



Claydon and Barham Parish Housing Needs Study 2012

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1. Introduction

The Survey

- 1.1 Opinion Research Services (ORS) was commissioned to undertake a Parish Housing Needs Survey for the parishes of Claydon and Barham. Mid Suffolk District Council called for the study in order to help inform their future plans for each parish.
- 1.2 The survey captures household's perceptions of their housing needs and views on the provision of new housing in the local area.
- 1.3 A total of 1,574 questionnaires were distributed to all households in the parishes of Claydon and Barham in the week commencing 16th July 2012. The cut-off date for returned questionnaires was 31st August. 419 completed postal questionnaires were returned, yielding a response rate of 27%.

Survey Contents

- 1.4 The survey contained questions on the following topics:
 - » You and Your Home;
 - » Moving Home;
 - » Separate Homes for New Households; and
 - » Your Local Area
- 1.5 This report provides the key findings of the study. Throughout this study the person responding to the survey will be referred to as the respondent, and in questions which refer to all people in the household they will be referred to as household members.
- 1.6 We must remember that the results represent only the views of those who responded to the survey. It is unlikely that those who did respond to the survey represented a genuine random sample of all households in Claydon and Barham. . It is probable those who did respond to the survey would be more likely to have current housing issues.
- 1.7 Therefore, the dataset has not been weighted to any population characteristics. The majority of numbers which appear on the charts represent the percentage of respondents who appear in that category. However, when the report discusses physical numbers of households, these are drawn from the survey responses and are not an extrapolation to the whole population. Therefore, the results presented in this survey represent the minimum number of households in housing need in Claydon and Barham. .

2. Property Information

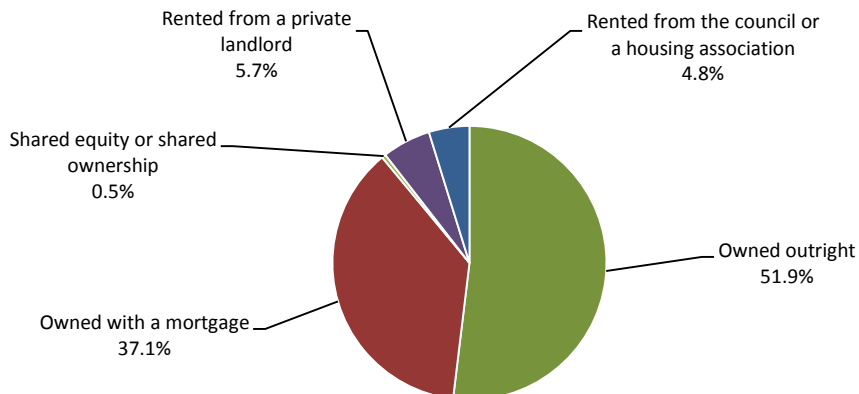
Profiling the Housing Stock

Property Information

2.1 This section of the report considers the existing housing stock in Claydon and Barham. The two parishes are dominated by owner occupiers, with nearly 90% of the housing stock either being owned outright or with a mortgage. Only 6% of the stock is privately rented and 5% is social rent.

Figure 1

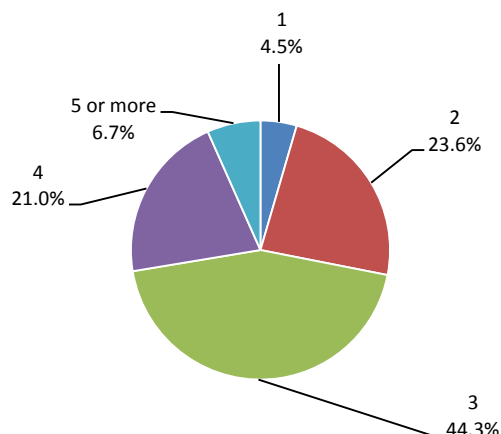
Tenure 2012 (Source: Claydon and Barham Parish Housing Needs Survey 2012)



2.2 Dwellings sizes are typically relatively large, with 70% of the stock having a 3 bedrooms or more and less than 5% having 1 bedroom.

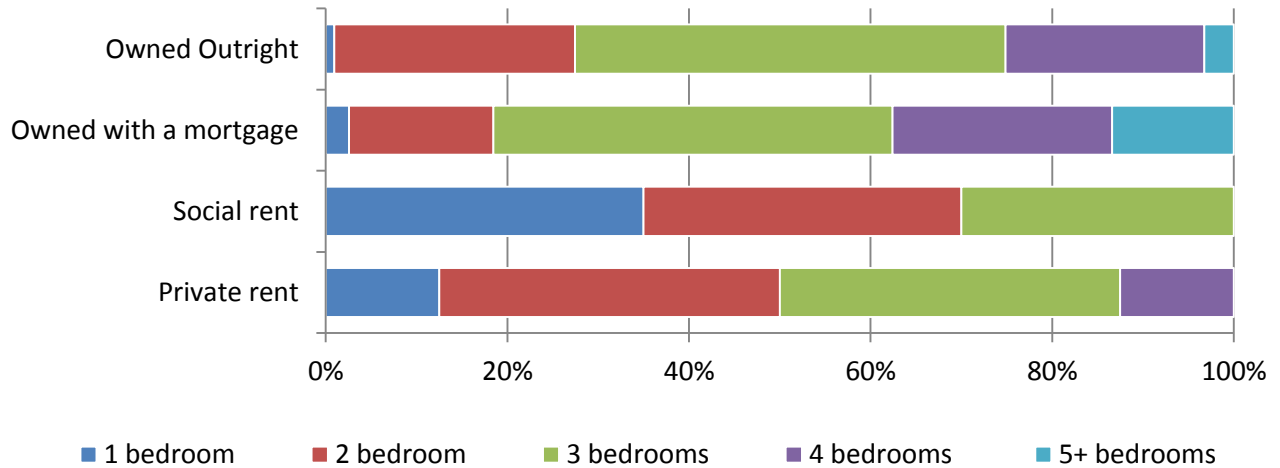
Figure 2

Number of bedrooms (Source: Claydon and Barham Parish Housing Needs Survey 2012)



2.3 When split by tenure, a high share of social and private rented dwellings have one or two bedrooms.

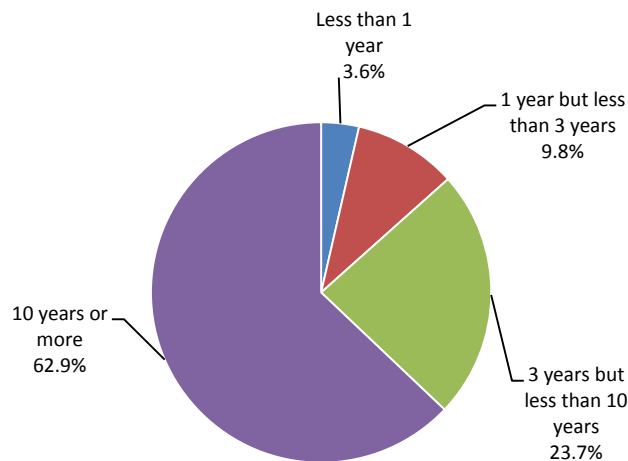
Figure 3
Number of bedrooms by tenure (Source: Claydon and Barham Parish Housing Needs Survey 2012)



Household Information

2.4 Turnover in the housing stock appears to be low, with less than 4% of households having been at their address for less than a year and less than 15% having moved in the last three years. This indicates that relatively few dwellings will become available for households who are looking to move in the area.

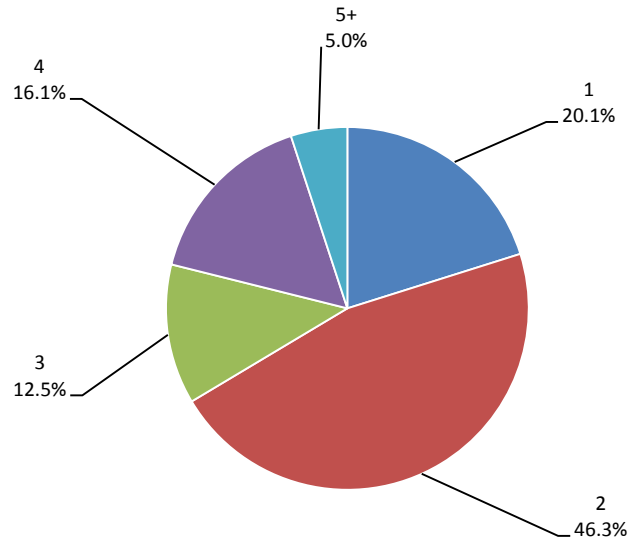
Figure 4
Length of time at current home (Source: Claydon and Barham Parish Housing Needs Survey 2012)



- 2.5 Household size indicates that there are few large households in the parishes. 5% of households contain five member or more.
- 2.6 To assess potential overcrowding the number of rooms required by a household is assessed through analysing the household profile against a “bedroom & living room standard” derived from the 2004 Housing Act. This requirement is then set against the number of rooms available in the home. The bedroom standard used provides one bedroom for each of the following groups or individuals:
- » Each adult couple;
 - » Each remaining adult (aged 18 or over);
 - » Each pair of children of the same gender;
 - » Each pair of children aged 10 or under;
 - » Each remaining child that has not been paired.
- 2.7 Within the survey, only one household was found to be overcrowded. They occupied a four bedroom property, but require a five bedroom property. Therefore, overcrowding is not a core source of housing need in the parishes.

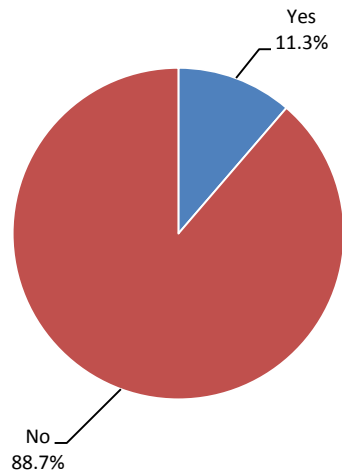
Figure 5

Number of persons living at current home (Source: Claydon and Barham Parish Housing Needs Survey 2012)



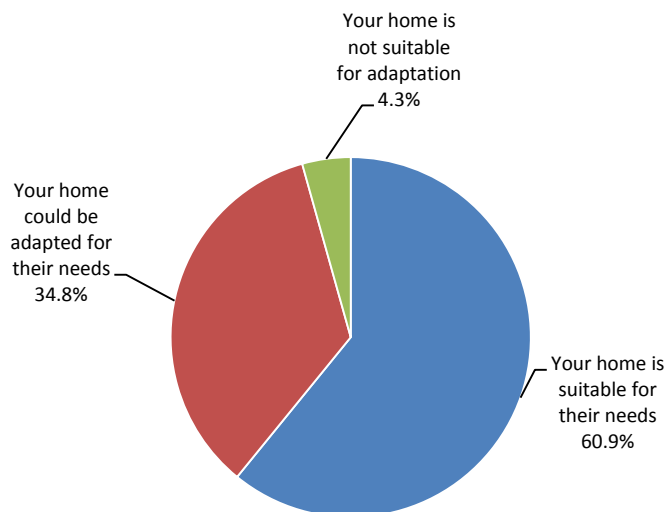
2.8 11% of households in the survey contain someone with a health problem. This represents a relatively low number compared to many areas of the country.

Figure 6
Household member has health problem that affects their housing needs (Source: Claydon and Barham Parish Housing Needs Survey 2012)



2.9 Of those with a health problem, 61% say that their home is already suitable for their needs, while 35% say their current home could be adapted. This leaves 4% (2 households) who need to move to another dwelling to meet their housing needs.

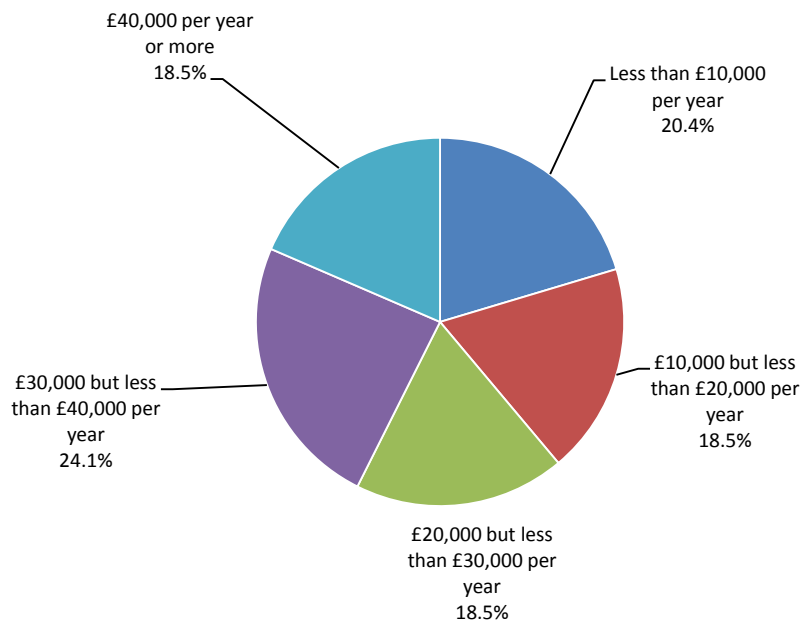
Figure 7
Current situation of household member(s) with health problem(s) that affect their housing needs (Source: Claydon and Barham Parish Housing Needs Survey 2012)



Household Information

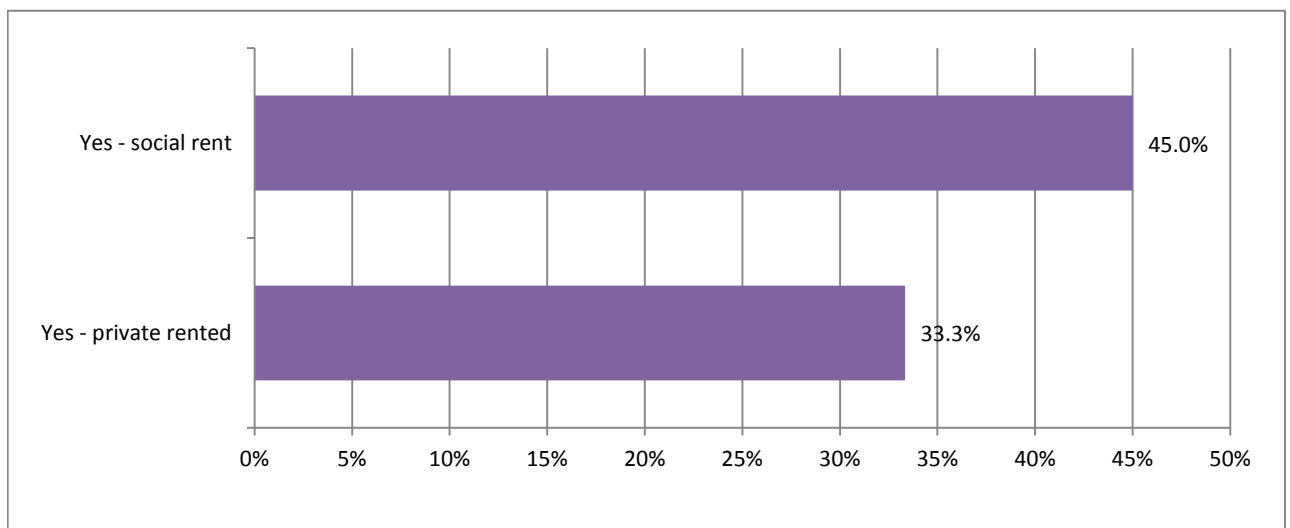
2.10 Around 40% of all households in the survey report household incomes of less than £20,000. However, a high share of these households are of retirement age and already own their property outright.

Figure 8
Household Income (Source: Claydon and Barham Parish Housing Needs Survey 2012)



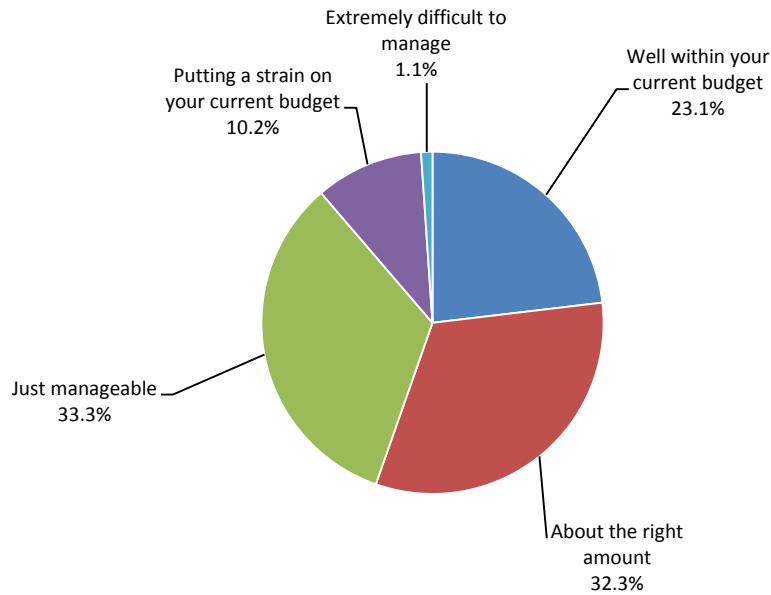
2.11 Of those in social rent, 33% (8 households) receive housing benefit to help with their housing costs. These households can be considered as requiring social rented dwelling because they cannot afford to live in the private sector.

Figure 9
Households claiming housing benefit in private rent (Source: Claydon and Barham Parish Housing Needs Survey 2012)



2.12 Of those who contribute towards their housing costs (excluding those who own outright or receive full housing benefit to pay their rent), Around 11% report that their housing costs are putting a strain on their budget or causing extreme difficulties. This represents 21 households in the survey who are finding their housing costs to be a problem.

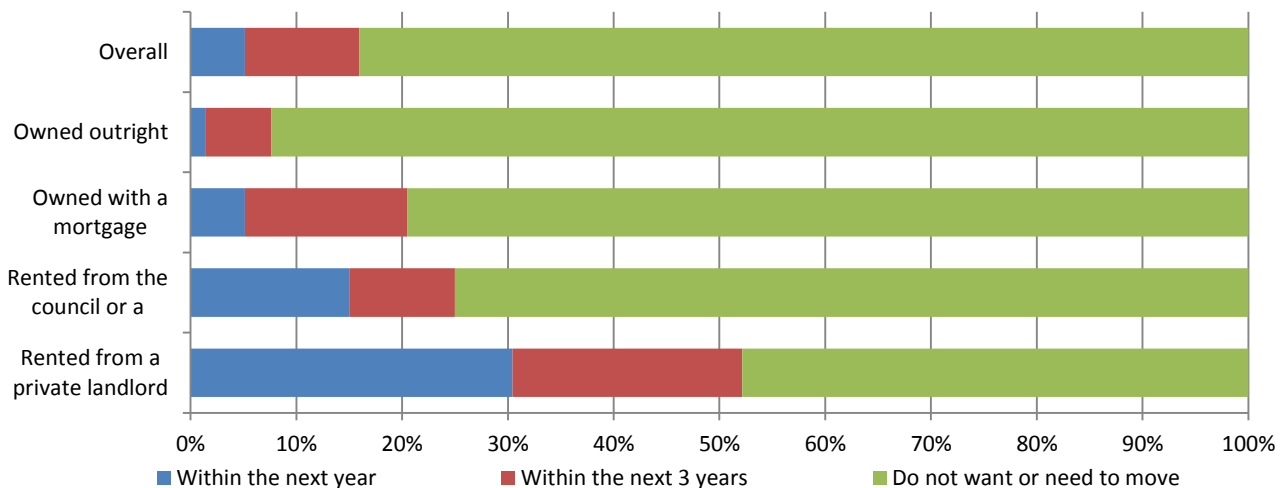
Figure 10
Paying towards mortgage (Source: Claydon and Barham Parish Housing Needs Survey 2012)



Moving Households

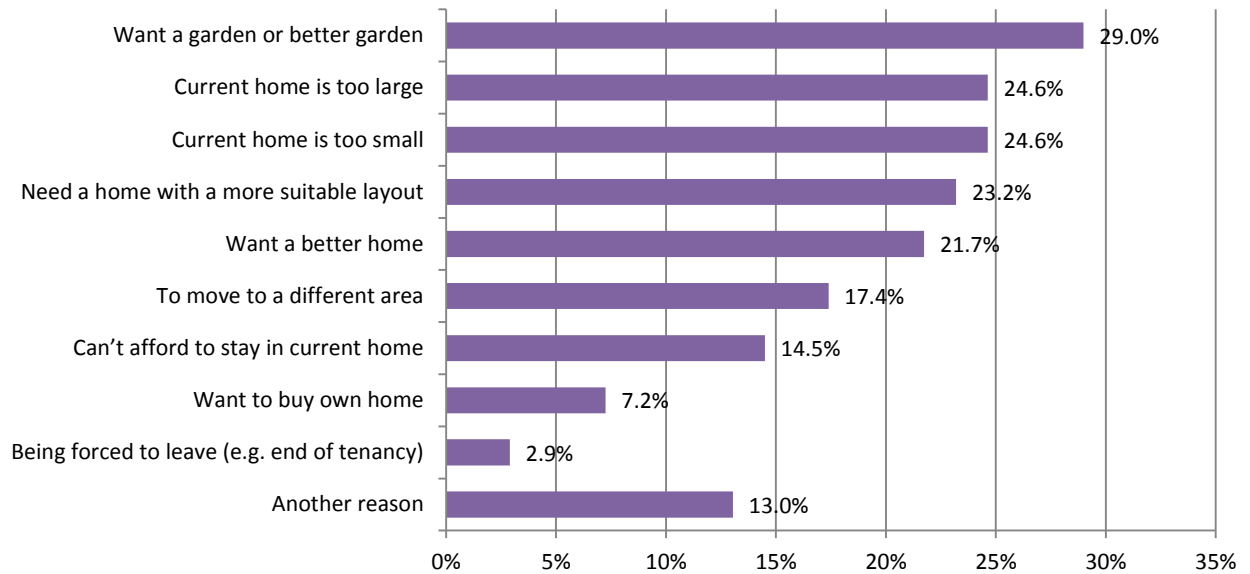
2.13 In total 5% (21) of households want or need to move in the next year and another 11% (44) households want or need to move in the next 3, but not in the next year. Those who rent privately are far more likely to want or need to move.

Figure 11
Want or Need to Move (Source: Claydon and Barham Parish Housing Needs Survey 2012)



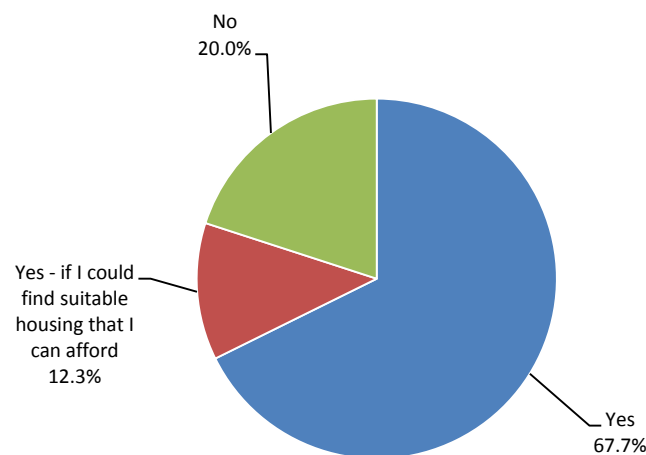
^{2.14} A major reason provided for wanting or needing to move is that the household wants a garden or a bigger garden. However, many do also want to move because their current home is too large, or too small.

Figure 12
Main reasons for Wanting or Needing to Move (Source: Claydon and Barham Parish Housing Needs Survey 2012)



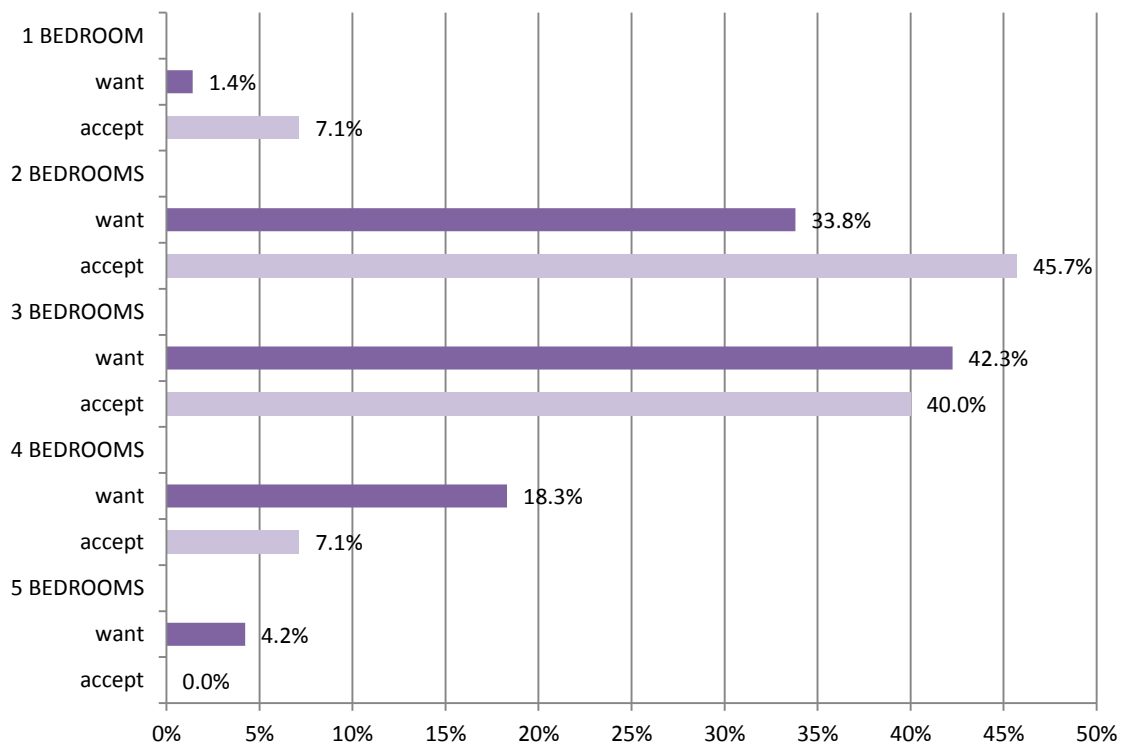
^{2.15} A key issue for this study, is that while many households pain to move within the parishes and a number want to leave, 12% expect to leave, but would stay if they could find a suitable home that they can afford. This represents 8 households who would wish to stay, but who expect to leave because they cannot find a suitable home.

Figure 13
Likely to stay in the local area (Source: Claydon and Barham Parish Housing Needs Survey 2012)



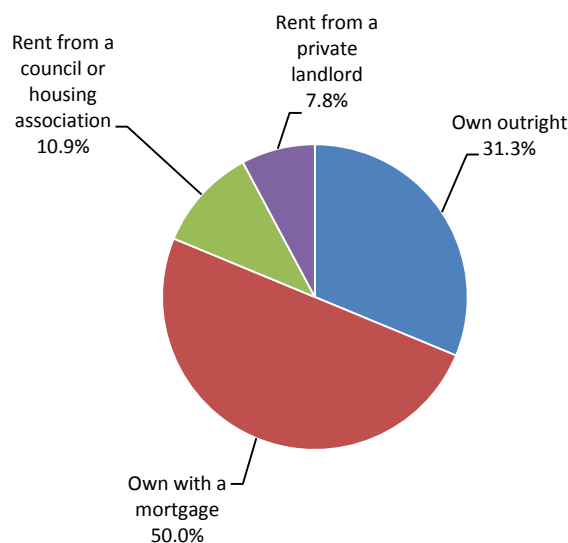
^{2.16} For households who want to move, around 75% want to move to a 2 or 3 bedroom dwelling. There is little desire for 1 bed units, while 20% do want 4 bedrooms or more.

Figure 14
Number of bedrooms (Source: Claydon and Barham Parish Housing Needs Survey 2012)



^{2.17} Over 80% of those who want to move expect to be owner occupiers. 11% expect to move to a social rented property and 8% expect to move to a private rented. While the share of households expecting to move to a social rented property is relatively low, it is still a higher share than the 5% of households who occupy this type of housing now.

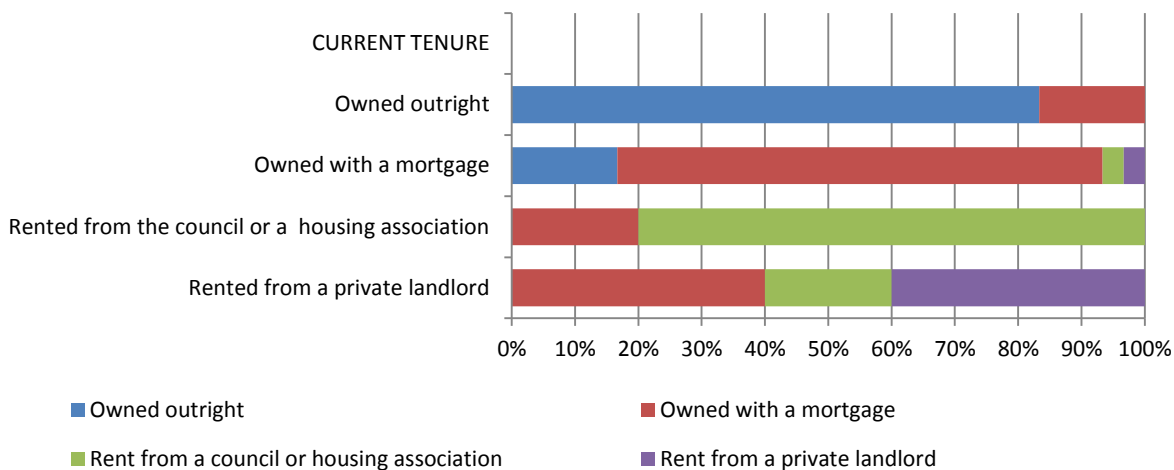
Figure 15
Tenure of next home (Source: Claydon and Barham Parish Housing Needs Survey 2012)



2.18 80% of those who want are in social rent and expect or want to move expect to remain in social rent. Many in private rent want or expect to move to owner occupation, but a smaller number would want to move to social rent.

Figure 16

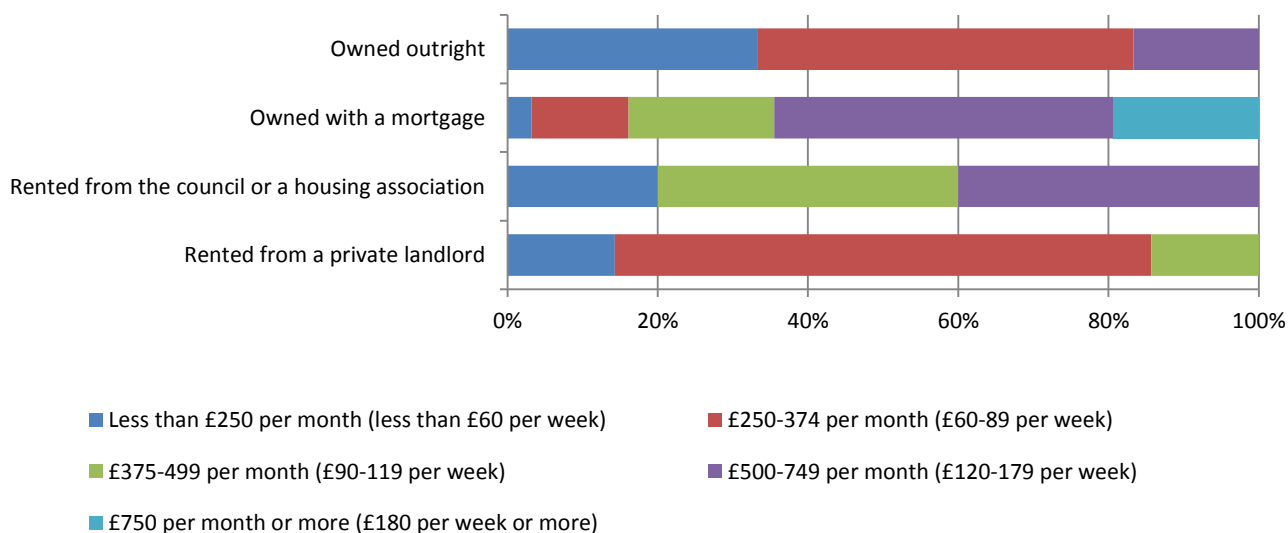
Own or rent next home (Source: Claydon and Barham Parish Housing Needs Survey 2012)



2.19 In terms of affordability, those who expect to move to private rent are typically looking to pay no more than £375 a month. A number seeking social rent could pay more than £500 per month, which may be compatible with the new affordable rent product.

Figure 17

Maximum affordable rent by expected tenure (Source: Claydon and Barham Parish Housing Needs Survey 2012)

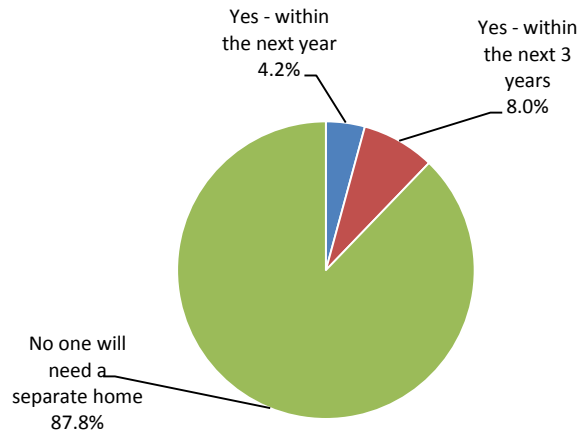


Household Formations

2.20 Around 12% of existing households expect at least one household member to seek to form their own households in the next three years. This represents 49 households where someone is expected to leave.

Figure 18

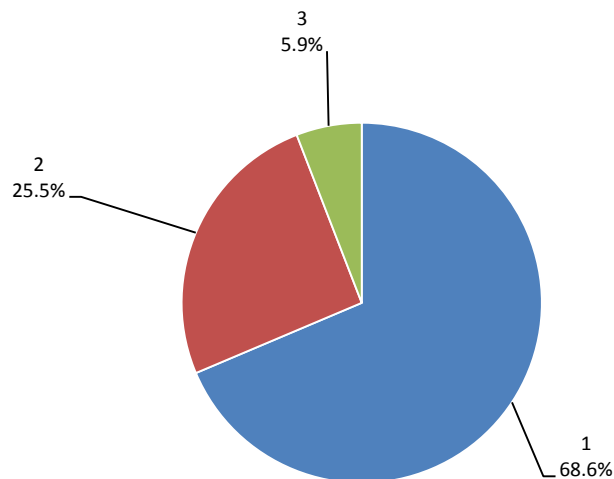
Household Seeking to Form (Source: Claydon and Barham Parish Housing Needs Survey 2012)



2.21 Over two thirds of the households generating household formation expect one person to leave, but a number do expect two or three to move out.

Figure 19

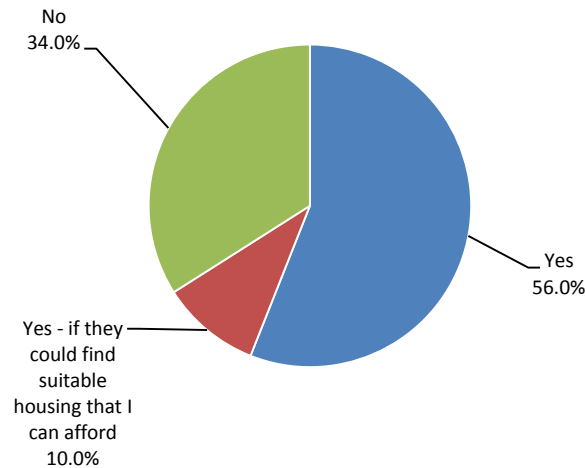
Number of separate homes needed (Source: Claydon and Barham Parish Housing Needs Survey 2012)



- 2.22 30% of forming households expect to leave the area and would not stay even if a suitable affordable property existed for them. However, 10% (5 households) expect to leave, but would stay if suitable housing was available for them.

Figure 20

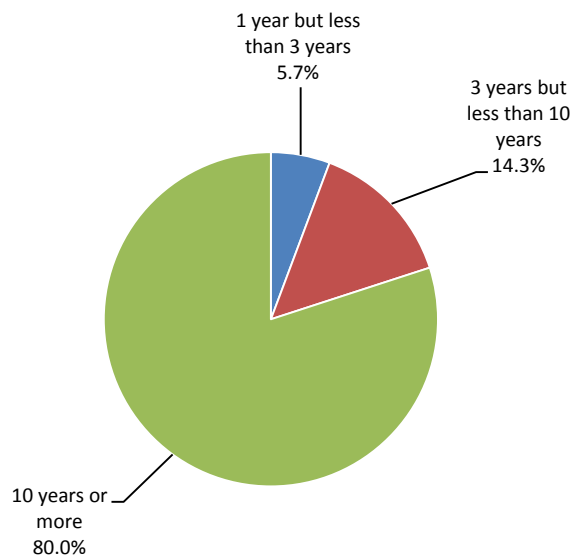
Will the new household be likely to stay in the local area (Source: Claydon and Barham Parish Housing Needs Survey 2012)



- 2.23 It is the case that almost all of the newly forming households are long-term resident of Claydon and Barham.

Figure 21

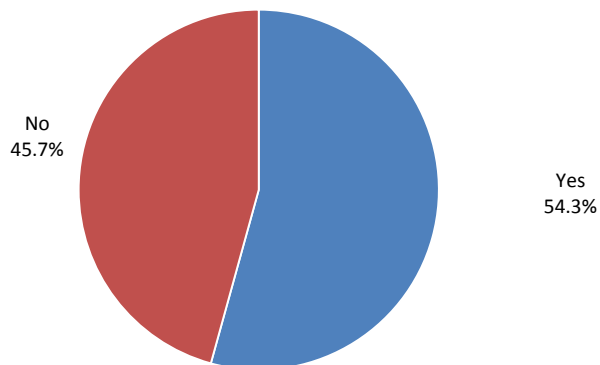
Thinking about the new household... For how long has anyone from the new household lived in this local area? (Source: Claydon and Barham Parish Housing Needs Survey 2012)



2.24 It is also the case that nearly half of the new households also work in the area.

Figure 22

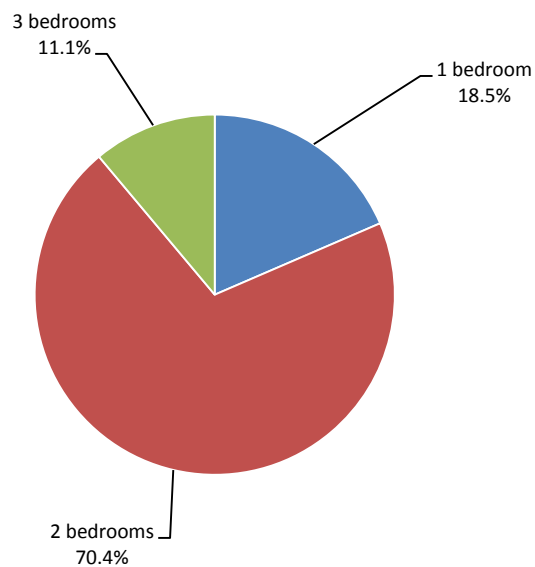
Thinking about the new household... Does anyone from the new household currently work in this local area? (Source: Claydon and Barham Parish Housing Needs Survey 2012)



2.25 The majority of new households would accept a minimum of two bedrooms in their property.

Figure 23

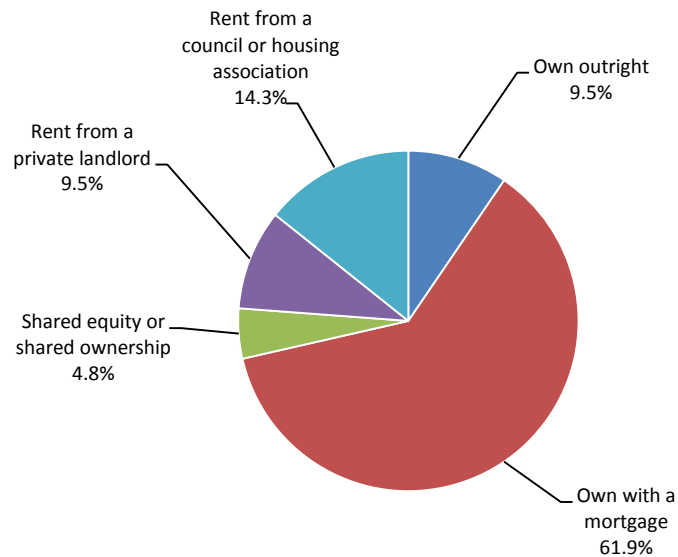
Minimum number of bedrooms a new household that is staying in the local area would accept (Source: Claydon and Barham Parish Housing Needs Survey 2012)



- 2.26 Mirroring the general population, the majority of new households would expect to be owner occupiers. However, 3 would wish to form in social rent and one would wish for a shared equity or ownership property.

Figure 24

Expected tenure of new household (Source: Claydon and Barham Parish Housing Needs Survey 2012)

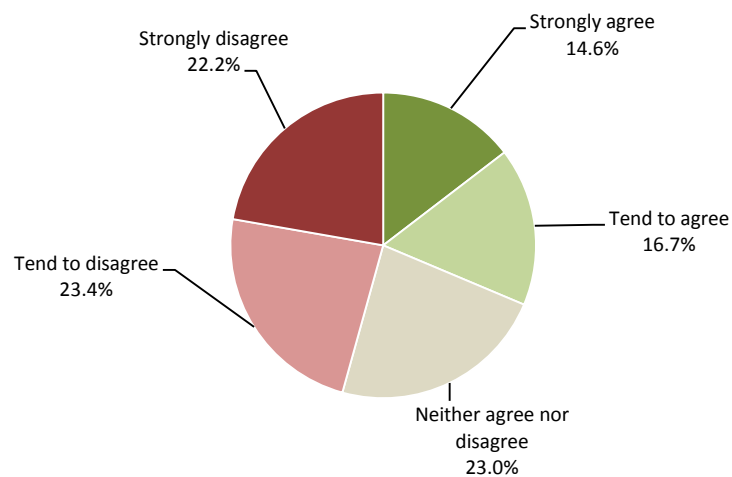


Attitudes to Building

- 2.27 Alongside existing needs, a key current issue following the move toward localism is the attitude of the existing local community to development. When asked about developing a small number of homes in the parishes, more people opposed new development than were in favour.

Figure 25

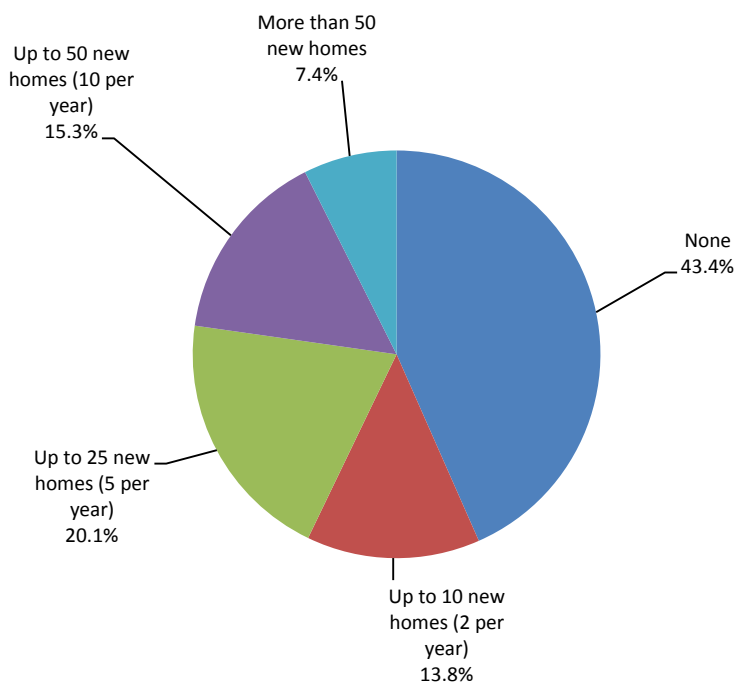
Would you agree that this local area could benefit from a small number of new homes? (Source: Claydon and Barham Parish Housing Needs Survey 2012)



2.28 43% of respondents report that they would not favour any further houses in the parishes. However, a majority did favour some development, with a third favour either up to 10 or 25 new homes in the next 10 years.

Figure 26

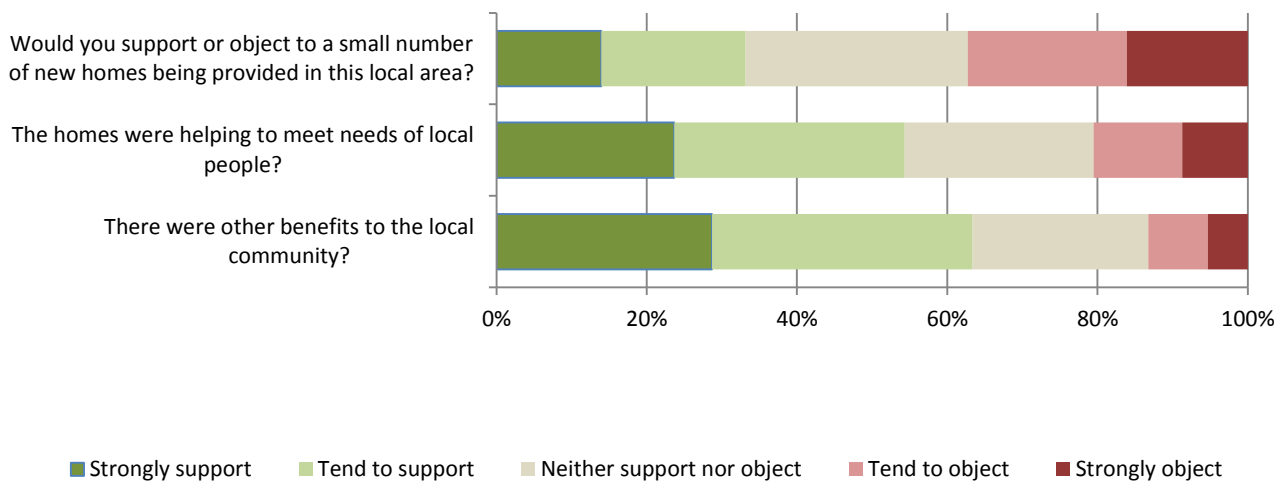
How many new homes would they support? (Source: Claydon and Barham Parish Housing Needs Survey 2012)



2.29 When asked if the homes would help to meet the needs of local people, over 50% of respondents are in favour of a small number of new homes, with only 20% opposed. If there were other benefits to the community over 60% are in favour of a small number of new homes with 13% objecting.

Figure 27

(Source: Claydon and Barham Parish Housing Needs Survey 2012)



Total Housing Needs

2.30 The housing needs of Claydon and Barham can be broken down into a small number of categories. These include existing households who are;

- » Overcrowded households who cannot afford to meet their needs in market housing;
- » Receiving housing benefit in the private rented sector who expect to move within the area;
- » In the private rented sector not in receipt of housing benefit who are experiencing difficulties meeting the costs of their rents and who need to move to affordable housing
- » Owner occupiers who are experiencing difficulties with their mortgage payments and who need to move to affordable housing
- » Households needing to move for health reasons who cannot afford market housing

2.31 It also includes newly forming households who have strong local connections and expect to stay in the area but cannot afford market housing.

2.32 The table below shows all of the cases from the household survey who fall into these categories. No household falls into more than one category, so there is no double counting.

Figure 28

Total Housing Need in Claydon and Barham. (Source: Claydon and Barham Parish Housing Needs Survey 2012)

Reason for Need	Shared Ownership/ Equity	Social/ Affordable Rent	Total
Existing Households			
Overcrowded households who cannot afford to meet their needs in market housing	0	0	0
Receiving housing benefit in the private rented sector and expect to move within the area	0	4	4
Tenants in the private rented sector, experiencing difficulties meeting the costs of their rents and who need to move to affordable housing	0	1	1
Owner occupiers who are experiencing difficulties with their mortgage payments and who need to move to affordable housing	0	1	1
Households that need to move for health reasons who cannot afford market housing	1	0	1
Newly Forming Households			
Newly forming households who have strong local connections and expect to stay in the area but cannot afford market housing	1	4	5
Total	2	10	12

2.33 We would note that this figure represents a minimum level of need and that non-responders to the household survey may also be in housing need, but not counted here – therefore actual need could in practice be higher than the amount identified in the above summary.