

Leigh and Bransford Housing Need survey results

August 2021

Introduction

Malvern Hills District Council has undertaken a housing needs survey of the Parish of Leigh and Bransford.

A total of 893 paper surveys were sent to households within the Parishes of both Leigh and Bransford. A prepaid envelope was included, to enable residents to complete and return the survey free of charge. It also provided an option to complete the survey online through a web link and the option to speak to a member of the Housing Service to complete.

Surveys were sent to all households on the electoral roll in Leigh and Bransford.

We also promoted the survey through Facebook and Twitter pages via the Communications team at Malvern Hills District Council.

Below is an example of our Facebook promotion

We are conducting a Housing Needs Survey in the Parish of Leigh and Bransford.

Paper surveys including an online link are being sent out to all residents this week and we are encouraging residents within the Parish to respond to show the true housing need for their area. The Parish Council will also use the feedback from this survey as part of their Neighbourhood Plan. Closing date for responses is 23 July 2021.

Visit <https://www.smartsurvey.co.uk/s/LeighandBransford/> to take part.

Our Facebook posts were seen 1,900 times in total.

Below is an example of our Twitter promotion

We are conducting a Housing Needs Survey in the Parish of Leigh and Bransford. Paper surveys with a link are being sent out to all residents. The Parish Council will also use the feedback for their Neighbourhood Plan. Closes 23 July 2021. Visit

<https://www.smartsurvey.co.uk/s/LeighandBransford/> to take part.

Our tweets were seen 1,519 times.

The deadline for responses to this survey was Friday 23 July 2021.

Total responses to the survey

In total 251 valid responses were received, showing a response rate of 28%. With a 95% reliability factor the data is to be true to a margin of error plus or minus 5%.

To be deemed accurate a plus / minus percentage figure should be between 4% and 8%. This survey has scored plus or minus 5%, so would be deemed statistically accurate. This means that if the survey was repeated again with the same methodology, the results would show within plus or minus 5% of those which are shown within the results of this survey.

The smaller the margin of error, the more confidence you may have in your results. The bigger the margin of error, the farther they can stray from the views of the total population surveyed.

Of the 251 responses, 68% (171 respondents) completed the paper survey, 32% (80 respondents) completed it online.

The primary objective of a housing needs survey is to identify the current and future housing need for a Parish, both in terms of market and affordable housing.

It is important to note the following when considering the results of this survey:

- The results of a housing needs survey are an *indicator* of housing need – other indicators of housing need are the South Housing Market Area Assessment 2019, and information from the Council's housing register Housing For You
- The results are a snapshot in time, and housing need will change regularly for a variety of reasons, for examples as households move, family size changes, financial circumstances change etc
- The results are not split between Leigh and Bransford but present an overall picture of both Parishes together. Therefore, it is not possible to ascertain if there are differing views in each area.
- A total of 251 (28%) of the households on the electoral roll in Leigh and Bransford completed the survey. The housing and community need for the remaining 72% are not known.
- Not everyone in housing need will complete a survey, therefore true housing need may be underrepresented

Questions and responses

We now list the questions asked in the survey and the responses given to them.

How many bedrooms does your home have?

Of the 28% of households who responded to the survey, the majority stated that they were currently living in a property with 4 or more bedrooms (44%), then 3 bedrooms (31%), then 2 bedrooms (23.5%) and 1 bedroom (1.5%).

What type of home do you live in?

Of the 28% of households who responded to the survey, the majority stated that they lived in a house (82%), then a bungalow (14%), then flat/apartment/maisonette (3%). Two households stated "Other" (1%) and provided the following responses:

- A barn conversion
- A respondent did not state

No households stated that they lived in a mobile home or static caravan/park home.

Tenure

We asked respondents about the tenure of their home. Of the 28% of households that responded to the survey, a total of 86% of households (217) owned their own home, whether that was outright, with a mortgage, via shared ownership or discounted market sales (both affordable home ownership tenures). 7% (17 households) rented from a housing association, 5% (13 households) rented from a private landlord. 1% (3 households) were living with family/friends and 0.5% (1) had accommodation tied to their job.

Ages of family members

We asked respondents about the ages of the people living in their household.

- 42 households had members aged under 10 years of age
- 24 households had members aged 10 – 15 years of age
- 5 households had members aged 16 – 18 years of age
- 49 households had members aged 18 – 34 years of age
- 69 households had members aged 35 - 54 years of age
- 71 households had members aged 55 - 64 years of age
- 126 households had members aged 65+

Do any of the following apply to any members of your household?

This question is asked to understand the local connection or need to live in the Parish due to immediate family or employment for example. This is in line with the South Worcestershire Allocations Policy and Rural Lettings Policy for the allocation of affordable homes.

98% (245 of the 251 respondents) stated that they currently live in the parish of Leigh and Bransford.

The remaining 2% (6) respondents, did meet the local connection criteria through:

- Employment
- Family Connections
- Having lived in the parish in the 3 out of the last 5 years

Households were able to select one than more local connection to the Parish. Of those living within the Parishes of Leigh and Bransford, the following had an additional local connection as listed below:

- 4% (10) have permanent employment within the Parish
- 2% (4) care for a family member who lives within the Parish
- 5% (13) have a close family member who lives within the Parish

Length of time households have lived in the Parish

We asked respondents how long they have lived in the Parish. Of the 28% of households that responded to the survey, the majority 67% (168 respondents) have lived in the Parish for more than the last 5 years, followed by 19% (47 respondents) have lived in the Parish for at least 3 out of the last 5 years, 11% (27 respondents) 6 out of the last 12 months, and 3% (9 respondents) for under 6 months.

Future need - how many people will require alternative housing?

We asked respondents whether they or anyone in their household are likely to need alternative housing in the next five years. Of the 28% of households that responded to the survey, 17% (43 households) stated that they were looking for alternative accommodation within the next five years.

Would you prefer a new build property or existing dwelling?

Of the 43 households that stated that they wanted to move, 19 (46%) would prefer a new build property,

22 (54%) would prefer an existing dwelling. 2 households did not provide an answer to the question.

What type of property would you prefer?

Of the 43 households that stated that they wanted to move, the majority wanted a house 25 (59%) or a bungalow 13 (30%). The “other” responses were a care home (1) and did not state (2).

How many bedrooms will you require?

Of the 43 households that stated that they wanted to move, the majority wanted 2,3 and 4 bed homes as can be seen below. 1 household did not provide a response.

- 1 bed – 2 respondents
- 2 bed – 14 respondents
- 3 bed – 18 respondents
- 4 bed – 8 respondents

What area are you looking for alternative accommodation in?

Of the 43 households that stated that they wanted to move, the following are the areas they would like to live in. Respondents could tick more than one answer.

- Within the Parish of Leigh – 19 responses
- Within the Parish of Bransford – 10 responses
- Surrounding Parish of Powick – 3 responses
- Surrounding Parish of Broadwas – 1 response
- Surrounding Parish of Newland – 3 responses
- Surrounding Parish of Alfrick – 4 responses
- Surrounding Parish of Rushwick – 5 responses
- Surrounding Parish of Cotheridge – 1 response
- Surrounding Parish of Cradley – 3 responses
- Within the District of Malvern Hills – 20 responses

- Other – 7 responses

What is the main reason for needing to move?

The 43 households that stated that they wanted to move, gave the following main reasons for wanting to move. The majority need either a larger or smaller home, but there were a range of reasons given under “Other”.

- Need a larger home – 11 responses
- Need a smaller home – 9 responses
- Need a cheaper home – 1 response
- Current home in poor state of repair – 1 response
- Reason not fully disclosed – 1 response
- Need to set up an independent home – 4 responses
- Need a specially adapted home – 4 responses
- Other – 12 responses

What might prevent you from fulfilling your future need?

Respondents were able to select all options that applied.

- 53% stated that there is a lack of suitable properties
- 33% stated that they are not able to afford suitable properties
- 8% stated that they were saving to purchase a property
- Three households (6% of responses) stated other: funding for self-build, planning and age

Would you prefer to?

Of the 43 households who wanted to move, the majority (60%) wanted to buy on the open market (26 households). 16% (7 households) wanted to rent from a Housing Association, 14% (6 households) wanted affordable home ownership (shared ownership/discount market sales/starter home/rent to buy/government backed scheme), 7% wanted self-build (3 households) and 2% (1 household) wanted to rent from a private landlord.

Is your Parish....?

Please note this is across both Leigh and Bransford and is therefore an overall picture. The different areas have not been separated out at the request of the Parish Council.

Respondents were able to select all that applied to their household.

Respondents were asked if the parish was a nice place to live, of the 28% of respondents who completed the survey, the majority (97%) stated that it was. The remaining respondents did not provide an answer to the question.

- 77% of respondents stated it was a friendly Parish to live within
- 47% respondents stated that the Parish had a good community spirit
- 4% of respondents stated that they felt crime was an issue in the Parish
- 52% of respondents stated that they felt the Parish is a sought-after location
- 37% of respondents stated that they felt the Parish has a balanced and varied population

Over the past three years, do you feel that your parish has?

- The majority (68%) stated that the Parish had not changed in the last 3 years
- 21% stated they believed that the Parish had changed for the worse
- 11% felt that the Parish had changed for the better.

How much of a problem is traffic congestion?

- 46% stated it was an occasional problem
- 21% felt that it was a regular problem
- 33% of respondents did not feel that traffic caused a problem

How much of a problem is parking?

- 49% felt that parking was not a problem
- 28% stated that they felt parking was an occasional problem
- 24% felt that parking was a regular problem

How much of a problem is speeding?

- 22% felt that speeding was not a problem
- 36% stated that they felt speeding was an occasional problem
- 55% felt that speeding was a regular problem

What is access to public transport like in your parish?

- The majority, 50% stated that they believed public transport was irregular
- 35% felt that there is no access to public transport.
- 15% felt that there was regular access to public transport.

If regular public transport was available how often would you use it?

- The majority (49%) stated that if public transport was available that would sometimes use it
- 40% stated that they would never use public transport.
- 11% stated that if public transport was available they would use it frequently

Key Worker Accommodation

Do you meet the definition of a key worker?

- 47 (19%) of respondents stated they that did meet the definition of a key worker.
- 203 (81%) of respondents stated that they did not meet the definition of a key worker.
- One respondent did not answer the question.

Do you require alternative key worker accommodation in the future?

Two (2) of the forty seven (47) respondents stated that they had a future housing need as a key worker.

What type and size of accommodation do you require?

- House, 4+ bedrooms, self-build in the Leigh Sinton or Cradley Area
- House, 3 bedrooms, rent from a housing association, in the Rushwick, Powick, Bransford, or Malvern District

Affordable Housing

Would you support a small affordable housing development for local people in your parish or surrounding parishes?

Of the 28% of households (251) who responded to the survey, 65% (162 households) would be supportive of a small affordable housing development.

How many houses do you feel would class as a small affordable housing development?

- 42% (68) stated 10 or less
- 39% (63) stated 11 – 20
- 13% (22) stated 21 – 30
- 6% (9) stated 30 +

Would you support a Community Led Housing development for local people in the parish?

Please note that the following questions around community led housing are being revised for future surveys, as it is felt that a better understanding of what Community Led Housing is, should be provided to recipients. It is felt on this occasion that some of the answers may have been given about affordable housing generally and not Community Led Housing specifically.

One hundred and thirty five (135) respondents stated that they would support a community led housing development.

What communal facilities would you like to see included in a development?

- Garden – 113 responses
- Car Parking – 115 responses
- Guest Flat – 26 responses
- Office / Computer – 48 responses
- Washing / Drying Facilities – 61 responses
- Cooking facilities – 59 responses
- Indoor Area for Social Activities – 72 responses
- WiFi – 79 responses

Housing Register

Do you currently have a live housing application on Housing For You?

Four (4) households stated that they had a current application on Housing For You.

During 2020, a new housing register was launched called Housing For You. Listed below is data from Home Choice Plus (as at December 2020) and Housing For You (as at 19 August 2021).

Home Choice Plus data shows that there are 13 households registered with an address in Bransford (as at 18th December 2020). These households have the following bedroom need:

- 1 bed – 6 (of these, 1 is registered as a pensioner and/or in receipt of disability benefits)
- 2 bed – 4
- 3 bed – 3
-

There are 16 households registered with an address in Leigh (as at the 18th December 2020). These households have the following bedroom need:

- 1 bed – 11 (of these, 4 are registered as pensioners and/or in receipt of disability benefits)
- 2 bed – 3
- 3 bed – 2

Housing For You data shows that there are 6 households registered with an address in Bransford (as at 19th August 2021). These households have the following bedroom need:

- 1 bed – 2
- 2 bed – 2
- 3 bed – 3

There are 3 households registered with an address in Leigh (as at 19th August 2021). These households have the following bedroom need:

1 bed – 3

Conclusion

The survey received a response rate of 28% showing a margin of error to 95% as plus or minus 5%.

It is possible that not all residents with a housing need will have responded, although a paper survey was sent to all households within the Parish.

The survey has identified that forty-three (43) households stated they would have a different housing need within the next 5 years. Of these:

- 26 households stated that they would buy on the open market
- 7 households would rent from a housing association

- 1 household stated they would buy a starter home
- 2 households stated that they would buy a shared ownership property or discount market sales property
- 2 households wanted to purchase a rent to buy property
- 1 household stated that they wished to purchase through a government backed scheme
- 1 household would want to rent from a private landlord
- 3 households wanted to self-build their own property

All of those stating that their housing need would change in the next 5 years, had a local connection to the Parish, and all currently lived in the Parish.

For a full breakdown of the housing requirements by tenure and bedroom need, please request a copy of the full report from the Housing Strategy and Enabling Team by emailing HousingStrategyAndEnabling@wychavon.gov.uk