

Will my personal information be shared? CNB Housing Insights guarantees your privacy and the security of the data. We will not pass it on to anyone. We are registered with the Information Controller's Office (reg. no. ZA773915). We comply with data protection legislation and GDPR. Only generalised findings will be published in our report.

Can I get help with the survey? Answers to FAQ appear on CNB Housing Insights' website www.cnbhousing.co.uk. You can also get help by emailing us at enquiries@cnbhousing.co.uk or calling our freephone helpline 0800 644 0017.

The deadline for responding is the 6th July 2026. Please use the reply envelope or complete online.

Yours faithfully,
Chris Broughton
Partner, CNB Housing Insights





Questionnaire Part 1: About you, your current home and household:

1. Where do you live currently?		<i>Please tick one box only:</i>	
Within the parish of Hinton Charterhouse		☐	
Outside the parish but within Bath and North East Somerset district		☐	
Anywhere else		☐	

2. How many years have you lived in Hinton Charterhouse parish continuously to date?		<input type="text"/>
<i>Please enter number of years:</i>		

3. Please provide further information. We are asking this question as we need to know if you have a local connection to the parish. <i>Please tick all boxes that apply:</i>			
Do you or your partner currently live in Hinton Charterhouse parish, and have you lived there for either 6 out of the last 12 months or 3 out of the last 5 years?			☐
Do you or your partner have close family connections in Hinton Charterhouse parish, such as a parent, child, brother or sister who lives there?			☐
Do you or your partner have permanent paid employment in Hinton Charterhouse parish or the immediate local area?			☐
Have you or your partner previously lived in Hinton Charterhouse parish for 3 out of the last 5 years or more?			☐
If you currently live outside Hinton Charterhouse parish, what is your current postcode:			<input type="text"/>

4. How would you describe <u>your current accommodation</u> ?		<i>Please tick one box:</i>	
Detached house or bungalow	☐	Caravan or mobile home	☐
Semi-detached house or bungalow	☐	Living with another household and sharing facilities	☐
Terraced house, cottage, or bungalow	☐	Lodging or renting a room in someone's house	☐
Flat or maisonette (ground floor)	☐	Refuge or temporary accommodation	☐
Flat or maisonette (upper floor)	☐	Hotel	☐
Studio or bedsit flat	Other (please write in): <input type="text"/>		

5. Please tick if your present accommodation is a bungalow or dormer bungalow	☐
---	--------------------------

6. How many bedrooms do you have in your current accommodation?					
<i>Please enter a number beside each option:</i>					
Single bedrooms	<input type="text"/>	Double bedrooms	<input type="text"/>	Total bedrooms	<input type="text"/>


7. How would you describe the tenure of your current accommodation? Please tick one box:

Owner-occupier (own outright)	☐	Council or housing association rented	☐
Owner-occupier (with a mortgage or loan)	☐	Shared ownership (affordable housing)	☐
Renting privately	☐	Lodger	☐
I am part of a separate household living with family or friends seeking a place of our own		☐	

8. How would you describe the circumstance of you and any partner? Please tick any that apply:

	Self	Partner
Employed or self-employed: working full time	☐	☐
Employed or self-employed: working part time	☐	☐
Home-maker or unpaid carer	☐	☐
Unemployed	☐	☐
Full time student	☐	☐
Permanently retired	☐	☐
Undertake unpaid voluntary work on a regular basis	☐	☐

9. Please enter information for each person currently living in your accommodation

	Relationship to you (e.g. partner/spouse, parent, son/daughter, lodger, friend, carer)	Age (years)	Gender (M/F/other)	Are they or a partner of a current or past serving member of HM Forces? (Please tick)
Person 1	YOU			
Person 2				
Person 3				
Person 4				
Person 5				
Person 6				
Person 7				

10. Has any family member (not necessarily having lived in your household) left the parish in the last 5-years. Please answer yes or no:

**11. If you answered yes to Q10, Please tick all that apply:
If you answered no, please go to Q12**

Are they actively seeking to return to live in the parish?	☐
Would they be seeking to move in with a current parish resident?	☐
Would they be seeking to purchase a dwelling in the parish?*	☐
Would they be seeking a private rental in the parish?*	☐
Would they be seeking social or affordable housing in the parish?*	☐

* In this case please urge them to complete this questionnaire online at www.tinyurl.com/hintoncharterhouse



12. Please tell us if you or your partner (if any) have your name(s) down on any of the following waiting lists or registers	
<i>Please tick all that apply:</i>	
The Bath and North East Somerset housing waiting list (sometimes called the housing register)	
A register of interest for affordable home ownership maintained by a local housing association	
The Bath and North East Somerset self-build and custom housebuilding register	

13. If your household moved home <u>into</u> the parish in the last 5-years, why did you move here?	
<i>Please tick any that apply:</i>	
Employment in the parish	
Easier commuting from the parish	
To obtain more suitable housing	
Lack of housing I/we could afford	
To give or receive care or support from or to a family member	
To live nearer family and/or friends	
To live within a school catchment area	
To live in a rural area	
Other, please write in:	

If you or your partner are aged 60-years or more, please tell us about the housing options you would consider later in life in questions 14 and 15:

14. If you are aged 60-years or over, please tell us about any future housing options you would realistically consider or expect to occupy.		
<i>Please tick any that apply:</i>		
	Consider	Expect
Continue to live in your current accommodation for the foreseeable future with support or adaptations when needed		
Live independently, closer to health and essential services		
Live independently, in a smaller or more manageable dwelling		
Live in age restricted sheltered housing		
Rent or buy age-restricted flats or apartments with on-site support and community facilities		
Rent or buy housing with a high level of care and support provided on site		
Live in an annexe to my children's accommodation		
Live with children, other relative or friend who would provide support		
Live in a care or nursing home		
Other <i>Please write in:</i>		

15. If you are aged 60-years or over and are thinking of moving home would you prefer to remain living within the parish?		Yes/No
<i>Please write in the main reason for your response:</i>		



Questionnaire Part 2: Your views about priorities for the future house building in the parish

16. If new homes were to be built in the parish in future, which house types would you consider a priority?

Please tick one level of priority for each option:

Description	Not needed ✓	Some priority ✓	High priority ✓
Small homes for single person households or couples			
Small family homes (2 or 3-bedroom)			
Larger family homes (4 or 5-bedroom)			
Homes that facilitate working from home			
Smaller homes to enable older people to downsize			
Supported living (sheltered housing or extra care)			
Houses with a garage			
Detached houses			
Semi-detached houses			
Terraced houses			
Town houses (3-storey)			
Bungalows			
Flats or apartments			
Caravan or mobile home			
Live/work (workshop) units			
Energy efficient sustainable homes			

17. Which household groups should be considered a priority?

Please tick one level of priority for each option:

Description	Not needed ✓	Some priority ✓	High priority ✓
Homes to rent (private landlord), affordable to families			
Homes to rent (social landlord) affordable to low-income households			
Housing suited to frail elderly or disabled people			
Affordable home ownership i.e. shared ownership (part buy/part rent) or discounted sale			
Those wishing to build or commission their own homes (self-build)			
Other priority groups – please state:			



18. Would you support the building of a small number of affordable homes in the parish if occupancy was restricted to local people?		Yes/No
Please write in the main reason for your response:		

19. Hinton Charterhouse is a small village compared to our neighbours with fewer households however, are there additional facilities you would like to see? E.g. an upgraded village hall, co-working opportunities, more village clubs/societies, better footpaths to neighbouring villages? Please describe below:

20. Do you have a little time to volunteer on the village committees? E.g. Parish Council, Millennium Green, Village Hall or Annual Village Fete, Care and maintenance of our village church & grounds, Speedwatch group?*	Yes/No
--	--------

*If so, the parish council would love to hear from you. Please email clerk@hintoncharterhouse-pc.gov.uk

Questionnaire Part 3: If your entire household plans to move home in the next 5-years

Please only complete this section if your household plans or needs to move home in the next 5-years. Please also answer Part 3 if you need to move home but cannot for any reason. (Note that the next part (part 4) is where you can tell us if some members of your household or people living with you plan to move home separately).

21. Does your <u>entire household</u> plan to move home in the next 5 years?		
Please tick one box and continue from question as directed:		
Yes		Please continue from Q22
I/We would like or need to move home but are unable to		Please continue from Q22
No		Please continue from part 4

22. When are you likely to move home if suitable housing you could afford was available					Please tick one box:
Imminently		1 to 2-years		3 to 5-years	

23. Where would you ideally like to move home to?		Please tick one box:
Within the parish if suitable accommodation I could afford was available		
Elsewhere in the Bath and North East Somerset district		



Elsewhere in or outside the UK	
--------------------------------	--

24. What is the main reason you are planning to move home within the next 5-years?
Please tick the main reason:

1. Current house is overcrowded (e.g. to avoid children over 10-years of opposite sex sharing a bedroom)	
2. Living in temporary accommodation and need permanent accommodation	
3. Forced to move (e.g. eviction, repossession or tenancy ending)	
4. Suffering harassment, threat of harassment, crime or domestic abuse	
5. Need a larger house i.e. too few bedrooms for your family	
6. Need a smaller house i.e. have rooms that you don't need or cannot manage	
7. Cannot afford the rent or mortgage payments	
8. Health problems and/or need housing suitable for older/disabled person	
9. Current house is in severe disrepair I cannot afford/my landlord won't rectify	
10. Need to live closer to family or friends to give or receive care or support	
11. Need to move home because of a relationship breakdown	
12. Need to re-locate for employment in the parish	
13. None of the above	

25. If in Q24 'none of the above' apply, which of the following would be the main reason for you moving home?
Please tick one box only:

Want to live in a nicer house or area	
Would like to live closer to family or friends	
Plan to permanently move into my friend or my partner's accommodation	
Would like to live closer to shops or doctors or other services	
To reduce journey time or distance to work	
Would like to be in a particular school catchment area	
Other reason	

26. How would you describe the accommodation you are seeking? *Please tick one box:*

House		A room with shared facilities	
Bungalow		Leasehold retirement living	
Flat or maisonette		Caravan or mobile home	
Ground floor flat or bungalow suitable for elderly or disabled occupant(s)		A nursing or care home	
Other (please state):			

27. What level of support would you need to live in the accommodation you are seeking?
Please tick all that apply:

1. No support needed		2. Occasional support from a family member or friend that you would live with	
3. Occasional support from a family member or friend who lives elsewhere		4. Regular care and support in your own home provided by a family member, social services or the NHS	
5. Age restricted sheltered housing with an on-call warden that you rent or buy		6. Age restricted housing you rent or buy with more intense care available (called extra care housing)	



7. Full time care and support in a nursing or care home		8. Other (please state):
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28. How many bedrooms would your household need as a minimum?					
Single bedrooms		Double bedrooms		Total bedrooms	

29. What tenure would your new home be (if applicable)?		Please tick one box:
Owner occupied (outright)		
Owner occupied (with a mortgage or loan) including shared ownership or dwellings sold at a discount		
Rented privately (private tenancy, tied with employment or living rent free)		
Rented from a council or housing association		
Moving into someone else's home e.g. with a partner or friend or becoming a lodger		

30. If you cannot afford local market house prices or private rents, would you prefer any of the following affordable home ownership options?		Please tick any that are of interest:
1. Discounted sale (minimum 20% discount off market price but also applies to resales)		
2. Shared ownership (you jointly own part of the dwelling with a housing association and pay rent on the part you don't own)		
3. Rent to buy (you rent a dwelling from a housing association for a set amount of time before exercising an option to buy as a shared owner or full owner)		

31. If you have responded to Q30 what is your main preference?	Enter no. 1, 2 or 3:	
---	-----------------------------	--

When considering the following questions please be assured that your personal information will not be published, shared with or sold to anyone. The information would help us to assess the quantity and tenure of housing needed in future.

32. What is the maximum amount you would pay for your future housing? Please fill in the corresponding box or tick the last option if applicable:	
House purchase – purchase price	£
House purchase - deposit amount (savings and/or equity)	£
Private rental - monthly cost	£
If private or social renting I would need to claim housing benefit or universal credit housing element	if yes, please tick:

If you cannot afford market housing prices for sale or rent, it is vital that you supply the following information:

33. What is the gross annual income of yourself and any partner? *	£
---	---

** Your personal information will not be published, shared or sold to anyone. The information would help us to assess the quantity of affordable housing needed in future.*



Part 4: People planning to leave your household and get a place of their own. Please complete on their behalf *.

*This may be a child or any other member of your household or someone that is living with you temporarily, moving permanently away from your home. Please complete on their behalf the questions for each person or household likely to leave from your household in the next 5-years. **Please do not include** people that plan to leave temporarily, or form student households.*

** If a member of the family wishes to complete this section personally, please refer them to the online version of the questionnaire. It is important that they quote the reference number on page 1 so we can comply with GDPR (i.e. data protection rules).*

34. Do any members of your household plan to move home to a place of their own permanently in the next 5-years? Please tick one box and continue from question as listed:

They want to move home but are unable to		Please continue from Q35
Yes		Please continue from Q35
No		The survey is complete. Thank you.

35. If they are unable to move home, please tell us the main reason?

	New household 1	New household 2
Lack of suitable accommodation they can afford		
Because of support needs or health reasons		
Any other reason		

36. How would you describe the new household?

	Household 1	Household 2
Single person household		
Couple, without children		
Single parent or couple with children		
What is the current age of the oldest person in the new household?		

37. Would the new household need a place of their own or move in with someone else?

Please tick one box only per household:

	Household 1	Household 2
A member of your household is planning to live alone or live with someone who is also seeking a place of their own. If this option is selected, please continue with the survey at question 38.		
A member of your household is planning to move in with someone who already has a place of their own (e.g. as a partner, or house share). If this option is selected, there is no need to complete further questions for this person or household.		
A member of your household is planning to live in a care home or nursing home. If this option is selected, there is no need to complete further questions for this person or household.		

**38. Would this be their “first home”?***Please tick if yes to either option per household:*

	Household 1	Household 2
Have they or their partner ever rented from a private landlord (either in their own right or jointly with someone else)?		
Have they or their partner ever been a homeowner (either in their own right or jointly with someone else)?		

39. Where would the new household(s) ideally like to move home to?*Please tick one box per household:*

	Household 1	Household 2
In the parish if suitable accommodation they could afford was available		
Elsewhere in the Bath and North East Somerset district		
Elsewhere in or outside the UK		

40. What type of accommodation would they realistically seek?*Please tick one box per household:*

	Household 1	Household 2
House		
Flat or maisonette		
Ground floor flat or bungalow suitable for elderly or disabled occupant		
A room with shared facilities		
Leasehold retirement living		
A nursing or care home		
Caravan or mobile home		
Accommodation provided by employer or armed forces		

41. How many bedrooms would they need as a minimum?

New household 1:	Single bedrooms		Double bedrooms		Total bedrooms	
New household 2:	Single bedrooms		Double bedrooms		Total bedrooms	

42. What tenure would they prefer?*Please tick one box per household:*

	Household 1	Household 2
Owner occupied (outright)		
Owner occupied (with a mortgage or loan) including shared ownership or dwellings sold at a discount (<i>if shared ownership or discounted sale, please also answer questions 43 and 44</i>)		
Rented privately (private landlord tenancy or tied with employment)		
Rented from a council or housing association		

43. If they cannot afford local market house prices would they prefer any of the following affordable home ownership options?*Please tick any of interest:*

	Household 1	Household 2
1. Shared ownership (they jointly own part of the dwelling with a housing association and pay rent on the part they don't own)		
2. Discounted sale (minimum 20% discount (also applies to resales))		
3. Rent to Buy (they rent a dwelling from a housing association for a set amount of time then buy as a shared or full owner).		



44. If you have responded to Q43 what is their main preference? Enter no. 1, 2 or 3:			
Household 1:		Household 2:	

When considering the following questions please be assured that their personal information will not be published, shared or sold to anyone. The information would help us to assess the quantity, tenure, and type of housing needed in future.

45. What amount could they afford to pay for their housing costs?		
	Household 1	Household 2
House purchase – purchase price:	£	£
House purchase – deposit amount:	£	£
Private rental – monthly cost:	£	£
If private or social renting, would they need to claim housing benefit or universal credit housing element (if yes, please tick):		

46. What is the gross annual income of the new household ? *	Household 1	Household 2
	£	£

**If they cannot afford market housing prices for sale or rent it is vital that this information is supplied. Personal information will not be published, shared or sold to anyone. The information would help us to assess the quantity of affordable housing needed in future.*

47. Do any of the following apply to any member of the new household(s)? <i>Please tick any that apply:</i>		
	Household 1	Household 2
Care or support in the home would be needed		
Ground floor or level access accommodation would be needed		
Wheelchair mobility in the home would be needed		

Thank you for completing this questionnaire. Please return it in the envelope provided by the 6th July 2026

To opt in to the prize draw

Please state your first name or nickname: _____

Please state your email or telephone number: _____

8. Technical appendix

Unedited data supplied by B&NES District Council



Freedom of information request regarding Hinton Charterhouse parish 1 of 2

A. How many applicants that are resident in the parish of Hinton Charterhouse are on the council's housing register?

Response: 4.

Please provide a summary of the priority band they are in, and the number of bedrooms required.

Response: 2 x 1 bed need, 1 x 2 bed need, 1 x 3 bed need. All 4 are in Group C.

B. How many households listed in the response to question A are on the register that have indicated a preference to be housed in the parish of Hinton Charterhouse? Please provide a breakdown of priority and number of bedrooms required.

Response: Only 1 has indicated their first area of preference is Hinton Charterhouse – they have a 3-bed need, Group C.

C. How many households on the register have indicated a preference to be rehoused in the parish of Hinton Charterhouse?

Response: 1 - Please note that the areas shown reflect each applicant's first choice only. While many applicants select multiple areas, we can't report on those additional choices.

D. How many households are on the register and have a local connection to the parish of Hinton Charterhouse in accordance with your allocation policy? Please provide a breakdown of priority and bedrooms required.

Response: 79 - Please note that, although the application clearly explains the requirements for meeting the local connection criteria, many applicants misinterpret this and simply select areas where they would like to live. The rural connection is only verified by the landlord at the point of nomination, so 79 is not accurate so have therefore not broken-down Group and bed need.

E. How many households are on the register and have a local connection to the parish of Hinton Charterhouse and have indicated a preference to be rehoused in Hinton Charterhouse in accordance with your allocation policy? Please provide a breakdown of priority and bedrooms required.

Response: See above.

F. Does the council have a list of households that are seeking affordable home Bath & North East Somerset Council Request for Information ownership? If so, please provide information of demand for the parish, preferably indicating the affordable tenure required? If you don't have this data at parish level, please provide for the local authority area as a whole.

Response: Information not held in the recorded format.

G. When was the housing register reviewed last, and when do you intend to review it again?

Response: Applications are renewed annually, and this process is carried out through weekly rolling reviews.

Freedom of information request regarding Hinton Charterhouse parish 2 of 2

Please provide the following data regarding social and affordable rented lettings for the parish (or group of parishes if applicable):

A. How many lettings occurred or were advertised for the parish over the last 12 months (or the latest 12 months you have data for)? Please exclude decants/temporary moves for repairs or improvements) Please state the period.

Response: 0 in the last 12 months.

B. Please provide a summary of the lettings at question 'A' in terms of number of bedrooms, and housing register priority band of the successful applicant and number of bids on the individual vacancies.



Response: 0.

C. Of the response to question 'A', how many were new build first lettings?

Response: 0.

D. Of the response to question 'A', how many were let to residents of the parish and, if you have the information, non-residents with a local connection to the parish?

Response: 0.

The BNAM model used to annualise need summarised in table 4.6

- 8.1 Table 8.1 below states the full BNAM assessment. Readers will note that it contains more columns (columns 3, 4 and 5) than in the summary table in section 4.



Table 8.1 Basic Needs Assessment Model (BNAM) (gross annual need)							
Row reference	Step	Prevalence rates	Live Table Housing Register (reasonable preference)	Housing register Local Connection (parish)	Survey Data	Survey Data (GROSSED UP)	Notes
1	Number of households in the area	209		n/a			Census 2021
2	Existing households in need	20.90	4.65	1	2	7.52	Source as stated
3	Percentage in affordable need	40.00%	100.00%	100%	0.00	0.00	
4	Existing households in affordable need 5 years	8.36	4.65	1.00	0	0.00	Row 2 x row 3
5	Existing households in affordable need PER ANNUM	1.67	1.55	0.33	0.00	0.00	Divide row 4 by 3, prevalence rate and survey data by 5
6	Newly Forming households 5-years	16.20	16.20	16.20	4	15.04	Prevalence rate/survey data
7	Proportion in affordable need	66.00%	66.00%	66.00%	50.00	50.00	SEH derived prevalence rate /survey data
8	Newly forming households in affordable need 5-years	10.69	10.69	10.69	2	7.52	Row 6 x row 7
9	Convert to annual flow	2.14	2.14	2.14	0.40	1.50	Divide by 5
10	Number seeking to remain in the parish	1.07	1.07	1.07	0.4	0.75	50% may wish to leave (estimate)
11	Uplift to register data for affordable home ownership demand	N/A	0.92	0.35			Based upon BANES tenure split= 25% uplift (table 5.2). Applies to register data only
12	Total GROSS annual flow of households in affordable need (rounded)	3	4	2	0	1	Sum of rows 5, 10 and 11 as applicable

8.2 Columns regarding government live tables (table 8.2 below) are for information only however the reasonable preference column (column) is noteworthy. This analysis divides up the borough level need pro-rata to the size of the parish. It



might be regarded as the parish contribution to meeting Bath and North East Somerset's strategic need for affordable housing.

Table 8.2 Live Table Housing Register (reasonable preference) and CoRe							
	Year:	2022	2023	2024	Average	Parish Pro-rata	Rounded
Need							
LA Housing Statistics		1,085	1,085	1,635	1268.33	3.34	3
Supply							
Relets pa CoRe (Table 1D - General Needs (all 4 added) only)		501	447	537	495.00	1.31	1
Need and supply summary							
Gross register					1,763	4.65	5