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North Nibley Housing Need Survey – Executive Summary

North Nibley Parish Council recently commissioned Gloucestershire Rural Community Council to undertake a Housing Need Survey in order to ascertain the affordable housing needs within the Parish. Housing Need Surveys were sent to 352 households and 135 (39%) replies were returned to GRCC. Analysis of the data revealed that:

- 88% of respondents owned their own home, 4% rented from Stroud District Council or a Housing Association, 5% were in private rented housing, and 1% had a home tied to their job.
- 11 respondents revealed that a member of their family had moved away in the last 5 years because they could not afford the accommodation available within the parish.
- **There are currently 12 households within the parish who have self-identified themselves as being in need of affordable housing, 8 of which require affordable rented accommodation whilst 4 would prefer shared ownership.**
- 53% of respondents were in favour of a small development of affordable homes, 14% were against and 28% were unsure.
- House prices in North Nibley are currently more than 15 x local median annual incomes. The median gross income for employees in Stroud District was £23,591 in 2012 according to Government's Office for National Statistics whilst the average price of the 11 properties sold in North Nibley for the 2 year period ending September 2014 was £366,550.

The responses form the basis of a full report which can be viewed in the Village Hall, the xxxx pub or via your Parish Clerk who can be contacted on 01453 543604 or rex.symons@btinternet.com.

What happens next?

The survey may be used to influence proposals for future residential development in North Nibley. A copy of the final report has been passed to Stroud District Council. North Nibley Parish Council is currently considering its options on how it will respond to the survey findings.

Don't forget:

Anyone wishing to apply for affordable housing must register on Gloucestershire Homeseeker website www.gloshomeseeker.co.uk or contact Stroud District Council Housing Advice Team on tel 01453 754078.