



Version 1.0
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DILWYN NEIGHBOURHOOD DEVELOPMENT PLAN

HOUSING NEEDS SURVEY REPORT



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Introduction

Dilwyn 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 along with a residents' survey questionnaire to all households in the parish asking about their 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 Dilwyn 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 alternative or 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 (tenure, specially adapted, etc.).

Key findings

- 69 households returned housing needs questionnaires of which 31 indicated no replacement or additional housing need over the next 4 to 5 years and are therefore leaving 38 responses included in this report.

Alternative accommodation

- 13 respondents would consider leaving their present home if suitable accommodation was available in the parish and described the suitable replacement in terms of number of bedrooms and tenure.
- 5 of the 13 respondents who would leave their present home wish to become owner occupiers rather than privately rent.
- Three respondents want to move to a home that has been adapted to suit an older person or someone with special needs such as wheelchair access.

Additional accommodation

- 15 households indicated that someone living in their household, or a close relative living elsewhere needs one or more additional homes in the parish. These include 6 respondents who were aware of two additional homes required and 9 more who were each aware of one, making a total of 21 additional homes required between now and over the next 4 to 5 years.

- 8 (44%) of these additional homes were likely to need to have two bedrooms, 2 (11%) for 2 to 3 bedrooms, 5 (28%) to be 3-bedroomed and 3 (17%) single bedroomed. The number of bedrooms required was not specified for 3 of the additional homes.
- 13 or 62% of the properties would ideally be owner occupied and the same number require to be a low cost purchase (7 of these were for both). These include homes ranging in size from 1 to 3 bedrooms.
- Shared ownership would be desired for 8 of the additional homes (mostly 2-bedroomed) and for 2 of them (both 1-bedroomed) being connected to their employment was an acceptable option.

Survey methodology

The questionnaires were delivered to each household in the parish by volunteers, along with the Dilwynner parish magazine and a residents' survey questionnaire. The completed questionnaires were returned by 10th April 2017.

Results

Response to the survey

69 questionnaires were returned by 10th April 2017 of which 31 indicated no replacement or additional housing need now or within the next 4 to 5 years and therefore do not contribute to this report.

The remaining 38 responses indicated a need for either a replacement and / or one or more additional homes over the next 4 to 5 years. These responses are collated and summarised in this report.

Alternative homes

Q1. Would you be proposing to leave your present home if you were able to find a suitable accommodation for you and your family within the Parish?

20 households responded 'Yes' to this question.

If you answered 'Yes', please answer Q2 and then Q3, If 'No', go to Q4

Q2. Please let us know about your present home.

Respondents could then choose one or more of *Owner occupied, Private rented, Rented from a Housing Association or connected with employment*. The number of bedrooms required was also asked.

Q3. Please let us know about the house you would like to move to, to replace your present house. Then go on to Q4 if you need additional homes for your family as well.

Respondents could then choose one or more of *Owner occupied, Low cost purchase, Private rented, Rented from a Housing Association, Shared Ownership (part rent, part buy), Accommodation connected with employment and/or Adapted for older person or special needs e.g. wheelchair accessible*. The number of bedrooms required could also be specified.

Of the 20 respondents who would propose to move, 7 either do not describe the replacement or describe a replacement that is no different in terms of tenure or number of bedrooms from their current. These are therefore not included in the analysis here.

13 respondents would propose leaving their present home and describe a suitable replacement home as shown below.

A clear theme is that 5 of the 13 respondents would like to leave their present privately rented home in order to become owner occupiers.

In addition, three respondents want to move to a home that has been adapted to suit an older person or someone with special needs.

In more detail:

Five respondents are currently living in privately rented accommodation and would like to move to become owner occupiers (in one case a low cost purchase or accommodation connected to their employment are also acceptable options). One of these five is in a 3-bedroomed property and wants to move to 3-bedroomed accommodation while one is in each of a 1, 2 and 3-bedroomed property but do not say how many bedrooms they need after moving. The fifth respondent currently has 3 bedrooms and wants a low cost purchase or accommodation connected to their employment with 3 or 4 bedrooms.

Two more respondents currently live in privately rented accommodation, one of whom wants to continue to privately rent a 3-bedroomed property but one that has been specially adapted for an older person, or a person with particular needs such as wheelchair access. The other wants to move to another home with 2 bedrooms but one that is rented from a Housing Association rather than a private landlord.

Two owner occupiers want to move to a larger house, one from 1.5 bedrooms to 3 and the other from 3 to 3 or 4, while a third owner occupier with an unspecified number of bedrooms wants to move to a specially adapted owner occupied home.

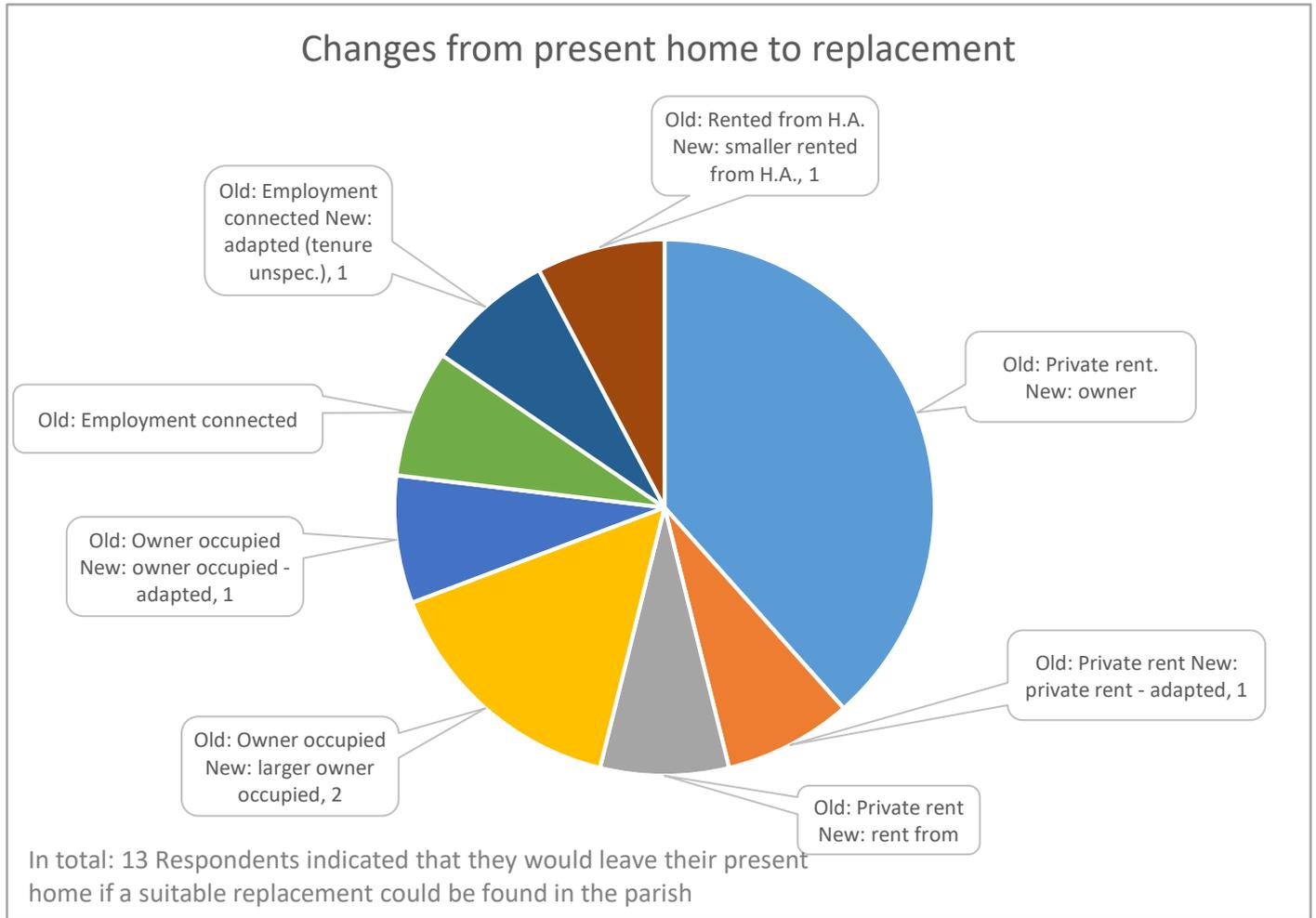
One respondent currently living in a 3-bedroomed home rented from a housing association wants to downsize to a 2-bedroomed property still rented from a housing association.

One respondent who currently lives in accommodation connected with their employment (unspecified number of bedrooms) wants to purchase a low cost 3-bedroomed property.

One respondent presently lives in a 2-bedroomed property connected with their employment and wants to move to a specially adapted property with unspecified number of bedrooms and unspecified tenure.

Three respondents want to move to a home that has been specially adapted to suit an older person or someone with special needs, two while retaining the same tenure - one privately rented and one owner occupied and the third, currently in accommodation connected with their employment, doesn't specify the proposed tenure.

The following chart summarises how the replacement homes differ from the present homes.



The following table provides the details of the 13 responses

Current accommodation		Replacement accommodation		
Tenure	Bedrooms	Tenure	Bedrooms	Features
Private rented	3	Owner occupied, low cost purchase, Accommodation connected with employment	3 or 4	
Private rented	3	Owner occupied	3	
Private rented	3	Owner occupied		
Private rented	1	Owner occupied		
Private rented	2	Owner occupied		
Private rented	3	Private rented	3	adapted
Private rented	2	Rented from Housing Association	2	
Owner occupied	3	Owner occupied	3 or 4	
Owner occupied		Owner occupied		adapted
Owner occupied	1.5	Owner occupied	3	
Connected with employment		Low cost purchase	3	
Connected with employment	2			adapted
Rented from Housing Association	3	Rented from Housing Association	2	

Additional homes for other family members etc

Q4. Are there any people living in your household, or do you have a close relative living elsewhere, needing an additional home in the Parish now or in the next 5 years (i.e. extra separate accommodation)?

15 households answered 'Yes' to this question indicating that someone living in their household, or a close relative living elsewhere needs one or more additional homes in the parish.

Q5. If you have answered Yes to Q4, how many additional homes would be required?

6 respondents each indicated that 2 additional homes would be needed and a further 9 stated one, making 21 additional homes in total.

Q6. What type of additional homes are they likely to be seeking?

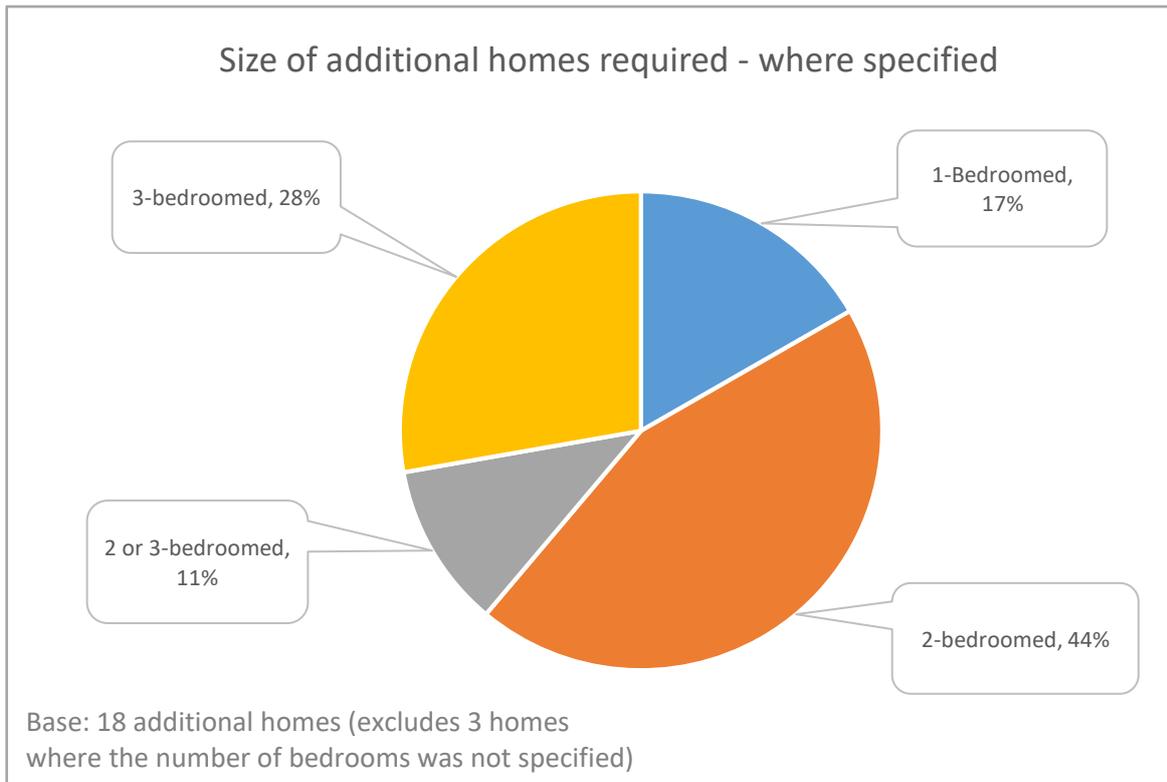
Q6.1, Q6.2, Q6.3

For each of up to three additional homes, respondents could then choose one or more of *Owner occupied, Low cost purchase, Private rented, Rented from a Housing association, Shared Ownership (part rent, part buy), Accommodation connected with employment and/or Adapted for older person or special needs e.g. wheelchair accessible*. The number of bedrooms required could also be specified.

Size of additional homes

Number of bedrooms	1 bedroom	2 bedrooms	2 to 3 bedrooms	3 bedroom	Unspecified number of bedrooms	Total
Number of homes of this size needed	3	8	2	5	3	21
% (of those specified)	17%	44%	11%	28%		

Excluding the 3 additional homes where the size wasn't specified, eight (44%) are required to have 2 bedrooms, two (11%) to have 2 or 3 bedrooms, 5 or 28% 3 bedrooms and a further 3 (17%) need a single bedroom.



Tenure / features of additional homes

Respondents could tick one or more of the tenure / feature options, and indeed for two additional properties the respondent indicated that all tenure/features options might be suitable except for specially adapted.

Additional Homes likely to be sought - detailed responses								
Ref No.	No. of beds	Owner occupied	Low cost purchase	Private rented	Adapted	Housing Assoc. rented	Shared ownership	Employment connected
3a	3	X	X					
5a	3	X						
5b	3	X						
6a	3	X						
14	3	X						
10	2 or 3		X			X	X	
13	2 or 3		X					
1a	2	X	X				X	
1b	2	X	X				X	
2a	2		X	X			X	
2b	2		X	X			X	
3b	2	X	X					
8	2	X	X					
11	2				X			
12	2		X				X	
4a	1	X	X	X		X	X	X
4b	1	X	X	X		X	X	X
7	1					X		
6b		X						
9		X						
15			X					
Total		13	13	4	1	4	8	2

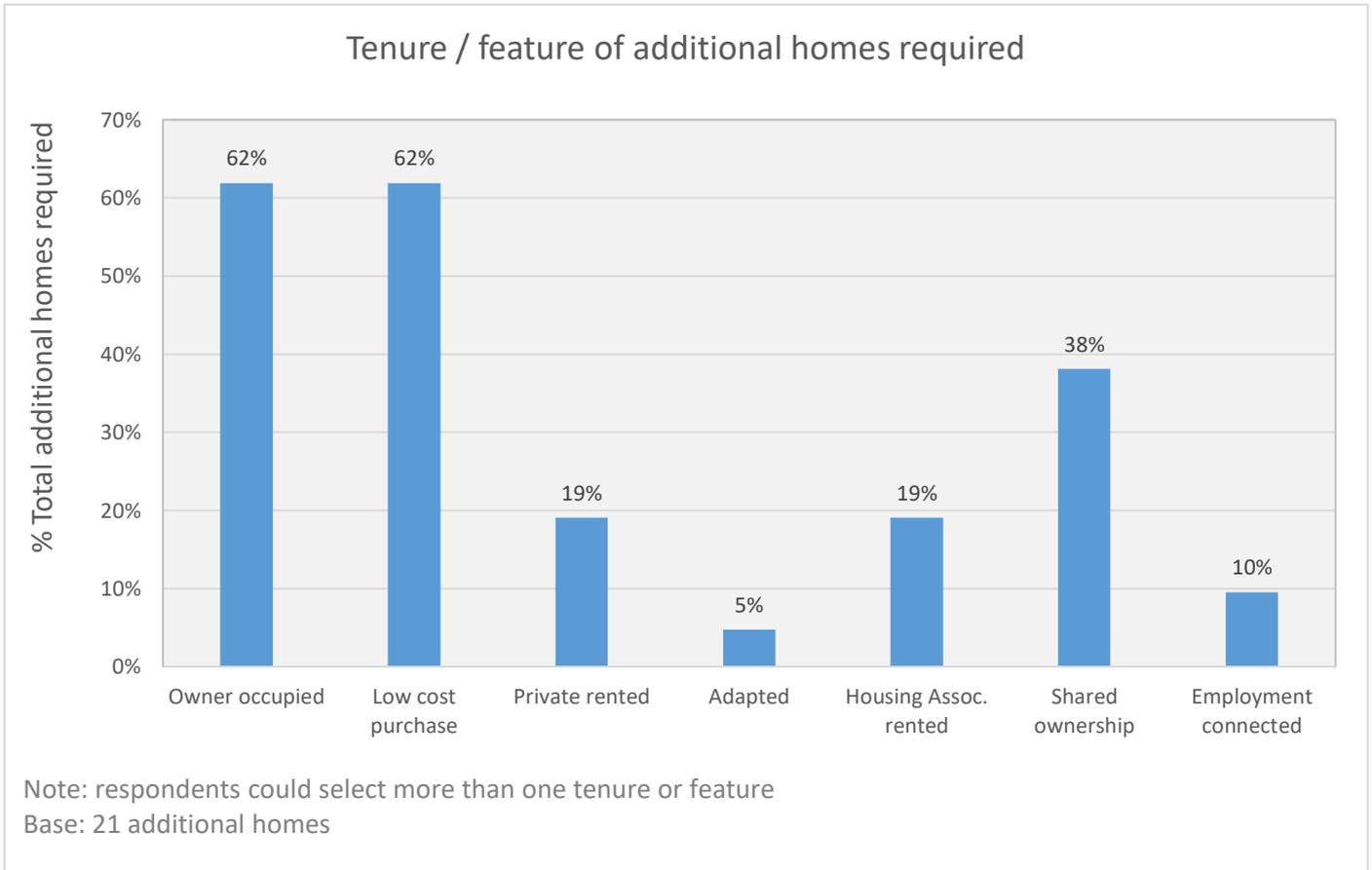
13 or 62% of the 21 additional properties needed would ideally be owner occupied and the same number require to be a low cost purchase (7 of these were for both options). These include homes ranging from 1 to 3-bedroomed.

Shared ownership would be desired for 8 of the additional homes (mostly 2-bedroomed) and for 2 of them (both 1-bedroomed) being connected to their employment was desirable.

4 of the additional homes (two 2-bedroomed and two 1-bedroomed) were required to be private rented, though shared ownership and low cost purchase were also appropriate, and for two of the (both 1-bedroomed) renting from a housing association was also likely to be acceptable.

Renting from a Housing Association was suitable for a total of four of the additional homes, a 1-bedroomed and a 2 or 3- bedroomed in addition to the two single bedroomed mentioned above.

One of the additional homes (with 2 bedrooms) is required to be suitably adapted for an older person or a person with special needs, though the tenure has not been specified.



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