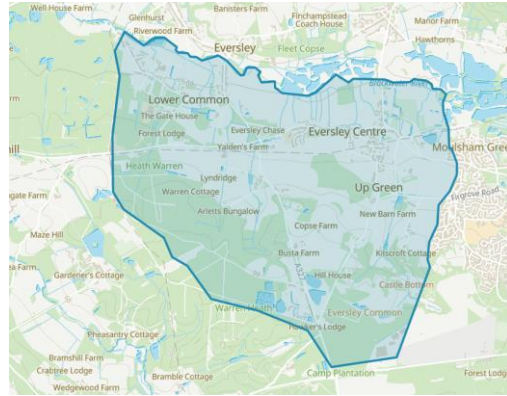




EVERSLEY PARISH

HOUSING NEED SURVEY SUMMARY REPORT

AUGUST 2026



Research conducted by Action Hampshire

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This summary report has been prepared by Action Hampshire on behalf of Eversley Parish Council. The work was commissioned and funded by Eversley Parish Council and Hart District Council as part of the delivery of the Rural Housing Enabler service in Hampshire, supported by funding from ACRE (Action with Communities in Rural England) through DEFRA.

This document provides a summary of the key findings and recommendations arising from the Eversley Housing Need Survey. It should be read alongside the full Housing Need Survey Report, which contains the detailed survey results, methodology, analysis and supporting evidence.

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Summary of key findings

A total of 148 households responded to the Eversley Parish Housing Need Survey. The survey identified a minimum of 53 households seeking alternative accommodation within the parish, representing 100 individuals. Of these, 20 households identified a need for rented affordable housing. Hart District Council has confirmed that 44 households with a confirmed Eversley connection are currently registered for rented affordable housing. After accounting for households identified through both sources, the combined identified need for rented affordable housing is 60 households.

The need identified through the survey is relatively immediate. 22 households expect to require a move within the next two years, with a further 20 households expecting to move within two to five years, meaning that 80% of identified housing need is expected to arise within the next five years. This, combined with the significant number of households on the Housing Register who are currently unable to access suitable or affordable accommodation, demonstrates that housing need in Eversley is both current and pressing.

The survey shows that housing need within Eversley arises from two principal groups: younger households seeking their first independent home and older residents wishing to downsize whilst remaining within the parish. Demand is strongest for two-bedroom (22) and three-bedroom homes (18), with 90% of identified households requiring properties with three bedrooms or fewer. A further 8 households identified specialist housing needs relating to mobility or care requirements.

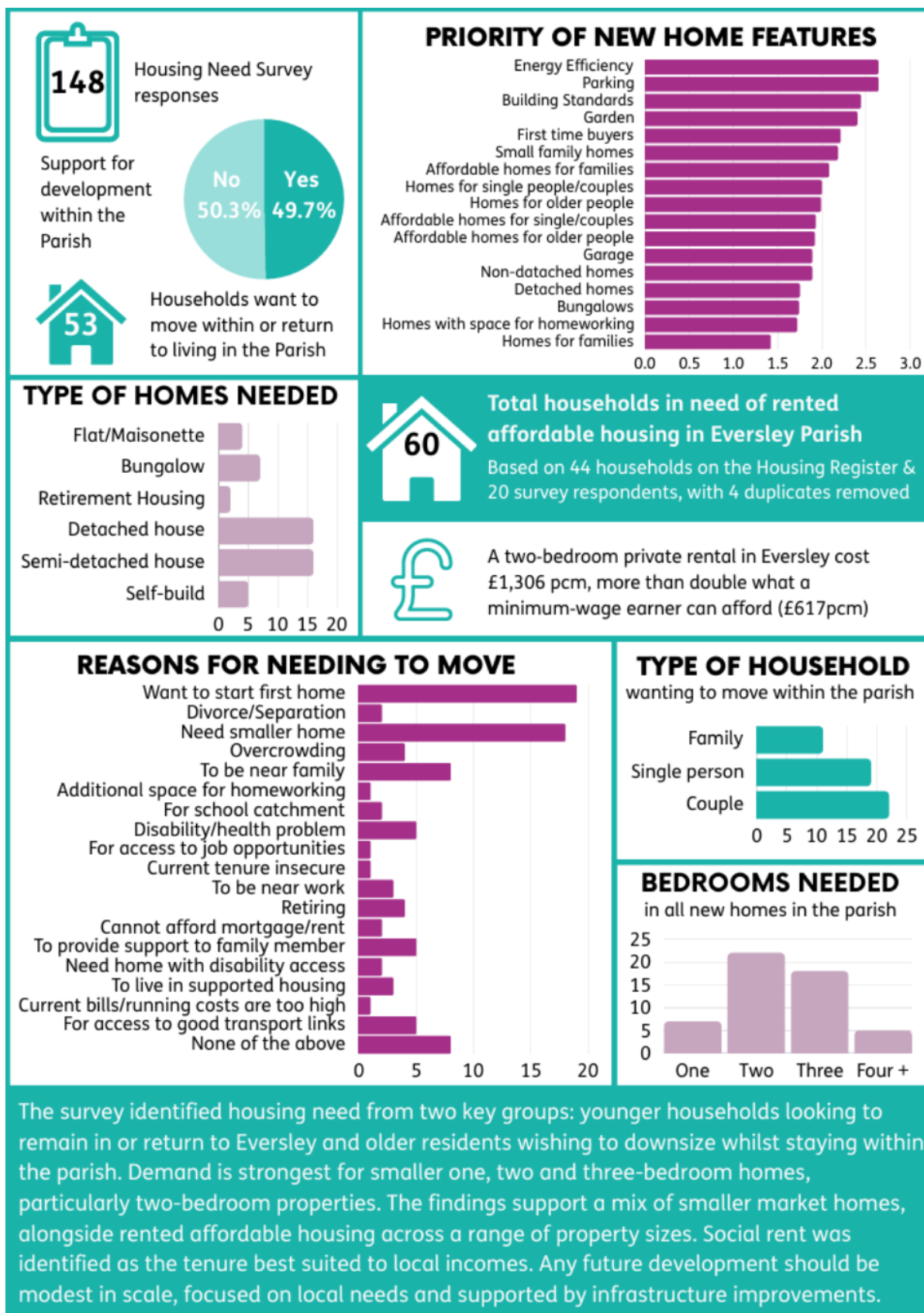
The principal barriers to moving are the lack of suitable or available homes and, for some households, the lack of affordable housing options. A significant proportion of identified need comes from existing residents seeking to downsize from larger homes. Providing suitable smaller homes, particularly one and two-bedroom properties, bungalows and accessible accommodation, could enable these households to remain within Eversley whilst releasing larger family homes onto the open market.

Affordability assessments indicate that social rented housing most closely aligns with the incomes reported by households in need. Rented affordable housing may be suitable for some households, whilst Shared Ownership is likely to be affordable to only a very small number of respondents due to income and deposit requirements. Social rented housing is affordable for the majority.

Comments throughout the survey revealed strong concerns regarding infrastructure, traffic, public transport, drainage and access to local services. While respondents were divided on whether additional housing should be supported in principle, there was broad agreement that any future development should be proportionate in scale, focused on meeting identified local needs, protect the character of the parish and be accompanied by appropriate infrastructure improvements.

Overall, the evidence demonstrates a need for a broader range of housing opportunities within Eversley Parish. Future provision should focus on smaller homes, particularly one, two and three-bedroom properties, alongside accessible accommodation and rented affordable housing in a range of sizes. Such an approach would help younger households remain in the parish, provide downsizing opportunities for existing residents and address the identified need for affordable housing whilst maintaining the character and identity of the local community.

Infographic of key findings



Recommendations

Based on the survey results, the following recommendations are made:

Scale of potential development

The evidence presented demonstrates a need for additional housing within Eversley Parish. To minimise the visual and environmental impact of development in a rural area, the Parish Council may wish to consider a modest, sensitively designed scheme that provides a proportion of the identified need for both rented affordable housing and open market housing. The survey has identified demand for both tenures; however, the mechanism through which these needs could be met will need to be considered in the context of Hart District Council planning policy and any future site-specific proposals.

The exact number, size and tenure mix of homes should be agreed through discussion between the Parish Council, Hart District Council, any Registered Provider involved, and other relevant stakeholders.

The evidence suggests that increasing the supply of smaller open market homes could play an important role in meeting local housing need. A significant number of existing residents occupy larger family homes but would consider downsizing if suitable accommodation were available within the parish. Enabling these households to move could release existing family homes back onto the market, helping to meet some identified demand without requiring equivalent levels of new larger housing.

Recommended mix of home sizes

Survey responses show clear demand for one, two and three-bedroom homes, with limited identified need for homes of four bedrooms or more. Several of those seeking to move currently occupy larger properties within the parish but would consider downsizing if suitable accommodation were available. The provision of smaller homes would therefore not only meet identified need directly but could also help release larger family homes back onto the open market. Consideration is needed for larger homes for those looking for rented affordable housing as current stock does not meet this clearly identified need.

The evidence suggests that future housing provision should be weighted towards smaller homes, particularly:

- One-bedroom homes for single-person households and first-time buyers.
- Two-bedroom homes for downsizers, couples and smaller households.
- Three-bedroom homes for families and households requiring additional space.
- A limited number of four-bedroom homes where a specific family need has been identified, particularly for rented affordable tenure.

The specific preferences identified in the survey include:

Open market – total of 41 homes

- 3 x one-bedroom maisonette/apartment
- 1 x one-bedroom semi-detached house
- 3 x two-bedroom bungalow

- 1 x two-bedroom maisonette/apartment
- 2 x two-bedroom retirement accommodation
- 7 x two-bedroom semi-detached house
- 3 x two-bedroom detached house
- 2 x three-bedroom bungalow
- 6 x three-bedroom semi-detached house
- 6 x three-bedroom detached house
- 4 x two or three-bedroom self-build detached properties
- 3 x four-bedroom detached house

Social rent – total of 11 homes

- 1 x one-bedroom maisonette
- 2 x one-bedroom bungalow
- 3 x two-bedroom semi-detached house
- 1 x two-bedroom detached house
- 1 x three-bedroom semi-detached house
- 1 x three-bedroom detached house
- 2 x four-bedroom detached house

In addition to this the current Housing Register data primarily shows a need for one- (15) or two-bedroom (13) properties but there is still demand for some larger three-bedroom (8) and four-bedroom properties (4). This does not include the 4 survey respondents who indicated they are on the Housing Register; their needs are represented above. While the overall survey demonstrates strongest demand for one, two and three-bedroom homes, the identified rented affordable housing need spans all property sizes, including larger family accommodation.

Given the scale of identified need and the clear preference expressed by respondents for modest, carefully planned development, any future scheme should be proportionate to the size and character of the parish

Recommended tenure mix

The evidence demonstrates a need for both affordable and open market housing within Eversley Parish.

The survey identified a significant number of existing residents seeking to downsize from larger owner-occupied homes. Providing suitable smaller market homes would allow these residents to remain within the parish whilst releasing larger family homes back into the local housing market. This could help meet some of the identified demand for larger open market housing without requiring an equivalent level of new development.

Whilst the survey identifies demand for smaller open market homes from households with local connections to Eversley, any market housing would normally be available for purchase on the open market. Unlike affordable housing delivered through a Rural Exception Site, open market homes cannot

normally be reserved exclusively for local people and would be subject to normal market purchasing arrangements.

However, the survey also identified a substantial affordable housing need. Affordability assessments show that open market purchase and private renting are beyond the reach of many households requiring affordable accommodation. There is evidence to support the development of larger homes available as rented affordable housing.

The evidence indicates that:

- Social rented housing would meet the needs of the largest proportion of households requiring affordable accommodation.
- Rented affordable housing may be suitable for some households but is likely to remain unaffordable to others without additional financial support.
- Shared Ownership would only meet the needs of a very small number of households due to the income and deposit requirements identified through the survey.

As a result, any future affordable housing provision should prioritise social rented housing, followed by rented affordable housing. Shared Ownership, if included, should form only a small proportion of any affordable housing scheme.

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Infrastructure considerations

Throughout the survey respondents consistently identified concerns regarding infrastructure capacity, transport and traffic. Any future development should therefore give consideration to:

- Wastewater treatment and drainage capacity.
- Traffic management and road safety.
- Public and community transport.
- Pedestrian and cycle links, particularly between Eversley and Yateley.
- Access to local services and community facilities.

Respondents were clear that any future housing growth should be proportionate to the scale of the parish and accompanied by appropriate infrastructure improvements.

Local connection

New rented affordable homes should be allocated in accordance with Hart District Council's rural local connection policy, which prioritises:

- Current residents

- Former residents
- Individuals employed in the Parish
- Those with close family living in the area

This will ensure that housing meets locally arising need in line with the purpose of the survey.

Importance of up-to-date Housing Register data

As housing need can change over time, any future development should be informed by current Housing Register data at the planning application stage. This will ensure that the size and tenure mix of new homes continues to reflect local need at the point of delivery.

Summary

The evidence provided by the Eversley Housing Need Survey supports the delivery of additional housing within the parish, including both affordable and open market homes. The strongest demand is for smaller properties, particularly one, two and three-bedroom homes, which would meet the needs of younger households seeking their first independent home and older residents wishing to downsize.

Future housing provision should focus on delivering a mix of smaller market homes, accessible accommodation and affordable housing. Particular emphasis should be placed on social rented housing, which most closely reflects the financial circumstances of households requiring affordable accommodation. In addition, providing suitable downsizing opportunities could help release existing larger family homes back into the local housing market, making more effective use of the parish's existing housing stock. Any future development should be proportionate in scale, sensitive to the character of the parish and supported by appropriate infrastructure improvements.