

Version 1.0
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December 2017

MUCH BIRCH
NEIGHBOURHOOD DEVELOPMENT PLAN
HOUSING NEEDS SURVEY REPORT

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Introduction

Much Birch 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 current and future needs for housing in the parish.

For that purpose a questionnaire was developed and distributed by volunteers, together with a community questionnaire, to all households in the parish asking about the household's present and future housing needs.

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

Version history

Version 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 additional homes in the parish. These are described in terms of the number of homes, their size (number of bedrooms) and certain of their characteristics such as tenure.

Key findings

- 84 households returned a housing needs questionnaire of which 73 indicated no additional housing need either now or over the next five years. The remaining 11 described a need for additional homes either now, over the next five years, or both.

Additional homes currently needed

- 7 additional homes are currently needed, one for each of the 7 households who indicated a current need. 3 of these need to have two bedrooms and 4 require three bedrooms. No requirement was specified for anything other than two- or three-bedroomed properties.
- Most of the current demand for additional homes is for purchase – 6 of the 7 additional homes required are for owner occupation and/or low cost purchase. 2 of the households needing a new home indicated that renting from a Housing Association is required (one of these responses also includes private renting, low cost purchase or shared ownership as options).

Future homes needed

- 7 additional homes are likely to be needed over the next five years, as indicated by the 7 respondents who each indicated a need for one additional home. (3 of these households also indicated that they have a current need).
- 4 of the new homes likely to be needed over the next five years should have two bedrooms, 1 should have 2 or 3 bedrooms and the remaining 2 should be three-bedroomed.
- 5 of the 7 additional homes likely to be required over the next five years need to be available for low cost purchase, none are expected to be needed for renting and 1 of unspecified tenure needs to be specially adapted for an older person or a person with special needs.

Further information

- The predominant reason for their current home not meeting their needs, as cited by 8 of the 10 respondents to the question, was the need for a member of the household to live independently.
- Three of the 10 respondents to the question that asked if a member of their household had a special need, indicated that accommodation on the ground floor was required with one respondent indicating that residential care was also needed.

Survey methodology

A short Housing Needs questionnaire was delivered to each of the 412 households in the parish by volunteers between 18th and 24th September 2017, along with a more general community questionnaire, business questionnaire and a "call for sites". This questionnaire asked residents if they or anyone in their household was likely to need separate, local accommodation either now or in the next five years. They were asked to complete just one form per household. Completed questionnaires were collected by the same volunteers between 9th and 25th October.

Results

Response to the survey

84 questionnaires were returned by 25th October 2017 of which 73 indicated no additional housing need now or within the next 4 to 5 years and therefore do not contribute further to this report.

The remaining 11 responses indicated a need for additional homes over the next 5 years. These responses are collated and summarised in this report.

Additional homes currently needed

H1. Are there any people living in this household needing their own home in the Much Birch Parish, which they are currently unable to obtain?

7 households responded 'Yes' to this question.

H2. If you have answered 'yes' to Q1 please indicate how many additional homes are currently required?

7 respondents indicated that their household each require one additional home making a total of 7 additional homes required now.

H3. If additional homes are currently required please indicate how many bedrooms are required in each?

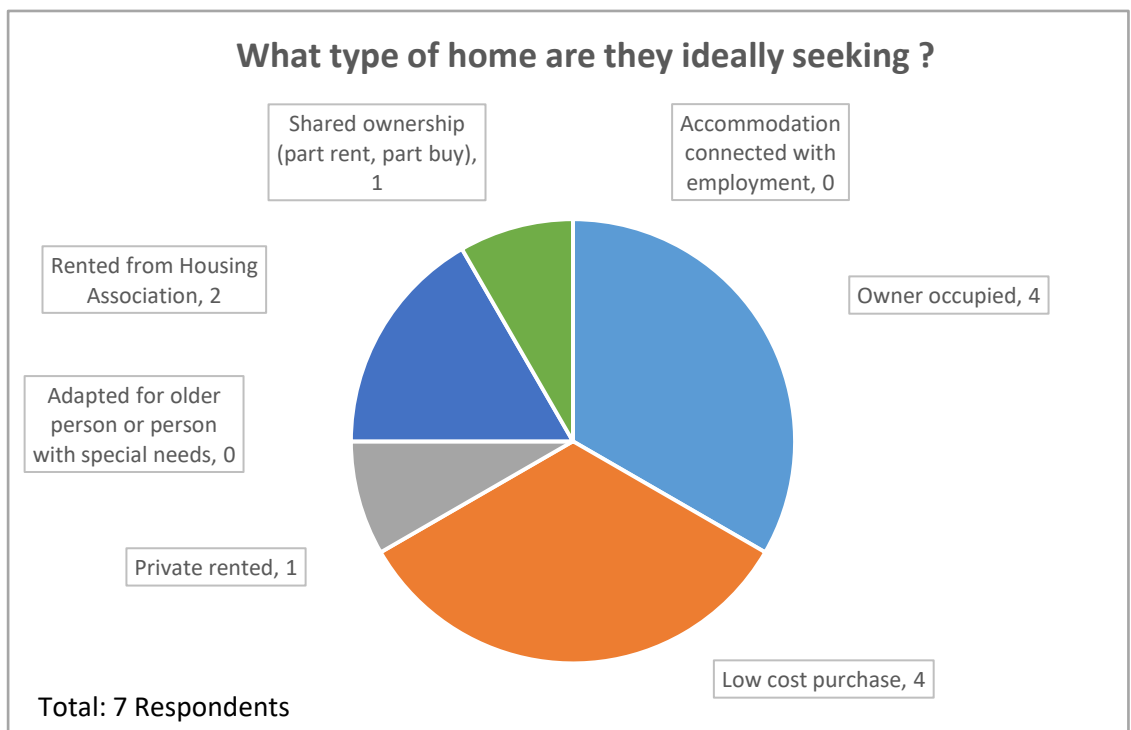
3 of the additional homes need to have two bedrooms and 4 require three bedrooms. No requirement was specified for anything other than two- or three-bedroomed properties.

H4. Are those requiring extra homes currently registered with Herefordshire Homepoint?

None of this requirement for additional homes is registered with Herefordshire Homepoint.

H5. What type of home are they ideally seeking? (Tick all that could apply)

Type of Home	Number
Owner occupied	4
Low cost purchase	4
Private rented	1
Adapted for older person or person with special needs	0
Rented from Housing Association	2
Shared ownership (part rent, part buy)	1
Accommodation connected with employment	0
Total respondents	7



As the table and chart show, owner occupation (4 respondents) and Low cost purchase (4) were the most sought after arrangement.

The following table shows how the type of housing required (question H5) corresponds to the number of bedrooms required (question H3).

Add'l Home Ref. No.	No. of bedrooms	Owner Occupied	Low cost purchase	Private rented	Rented from Housing Assoc'n	Shared ownership
1	2	X	X			
2	2	X				
3	2				X	
4	3		X			
5	3	X	X			X
6	3		X	X	X	X

7	3	X				
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Note, no respondents indicated a need for accommodation connected with employment or for a home specially adapted for an older person or a person with special needs.

Most of the demand for additional homes is for purchase – 6 of the 7 additional homes required are for owner occupation and/or low cost purchase. 1 household needing a new home indicated that renting from a Housing Association is required and a second includes that as an option in addition private renting, low cost purchase or shared ownership.

Future Homes needed

H6. Is there anyone in the house, who is not currently in need of their own home but is likely to need one in the Much Birch Parish in the next five years?

7 respondents answered 'Yes', including 3 who had also indicated that their household had a current need.

H7. If you have answered 'yes' to Q6 please indicate how many additional homes may be required?

7 respondents indicated that their household are likely to each require one additional home in the next five years, so a total of 7 additional homes expected to be needed over the next five years.

H8. If additional homes may be required please indicate how many bedrooms are likely to be required in each?

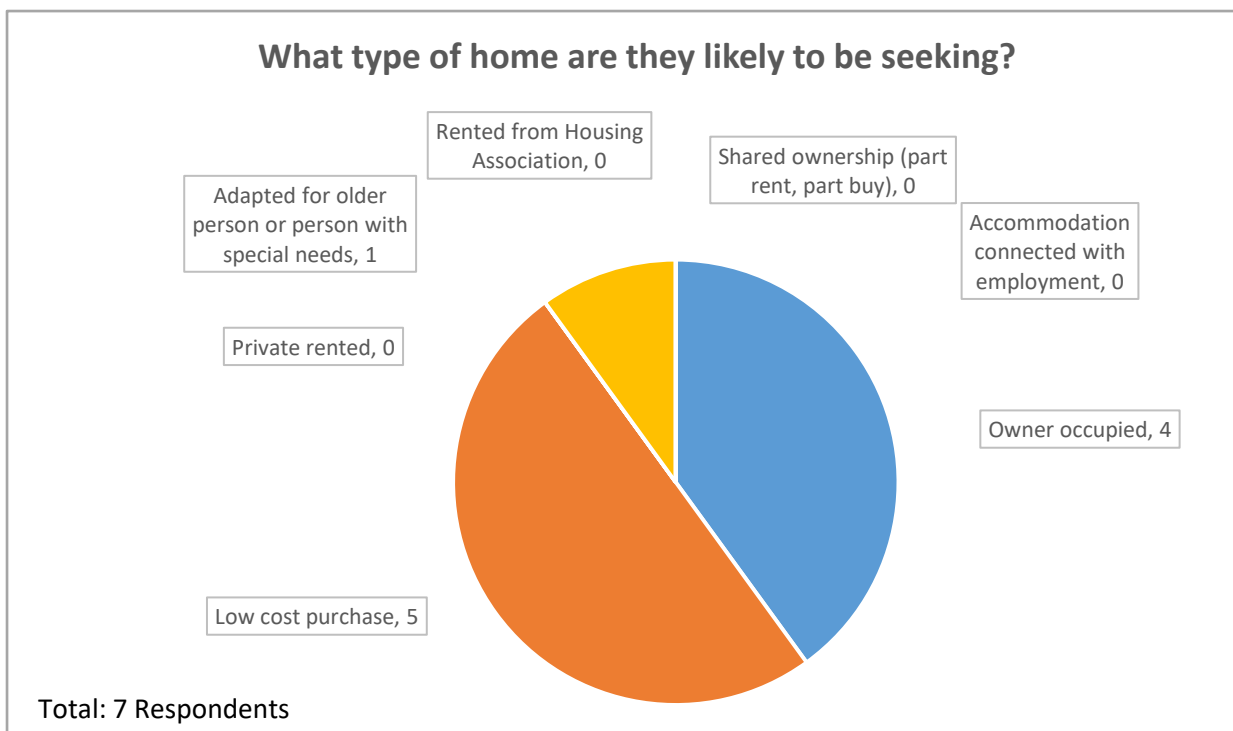
4 of the additional homes likely to be required need to have two bedrooms, 1 needs two or three bedrooms and 2 should be three-bedroomed. No requirement was specified for anything other than two- or three-bedroomed properties. Based on the respondents to this survey alone, this suggests that around 60% - 70% of the additional housing needed over the next 5 years should have two bedrooms and the remainder three bedrooms.

H9. What type of home are they likely to be seeking? (Tick all that could apply)

Type of Home	Number
Owner occupied	4
Low cost purchase	5
Private rented	0
Adapted for older person or person with special needs	1
Rented from Housing Association	0
Shared ownership (part rent, part buy)	0
Accommodation connected with employment	0
Total respondents	7

5 of the additional homes likely to be required over the next five years need to be available for low cost purchase. 4 respondents indicated the additional home was needed for owner occupation, all except one of these also indicated a low cost purchase was needed. One additional home whose tenure was not specified, needs to be adapted for an older person or a

person with special needs. None are expected to be required for rental, shared ownership or accommodation connected with employment.



The following table shows how the type of housing likely to be required in the future (question H9) corresponds to the number of bedrooms required (question H8).

Future Add'l home Ref. No.	No. of bedrooms	Owner Occupied	Low cost purchase	Specially adapted
1	2	X	X	
2	2		X	
3	2	X		
4	2			X
5	2 or 3	X	X	
6	3		X	
7	3	X	X	

Note, no respondents indicated a need for accommodation connected with employment, for rental or for shared ownership.

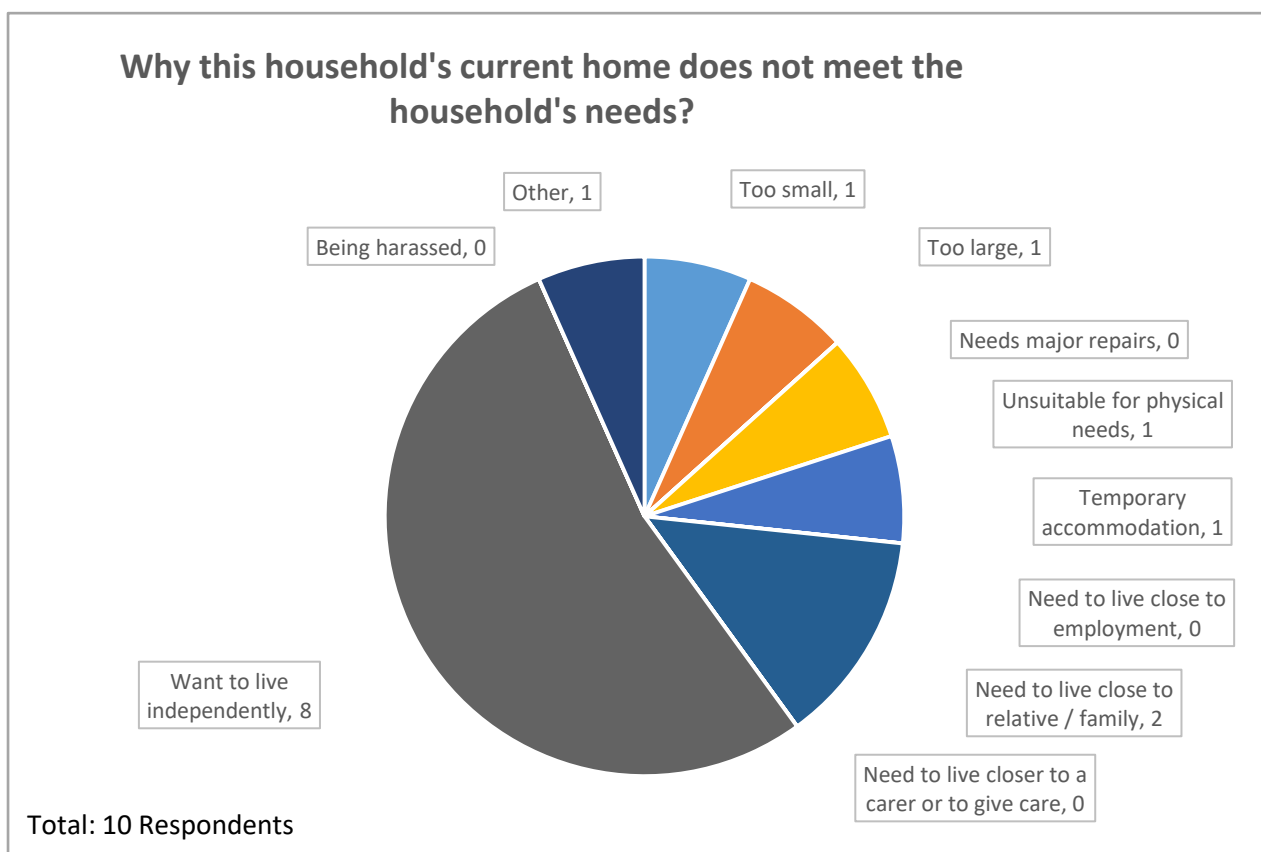
Further Information

H10. Please give the reasons why this household's current home does not meet the household's needs? (Tick all that could apply)

Reason	Number
Too small	1
Too large	1
Needs major repairs	0
Unsuitable for physical needs	1
Temporary accommodation	1
Need to live close to employment	0
Need to live close to relative / family	2
Need to live closer to a carer or to give care	0
Want to live independently	8
Being harassed	0
Other *	1
Total respondents	10

The predominant reason, specified by 8 respondents, for the current home not meeting the household's needs was the desire for the member of the household to live independently.

* The other reason was given as: *Children wanting to leave family home and purchase their own.*



H11. Does this household have a special housing need?

	Number
No	7
Yes, accommodation on the ground floor	3
Yes, sheltered housing with support services	0
Yes, other housing with support services	0
Yes, residential care	1
Other (please specify)	0
Total respondents	10

3 of the households indicated that they need accommodation on the ground floor (one of which also has a need for residential care). The remaining 7 have no special need.

***** End of Report *****