

# Test Valley Borough Council

Braishfield Parish

Housing Needs Survey Report

May  
2026

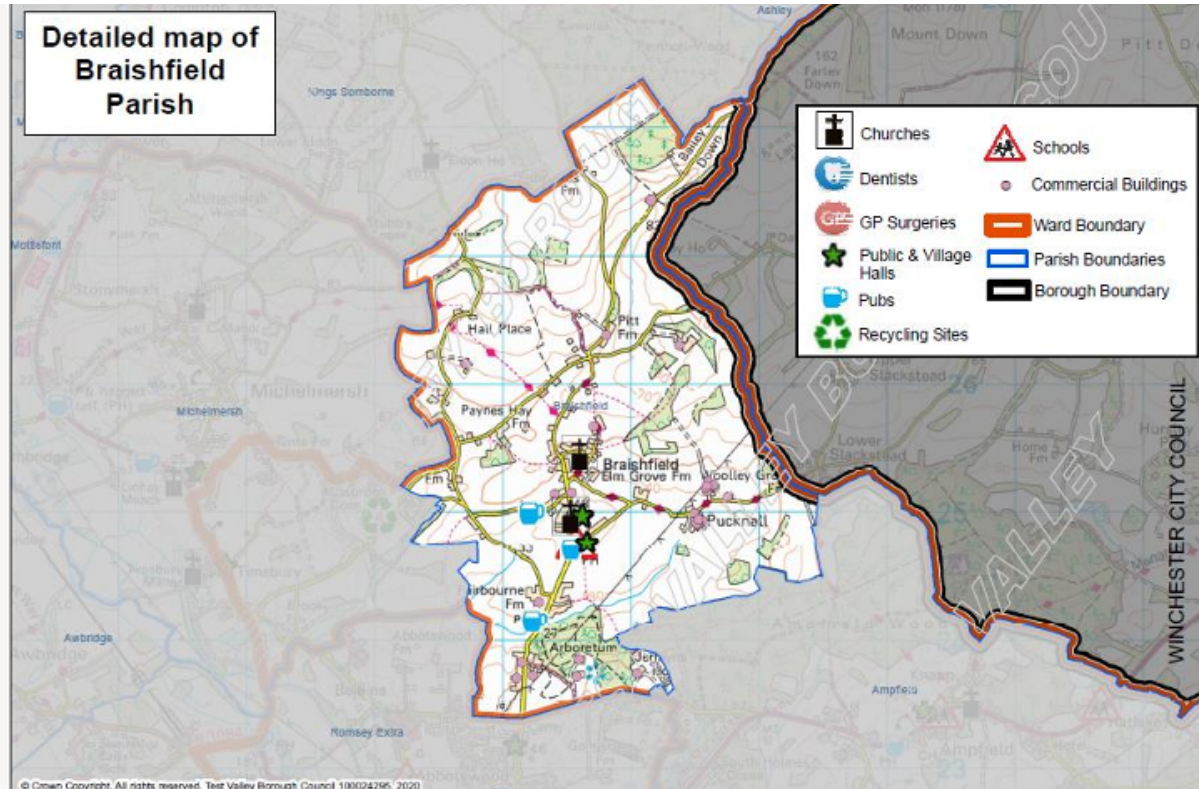


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## 1. Parish summary

Braishfield is one of the Test Valley's fifty-nine parishes. It has an area of 983.2 hectares which represents 1.6% of the total area of Test Valley; in terms of size, Braishfield is Test Valley's thirtieth largest parish. The parish population is 687 and its population density is 0.7 people per hectare, which is significantly lower than the borough's average population density of 2.15 people per hectare.



Within Braishfield there are a range of community facilities including a village hall, community shop and café, two pubs, a Social Club, sports pavilion and playing fields, and two churches.

The parish has a primary school, Braishfield Primary School. The nearest GP surgeries are located in Romsey, this is also where the nearest railway station is located.<sup>1</sup>

<sup>1</sup> [Parish Profiles | Test Valley Borough Council](#)

## 2. Introduction

Following discussions with Braishfield Parish Council and their Neighbourhood Plan Steering Group in the latter part of 2025, it was agreed that the Housing Development Team at Test Valley Borough Council would carry out a housing needs survey of the parish, to establish whether there is a local affordable housing need and how best to address this.

The survey has been carried out at no financial cost to the Parish Council.

This survey also raises awareness of housing issues facing local people and gave respondents space to express their views on local housing issues.

The findings in this report are based on the respondents to this survey only.

Percentage figures are rounded to the nearest whole or half percentage point (0.5%) and may not sum to exactly 100% due to rounding.

Any 'other' comments submitted as part of the survey have been collated separately and shared with the Parish Council for review. These comments are not published within this report as they contain information that could lead to the identification of individual respondents.

## 3. Aim

The aim of carrying out the survey is to investigate the affordable housing needs of local people (or those who need to live) in Braishfield parish.

- Housing need can be defined as the need for an individual or household to obtain housing that is suitable to their circumstances.
- It implies that there are problems or limitation with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector.
- Such problems may be concerned with housing costs, size, location, layout, state of repair, or security of tenure either immediately or in the future.

## 4. Survey Distribution and Methodology

In order to carry out the housing needs survey, questionnaires were hand delivered by members of the Parish Council/Neighbourhood Plan Steering Group, to all households within Braishfield in the month(s) of February/March 2026. A SurveyMonkey survey was also available for residents to complete online.

To encourage a good response, households were given a pre-paid envelope in which to return the completed survey, if they did not wish to complete the online survey. The Council

applies the data protection policy to responses, ensuring that all survey responses remain anonymous.

Members of the Council's Housing Development Team facilitated a Housing Needs Survey information event during the period that the survey was open. This was a drop-in session held at 6-8pm on Wednesday 8<sup>th</sup> April 2026 at the Braishfield Village Hall. The session gave residents the opportunity to discuss the survey in more detail, receive assistance in completing it and obtain general information about affordable housing.

Residents were asked to either complete the Housing Needs survey online or return the completed paper surveys in the pre-paid envelopes by Sunday 12<sup>th</sup> April 2026. The surveys were recorded and analysed by the Housing Development Team at Test Valley Borough Council.

A total of 313 questionnaires were distributed to the households of Braishfield.

- Everyone was asked to complete Part 1 of the form.
- If a household, or any member(s) of the household needed to move to or within the parish within the next five years, they were invited to complete Part 2 of the survey.
- There was a response rate of approximately **39%** with **122 replies** received in total.
- 27 of those responses were made online via SurveyMonkey and 95 responses were received via returned post (paper version).
- This report describes the views only of the residents who returned the questionnaires, and those views may not be representative of the wider community of Braishfield.

## 5. Key Findings

### *Part 1 – These are the views from the 122 responses received:*

- **36%** of respondents feel there is insufficient housing in the parish for people to move to.
- **38%** of respondents would support a housing development scheme of between 11-20 homes, **29%** would support a scheme of 21 – 40 homes, **14.5%** would support a scheme of 4-10 homes, **4%** would support a scheme of 41+ homes and **2.5%** would support a scheme of 1-3 homes. **12%** said they do not support a development in the parish.
- Overall, out of the 122 surveys received, 104 respondents confirmed they would support a development of some kind within the parish over the next 15 years.
- The most strongly supported tenure is affordable home ownership, with a combined total of 58% (36% for shared ownership and 22% for discounted market/shared equity housing). This is followed by social and affordable rented housing, which together receive a combined level of support of 49.5% (26.5% for social rent and 23% for affordable rent). Homes to purchase on the open market are supported by 44% of respondents. Support is also evident for self-build or custom build homes

(23%) and mixed tenure schemes delivered via Community Led Housing (17%). The lowest levels of support, at 14.5% each, are for homes to rent on the open market and for extra care or sheltered housing. (*This was a multiple-choice question.*)

- There is evidence to support housing for occupants to down-size (majority homeowners), however the data also indicates that the majority of people would rather remain in their home and under-occupy than move.

### ***Part 2 – These are the housing requirements/data from the 7 respondents looking/needing to move:***

There were 9 respondents that answered 'yes' to Part 2 of the survey. However, only 7 respondents went on to complete all of the questions for part 2.

- The largest number of responses came from the 65–74 and 25–34 age groups, with two respondents in each. This was followed by the 18–24, 35–44, and 75+ age groups, each represented by one respondent.
- The primary driver for housing need is a desire to move back into the parish, demonstrating strong local connections. Affordability issues, particularly high private rents, and a need for independent housing are key factors. Changing housing suitability also contributes, including the need to downsize, secure ground-floor accommodation, or address overcrowding.
- The results indicate equal levels of interest in open market purchase, social rented housing, and affordable housing to buy through discount market or equity loan schemes, each receiving three responses. Shared ownership followed with two responses, while affordable rented housing attracted one response.
- Two respondents are homeowners living in the parish without a mortgage, two respondents live with family or friends within the parish, and three respondents live outside the parish but have family or friends living in the parish. Of the two homeowners, one currently occupies a larger property and is seeking to downsize, while the other requires the same number of bedrooms as their current home but is also looking to move to a smaller property overall.
- 1 respondent has employment within the parish.

## ***Housing Need***

As of 20th April 2026, the Hampshire Home Choice<sup>2</sup> register shows that there are: five households registered for affordable/social rented housing and have a local connection to the parish of Braishfield:

<b>Number of Bedrooms</b>	<b>Number of registered applicants</b>
1 bed	5
2 bed	0
3 bed	0
4 bed+	0
<b>Total</b>	<b>5</b>

Of the five applicants, three applicants live in the parish of Braishfield, one applicant is employed in Braishfield and one applicant has family living in the parish. Of the five applicants, four are living with family/friends and one has specified other living circumstances.

Help to Buy were previously the zone agent appointed by government to hold details of applicants interested in Affordable Home Ownership products. Help to Buy has now ceased (31<sup>st</sup> March 2023) and at present we have no data available from this date to confirm data for Shared Ownership interest.

Data up until 31<sup>st</sup> March 2023 for shared ownership interest for the whole of Test Valley, is listed below:

<b>Number of Bedrooms</b>	<b>Number of registered applicants March 2023</b>
1 bed	171
2 bed	609
3 bed	304
4 bed+	24
<b>Total</b>	<b>1108</b>

## ***Social Housing Stock***

The Council is a non-stock holding local authority, having transferred its housing stock in the year 2000 to Testway Housing Association (now Aster Housing).

There are 10 social housing properties in the parish of Braishfield owned by Aster. The stock consists of:

- 1 bedroom bungalow x 7
- 2 bedroom house x 2
- 3 bedroom house x 1

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<sup>2</sup> [Home - Hampshire Homechoice](#)

There have been five lettings (rented accommodation) in the parish of Braishfield over the past five years via Hampshire Home Choice:

1 bedroom bungalow x 3

2 bedroom flat x 1

2 bedroom house x 1

## 6. Part one of Survey

This report is structured in two parts. The first section examines existing households within the parish to provide an overview of current housing in Braishfield. It also outlines respondents' views on the level of new housing, if any, that would be supported by the community.

### Population

The age range of respondents is shown in the table below:

Q2 Age Range	%	Responses
Under 18	0%	0
18 – 24	0%	0
25 – 34	2%	3
35 – 44	5%	6
45 – 54	7.5%	9
55 – 64	26.5%	32
65+	54%	65
Prefer not to say	5%	6
<b>TOTAL</b>	<b>100%</b>	<b>121</b>

(Table 1) Answered: 121 Skipped: 1

As shown in the table above (Table 1), the highest age of respondents was from households whereby the main responder is aged 65+.

### Disability and Nationality

Table 2 shows that a relatively small proportion of respondents reported having a disability. Of the 107 respondents to this question, 13 respondents (approximately 11%) indicated that they have a disability.

Of those 13 respondents, 8 stated that their home has been adapted to improve accessibility, having answered “**yes**” to Question 10.

Q3 Do you have a disability?	%	Responses
Yes	11%	13
No	87%	104
Prefer not to say	2%	2
<b>TOTAL</b>	<b>100%</b>	<b>119</b>

(Table 2) Answered: 119 Skipped: 3

Among the 12 respondents who indicated that their home has been adapted (**Question 10**), 8 also confirmed that they have a disability. The remaining 4 respondents reported living in an adapted home but indicated either “no” or “prefer not to say” when asked whether they have a disability in response to **Question 3**.

Q10 Has your home been adapted?	%	Responses
Yes		12
No		110
<b>TOTAL</b>		<b>122</b>

(Table 3) Answered: 122 Skipped: 0

Q11 Does your home need adapting?	%	Responses
Yes	5%	6
No	92%	111
Other	3%	4
<b>TOTAL</b>	<b>100%</b>	<b>121</b>

(Table 4) Answered: 121 Skipped: 1

Responses to **Question 11** indicate that only a small proportion of respondents consider that their home currently requires further adaptation. Of those who responded, 6 individuals (approximately 5%) stated that their home needs adapting, while the majority (92%) indicated that no adaptations are required at this time.

Q4 What is your nationality?	%	Responses
British	97%	116
Irish	0%	0
Citizen of a different country	2%	2
Prefer not to say	1%	1
<b>TOTAL</b>	<b>100%</b>	<b>119</b>

(Table 5) Answered: 119 Skipped: 3

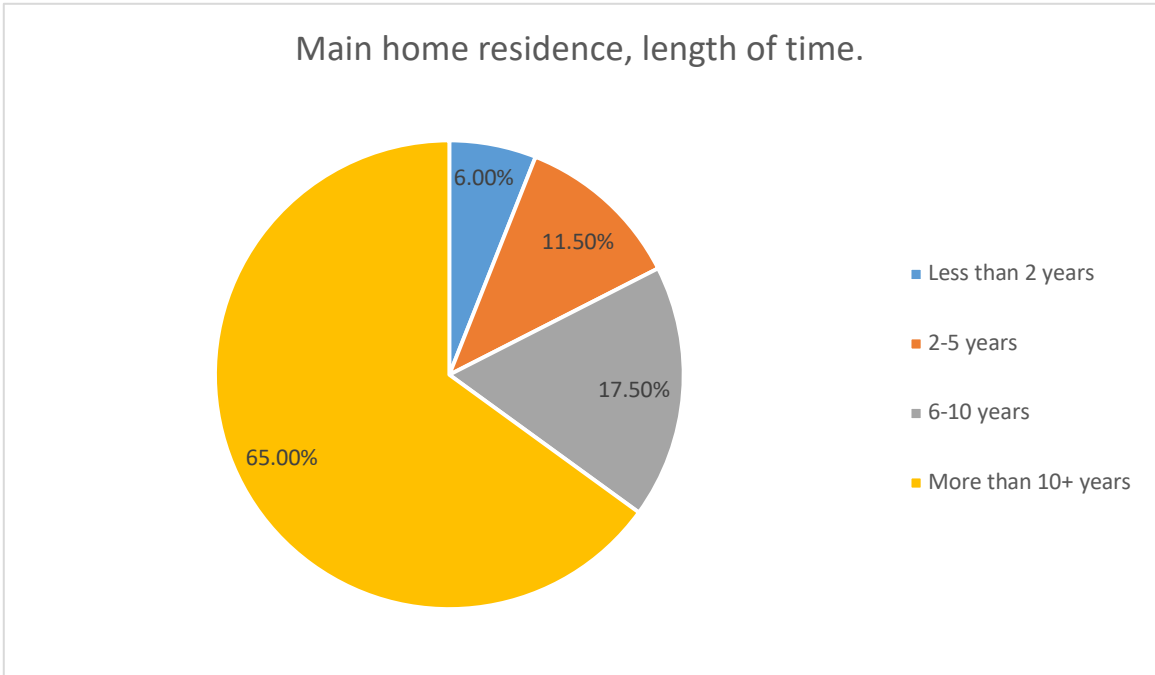
### ***Residency and tenure***

**Questions 5-9** asked about connection to the parish, length of time in parish, current tenure, number of bedrooms in current home and household numbers:

Q5 Connection to the parish	%	Responses
Main home in parish	99%	120
Second/holiday home in parish	0%	0
Other	1%	1
<b>TOTAL</b>	<b>100%</b>	<b>121</b>

(Table 6) Answered: 121 Skipped: 1

As can be seen above, majority of respondents reside in the parish (main home).



(Pie Chart 7)

The pie chart above shows that, of the 120 respondents whose main residence is within the parish, the majority (65%, or 78 respondents) have lived in the parish for more than 10 years. A further 17.5% (21 respondents) have lived in the parish for between 6 and 10 years, 11.5% (14 respondents) for 2–5 years, and 6% (7 respondents) for less than 2 years.

Q7 Tenure	%	Responses
Own outright	71%	85
Own with a mortgage or loan	21%	25
Shared ownership/equity (part rent/part buy)	0%	0
Rent from a private landlord or letting agent	2.5%	3
Rent from Council/housing association/other social rented	6%	7
Live with parents/other family members/friends	0%	0
Live in Armed Services accommodation	0%	0
Live in accommodation tied or linked to a job	0%	0
Other	0%	0
<b>TOTAL</b>	<b>100.5%</b>	<b>120</b>

(Table 8) Answered: 120 Skipped: 2

As can be seen from the table above (Table 8), the majority of respondents either own their own property outright (71%) or own a property with a mortgage (21%). The number of

respondents living in private rented accommodation within Braishfield is 2.5% and 6% rent from the Council/housing association/social rented.

The table below (Table 9) combines **Question 7** (tenure) and **Question 8** current bedrooms:

Q7 Current tenure	1 bed	2 bed	3 bed	4 bed	5+ bed	Not specified	TOTAL
Own outright	1	2	37	26	18	1	85
Own with mortgage	0	1	7	12	5	0	25
Shared Ownership	0	0	0	0	0	0	0
Private rent	0	2	0	1	0	0	3
Rent from Council/HA	5	2	0	0	0	0	7
All other choices	0	0	0	0	0	0	0
Did not specify	0	1	0	0	1	0	2
<b>TOTAL</b>	<b>6</b>	<b>8</b>	<b>44</b>	<b>39</b>	<b>24</b>	<b>1</b>	<b>122</b>

(Table 9) Answered: 122

Q8 Current bedrooms	Q9 Household numbers								Total Dwellings
	1p	2p	3p	4p	5p	6p	7p	Not specified	
1	2	4	0	0	0	0	0	0	6
2	3	3	2	0	0	0	0	0	8
3	8	28	5	2	1	0	0	0	44
4	2	25	6	5	1	0	0	0	39
5+	0	16	1	3	4	0	0	0	24
Did not specify	0	0	1	0	0	0	0	0	1
<b>TOTAL</b>	<b>15</b>	<b>76</b>	<b>15</b>	<b>10</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>122</b>

(Table 10) Answered: 122

Table 10 presents the relationship between current dwelling size (**Question 8**) and household occupancy levels (**Question 9**) for the 122 respondents who answered both questions. The table illustrates the number of dwellings by bedroom size against the number of people living in each household.

The highlighted data in the above table demonstrates a notable level of under-occupation within the housing stock, particularly among 3-, 4- and 5+ bedroom dwellings, where a significant number of properties are occupied by one- or two-person households.

Further analysis of the under-occupied homes shows that this pattern is predominantly associated with owner-occupied properties. Of the 25 households living in 4-bedroom homes with an occupancy of two people, 21 households own their home outright, 3 own their home with a mortgage or loan, and 1 household rents privately. Similarly, of the 28 households occupying 3-bedroom dwellings with two residents, 26 own their property outright and 2 own their home with a mortgage or loan.

In addition, of the 8 single-person households living in 3-bedroom properties, 7 own their home outright and 1 owns their home with a mortgage or loan.

This pattern suggests a potential mismatch between dwelling size and household need, particularly within the owner-occupied sector. As a result, the findings indicate a potential demand for downsizing accommodation, especially within the open market. However, as explored further in the following section—which considers responses from residents aged 55 and over regarding how they wish to meet their housing needs as they age—careful consideration will need to be given to the type, size, and tenure of any such provision.

### **Homes for those over 55**

<b>Q14 If you will remain living in this parish as you get older, would you like to downsize to a smaller property?</b>	<b>%</b>	<b>Responses</b>
Yes, I would like to buy or rent a smaller home in my parish	8.5%	8
No, I will stay in my current home and won't downsize	73%	69
No, I will stay in my current home and subdivide it or adapt it for my needs	5%	5
No, I will stay and build an annex and rent the main house	2%	2
Not sure but would consider options available through future developments in the parish	11.5%	11
<b>TOTAL</b>	<b>100%</b>	<b>95</b>

(Table 11) Answered: 95 Skipped: 27

Of the respondents aged over 55, the table above (Table 11) indicates that there is a small (8.5%) desire to downsize with 73% of respondents saying they will stay in their current home; this is in conflict with the data above that suggests that there is under-occupancy of homes, but indicates that people would rather remain and under-occupy than move.

11.5% of respondents will however consider options available through future developments.

**Question 15** asked respondents what type of smaller home they would consider. Of the 96 respondents to this question, 18% indicated they would consider purchasing a smaller house, 7% would consider purchasing a smaller bungalow, and 5% would consider accessible or supported accommodation within a complex. A smaller proportion stated that they would consider renting, with 2% indicating a bungalow to rent and 1% a smaller house to rent.

However, the majority of respondents (67%) indicated that they do not wish to move.

### **Housing Requirements**

Of the 122 respondents who answered **Question 12**, 36% do not feel there is sufficient housing in the parish for people to move to, 52% feel there is sufficient housing in the parish and 12% provided other comments.

**Question 13** asked whether anyone in the family had moved away from the parish in the last 5 years due to difficulty finding suitable housing in the parish, of the 122 respondents, 112 answered no and 10 answered yes.

Of the 10 respondents and comments received, a summary of responses is provided below; the full responses have been collated and forwarded to the Parish Council. Comments have been grouped into themes to illustrate the main issues raised by respondents. Individual comments may reflect more than one issue but have been categorised according to their primary theme.

Theme	Description
Housing affordability and limited supply	Comments referencing limited housing stock, high prices, or lack of homes available within affordable price ranges
Out-migration of family members	Comments noting that children or family members have moved away due to difficulties finding suitable or affordable housing
Lack of suitable housing options	Comments referring to an absence of suitable housing, including accommodation that enables independent living
Residents moving away from the parish	Comments stating that respondents themselves have moved away due to a lack of housing availability
Concerns about development impacts	Comment expressing concern about perceived negative impacts of development on the countryside and local environment

The types of housing that respondents indicated they would support in the parish are summarised in Table 12. This multiple-choice question provides an overview of local housing preferences.

Q16 What sort of homes would you support being built in the parish?	%	Responses
Homes to purchase on the open market	44%	52
Homes to rent on the open market	14.5%	17
Social housing to rent (rent set by Government formula)	26.5%	31
Affordable housing to rent (80% of open market rent)	23%	27
Affordable housing to buy – Shared ownership (part rent/part buy)	36%	42
Affordable housing to buy discount market/equity loan	22%	26
Extra care/sheltered housing	14.5%	17
Self-build or custom build homes	23%	27
Mixed tenure scheme via Community Led Housing	17%	20
None	20.5%	24
<b>TOTAL</b>		

(Table 12) Answered: 117 Skipped: 5

Table 12 summarises responses to **Question 16**: “What sort of homes would you support being built in the parish?” A total of 117 respondents answered this question, with five respondents skipping it.

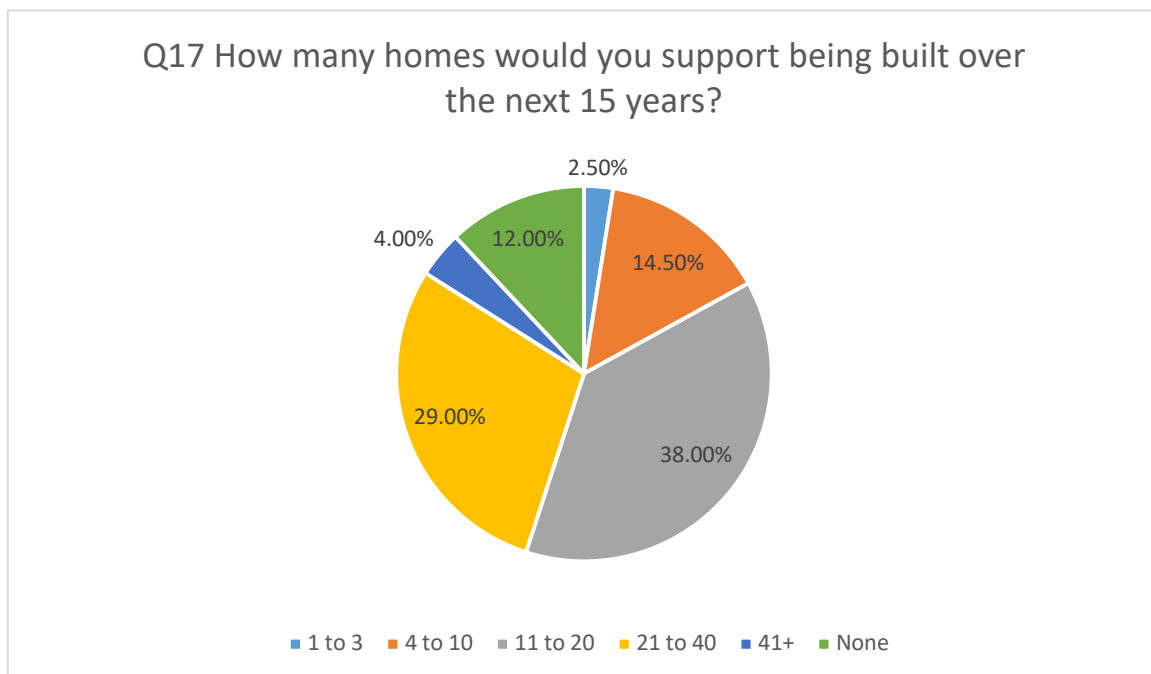
There is a high level of support for homes to purchase on the open market, with 44% of respondents indicating this preference. However, consideration should be given to local

open market house prices and whether such housing would be affordable to those residents who have expressed a desire to buy within the parish.

The evidence also suggests notable support for affordable housing products. Social rented housing is supported by 26.5% of respondents, while affordable rented housing (set at up to 80% of market rent) is supported by 23%. Combined, this represents 49.5% support for rented housing options that are below full market levels, indicating a clear need for more affordable rental provision.

In relation to affordable home ownership, shared ownership received support from 36% of respondents, while discounted market or shared equity housing was supported by 22%. These products can provide an important intermediate step for households who are unable to access the open market but aspire to home ownership.

Self-build or custom build homes were supported by 23% of respondents. This form of housing, potentially delivered as part of a mixed tenure or community-led scheme, could contribute to meeting local needs while also supporting design diversity and community involvement in housing delivery.



(Pie chart 13) Answered: 118 Skipped: 4

**Question 17** (Pie chart 13) indicates the number of homes that the 118 respondents wishing to see new development in the parish would support.

1 – 3 homes = 2.5% (3)

4 – 10 homes = 14.5% (17)

11 – 20 homes = 38% (45)

21 – 40 homes = 29% (34)

41+ homes = 4% (5)

None = 12% (14) (comments have been collated and provided to the Parish Council).

**Question 18** asked for comments to be provided about housing development within the parish - all responses to this question have been collated and provided to the Parish Council for review.

## 7. Part 2 of Survey

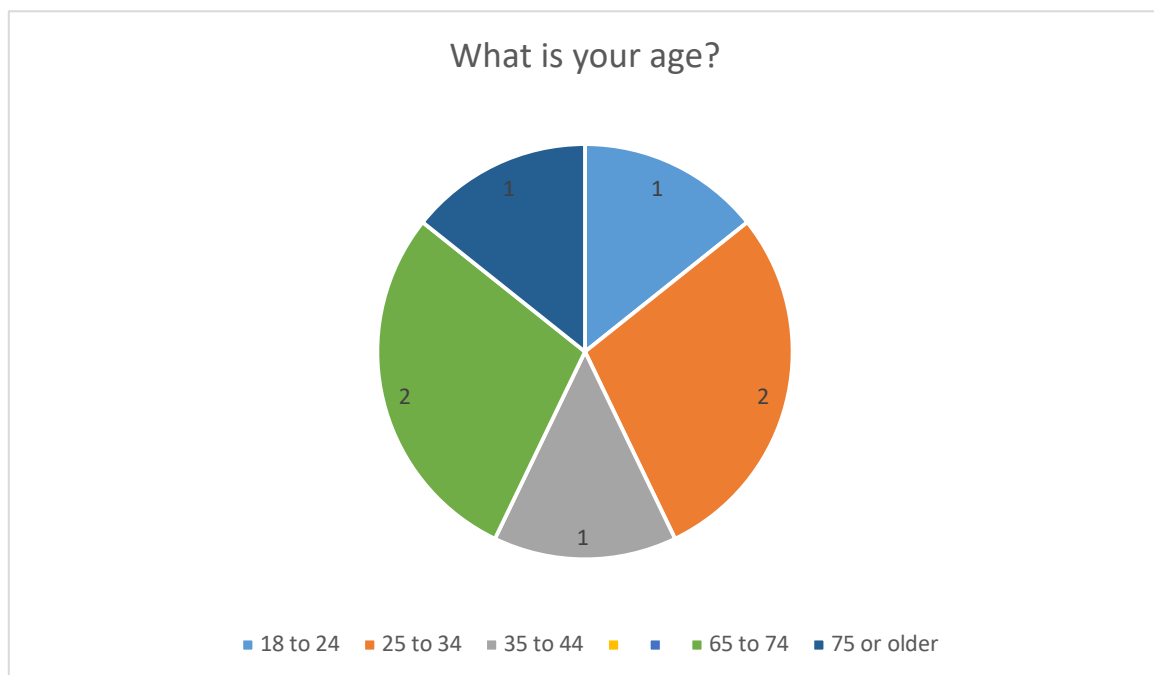
The second part of the survey examines the households that have declared a need for housing in Braishfield over the next 5 years.

This part also looks at what tenure could be supported for a new development as well as the affordability levels.

9 respondents answered “yes” to Part 2 of the survey, indicating that they would need to move (**Question 20**). However, only 7 of these respondents went on to complete the subsequent questions. **Accordingly, the following analysis is based on the seven full responses.**

### Population

Pie Chart 14 shows the ages of respondents to **Question 28**. The largest number of responses came from the 65–74 and 25–34 age groups, with two respondents in each. This was followed by the 18–24, 35–44, and 75+ age groups, each represented by one respondent.



(Pie chart 14)

### Local Connection

Of the 7 respondents, 4 currently live in the parish, while 3 live elsewhere. All 3 respondents who do not reside in the parish have family/friends living in the parish with 1 respondent also

having employment within the parish, indicating a strong connection to the parish among respondents.

Of the 3 respondents living outside the parish, the reasons given for moving away were the inability to afford to rent or buy within the village and relocating for work, with no suitable properties available when they sought to return.

### **Type of housing needed**

Of the households requiring a move, 5 respondents are part of an existing household, while 2 represent whole households that wish to move.

**Question 31** - The minimum number of bedrooms a household states they need is as follows (Table 15):

No. of beds	Responses
1 bed	1
2 bed	3
3 bed	3
<b>TOTAL</b>	<b>7</b>

(Table 15)

Of the 7 respondents, the table below (Table 16) shows the breakdown of family size, bedrooms requested, dwelling type preferred and tenure preference. Respondents could choose more than one property type and tenure. **When making a conclusion at the end of this report, the household details and financial information will be taken into account and inform the conclusion, and may not mirror the choices below.**

Family size Q32	Minimum bedroom required Q31	Property required Q35			Tenure preferred Q36							
		HSE	FLA T	BUNG	OM	OMR	SR	AR	S/O	DM	Ext Care	
2 person household	2 bed	X	X	X	X							
2 person household	2 bed	X	X				X		X	X		
2 person household	1 bed			X			X					
2 person household	2 bed	X					X	X	X	X		
2 person household	3 bed			X	X							
3 person household	3 bed	X									X	
Did not specify	3 bed	X			X							
<b>Total</b>		<b>5</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>0</b>	

(Table 16)

Key:  
HSE = House

FLAT= Flat  
 BUNG = Bungalow  
 OM = Homes to purchase on the Open Market  
 OMR = Homes to rent on the Open Market  
 SR = Social rent  
 AR = Affordable rent  
 S/O = Shared Ownership (part rent/part buy)  
 DM = Affordable Discount Market sale  
 Ext Care = Extra care/sheltered housing

The data shows housing need expressed by 7 respondents, with the majority identifying as two-person households, alongside one three-person household and one respondent who did not state household size. Overall, demand is primarily for smaller homes, with two-bedroom and three-bedroom properties being the most common requirement, followed by need for one-bedroom home(s).

In terms of property type, there is a clear preference for houses, which account for the highest number of responses, followed by bungalows and a smaller level of interest in flats. This indicates a strong demand for general needs housing rather than specialist accommodation, with no respondents expressing a requirement for extra care or sheltered housing.

Regarding tenure, there is appetite for open market options, with interest in open market purchase but no expressed interest in open market rent. Preference is stronger for affordable housing options, particularly social rent, discount market sale, and shared ownership, suggesting that affordability constraints are a key factor for respondents. Affordable rent attracts some interest, though less than other subsidised ownership or rental options.

Overall, the data highlights a need for small to medium-sized homes, primarily houses, delivered through affordable and discounted tenures, to meet the requirements of local households.

The reasons for wishing to move are detailed below (Table 17): (Respondents could select more than one answer):

Q33 What are the main reasons for needing to move?	%	Responses
Currently living with family/friends and want own home	28.5%	2
Want to move back to parish	43%	3
Current home is overcrowded	14%	1
Too expensive (private rent)	28.5%	2
Eviction/end of tenancy/repossession	0%	0
Tied accommodation (not secure)	0%	0

Employment (within the parish)	14%	1
Home is too small and need to upsize	14%	1
Home is too big and need to downsize	25.5%	2
To provide support to family within the parish/to be near family	14%	1
Require ground floor accommodation	28.5%	2
Require adapted accommodation	0%	0
Member of household is/was in Armed Forces and/or has/will retire in the next 5 years	0%	0
Other	0%	0
<b>TOTAL</b>		<b>15</b>

(Table 17)

The responses to **Question 33** highlight a mix of affordability pressures, housing suitability issues, and strong ties to the parish as the main drivers for needing to move. A total of 15 reasons were recorded, indicating that several respondents face more than one motivating factor.

The most common reason identified is the desire to move back to the parish, reflecting strong local connections and suggesting that a lack of suitable or affordable housing has previously forced some households to live elsewhere. Affordability is also a key issue, with multiple respondents stating that private rented accommodation is too expensive or that they are currently living with family or friends and want their own home.

Issues relating to housing suitability are evident, including households needing to downsize or upsize, experiencing overcrowding, or requiring ground-floor accommodation. These responses point to changing household circumstances and the need for homes that are better matched to current and future needs.

A smaller number of respondents cited employment within the parish and the need to be close to or provide support for family as reasons for moving, again reinforcing the importance of location and community ties.

Notably, there were no responses indicating immediate housing crisis factors such as eviction, repossession, insecure tied accommodation, or specialist needs such as adapted housing or Armed Forces-related requirements.

Overall, the data suggests that housing need is driven primarily by affordability, suitability, and parish connection, rather than acute homelessness risk, supporting the case for providing appropriately sized, affordable, and accessible homes to enable households to remain in or return to the parish.

The connection to Braishfield of the household(s) is detailed below (Table 18):

What is the main connection to Braishfield	Total
Main home in the parish	4
Family/Friends living in the parish	3
Employment within the parish	1
<b>TOTAL</b>	<b>8</b>

(Table 18) There were 2 reasons from 1 respondent

The current tenure of the 7 respondents answered as follows (Table 19)

Current tenure	Total
Live with family/friends in the parish	2
Property owned outright in the parish	2
Renting from Private Landlord outside the parish	2
Armed Forces/Tied Accommodation living outside the parish	1
<b>TOTAL</b>	<b>7</b>

(Table 19)

The table above indicates varied current housing circumstances. The largest groups are evenly split, with two respondents each living with family or friends within the parish, owning their property outright in the parish, and renting from a private landlord outside the parish. A further one respondent is living in Armed Forces or tied accommodation outside the parish. Overall, the data shows a balanced mix of housing situations, with the majority of respondents either residing within the parish or living outside it due to rental or employment-related arrangements.

The table below (Table 20) sets out the preferred tenure options identified by respondents, who were able to select more than one option. The results show equal levels of interest in open market purchase, social housing for rent, and affordable housing to buy through discount market or equity loan schemes, each receiving 3 responses. This is followed by shared ownership, which received 2 responses, and affordable housing to rent, which attracted 1 response.

Q36 What tenure of home would the household moving prefer?	Responses
Homes to purchase on the open market	3
Homes to rent on the open market	0
Social housing to rent (rent set by Government formula)	3
Affordable housing to rent (80% of open market rent)	1
Affordable housing to buy – shared ownership (part buy/part rent)	2
Affordable housing to buy discount market/equity loan	3
Extra Care/sheltered housing	0
None	0
<b>TOTAL</b>	<b>12</b>

(Table 20)

### ***Employment status and affordability***

Of the respondents to Part 2, 3 are retired, 3 are in full-time employment, and 1 is unemployed and actively seeking work.

Of the 3 respondents in full-time employment, 2 households reported a gross annual household income of £40,000–£49,999, while 1 household reported an income of £50,000–£59,999.

**Question 39** asked what could be spent monthly on rent or mortgage payments, taking into account all household outgoings only 3 responded. The table below (Table 21) shows available budget:

Q39 How much can the household afford to spend on rent or mortgage payments?	Responses
£0	0
£100 - £500	0
£501 - £1,000	2
£1,001 - £2,000	1
£2,001 – £2,500	0
£2,501 - £3,000	0
<b>TOTAL</b>	<b>3</b>

(Table 21)

**Question 40** asked households wishing to buy how much deposit they would be able to raise. 3 responses were received: 1 respondent indicated a deposit of £25,000, another reported £275,000, and the third stated that they would be able to proceed with an outright purchase.

**Question 42** also asked what savings were available separate from funds for a deposit. 3 responses were received: 2 respondents reported savings of £1,000–£4,999, while the remaining respondent confirmed savings of over £80,000.

**Question 43** asks for any indication of debt within the household. There were 3 respondents. 2 respondents confirmed no debt, and one respondent confirmed a debt between £10,000 - £19,999.

## 8. Affordability and Tenure Options

### *Market Home Ownership*

Measuring average house prices within individual parishes can be difficult due to the small number of transactions that take place.

According to Rightmove as of April 2026, the following information provides the average prices sold for Braishfield:

### *House Prices in Braishfield - Rightmove*

House prices in Braishfield have an overall average of £679,000 over the last year.

Overall, the historical sold prices in Braishfield over the last year were 2% up on the previous year and 41% down on the 2022 peak of £1,159,333<sup>3</sup>.

## **Evidence**

The Strategic Housing Market Assessment, January 2022, considers that a threshold of 30% of income is used for housing costs. The income thresholds for owner-occupation assume a household has a 10% deposit and can secure a mortgage for four and a half times their salary. These assumptions are considered to be broadly in line with typical lending practices although it is recognised that there will be differences on a case-by-case basis.<sup>4</sup>

A buyer for a property valued at £400,000 would need on average a 10% deposit of £40,000 with a mortgage of £360,000. For a loan of 4.5 times annual income, a household would need a gross annual income of approximately £80,000. Lower deposits would require a higher income threshold.

The 2024 Annual Survey of Hours and Earnings (ASHE), produced by the Office for National Statistics, estimates that the median gross annual pay in Test Valley is £32,234 with the mean figure being £37,979. Test Valley's lower quartile for gross annual pay was £24,503. This is the LQ income before taxes (or benefits) for individual earners and so only correlates with the measure of household incomes above for single-person households. To estimate the income of LQ-earning households with two earners, the annual income is doubled, to £49,006. This approach provides a proxy measure commonly used in housing needs assessments.<sup>5</sup>

It would be unlikely that a household would be able to purchase a property in this parish without a large deposit, some equity in an existing property or a substantial income.

- First time buyers would generally struggle to meet the criteria necessary for obtaining their own home.
- In some cases intermediate housing (shared ownership or low cost market housing) would be a suitable option, whilst in other instances social rented/affordable rented accommodation would be appropriate.

## **Open Market Rent**

At the time of preparing this report, only four properties were available to rent in Braishfield via Rightmove, offering a mix of property sizes. The average rental price across these four properties is £1,396.25 per calendar month. Based on a benchmark of housing costs not exceeding 30% of gross household income, an annual household income of approximately £55,850 would be required to afford this level of rent.<sup>6</sup>

## **Shared Ownership model**

Shared ownership is an affordable home ownership option offered by Affordable Housing Providers, combining part ownership with part rent. This enables households to purchase a

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<sup>3</sup> [House Prices in Braishfield](#)

<sup>4</sup> [pt6\\_2 Test Valley Strategic Housing Market Assessment JGC 2022 \(2\).pdf](#)

<sup>5</sup> [Employee earnings in the UK - Office for National Statistics \(ons.gov.uk\)](#)

<sup>6</sup> [Properties To Rent in Braishfield | Rightmove](#)

smaller share of a property, reducing the initial deposit and mortgage requirements, although interest rates may be less favourable than for standard market products.

An example of a shared ownership purchase at a 25% share is outlined below:

Full price: £350,000

Share value (25%): £87,500

Deposit @10%: £8,750

Mortgage required: £78,750

Unsold equity: £262,500

Monthly rent on unsold equity: £602

Estimated monthly mortgage repayment: £495 (25 year term at 5.75%)

**Estimated monthly cost £1,097 (based on interest rate of 5.75%)** Please note, this is excluding service charges which vary by property and scheme. <sup>7</sup>

Based on housing costs not exceeding 30% of gross household income, an annual household income of approximately £43,900 per annum would be required to afford this shared ownership option.

### **Affordable Rent**

Affordable Rent is a tenure introduced by Government in 2011, which allows Affordable Housing Providers to set rents at up to 80% of local market rent (inclusive of service charges) on homes delivered or converted in accordance with relevant funding arrangements. While Affordable Rent levels are not required to align with Local Housing Allowance (LHA) rates, many providers apply local affordability caps, often taking LHA levels into account where households may rely on Housing Benefit or Universal Credit. Affordable rented homes in Test Valley are allocated to eligible households through the Hampshire Home Choice choice-based lettings system.

Braishfield Local Housing Allowance rate falls within Southampton Broad Market Rental Area, and the weekly Local Housing Allowance levels are as follows<sup>8</sup>:

#### Southampton:

£97.81 per week      Shared accommodation

£161.10 per week    One bedroom

£201.37 per week    Two bedroom

£247.40 per week    Three bedroom

£333.70 per week    Four bedroom

Based on data published by the Regulator of Social Housing, the average Affordable Rent for properties owned by Registered Providers in England in 2024/2025 was approximately

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<sup>7</sup> [Shared Ownership Mortgage & Affordability Calculator - Legal & General Affordable Homes \(landgah.com\)](https://www.landgah.com)

<sup>8</sup> [Search for Local Housing Allowance rates by postcode or local authority : DirectGov - LHA Rates](https://www.direct.gov.uk)

£168.23 per week, with the South East averaging £200.40 per week according to the *Registered Provider Social Housing Stock and Rents in England, 2024–2025* briefing note<sup>9</sup>.

## **Social Rent**

Social rent is a subsidised form of housing that is owned and managed by an Affordable Housing Provider and allocated to eligible households through Hampshire Home Choice. Social rents are set using a government-defined formula, which calculates a 'formula rent' for each property based on its relative value, size, and local income levels. As a result, social rents are typically significantly lower than open market rents, generally equating to around 45–65% of market rent levels.

In 2024/2025, the average social rent across all properties owned by Registered Providers in England was approximately £113.69 per week, with the South East averaging £126.64 per week, reflecting permitted annual rent increases under the national social housing rent framework<sup>10</sup>.

## **9. Summary**

9 respondents answered 'yes' to part 2, but only 7 respondents actually completed the further questions in Part 2 of the survey.

- Of those 7 respondents, 2 are homeowners. Of the two homeowners, one currently occupies a larger property and is seeking to downsize, while the other requires the same number of bedrooms as their current home but is also looking to move to a smaller property overall.
- 2 respondents are living with family/friends and wish to have their own properties. Both respondents are of two person households.
- 2 respondents are living in private rented accommodation. 1 respondent wishes to have a 2 bedroom property and the other respondent wishes to have a 1 bedroom property.
- 1 respondent lives in Tied accommodation and wishes to have a 3 bedroom property

The overall tenure preference identified through Part 2 of the survey, listed in priority order for a housing scheme, is as follows:

1. Homes for open market purchase, social rented housing, and affordable home ownership (discount market sale/equity loan), all receiving an equal level of support.
2. Affordable home ownership through shared ownership (part rent/part buy).
3. Affordable rented housing set at up to 80% of open market rent.

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<sup>9</sup> [2025\\_RP\\_Briefing\\_Note\\_FINAL\\_V1.1.pdf](#)

<sup>10</sup> [2025\\_RP\\_Briefing\\_Note\\_FINAL\\_V1.1.pdf](#)

## 10. Conclusion

The survey results alone would suggest that there is a minimum need over the next five years for the following **affordable housing provision** in the parish:-

- **Social Rent**
  - 1 × 1-bedroom bungalow\*
- **Social Rent / Affordable Rent**
  - 1 × 1-bedroom flat/house/bungalow\*
  - 1 × 2-bedroom house\*
- **Shared Ownership / Discount Market**
  - 1 × 2-bedroom flat/house
- **Discount Market / Open Market**
  - 1 × 3-bedroom house

**\*Caveat:**

***Eligibility will be subject to Hampshire Home Choice (HHC) criteria, including income and savings thresholds, and the size of dwelling being based on housing need rather than preference. Some options were discounted as unviable given the applicant's financial circumstances, and the mix above represents the most appropriate and achievable solution.***

The summary describes only a snapshot of the need for affordable housing at the time the survey was conducted and does not take account of future changes in need, for example arising from the changing housing needs of employees of local businesses.

Of the remaining responses, their wish is to purchase a property on the open market, their preference is listed below:

- **Open Market**
  - 2 × 3-bedroom Bungalow

***The above conclusion for both the affordable housing tenures and the open market reflects consideration of additional information alongside the financial details provided by each respondent, and therefore may not directly align with the preferences or requests recorded in the part 2 data above***

The summary may not fully reflect the parish's housing need, as responses were not received from every household. For example, some households on the Housing Register (Hampshire Home Choice) may not have completed a questionnaire, believing that registration alone was sufficient evidence of their housing need. As a result, their circumstances may not be captured in the summary.

To fully assess housing need in the parish, the conclusions should be considered alongside evidence from Hampshire Home Choice (as mentioned earlier), together with information on demand for shared ownership. Although there is currently no up-to-date data on shared ownership demand in Braishfield, it is likely that enquiries will arise once residents become aware that an affordable housing development may be possible. In addition, a Registered Provider would typically seek to deliver a more balanced mix of affordable and social rented homes, including shared ownership, in order to ensure the viability of a development.

Therefore, the Parish may wish to consider bringing forward a housing scheme under the current Revised Local Plan, Policy COM9 – Community-Led Development. Policy COM9 enables communities to take the lead in delivering housing opportunities, including both open market and affordable homes.

**Report Completed:**            **Clare Jenkins**  
**Housing Development Officer**  
**May 2026**