

# Thame and Surrounding Communities

## HOUSING NEEDS SURVEY REPORT

February 2022



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## ABOUT COMMUNITY FIRST OXFORDSHIRE

CFO is a community development charity which helps communities and individuals to identify issues that affect them and find their own solutions.

We support and advise volunteer-led actions in Oxfordshire, helping hundreds of volunteers fulfil many roles in their communities. We support the principles of Asset-Based Community Development. We think that stronger, more sustainable communities are built using the skills and gifts that people already have.

## SURVEY AIMS

In autumn 2021, Thame Town Council commissioned CFO to undertake a survey to investigate housing needs in Thame and 28 surrounding communities.

The aim of the survey was to ask households if they have a need for the following types of housing:

- affordable housing.
- older peoples housing.
- other specialist housing needs.

## DISTRIBUTION

CFO, liaising with Thame Town Council, prepared the structure of the survey. CFO analysed the returned surveys and prepared this report.

The survey utilised a combined online and hard copy methodology, with CFO drafting both physical and electronic (Survey Monkey) versions.

A publicity flyer was designed and distributed to households across the survey area, setting out the aims of the survey and encouraging people to complete a survey online, if at all possible, by accessing a Survey Monkey weblink. Those who did not wish to (or were unable to) complete an online survey had the option of contacting Thame Town Council to be sent a hard copy version and a *Freepost* return envelope.

## RESPONSE

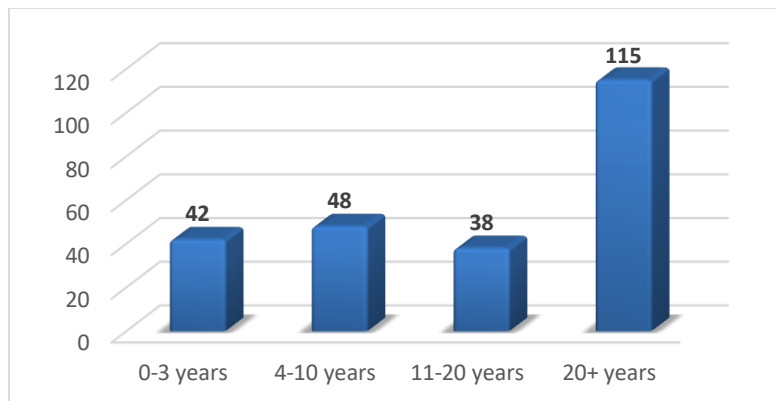
- 243 survey responses were received.
- All responses were received electronically (there were no requests for hard copies).
- No information is known about the non-respondents, and no assumptions have been made about their needs or requirements.

## SURVEY RESULTS PART 1 – YOUR HOME COMMUNITY

- Total responses: 243
- Note: graphs are based on total responses. Where the total is less than 243, a respondent(s) declined to answer the question.

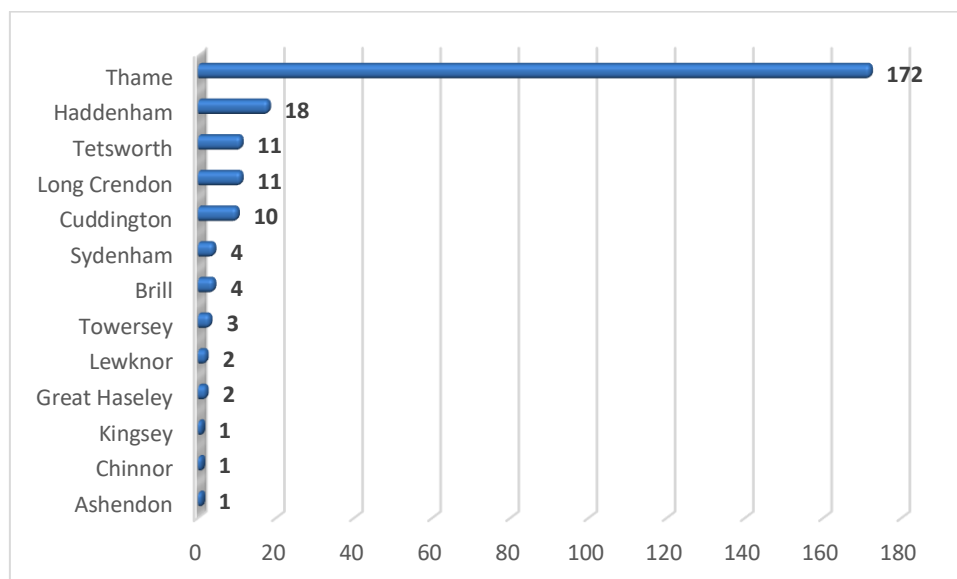
### 1. How long have you lived in your current community?

**TOTAL RESPONDENTS = 243**



### 2. Please tell us where you live.

**TOTAL RESPONDENTS = 243**



*In addition to specific locations, three respondents selected 'I have local connections to one of these places but do not live there now'.*

### 3. If in question 2 you chose *I have local connections to one of these places but do not live there now*, please tell us which place you have connections to and would like to move back to.

**TOTAL RESPONDENTS = 1**

*The one respondent selected Chinnor.*

4. If you answered question 3, please tell us about your local connections to that place.

**TOTAL RESPONDENTS = 1**

*The one respondent selected 'Family live in the parish / town / village' – and qualified this as 'parents'.*

5. If you currently work or previously lived in this parish / town / village, please tell us for how long.

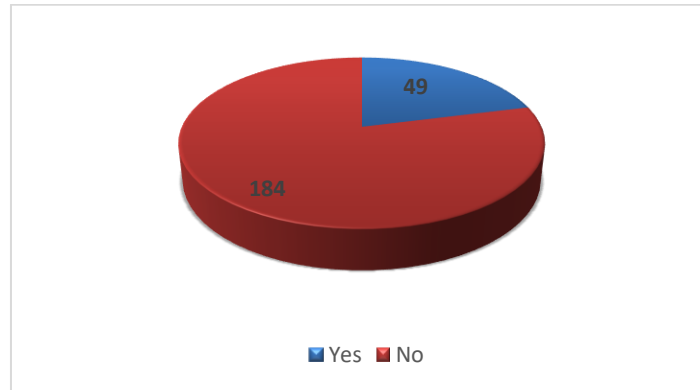
**TOTAL RESPONDENTS = 1**

*The one respondent selected '0-5 years'.*

## SURVEY RESULTS PART 2 – AFFORDABLE HOUSING NEED

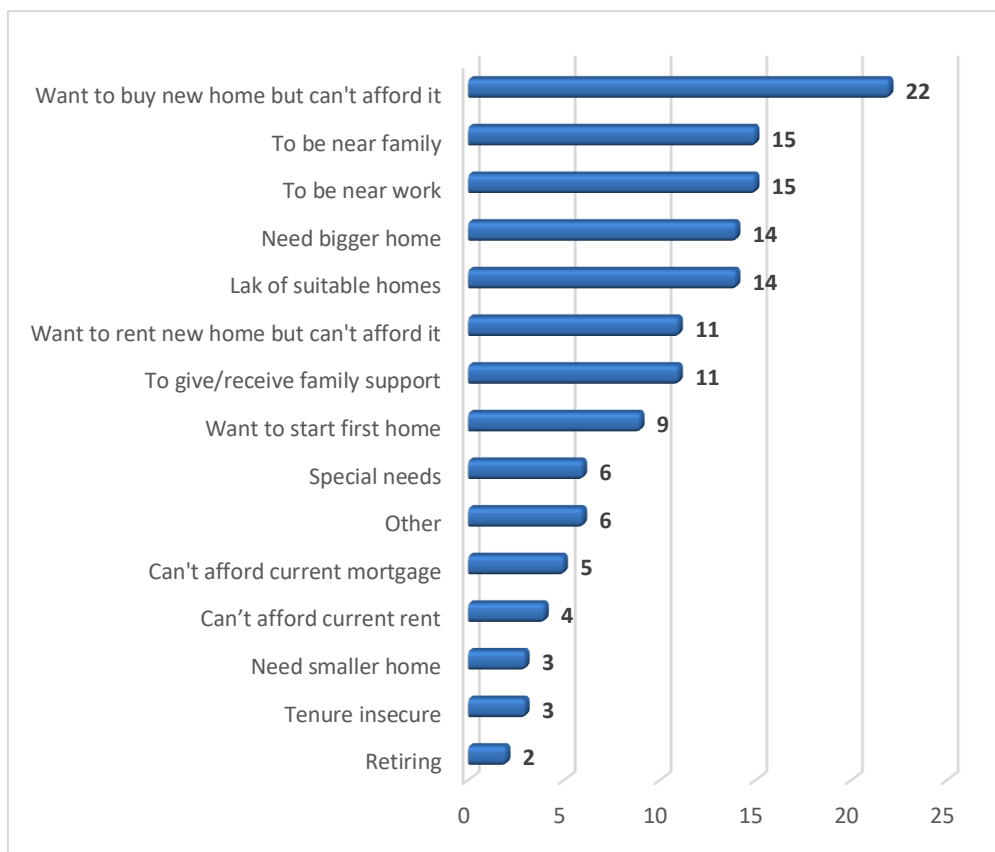
### 6. Does your household need a new affordable home?

**TOTAL RESPONDENTS = 233**



### 7. Why does your household need a new home?

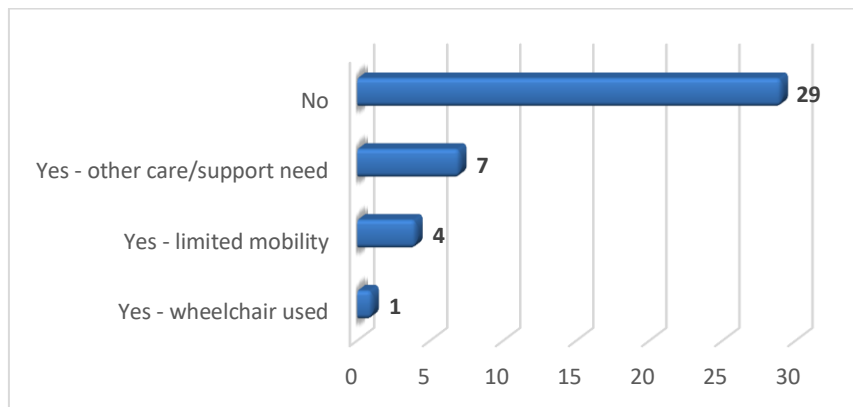
**TOTAL RESPONDENTS = 37 (140 TOTAL CHOICES)**



Other			
Due to retire but struggling to find affordable property	2	Children looking for first home	2
Need disability house	1	Autism/seizures	1

**8. Does anything affect the type of home you need?**

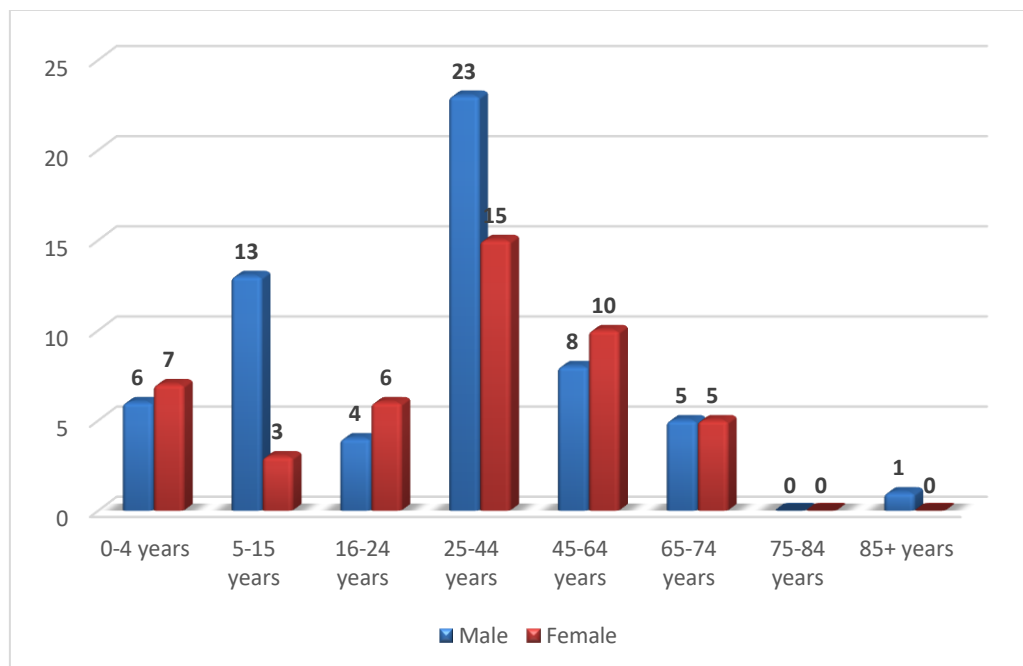
**TOTAL RESPONDENTS = 38 (41 TOTAL CHOICES)**



Other			
Adult autism support	1	Autism/weak following seizures	1
Fibromyalgia – struggle with bath taps	1	Child with SEN and 90+ parent	1
Learning disability	1	Immunosuppressed	1
Children need separate bathrooms	1		

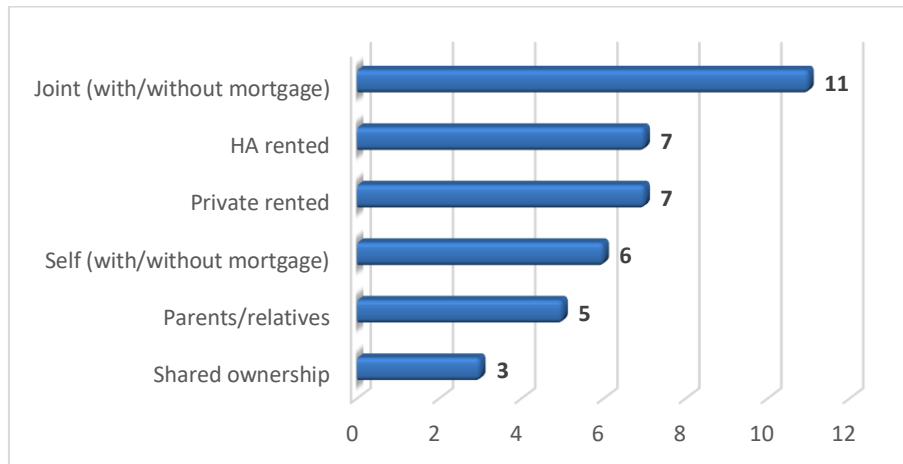
**9. Tell us who would live in the new home.**

**TOTAL RESPONDENTS = 38 (106 INDIVIDUALS)**



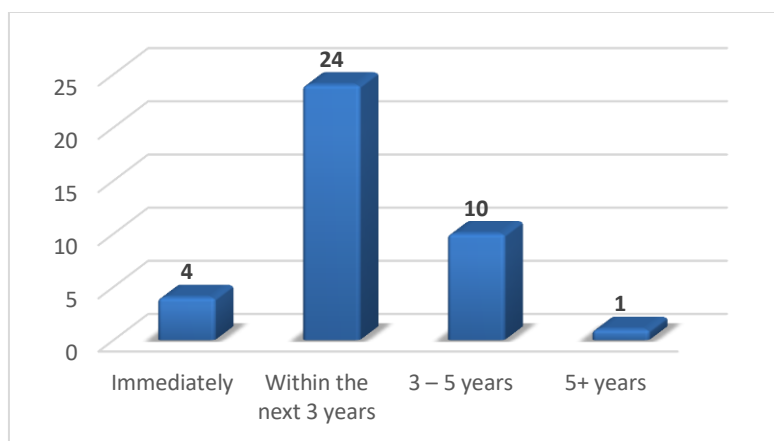
**10. Who owns the home you live in now?**

**TOTAL RESPONDENTS = 39**



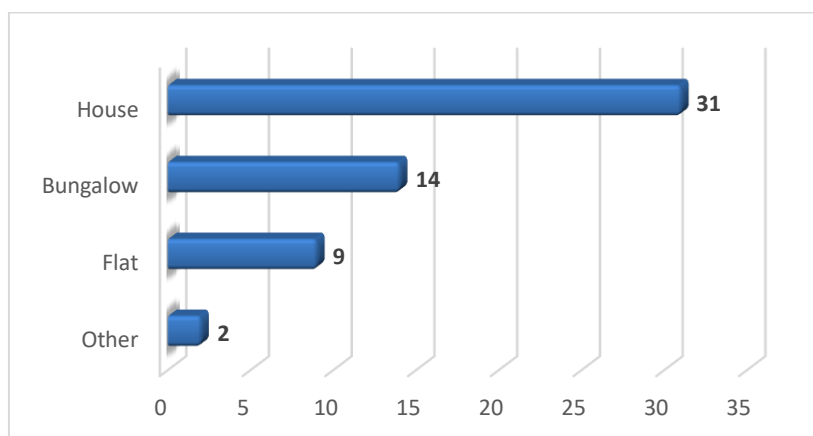
**11. When are you planning to move?**

**TOTAL RESPONDENTS = 39**



**12. What type of home would best meet your needs?**

**TOTAL RESPONDENTS = 39 (56 TOTAL CHOICES)**

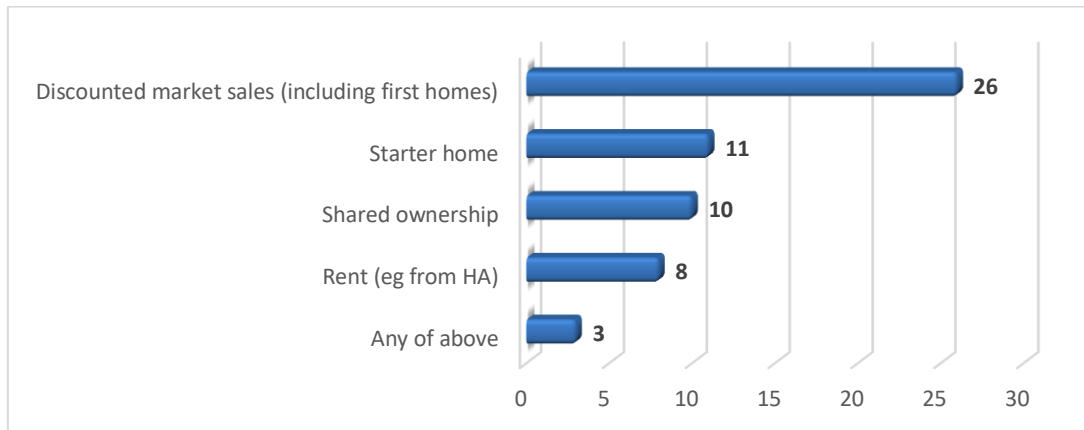


Other			
Detached, possibly 1.5 floor height	1	Bungalow but bigger if need carer	1



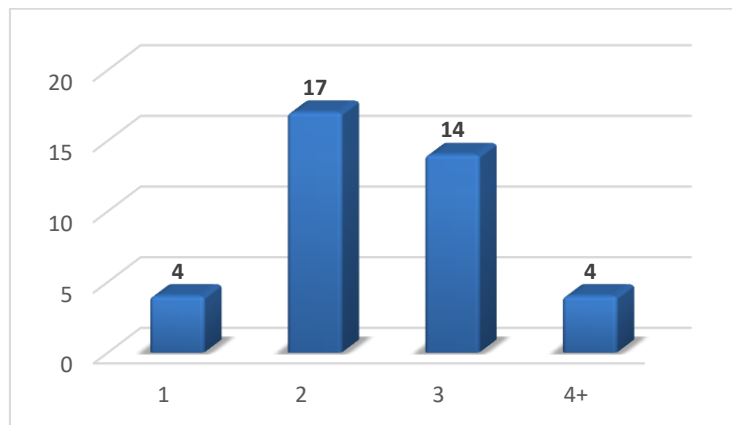
**13. Which of the following affordable housing options would be best for you?**

**TOTAL RESPONDENTS = 38 (58 TOTAL CHOICES)**



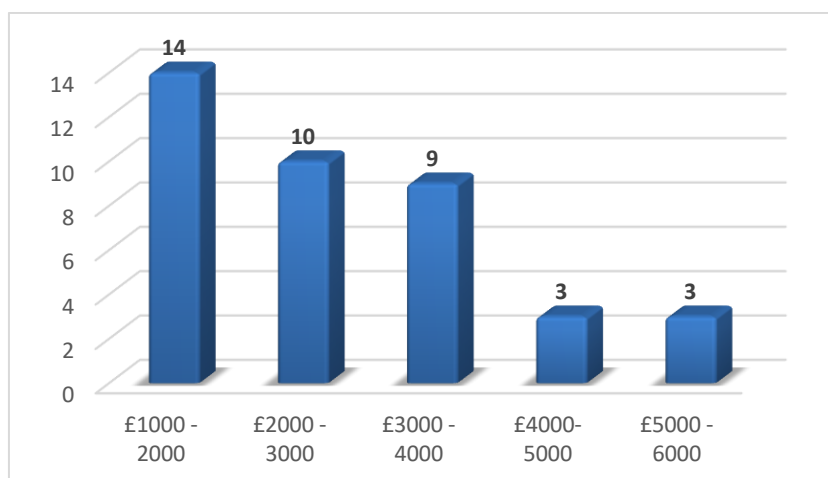
**14. How many bedrooms would your new home need?**

**TOTAL RESPONDENTS = 39**



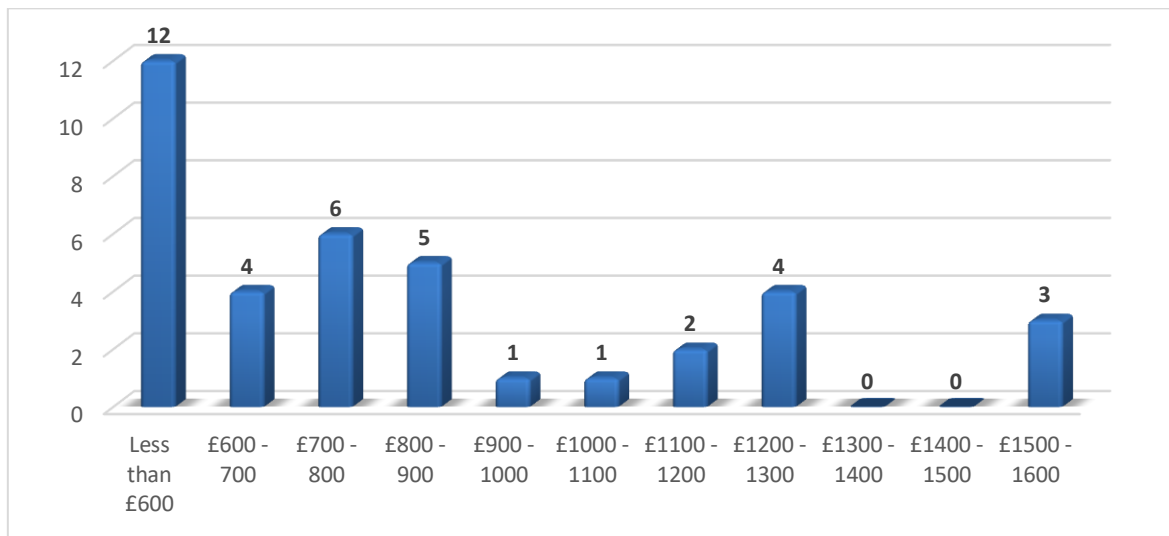
**15. What is your household's total monthly income before tax (approx. gross income)?**

**TOTAL RESPONDENTS = 39**



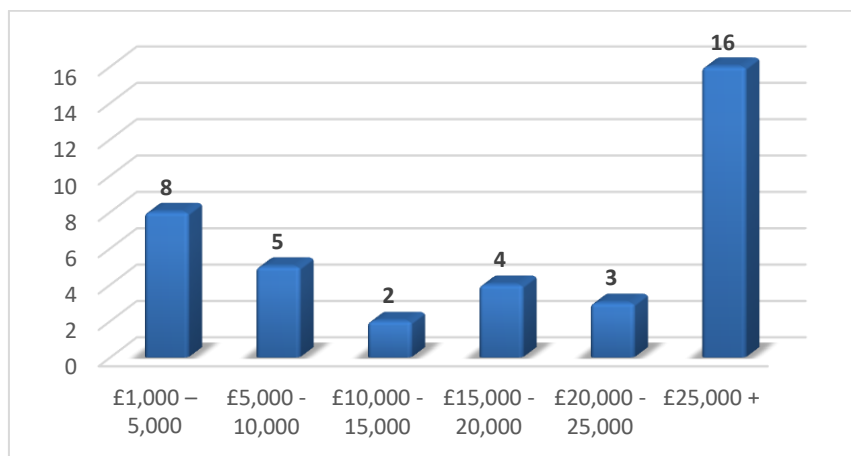
16. If interested in renting or buying a property, can you give us some idea of how much rent/mortgage you would be prepared to pay per month?

**TOTAL RESPONDENTS = 38**



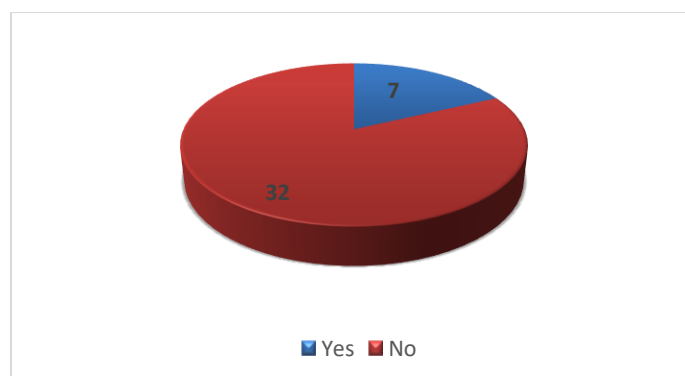
17. If you are interested in owning a house, how much do you think you would be able to put down as a deposit?

**TOTAL RESPONDENTS = 38**



18. Are you registered on your Local Authority housing register or Homechoice scheme?

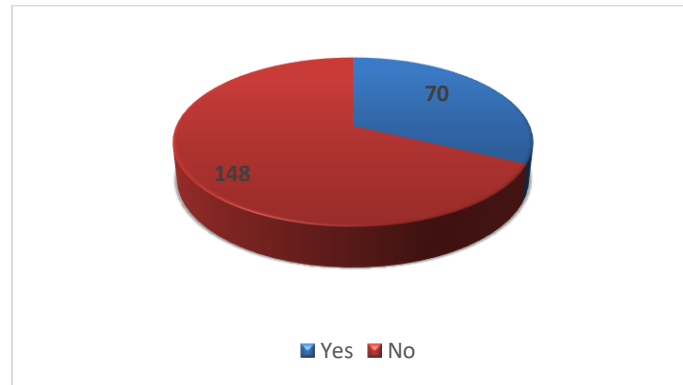
**TOTAL RESPONDENTS = 38**



## SURVEY RESULTS PART 3 – HOUSING NEEDS AS YOU GET OLDER

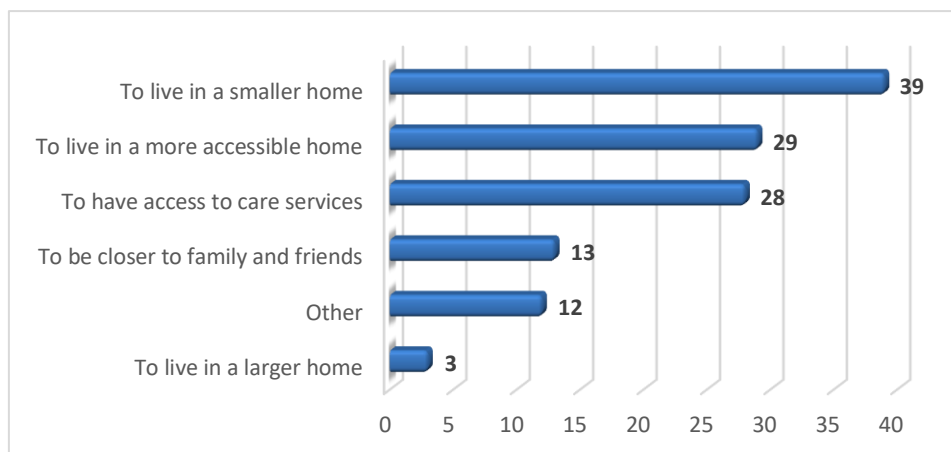
19. Does your household need housing to meet your needs as you get older?

**TOTAL RESPONDENTS = 218**



20. What are the reasons for needing the types of housing listed above?

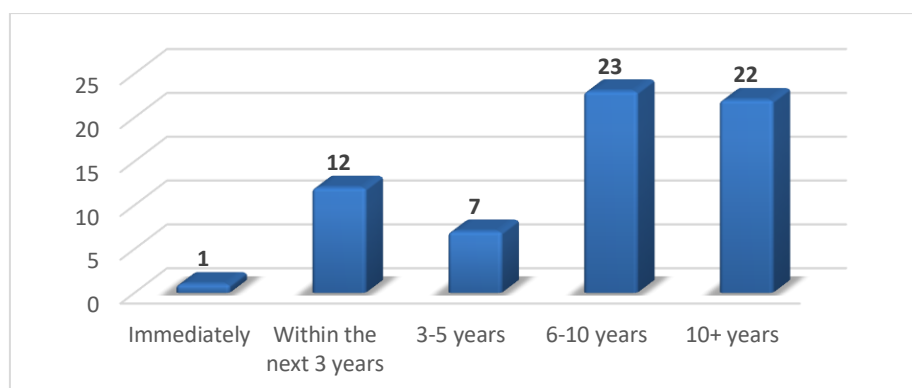
**TOTAL RESPONDENTS = 58 (124 TOTAL CHOICES)**



Other			
To have access to amenities/services	7	Social interaction / communal room	2
To live in a sustainable/eco home	2	Luxury flat	1

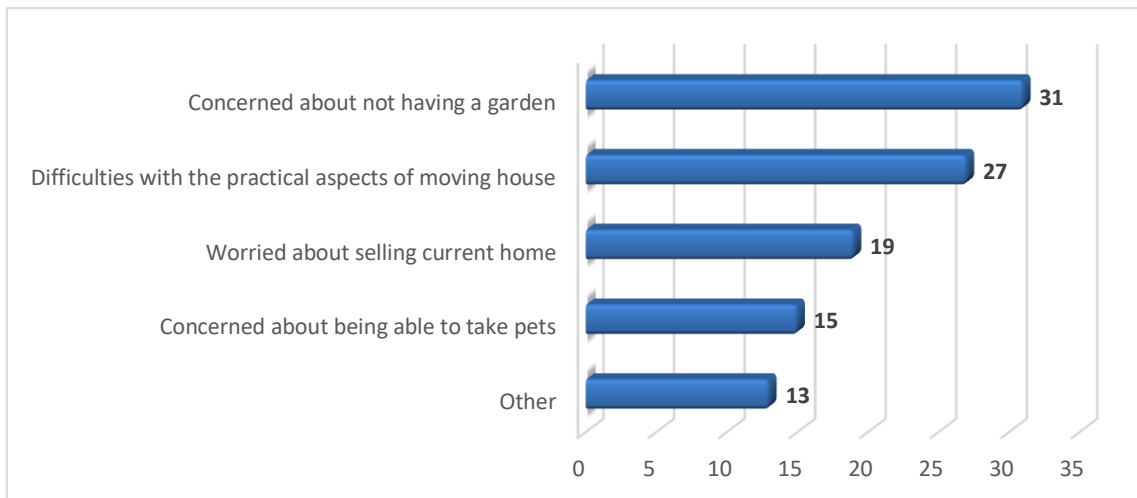
21. When would you need to move or plan to move?

**TOTAL RESPONDENTS = 64**



## 22. What might prevent you from moving?

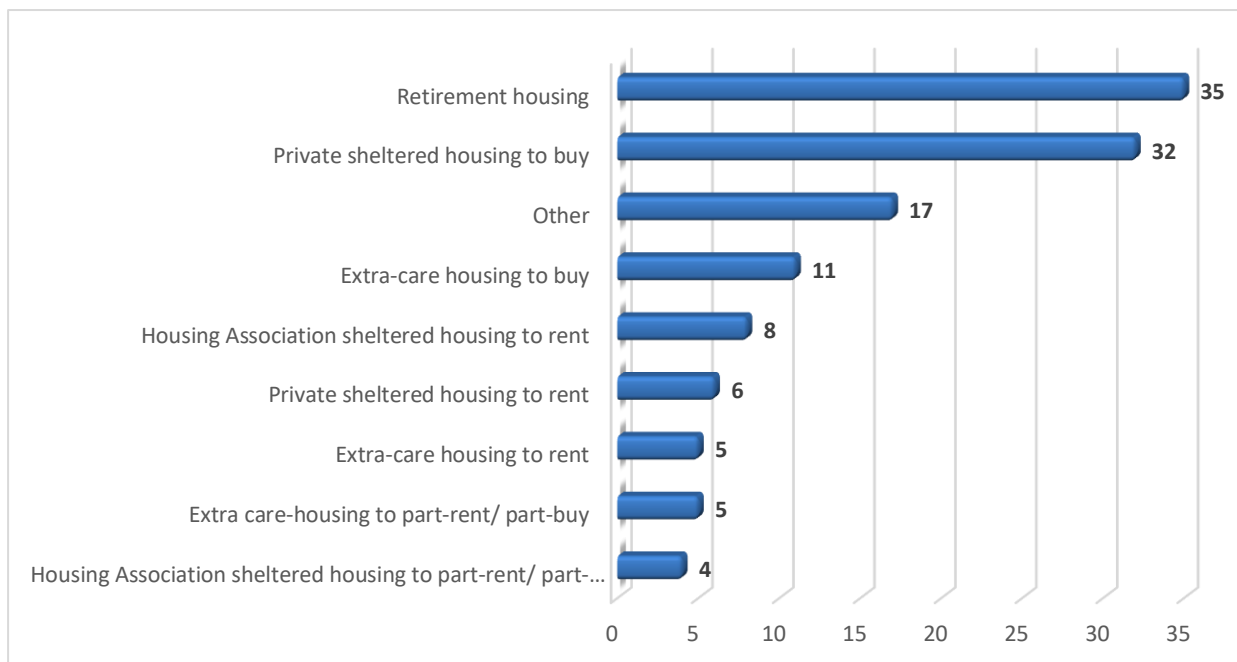
**TOTAL RESPONDENTS = 54 (105 TOTAL CHOICES)**



Other			
Cost of appropriate housing	6	Availability of suitable housing	1
Unable to find eco-friendly house	1	No flats available	1
Difficult leaving beautiful location	1	Small rooms/windows	1
Needs as person of LGBTQ/BAME communities	1	Inertia	1

## 23. What type of older people's specialist housing might you be interested in moving into?

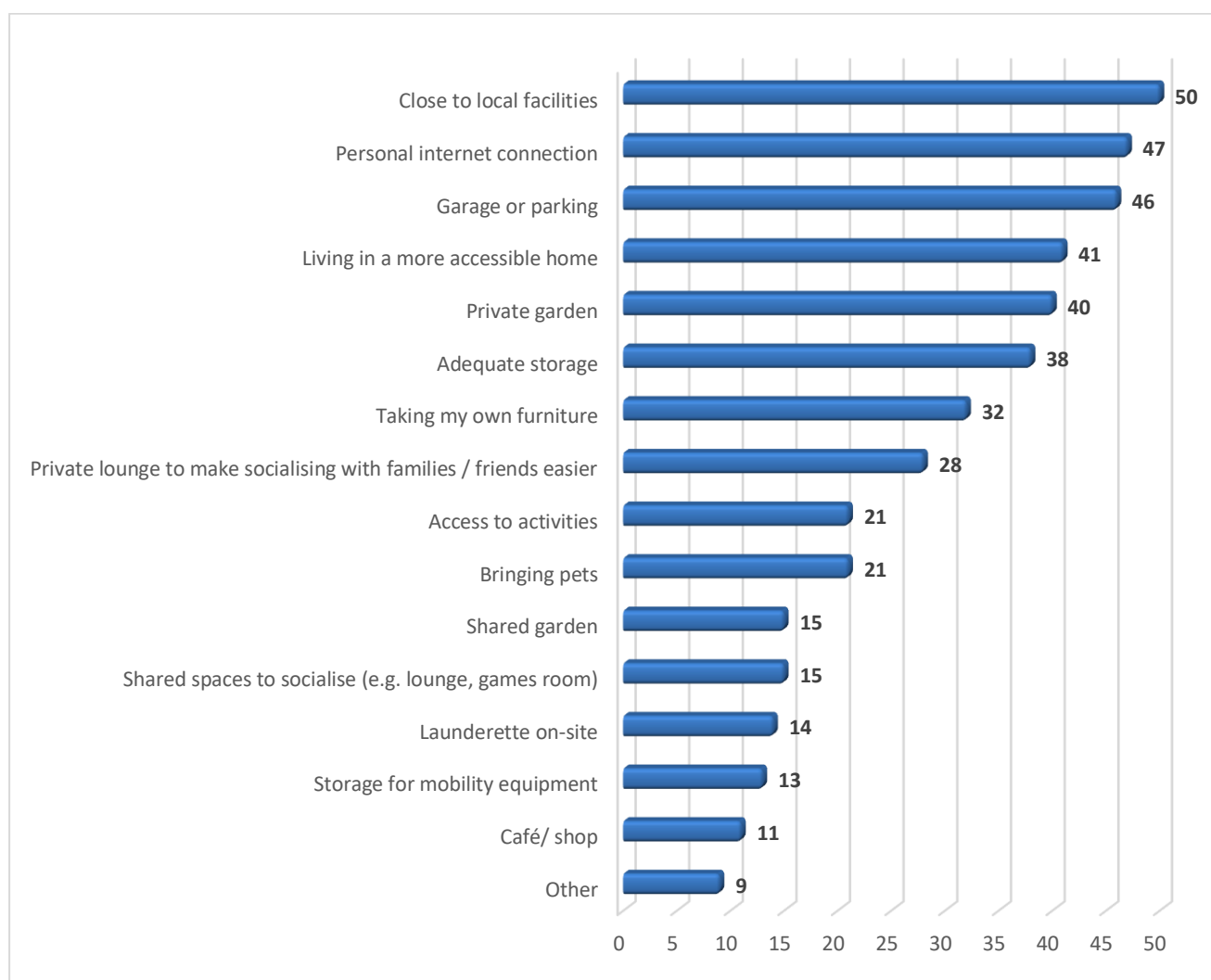
**TOTAL RESPONDENTS = 56 (123 TOTAL CHOICES)**



Other			
Bungalow	5	Continue to live in current home	2
Innovative co-housing / mixed community housing	1	Private property designed for older people	1
Retirement property available to people on lower incomes	1	Single storey living	1
Low rise housing with decent garden	1	Energy-efficient smaller house	1
Flat	1	Freehold property	1
Self-build	1	Stop building	1

## 24. What do you consider the most important thing when looking at new accommodation?

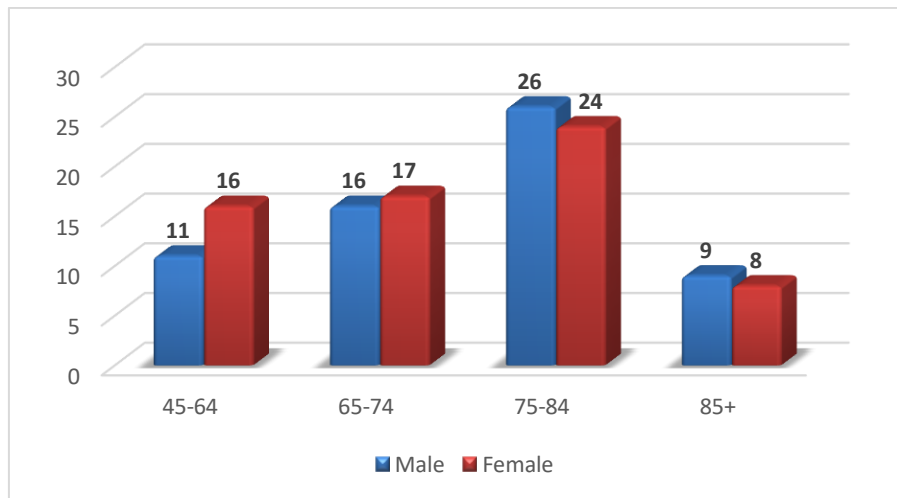
**TOTAL RESPONDENTS = 64 (441 TOTAL CHOICES)**



Other			
On-site manager	1	Community of mixed ages	1
Large living room	1	Cost	1
Energy efficient	1	Accessible private homes	1
Detached property for music practice	1	Not near social housing	1

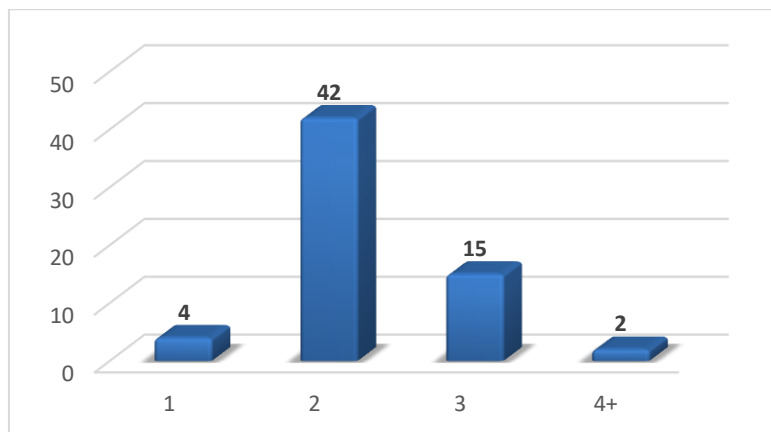
**25. Tell us who would live in the new home.**

**TOTAL RESPONDENTS = 61 (127 INDIVIDUALS)**



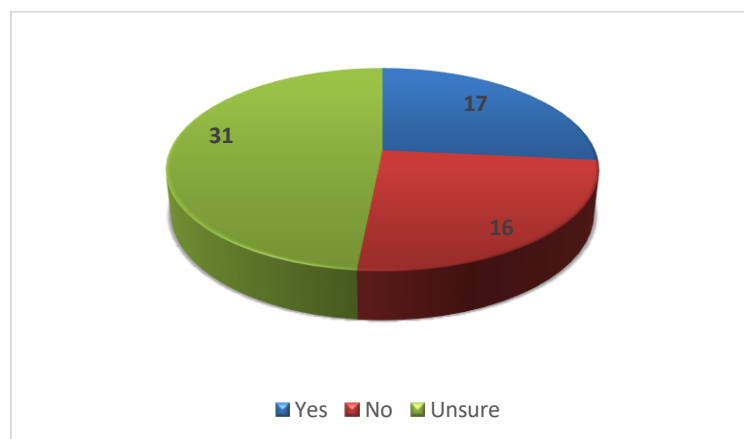
**26. How many bedrooms would your new home need?**

**TOTAL RESPONDENTS = 63**



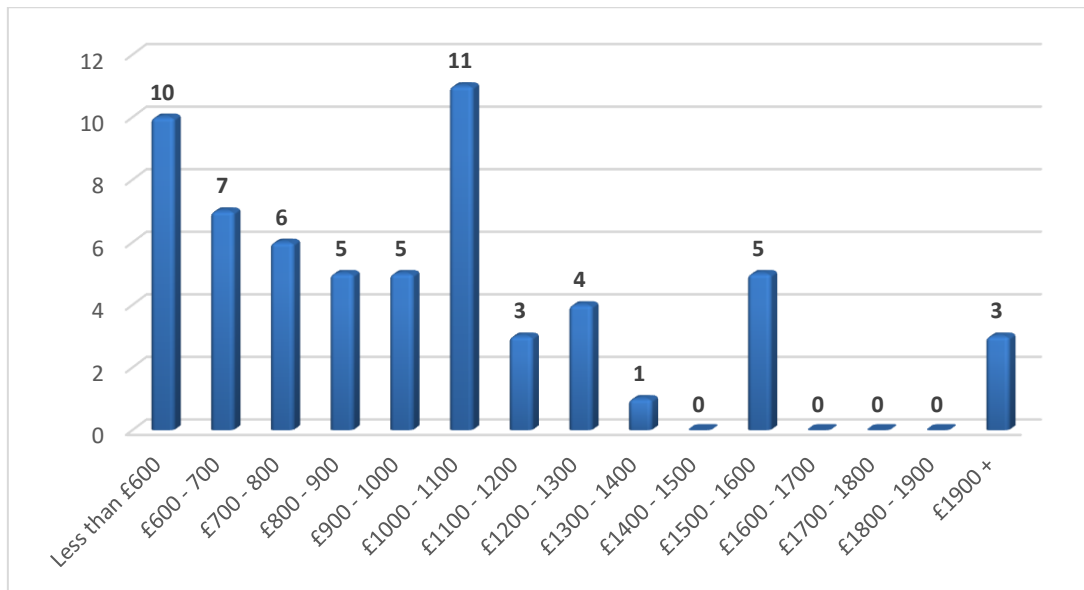
**27. Is it important to you to have access to on-site care and support services?**

**TOTAL RESPONDENTS = 64**



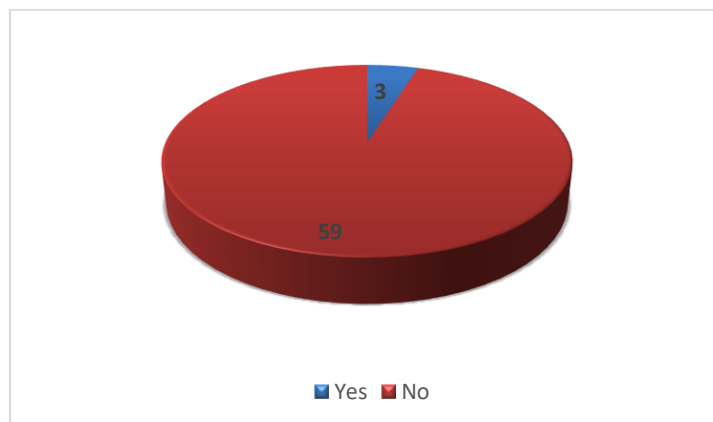
28. Please give us some idea of how much you could afford to pay per month towards your housing costs?

**TOTAL RESPONDENTS = 60**



29. Are you registered on your Local Authority housing register or Homechoice scheme?

**TOTAL RESPONDENTS = 62**



## SURVEY RESULTS PART 4 – SPECIALIST HOUSING

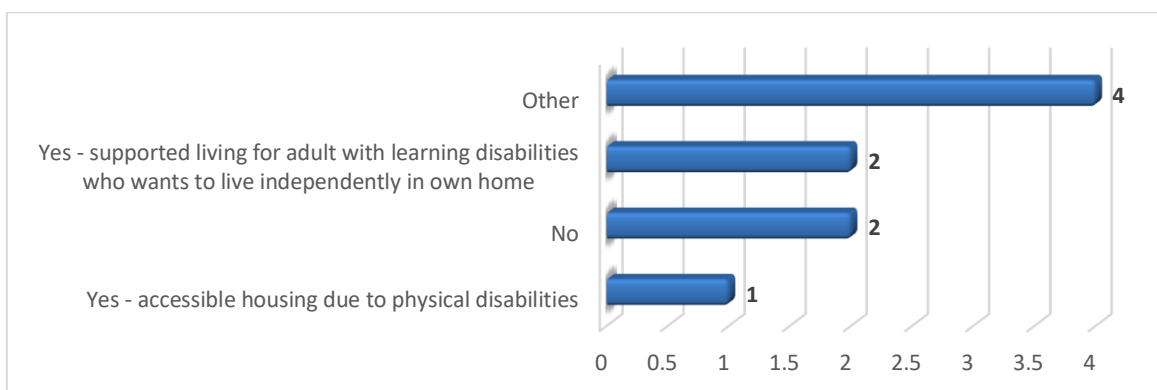
30. Does your household have a specialist housing need not covered anywhere else in this survey?

**TOTAL RESPONDENTS = 212**



31. Does anyone in your household have a specialist housing need? If so, what type do they require?

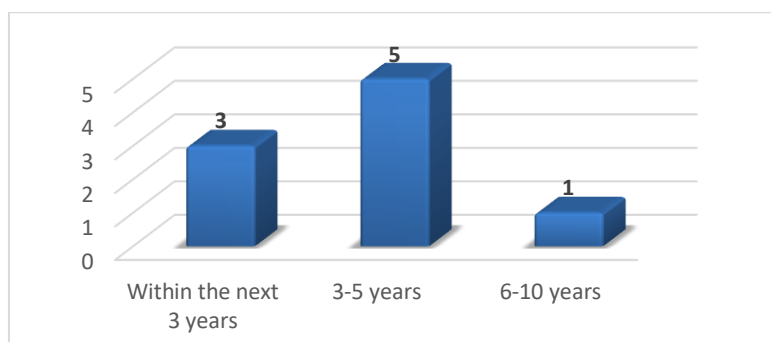
**TOTAL RESPONDENTS = 8**



Other			
No help for people who aren't 1 <sup>st</sup> time buyers but want to get back on ladder	1	Front dormers should be supported by TCC	1
Separate kitchen	1	Privately owned larger family homes	1

32. When would you need to move or plan to move?

**TOTAL RESPONDENTS = 9**





## SURVEY FINDINGS

The findings of this report are exclusively based on the **Thame and Surrounding Areas Housing Needs Survey – November 2021**.

### AFFORDABLE HOUSING NEEDS FINDINGS

Part 2 of the Survey asked households to state if they had a need for the following affordable housing options:

- **Rent (e.g. from Housing Association)**
- **Shared ownership (part-rent/ part-buy with a Housing Association)**
- **Discounted market sales (including First Homes)**
- **Starter Home**

### NUMBERS IN AFFORDABLE HOUSING NEED

1. **49 households** stated they had a need.
2. **16 households currently own their home:**
  - Households which own their own home do not ordinarily meet the qualifying criteria for affordable housing.
3. **10 responses were discounted** due to respondents stating they had an affordable housing need but not answering subsequent questions about their needs (and providing no contact details to allow for follow-up enquiry).

**Taking into account 1-3 above,  
23 HOUSEHOLDS have been included in the detailed summaries of affordable  
housing needs set out below.**

### LOCATION OF RESPONDENTS

- **South Oxfordshire – 22 households**
- **Buckinghamshire – 1 household**

### LOCAL CONNECTIONS AND THE HOUSING REGISTER – SOUTH OXFORDSHIRE RESPONDENTS

- **22 households**
  - 19 households live in Thame
  - 2 households live in Tetsworth
  - 1 household lives in Lewknor
- From the responses provided, **19 households MEET the criteria for Strong Local Connection** - for the purposes of this analysis, local connection has been assessed against the criteria set out in the [2019 South Oxfordshire District Council Allocation Policy](#) (Section 12:2)

- **Housing Register Findings:**
  - **16 of the 23 households assessed as being in need** stated that they are **NOT** on the South Oxfordshire District Council Housing Register (Homechoice).

## LOCAL CONNECTIONS AND THE HOUSING REGISTER – BUCKINGHAMSHIRE RESPONDENTS

- **1 household**
  - 1 household lives in Brill
- This household **MEETS the criteria for local connection** - for the purposes of this analysis, local connection has been assessed against the criteria set out in the [2019 Bucks Home Choice Allocations Policy](#) (Section 2.3.3)
- **Housing Register Findings:**
  - **This household assessed as being in need** stated that they are **NOT** on the Buckinghamshire County Council Housing Register (Home Choice)

## SUMMARY OF IDENTIFIED NEED: RENTAL ACCOMMODATION

<b>HOUSEHOLDS REQUIRING <u>RENTAL ACCOMMODATION</u></b>								
OVERALL NUMBERS = 9								
<b>TENURE CHOICE</b>	<b>1-bed</b>		<b>2-bed</b>		<b>3-bed</b>		<b>4+ bed</b>	
Rent	3		1				1	
Rent/ shared ownership/ discount market sales tenure							1	
Any	2		1					
	<b>5</b>		<b>2</b>				<b>2</b>	
	<b>TYPE</b>		<b>TYPE</b>		<b>TYPE</b>		<b>TYPE</b>	
	House		House	1	House		House	2
	Flat	1	Flat		Flat		Flat	
	Bung.	1	Bung.	1	Bung.		Bung.	
	House/ bung.	2						
	Any	1	Any		Any		Any	
<b>ON HOUSING REGISTER</b>	<b>0</b>		<b>2</b>		<b>0</b>		<b>2</b>	

- 5 households chose rented accommodation exclusively in their tenure choices.
- 1 household which chose 'rent/ shared ownership or discount market sales' and are potentially **UNLIKELY** to afford a mortgage deposit (based on estimates from the financial information provided) have been included in this final tally for rented accommodation.

- 3 households which chose 'any' tenure and are potentially **UNLIKELY** to afford a mortgage deposit (based on estimates from the financial information provided) have been included in this final tally for rented accommodation
- Depending on circumstances, there may be restrictions on the number of bedrooms a household requiring RENTED accommodation is eligible for. Therefore, the likely eligible number of bedrooms based on information supplied has been estimated.

<b>BREAKDOWN OF NEED BY TIMESCALE</b>					
	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4+ bed</b>	<b>TOTAL</b>
<b>IMMEDIATELY</b>	-	-	-	1	<b>1</b>
<b>WITHIN 3 YEARS</b>	3	1	-	1	<b>5</b>
<b>3 – 5 YEARS</b>	2	1	-	-	<b>3</b>
<b>5+ YEARS</b>	-	-	-	-	<b>-</b>

**SUMMARY OF IDENTIFIED NEED: STARTER HOME/ SHARED OWNERSHIP/ DISCOUNT MARKET SALES ACCOMMODATION**

<b>HOUSEHOLDS REQUIRING <u>STARTER HOME/ SHARED OWNERSHIP/ DISCOUNT MARKET SALES ACCOMMODATION</u></b>								
OVERALL NUMBERS = 14								
<b>TENURE CHOICE</b>	<b>1-bed</b>		<b>2-bed</b>		<b>3-bed</b>		<b>4+ bed</b>	
Discount market sales	-		2		1		-	
Shared ownership	-		-		2 (1)		-	
Starter homes	1		1		-		-	
Shared ownership/ discount market sales	-		-		1		1 (1)	
Discount market sales/ Starter homes	-		2 (1)		1		-	
Shared ownership/ discount market sales/ Starter homes	1 (1)		-		-		-	
Rent/ Discount market sales					1			
	<b>2</b>		<b>5</b>		<b>6</b>		<b>1</b>	
	<b>TYPE</b>		<b>TYPE</b>		<b>TYPE</b>		<b>TYPE</b>	
	Bungalow		Bungalow		Bungalow		Bungalow	
	House	1	House	5	House	6	House	1
	Flat		Flat		Flat		Flat	
	House/ flat	1	House/ flat		House/ flat		House/ flat	
	House/ bung.		House/ bung.		House/ bung.		House/ bung.	
	Any				Any		Any	
<b>ON HOUSING REGISTER</b>	<b>1</b>		<b>-</b>		<b>2</b>		<b>1</b>	

**NOTE:** figures in **RED** = number of households potentially **UNLIKELY** to be able afford a mortgage deposit based on financial information provided

- 3 households chose discount market sales accommodation exclusively in their tenure choices.
- 2 households chose shared ownership accommodation exclusively in their tenure choices.
- 2 households chose Starter home accommodation exclusively in their tenure choices.
- 6 households which a mixture of different tenures.

<b>BREAKDOWN OF NEED BY TIMESCALE</b>					
	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4+ bed</b>	<b>TOTAL</b>
<b>IMMEDIATELY</b>	-	1	1	-	<b>2</b>
<b>WITHIN 3 YEARS</b>	-	3	4	1	<b>8</b>
<b>3 – 5 YEARS</b>	2	1	1	-	<b>4</b>
<b>5+ YEARS</b>	-	-	-	-	-

## HOUSING OPTIONS FOR OLDER PEOPLE - FINDINGS

Part 3 of the Survey asked households to state if they had a need for the following housing options for older people:

- Retirement housing
- Private sheltered housing to buy
- Private sheltered housing to rent
- Housing Association sheltered housing to rent
- Housing Association sheltered housing to part-rent/ part-buy
- Extra-care housing to buy
- Extra-care housing to rent
- Extra care-housing to part-rent/ part-buy

### NUMBERS NEEDING HOUSING AS THEY GET OLDER

1. **70 households** stated they had a need.
2. **6 responses were discounted** due to respondents stating they had a need but not answering subsequent questions about their needs (and providing no contact details to allow for follow-up enquiry).
3. **14 respondents chose 'other' exclusively** (i.e. they did not choose a tenure mix noted above). *See below.*

**Taking into account 1-3 above,  
50 HOUSEHOLDS have been included in the detailed summaries of affordable  
housing needs set out below.**

### LOCATION OF RESPONDENTS

- South Oxfordshire – 38 households
- Buckinghamshire – 12 households

### LOCAL CONNECTIONS AND THE HOUSING REGISTER – SOUTH OXFORDSHIRE RESPONDENTS

- **38 households**
  - 35 households live in Thame
  - 2 households live in Tetsworth
  - 1 household lives in Sydenham
- From the responses provided, **33 households MEET the criteria for Strong Local Connection** - for the purposes of this analysis, local connection has been assessed against the criteria set out in the [2019 South Oxfordshire District Council Allocation Policy](#) (Section 12:2)
- **Housing Register Findings:**

- **36 of the 38 households assessed as being in need** stated that they are **NOT** on the South Oxfordshire District Council Housing Register (Homechoice).

## LOCAL CONNECTIONS AND THE HOUSING REGISTER – BUCKINGHAMSHIRE RESPONDENTS

- **12 households**
  - 4 households live in Long Crendon
  - 4 households live in Haddenham
  - 2 households live in Cuddington
  - 1 household lives in Kingsey
  - 1 household lives in Brill
- All 12 households **MEET the criteria for local connection** - for the purposes of this analysis, local connection has been assessed against the criteria set out in the [2019 Bucks Home Choice Allocations Policy](#) (Section 2.3.3)
- **Housing Register Findings:**
  - **All 12 households assessed as being in need** stated that they are **NOT** on the Buckinghamshire County Council Housing Register (Home Choice)

<b>OLDER PEOPLE’S HOUSING OPTIONS</b>					
OVERALL NUMBERS = 50					
<b>TENURE CHOICE</b>	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4-BED +</b>	<b>NO SIZE GIVEN</b>
Retirement housing		7	1		
Private sheltered to buy		4	1		
Retirement housing Private sheltered to buy	1	7	5		1
Retirement housing Private sheltered to rent		1			
Retirement housing Private sheltered to buy Extra-care to buy		2	2		
Housing Assoc. sheltered to rent	2				
Extra care to buy		1			
Private sheltered housing to buy Extra-care to buy		1			
Extra-care to buy Extra-care to part rent/ part buy	1				
Private sheltered to buy Housing Assoc. sheltered to part rent/ part buy		1			
Housing Assoc. sheltered to rent			1		

Extra care to rent					
Retirement housing Housing Assoc. sheltered to rent		1			
Retirement housing Extra-care to buy		1			
Private sheltered to buy Extra-care to buy		1			
Private sheltered to buy Private sheltered to rent Extra-care to part rent/ part buy				1	
Private sheltered to buy Extra-care to buy Extra-care to rent		1			
Retirement housing Private sheltered to buy Housing Assoc. sheltered to part rent/ part buy		1			
Retirement housing Extra-care to buy Extra-care to part rent/ part buy		1			
Retirement housing Private sheltered to buy Private sheltered to rent Housing Assoc. sheltered to rent		1			
Retirement housing Private sheltered to rent Housing Assoc. sheltered to rent Housing Assoc. sheltered to part rent/ part buy Extra-care to part rent/ part buy		1			
Retirement housing Private sheltered to buy Private sheltered to rent Housing Assoc. sheltered to rent Extra care to rent		1			
Any		1			
	4	34	10	1	1
<b>ON HOUSING REGISTER</b>		1	1		

<b>BREAKDOWN OF NEED BY TIMESCALE<sup>1</sup></b>					
	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4+ bed</b>	<b>TOTAL</b>
<b>IMMEDIATELY</b>					
<b>WITHIN 3 YEARS</b>	1	5		1	<b>7</b>
<b>3 – 5 YEARS</b>	1	4	1		<b>6</b>
<b>6 – 10 YEARS</b>	1	12	6		<b>19</b>
<b>10+ YEARS</b>	1	13	3		<b>17</b>

### **'OTHER' CHOICES**

As noted above, 14 respondents chose 'other' tenures exclusively. The following lists the responses made:

1. Innovative co-housing
2. Single storey living
3. Self-build
4. A bungalow
5. Stay where we are
6. Bungalow, with garden and double garage
7. Freehold property
8. None of the above - stop building
9. Flats
10. To continue to live in my current home
11. Smaller house to buy that is energy efficient
12. Bungalow at affordable price
13. Private property, designed for older people to live in
14. Affordable bungalows with small gardens

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<sup>1</sup> Total responses = 49. 1 respondent did not give a size of home required.



## OTHER SPECIALIST HOUSING NEEDS FINDINGS

Part 4 of the Survey asked households to state if they had any specialist housing needs.

1. **10 households** stated they had a need.
2. **7 responses were discounted** due to:
  - a. Respondents stating they had a need but not answering subsequent questions about their needs (and providing no contact details to allow for follow-up enquiry).
  - b. Respondents making general comments about housing and not expressing a need for specialist housing.

**Taking into account 1-2 above,  
3 HOUSEHOLDS have been included in the detailed summaries of affordable  
housing needs set out below.**

<b>SPECIALIST HOUSING NEEDS</b>				
OVERALL NUMBERS = 3				
	<b>IMMEDIATELY</b>	<b>WITHIN 3 YEARS</b>	<b>3 – 5 YEARS</b>	<b>5+ YEARS</b>
<b>Supported living for an adult with learning disabilities who wants to live independently in a home of their own</b>			2	
<b>Accessible housing due to physical disabilities</b>		1		
<b>TOTAL</b>	-	1	2	-

## SUGGESTED NEXT STEPS

The findings of this report are exclusively based on the **November 2021 Thame and Surrounding Areas Housing Needs Survey**.

Levels of need in regard to affordable housing, housing options for older people and other specialist housing have been identified from households responding to the survey.

**Important note: the needs breakdown is indicative.** In addition, and if applicable, a household's needs would require full analysis through Housing Register application to South Oxfordshire District Council or Buckinghamshire County Council.

52 households in South Oxfordshire communities and 13 households in Buckinghamshire communities assessed as being in need stated they are NOT currently registered with South Oxfordshire District Council or Buckinghamshire County Council. Community First Oxfordshire will contact respondents (where details have been provided and permission given) and advise the household to make an application to the relevant Register.

The report is intended to help inform discussions regarding the housing mix on potential future housing developments in Thame and surrounding areas. These discussions will also be informed by, for example, additional housing need as evidenced from those households which are currently registered on the SODC and Bucks CC Housing Registers (and which may not have responded to this survey).