

Langton Matravers

Housing Needs Survey

22nd September 2025 – 13th October 2025

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Written By

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Background to the survey

Langton Matravers CLT (LMCLT) has been working with the National Trust and Aster to bring forward a piece of land at Capston Field for affordable rented housing for residents with a local connection. This site was revealed at the LMCLT public meeting held on the 18th of July 2024 and was supported by those that attended.

LMCLT and Aster are preparing to submit a planning application for the site and the village will have an opportunity to comment before submission. To help with this, the survey was produced to gather evidence of what support there is for affordable housing for the local community.

Langton Matravers Parish Council (LMPC) have been consulted on the survey and support was given to carry out the survey at the Parish Council meeting on the 14th of August 2025.

The survey went live on the 22nd of September 2025, and the return date was the 13th of October 2025. There was an online and paper survey, and flyers were distributed around the parish promoting the survey to the community.

LMCLT provided on the ground promotion, delivering flyers and answering questions if required. Every effort has been made to contact households with a local connection to Langton Matravers and articles have been put in the press, parish magazine and on social media.

All personal information and data are safeguarded by Dorset Council, with only the final report provided to LMPC and LMCLT.

Summary of Report

Households were asked to return the survey to provide a clearer indication of the need for additional affordable housing in Langton Matravers, including whether the local community would support small-scale affordable housing development.

In total 54 households completed the survey, of 54 surveys completed 20 households demonstrated a housing need in addition to the 15 households on the Dorset Council Housing register. A total of 35 households with a local connection to the parish require housing in Langton Matravers.

The support for a small-scale affordable housing development was:

Strongly support = 34
Somewhat support = 13
Neutral = 3
Somewhat oppose = 2
Strongly oppose = 2

Housing Needs Surveys

This survey did not require a minimum response rate, everyone with a local connection to the Parish of Langton Matravers was given the opportunity to provide feedback and express their views on affordable housing in general but also whether a small-scale rented development would be suitable in the area.

Local Connection means living or have lived in the community for the last 2 years or 3 years out of the last 5, have family who are living or have lived in the community for the last 5 years or work in the area for more than 16 hours a week – this connection must be evidenced. For information regarding eligibility and local connection criteria please visit [Dorset Council Allocation Policy 2021 - 2026](#)

General functions of this housing needs surveys:

1. Determine if the local community support for a small-scale affordable rented housing development.
2. Determine if there are many households whose housing needs are not being met.
3. Raise awareness of the Langton Matravers Community Land Trust.
4. Raise awareness of the local housing / income affordability gap.
5. Encourage households in housing need to register on the [housing register](#).

What is Affordable Housing

The current definition of affordable housing is contained in the National Planning Policy Framework (December 2024) as follows:

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and

(c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

(c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

(d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.

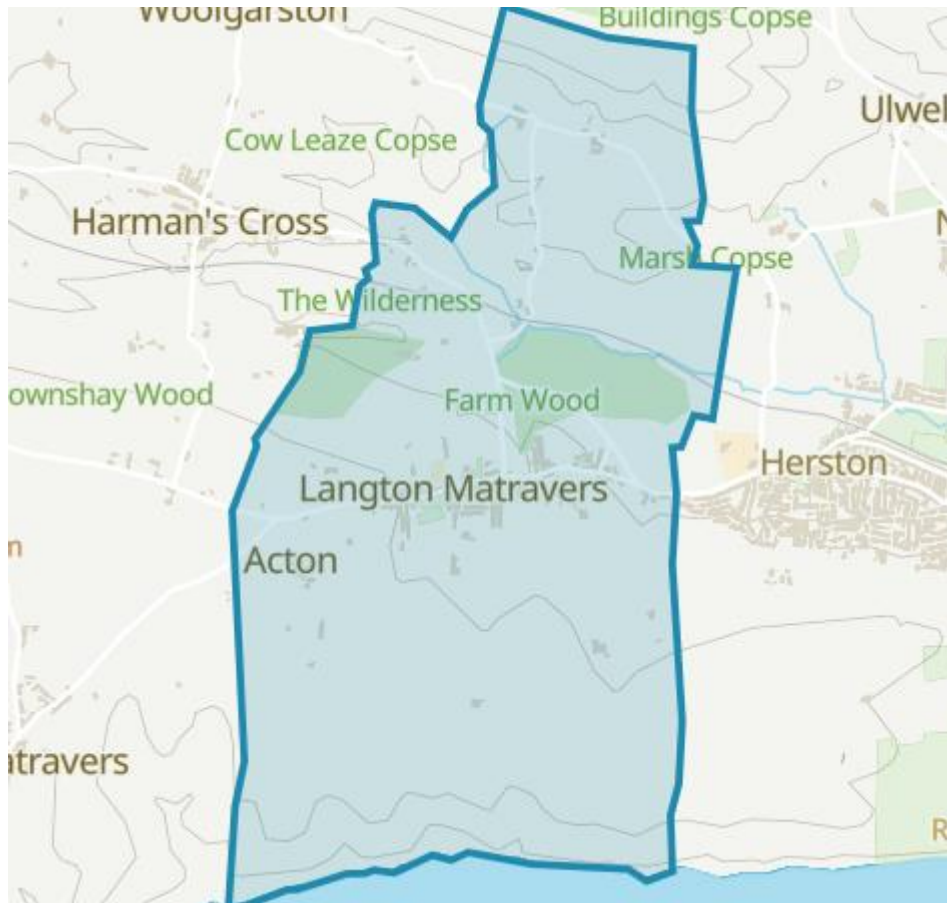
Rural exception sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Housing Information

The information below is from the Office of National Statistics (ONS) and Dorset Council Website and gives an overall view of the population, household numbers, tenures, number of bedrooms, household size and age profile of those that completed the Census Survey 2021.

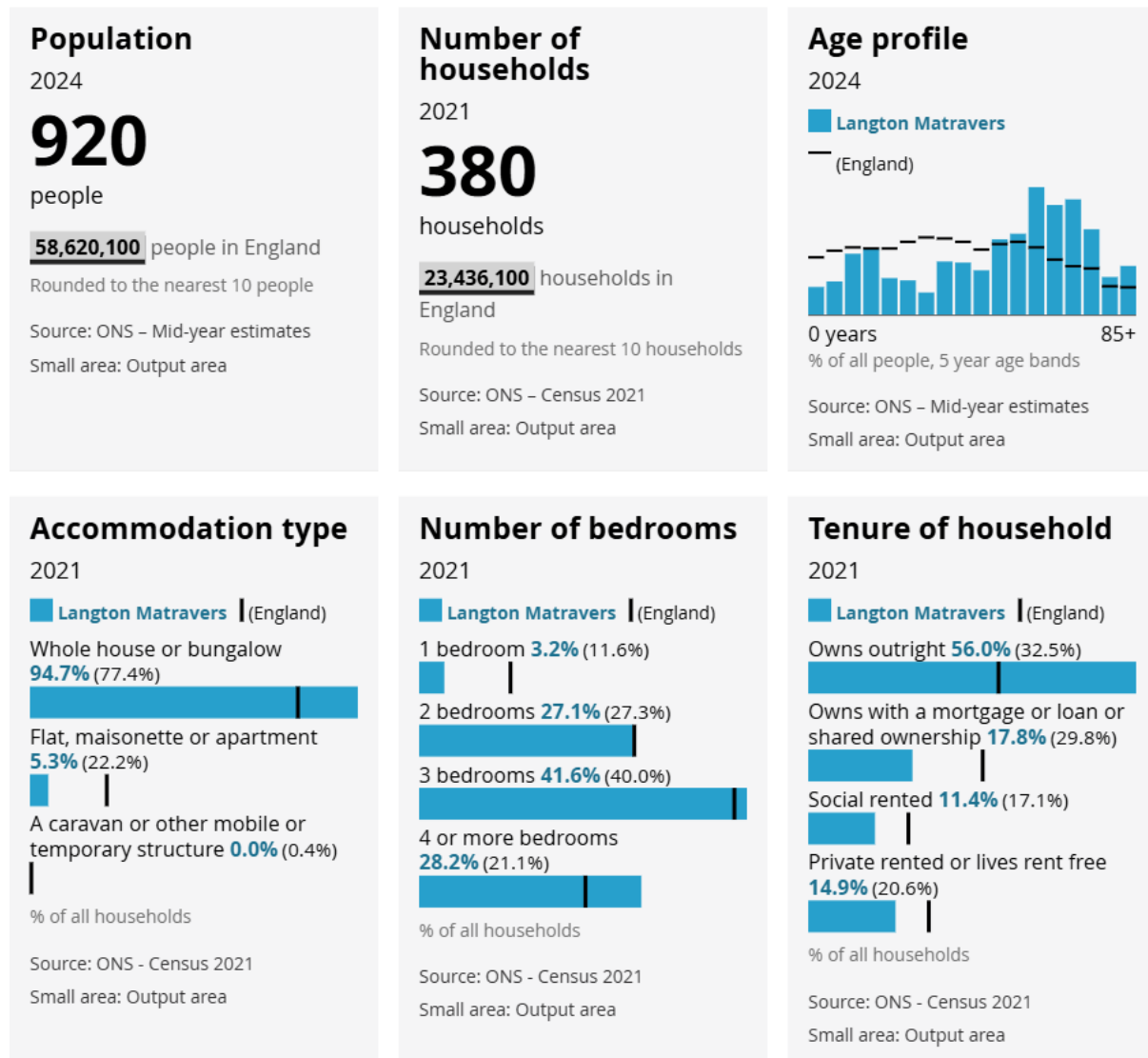
Map of Langton Matravers Parish area



Housing Tenures

According to the Dorset Council Plan 2024-2029, the average income for Dorset is £30,108 per annum (£2509 pcm or £579 pw). This shows an increase from £28,392 per annum. However, the local income to household ratio in Dorset sits at 10.25 times higher.

Langton Matravers



Intermediate Housing

- The number of properties with a mortgage, loan or shared ownership in Langton Matravers is lower than national average with only 17.8% compared to 29.8% across the rest of the UK.
- There is also a higher-than-average rate at which people own outright compared to the rest of the UK.
- Langton Matravers currently has 72 dwelling registered as a second home
- Some residents list their properties as Holiday Lets so pay business rates and not council tax so they will not be identified in this figure. The rules have tightened around this, and they now must provide evidence to the Valuation Office Agency that their property is let for 70 days a year.

- 18 properties are listed as holiday homes or holiday lets on Airbnb
- House prices in Langton Matravers have an overall average of £411,667 over the last year.
 - Most properties sold in Langton Matravers during the last year were terraced properties, selling for an average price of £388,333. Detached properties sold for an average of £447,500, with semi-detached properties fetching £410,000.
- Overall, the historical sold prices in Langton Matravers over the last year were 15% down on the previous year and 22% down on the 2022 peak of £531,143.
 - As of November 2025, 15 properties are being advertised with prices ranging from £310,000 for a 4-bedroom cottage style maisonette to £950,000 for a 4-bedroom detached property.

Rented Housing

- As of the November 2025, there were no properties available for rent based on Rightmove.
- Expanding the search to a 3-mile radius, 9 properties are available in Corfe Castle and Swanage • 6 of these rental properties were in the form of flats / apartments, with the remaining in the form of houses
- To break this down further there are 1 x 4-bedroom house, priced at £1,850 pcm and 2 x 3-bedroom house at £1,500 pcm and £1,400 pcm, 1 x 2-bedroom apartment at £1,100 pcm , 4 x 1-bedroom flats ranging from £795 pcm to £895 pcm and 1 x studio flat at £695 pcm. • As an example, this shows that on average 44% of a Dorset person's wage each month would be required to cover a 2-bedroom rental property.

Housing Stock in the Area

- There are currently 67 properties listed as affordable housing in Langton Matravers.
- The last three-bedroomed property advertised for rent through the Council Housing Register received 120 bids and the last two-bedroom property received 51 bids.
- The last affordable housing development in Langton Matravers was in 2023 providing 20 affordable rent and 8 shared ownership homes.

Langton Matravers Current Housing Needs

All information is provided by Dorset Council Housing register and up to date as of 19th November 2025.

On the 19th November 2025, Dorset Council had 6641 active households on the Housing Register, with more applicants applying. It gives an indication of the need

for affordable housing in the area, although not everyone who is eligible for housing apply.

Langton Matravers - Local Connection								
19/11/2025								
Count of Band	Bedrooms							Grand Total
	1	2	3	4	5	6	7	
Submitted Online								0
Band A - Urgent Housing Need								0
Band B - High Housing Need	1			1				2
Band C - Medium Housing Need		3	1					4
Band D - Low Housing Need	4	3	2					9
Grand Total	5	6	3	1	0	0	0	15

Langton Matravers - Preferred Area								
19/11/2025								
Count of Band	Bedrooms							Grand Total
	1	2	3	4	5	6	7	
Submitted Online	4	1	1					6
Band A - Urgent Housing Need	1	3	1					5
Band B - High Housing Need	3	4	1	1				9
Band C - Medium Housing Need	2	5	4	2	1			14
Band D - Low Housing Need	27	13	3					43
Grand Total	37	26	10	3	1	0	0	77

To break this down further for Langton Matravers, this represents 15 households with a local connection and a further 77 households who listed Langton Matravers as a preferred area to live if affordable housing for rent becomes available.

*Submitted Online means applications that are still being processed so do not yet have a housing band – some of these will not progress due to lack of information/change in circumstances.

The Preferred Area numbers are in addition to those with a local area connection.

Tenure Needs Identified in the Survey

Overall Need:

Based on the housing register figures and those provided by the housing needs survey, a development of up to 37 dwellings could be considered in the Langton Matravers area. Despite some desire for open market housing, the current housing climate in Langton Matravers does not make open market purchases viable for many people with a local connection to Langton Matravers. However, discounted market housing could offer a more viable opportunity for those seeking home ownership who cannot afford the current house prices in the Langton Matravers Parish. It is also

important to note that rural parishes around Langton Matravers such as Corfe Castle and Worth Matravers could also benefit due to the lack of affordable housing in these parishes.

Preferred Tenure Type (including housing register)

Tenure	Bedrooms					Total
	1	2	3	4	Not specified	
Social/Affordable Rent	10	9	3	1		23
Low-Cost Home Ownership	3					3
Open Market	1	2				3
Not specified	3	1	1		1	6
Total	17	12	4	1	1	35

35 in total (these figures are taken from preferred tenure types and housing register figures)

Key Facts Regarding the Housing Need in Langton Matravers from survey questions:

How long have you lived in the Parish?	Amount
Less than a year	1
1 to 2 years	1
2 to 5 years	2
More than 5 years	14
Had to move away and want to return	1
Not specified	1

From the 54 completed surveys, 7 households (13%) have had family move away from the parish in the last 5 years specifically due to the cost of local accommodation.

Who in your household needs to move:

Need to form a new household	8
Everyone in your household needs to move	4
Not specified	8

What is your current accommodation:

Own your own home with a mortgage	2
Own your own home without a mortgage	6
Rent privately	6
Rent from Housing Association	1
Live with Family or friends	5

What is the reason(s) your current home does not meet your housing needs:

More than one option can be chosen

Too small/overcrowded	3
Too large	2
Can't afford to live independently	4
Temporary accommodation	2
Need to live close to relative/family	3
Need to live close to carer or to give care	1
Struggling to afford current accommodation	5
Accommodation in poor condition	2
Other	2

Do you need specialist accommodation:

No	16
Yes, accessible accommodation on the ground floor	2
Yes, housing for older people	1
Not answered	1

Approximately what percentage of your household income is spent on mortgage and/or rent:

0 to 30%	1
31 to 50%	6
51 to 70%	0
71 to 100%	2
Not applicable	10
Not answered	1

Which band is your household income in:

This was an optional question

Less than £60,000 pa (May be eligible to join Dorset Council Housing Register)	10
£60,001 to £80,000 pa (May qualify for Discounted Market Homes, First Homes or Shared Ownership)	1
£80,001 to £100,000 pa	1
More than £100,001 pa	1
Not answered	7

How much would your household be able to afford if renting:

It is normal to consider one third of the household's net income for the period.

I don't want to rent	5
Less than £100 per week	1
£101 to £150 per week	3
£151 to £200 per week	5
£201 to £250 per week	2
More than £250 per week	1
Not answered	3

Community Feedback on Potential Affordable Housing Sites

Based on the feedback provide from the survey the following comments support the need for affordable housing in the area:

I feel it is important for the future of the village to build affordable homes for people to rent that are warm, ecofriendly and secure in perpetuity.

Langton Matravers CLT has worked hard over several years to identify a suitable site in the village, and this opportunity must be seized to enable local people to stay in the vicinity.

To maintain a community in the village, it is essential that reasonably priced, secure rented housing is provided so that young families can afford to live here. The keyword is rented. Without such homes the school will close, as will many community organisations. Because the village has such a high proportion of elderly, retired residents and second homeowners, these groups do make their contribution.

But a balanced and sustainable community needs a mixed demographic spread of residents.

Please stop Langton becoming more of a ghost town due to second homes/holiday homes. Also provide for existing locals, not urban escapees. We do not need any more retirement homes here.

Working class families in Swanage, Langton and work are being forced out of the area which will not be beneficial for anyone. As who will those left behind expect to fill their coffees in the cafe or serve up fish and chips by the beach? I cannot stress enough how desperate the local families are for more housing.

The housing needs to have some sort of covenant on its use, so it continues to be affordable in perpetuity.

My children cannot afford to live in this area, and they have moved away to an area with more affordable housing. If there were properties to rent that they could afford then they would be able to stay here in the jobs that they are doing now and possibly aimed to buy in the area eventually.

My children had to move away from the area because they cannot afford to rent in the area and given the lack of higher paid all year-round jobs, if there were cheaper places to rent my family would be more likely to stay together in the area.

It has got to be affordable housing not used for second homes or the village will die.

Keenly in favour of it as I've seen ex pupils who've had to move away, and families have been divided.

it must be rental for local families and not for second homes.

We need local affordable housing. To keep a living community, otherwise the village will become full of holiday homes and second homes and people needing care but with no one local to provide it to them.

Langton, Matravers has become increasingly expensive. People who are from the area are not able to afford housing, particularly many young people in their early to mid 20s who have no hope currently of being able to live outside their parents homes. The community largely relies on places such as the Kings Arms, which needs young people to be able to live in Langton Matravers for both staff and businesses. My family is largely from the Isle of Purbeck, and I hope to be able to afford my own place one day rather than living with parents. But the cost of housing presents a significant challenge for me and others to have the ability to live in our hometown near family.

I think this would be a good idea to help local people afford somewhere to live within the parish they were born.

It is important to have affordable housing in the village to enable young people to stay in the local area. Unfortunately, it is not currently possible for me to buy my own home in the village, and I will have to move out of the parish if this does not change.

A CLT scheme is much needed to focus on the need for affordable housing for people with a strong local connection.

We need more housing for rent which cannot be sold and is purely for those with a strong local connection.

Working in and around the parish trying to bring up two children and rent and put food on the table is becoming increasingly harder as the years go on. not just in the parish but everywhere i strongly support the plans for housing it's long overdue.

Social housing should be considered. Over development and urban sprawl must be avoided.

Any housing built should be affordable and have a covenant which prevents it being sold to anyone for financial gain it should be affordable housing for local people in perpetuity.

We are 100% in favour of local affordable housing being built in the village preferably rental so that it's kept available for local people in the long term it is also vital that it should be offered to Langton people as first priority then to outside the village.

It is important to keep local people in the village, especially young families. Although we are insecure private housing at the moment, things may change in the future and may need to move.

I was born here along with most of my mother's family who were forced out of the village due to unaffordable properties. There are lots of people, friends included, who cannot afford to remain in the area. I am all for more affordable housing, but only for people who have lived here, born here. The village used to be full of life and the school is desperate for a higher intake.

I feel that we need this for local people to be able to remain in a village, young and old. Rents and buying houses have become so expensive in this area. Rates of pay especially if you're on your own, do not match, making it so difficult to afford. It is comforting to live in an area when you know most of the people.

Local residents must be considered as priority.

I spent the first 23 years of my life living in Langton Matravers. My dad still lives in the same house. Getting on the property ladder is incredibly difficult if you work in the Purbeck area. Second homes have driven prices out of the average person's reach. Too many houses in the village sit empty much of the year. Either cap the amount of second/holiday homes or more affordable homes need building and affordable needs to be for average going couple, not 4 beds for a wealthy people.

We need more but built in sympathy with the character of the village.

Based on the feedback provided from the survey the following comments would maybe support the need for affordable housing in the area:

Siting of any development extremely important, so is not impact on the high landscape value of the area.

The current CLT and NT development is placed at the top of the village, where harsh winds blow in the winter, and is remote from the centre of the village. Which now has no post office/shop anymore. If there are young families with children, the road at this point is highly dangerous with speeding cars and lorries. This should be considered for road and pedestrian access. Most people who are in favour of this project live in the centre of the village, they're supporting it. Because they do not want the affordable housing near where they live, surely A site nearer the centre of the village would be a better option and tied in with development. Possibly a shop to cater for the whole village.

First time buyers housing in the 180 to 250k range. Detached bungalows or small homes for starter houses. Single individuals and small families in keeping with the character of the village.

The acceptance or non-acceptance by local residents is entirely based on the proposed site and details of the housing/residents proposed. More details of those should be supplied before moving further forward.

I support Community Housing but think current location identified is inappropriate. It is opposite a listed house and too close to the conservation area of Acton. Should find an infill and or brownfield site.

Any housing development should be within the village boundaries.

Definitely against affordable housing if it includes shared ownership. Only somewhat approve if really affordable. That is, the land is free and the housing is done at cost.

Based on the feedback provide from the survey the following comments do not support the need for affordable housing in the area:

A large development of affordable and social housing has been completed at Langton Matravers. It created a new development called Spyway Orchard at the loss of a whole field and the village has yet to absorb it properly. The development was specifically targeted at those with a local connection. And has surely satisfied any such genuine demand.

What happens next

Langton Matravers CLT acknowledges the ongoing need for affordable rental homes for local people, which remains essential to sustaining the village its school and wider community. However, as a volunteer-led organisation currently focused on the Capston Field project, the CLT anticipates it will be late 2026 or early 2027 before another scheme can be considered. Looking ahead, the CLT recognises its role in strengthening neighbourhoods by ensuring residents have a voice in shaping their community. Future projects may explore not only housing provision also opportunities to enhance transport links and broader community infrastructure.

Index

[Airbnb | Langton Matravers – Holiday Rentals & Places to Stay - Langton Matravers, Dorset](#)

[Build a custom area profile - Office for National Statistics](#)

[Dorset Council Housing Allocations Policy 2021 to 2026. Revised August 2024 - Dorset Council](#)

[Fact Sheet 9: What is affordable housing? - GOV.UK](#)

<https://gi.dorsetcouncil.gov.uk/insights/AreaProfiles/Search>

[National Planning Policy Framework](#)

[Properties To Rent in Langton Matravers | Rightmove](#)

[Properties For Sale in Langton Matravers | Rightmove](#)