

WATLINGTON

NEIGHBOURHOOD PLAN HOUSING SURVEY REPORT

April 2016

communityfirst
oxfordshire
Helping communities help themselves

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Written comments from respondents are collated in the separate *Report Appendix* document.

INTRODUCTION AND RATIONALE

Watlington is currently preparing a Neighbourhood Plan. As part of its evidence gathering process, the Parish Council commissioned Community First Oxfordshire (CFO) to conduct a housing survey in January 2016. CFO is a charity that works with and supports communities across the county and has long-standing expertise in helping communities with consultation strategies.

The survey gave all households in the town the opportunity to express an opinion on housing development and to register their own housing need, should they have one. The survey had three parts. All households were asked to complete Part 1: *Your Watlington household* and Part 2: *Your Opinions on Housing Development*. Parts 3 and 4 asked households living inside and outside Watlington which need a new home in the town to state their requirements.

DISTRIBUTION AND RESPONSE

- CFO, liaising with Watlington Neighbourhood Plan Forum (WNPF), prepared the survey content.
- The WNPF arranged distribution of surveys to 1250 households in February 2016.
- 675 questionnaires were collected by the WNPF: **a response rate of 54%**.
- CFO analysed the returned surveys and prepared this report.
- No information is known about the non-respondents, and no assumptions have been made about their housing opinions, needs, or requirements.

SUMMARY OF FINDINGS

The report gives a detailed breakdown of answers to all 35 survey questions. The following is a selection of findings.

Part 1- Your household

78% of respondents (526 out of 675) are home-owners (with or without mortgage)

The largest proportion- 42%- of respondents (272 out of 652) live in semi-detached houses

22% of respondents (137 out of 636) are interested in downsizing their house in the next 2-10 years

13% of respondents (84 out of 642) would be interested in building their own home if land was made available

Part 2- Your opinions on housing development

Top 3 types of accommodation respondents think Watlington requires:

- Affordable housing- 65% (398 out of 614 respondents)
- Semi-detached houses- 51% (315)
- Starter homes (government)- 47% (288)

Top 3 types of supported housing that respondents think Watlington requires:

- Independent accommodation with care support- 57% (194 out of 340 respondents)
- Housing Association Sheltered Housing- 47% (160)
- Private Sheltered Housing- 37% (127)

Top 3 types of tenure respondents think Watlington requires:

- Owner-occupation- 64% (373 out of 582 respondents)
- Shared-ownership- 61% (356)
- Affordable rent through Housing Association- 60% (350)

Part 3- Does your whole household or any person/s in your household need a new home in Watlington?

9% of whole households (34 out of 364 respondents) are intending to move to another home in Watlington in the next 5 years

8% of partial households (19 out of 230) are intending to move to another home in Watlington in the next 5 years

16% of whole households (60 out of 364 respondents) wish to move to another home in Watlington in the next 5 years but cannot

12% of partial households (28 out of 230) wish to move to another home in Watlington in the next 5 years but cannot

Top 3 reasons preventing households from moving:

- Unable to afford to buy new home- 59% (69 out of 116 respondents)
- A lack of suitable housing- 47% (55)
- A lack of affordable private rented properties- 21% (24)

Top 3 reasons for needing a new home in Watlington:

- Need bigger home- 35% (47 out of 134 respondents)
- Want to start first home- 27% (36)
- Other- 17% (23)

13% of respondents (19 out of 146) have mobility or other care/ support needs which affect the type of home needed

Top 3 type of homes needed:

- Semi-detached house- 56% (80 out of 143 respondents)
- Detached house- 52% (74)
- Terraced house- 34% (49)

First choice housing tenure preferences:

- Self-ownership- 74% (111 out of 151 choices)
- Housing Association rent- 18% (27)
- Shared ownership- 4% (6)

10 respondents have a supported housing need

Part 4- Do you know of anyone living elsewhere who wishes to move to Watlington

97 households living outside Watlington wish to move to the parish in the next 5 years

Top 3 reasons for wishing to move to Watlington parish in the next 5 years:

- To be near family – 62% (41 out of 66 households)
- Want to start first home- 27% (18)
- The natural environment- 26% (17)

SUMMARY OF LOCAL AFFORDABLE HOUSING NEED

Indicative Local Housing Need

Applying residency criteria (see below) and ownership criteria (homeowners are not eligible for affordable housing) to survey responses:

Size of house needed	Number of households	Number currently on Housing Register
One-bed	14	5
Two-bed	8	6
Three-bed	9	4
Four-bed	2	-
TOTAL	33	15

IMPORTANT NOTE: THE BREAKDOWN IS INDICATIVE

Not all households are on the Housing Register. A household's needs would require full analysis of its circumstances through a Housing Register application. There are restrictions on the number of bedrooms that someone is considered eligible for, depending on the make-up of the household and whether the home is rented or purchased on a shared ownership basis.

What is affordable housing?

Social rented, affordable housing and shared ownership are examples of types of affordable housing.

How does the District Council allocate affordable housing?

The allocation of homes is made by South Oxfordshire District Council and subject to an assessment of a household's needs. A household must be on the SODC Housing Register to be eligible for these homes

South Oxfordshire District Council and Vale of White Horse District Council- Housing Allocations Policy

Available at: <http://www.southoxon.gov.uk/services-and-advice/housing/join-housing-register-and-find-home>

13.3 New Build Developments and "Strong" Local Connection

The councils will endeavour to use the flexibilities introduced by the Localism Act 2012 to enable local people to access developments in their parish whilst still giving due weight to the requirement to allocate housing in accordance with the reasonable preference categories.

To facilitate this, the council will adopt a target that aims to ensure that 20% of new build lettings, that are not rural exception sites or developed for a particular client group, are offered in the first instance to people with a strong local connection to that parish and who have a housing need as defined by the Allocations Policy (i.e. they are on the active Register).

Some schemes have distinct agreements setting out what the local connection requirements are for that scheme. These rules are often written into the Section 106 agreement. For schemes that do not have a separate agreement, the definition contained in section 13.3.1 will be used to determine local connection for these schemes.

13.3.1 Definition of Strong Local Connection for Purposes of Determining Priority for New Build Schemes

For these purposes, a strong local connection is:

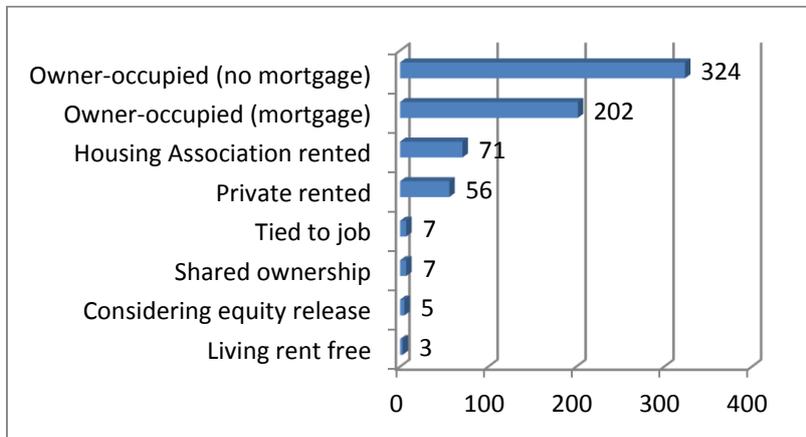
- where the applicant(s) have lived in the parish for five years out of the last 8 and are currently resident there.
- where the applicant(s) had previously lived in the parish for at least 5 years and their parents or children still live there and have done for at least 10 years.

Detailed Results

Part One- Your Watlington Household

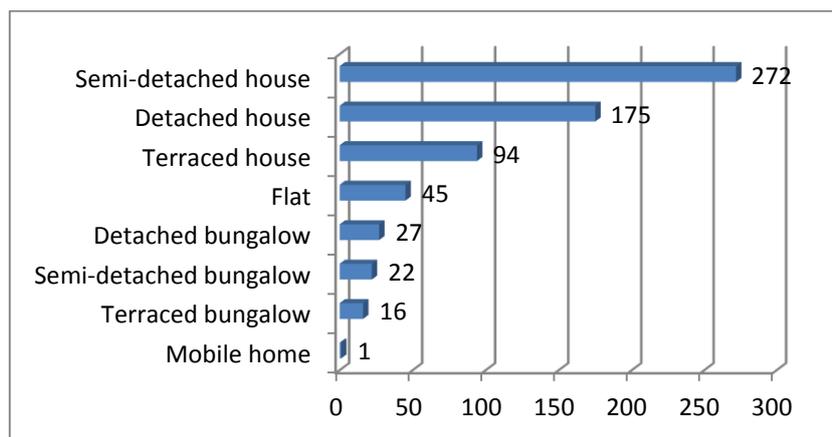
1. Is your present home...?

675 respondents



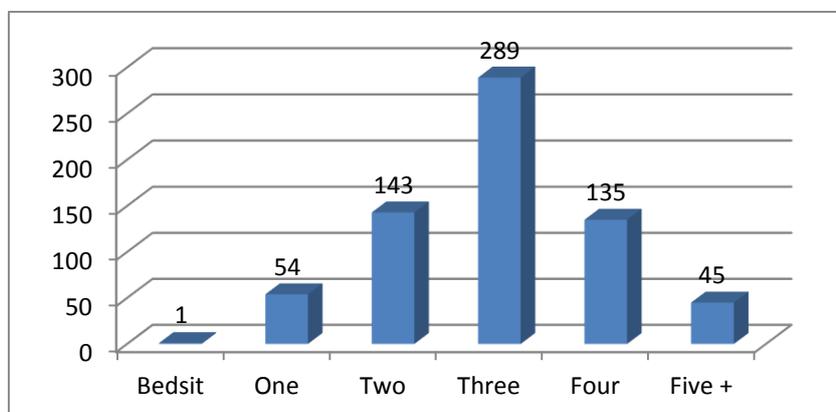
2. What type of property is your home?

652 respondents



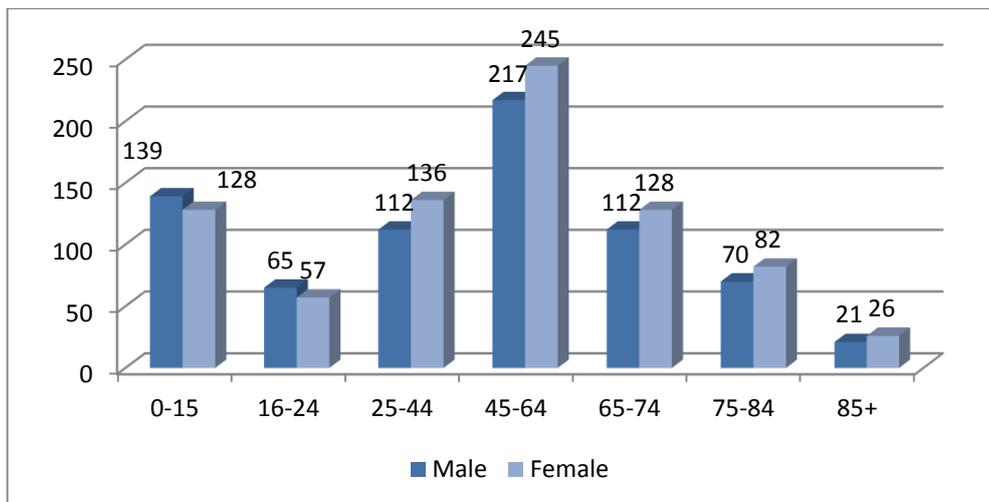
3. How many bedrooms are in your current home?

667 respondents



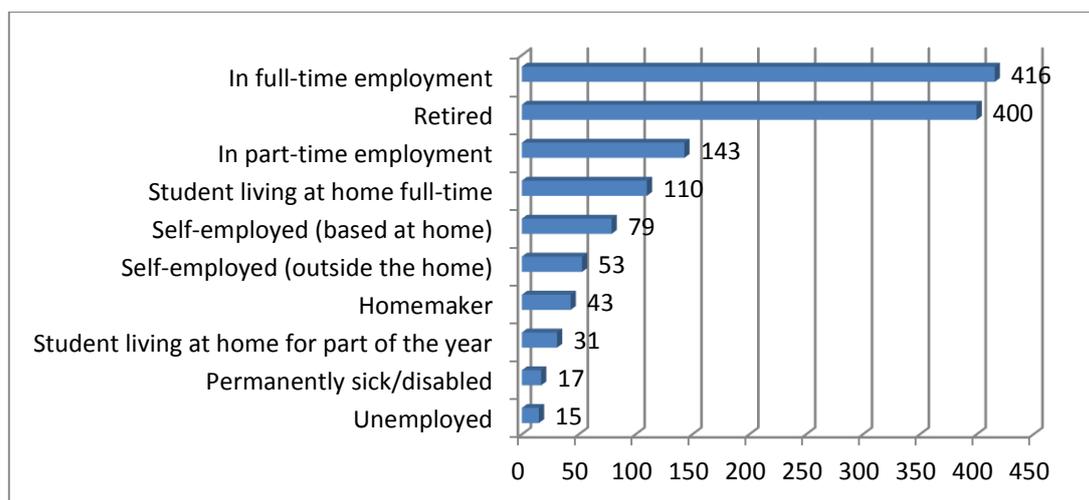
4. How many people of each age and gender live in your household?

667 respondents – 1538 individuals



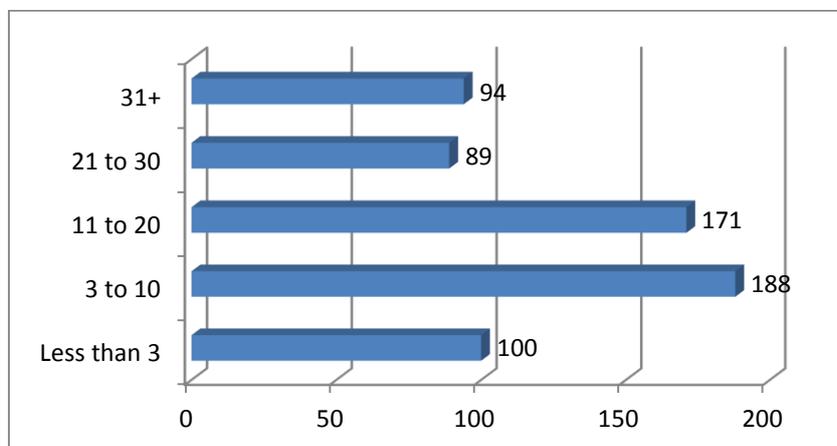
5. How many people in your household are...?

664 respondents - 1307 individuals



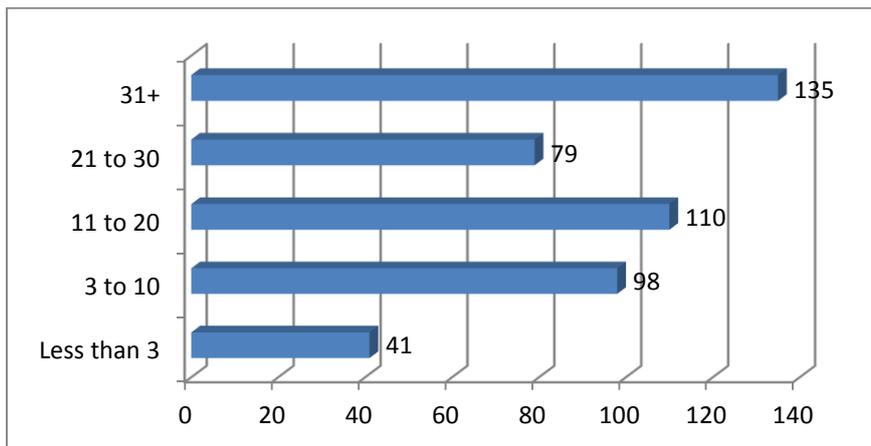
6a. How many years have you lived in your current Watlington home?

642 respondents



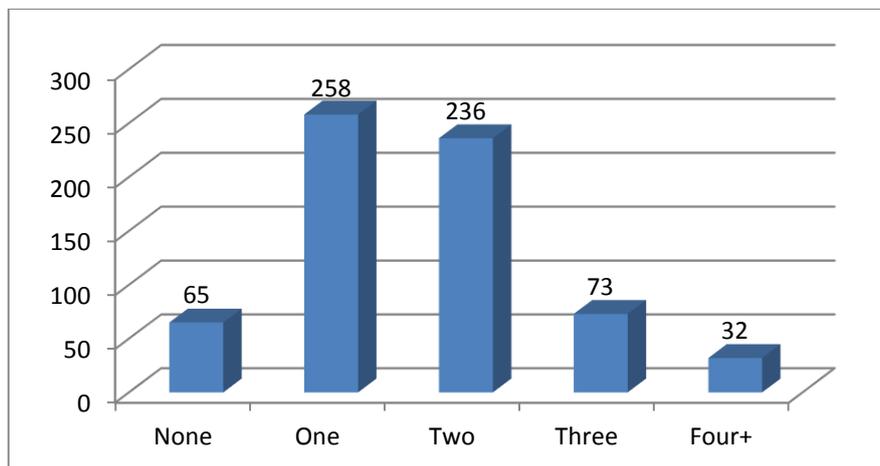
6b. How many years have you lived in Watlington parish?

463 respondents



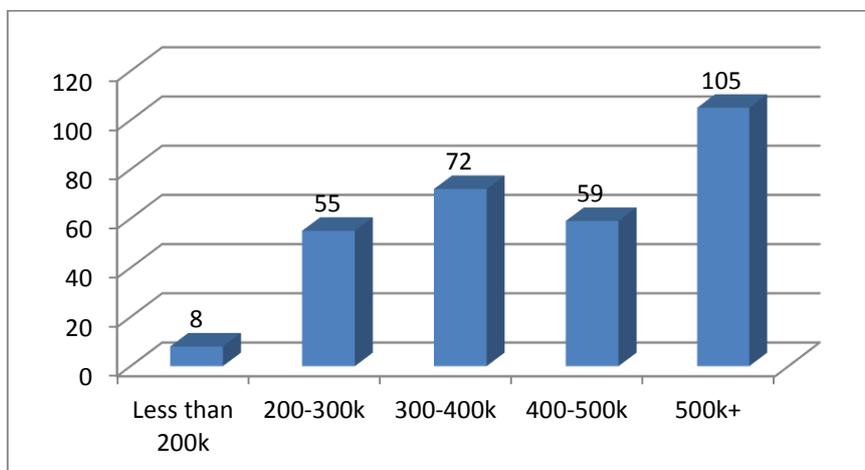
7. How many vehicles (in total) are owned by the people living at your address?

664 respondents

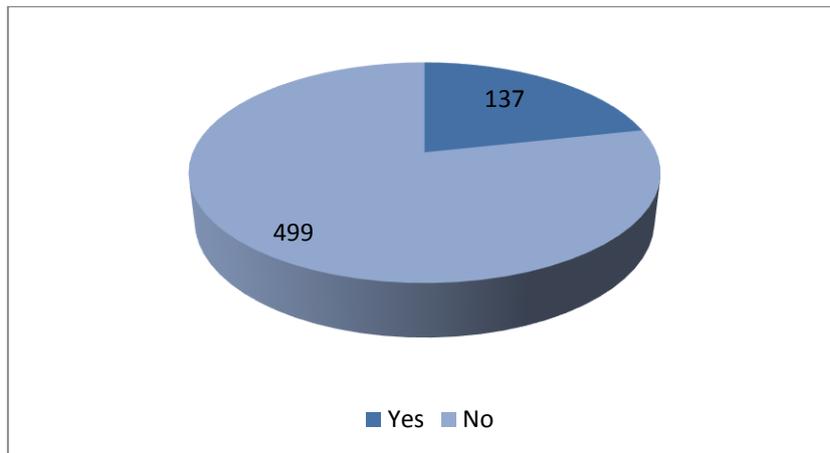


8. If you own your own home, what is its current (estimated) value?

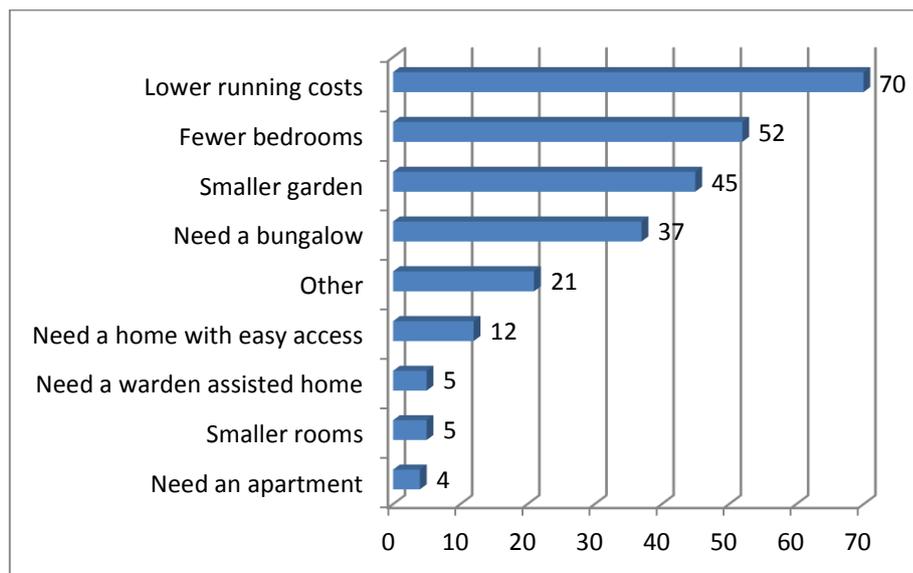
299 respondents



9. If a suitable smaller property was available in Watlington, might you be interested in downsizing to it in the next 2-10 years? *636 respondents*



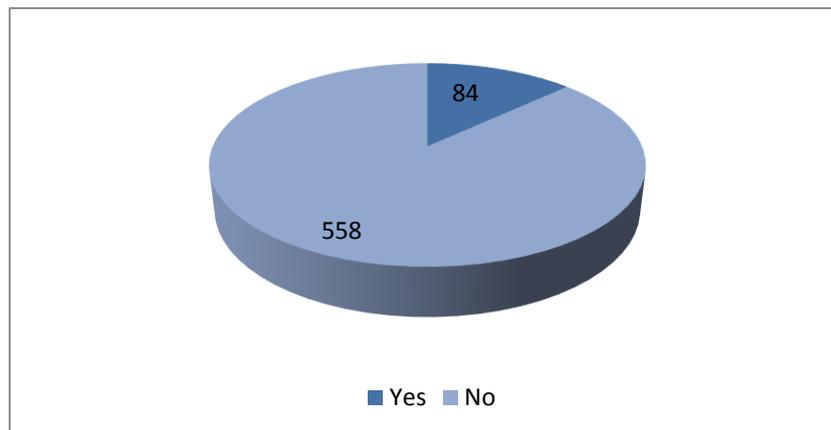
10. If answered 'yes' to question 9, what are your reasons for wishing to downsize? *130 respondents- 251 total choices*



Other:			
Closer to services/shops	4	Changes in needs/lifestyle	4
Free up capital	3	Larger garden	2
Require parking	1	More appropriate for older people	1
Retirement	1	Changes to health	1
Bigger living area	1	Better house	1
Financial reasons	1	Reduce dependance on car	1

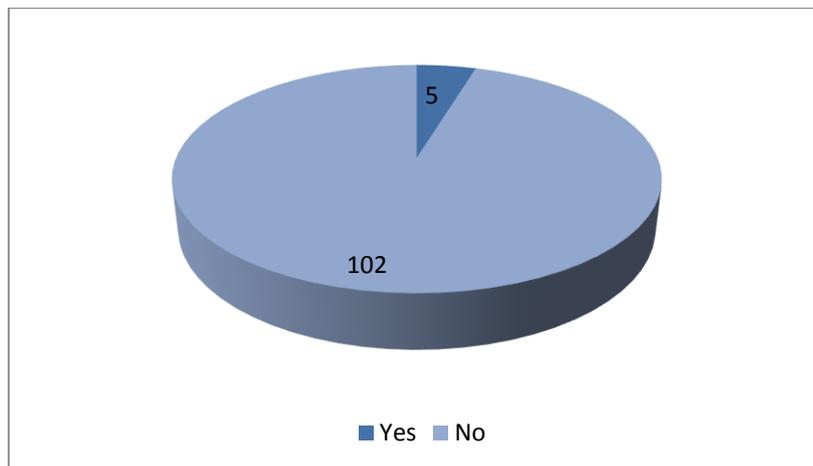
11. Are you interested in building your own home?

642 respondents



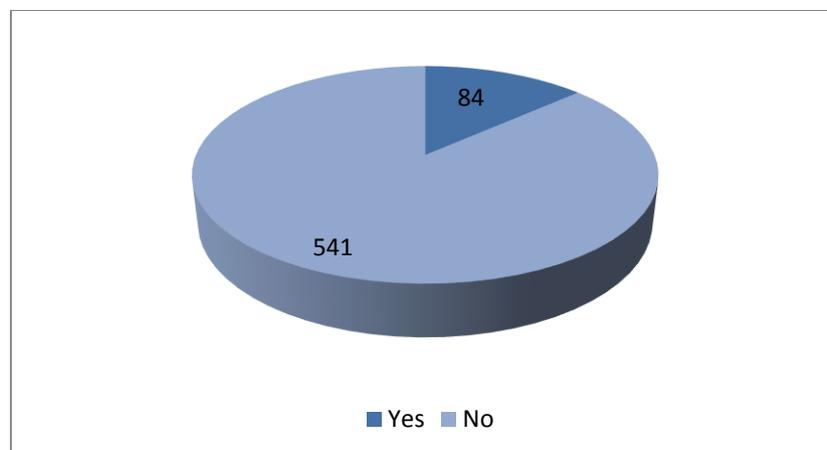
12. If you answered 'yes' to question 11, have you registered your interest with South Oxfordshire District Council?

107 respondents



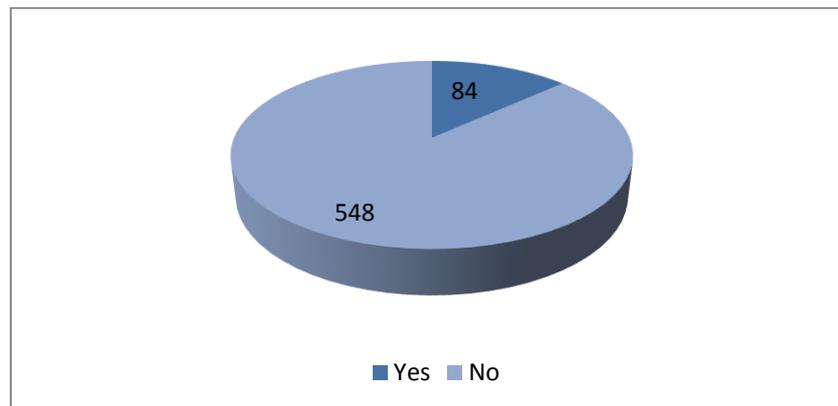
13. Do you intend to - or are you considering - extending your current home?

625 respondents



14. Have any members of your household left Watlington in the last 5 years?

632 respondents

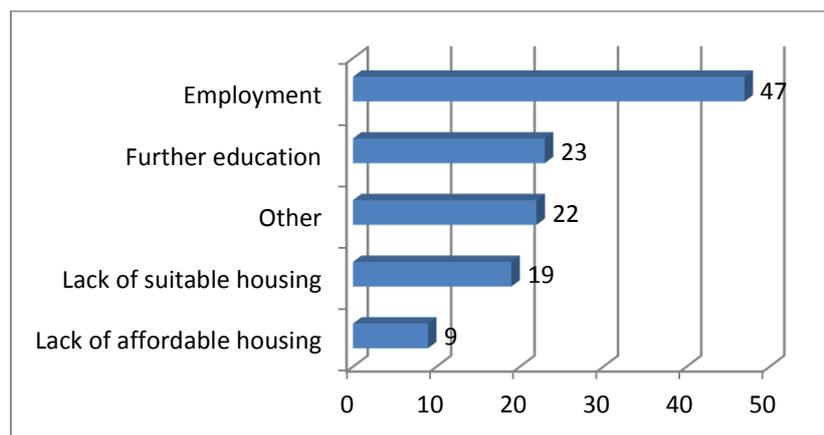


How many individuals in total have left those 84 households?

109 individuals

Why did they leave?

120 total reasons



Other:			
Marriage	4	Moved in with partner	4
Separated	2	Moved abroad	2
Wished to live elsewhere	1	Moved to supported living	1
To travel	1	To buy own home	1
No comment	6		

15. How many people have joined your household in the last 5 years?

560 respondents

- 118 total individuals have joined these 560 households

16. If any people have joined your household in the last 5 years, how many were those returning from having lived away for more than 1 year?

150 respondents

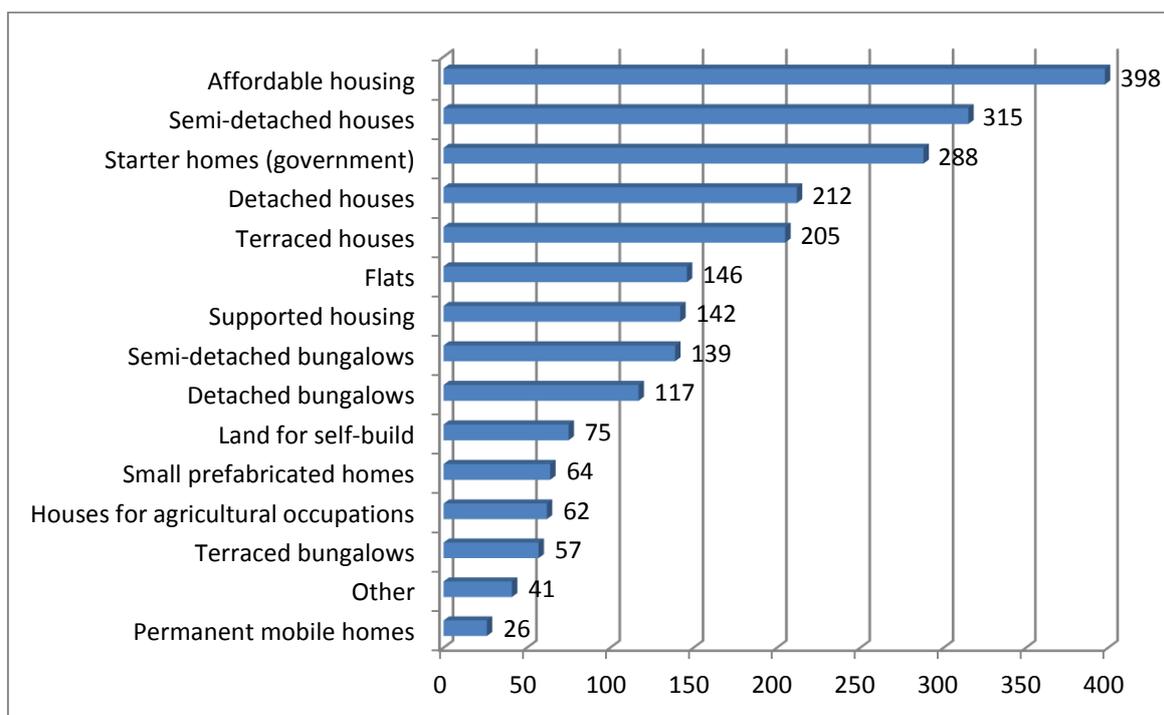
- 29 total individuals have returned to these 150 households

Detailed Results

Part Two- Your opinions on housing development

17. What type of accommodation do you think Watlington needs?

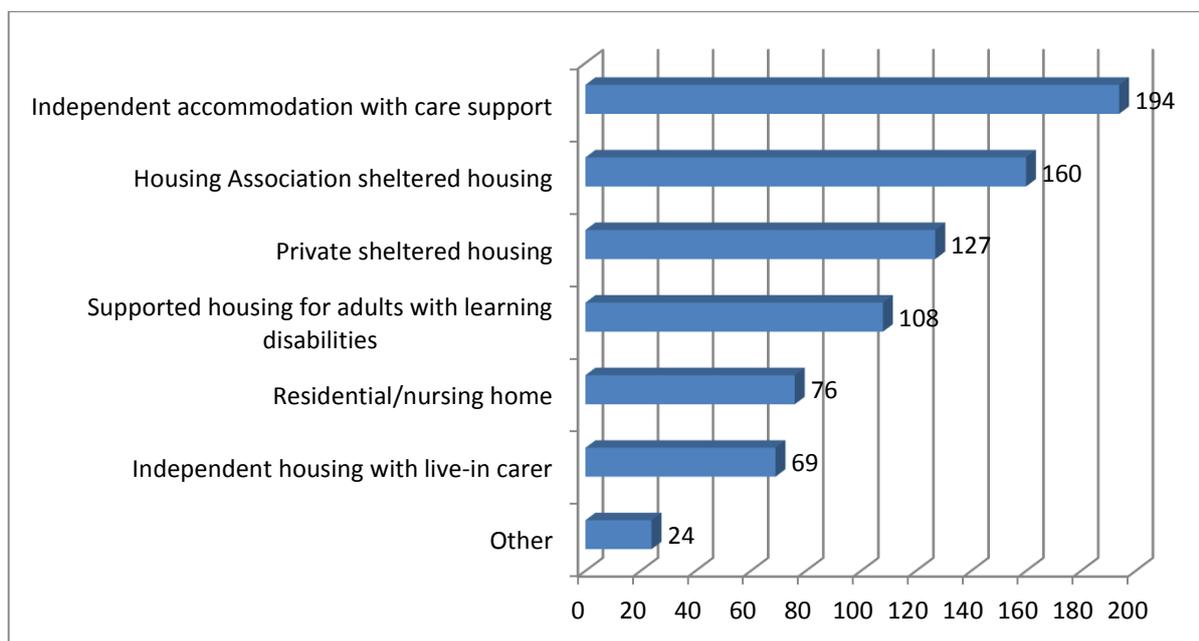
614 respondents - 2287 total choices



Other:			
None	5	Good balance/mix	5
Family homes	3	Low-cost market housing	2
Shared ownership	2	Environmentally friendly	1
2 bed HA bungalows	1	Housing with parking	1
Low cost rentals	1	First time buyers	1
Council houses	1	4 bed detached	1
No more large executive homes	1	All of these	1
No comment	15		

18. If you think Watlington needs supported housing, what type is required?

340 respondents – 758 total choices

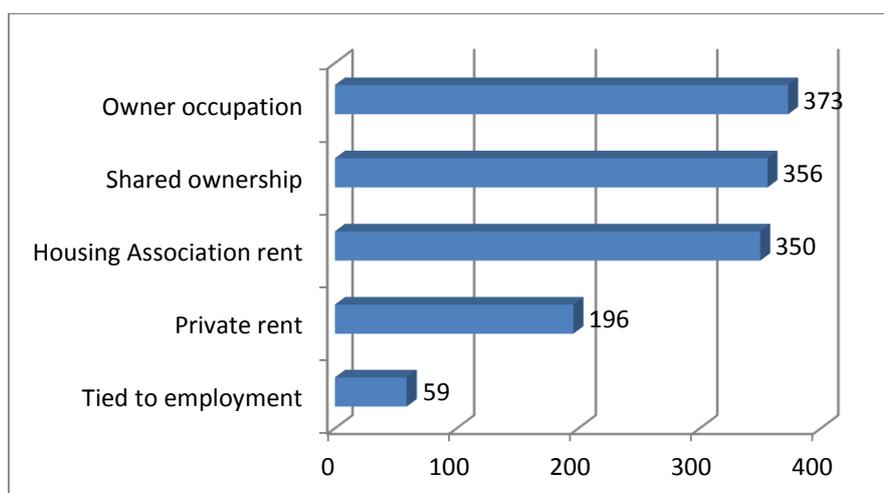


Other:

Good balance/mix	3	Already enough	3
Mental health housing	1	More places in Watlington Hospital	1
NHS nursing home	1	Independent accommodation low rent	1
Any type of supported housing	1	Percentage of new stock	1
Affordable care/nursing home	1	No comment	11

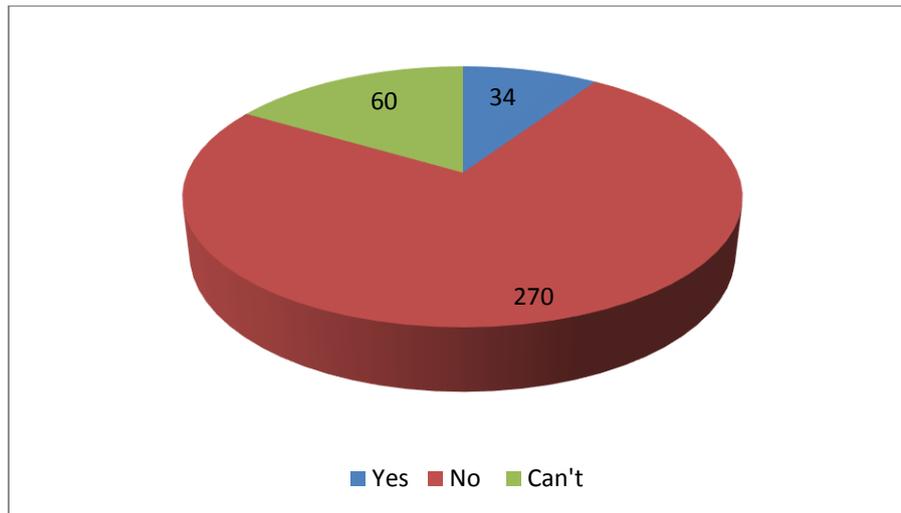
19. What type of housing tenure do you think Watlington needs?

582 respondents – 1334 total choices



Detailed Results
Part Three- Does your whole household or any person/s in your household need a different home in Watlington?

20. Is your household intending to move to another home in Watlington in the next 5 years?
364 respondents

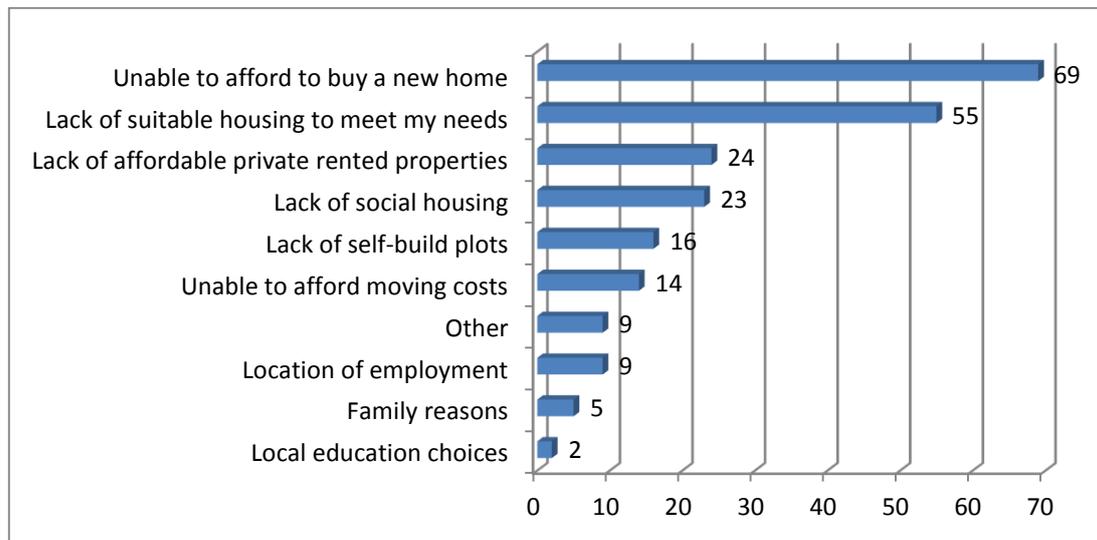


21. Is ANYONE in your household intending to move to another home in Watlington within the next 5 years?
230 respondents



22. If you wish to move but cannot, what are the reasons preventing you?

116 respondents -226 total reasons

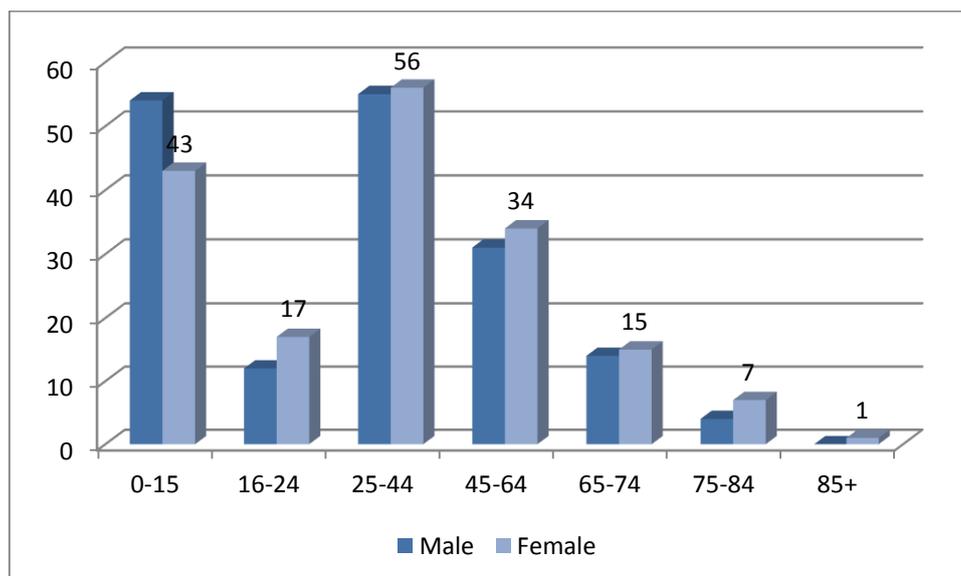


Other:

Require a flat in a retirement home	1	Need permission for pets	1
No small houses in nearby villages	1	Old property similar to current property	1
No need to move	1	Lack of homes for first time buyers	1
Difficult to find suitable house to upsize	1	Daughter moved away as too expensive	1
No comment	1		

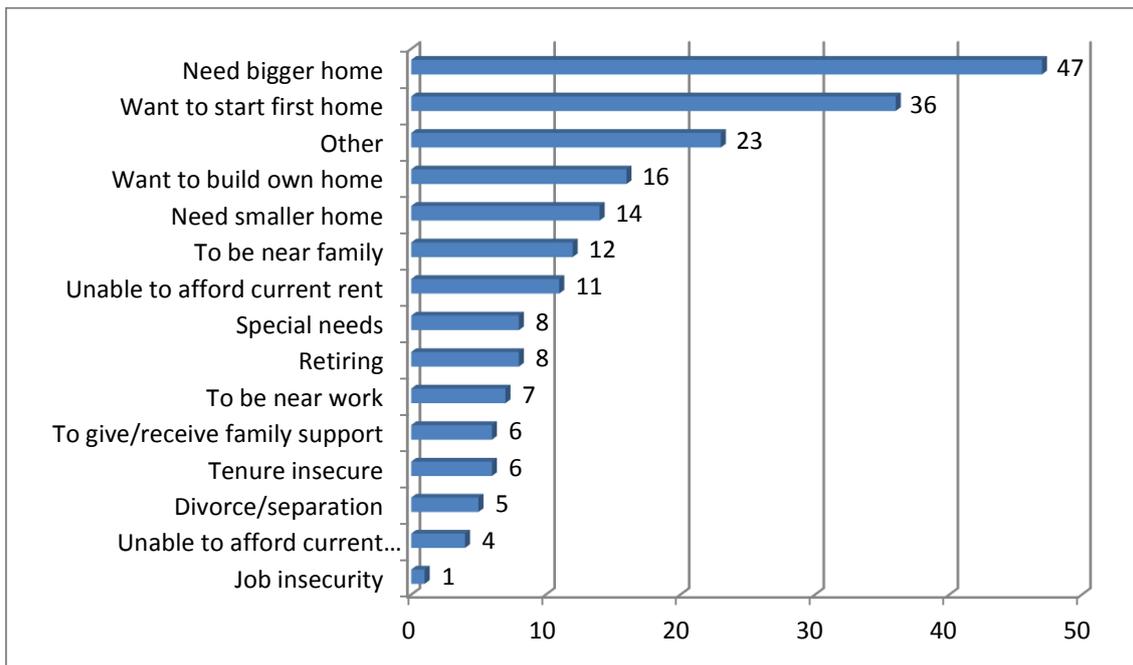
23. How many people of each age group would live in the new home? Include carers if support needed to live independently

133 respondents – 343 total individuals



24. Why does your household, or anyone in it, need a new home in Watlington?

134 respondents - 204 total choices

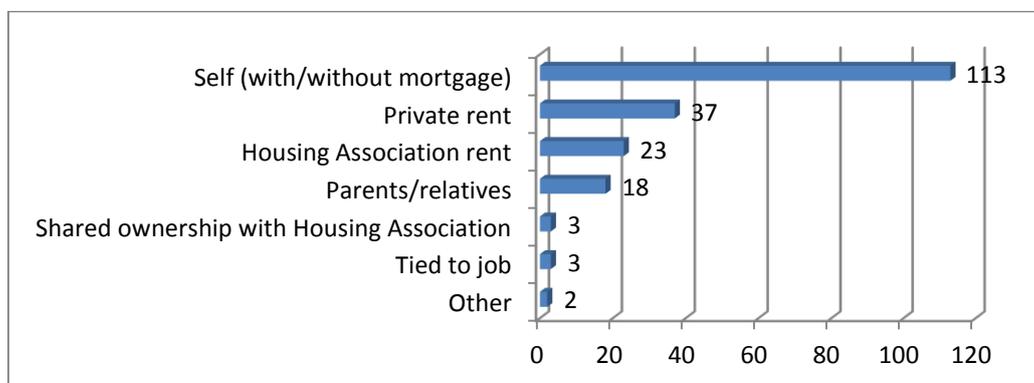


Other:

Want to own home not rent	4	Want a better quality/type of house	3
Want a garden/larger garden	2	Medical reasons	1
To get away from noisy neighbours	1	Require parking/garage	1
Wish to be in town centre	1	No longer able to rent current house	1
To move away from busy road	1	Require single storey property	1
Difficult for grandson in wheelchair to visit	1	Married children need own privacy	1
Require bigger house	1	Elderly family member needs to be nearer	1
Wish to move in with partner	1	Watlington doesn't need HA properties	1
No comment	1		

25. Who owns the home you live in now?

199 respondents

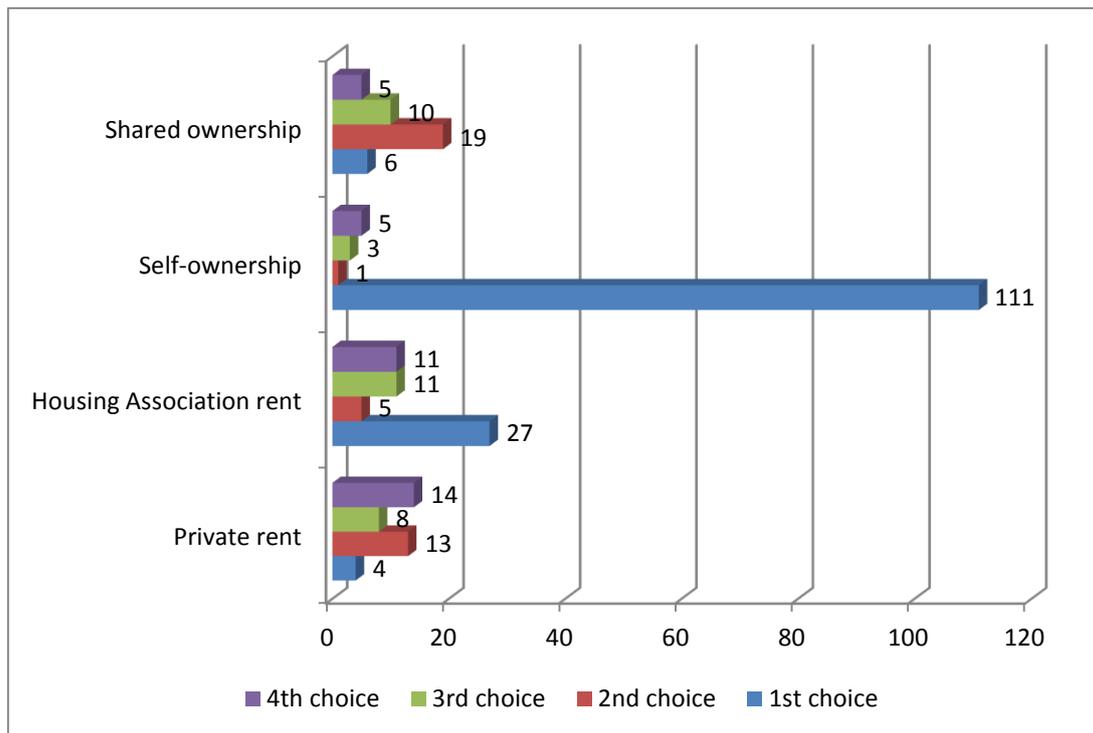


Other:

No comment	2
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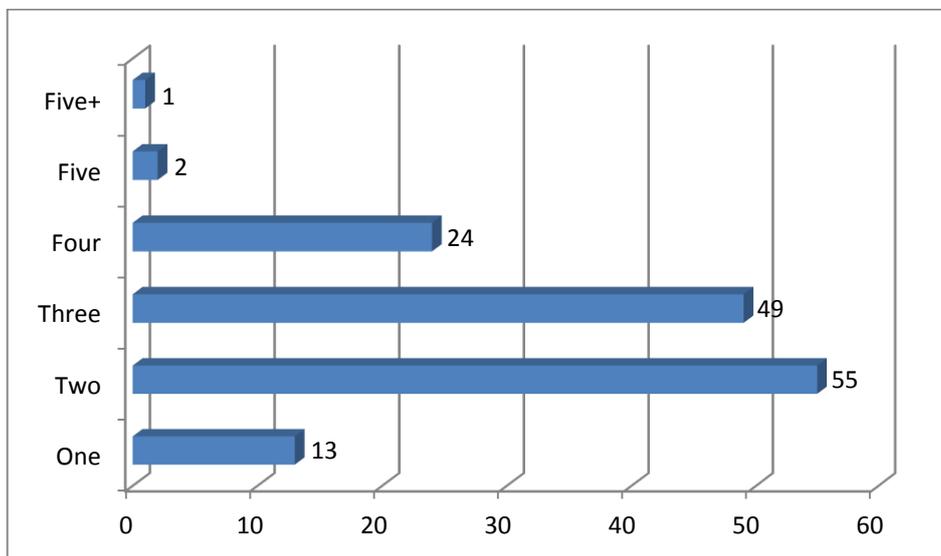
26. What type of housing tenure would you prefer?

151 respondents



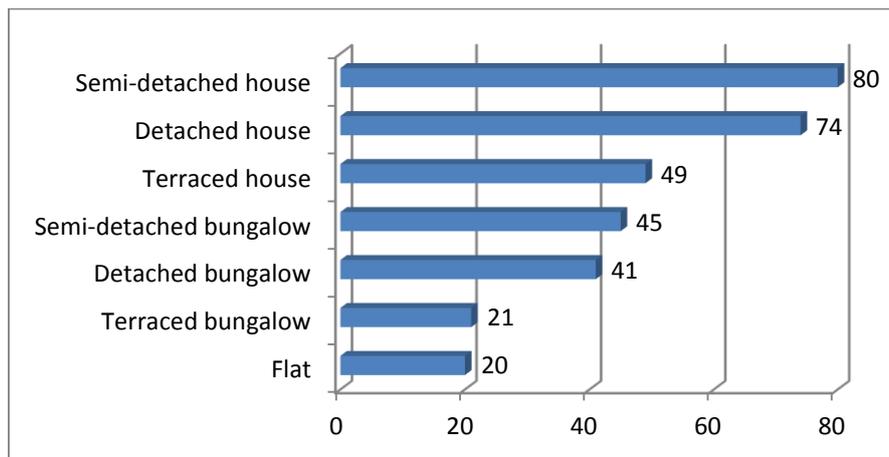
27. How many bedrooms would your new home need?

144 respondents



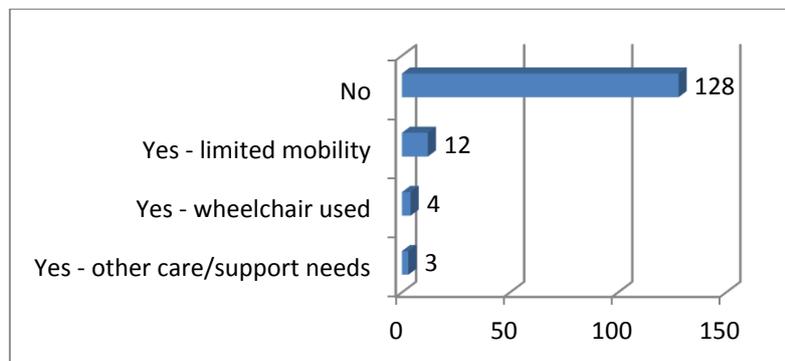
28. What type of home do you need?

143 respondents – 330 total choices



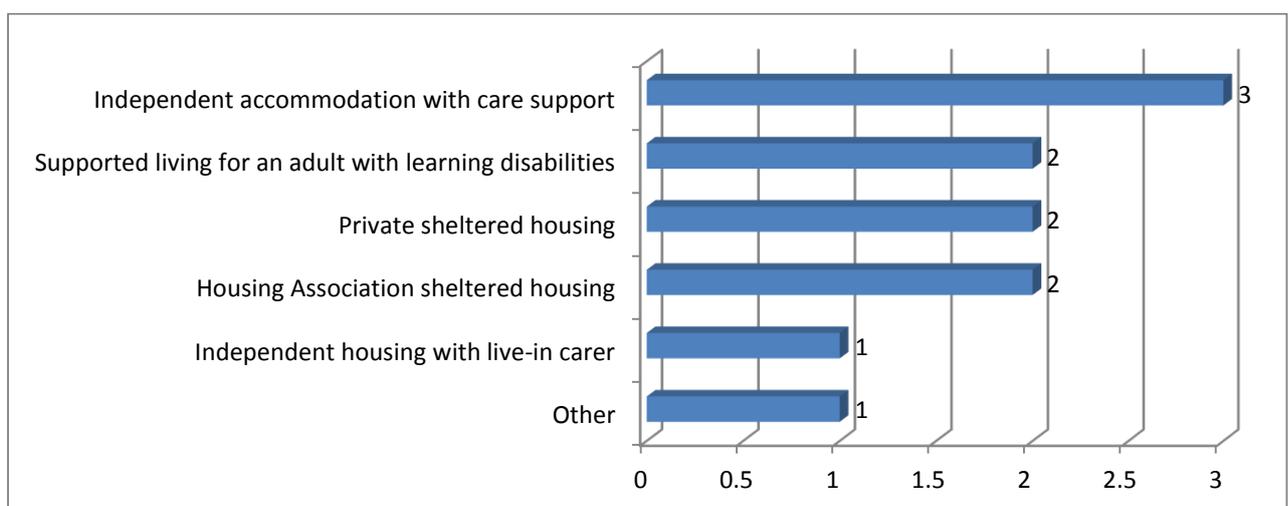
29. Does anything affect the type of home you need?

146 respondents - 147 total choices



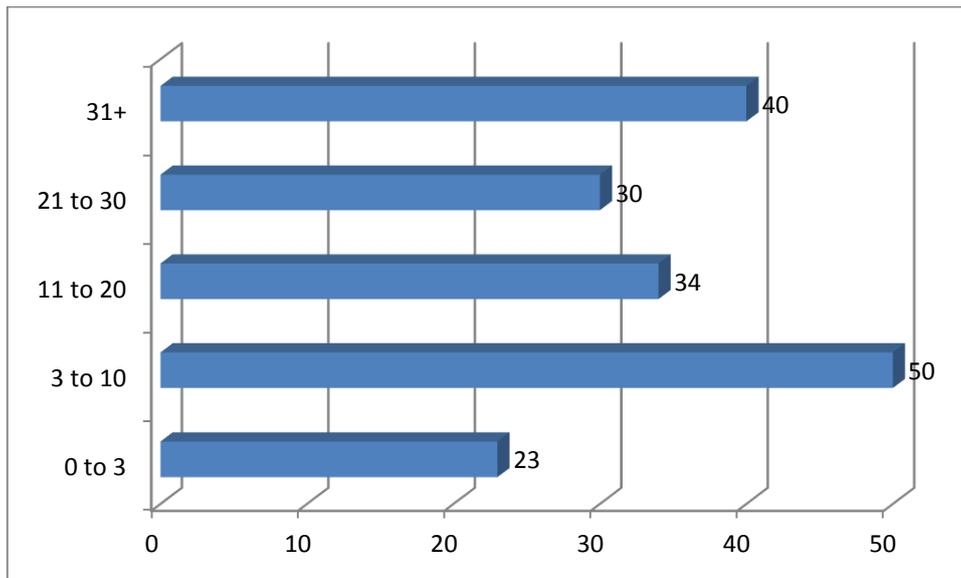
30. Does anyone in your household have a supported housing need?

10 respondents – 11 total choices



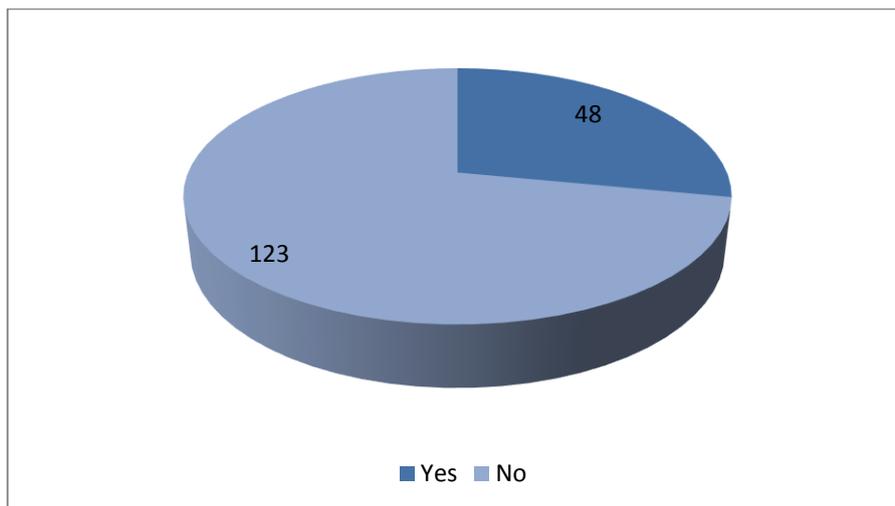
31. How many years have you lived in Watlington?

177 respondents



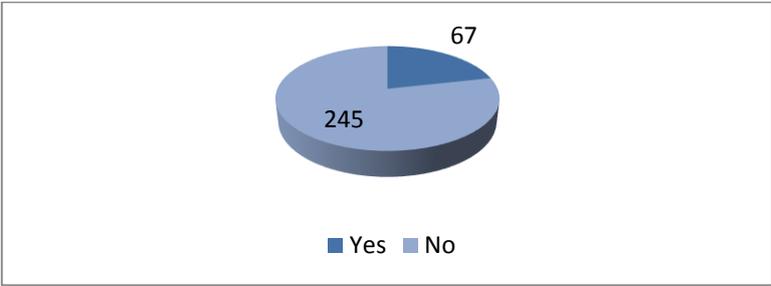
32. Are you on the South Oxfordshire District Council Housing Register?

171 respondents



Detailed Results
Part Four- Do you know of anyone living elsewhere who wishes to move to Watlington?

33. Do you know of any households living outside Watlington which wish to move to the parish in the next 5 years? *312 respondents*

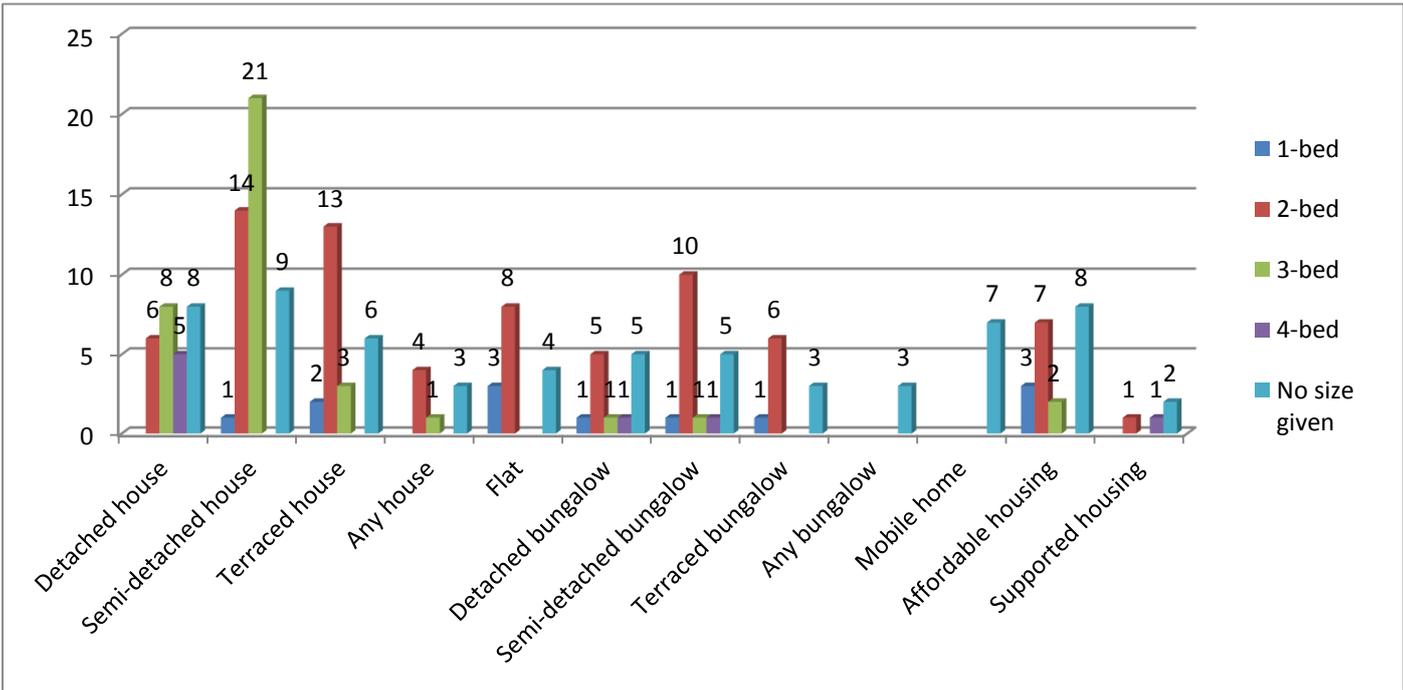


How many households in total wish to move to Watlington in the next 5 years?
97 households

34. What type of home would those wishing to move to Watlington require? *63 respondents*

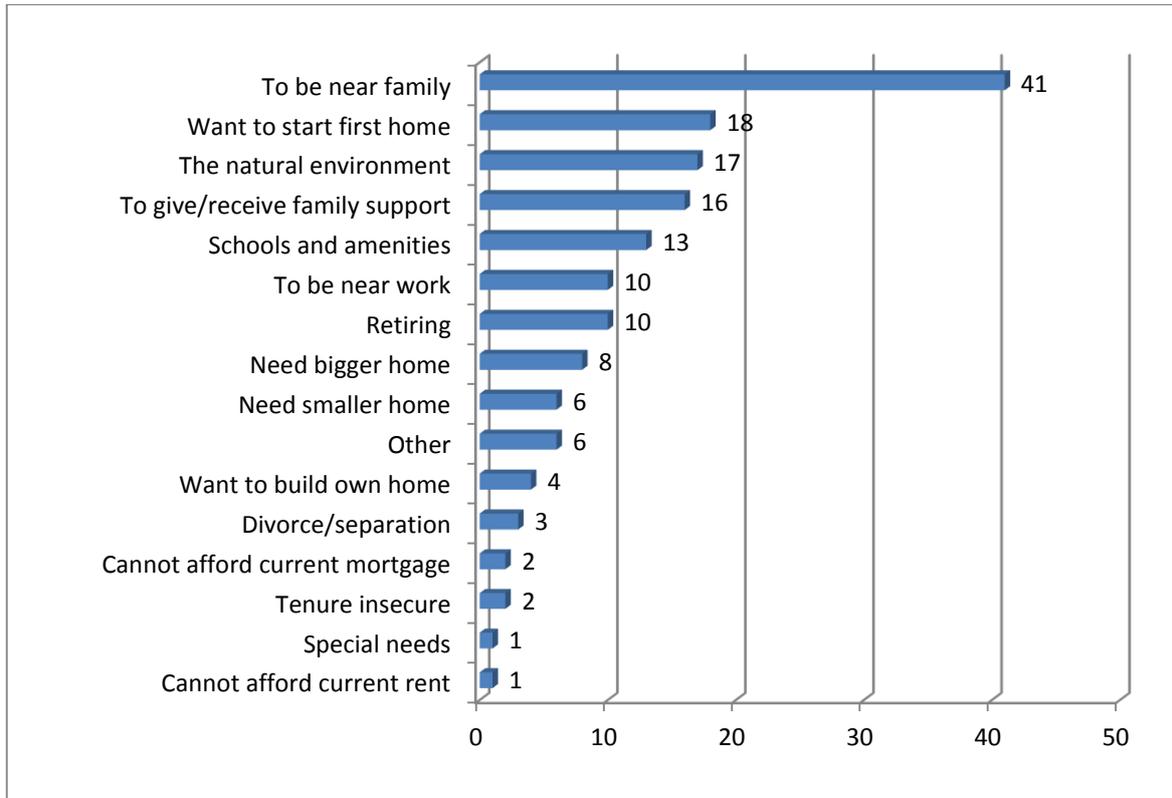
How many households wishing to move to Watlington did those 63 respondents give details for?
95 households

How many total housing choices were selected for those 136 households?
194 total housing choices



35. Why do they wish to move to Watlington?

66 respondents – 158 total reasons



Other			
To be nearer friends	1	Previous resident	1
High prices in Watlington prevent move	1	Disabled but no suitable accommodation	1
To combine households	1	To be nearer facilities when older	1