



Version 1.2  
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HALLOW  
NEIGHBOURHOOD DEVELOPMENT PLAN  
HOUSING NEEDS SURVEY REPORT



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## **Introduction**

Hallow 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 Hallow Parish Council, and based directly on the residents' responses to the distributed questionnaires.

## **Version history**

Version 1.2 – Incorporation of amendments to initial release - 05/09/18

## **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 as indicated by that survey. The needs are described in terms of the number of homes, their size (number of bedrooms) and certain of their characteristics such as tenure.

## Key findings

- 29 households returned a housing needs questionnaire showing that household's requirement for additional housing either now and / or over the next five years.

### Additional homes currently needed

- 13 additional homes are currently needed, one for each of the 11 households who indicated a current need for one additional home and 2 for the one household with a need for 2 additional homes. 11 (85%) of these need to have two bedrooms and 2 (15%) need to have three bedrooms. No requirement was indicated for anything other than two- or three-bedroomed properties.
- 7 of the additional homes are for Owner Occupation and 7 need to be for Low cost purchase. Included in these figures are 3 respondents who chose both the 'owner occupation' and 'low cost purchase' options.

### Future homes needed

- 22 respondents indicated a likely future need for additional homes over the next five years: 20 require one home, 1 requires two further homes and 1 person did not specify how many – it has been assumed to be 1. This gives a total of 23 additional homes needed over the next five years.
- Of the 23 additional homes likely to be required over the next five years, the majority (13 or 57%) need to have two bedrooms, while 4 (17%) would ideally have one bedroom and a further 4 (17%) three bedrooms. A need for just 1 (4%) four- bedroomed house was identified.
- The majority (57%) of the additional homes likely to be needed, would ideally be for owner occupation while 35% would be for a Low cost purchase. It was anticipated that 4 or 17% of the new dwellings would require to be adapted for an older person or a person with special needs.

## Survey methodology

In May 2018 a questionnaire pack was distributed to 558 households in the parish by volunteers. The pack contained a community questionnaire for all residents aged 16 years and over, and a housing needs survey. The volunteer distributors visited each household twice to ensure maximum receipt.

The housing needs questionnaire asked residents if they or anyone in their household was likely to need their own home in the parish but are not able to get one. It also asks if there is anyone in the household who is likely to need one in the next five years.

The instructions in the housing needs survey stated that it should be completed by one person on behalf of the whole household.

## Results

### Response to the survey

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A total of 558 housing needs surveys were delivered as part of the questionnaire pack.

223 (40%) were returned, of which 26 were left blank, 168 expressed no need and 29 expressed a need. This compares to the 63% return rate for the Community Questionnaire. The 29 completed housing needs questionnaires expressing a need represents just over 5% of the distributed questionnaires, This was further corroborated by Question Q7a in the Community Questionnaire which asked *"Is your present house adequate for the needs of your household?"*, to which 5% of respondents answered *"No"*.

This is broadly in line with return rates and expressions of need from similar communities canvassed by Data Orchard CIC in Worcestershire and Herefordshire.

### Additional homes currently needed

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#### **Q1. Are there any people living in this household needing their own home in the Hallow Parish which they are currently unable to obtain?**

12 households responded 'Yes' to this question, while 16 said 'No'.

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

Of the 12 households who indicated that they have a current need, 11 require one additional home and 2 require two, making a total current need for 13 additional homes.

#### **Q3. If additional homes are currently required please indicate how many bedrooms are required in each.**

11 (85%) of the 13 additional homes currently required need to have two bedrooms and 2 (15%) should be three-bedroomed. No requirement was specified for anything other than two- or three-bedroomed properties.

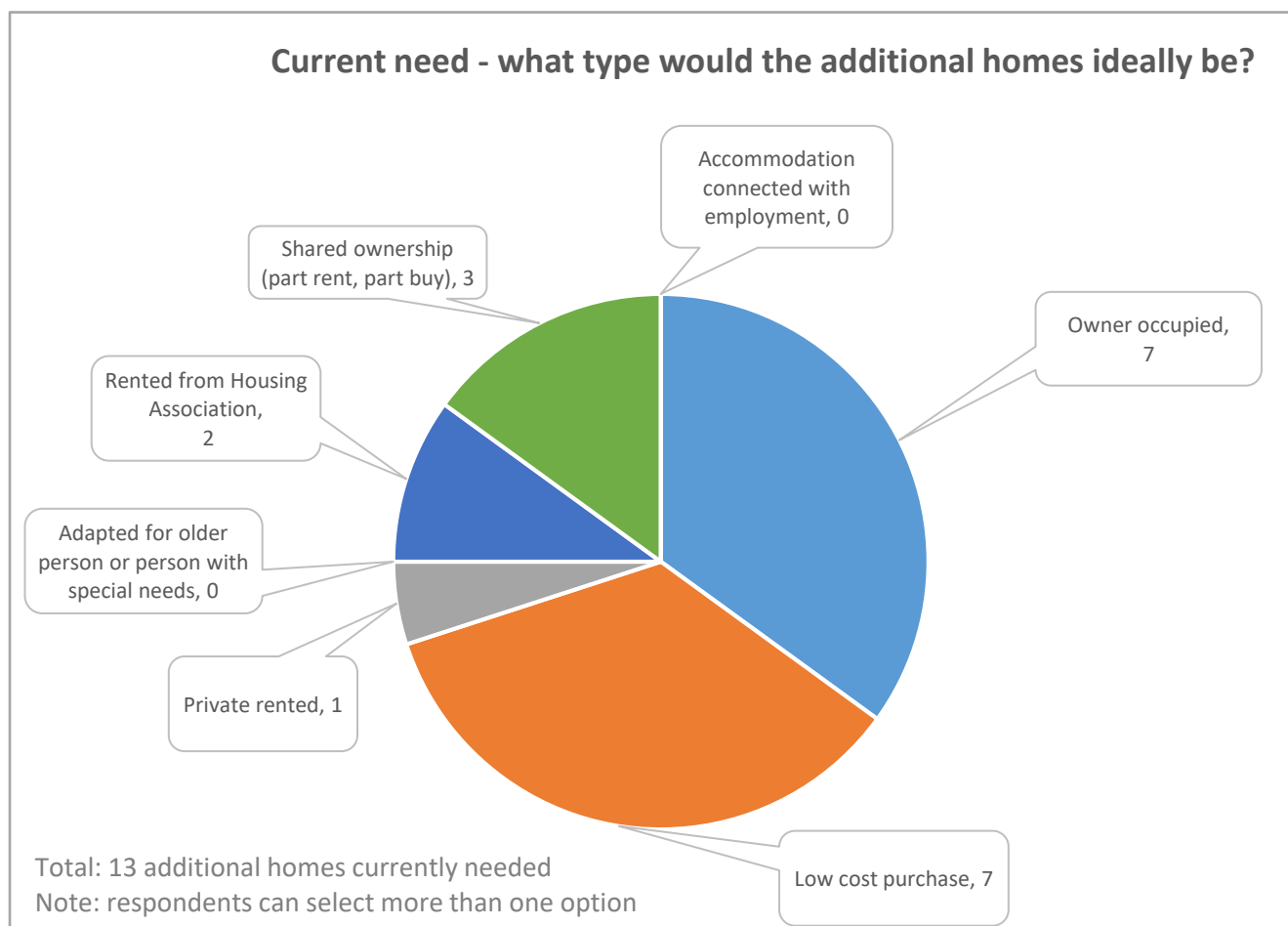
#### **Q4. Are those requiring extra homes currently registered with Malvern Hills District council?**

The requirement for the 2 three-bedroomed houses has been registered, as has the need for 3 of the two-bedroomed homes, meaning that 8 of the two-bedroomed homes currently needed have not been registered.

**Q5. What type of home are they ideally seeking?** (Tick all that could apply)

Note that respondents could select more than one option.

Type of Home	Number of responses	% additional homes currently needed
Owner occupied	7	54%
Low cost purchase	7	54%
Private rented	1	8%
Adapted for older person or person with special needs	0	0%
Rented from Housing Association	2	15%
Shared ownership (part rent, part buy)	3	23%
Accommodation connected with employment	0	0%
<b>Total additional homes currently needed</b>	<b>13</b>	



As the table and chart show, Owner occupation (7 respondents, 54% of additional homes) and Low cost purchase (7, 54%) were the most sought after arrangement and in fact 11 of the additional homes currently needed were shown to be required for either Owner occupation or Low cost Purchase or both of these options.

The following table shows more detail about the type of housing currently required.

Ref. No.	No. of beds	Registered?	Owner Occupied	Low cost purchase	Private rented	Rented from Housing Assoc'n	Shared ownership
C1	2	Yes	X				
C2	2	No	X	X			
C3	2	No	X				
C4	2	No		X		X	X
C5	2	No	X				
C6	2	No		X		X	
C7	2	No		X			
C8	2	Yes	X	X			X
C9	2	Yes		X			
C10	3	Yes	X	X			X
C11	3	Yes	X				
C12a,b	2,2	No			X		

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.

## Future Homes needed

### Q6. Is there anyone in the house, who is not currently in need of their own home but is likely to want one in the Hallow Parish in the next five years?

22 respondents answered 'Yes', indicating a likely need for one or more additional homes in the next five years, including 5 who have also indicated that their household has a current need.

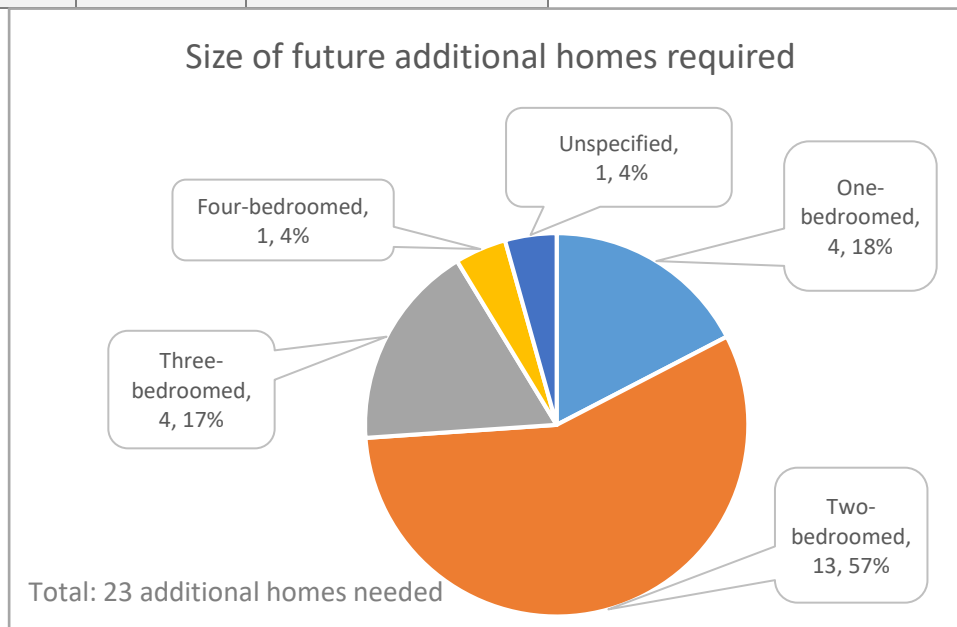
### Q7. If you have answered 'Yes' to Q6 please indicate how many additional homes may be required?

Of the 22 respondents who indicated a likely future need for additional homes over the next five years, 20 require one home, 1 indicated that two further homes were likely to be needed and 1 person did not specify how many – it has been assumed to be 1. This gives a total of 23 additional homes needed over the next five years.

### Q8. If additional homes may be required please indicate how many bedrooms are likely to be required in each.

No of bedrooms	Number	% of future additional homes needed
One-bedroomed	4	17%
Two-bedroomed	13	57%
Three-bedroomed	4	17%
Four-bedroomed	1	4%
Unspecified	1	4%
<b>Total additional homes</b>	<b>23</b>	

Of the 23 additional homes likely to be required over the next five years, the majority (13 or 57%) need to have two bedrooms, while 4 (17%) would ideally have one bedroom and a further 4 (17%) three bedrooms. A need for just 1 (4%) four-bedroomed house was identified.



**Q9. What type of home are they ideally seeking? (Tick all that could apply)**

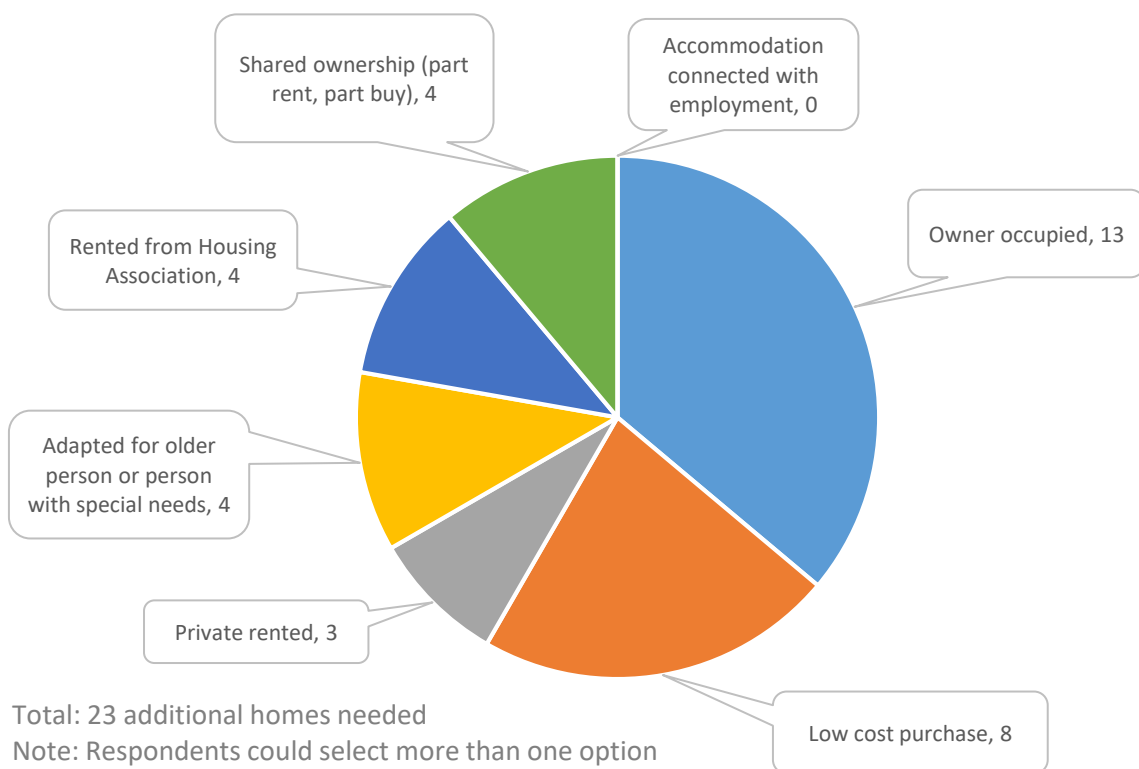
Note that respondents could select more than one option.

Type of Home	Number	% of future additional homes
Owner occupied	13	57%
Low cost purchase	8	35%
Private rented	3	13%
Adapted for older person or person with special needs	4	17%
Rented from Housing Association	4	17%
Shared ownership (part rent, part buy)	4	17%
Accommodation connected with employment	0	0%
<b>Total additional homes needed in next five years</b>	<b>23</b>	

The majority (13 homes, 57%) of additional homes required over the next five years are thought likely to be needed for owner occupation and over a third (8 homes, 35%) for Low cost purchase. 7 or 30% are required for renting either privately (3 homes) or from a Housing Association (4) and 4 homes (17%) are likely to be require adaption for an older person or a person with special needs.



### Future need - what type would the additional homes ideally be?



The following table shows more detail about the type of housing required over the next five years.

Ref. No.	No. of beds	Owner Occupied	Low cost purchase	Private rented	Adapted	Rented from Housing Assoc'n	Shared ownership
F1	1					X	
F2	1						X
F3	1			X		X	
F4	1			X	X	X	
F5	2	X					
F6	2	X	X				
F7	2					X	X
F8	2	X					
F9	2	X	X		X		
F10	2		X				
F11	2	X					
F12	2	X			X		
F13	2	X	X				
F14	2		X				
F15	2	X			X		
F16a,b	2,2		X				
F17	3	X					
F18	3	X					
F19	3	X					
F20	3		X	X			X
F21	4	X	X				X
F22	Unspec'd	X					

Note, no respondents indicated a need for accommodation connected with employment.

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