

Bamford Parish Needs Survey Results

Introduction

585 housing needs survey forms were sent to the residents of Bamford in November 2006. 168 forms were returned, a response rate of 29%

The forms can be categorized into three groups as follows:

Category	No. of Forms
In housing need and in favour of a scheme	32
Not in housing need and in favour of a scheme	122
Not in housing need and not in favour of a scheme	14

Local Connection

The local connection of those residents in housing need and in favour of a scheme can be summarised as follows:

Category	%	Ave Duration (years)
Currently living in the village	78%	20
Currently work in the village	22%	-
Have relatives in the village	25%	-
Have previously lived in the village	12%	-

NB: The total percentage is greater than 100% in many of the tables and charts as some residents fall into more than one category.

Housing Demand

Housing Need by Age Group

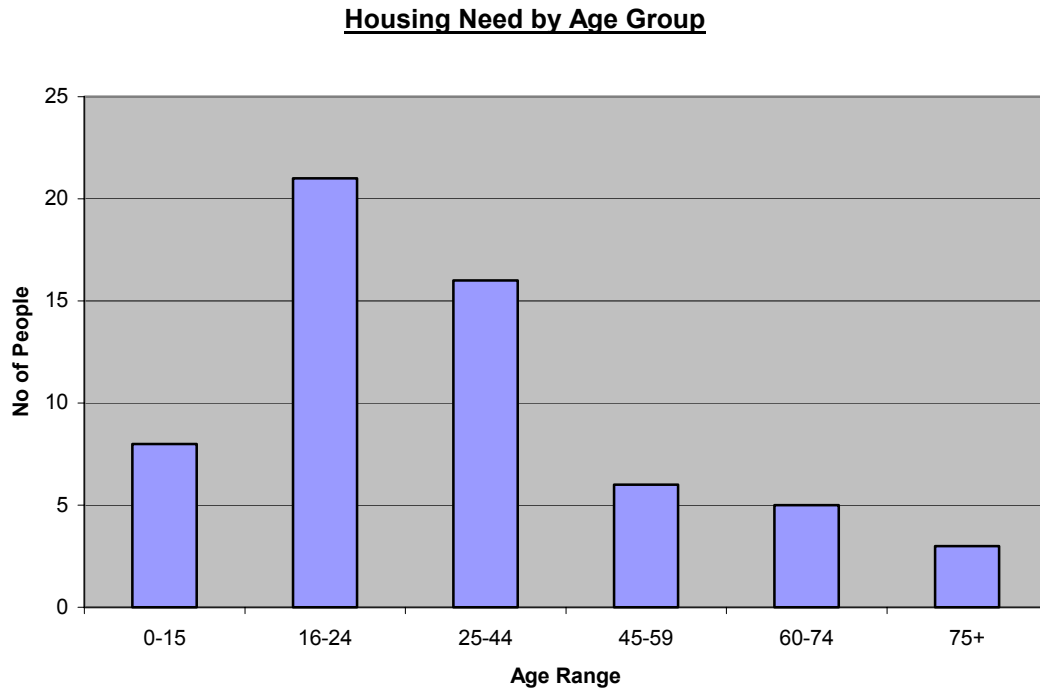


Figure 1

The Survey indicates that the prevalent need is for young persons accommodation, although a small demand for family accommodation and older persons accommodation was identified. 36% of all people identified in this study were aged between 16-24, while 27% were aged between 25-44.

Figure 2 explores the reasons why people feel their present accommodation is unsuitable. 38% of respondents felt that they were in housing need due to a lack of independence, while equal amounts (19%) felt that their present accommodation was either too small or too expensive.

Figure 3 demonstrates that a higher proportion of respondents are currently living with their parents or are renting accommodation privately compared to any other form of tenure.

Current accommodation

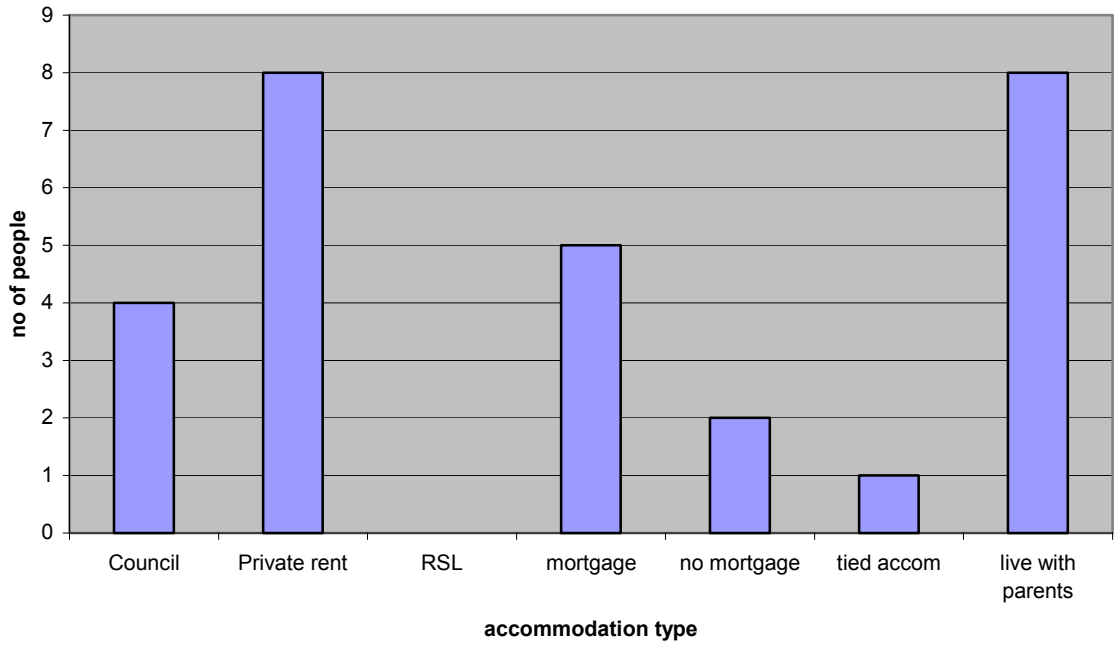


Figure 2

Why is you current accommodation unsuitable

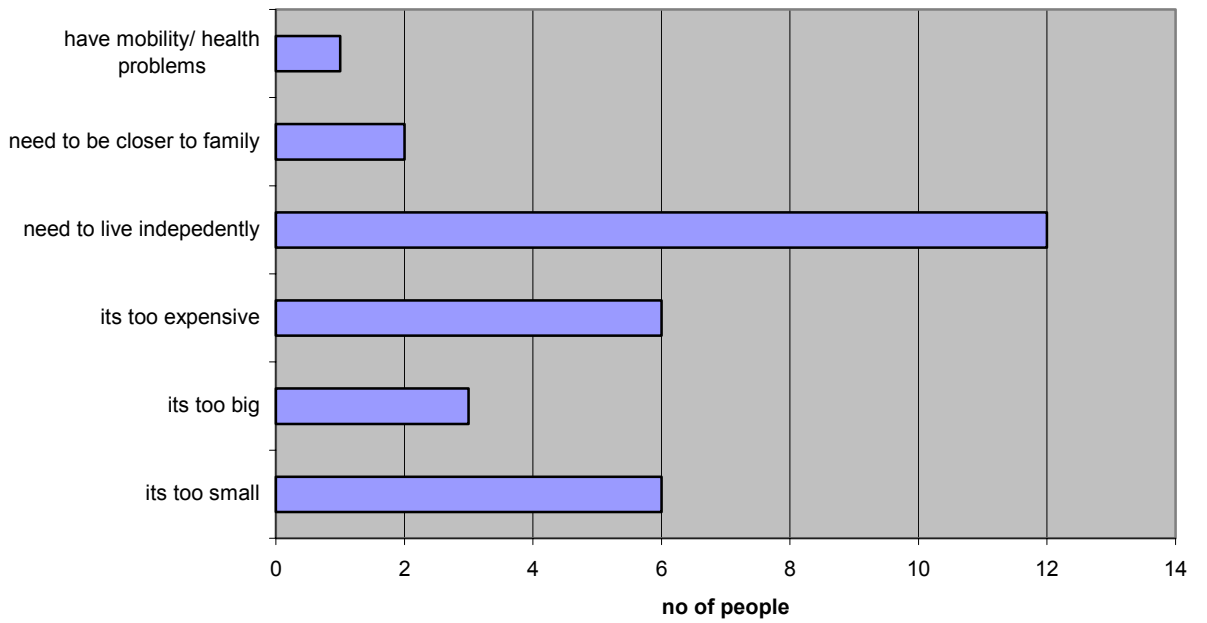


Figure 3

Time Scale for housing requirements

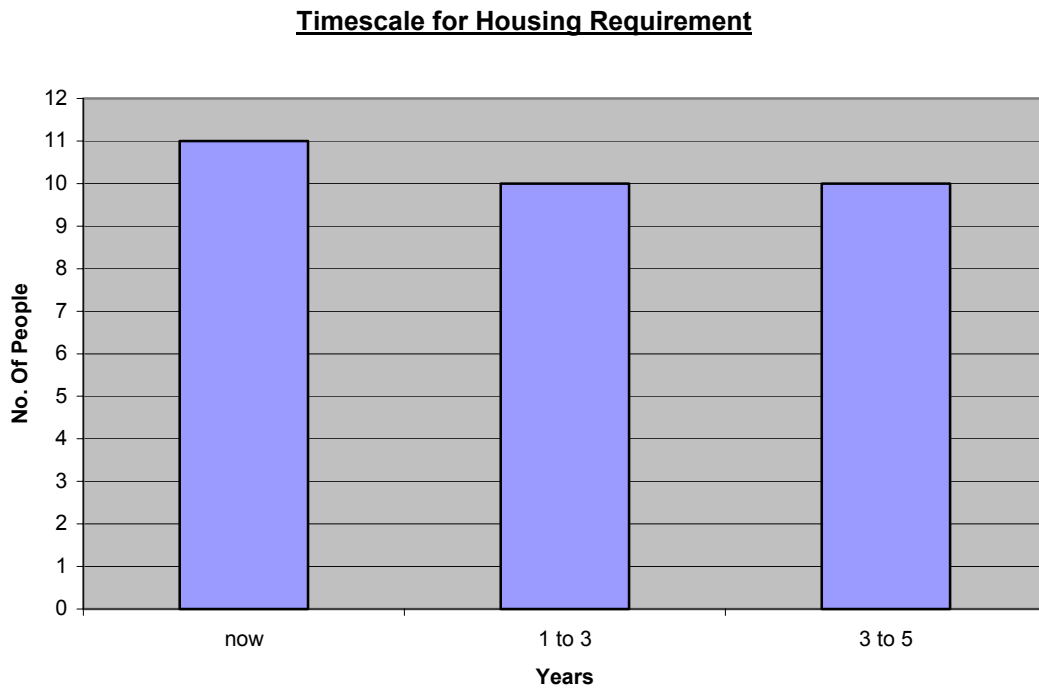


Figure 4

There seems to be virtually equal need for housing in the immediate, medium and long term.

Tenure Preferences

Results from the survey show that owner occupation was the most preferred form of tenure. 17 respondents chose owner occupation; while 16 respondents chose rented accommodation and only 13 respondents preferred shared ownership.

Tenure Preferences



Figure 5

Accommodation Requirements

The study has identified a clear requirement for 2+3 bed houses along with 1+2 bed flats.

Accommodation Requirements

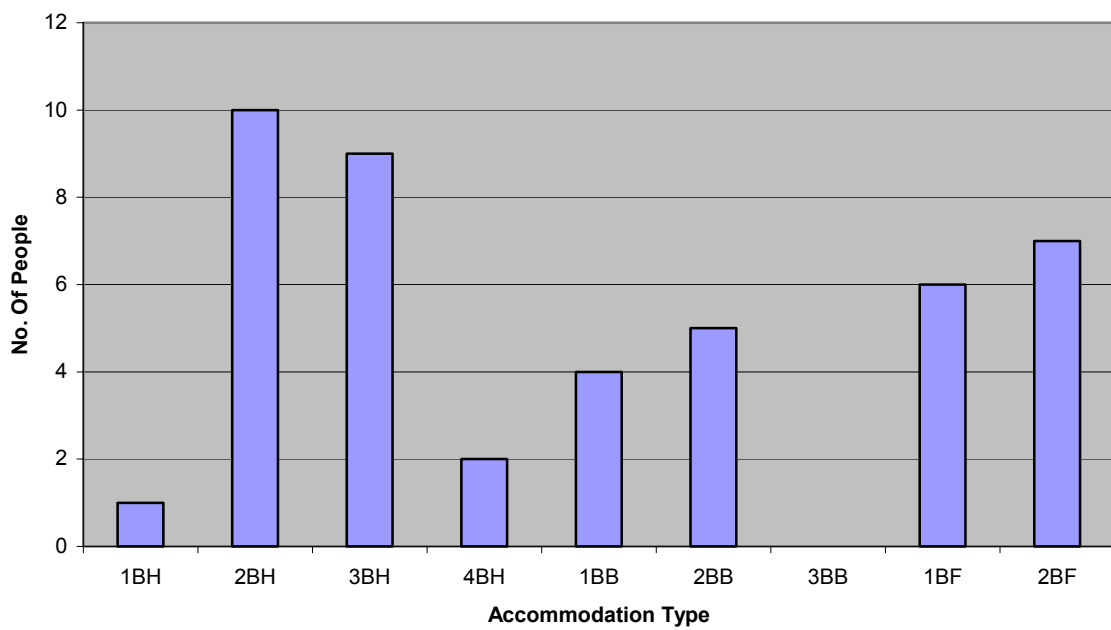


Figure 6

Existing Stock and turnover

The amount of affordable housing in the Bamford Parish Consists of,

6 x 1 bed bungalow
3 x 2 bed bungalow
19 x 1 bed flats
8 x 2 bed house
22 x 3 bed house

The Turnover rate for these properties is as follows

2003/04 = 3x 1 bed flat

2004/05= 2 x 1 bed flat

2005/06= 3x1 bed flat 1x2 bed house

The turn over rate for flats in the Bamford area is comparatively high compared to larger family homes. There are several reasons why this may occur, firstly many of the flats are designated for older persons accommodation and because of this, naturally have a high turnover rate. Secondly, some 1-bedroom flats are being allocated to young people who already have small children or are pregnant. As local young people are keen to stay in the Hope Valley area, these flats can some times be the only option until more suitable accommodation can be found.

Affordability

Affordable mortgage borrowing stated ranged from £50,000 to £150,000 with the average being £95,500.

The average affordable rent is £71.43 with the lowest stated being £50 and the highest being £100 per week.

Conclusion

The total number of local people in housing need is 32. Using the 25%- 33% rule to decide on the number of units to be provided this gives a total of between 8 and 11. In terms of tenure in the context of affordable housing the response received indicate that 80% of the units provided should be for affordable rent with the remaining 20% for shared ownership.