



Whitchurch & Ganarew
Neighbourhood Plan

Issue 1.0

Prepared by Tony Cramp
Data Orchard CIC
September 2016

Whitchurch and Ganarew Neighbourhood plan - Future Housing Needs Survey report



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Introduction

Whitchurch and Ganarew Group Parish Council is developing a Neighbourhood Plan. To inform that plan the steering group has commissioned a survey of all households in the parish to help assess the future needs for housing in the parish.

For that purpose a questionnaire was developed and was distributed by volunteers during March 2016 to all households in the group parish asking if any members of the household have a current or might have a future need for their own home in the parish.

This report presents the results of the survey and has been independently produced by Data Orchard CIC, commissioned by the Whitchurch and Ganarew Group Parish Council, and based directly on the residents' responses to the distributed questionnaires.

Version history

Issue 1.0 – Initial release.

Presentation of results

This report presents the results of the survey and an analysis which shows the current and future (next five years) needs of the respondents for extra homes. These are described in terms of the number of additional homes, their size in terms of number of bedrooms and certain of their characteristics (tenure, specially adapted, etc.).

Summary of findings

18 households returned a completed questionnaire which indicated a current and / or future (over the next five years) need for one or more extra homes required by a member of the household.

Current need for extra homes

The responses identified a total current need amongst members of 14 households for 17 additional homes, of which (after simplifying) 3 (18%) should be single bedroomed, 10 (59%) need two bedrooms and 4 (24%) require three bedrooms. Homes for low cost purchase were the most commonly required type.

Extra homes needed over the next five years

7 households identified a need for a total of 8 extra homes over the next five years. This is in addition to the current need for extra homes found by the survey. In summary, 2 of these homes should have one bedroom, 6 need to have two bedrooms and the preferred types were those for renting from a housing association and low cost purchases.

There is some indication that when responding to questions about their future needs, a number of households may have duplicated their current need. These have not been included in the main analysis (but are shown in appendix 1) and if included, the total need over the next five years would be for 14 extra homes compared with 8 when excluding these possible duplicates.

Survey methodology

The questionnaires were delivered to each household in the parish by volunteers and completed questionnaires were collected two weeks after the delivery date. Deliveries took place during March 2016. The last date for receipt of questionnaires was 30th April 2016. A collection box was also provided as an alternative at "Woods of Whitchurch".

Results

Response to the survey

51 questionnaires were returned by 30th April 2016 of which 33 indicated no current or future housing need and therefore do not contribute to this report.

The remaining 18 responses indicated a current and / or future need for one or more additional homes and are collated and summarised in this report.

Current housing need

Q. 1. Are there any people living in this household needing their own home in the parish, which they are currently unable to obtain?

14 households answered 'Yes' to this question.

Q2. If you have answered 'yes' to Q1 please indicate how many additional homes are currently required?

Eleven households indicated a need for one additional home and a further three each showed a need for two additional homes, indicating a total current need for 17 additional homes.

Q3. If additional homes are required, please indicate how many bedrooms are required in each.

Respondents were asked to write in the number of bedrooms required for each of the extra homes their household currently requires. The table below shows the information provided.

Additional homes currently required - by house size (bedrooms)								
Number of beds	1 bed	1 or 2 beds	2 beds	2 or 3 beds	3 beds	3 or 4 beds	Unspec.	Total
Homes required	2	2	8	1	2	1	1	17

The next table gives a simplified approximation of the responses where, for example, the two homes required with "1 or 2" bedrooms have been simplified to one home with one and one home with two bedrooms. The unspecified sized home has been included in the most commonly required category, "2 beds".

Simplified - additional homes currently required by house size				
Number of beds	1 bed	2 beds	3 beds	Total
Homes required	3	10	4	17
Homes required	18%	59%	24%	

Of the total of 17 extra homes currently required most, around 60% need to have 2 bedrooms, a quarter need 3 bedrooms and around a 20% would ideally have one bedroom.

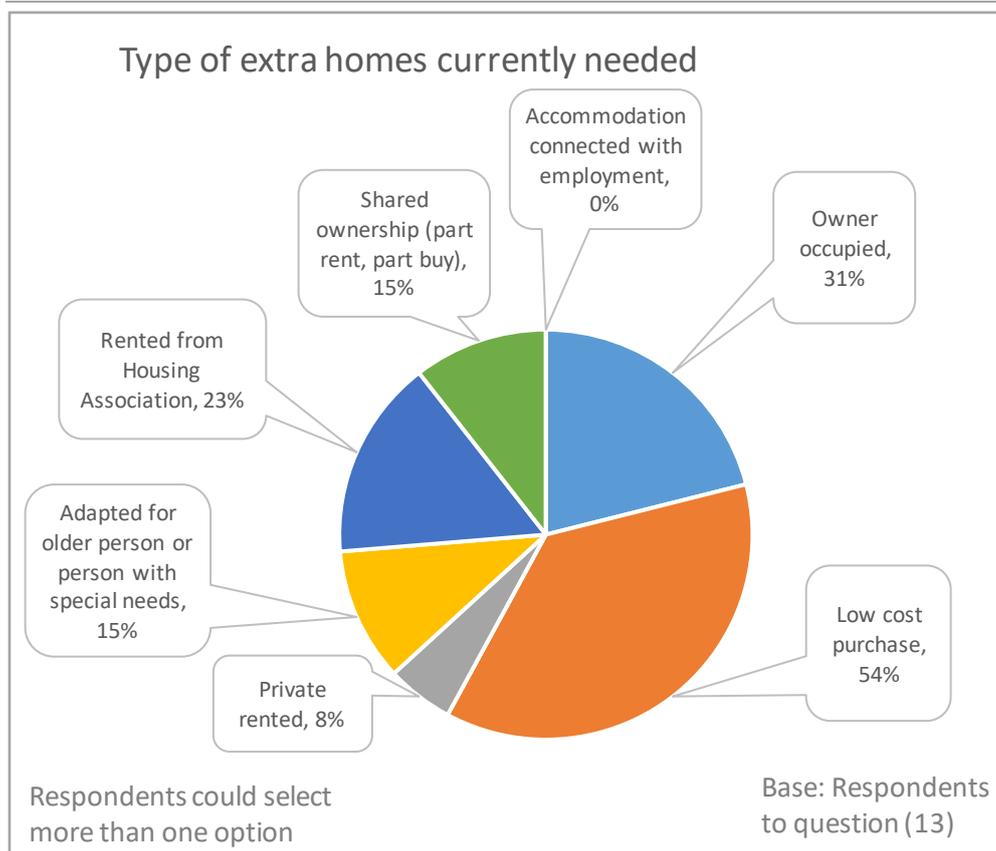
Q4. Are those requiring extra homes currently registered with Herefordshire Homepoint?

The need for just one of the extra homes (two bedrooled) is currently registered with Herefordshire Homepoint.

Q5. If you have answered 'yes' to Q1 what type of home are they ideally seeking? (Please tick all that apply)

The table below shows the number of respondents requiring each type of home. The table also shows the sizes of the homes needed by the respondents requiring each type. Note that respondents could select more than one type.

Type of home currently required	Number	% of respondents	Relates to homes with...
Owner occupied	4	31%	2, 3, 3-4, and unspecified number of bedrooms
Low cost purchase	7	54%	Various number of bedrooms
Private rented	1	8%	Unspecified number of bedrooms
Adapted for older person or person with special needs	2	15%	2 bedrooms
Rented from Housing Association	3	23%	1, 1-2, 2-3 bedrooms
Shared ownership (part rent, part buy)	2	15%	1, 2 bedrooms
Accommodation connected with employment	0	0%	n/a
Total respondents to question	13		



As the table and chart show, amongst the 13 households who have a current need for one or more extra homes, homes to purchase for low cost were the most sought after, followed by homes to rent from a housing association.

Housing need over next five years

The questionnaire asked respondents to identify where a member of their household has no current need for an additional home but is likely to have such a need over the next five years.

A review of the responses suggests that some of the future needs described are duplicates of the current need. This is based on the fact that for some of the responses, the future need exactly matches the current need in terms of number, size and type of homes required. It is possible that for one or more of these this is coincidental and that the future need is distinct from the identical current need.

The analysis below is based on the 7 responses where the future need appears to be in addition to the current need and ignores (for future needs only) the 5 further responses which describe a future requirement which possibly duplicates the current need. Appendix 1 describes the future need including these possible duplicates.

The analysis therefore presents the minimum future need for extra homes as indicated by the responses.

Q. 6. Is there anyone in the house, who is currently in need of their own home but is likely to want one in the parish in the next five years?

7 households answered "Yes" to this question, including 3 who also described a different current need.

Q. 7. If you have answered "Yes" to question 6 please indicate how many additional homes may be required.

6 households identified a need over the next five years for one extra home and one further household indicated a need for two extra homes making a total requirement for 8 additional homes over the next five years. This is in addition to the current requirement for extra homes shown earlier.

Q. 8. If additional homes may be required please indicate how many bedrooms are likely to be required in each.

Respondents were asked to write in the number of bedrooms required for each of the extra homes their household currently requires. The table below shows the information provided.

Additional homes required over the next five years by house size (bedrooms)					
Number of beds	1 bed	1 or 2 beds	2 beds	Unspec.	Total
Homes required	1	2	4	1	8

The next table gives a simplified approximation of the responses where, for example, the two homes required with "1 or 2" bedrooms have been simplified to one home with one and one home with two bedrooms. The unspecified sized home has been included in the most commonly required category, "2 beds".

Simplified - additional homes required over the next five years - by house size			
Number of beds	1 bed	2 beds	Total
Homes required	2	6	8
Homes required	25%	75%	

Of the total of 8 extra homes required over the next five years 6 need to have two bedrooms and 2 would ideally have one bedroom.

Q. 9. What type of home are they ideally seeking? (Please tick all that apply)

The table below shows the number of respondents requiring each type of home. There was no noticeable difference between the types required applying specifically to either the 1 or two bedroomed homes. Note that respondents could select more than one type.

Type of home required over next five years	Number
Owner occupied	2
Low cost purchase	4
Private rented	2
Adapted for older person or person with special needs	0
Rented from Housing Association	5
Shared ownership (part rent, part buy)	2
Accommodation connected with employment	2
Total respondents to question	6

Amongst the 6 respondents to this question, homes to rent from a housing association and homes to purchase for low cost were slightly more desirable than the other types listed.

***** End of main report *****

Appendix 1

Housing need over the next five years – including suspected duplicates

As described above, there is a suggestion that five of the responses which describe a future need for one or more extra homes over the next five years duplicate the current need identified by the response. The analysis of the future need in the main body of this report has excluded these possible duplicates to show a minimum demand which is clearly indicated by the survey.

In this appendix, a similar analysis of future need is shown but with those suspected duplicated requirements included.

Q. 6. Is there anyone in the house, who is currently in need of their own home but is likely to want one in the parish in the next five years?

Including suspected duplication of their current need in some cases, 12 households answered "Yes" to this question, including 8 who also described a current need.

Q. 7. If you have answered "Yes" to question 6 please indicate how many additional homes may be required.

Including suspected partial duplication of their current needs, 10 households identified a need over the next five years for one extra home and two further households each indicated a need for two extra homes making a total requirement for 14 additional homes over the next five years.

Q. 8. If additional homes may be required please indicate how many bedrooms are likely to be required in each.

Respondents were asked to write in the number of bedrooms required for each of the extra homes their household currently requires. The table below shows the information provided and includes suspected partial duplication of current needs.

Additional homes required over the next five years by house size (bedrooms) (including possible duplicates)							
Number of beds	1 bed	1 or 2 beds	2beds	3 beds	3 or 4 beds	unspec	Total
Homes required	1	2	7	1	1	2	14

The next table gives a simplified approximation of the responses where, for example, the two homes required with "1 or 2" bedrooms have been simplified to one home with one and one

home with two bedrooms. The unspecified sized home has been included in the most commonly required category, "2 beds".

Number of beds	1 bedroom	2 bedrooms	3 bedrooms	Total
Homes required	2	10	2	14
Homes required	14%	71%	14%	

Including the suspected partial duplication of the current need, of the total of 14 extra homes required over the next five years, ideally 10 need to have two bedrooms, 2 a single bedroom and 2 would have three bedrooms.

Q. 9. What type of home are they ideally seeking? (Please tick all that apply)

The table below shows the number of respondents requiring each type of home, including the suspected partial duplication of current need. There was no noticeable difference between the types required applying specifically to either the 1 or two bedroomed homes. Note that respondents could select more than one type.

Type of home required over next five years	Number
Owner occupied	4
Low cost purchase	6
Private rented	3
Adapted for older person or person with special needs	1
Rented from Housing Association	5
Shared ownership (part rent, part buy)	3
Accommodation connected with employment	2
Total respondents	11

Amongst the 11 respondents to this question and including the suspected partial duplication of current need, homes to purchase for low cost and homes to rent from a housing association were slightly more desirable than the other types listed.

***** End of report *****