

Martley Parish Housing Needs Survey

Analysis of Results

December 2017

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1. Introduction

Malvern Hills District Council undertook a rural housing needs survey on behalf of Avon Planning Services Ltd in the Parish of Martley during November-December 2017.

603 surveys were delivered to householders in the parish of Martley.

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 they could provide contact details. A further 5 surveys were sent out for this reason making a total of 608.

By the deadline of **15th December 2017** 196 surveys were completed and returned, which represents a response rate of 32.5%.

14 surveys were completed online
182 surveys were completed by post
0 surveys were completed by telephone

This level of response is considered to be high for a survey of this type (typically Housing Need Surveys achieve a 20-25% response rate) because people generally respond for one of three reasons:

1. To indicate that they have housing need
2. To offer support to the idea of a small housing scheme to meet local needs, or
3. To state opposition to the idea of a housing scheme.

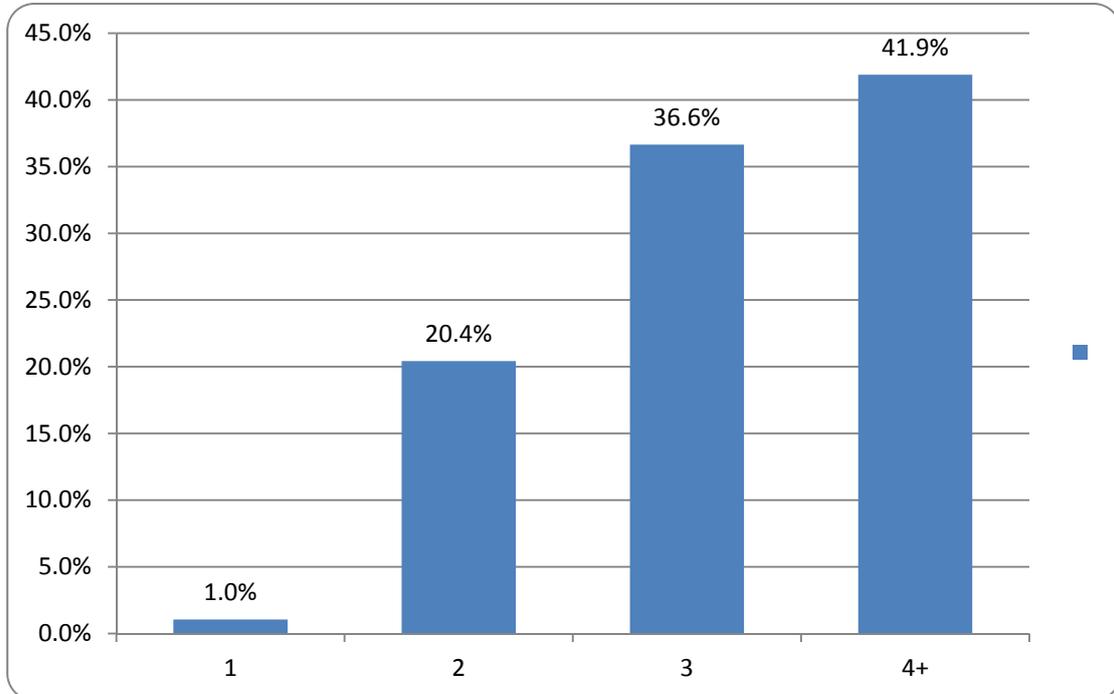
For the purposes of this report the term “respondent” refers to an individual survey form

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

2. Analysis

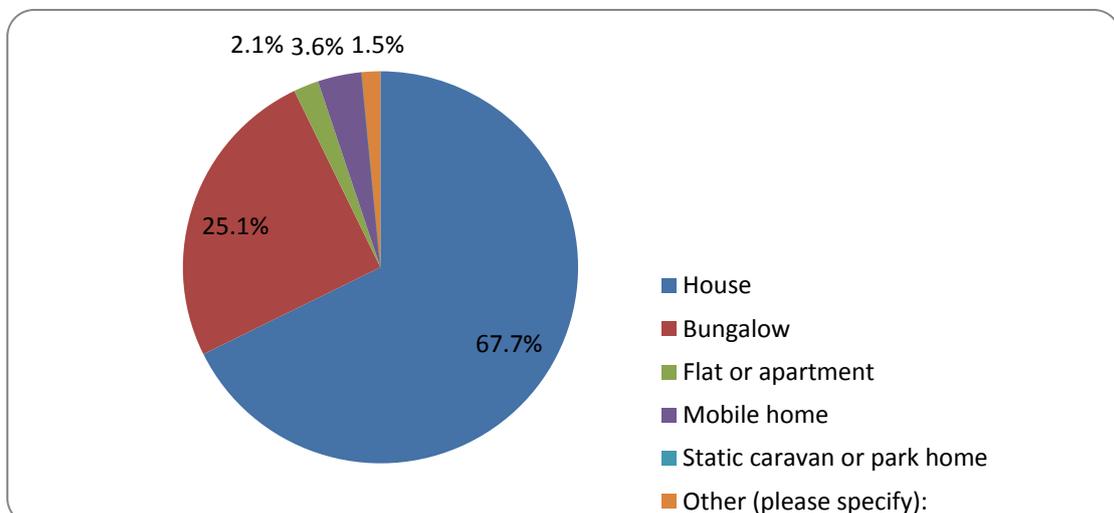
Q1: How many bedrooms does your current home have?

191 responded to this question with the majority (41.9%) having four or more bedrooms. 36.6% had three bedrooms, 20.4% had two bedrooms and 1% had one bedroom.



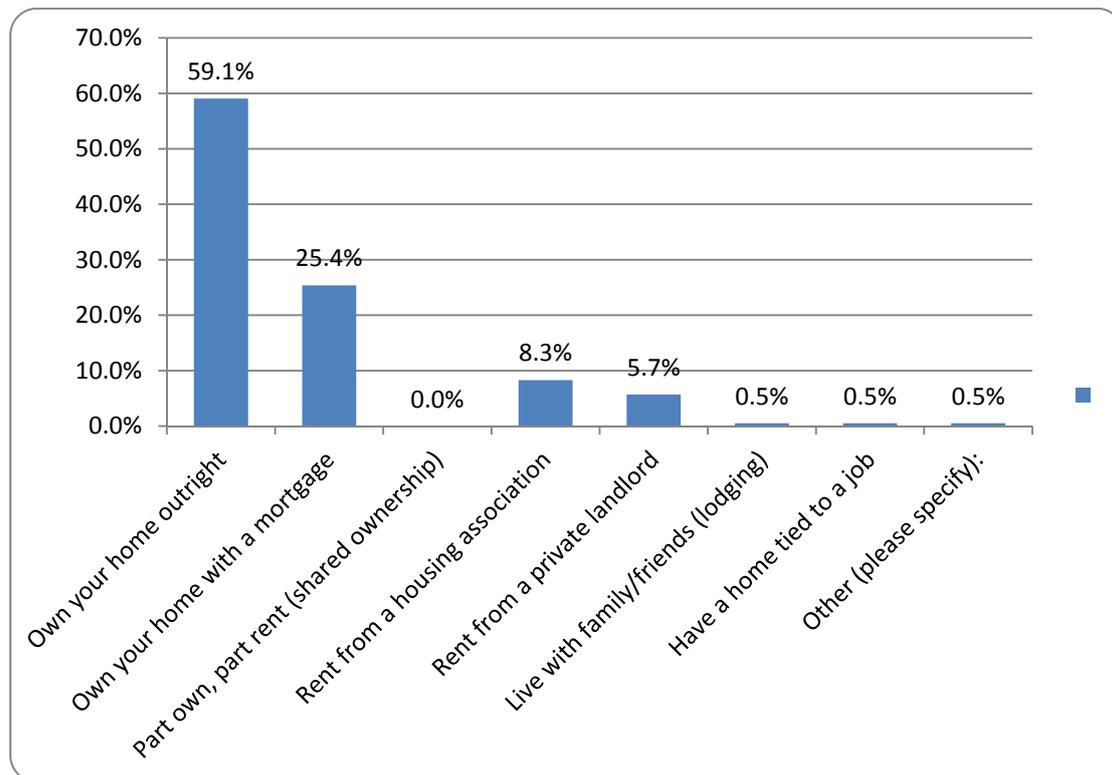
Q2: What type of home do you live in?

67.7% of the respondents live in a house, 25.1% live in a bungalow, 2.1% in a flat or apartment, 3.6% in a mobile home, and 1.5% in other types of accommodation which were identified as being converted barns, or an annexe.



Q3: What is the tenure of your current home?

193 responded to this question with 59.1% owning their home outright, 25.4% owning their home with a mortgage, 8.3% renting from a housing association, 5.7% renting from a private landlord, 0.5% living with family and friends, 0.5% having accommodation tied to their job, 0% living in shared ownership property and 0.5% living in other types of accommodation.

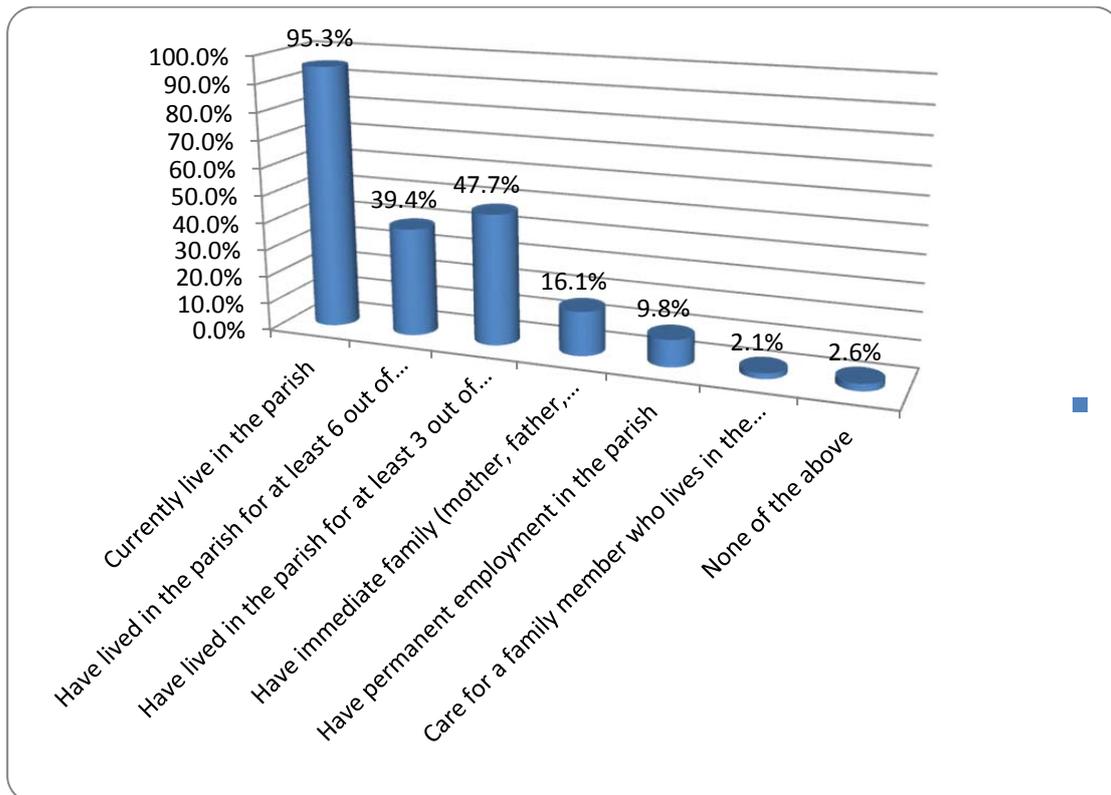


Q4: Ages of people in your household.

This question was answered by 192 applicants. The most common household type was one with household members over the age of 65. A total of 93 of the respondents had 1 or 2 pensioners in the household with the majority of these owning their home outright. There were responses from 22 households with children under the age of 10.

The data from this question was also used to help inform the size of housing needed by those who indicated that they would need to move in the next five years.

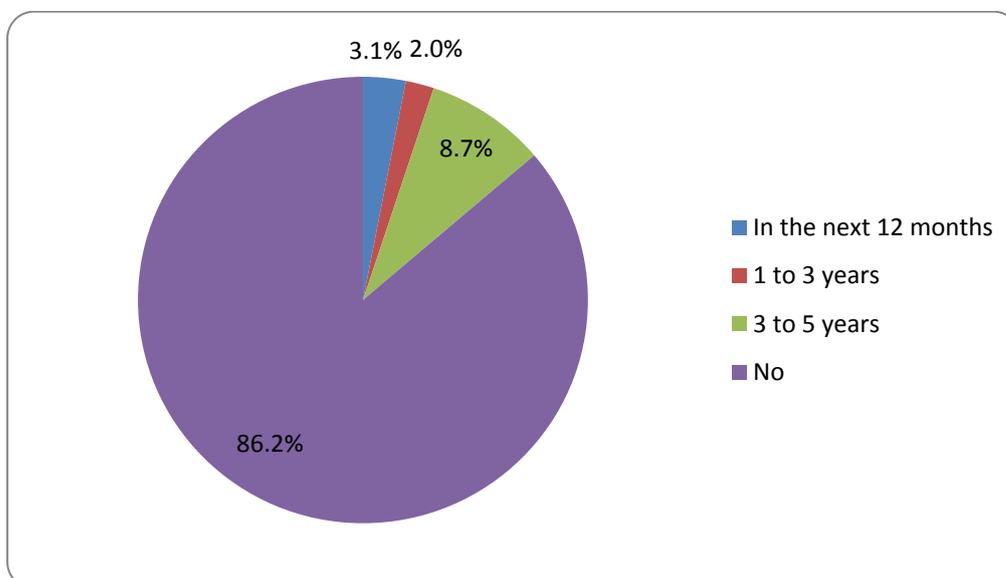
Q5: Do any of the following apply to any members of your household for the parish of Martley? Please tick all that apply.



193 responded to this question. Respondents were able to select more than one option for this question. NB 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?

196 responded to this question. 169 indicated that they would not be likely to need alternative housing in the next five years. A total of 27 said that they or members of the household would require housing in the parish in the next 5 years. Of these 6 said they would be likely to need alternative housing in the parish in the next 12 months, 4 in 1-3 years and 17 in the next 3-5 years.



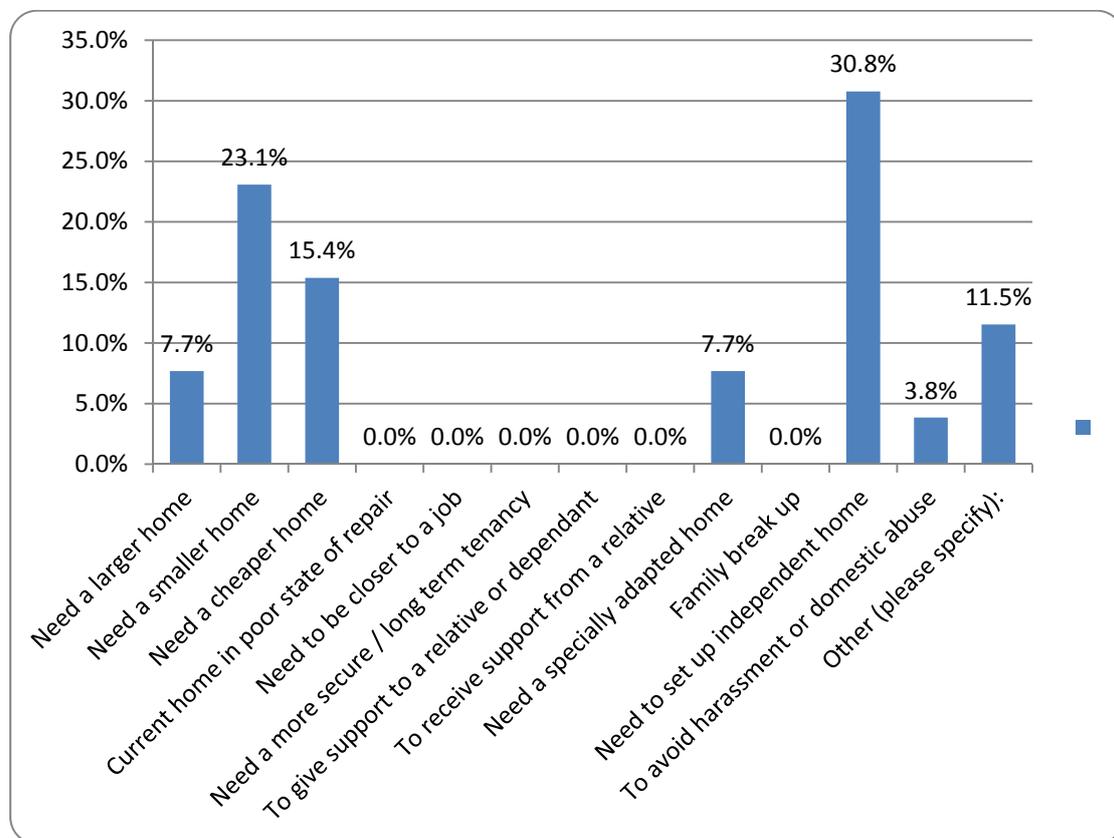
Only those who answered yes to Q6 were required to complete the following questions:

Q7: How many people will require this housing?

This question was asked to determine the bedroom need of each household requiring affordable housing. 27 responded to the question.

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

This question was answered by 26 respondents with the main reason given for needing to move being to set up an independent home (8), 6 respondents needed a smaller home, and 4 respondents needed a cheaper home, 2 needed a larger home, 2 needed an adapted home and 1 needed to move due to harassment. 3 respondents had other reasons to move with reasons given being 'to return to area' and 'age related'.



Q9: What is your preferred tenure?

27 responded to this question. See table 1 below for details of answers given. 'Other' was specified as being self-build.

Table 1

		Response Total
1	Buy on the open market	15
2	Shared ownership (part own/part rent)	4
3	Rent from a housing association	5
4	Rent from a private landlord	2
5	Other government backed scheme (please specify):	1

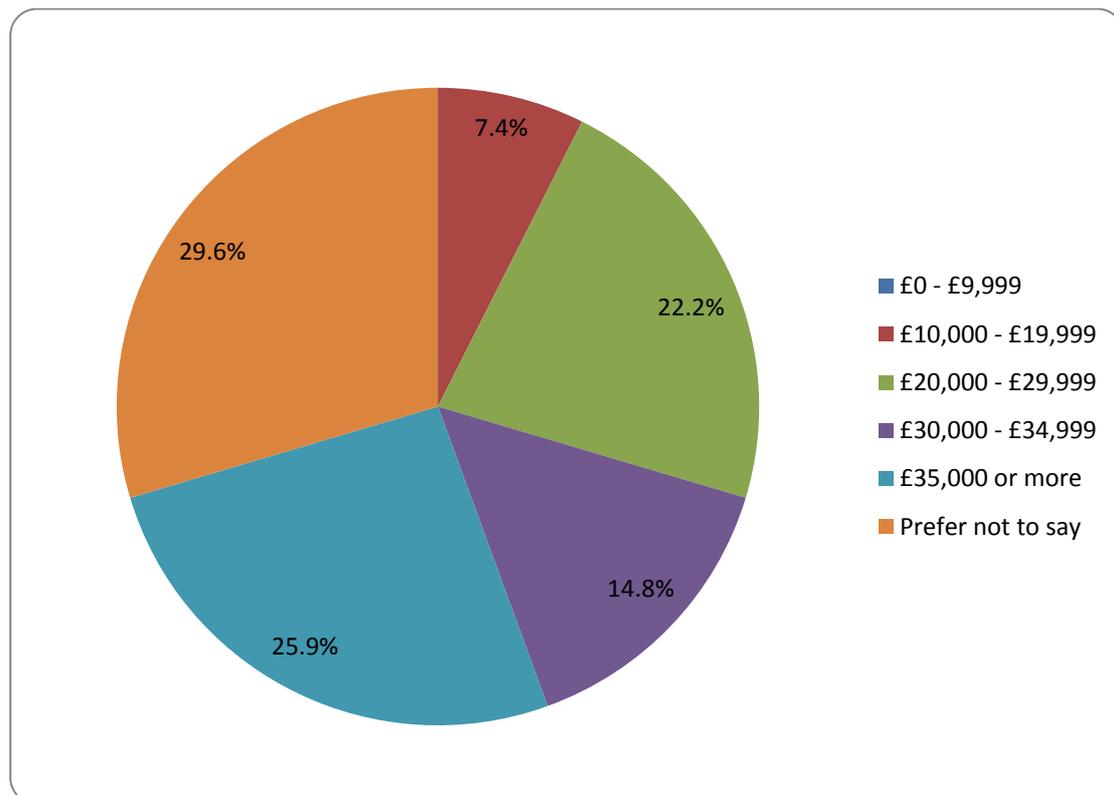
NB 1 respondent identified that 4 adult children need to buy on the open market in the next 5 years and another respondent indicated that 3 adult children would need affordable housing in the next 5 years. This is shown on table 2 in this report.

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

This information was used to determine affordability of home ownership options.

Q11: What are your total savings?

This table shows a summary of answers given.



Q12: Contact Details.

9 respondents provided contact details with 5 of these being in need of affordable housing.

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?

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

4. Conclusion

A response rate of 32.5% 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.

This survey highlights 15 respondents who indicated that need purchase properties on the open market; 9 respondents who stated they need affordable housing; 2 that require private rented accommodation and 1 who wishes to self-build within the parish of Martley now or in the next five years, all of whom have a local connection to the parish.

Table 2 below summarises the current household/tenure and preferred tenure of all respondents who stated they are likely to have a need for affordable housing in the next five years. They all have a local connection to Martley parish.

NB one respondent indicated that they needed to move from an affordable home (rented by a housing association) to another exactly the same and the reason given was not valid so their response has not been included below. Also one survey identified 3 adult children who need separate affordable housing in the next 3-5 years and therefore these are shown separately

Table 2 – Showing affordable housing need identified by survey respondents

Timescale	Household Type	Current Tenure	Bedroom need	Reason to move	Preferred Tenure
Next 12 months	Couple 65+	Own home with mortgage	1	Need a cheaper home	Rent from Housing Association
Next 12 months	Single	Living with family	1	Need to set up home independently	Shared Ownership
1-3 years	Couple 65+	Not completed	1	Need a cheaper home	Shared Ownership
1-3 years	Family	Rent from HA	2	Need a larger home	Rent from HA/Shared ownership
3-5 years	Couple 65+	Rent from private landlord	1	Need a specially adapted home	Rent from a Housing Association
3-5 years	Couple 65+	Rent from a Housing Association	1		Rent from Housing Association
3-5 years	Family	Rent from private landlord	2	Need a cheaper home	Rent from a Housing Association
3-5 years	Single	Living with family	1	Need to set up independent home	Shared Ownership
3-5 years	Single	Living with family	1	Need to set up	Rent from a Housing

				independent home	Association
3-5 years	Single	Living with family	1	Need to set up an independent home	Rent from a Housing Association
3-5 years	Single	Living with family	1	Need to set up an independent home	Rent from a Housing association

Table 3 below shows a summary of respondents you wish to purchase on the open market over the next 5 years.

Table 3

Timescale	Household Type	Reason to move
Next 12 months	Single	To return to the area
Next 12 months	Couple	To set up independent home
1-3 years	4 x adult children	To set up independent home
1-3 years	Couple 65+	Need smaller home
1-3 years	Couple 65+ (and single relative 65+)	Need cheaper homes
3-5 years	Single	To set up independent home
3-5 years	Couple 65+	Need smaller adapted home
3-5 years	Single	To set up independent home
3-5 years	Couple 65+	Age related
3-5 years	Couple 65+	Need smaller cheaper home
3-5 years	Couple 65+	Need smaller home
3-5 years	Couple	Need a larger home
3-5 years	Single 65+	Need a smaller cheaper home
3-5 years	Couple	Need a smaller home
3-5 years	Couple 65+	Need a smaller home