



Housing Needs Survey Report

Highley Parish

May 2026

**Analysis by Craig Bethel,
Rural Housing Enabler, Community Resource**

Community Resource is an operating name of the Community Council of Shropshire. A company Limited by Guarantee 4652487 and a Registered Charity 1096779.

Find out more at www.community-resource.org.uk

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INTRODUCTION

The current housing affordability crisis is an issue affecting the entire country. Whilst this is often highlighted in reference to urban areas, it is a prominent issue for our rural communities and with its own distinct challenges.

On average, lower incomes in rural areas, and an increase in urban migration to the countryside alongside a rise in remote working, means that demand for rural housing often outstrips supply. This drives up costs beyond that which local residents can afford.

Limited sizes and types of homes can also cause obstacles for families wishing to remain in close proximity to each other when young family members move out and older family members need to downsize.

There are a number of benefits to providing rural affordable homes to meet local needs including sustaining rural economies, ensuring local businesses and services can operate, and supporting the mental and physical health of local people.

However, limited rural amenities, environmental protection restrictions and rising building costs, *can* all pose challenges to developing homes that meet local needs.

Issues for rural communities can occur when development does not aim to address local needs, often because those needs are 'hidden', meaning they are not recorded on the housing register.

The subject is complex, which is why focussing on and surveying need is an important first step to establishing if or how a solution is required.

A local awareness of rising national need and high development targets have contributed to the Parish Council wanting to learn more about *local* housing need in order to better instruct future action.

Highley Parish Council commissioned the Rural Housing Enabler of Community Resource to conduct a survey to focus specifically on local housing needs information within and relating to the parish. This service was free and impartial (see pg.28 'About Community Resource').

A Housing Needs Survey collects information on those with a housing need and analyses the evidence collected. This differs from a Housing Needs Assessment which collects local housing market information and incorporates a wider range of secondary housing, economic, and demographic data.

The survey opened 9 February 2026 and ended 27 February 2026.

The aim of the survey was to establish housing need for those with a local connection to Highley.

Those with a housing need or foreseeable housing need within the next 5 years in Highley were asked to complete the survey.

This included those currently living in Highley and those with a local connection to Highley who would live in the area if circumstances allowed.

The survey specified that *separate* housing need within one household should be recorded by the impacted person/people on a separate survey. This should be the only instance of multiple surveys per address.

Respondents were assured that any information disclosed would be reported as anonymised data and not attributed to specific people/households.

Respondents were required to provide their name and address to aid data analyses and verify legitimacy and were informed that identifying information would not be shared or reported on.

The survey form was a standard document used across the district with additional input by the parish council. The survey was made available via a digital version created on 'SmartSurvey' software, and printed versions (with freepost envelopes) were available for collection from the Severn Centre. The Parish Council were provided with posters and they also undertook some promotional work, handing out paper surveys and delivering to some homes. The printed version is included in this report as Appendix A.

Social Media promotional posts were circulated by the parish council and Community Resource arranged targeted adverts to those within a 3km radius of Highley on Facebook and Instagram. The ads reached 5,554 social media accounts and 346 clicked the survey link.

All questions in the digital version were the same as in the physical survey. Those returning physical responses were given 1 week post-closing date to return their surveys which were addressed to Community Resource's offices and delivered to the Rural Housing Enabler. Physical survey responses were then copied to the digital software by the Rural Housing Enabler.

PARISH HOUSING PROFILE

A Parish Housing Profile features information collated from external sources. This secondary data provides further insight, collected in a number of different ways and focusing on the wider parish rather than just those with housing need.

The data displayed on pages 6 and 7 has been collated from:

Office for National Statistics, Rightmove, Valuation Office Agency, Plumplot, Gov.uk.

HIGHLEY PARISH HOUSING PROFILE

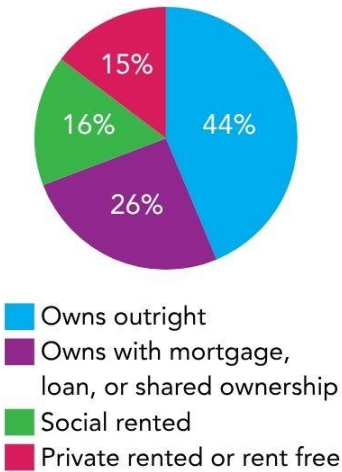


Population
3,785

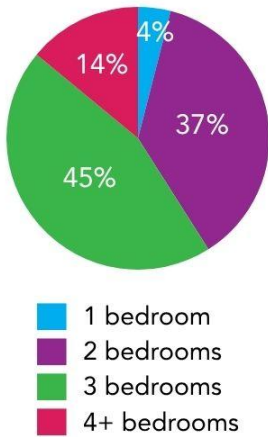



Households
1,668

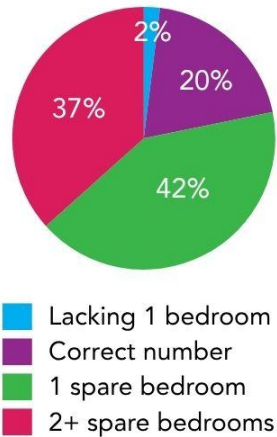
Tenure of household



Number of bedrooms



Occupancy of bedrooms



Average home purchase price

£208,243*

*as of May 2026 based on 34 sales in the previous 12 months.

Average 2-bed rental price (pcm)

£850.00*

*at the time of analysis (May 2026), only one property available under this criteria.

Maximum local housing allowance per month for 2-bed home

£593.36

Percentage of children eligible for free school meals: 25.9%

Shropshire Council's Highley Place Plan Profile confirms that Highley's median gross household income is £29,679 with a housing affordability ratio of 5.9. This is a low median gross household income level and whilst the median household affordability ratio is also low, this does not tell the whole story.

When looking at household income bands, more households in Highley sit within the £15-20k income bracket than any other with 11.5%. A large percentage of households would be considered low income and in need of more affordable housing than median values. The housing affordability ratio also does not take into account the growing cost of living versus income.

Highley has a high population density of 2.2 persons per hectare - In Shropshire, only Shrewsbury has a higher density.

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TOPLINE RESULTS

57 responses were received.

52 (91.2%) completed the survey digitally.

5 (8.8%) completed the paper survey and returned it via the freepost envelope provided.

Due to the survey only requesting those with need to complete it and not the wider community, success should not be determined by the number of surveys completed.

The data from 20 responses cannot be used in this report for the following reasons:

4 did not include a name or address. As stated in the survey's Data Protection Statement, this information was required for verification purposes only, without this data I could not determine that these surveys had not been duplicate responses.

15 responses stated in question 1 that they had no foreseeable housing need. Page 1 of the survey stated "The purpose of this survey is to capture housing need" and all questions within the survey were related to this purpose. Whilst community input is an important aspect of deciding on solutions for local need, this survey was run to simply establish what that need may be.

1 response had not selected 'no foreseeable housing need' but made it clear in the comments that they did not want to move home within the parish.

A summary of the comments from the 16 verified surveys without local housing need can be found in Appendix B.

A total of 0 responses came from an address where another person had also submitted a response. Therefore, no multiple-need households completed the survey.

2 responses came from addresses outside of the parish but both cases can demonstrate clear local connection.

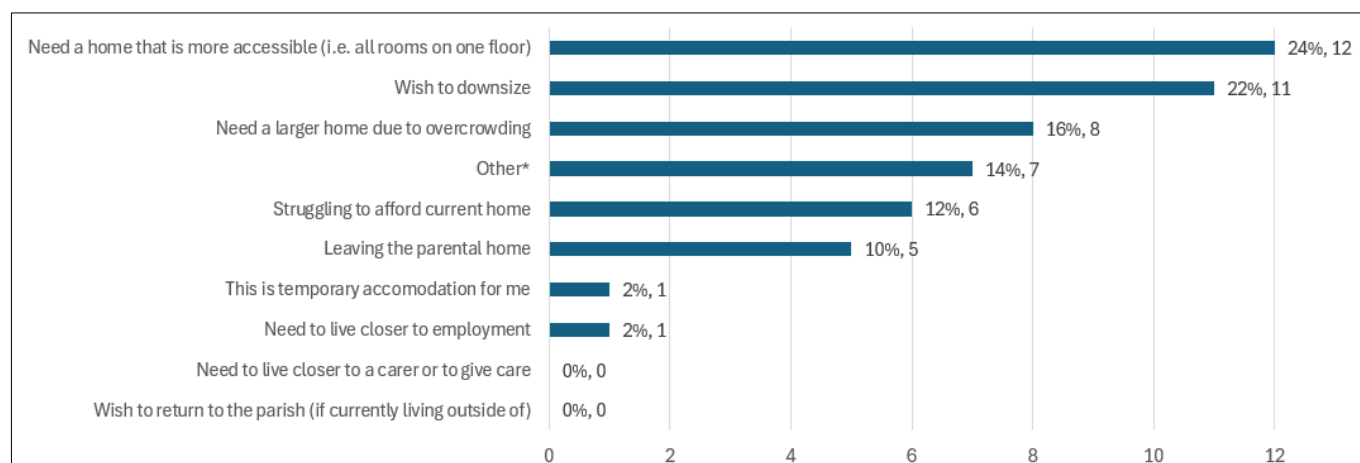
This report recognises 37 eligible responses with housing need in Highley.

99 people reside in the households of the 37 eligible surveys.

The 2021 Census reported 3,733 residents in Highley. According to this survey, approximately 2.65% of residents have a housing need.

REASON FOR NEED

1. For what reason(s) would you want to leave your current home either now or within the next 5 years? Tick as many as apply.



*Reasons given from those who selected 'Other' - Split into themes to retain anonymity:

- 2x Home and surrounding area maintenance issues
- 2x Need for long-term housing security (rather than private landlord)
- Merging family
- Currently without garden
- Expression of political viewpoint rather than an explanation of housing need

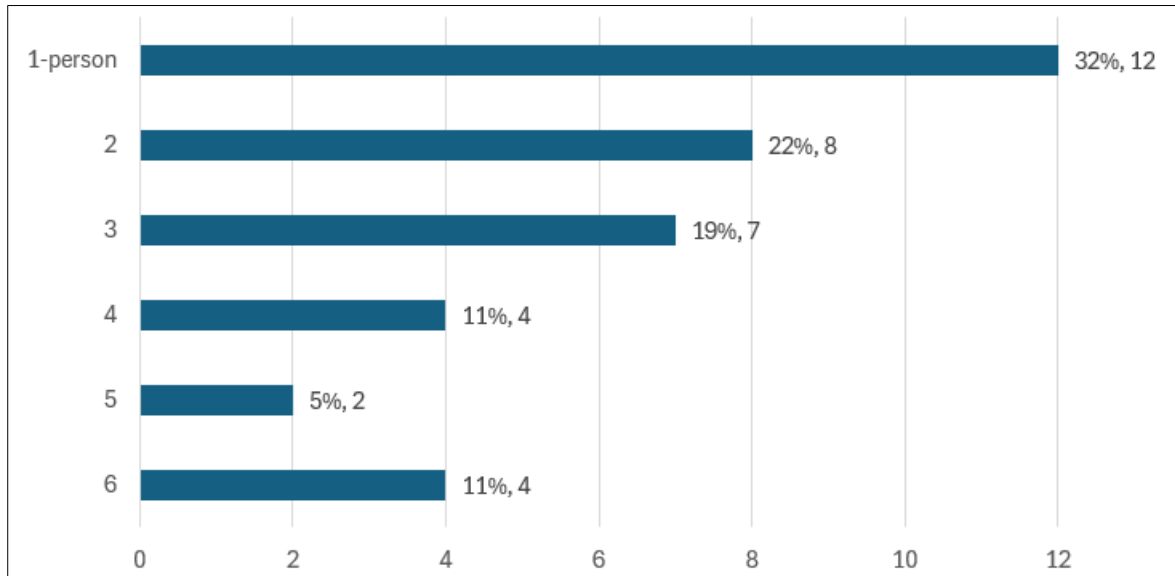
Overall, 15 of those completing the survey were over the age of 60 and all but 1 selected either 'need a home that is more accessible', 'wish to downsize', or both. This marks a rising need within the community as the local population ages.

The remaining 22 eligible respondents, all below the age of 60, had a far more varied response. 2 needed a more accessible home, 1 wished to downsize. The most selected category for the under 60s was 'need a larger home due to overcrowding' with 8.

YOUR HOUSEHOLD AND HOME

2. Details of the household (family, single, couple) seeking an alternative home within Highley.

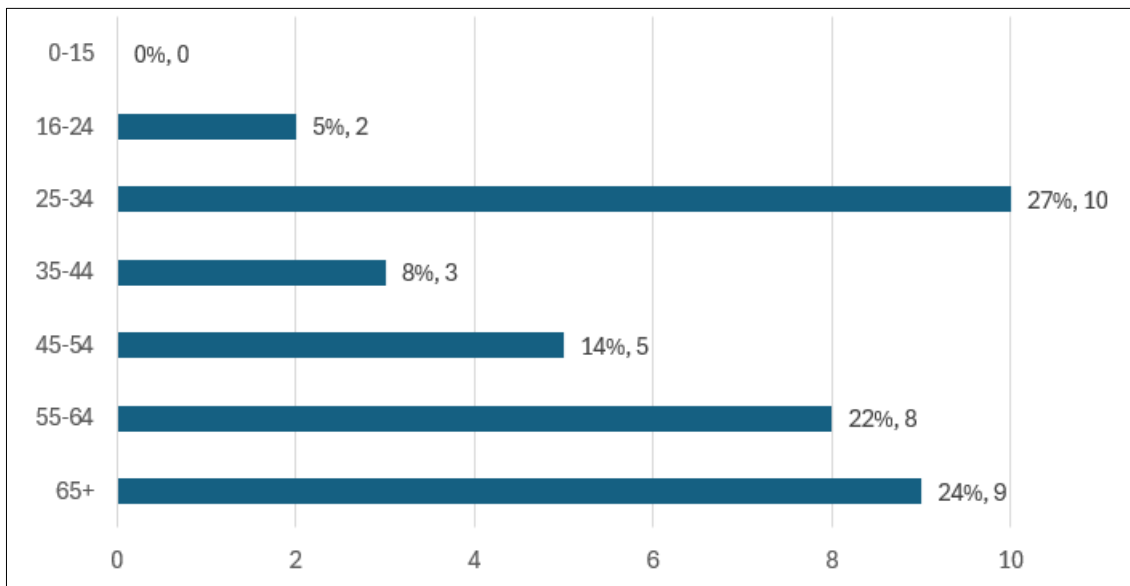
The 37 respondent households are made up of the following numbers of people:



Almost a third of respondents (12, 32%) are currently in a 1-person household. Of those 12 people, 5 are currently living in a 2-bedroom house, 6 are in 3-bedroom, and 1 in a 4-bedroom. Of these 12 people, 7 wish to downsize, and in being able to do so, this would free-up a number of existing family homes.

The majority house size currently being lived in by 2-person households with housing need is 2-bedroom.

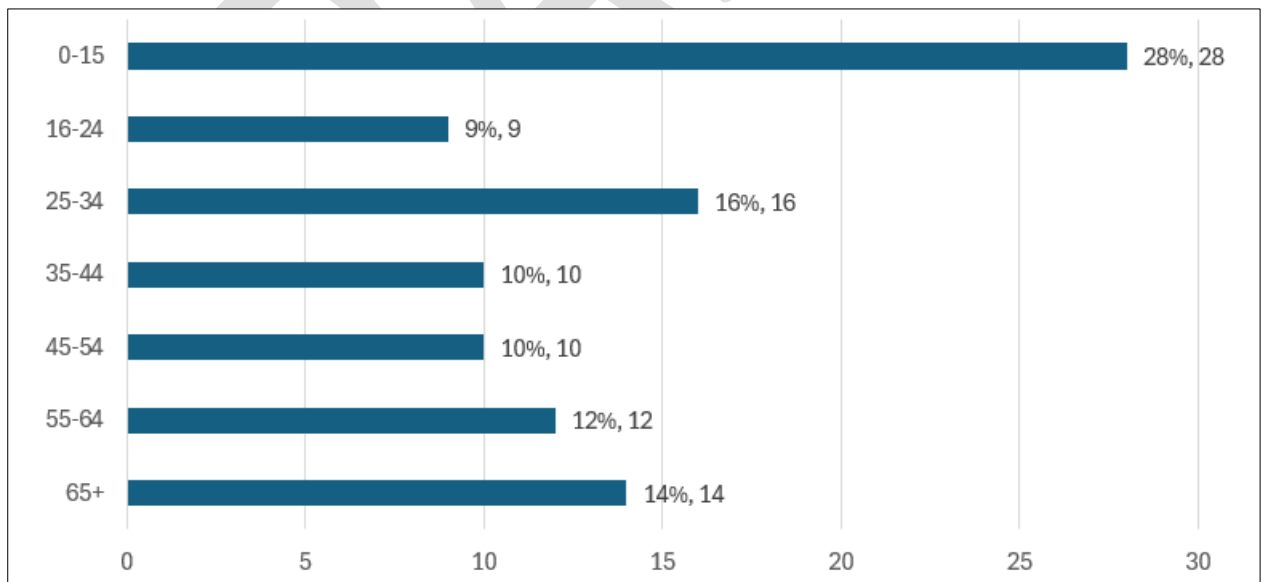
The age groups of the 37 people who completed the survey are as follows:



27% of those completing the survey were in the 25-34 age group, followed by 24% at 65+ and 22% at 55-64.

29 (78%) of those completing the survey were female, 8 (22%) were male.

The ages of all people in surveyed households, which equates to 99 people, are as follows:



The highest age group in respondent households is 0-15 years old; 28 people (28%).

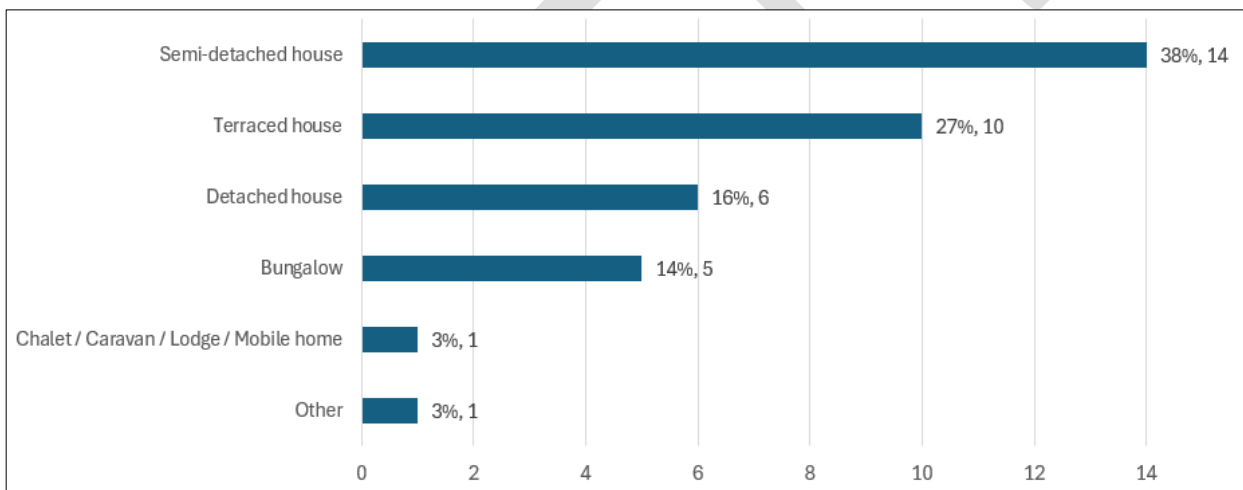
13 (46%) of the 28 in the 0-15 age group are 10+ years old.

15 (41%) respondent households included children between the ages of 0-15.

It is unsurprising that the smallest age group is 16-24. This is a national trend in rural areas, partly due to many rural areas having lower stock of smaller, more affordable homes that would be accessible to young adults moving out of the family home. Many move away within this age group.

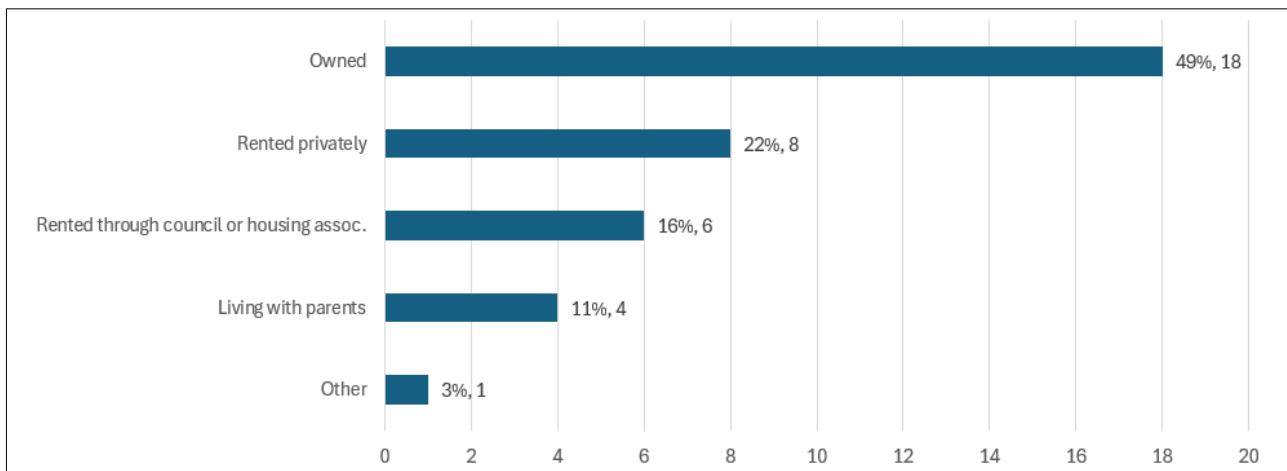
The challenge to retain young adults in rural areas has an impact on local businesses and local economy as skills and patronage leave. A consideration of smaller, affordable housing for those young adults who want to stay in the area should be factored in to future planning.

3. How would you describe your current home?



It is worth noting that those with housing need currently living in a bungalow is low with only 5 respondents stating this. However, the need for bungalows (see Q.6 analysis) is far higher. Even if these 5 households left their bungalows, this would not cover the current need for them.

4. How are you paying for your home?

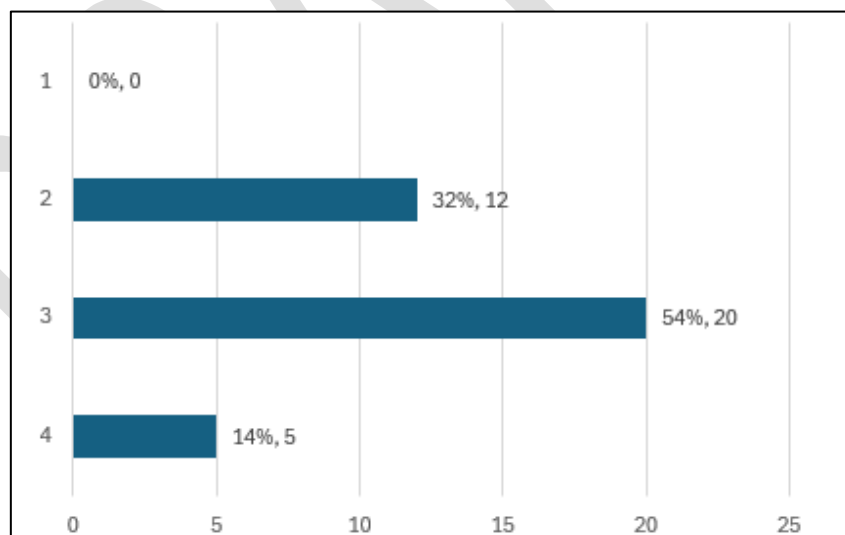


Other: No detail given

Other options offered in the survey had zero responses.

51% (19) do not own their home. 49% (18) own their home with or without a mortgage.

5. How many bedrooms does your home have?



A home is legally overcrowded if two people over 10 years old of different sex, not a couple, have to share a bedroom (The Room Standard), or if the total number of people exceeds the permitted capacity based on room size and number (The Space Standard).

No clear examples of overcrowding, as defined against *The Room Standard* by the Housing Act 1985 were found from the survey results. However, without room sizes, which should

also be factored in as part of *The Space Standard*, official overcrowding cannot be determined.

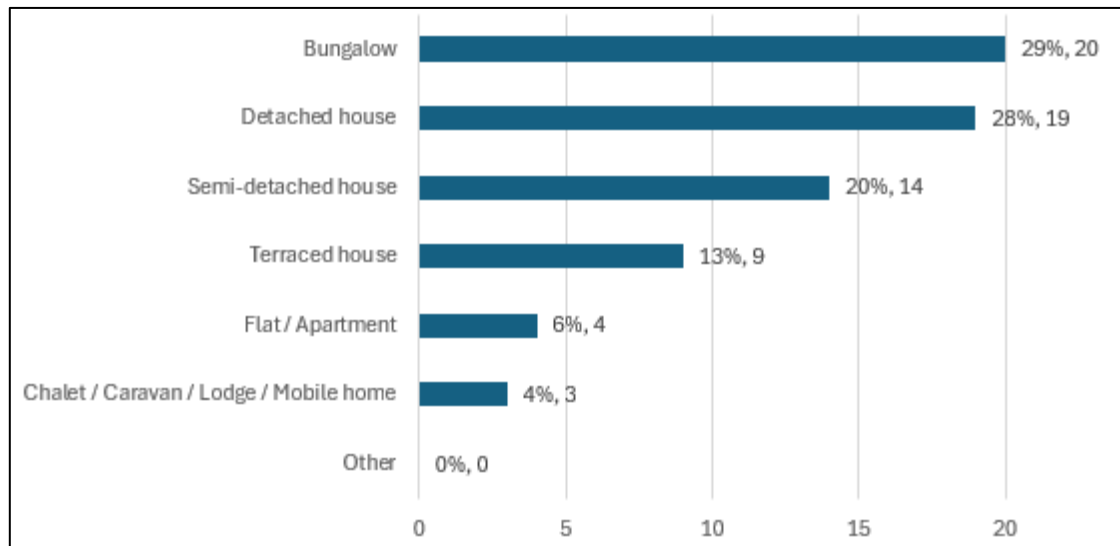
Examples of multigenerational households with housing need were captured by the survey and it is possible they could be recognised as overcrowded by The Space Standard. I would recommend that households who consider their home overcrowded access Shropshire Homepoint (local housing register) to explore potential options.

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HOUSING NEED

6. What type of property do you need?

The 37 respondents could select as many as they would consider. 17 respondents (46%) selected more than one answer whilst 20 (54%) were specific to one.



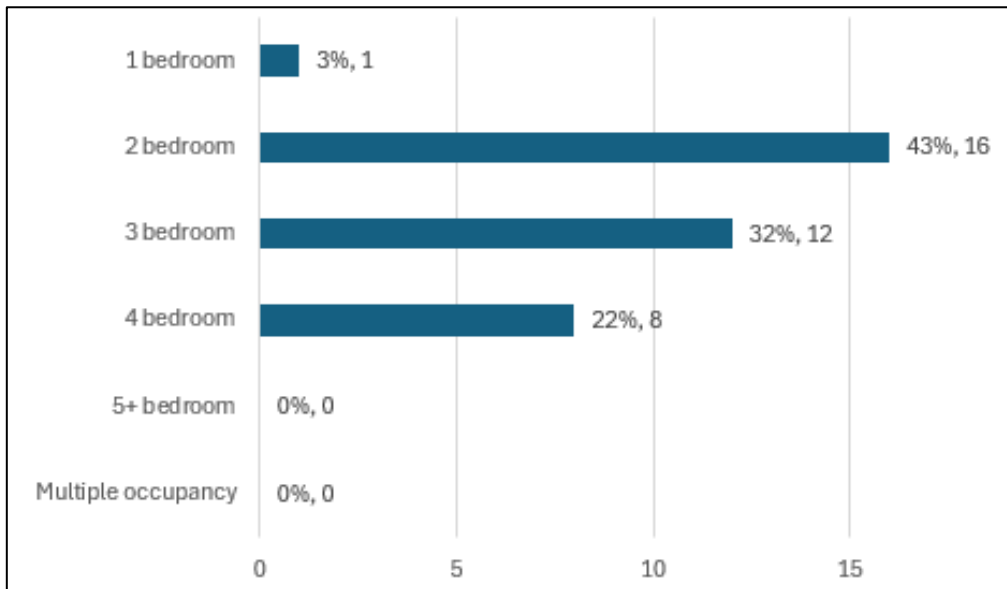
Bungalows are the majority type of home needed. 2 of the 5 respondents currently living in a bungalow want to move to another bungalow. Another 2 of these 5 want to move in order to become a separate household by leaving the family bungalow, therefore 2 of these bungalows would not become vacant and available to those with need.

Every household (12) that selected 'need a home that is more accessible' as their housing need in question 1, selected 'bungalow' as their needed property type.

Of the 8 people selecting 'bungalow' that did not express accessibility needs, 2 selected only bungalow as an option and both wished to downsize. The remaining 6 selected multiple home types and affordability was the main housing need.

Of the 19 respondents who selected detached house, 7 (37%) only selected this option. The only notable shared reason between these 7 respondents is needing a larger home (4).

7. What size home (how many bedrooms) would best suit your current or expected needs within the next 5 years?



2 bedroom homes are mostly in demand from those with housing need (16, 43%)
9 (24%) households wish to downsize the number of bedrooms in their current home.
9 (24%) households wish to upsize the number of bedrooms in their current home.
5 (14%) respondents wanted to leave the family home and create a new household.
14 (38%) households were happy with their current number of bedrooms.

8. Details of any specific housing requirements

15 respondents provided detail of specific housing requirements.

To retain anonymity, these can be divided into 4 themes:

Health/Disability Requirements:

13 comments stated that a current health issue or disability, or possible mobility issue in the future, is a concern in relation to how accessible their current home is. Difficulties with stairs are mentioned numerous times as well as general accessibility. One comment highlights the need to also be near village resources, another states the need for a wet room, and another, drive way parking to aid with a specific disability.

Affordability:

1 comment that mentions a health and disability requirement, focuses more on affordability and the difficulty of getting on the housing ladder. They state an affordable scheme with local need priority would be really helpful.

Young Adult Accommodation:

1 comment reaffirms the need for suitable housing to allow their child to move out.

Upsizing:

1 comment further details why they would be looking to upsize, with limited options to extend their current home.

9. 'Affordable housing' is an umbrella term referring to a number of schemes for people whose needs are not met by the private market. Which of the below may most suit your needs?

Respondents were asked to select as many as they might be in a position to consider.

Housing policy draws a difference between a household's housing need and housing wants. It is possible that some of these households, if eligibility checked, would not meet the requirements for their housing tenure of choice. This is one reason why a community-led approach to development, where decisions are made in collaboration with local people, is a necessary consideration for many rural communities.

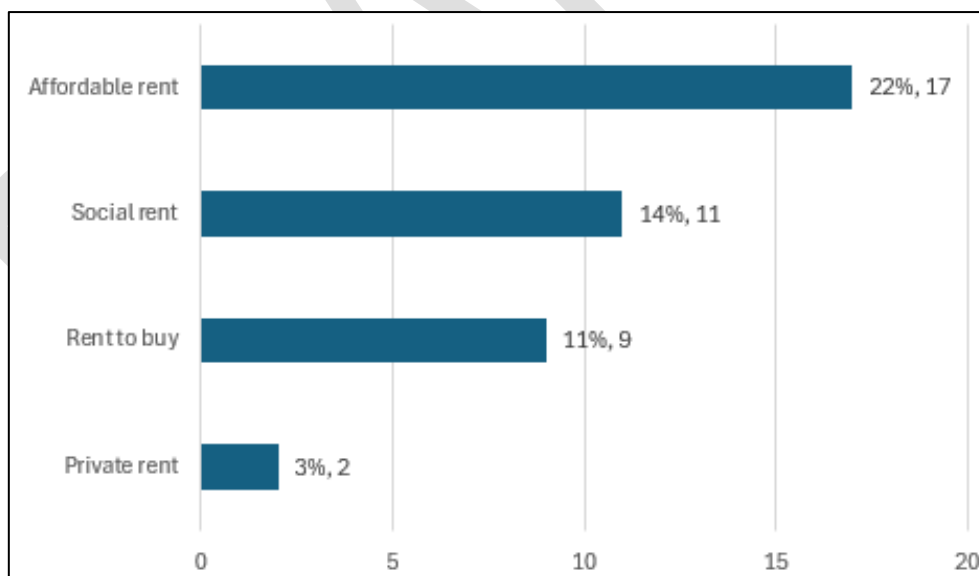
However, we can determine those that feel they would want and need to consider more affordable options than private rent or open market housing should the opportunity arise. We can also determine the viability of the home they have stated they need against their ideal budget and the current market in Highley.

Basic descriptions of each tenure can be found under this question in the survey (Appendix A).

35 respondents selected 79 potential housing tenures.

Whilst the digital survey did not allow for this question to be skipped, and the paper survey stated it was a requirement, 2 paper survey respondents did not answer this question.

Rent



19 of 37 respondents (51%) selected a rental option. All 19 selected an affordable rental option.

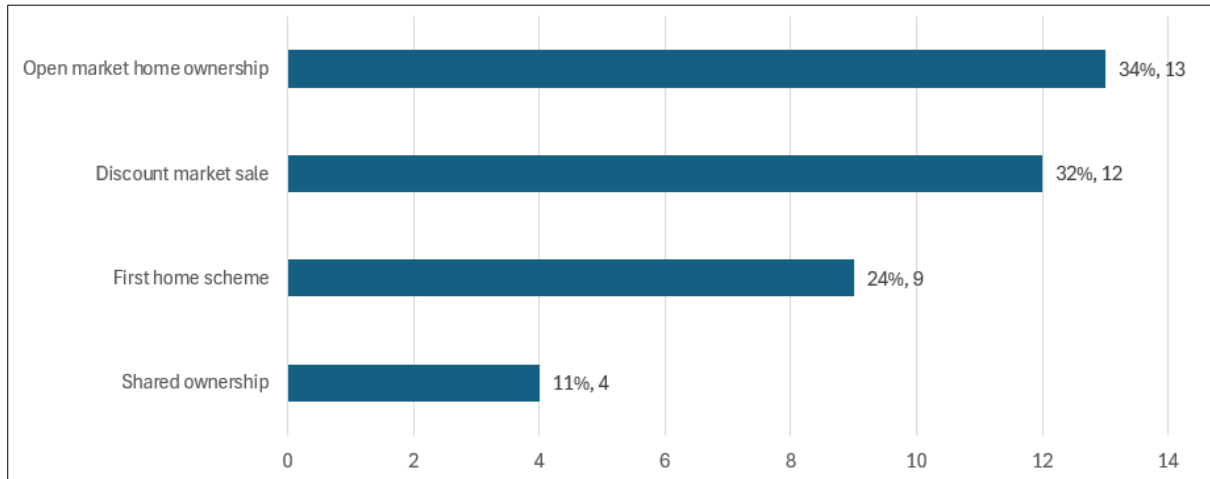
Of the rental options, 17 respondents selected only an affordable rental option.

2 respondents selected both private rent and affordable options.

11 respondents selected only a rental option.

8 of the 37 respondents selected both rental and ownership options.

Ownership



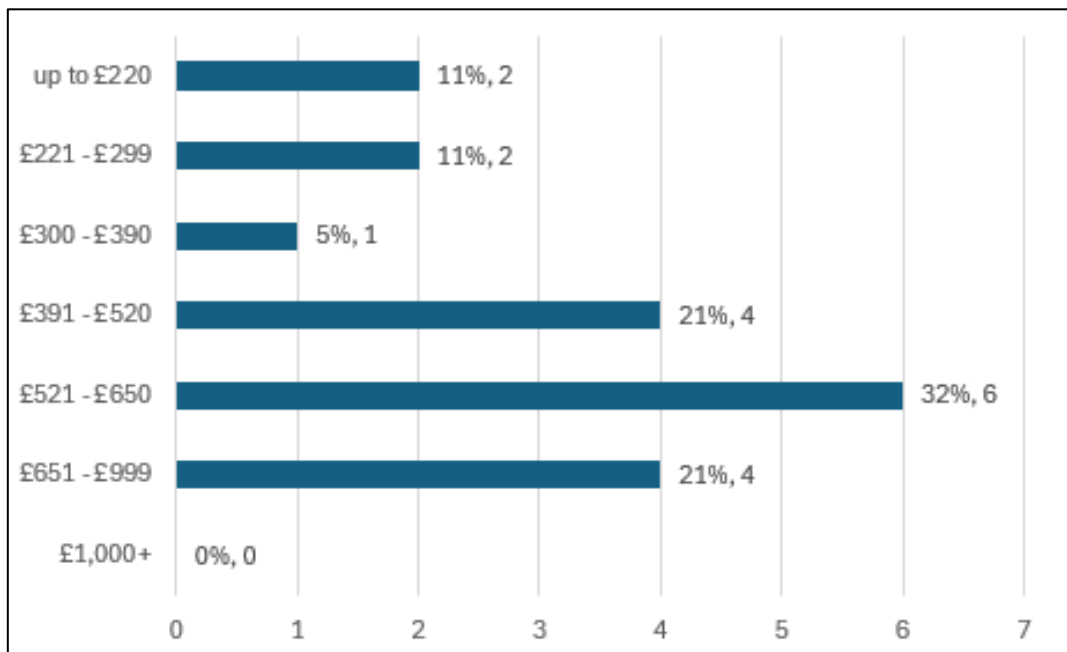
24 of the 37 respondents (65%) selected an ownership option. 8 of these also selected a rental option, so 16 are only interested in ownership.

Of the 13 who selected open market home ownership, 5 also selected an affordable ownership option.

16 respondents selected at least one affordable ownership option.

11 respondents selected an affordable ownership option and not open market home ownership.

10. If you selected a rental option. What would be the highest rental amount per month you would consider?



Affordable rent is the most selected rental option in question 9 with 17 (22%). These are homes let at least 20% below local market rents. As affordable housing prices are set at a percentage against the local market it is important to look at examples of the current private rental market in Highley to determine affordability:

- 1-bed flat, £550 pcm.
 - 1-bed flat, £575 pcm.
 - 2-bed semi-detached house, £850 pcm.
 - 3-bed terraced house, £995 pcm.
 - 3-bed detached house, £1,100 pcm.
- Currently no 4-bed houses available to rent. Historically, in Highley these can range between £1,250 and £1,750 per calendar month (pcm).

It is worth noting that the current availability of rental homes is far below the need established in this survey.

Based on the current private rental market in Highley, would the respondent requested size of home fit within the highest rental amount they would consider against each rental tenure?

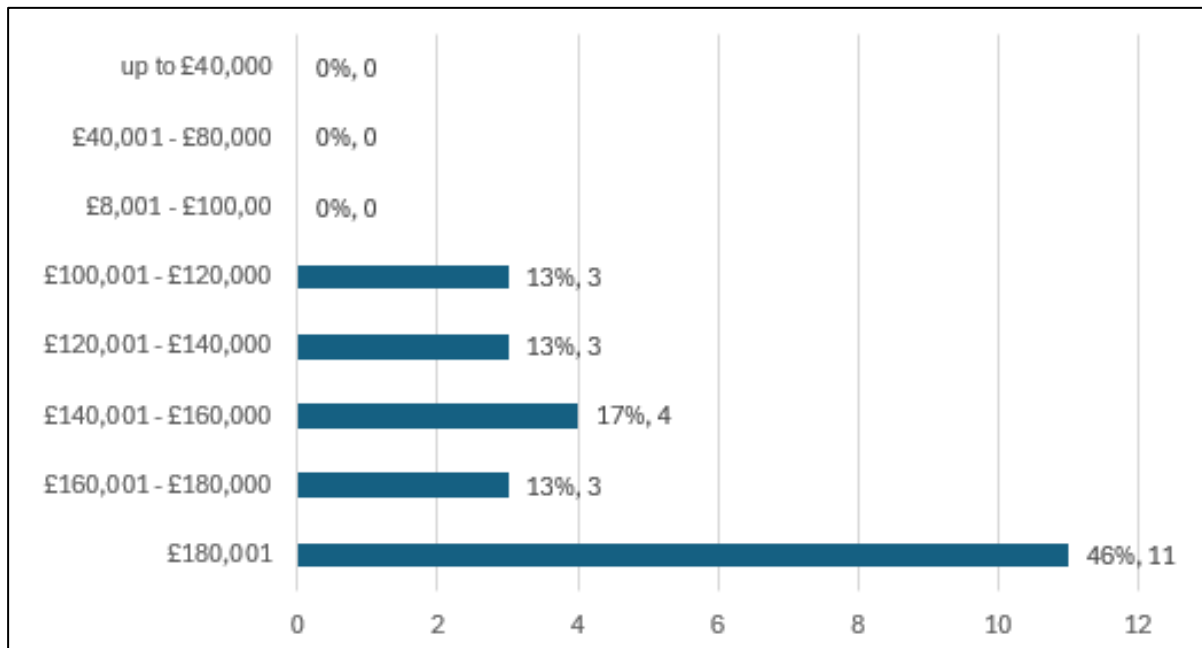
| Size | Highest pcm budget | Private Rental Average (from above data) | | Affordable Rent or Rent to Buy (-20%) an option? | | Social Rent (-50%) an option? | |
|----------|--------------------|--|---|--|---|-------------------------------|---|
| 1-bed | Up to £220 | £563 | N | £450 | N | £282 | N |
| 2-bed | £651-£999 | £850 | Y | £680 | Y | £425 | Y |
| 2-bed | £391-£520 | | N | | N | | Y |
| 2-bed | £300-£390 | | N | | N | | N |
| 2-bed | £221-£299 | | N | | N | | N |
| 2-bed x4 | £521-£650 | | N | | N | | Y |
| 3-bed | £651-£999 | £1,048 | N | £838 | Y | £524 | Y |
| 3-bed | Up to £220 | | N | | N | | N |
| 3-bed x2 | £521-£650 | | N | | N | | Y |
| 3-bed x3 | £391-£520 | | N | | N | | N |
| 4-bed | £221-£299 | | N | | N | | N |
| 4-bed x2 | £651-£999 | £1,500 | N | £1,000 | N | £750 | Y |

Nb. Eligibility requirements are attached to these schemes, for example, social rent is only available to low income households.

Based on respondents' confirmed rental budgets, only 1 of the 19 households considering rental options can afford private rent for the house size needed in the parish. Only 2 could afford affordable options with a 20% discount. 11 of the 19 households could afford social rent. This leaves 8 households, plus any who do not fit the eligibility criteria for affordable housing, without a viable, local alternative to their current home.

The increasing costs of rural housing in general also have an impact on affordable housing costs. Residents would be advised to access the local housing register (Shropshire Home Point) to explore their options. Community-led development would allow for greater local input into the process to create bespoke solutions to local need.

11. If you selected an ownership option, what would be the highest purchase price you would consider?



Open market sale (non-affordable) is the most selected closely followed by discount market sale (20% below local market value) and first home schemes (30-50% below local market value).

Examples of the current open market for home ownership in Highley are as follows:

- 2-bed terraced house, £169,950
- 2-bed bungalow, £180,000
- 2-bed bungalow, £240,000
- 2-bed detached house, £258,500
- 2-bed bungalow, £375,000
- 2-bed bungalow, £475,000
- 2-bed Median: £249,250**

- 3-bed semi-detached house, £145,000
- 3-bed semi-detached house, £145,000
- 3-bed terraced house, £160,000
- 3-bed terraced house, £174,950
- 3-bed terraced house, £210,000
- 3-bed semi-detached house, £210,000
- 3-bed semi-detached house, £224,950
- 3-bed semi-detached house, £229,950
- 3-bed semi-detached house, £230,000
- 3-bed semi-detached house, £230,000
- 3-bed semi-detached house, £285,000
- 3-bed terraced house, £300,000

3-bed bungalow, £305,000
 3-bed detached house, £325,000
 3-bed detached house, £330,000
 3-bed detached house, £349,950
 3-bed bungalow, £350,000
 3-bed bungalow, £365,000
 3-bed bungalow, £375,000
 3-bed bungalow, £395,000
3-bed Median: £257,500

4-bed semi-detached house, £279,995
 4-bed detached house, £325,000
 4-bed detached house, £375,000
 4-bed semi-detached house, £450,000
4-bed Median: £350,000

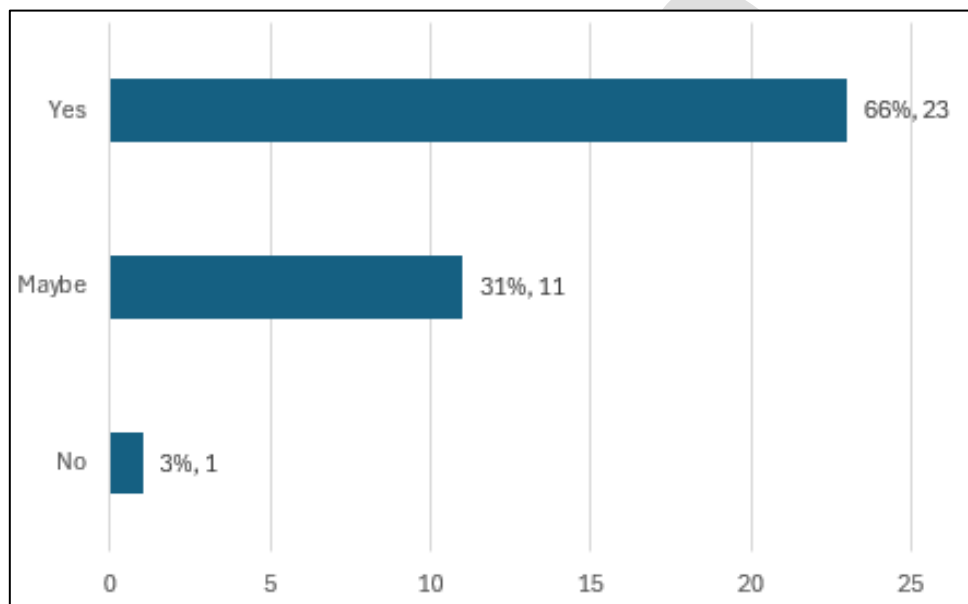
| Size | Highest purchase budget | Open Market Sale Median (from above data) | Discount Market Sale (-20%) an option? | | First Home Scheme (-30-50%) an option? | | |
|----------|-------------------------|---|--|----------|--|---------------------|---|
| 2-bed x2 | £100,001 - £120,000 | £249,250 | N | £199,400 | N | £124,625 - £174,475 | N |
| 2-bed | £120,001 - £140,000 | | N | | N | | ? |
| 2-bed | £140,001 - £160,000 | | N | | N | | ? |
| 2-bed | £160,001 - £180,000 | | N | | N | | ? |
| 2-bed x5 | £180,001+ | | ? | | ? | | Y |
| 3-bed | £120,001 - £140,000 | £257,500 | N | £206,000 | N | £128,750 - £180,250 | N |
| 3-bed x2 | £140,001 - £160,000 | | N | | N | | ? |
| 3-bed x2 | £160,001 - £180,000 | | N | | N | | ? |
| 3-bed x2 | £180,001+ | | ? | | ? | | Y |
| 4-bed | £100,001 - £120,000 | £350,000 | N | £280,000 | N | £175,000 - £245,000 | N |
| 4-bed | £120,001 - £140,000 | | N | | N | | N |
| 4-bed | £140,001 - £160,000 | | N | | N | | N |
| 4-bed x4 | £180,000+ | | ? | | ? | | ? |

It is more difficult to estimate shared ownership affordability, as households can pay a mortgage for usually between 10% and 75% of the property and a reduced rental cost on

the rest. This tenure allows for some flexibility which is particularly helpful in areas where a fixed percentage off market value may still not be affordable.

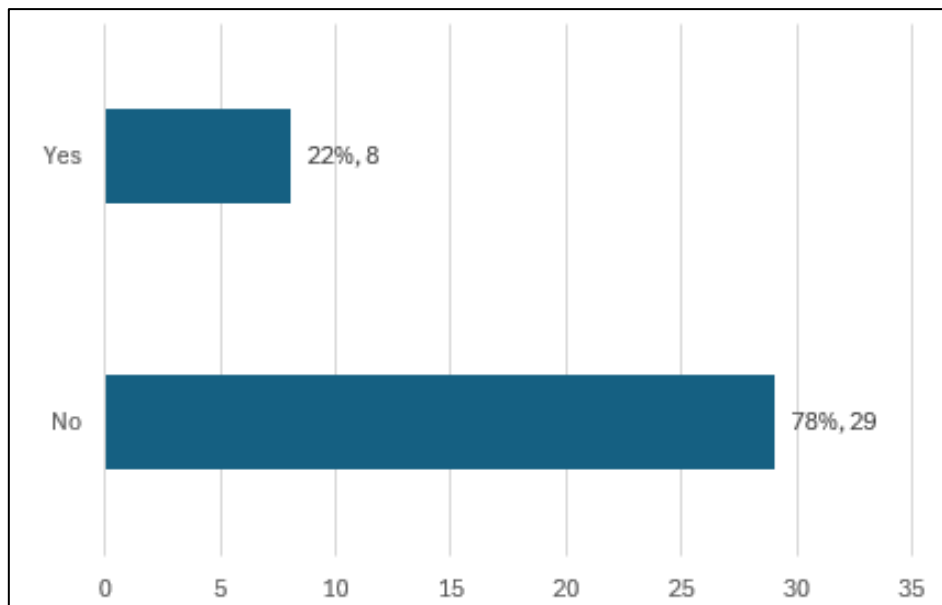
Please note, First Home Schemes are only available to those who have previously not bought a home.

12. If the housing option(s) you selected in the previous questions were available to you, would you have the budget to consider moving into one of these homes within the next 2 to 5 years (considering a deposit where applicable)?



Only 1 of the 35 respondents to this question did not expect to have the budget to move within the next 2 to 5 years, this indicates a high potential of people either moving away to access a more suitable home, or moving into a local development of more suitable homes.

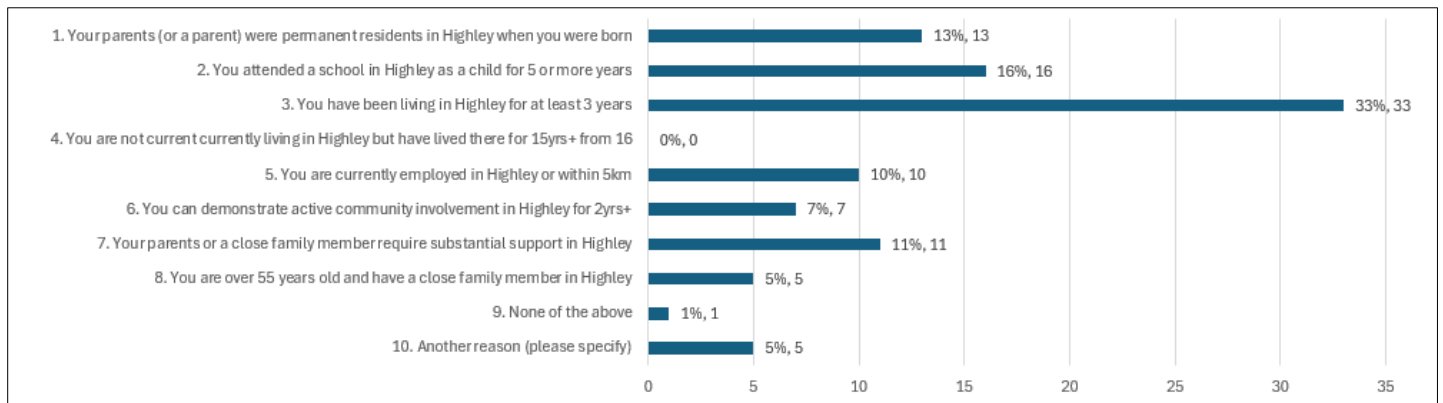
13. Are you registered on the local housing register called Shropshire Homepoint?



Very few respondents (8, 22%) have accessed the local housing register to explore their housing options. When analysing budgets and housing needs against different tenures, there are a large number that may not afford private rent or open market housing, and would be advised to access Shropshire Homepoint to explore their options.

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14. How many local connections apply to you and/or another adult in your future household? – Tick all that apply to your household.



5 respondents selected 'other'. In every case they also selected at least one other local connection and therefore would be covered by Shropshire's Council's standard local connection criteria used in housing allocation. Local connection is one metric used when determining who to prioritise when allocating affordable housing.

Full wording from survey:

1. Your parents (or a parent) were permanent residents in Highley at the time of your birth.
2. You attended a school in Highley as a child for 5 or more years.
3. You are currently living in Highley and have done so for at least the previous 3 years.
4. You are not currently living in Highley but have lived there at some point for 15 continuous years from the age of 16 or above.
5. You are currently employed in Highley or within 5km, or routinely carry out self-employed work in Highley or within 5km.
6. You can demonstrate active community involvement in Highley sustained for at least the previous 2 years, or are determined by the Parish Council as having some other form of strong connection with the community.
7. Your parents currently live in Highley or another close family member who provides or requires a substantial degree of support currently lives in Highley.
8. You (or another adult in your household) are over 55 years old and have a close family member currently living in Highley.
9. None of the above
10. Another reason you would consider to be a local connection (please specify)

Respondents were asked to add free-form detail if they felt the survey had not appropriately captured some information about their circumstances or need, or to provide further clarification on anything. A short description of each response has been given below so as not to publish potential identifiers.

Previous, long-term registration with Shropshire Housing produced no results. Respondent felt that it did not cater to residents of Highley.

Off grid energy purchased through landlord is expensive.

Parking needed for any new homes.

Would move to a bungalow if local ones were more affordable, this would also free up a family home.

Detail around a need to move from parental home.

A need for increased facilities alongside new homes i.e. updated park, sports pitch.

Uncertainty around eligibility for a mortgage due to not working/health issues.

'Downsizing' should not mean 'cramped', which the respondent says has been the case when they have looked. Living spaces should still be large enough for families to utilise.

CONCLUSION

Analysis of the responses reveal that 37 households with a local connection to Highley have a need for an alternative home within the parish. A number of key takeaways can be established from these survey results.

Accessibility is a concern for residents

National trends confirm aging populations in rural areas. For homeowners, these are age groups whose most recent purchase may not have been impacted by the current affordability crisis. However as needs change, with households reducing in size and with age-related considerations, the type of housing available does not adequately cover further or future needs.

12 respondents (32%) identified accessibility as a housing need and 20 (54%) listed bungalows as a type of house that would fulfil their need, with 14 (38%) only selecting bungalow. 10 (27%) of the moving households include someone aged 65+.

There is a need for smaller properties

12 respondents (32%) identified a need to downsize. The household size with the most responses were from 1-person households (12, 32%) and there was a significant correlation from these people living in households larger than needed. Without smaller local properties available for them to move into, they remain in homes that would better suit families.

Residents want a variety of tenure options

Just over half of households with housing need, rent or live with parents (19, 51%). 7 of these households have expressed an interest in getting onto the property ladder if the opportunity were available. With specific eligibility criteria attached to certain housing tenures that a survey cannot establish, First Home Schemes or Shared Ownership could be suitable solutions for these households.

Only 1 of these 19 households would consider privately renting whereas 13 would consider an affordable rental option (including the household that selected private rental). Survey responses identify affordability and security as reasons for this.

Of the 18 (49%) that currently own their home, 5 would consider a rental option, with all 5 selecting an affordable rental option.

Further hidden need can still be established

13 households (35%) selected open market sale housing, with 8 (22%) only selecting this option. 6 of the 13 households, and 3 of the 8 only selecting open market housing listed a budget of less than £180,000. Against the current housing market in Highley and taking ideal house size into account, they would not be able to afford an open market home in the area and an affordable option would need to be considered in order to move home. The remaining 5 households selected the £180,000+ budget so we cannot establish a precise budget range for them.

Further work with the community would be recommended to increase their awareness of the current definition of 'affordable housing', the tenures that sit within it, and who can access them.

Need established by the survey

| Bedrooms | Multi-level | Bungalow/Flat | Rental Affordable | Rental Private | Ownership Affordable | Ownership Open Market |
|-----------------|--------------------|----------------------|--------------------------|-----------------------|-----------------------------|------------------------------|
| 2 | Y | F | Y | | Y | |
| 2 | Y | B | Y | | | |
| 2 | Y | | | | Y | |
| 2 | Y | | | | Y | |
| 2 | Y | | | | Y | Y |
| 2 | | B | Y | | | |
| 2 | Y | B | Y | | Y | |
| 2 | | B/F | Y | | | |
| 2 | | B | Y | Y | | Y |
| 2 | Y | B | | | Y | Y |
| 2 | | B | Y | | | |
| 2 | | B | Y | | Y | |
| 2 | Y | B | Y | | | |
| 2 | | B | | | | Y |
| 2 | | B | | | | Y |
| 2 | Y | | | | | Y |
| 2 | | B | Y | | | |
| 2 | | F | | | | Y |
| 2 | | B | | | | |
| 2 | | B | | | | |
| 3 | Y | B | Y | | | |
| 3 | | B | Y | | | |
| 3 | Y | | | | Y | Y |
| 3 | | B | | | | Y |
| 3 | Y | | Y | | | |
| 3 | Y | B/F | | | | Y |
| 3 | Y | B | Y | | Y | |
| 3 | Y | | Y | | | |
| 3 | Y | | | | | Y |
| 4 | Y | | | | | Y |
| 4 | Y | | Y | | | |
| 4 | Y | | | | Y | Y |
| 4 | Y | | | | Y | |
| 4 | Y | B | Y | | Y | |
| 4 | Y | | Y | | Y | |
| 4 | Y | | | | Y | |
| 4 | Y | | | | Y | |
| | 24 | 22 | 18 | 1 | 15 | 13 |

Nb. Affordable rental and ownership options have not been listed by tenure due to being unable to determine eligibility for each.

A community-led development would be the ideal means to ensure solutions were delivered for those households declaring need in this survey. This would also ensure that housing targets being delivered in the area focussed on local need.

As an impartial Rural Housing Enabler, I can facilitate, advise and support with steps towards this.

Craig Bethel

Rural Housing Enabler

Community Resource

DRAFT

ABOUT COMMUNITY RESOURCE

This survey and data analysis report were prepared and delivered by Community Resource's Rural Housing Enabler.

What we do

Community Resource is a charity committed to making life better for people and communities facing challenges. We help people to maintain their health and independence, give grants to those in need and work with local groups so they can help their own communities to thrive.

Why we're needed

What do you think of when you hear the word 'Shropshire'? Scenic landscapes? Quaint villages found down single-track lanes? Old towns and new? These ideas certainly make up a part of Shropshire, but they don't give the whole picture.

The fields and hills that look so picturesque often make life more complicated for the communities within them. And the perception that life looks idyllic in this pretty, rural county can often make it harder to identify and highlight the challenges that those communities face, which include social isolation, transport, health and income inequalities, and the general cost impact living rurally can have.

That's where Community Resource comes in. We not only identify and highlight challenges but work to resolve them so that people aren't further disadvantaged purely because of where they live. What helps us do that work is another piece of Shropshire that doesn't fit neatly onto a tea towel but runs through the county like the River Severn: community spirit, resilience and care. Without this we could not do what we do.

So here we are, a resource to the community in many different forms, adapting and shaping our work to help meet the needs of those living in this county.

Rural Housing Enabler

The Rural Housing Enabler (RHE) can support rural communities in exploring their housing needs and options. A facilitator of community-led development that prioritises local people and a link with the many stakeholders of housing, the RHE ensures communities are at the heart of decisions made regarding local affordable housing need.

Find out more:

www.community-resource.org.uk/rhehub



What are YOUR housing needs?

Is there a need for more affordable housing for local people in Highley?

Have you considered your household's housing needs for the coming years?

Do you want your needs to be considered in neighbourhood planning?

As part of Highley Parish Council's commitment to focus on the needs and quality of life of the local community, we need to understand the housing related issues faced by parish residents. We must ensure our community is sustainable and adaptable for the needs of local people whilst retaining what makes Highley our home.

- The purpose of this survey is to capture housing need
- Complete the survey if you have a local connection and are considering moving home either within or into the parish of Highley should the right housing become available.
- One survey per housing need (family, single, couple).

This survey is only 14 questions and should take **less than 15 minutes to complete**

Start date: 9 February 2026

Closing date: 27 February 2026

Scan to complete on your mobile instead




A FREEPOST envelope is enclosed and entries posted on the closing date will still be accepted.

If you would rather complete the form digitally, please scan the QR code or visit: www.smartsurvey.co.uk/s/highley

If you need to receive this survey in an alternative format, please contact: survey@community-resource.org.uk

This survey is being run independently by Shropshire charity Community Resource, in collaboration with Highley Parish Council. Results will be reported by Community Resource's Rural Housing Enabler as anonymous data. Identifiers will not be shared with Highley Parish Council.



Someone in my home has a different housing need to me.

Where someone from your home wants to move into a different home to yourself within the parish, either now or within the next 5 years, please ask them to complete their own survey. This should be the only instance of multiple surveys per household.

If you consider yourself to have a local connection and want to live in the parish, we still want to hear from you. Perhaps you work in the area or have had to move away but want to return here.



I don't already live in Highley

Your Privacy

Please read the following information about data obtained in this survey.

Data Protection Statement:

Community Resource values your privacy. We are collecting your name and address (pg.11) only to ensure responses are accurate and not duplicated. This information will not be shared with the Parish Council or any third party, and will be securely discarded after verification. All survey responses will be anonymised and reported as statistical data only, without any personal identifiers.

By ticking this box, you accept this data protection statement.

By not ticking this box we will not be able to use your responses.

Housing Need

1. For what reason(s) would you want to leave your current home either now or within the next 5 years? - Tick as many as apply.

- Need a larger home due to overcrowding
- Wish to downsize
- Struggling to afford current home
- This is temporary accommodation for me
- Leaving the parental home
- Need a home that is more accessible (i.e. all rooms on one floor)
- Need to live closer to employment
- Need to live closer to a carer or to give care
- Wish to return to the parish (if currently living outside of)
- No foreseeable housing need
- Other (please specify):

Your Household and Home

2. Details of the household (family, single, couple) seeking an alternative home within Highley. Please complete a separate survey for each household in need of different housing i.e. a young person wanting to leave the family home but remain within the parish.

Nb. 'Sex' is questioned below as this is used in current housing legislation to determine overcrowding which will be factored into data analysis. However, if you would rather please leave this field blank.

| | Age (yrs) | Sex (m/f) | Relationship to person completing survey |
|----------|-----------|-----------|--|
| Person 1 | | | Person completing survey |
| Person 2 | | | |
| Person 3 | | | |
| Person 4 | | | |
| Person 5 | | | |
| Person 6 | | | |
| Person 7 | | | |
| Person 8 | | | |

3. How would you describe your current home? - Select one answer.

- Terraced house (including end of terrace)
- Semi-detached house
- Detached house
- Bungalow
- Flat / Apartment
- Chalet / Caravan / Lodge / Mobile home (permanently sited)
- Other (please specify):

4. How are you paying for your home? - Select one answer.

- Owned (with or without mortgage)
- Shared ownership scheme (part rent, part mortgage)
- Rented privately
- Rented through council or housing association
- Living with parents
- Student rental - To reside in only for the duration of a course
- Care home
- Home is tied to the employment of one or more of the residents or is rented from the employer
- Other (please specify):

5. How many bedrooms does your home have?

Housing Need

For the remainder of the survey answer only in reference to your future household; these are the people that would live with you if you moved within the next 5 years and so will share the same housing needs.

If you live with people who may have different housing needs within the next 5 years (for example adult children, tenants, house shares or guests), please ask them to complete a survey too. It is vital for this community that we understand all current and near-future housing needs.

6. What type of property do you want/need? - Select all that would apply

- Terraced house (including end of terrace)
- Semi-detached house
- Detached house
- Bungalow
- Flat / Apartment
- Chalet / Caravan / Lodge / Mobile home (permanently sited)
- Other (please specify):

7. What size home would best suit your current or expected needs within the next 5 years?

- 1 bedroom
- 2 bedroom
- 3 bedroom
- 4 bedroom
- 5+ bedroom
- Multiple occupancy i.e. care home or student accommodation

8. Please provide details of any specific housing requirements (e.g. relating to a disability) for yourself or any member of your household who is seeking housing with you.

For the following questions it may be useful to have some insight into current local housing prices. The following data was taken from two sources, Rightmove and Propertistics, on 02/02/26, however independent research would always be advised.

The ideal affordable spend on rent or a mortgage would be no more than 30% of your gross monthly income (before tax).

The majority of properties sold in Highley during the last year were terraced properties, selling for an average price of £159,625. Semi-detached properties sold for an average of £226,500, with detached properties fetching £275,000.

The average rental amount was £792 per month. However, this number will be skewed if there were low amounts of properties available to rent in the area.

Mortgage example: £250,000 house = £25,000 deposit, £225,000 mortgage, over 30 years on a 4.2% 2 year fixed rate = £1,100 cost per month.

When calculating affordability, do not forget there are other regular payments involved in home buying like insurance, bills, taxes etc.

Please bear in mind that data will be heavily impacted by the number and types of homes being sold or rented within the set data period.

Always seek qualified mortgage and financial advice.

9. 'Affordable Housing' is an umbrella term referring to a number of schemes for people whose needs are not met by the private market. Which of the below may most suit your needs (select as many as you might be in a position to consider)?

As with all previous questions, this question will only be used to get an initial idea of need and will not be attributed to specific people.

Rent

- Affordable Rent - Homes let at least 20% below local market rents
- Social Rent - Homes let at around 50% below local market rent for households on low incomes
- Rent to Buy - Homes let at around 20% below local market rent for a set period (often up to 5 years) in order to save a deposit to buy the home
- Private Rent - I do not need an affordable option

Ownership

- Shared Ownership - Part purchase and part rent, this option pays for a share in the property
- Discount Market Sale - Purchase for atleast 20% below local market value
- First Home Scheme - Purchase for 30-50% below market value for those who have not owned a home previously
- Open Market Home Ownership - I do not need an affordable option

10. If you selected a rental option, what would be the highest rental amount per month you would consider?

- Up to £220
- £221 - £299
- £300 - £390
- £391 - £520
- £521 - £650
- £651 - £999
- £1,000+

11. If you selected an ownership option, what would be the highest purchase price you would consider? Lenders commonly offer mortgages of around 4.5 to 5 times a household's annual income.

- Up to £40,000
- £40,001 - £80,000
- £80,001 - £100,00
- £100,001 - £120,000
- £120,001 - £140,000
- £140,001 - £160,000
- £160,001 - £180,000
- £180,001+

12. If the housing option(s) you selected in the previous questions were available to you, would you have the budget to consider moving into one of these homes within the next 2 to 5 years (considering a deposit where applicable)?

- Yes No Maybe

13. Are you registered on the local housing register called Shropshire Homepoint?

- Yes No Visit www.shropshirehomepoint.co.uk for info

14. How many local connections apply to you and/or another adult in your future household? - Tick all that apply to your household.

- Your parents (or a parent) were permanent residents in Highley at the time of your birth.
- You attended a school in Highley as a child for 5 or more years.
- You are currently living in Highley and have done so for at least the previous 3 years.
- You are not currently living in Highley but have lived there at some point for 15 continuous years from the age of 16 or above.
- You are currently employed in Highley or within 5km, or routinely carry out self-employed work in Highley or within 5km.
- You can demonstrate active community involvement in Highley sustained for at least the previous 2 years, or are determined by the Parish Council as having some other form of strong connection with the community.
- Your parents currently live in Highley or another close family member who provides or requires a substantial degree of support currently lives in Highley.
- You (or another adult in your household) are over 55 years old and have a close family member currently living in Highley.
- None of the above
- Another reason you would consider to be a local connection (please specify):

Your Details

Name

Address

Postcode

Lastly, if we (Community Resource) want to clarify or discuss your answers further, would we be able to contact you for this reason only? If so, please add contact details below.

Email

Telephone

If you feel this survey has not appropriately captured some information about your circumstances or need, or if you wish to provide further clarification on anything, please use the space below or add in a further page.

Thank you for completing this survey!

Look out for feedback on results plus more opportunities to have your say and get involved in the future of your community at:

www.highleyparish.gov.uk

Did you remember to tick the box on page 2?
We cannot use the responses of surveys without this.

Now pop all pages in the FREEPOST envelope provided and post it back before the closing date on page 1.

Community Resource is an operating name of the Community Council of Shropshire. A company Limited by Guarantee 4652487 and a Registered Charity 1096779. Find out more at www.community-resource.org.uk

APPENDIX B

The aim of this survey was to establish housing need and the details of it from the local community. 16 surveys were completed and verified but did not communicate any housing need. As such, these responses have not been included in the data analysis of the results.

4 comments were gained from these 16 surveys. Appendix B splits them into themes to retain anonymity:

Concern of over-development

Communication of political agenda regarding migrants

A need for improved infrastructure and more local business before further housing development.

A large increase in housing over 40 years, whilst a decline in infrastructure, local services and shops.

With any consideration of finding solutions to local housing need, community opinion should be obtained and assessed. In the instance of this survey, the Rural Housing Enabler decided to focus on housing need so as to determine what appropriate courses of action to recommend. Should the parish council and community wish to move forwards with a solution to local need, I would recommend the community have access to the data retrieved in this survey. The opportunity for the community to then share their opinions on those potential solutions should be facilitated and fully considered.

APPENDIX C

A detailed list of affordable housing tenures/schemes

Residents of the area governed by Shropshire Council can register for affordable housing via Shropshire Home Point:

<https://www.shropshirehomepoint.co.uk/>

All details correct at time of publication (see date on report cover) and relevant to Shropshire. Detail may differ for other counties/local authorities.

| Type | Tenure | Description | Considerations |
|------|-----------------|--|---|
| Rent | Affordable Rent | Homes let at least 20% below local market rents. | Owned and rented by a registered provider (usually housing association) to those who are also eligible for social rent. In Shropshire rents are capped at whichever is lower; 80% of the local market rent or the Local Housing Allowance. Service charges are to be included in this figure. |
| | Rent To Buy | Homes let to working households at 20% below local market rents in order to help tenants save for a deposit to buy a home. | Your initial tenancy agreement will be 2-5 years. After that, if you need more time to save for a deposit, your landlord may agree to extend your tenancy. Rent To Buy properties are not subject to Local Authority nominations. |
| | Social Rent | Homes let at around 50% below local market rent for households on low incomes | Owned and/or managed by a local authority (council) or registered providers (usually housing association). This lower cost rental option for tenants can impact on the economic viability of a scheme. |

| | | | |
|-----------|----------------------|--|---|
| Ownership | Shared Ownership | Part purchase and part rent, this option pays for a share in the property | <p>Provided by either a registered provider (usually housing association) or local authority (council) an initial share is bought then rent is paid on the remaining unowned share. Purchasers can typically purchase additional shares when they can afford to do so. Minimum equity share is 10% . Restricted staircasing applies in Shropshire.</p> <p>As an affordable option, the combined cost of mortgage and rent must be significantly less than if purchased/rented on the open market which will be sense checked by the local authority.</p> |
| | Discount Market Sale | The National Planning Policy Framework refers to purchase for 'at least 20% below local market value', in Shropshire this figure is 40% below. | <p>Your household annual income must not exceed 45% of the discount market sale price of the property.</p> <p>Developed as part of the affordable housing requirement on mixed open market sites. Not applicable for rural exception sites.</p> <p>A Section 106 Agreement will ensure that the same proportion of discount will be passed from purchaser to purchaser over time. The local authority will determine the appropriate discount for new homes developed under this tenure and review this annually to ensure it remains relevant to the area's affordability needs.</p> |
| | First Home Scheme | Purchase for 30-50% below market value for those who have not owned a home previously. | <p>You must be 18+, be a first-time buyer, be able to get a mortgage for at least half the price of the home. You can buy with others however all must be first-time buyers and your joint income must not equate to more than £80,000.</p> <p>New build homes on the scheme cannot cost more than £250,000.</p> <p>Homes on this scheme would be found through the same channels as open market homes i.e. developers (new homes) and estate agents however there are currently no First Home Schemes in Shropshire.</p> |

Eligibility:

The following paragraphs are taken from the Shropshire Allocation Policy created by Shropshire Council in reference to affordable housing. Specific schemes may have additional criteria which we would encourage you to further investigate through official channels for example via Shropshire HomePoint.

Financial and Needs Assessment

4.12 Applicants with a household income of more than £50,000 gross per annum or savings and assets (including equity in a property) of more than £200,000 or both will usually be considered as not being in housing need and will be placed in Band 7. In the scenario where an applicant only wishes to access low cost home ownership accommodation, the cap on household income will be raised to £80,000 gross per annum. Lump sums awarded to Armed Forces service personnel injured or disabled in action will be disregarded.

4.13 The financial assessment will have regard to the financial resources of the applicant and the cost and availability of alternative suitable accommodation. Such applicants who can demonstrate that they have health or support needs that they are unable to meet in the open market will be considered on their individual merits by the Head of Service - Housing, Resettlement and Independent Living. Examples include:

- an applicant who is eligible for a Disabled Facilities Grant (DFG) to fund major adaptations to their existing home, where it is more cost-effective for the authority to re-house the applicant in accommodation appropriate to their housing need;*
- an older person is committed to paying for care or support costs in order to remain living independently; and*
- an applicant who requires specific accommodation to meet their housing needs, for example, the needs of disabled dependent children, but this accommodation is not available in the private sector, other than that provided by STAR Housing or a housing association.*