

Crowle Parish Housing Needs Survey

Analysis of Results

June 2017

For more information contact:

Emma Jordan
Housing Development Officer
Wychavon District Council
Civic Centre
Queen Elizabeth Drive
Persnore
WR10 1PT

Email: emma.jordan@wychavon.gov.uk
Website: www.wychavon.gov.uk

Tel: 01386 565386

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1. Introduction

Wychavon District Council undertook a rural housing needs survey on behalf of Fortis Living in the Parish of Crowle during May – June 2017.

470 surveys were delivered to householders in the parish of Crowle. The survey was designed to be completed by every householder within the parish in order to examine current and future housing need. The survey also asked that if the respondent had a family member or other person who would like to move or return to the Parish to live could they provide contact details. A further **6** surveys were sent out for this reason making a total of **476**.

By the deadline of **5th June 2017 165** surveys were completed and returned one was discounted as the answers were fabricated. Therefore **164** surveys were taken into account which represents a response rate of **34.4%**

7 surveys were completed online

158 surveys were completed by post

0 surveys were completed by telephone

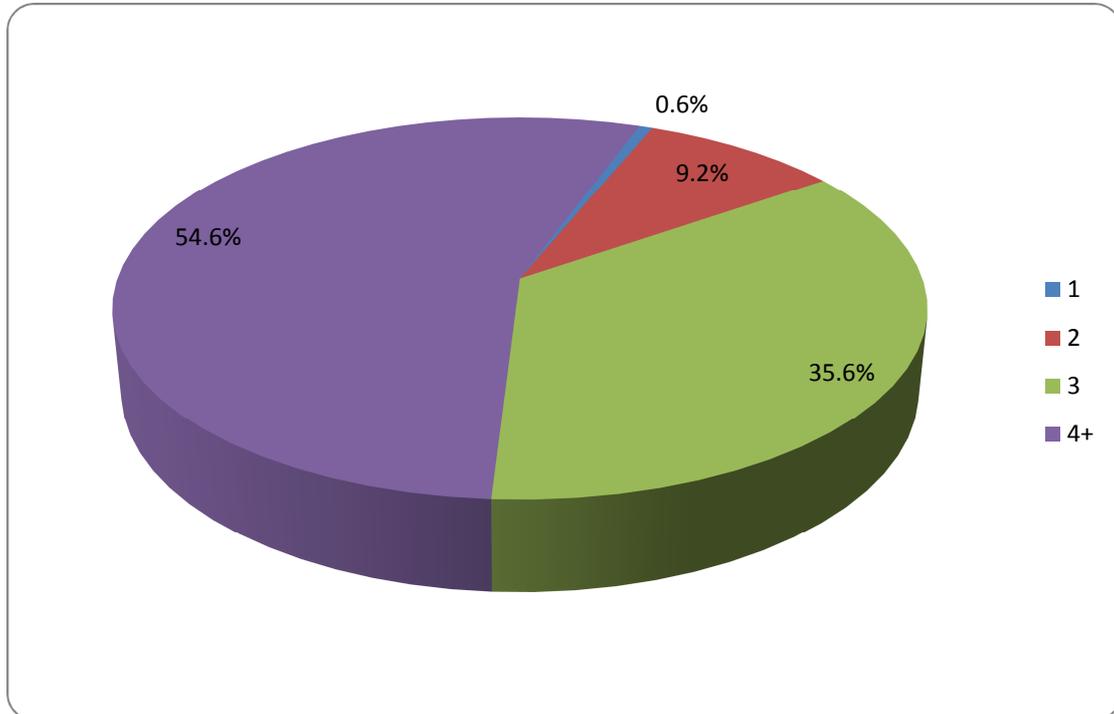
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NB This survey was not sent to the parishes surrounding Crowle and therefore does not assess housing need in the adjacent parishes.

2. Analysis

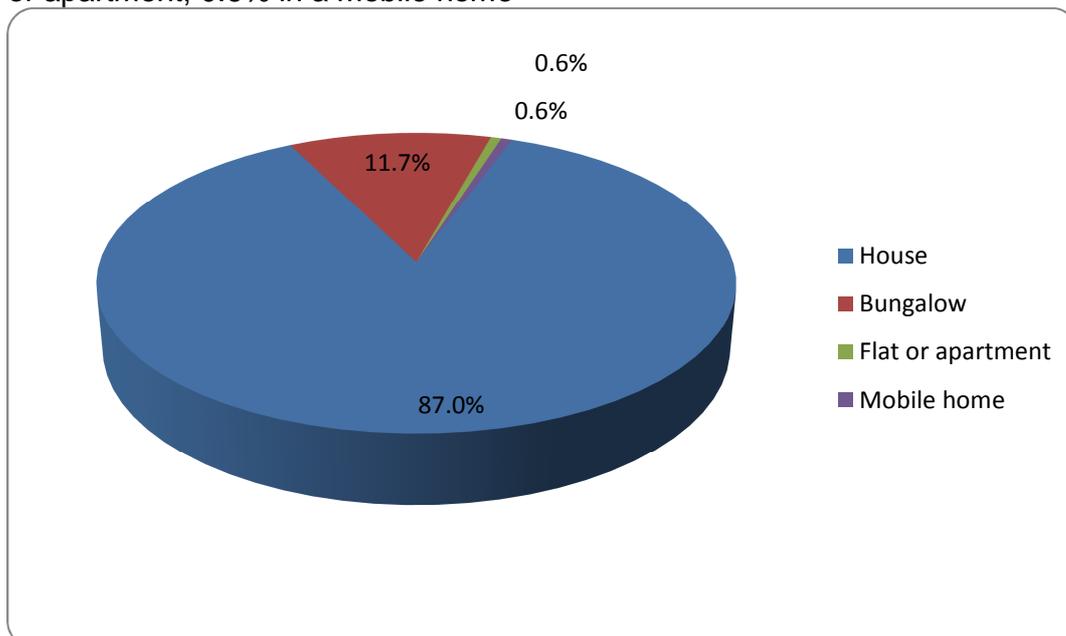
Q1: How many bedrooms does your current home have?

163 responded to this question with a majority of 89 (54.6%) having four or more bedrooms. 58 (35.6%) had three bedrooms, 15 (9.2%) had two bedrooms and 1 (0.6%) had one bedroom.



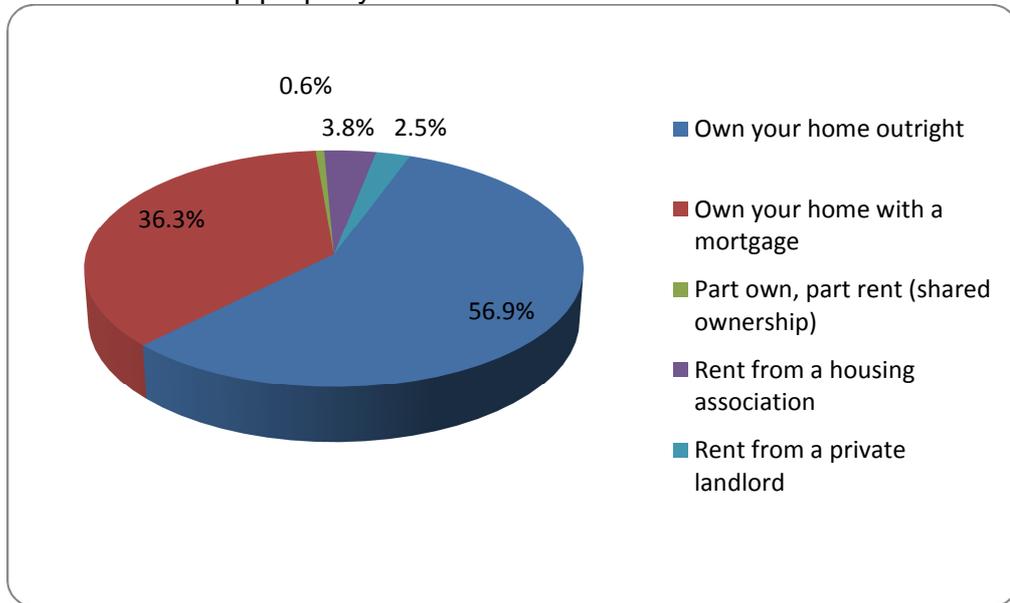
Q2: What type of home do you live in?

87% of the respondents live in a house, 11.7% live in a bungalow, 0.6% in a flat or apartment, 0.6% in a mobile home



Q3: What is the tenure of your current home?

160 responded to this question with 91 (56.9%) owning their home outright, 58 (36.3%) owning their home with a mortgage, 6 (3.8%) renting from a housing association, 4 (2.5%) renting from a private landlord and 1 (0.6%) living in a shared ownership property. .

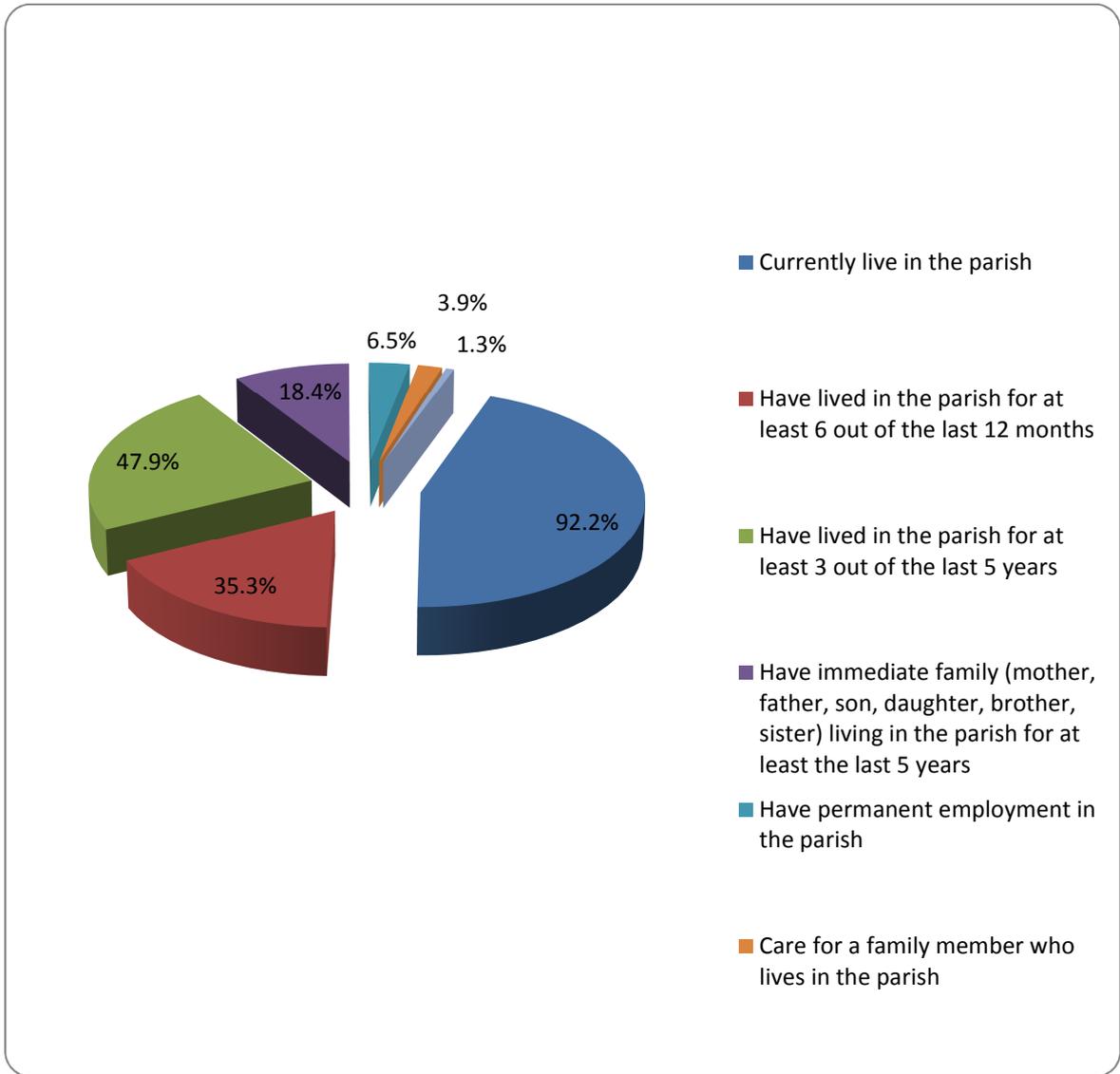


Q4: Ages of people in your household.

This question was answered by 162 applicants. The most common household type was one with household members over the age of 65. A total of 73 of the respondents had 1, 2 or 3 pensioners in the household with a large majority owning their home outright. In contrast there were responses from 31 households with children under the age of 10.

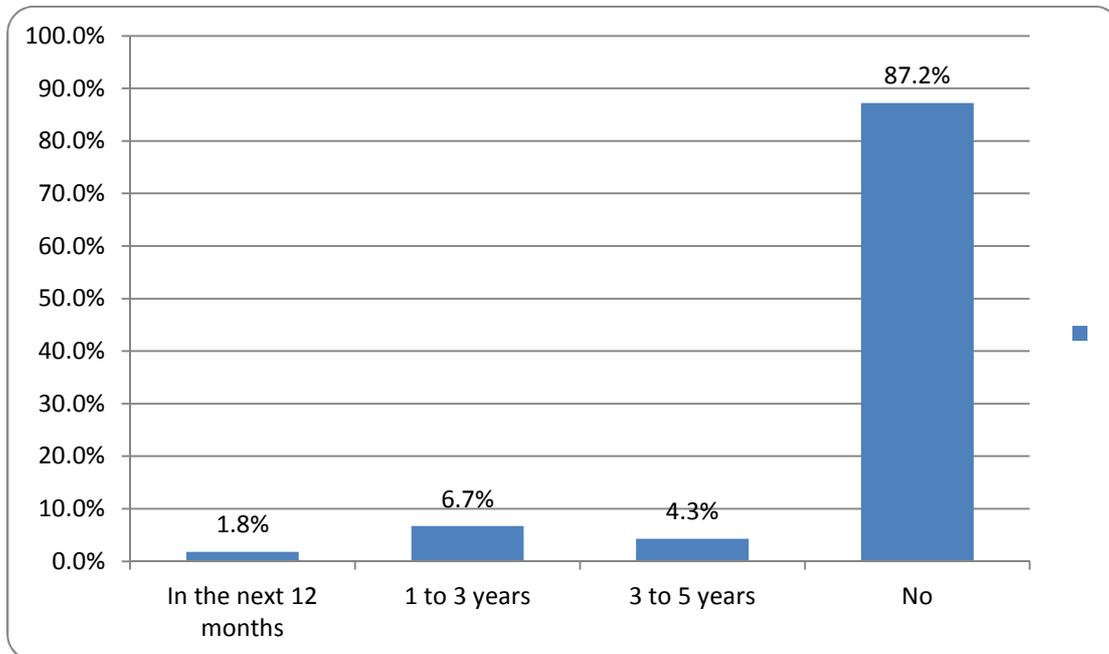
Q5: Do any of the following apply to any members of your household for the parish of Crowle? Please tick all that apply.

163 responded to this question with respondents being able to select more than one option. 157 respondents were currently resident in the parish. All respondents who stated that they needed housing in the parish met one or more of the local connection criteria.



Q6: Are you or anyone in your household likely to need alternative housing in the parish?

164 responded to this question. 143 indicated that they would not be likely to need alternative housing in the next five years. A total of 21 said that they or members of the household would require housing in the parish in the next 5 years. Of these 3 said they would be likely to need alternative housing in the parish in the next 12 months, 11 in 1-3 years and 7 in the next 3-5 years.



Only those who answered yes to Q6 were required to complete the following questions:

Q7: How many people will require this housing?

This question was asked to determine the bedroom need of the households requiring housing. This is detailed in the conclusion of this report. 17 responded to the question, some of whom had a need for more than one property in the future. 10 of these were in the age brackets and 65+ and needed to move to smaller or cheaper properties, some needing bungalows. The majority of these respondents owned their home outright.

Q8: What is the main reason for needing to move?

This question was answered by 21 respondents however some had a future need for more than one property because some had multiple young adults that wished to set up home independently in the parish in the next 5 years. 7 respondents needed to move to a smaller home, 5 households had members who needed to set up home independently, 2 respondent needed a larger home, and 2 respondents needed a cheaper home, 2 needed a more secure tenancy, 1 needed to support a relative, 1 needed an adapted home and 1 respondent had other reasons to move which was the need of a bungalow.

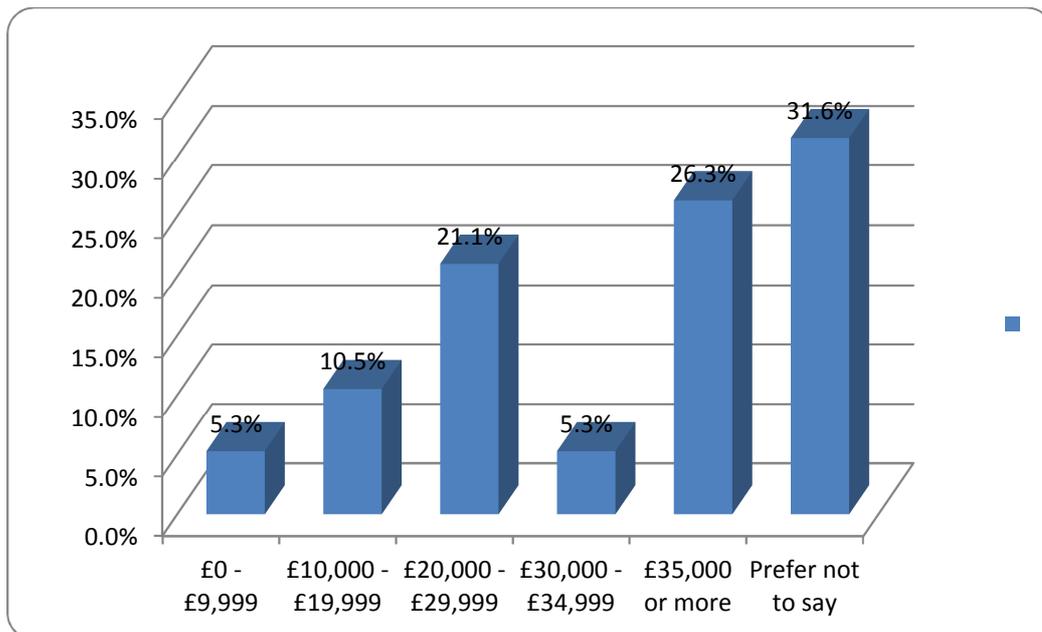
Q9: What is your preferred tenure?

21 responded to this question with some giving multiple answers, however for the reasons stated in the analysis of question 8 there was a need for 25 homes. See table below for details of answers given.

Preferred Tenure	Number of respondents
Buy on the open market	12
Rent from a Housing association	7
Shared ownership/Buy on open market	1
Buy on open market/rent from HA/ Shared ownership	3
Rent from private landlord	1
Buy on open market or other government backed scheme	1

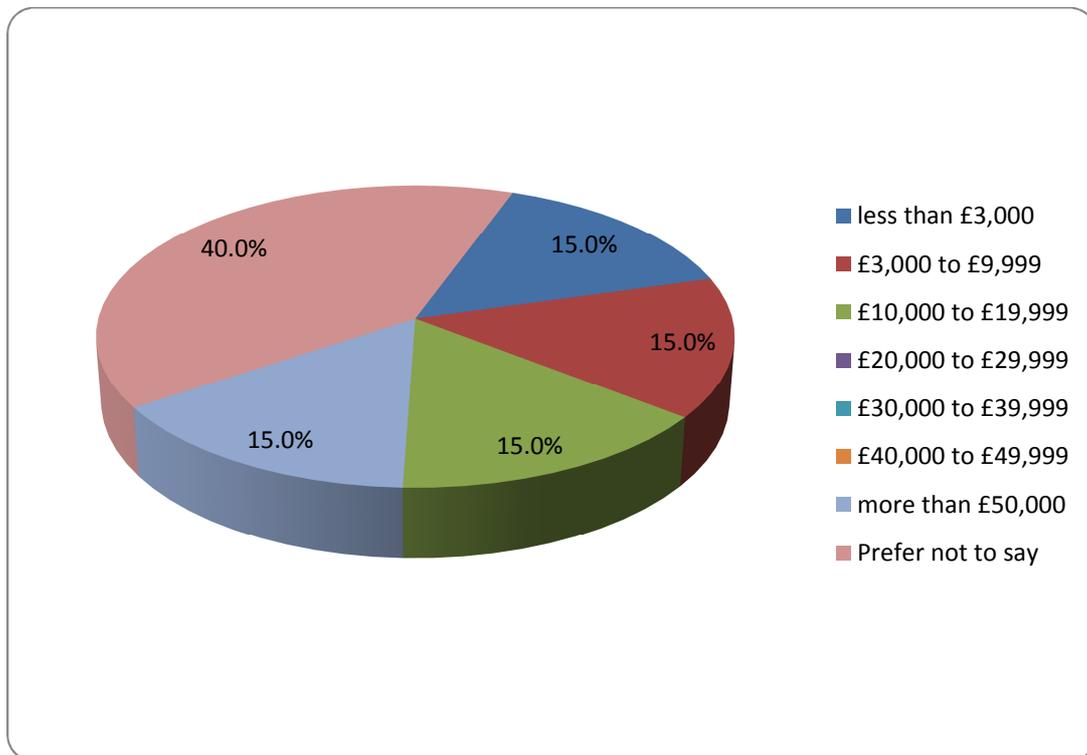
Q10: What is your total gross annual household income (including all benefits?)

19 answered this question with 6 of these preferring not to say what their income was. 1 respondent had an income of £0-9,999, 2 had incomes of £10,000-£19,999, 4 had incomes of £20,000-£29,999, 1 had an income of £30,000-£34,999 and 5 had an income of over £35,000. Everyone with an income of over £35,000 wished to purchase on the open market.



Q11: What are your total savings?

The breakdown of savings is as follows:



The majority of applicants that said they would need some form of affordable housing in the next 5 years had less than £3000 in savings or preferred not to say.

Q12: Contact Details.

4 of the respondents who stated that they would need some form of affordable housing in the next 5 years supplied contact details. 8 respondents in total completed this section.

Q13: Is there a member of your family or someone else you know about who would like to move or return to the parish to live?

6 extra surveys were sent out in response to this question.

4. Conclusion

A response rate of 34.4% was achieved within the deadline for this survey. It is possible not all residents with a housing need will have responded although it is in their interests to do so.

The survey responses identify the need for 12 open market homes and 12 affordable housing units within the parish of Crowle in the next five years. All of these households have a local connection to the parish.

Table to show affordable housing need identified by survey respondents

Timescale	Household Type	Current Tenure	Bedroom need *	Reason to move	Preferred Tenure
Next 12 months	Single 65+	Own home outright	1	Need single storey supported living	Shared Ownership/Buy on the open market
Next 12 months	Family	Rent from private landlord	2	Need larger home, to give support to relative and to buy first home	Other government backed scheme/ Buy on the open market
1-3 years	Single	Live with family	1	Set up independent home	Rent from HA, Shared Ownership. Buy on open market
1-3 years	Single	Live with family	1	Set up independent home	Rent from HA, shared Ownership/ Buy on Open Market
1-3 years	Family	Rent from HA	3	To give support to a relative/ to be closer to a job	Rent from a Housing Association
1-3 years	Single	Rent from HA	1	Set up independent home	Rent from Housing Association
1-3 years	Couple	Own home with a mortgage	1	Need a cheaper home	Rent from a Housing Association
1-3 years	Single	Rent from private landlord	1	Need a longer term tenancy	Shared ownership/ buy on open market/ rent from HA
1-3 years	Couple 65+	Own home outright	1	Need a smaller home	Rent from a Housing Association
1-3 years	Single	Live with family	1	Set up independent home	Rent from Housing Association.
3-5 years	Single	Live with Family	1	Set up independent home	Rent from Housing Association
3-5 years	Single	Live with Family	1	Set up independent home	Rent from Housing Association

The table above summarises the current household/tenure, reason for moving and preferred tenure of all respondents who stated they are likely to have a need for affordable housing in the next five years.

*bedroom need calculated in accordance with Home Choice Plus allocation policy however those purchasing shared ownership may chose to buy a larger property.

Table to show market housing need identified by the survey

Timescale	Household Type	Current Tenure	Bedroom need**	Reason to move	Preferred Tenure
Next 12 months	Couple (1 65+)	Own home outright	1	Need a smaller home	Buy on the open market
1-3 years	Family	Own home with a mortgage	4	Need larger home.	Buy on the open market
1-3 years	Couple 65+	Own home outright	1	Need a smaller home and to receive support from a relative	Buy on the open market
1-3 years	Single	Living with family	1	Starter home	Buy on the open market
1-3 years	Single	Living with family	1	Set up independent home	Buy on the open market
3-5 years	Couple 65+	Own home outright	1	Need smaller home	Buy on the open market
3-5 years	Couple 65+	Own home outright	1	Need smaller home	Buy on the open market
3-5 years	Single 65+	Own home outright	1	Need smaller home	Buy on the open market
3-5 years	Couple 65+	Own home outright	1	Need smaller home	Buy on the open market
3-5 years	Couple (1 65+)	Own home with a mortgage	1	Need a cheaper home	Buy on the open market
3-5 years	Couple (65+)	Own home outright	1	Need a bungalow	Buy on the open market
3-5 years	Single	Rent from private landlord	1	Need a more secure/long term tenancy as landlord may sell house	Rent from private landlord

**bedroom need in accordance with the Home Choice allocations policy households may chose to purchase a larger property.