

Pailton Housing Needs Survey - July 2007

Executive Summary

This is the second survey recently carried out of housing needs in Pailton. The first was held in April 2005. This survey was held to refresh the data and collect additional data identified by Rugby Borough Council.

In summary, we had a good response (68 forms, representing approximately 50% of households in the village).

9 specific cases of need are summarised below. Of these, half would consider moving up to 40 miles from the village. 3 respondents are on the council waiting list. 2 of the 9 respondents who declared themselves to be in 'housing need' actually meet the full Rugby Borough Council's criteria for this.

Data Analysis

The April 2007 HNS went out to every household in Pailton (approximately 140 houses).

Of these 68 completed surveys were returned, around 50% of the village. We consider this to be an exceptionally good response, with easily enough responses for the data to be accurately interpreted.

Of these respondents, 9 questionnaires were returned where the respondents claimed a "housing-need". (13% of respondents). We assume that although only around 50% of the villagers returned a completed survey, all surveys were returned from parishioners in 'housing need'.

The data indicates that the majority of villagers live in houses, which are owned either fully, or through a mortgage, with only small numbers renting properties, either from private letting owners or RBC.

Pailton contains only a few bungalows or flats, it is notable that over half of the respondents expressing housing-need wish to move into a bungalow.

The property sizes in Pailton are also relatively large, with almost half of the respondents having 4 or more bedrooms in their properties.

It is therefore not surprising that of those at least expressing themselves to be in housing need, 2 bedroom properties are most required.

The typical weekly income of those in 'housing-need' is between £250 and £300 – in 2007 this is a relatively low income, with one respondent having greater income than £750 per week.

The average age range of those expressing 'housing-need' is between 25-44 years, although a few older respondents expressed themselves in housing need as their current property is proving unsuitable, and are seeking to relocate into a bungalow.

Although some of the 'housing-need' respondents were anticipating in advance a future need, the majority were currently directly in 'housing need'. Of these though, 3 respondents were on the RBC 'Housing-List', urgently seeking new housing.

Of the five possible reasons presented in the survey, any of which could be noted as valid, no particular reason for problems with current property was evident – an equal mix between the five reasons (wish to live separately, their current property was either too small, too large, too expensive, or presenting health/mobility problems) was shown.

Around half of the small number of 'housing-need' respondents would consider moving out of Pailton, if a suitable property could be found elsewhere, with a major relocation of more than 40 miles acceptable to a small number, implying no firm dependency on being in Pailton village itself.

With almost twice as many For as Against, the respondents clearly showed themselves to be in favour of a new 'Affordable Housing development' for existing Pailton villagers – a number of the questionnaires were returned with clear emphasis marked under the word 'existing'.

As 9 questionnaires were returned showing 'housing need', it is feasible to reproduce the main responses from each of these surveys. These results are shown below:

Key:

- BB 'Bed Bungalow'
- BH 'Bed House'
- CHTS 'Current House Too Small'
- HMI 'Health and Mobility Issues'
- WTLI 'Wants to Live Independently'
- CHTE 'Current House too Expensive'

<u>Respondent(s), age...</u>	<u>Lived in Village for...</u>	<u>Seeks to...</u>	<u>of size, in (years)</u>	<u>because...</u>
A Single Adult, 16-24 years	16 years	Buy	2 BH 3-5 years	WTLI

Conclusion: No immediate housing need – it is expected that the house would be purchased outright with a mortgage. No indication of budget, but person would like to purchase the above property in Pailton.

A Single Adult, Over 75 years	15 years	Rent	2 BH 3-5 years	CHTE
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Conclusion: The current property, a 1 Bedroom flat rented from the council is considered to be too expensive – however, the tenant is hoping to move into a 2 Bedroom property also in Pailton eventually, which is likely to be more expensive. As the tenant has lived in Pailton for greater than the minimum eligible time of 10 years, this person is considered to be in “Housing Need”.

A Couple, 25-44 years 5 years Rent 2 BH Present CHTS

Conclusion: As a couple currently renting a small property, and looking to secure a larger property immediately via either private or shared ownership. Although this could on these points classify for housing need, the only lived in Pailton for 5 years, and hence are 5 years short of the official requirement – hence cannot be defined as being in “Housing Need”

A Couple, 25-44 years 36 years Buy 3 BH 1-3 years CHTS

Conclusion: This couple with children is looking to buy, with mortgage, a larger house, to give their children more room. They would be prepared to move out of the village in order to find a suitable property to purchase.

A Couple, 60-74 years 1 year Rent 2 BB 1-3 years CHTE

Conclusion: This couple has recently moved into a private rented house in the village, which they now find is too expensive and too large. They would like to continue renting a smaller private bungalow in Pailton, but would be willing to relocate out of the village.

A Couple, 60-74 years 9 years Rent 2 BB Present HMI

Conclusion: This couple, currently renting a small 1 bedroom flat are immediately seeking shared ownership of a larger bungalow, and would come under the “Housing Need” description, in mid-2008, when they have lived in Pailton for 10 years.

A Single Adult, 25-44 years 10 years Buy 2 BH Present WTLI

Conclusion: No immediate housing need - it is expected that the house would be purchased outright with a mortgage. Budget of above £55K offered, and also willing to relocate out of the village.

A Couple, 45-59 years 41 years Purchase 4 BH Present CHTE

Conclusion: This couple currently own outright, a 4 bedroom house, which is causing mobility and cost problems, and would be wanting to buy outright a smaller yet still 4 bedroom house in Pailton. They would not consider moving out of the village.

A Couple, Over 75 years,	85 years	3 BB	Present	HMI
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Conclusion: This couple have lived in Pailton a very long time, and have owned outright a three bedroom house for a very long time too. They are looking to sell this house and to buy a similar size bungalow, also in Pailton, to ease the mobility issues they currently have with the house.				
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Overall Conclusion

From the above original 9 respondents stating housing need, the number that fall within the definition of 'Housing Need' as defined by Rugby Borough Council is 2.

The type of housing which would fulfil the most requirements would be rented, two bedroom bungalows.

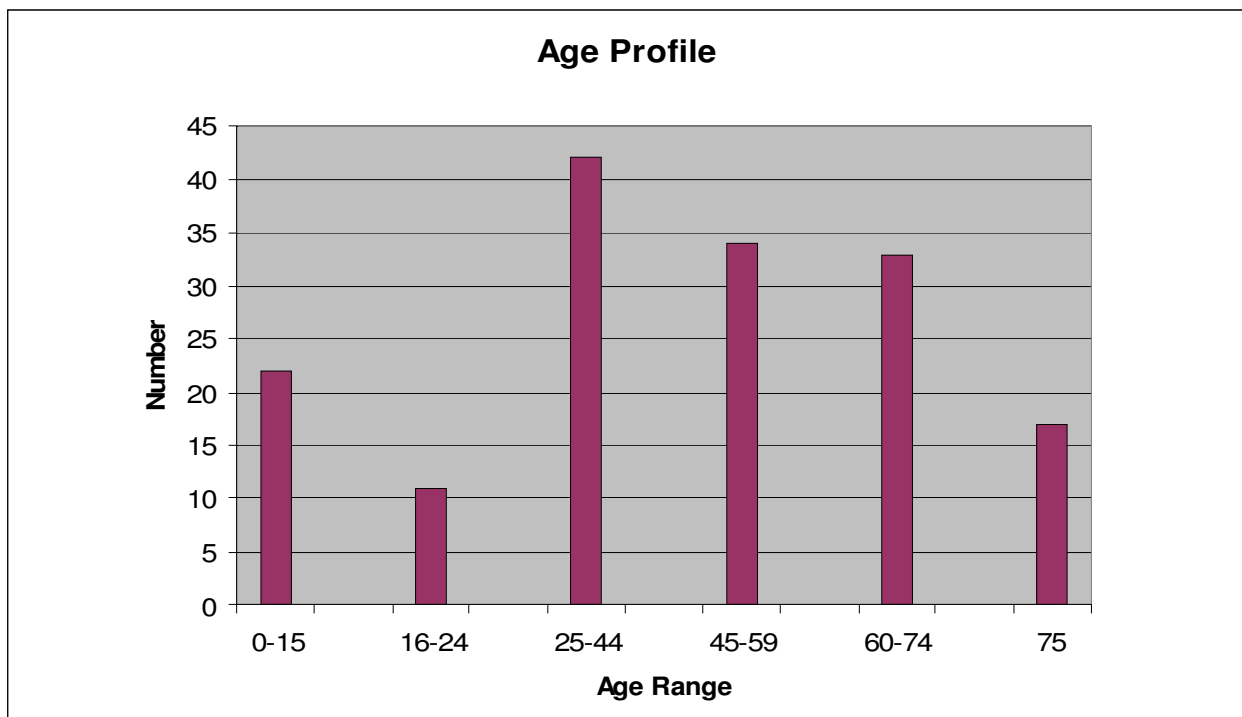
Queries

Please direct any queries regarding the data to Mark Barnett mpabarnett@morespeed.net

Housing Needs Survey - July 2007

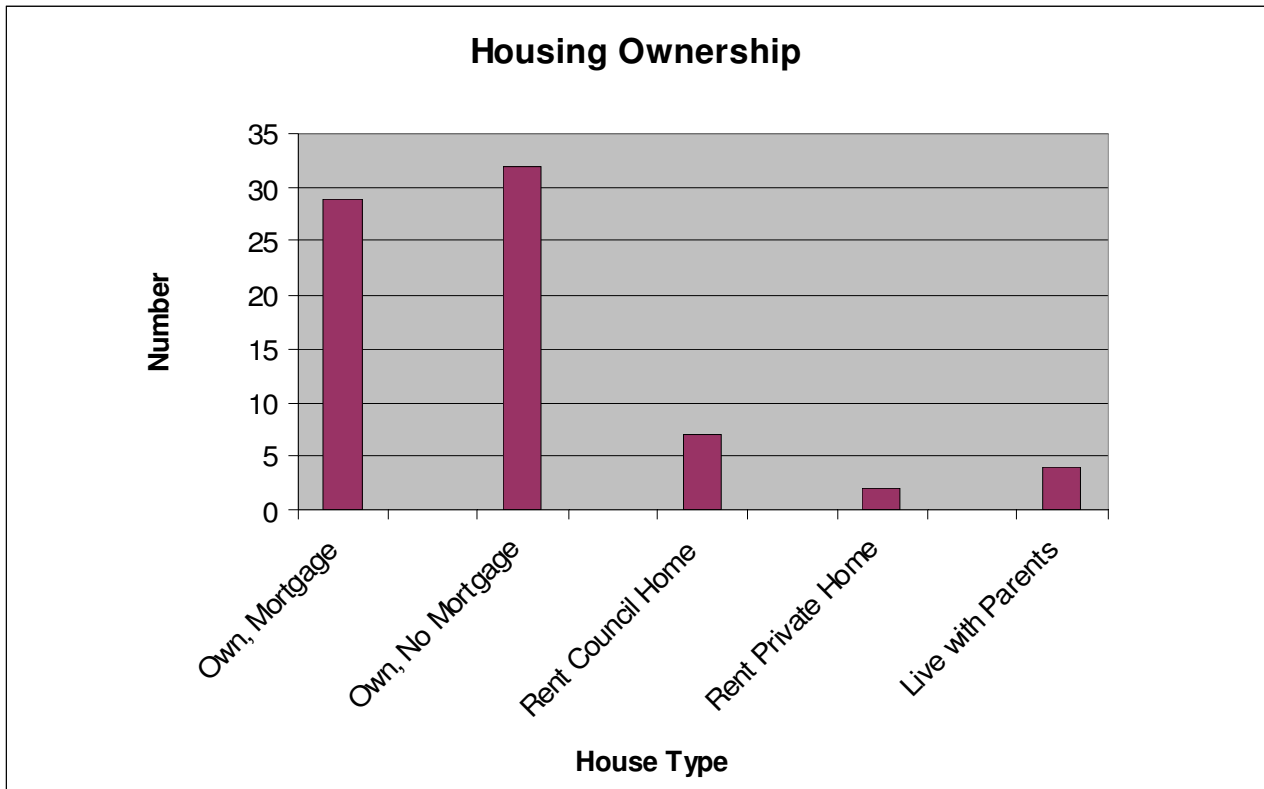
Appendix 1 - Results Summary

Age profile of the dwellers in the responses



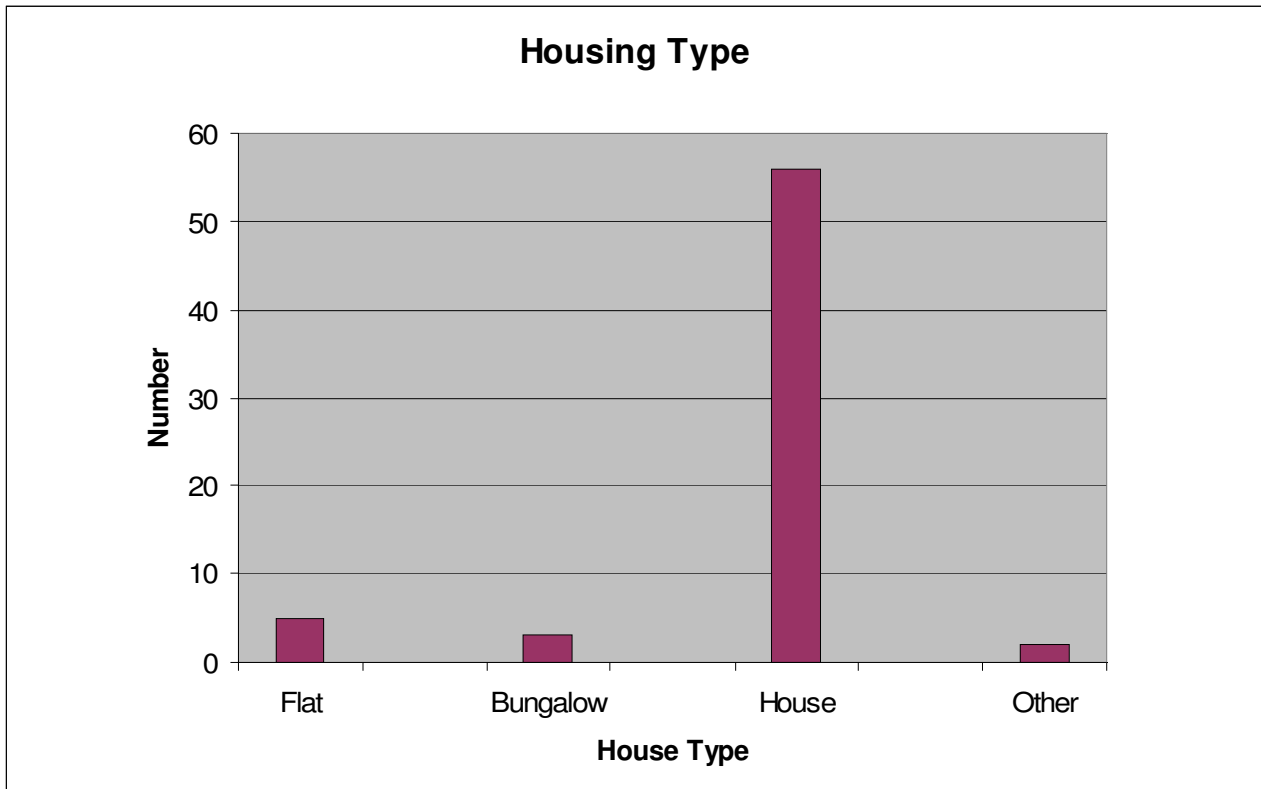
0-15:	22
16-24:	11
25-44:	44
45-59:	34
60-74:	33
75+:	17

Housing



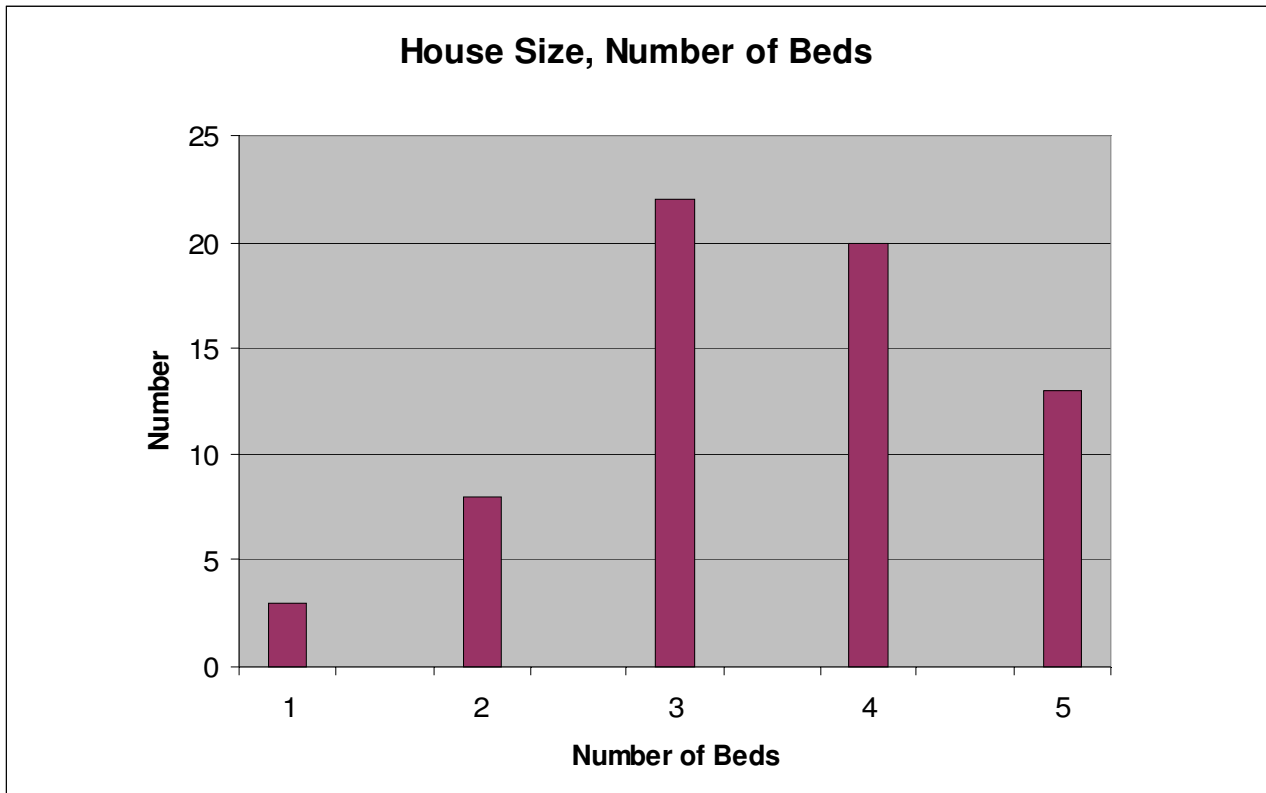
Own, Mortgage: 29
Own, No Mortgage: 32
Rent Council Home: 7
Rent Private Home: 2
Live with Parents: 4

House Type



Flat: 5
Bungalow: 3
House: 56
Other: 2

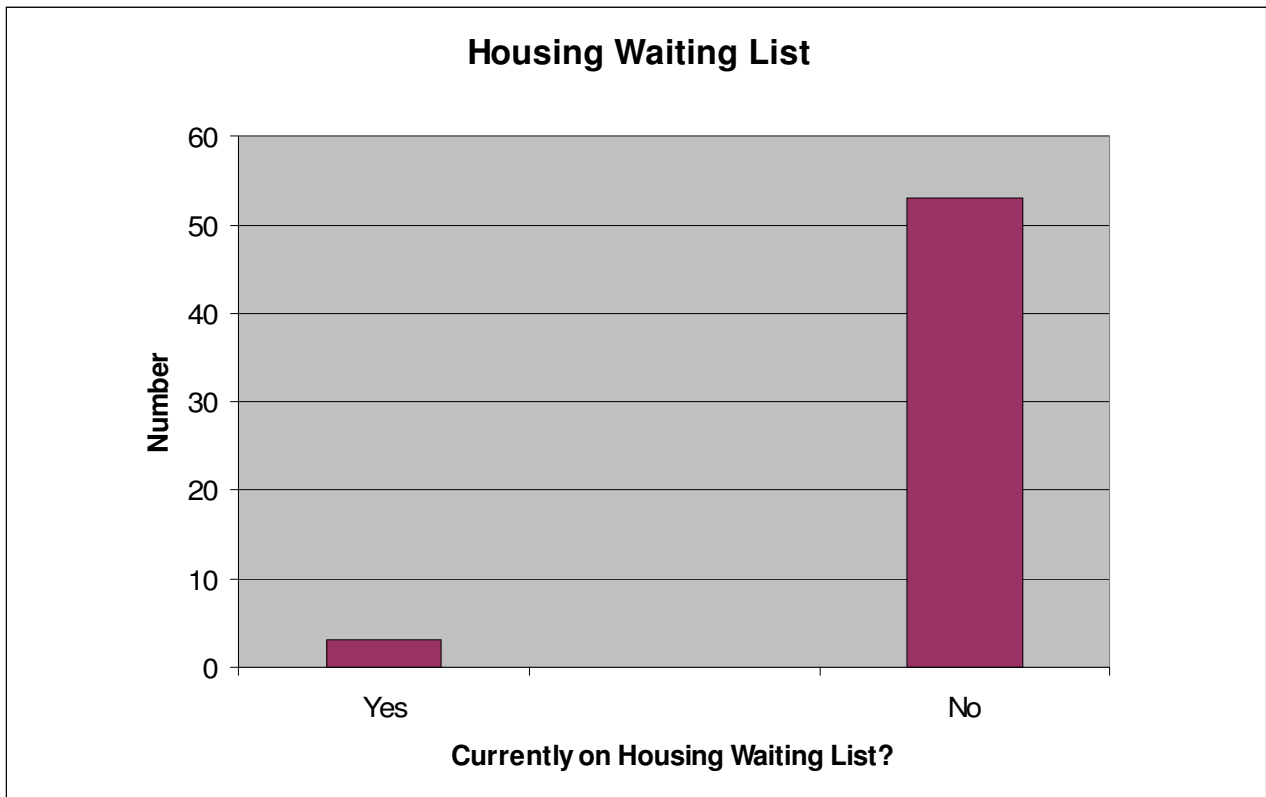
House Size, Bedrooms



Bedrooms

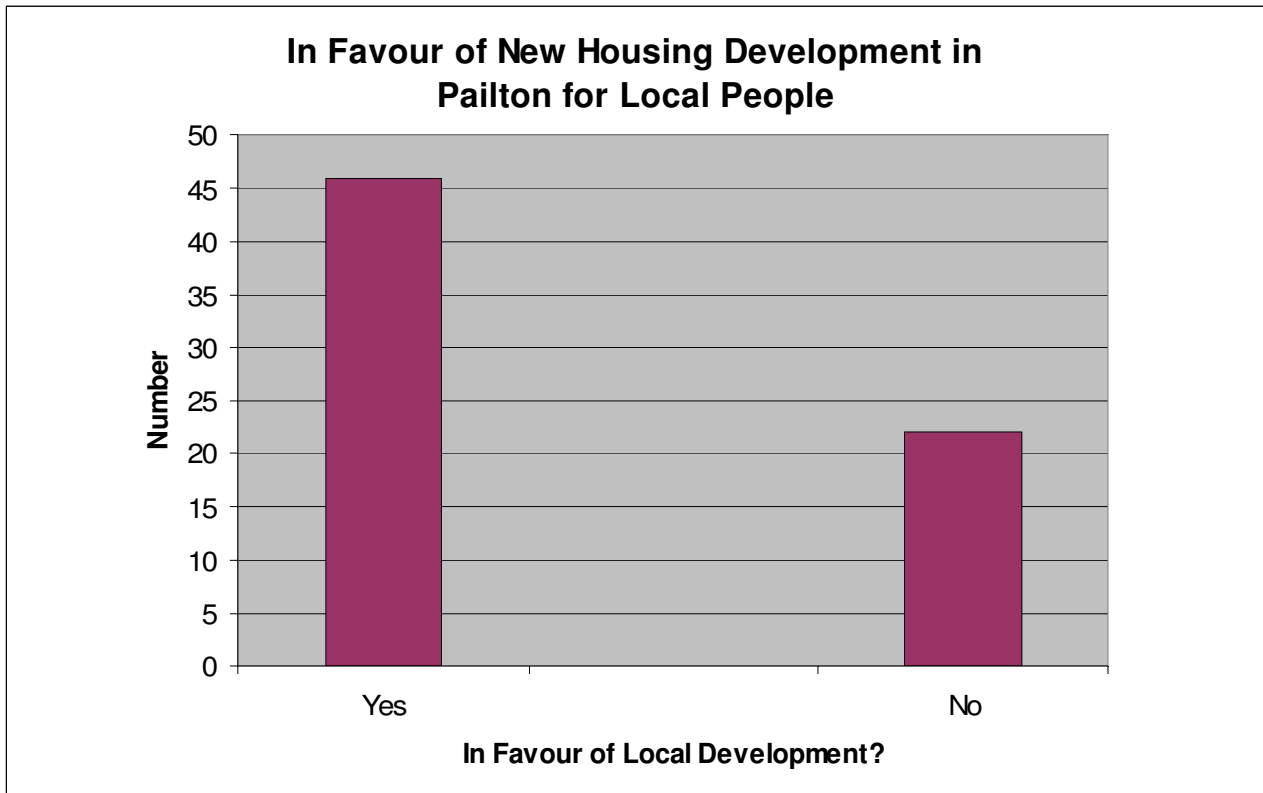
1: 3
2: 8
3: 22
4: 20
5+: 13

Housing Waiting List



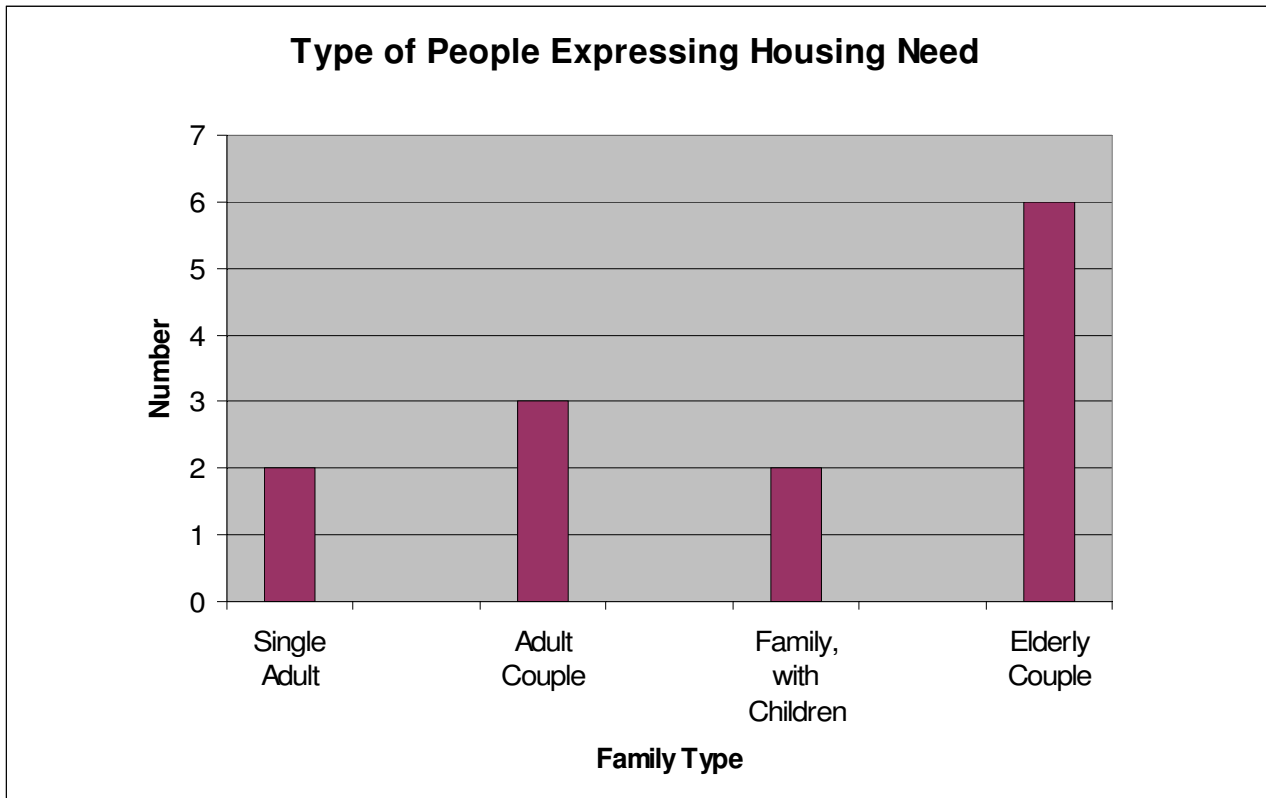
Yes: 3
No: 53

In favour of new housing development for local people?



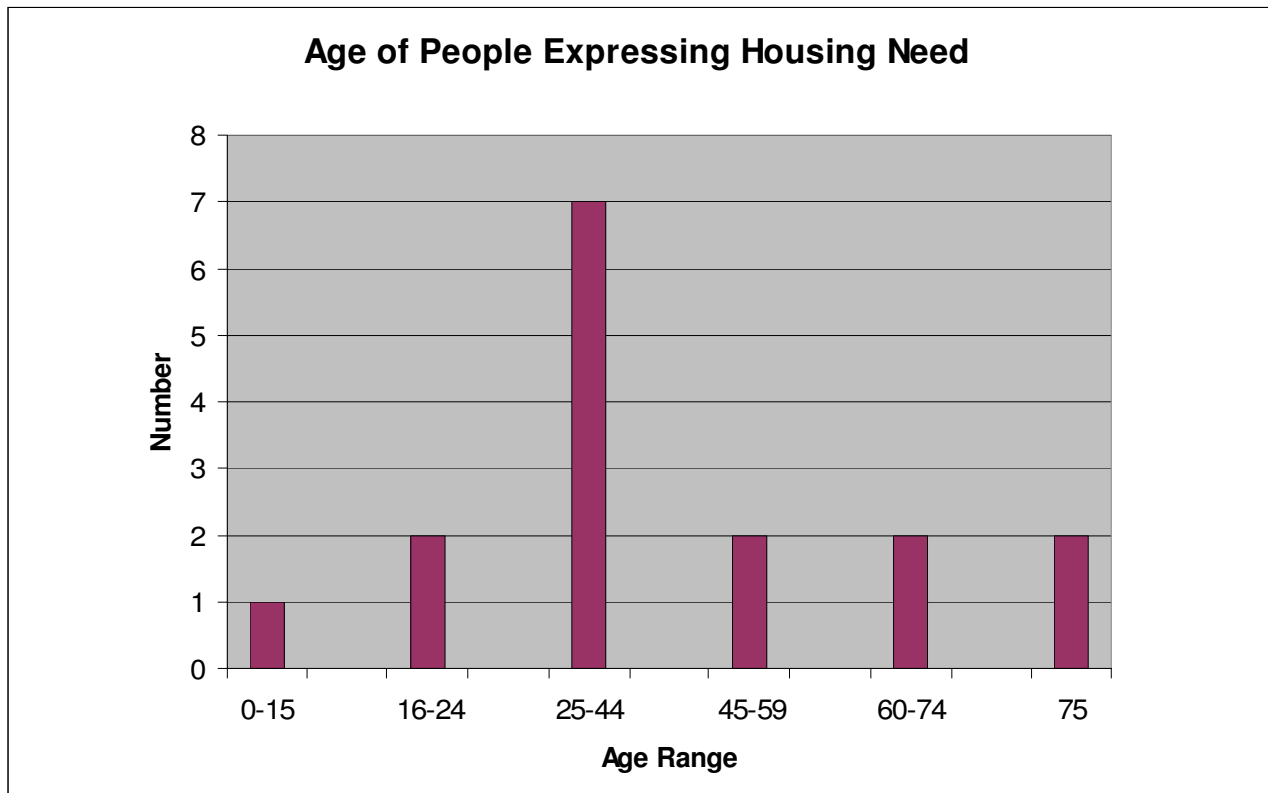
Yes: 46
No: 22

Type of People in 'Housing Need'



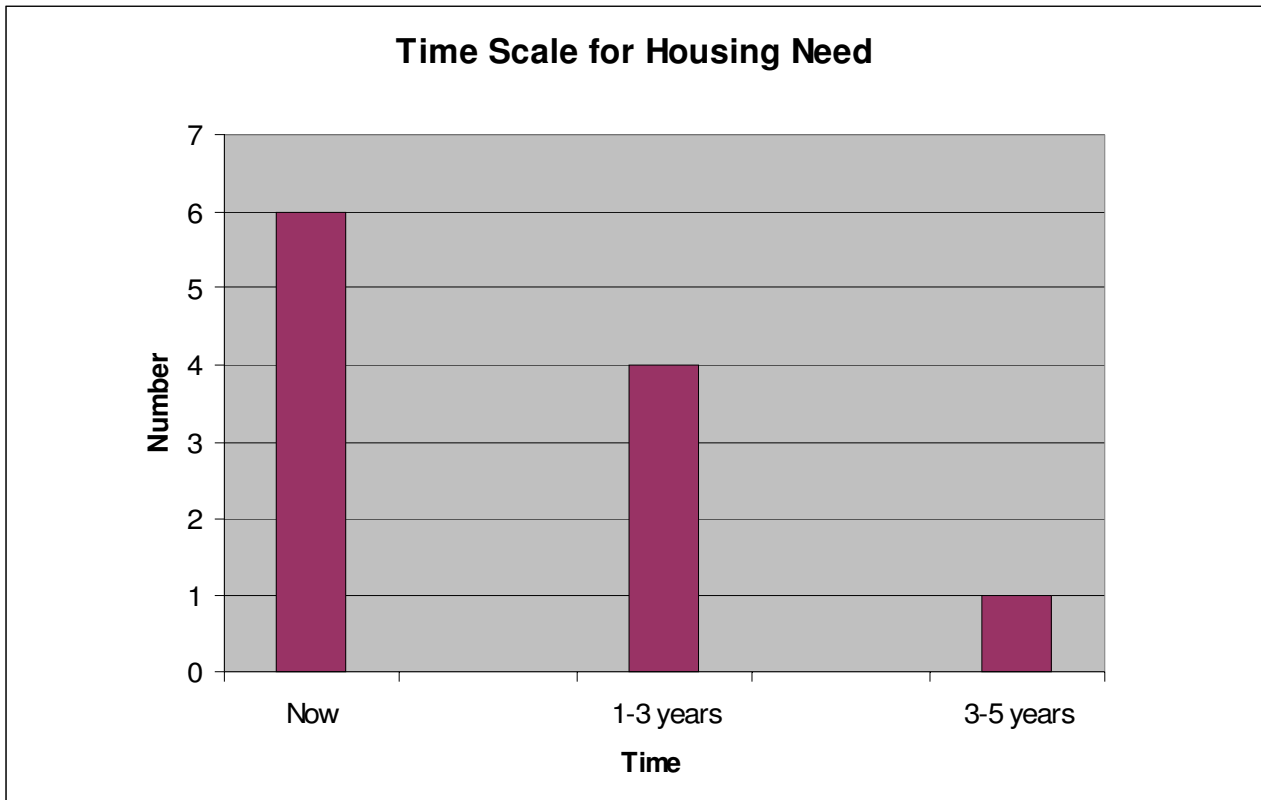
Single Adult: 2
Adult Couple: 3
Family, with Children: 2
Elderly Couple: 6

Age of Those Expressing 'Housing Need'



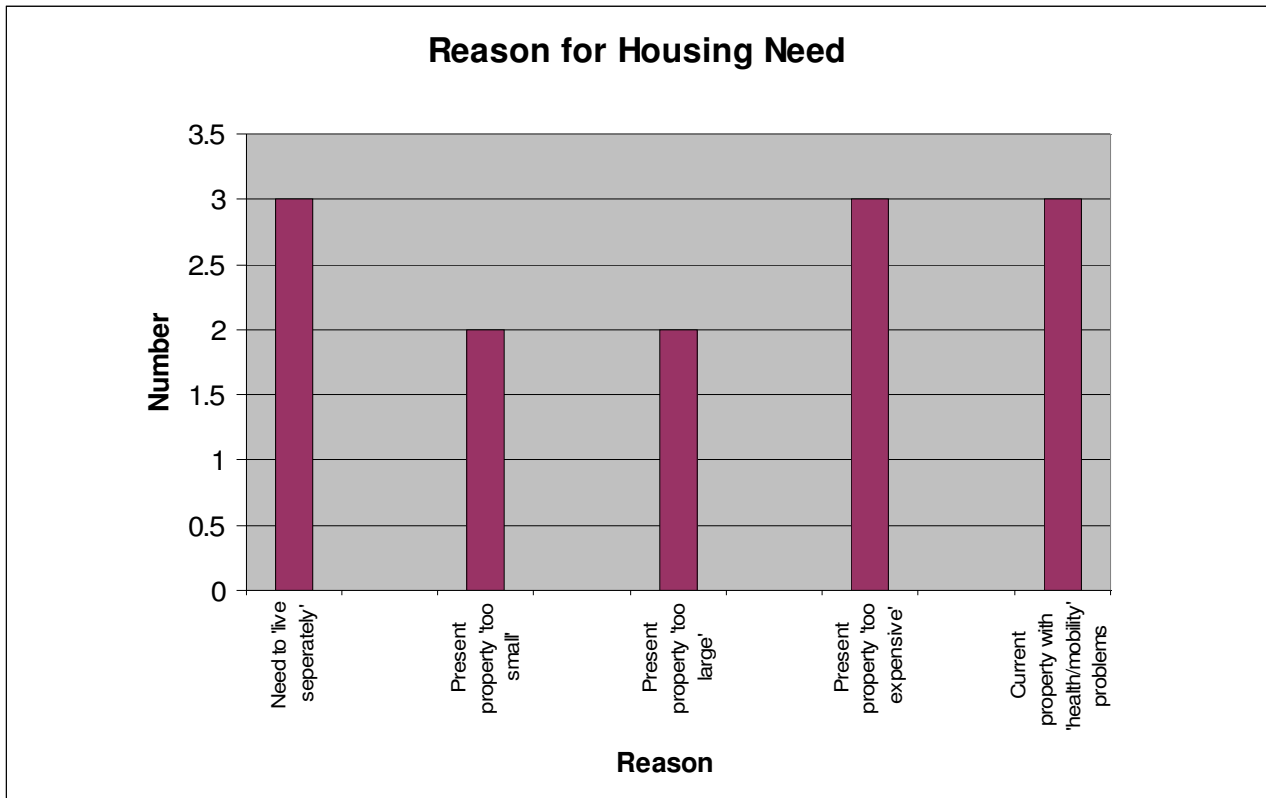
0-15: 1
16-24: 2
25-44: 7
45-59: 2
60-74: 2
75+: 2

Time of Housing Need



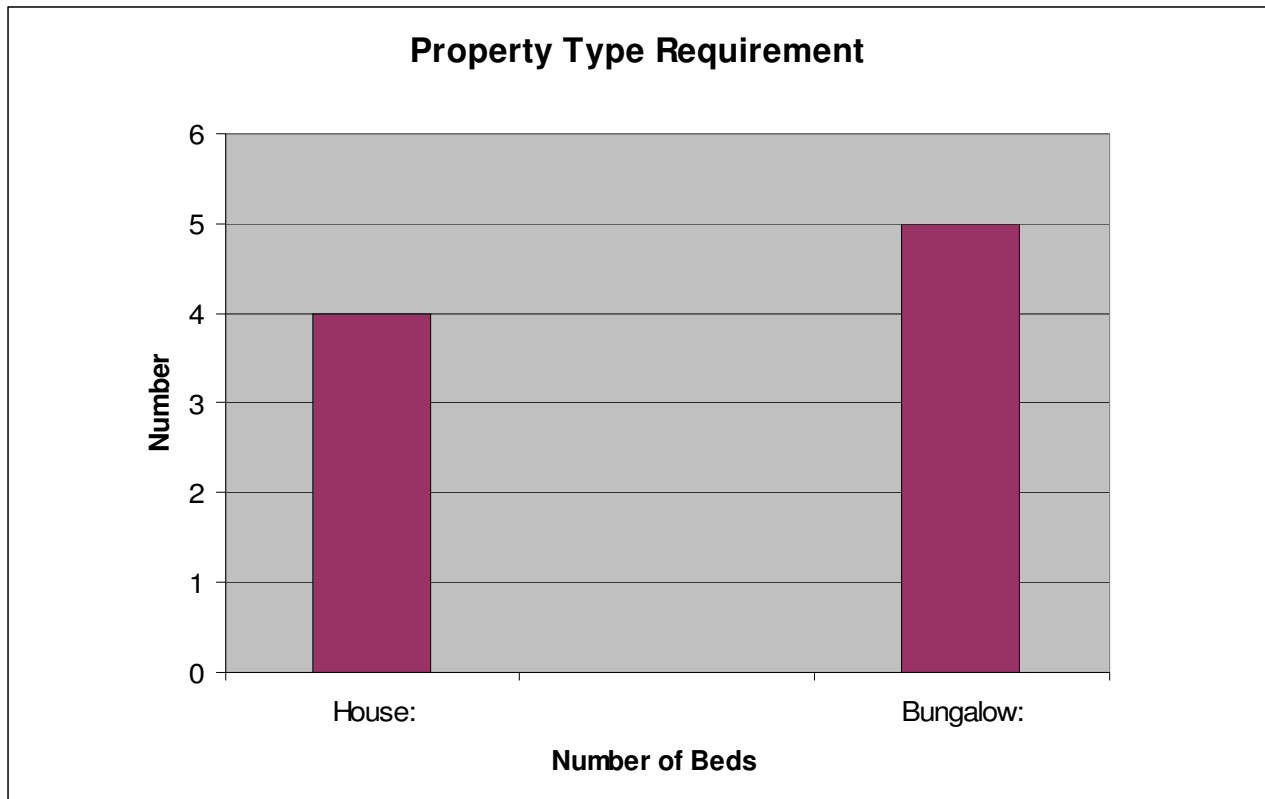
Now: 6
1-3 years: 4
3-5 years: 1

Reason for Housing Need



Need to 'live separately':	3
Present property 'too small':	2
Present property 'too large':	2
Present property 'too expensive':	3
Present property presents 'health/mobility' problems:	3

Property Type Requirements



House: 4
Bungalow: 5

Property Size Requirements, Beds



2: 4
3: 3
4: 2

Willing to relocate out of the village:

Yes: 5
No: 4

How far to relocate, miles:

0-4: 1
5-10: 2
40+: 2

Typical Monthly Housing Costs:

Private Ownership

£45-50: 1
>£55: 2

Shared Ownership:

£80-85: 1

Housing Needs Respondents, Income Survey:

£96-145: 1
£250-300: 3
£301-400: 1
£401-500: 2
> £750: 1

Housing Needs Respondents, Savings Survey:

None: 3
< £1000: 3
>£10000: 1

Totals:

Total Number of Respondents: 68

Total Number expressing housing need: 9 (13%)