

Hope Parish Housing Needs Survey Results

Introduction

460 housing needs survey forms were sent to the residents of Hope in September 2006. 168 forms were returned, a response rate of 37%

The forms can be categorized into three groups as follows:

Category	No. of forms
In housing need and in favour of a scheme	41
Not in housing need and in favour of a scheme	110
Not in housing need and not in favour of a scheme	10

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 live in the village	83	28
Currently work in the village	34	n/a
Have relatives in the village	39	n/a
Have previously lived in the village	17	

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

Housing Demand

Housing Need by Age Group

The following charts sets out the key housing demand information obtained from the survey.

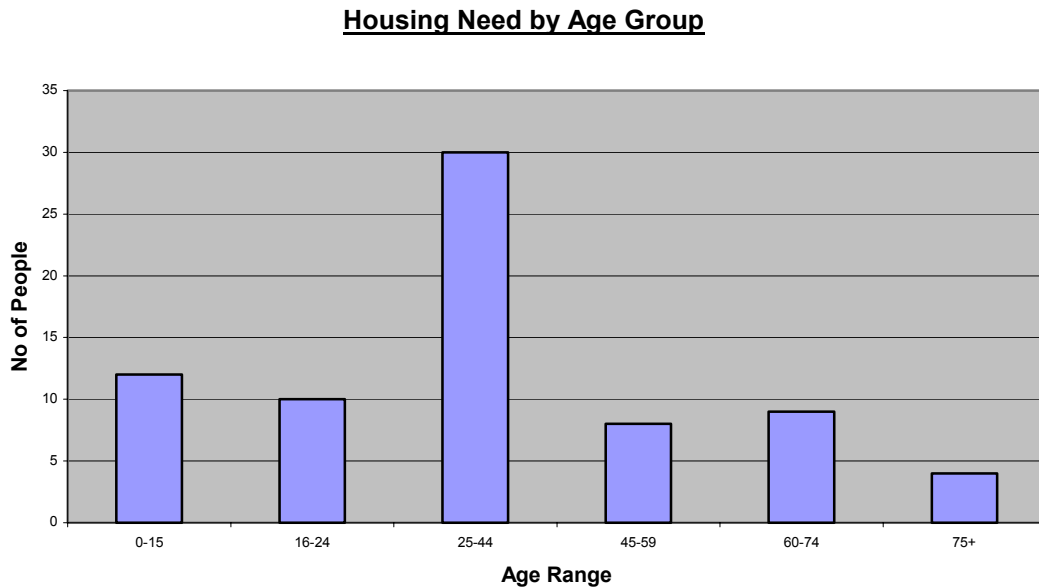


Figure 1

The survey indicates that the prevalent need is for family accommodation, although a small demand for older persons accommodation is shown. 41% of all people identified within this study were aged between 25-44.

Figure 2 explores the reasons why people feel their present accommodation is unsuitable. 32 % of respondents felt they were in housing need due to a lack of independence, while 24% felt that their present accommodation was too expensive. These findings can be linked to the accommodation type respondents are currently living in. Figure 3 demonstrates that a higher proportion of respondents are living with their parents or are currently renting accommodation privately compared to any other form of tenure.

Why is your current accommodation unsuitable

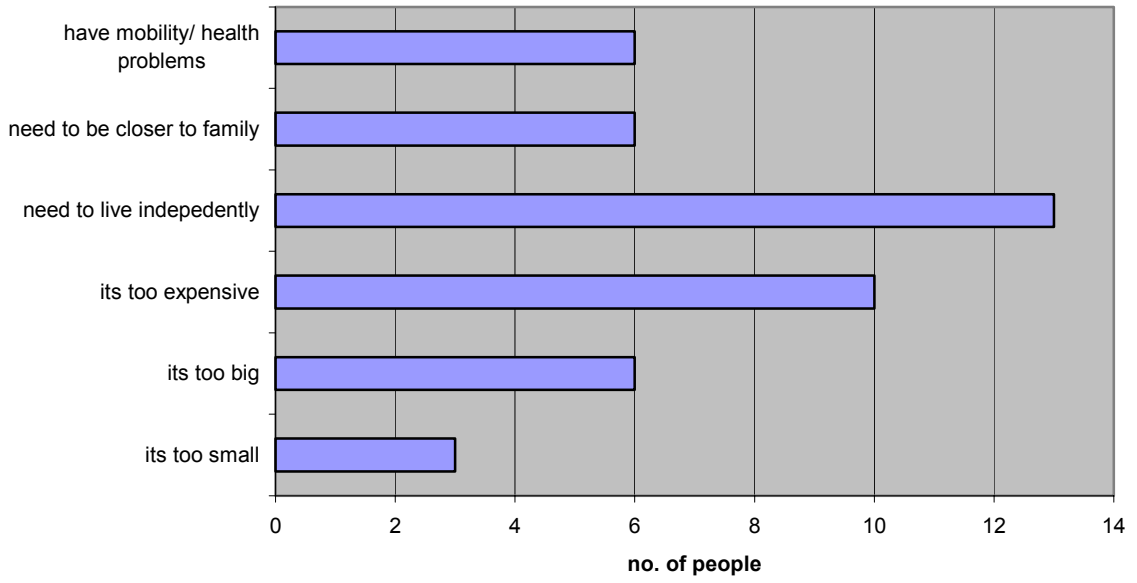


Figure 2

Current type of accommodation

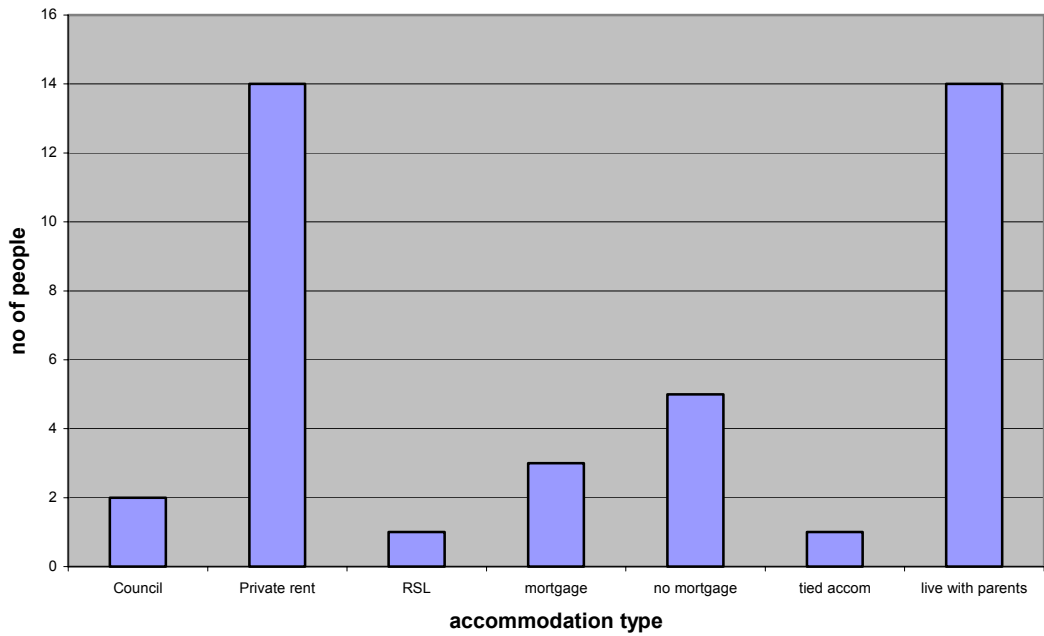


Figure 3

Time scale for housing requirements

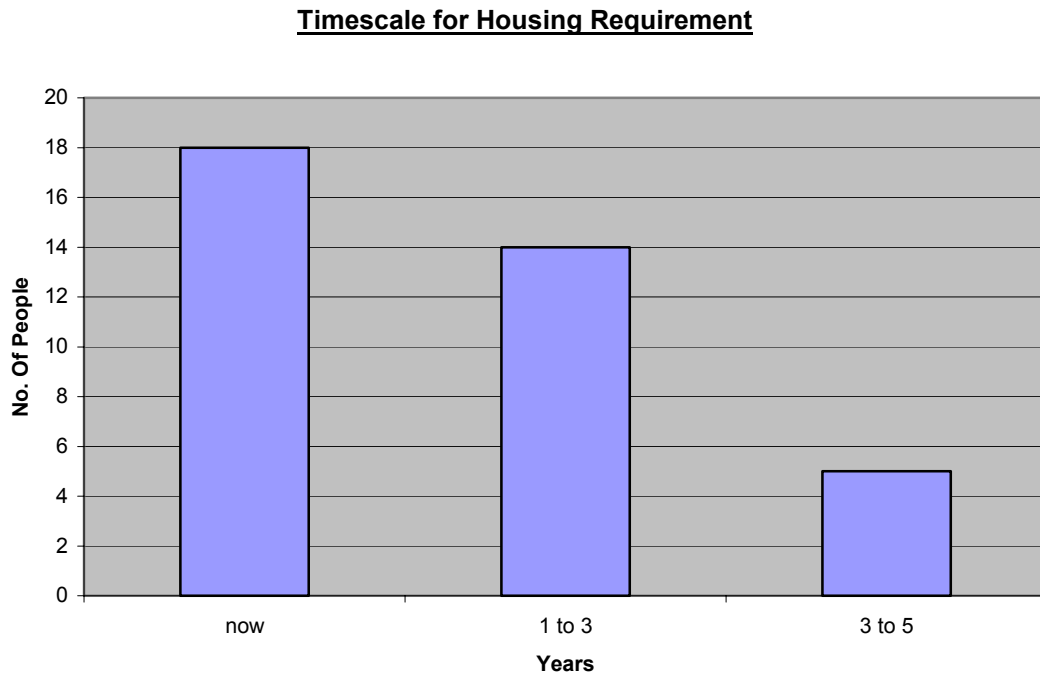


Figure 4

44 % of respondents felt that they had an immediate housing need. The remaining was split between, 35% in the medium term and 12% in the long-term.

Tenure preferences

Results from the survey show that there is no clearly preferred form of tenure. 16 respondents chose owner occupation and shared ownership as their preferred form of tenure while only slightly more (19) preferred rented accommodation.

Tenure Preferences

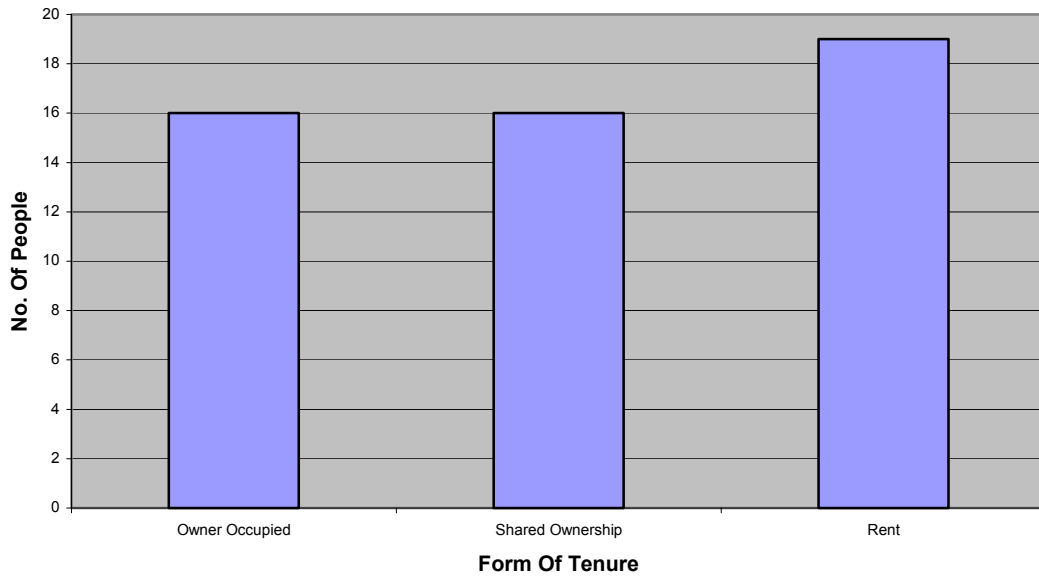


Figure 5

Accommodation requirements

The study has identified a clear requirement for 2+3 bed houses along with 2-bedroom bungalows.

Accommodation Requirements

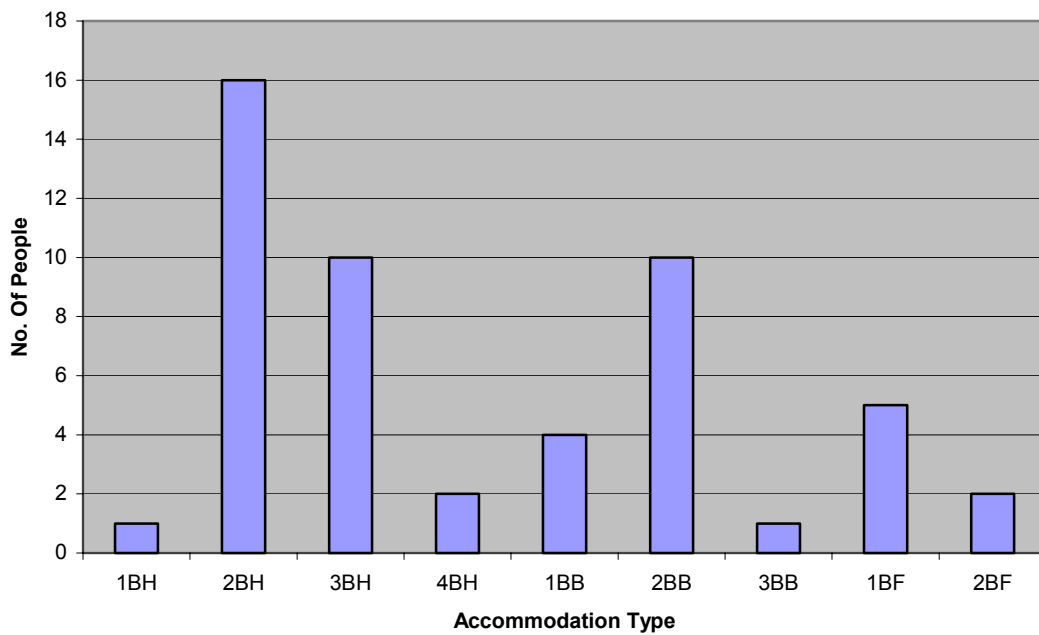


Figure 6

Existing stock and turnover

In considering the housing need information it is also important to consider the level of existing provision and turnover within that stock.

The amount of affordable housing in the Hope parish consists of,
27 x 1 bed bungalows
4 x 2 bed houses
5 x 3 bed houses

The turnover rate for these properties is as follows

2002/03 = 2 2 X 1 bed bungalows

2003/04 = 5 4 X 1 bed bungalows + 1 X 3 bed house

2004/05 = 1 1 X 1 bed bungalow

2005/06 = 2 2 X 1 bed bungalows

Affordability

Affordable mortgage borrowing stated ranged from £50,000 to £ 140,00 with the average being £85,217.

The average affordable rent is £79.58, with the lowest stated being £50 and the highest £100 per week.

Conclusions

The total number of local people in housing need is 41. Using the 25%- 33% rule to decide on the number of units to be provided this gives a total of between 10 and 14. In terms of tenure in the context of affordable housing the responses received indicate that half of the units provided should be for shared ownership with the remaining half for affordable rent.