

## STRADBROKE HOUSING NEEDS SURVEY(HNS)

### Executive Summary

The Parish Council agreed to carry out a second HNS with a closing date of 24th November 2014.

The Community Action Suffolk Services toolkit was used to produce the survey data.

From the HNS, 97.13% of respondents were in favour of an affordable housing scheme, showing overall support, with 3.03% of the returns indicating that they would not support affordable housing in the parish.

The Stradbroke HNS of 24th November 2014 received 213 household responses from a total of 624 of survey forms issued a 34.13% return rate, with the majority of respondents in favour of a small affordable housing scheme for people with a local connection.

### Profile of survey respondents

- 213 Household Responses
- 478 Individuals
- Greatest number of responses received from those aged between 60-74 years of age
- 593 Multiple Choice responses received

Out of 213 HNS returned, 15 household responded that they have a current housing need, totalling 19 people.

Out of 213 HNS returned, 6 households responded identifying a need to return to Parish, totalling 12 people.

This shows a total of 21 households, 31 people in need of affordable housing in Stradbroke.

The *Gateway to Home Choice (GTHC)* register indicates there are 13 households claiming a local connection to Stradbroke;

Stradbroke Parish Council may want to consider those registered on the *GTHC* when deciding on the final number of homes they may wish to provide.

## NEED INDICATED FROM HNS

### Current household;

- 15 future household identified from the HNS, with a total of 19 people in need.

<u>Make-up</u>	<u>No of people</u>
○ Single Person	10
○ Single Parent Family (with or currently expecting children)	2
○ Couple	6
○ Two Parent Family (with or expecting children)	1
○ Siblings (brothers & sisters)	0
○ <b>Total</b>	<b>19</b>

### People wishing to return

- 7 households identified from the HNS, with a total of 9 people in need.

<u>Make-up</u>	<u>No of people</u>
○ Single Person	2
○ Single Parent Family (with or currently expecting children)	2
○ Couple	2
○ Two Parent Family (with or expecting children)	3
○ <b>Total</b>	<b>9</b>

## Recommendations

The analysis from the Housing Needs Survey provides an indication of those in need of affordable housing and who have a local connection to Stradbroke.

The recommended number of affordable homes a parish may wish to provide is based generally on a third of the overall need indicated by the survey, as some respondents may withdraw, move away, may not be eligible or be housed by other means during the planning & building process of any future scheme.

Therefore the recommendation for Stradbroke would be:

- 12 dwellings. This will need to be agreed, together with the size, type & tenure of dwellings with the Parish Council, Local Authority, and appointed Registered Provider.

The final mix of properties will be subject to constraints of any suitable site(s) together with evidence of people registering their interest as the scheme progresses.

At the time of writing this report, due to the current financial constraints with the credit crunch, mortgage lenders are refraining from lending for shared ownership. Many Registered Social Landlords have had to convert properties from shared ownership to rent based on the current financial climate.

The decision therefore on the tenure of properties for Stradbroke would need to be agreed by both the Parish Council and the appointed Registered Social Landlord.

**Sunila Osborne, Rural Housing Enabler,  
Community Action Suffolk,  
March 2015**

## GENERAL PARISH HOUSING INFORMATION

### AGE

Total Household Responses: 210

478 individual responses

Bold text indicates highest response rate\*

Age	Male	Female	Total
75+ years	44	46	90
<b>60-74 years*</b>	<b>70</b>	<b>69</b>	<b>139</b>
45-59 years	49	57	106
25-44 years	13	27	40
16-24 years	15	30	45
0-15 years	32	26	58
<b>TOTAL</b>	<b>223</b>	<b>255</b>	<b>478</b>

### ETHNICITY

203 total household responses

441 individual responses

Bold text indicates highest response rate\*

Ethnicity	Total	%
<b>White British*</b>	<b>429</b>	<b>97.27</b>
White Irish	1	0.22
White Other	5	1.13
White & Asian	1	0.22
Black African	1	0.22
Other	4	0.90
<b>TOTAL</b>	<b>441</b>	<b>99.96</b>

## HOUSEHOLD TENURE

209 total household responses

Bold text indicates highest response rate\*

Tenure Type	Number of Households	%
<b>Self/family outright*</b>	<b>143</b>	<b>68.42</b>
Self/family with mortgage	41	19.61
Private rent	8	3.82
Tied to employment	1	0.47
Housing Association Rent	4	1.91
Housing Association –S/O	1	0.47
Local Authority	9	4.30
Other	2	0.95
Second Home Owner	0	0
<b>TOTAL</b>	<b>209</b>	<b>99.95</b>

## PROPERTY TYPE NUMBER OF BEDROOMS

212 total household responses

Bold text indicates highest represented property type\*

Type of House	Bedrooms	1	2	3	4+
Cottage		1	6	8	4
Terraced House		1	3	3	4
Semi Detached House		3	6	26	5
<b>Detached House*</b>		<b>3</b>	<b>25</b>	<b>30</b>	<b>11</b>
Maisonette		0	0	1	0
Flat		1	1	0	0
Detached Bungalow		6	14	21	8
Semi Detached Bungalow		6	8	1	0
Bed Sit		0	0	0	0
Sheltered		2	0	0	0
Mobile home/caravan		0	0	0	0
Specially adapted housing		0	0	0	0
Other		2		1	1
<b>Total</b>		<b>25</b>	<b>63</b>	<b>91</b>	<b>33</b>

## NUMBER OF YEARS LIVED IN PARISH

207 total household responses

Bold text indicates highest response rate\*

	Number of Households	%
Less than 1 year	13	6.28
1 -3 years	21	10.14
4 – 10 years	51	24.64
<b>10 + years*</b>	<b>122</b>	<b>58.94</b>
<b>TOTAL</b>	<b>207</b>	<b>100</b>

## OPINION

### Households in favour of affordable housing

204 Household Responses

593 Multiple Choice Responses

From the HNS, 97.13% of respondents were in favour of an affordable housing scheme, showing excellent overall support, with 3.03% of the returns indicating that they would not support affordable housing in the parish.

	Number of Individual Households Responses	%
No affordable housing	18	3.03
Homes for single people with local connection	101	17.03
Homes for couples (1-2 bed) for people with local connection	147	24.78
<b>Small family homes (2-3 bed) for people with local connection*</b>	<b>149</b>	<b>25.12</b>
Large family (4+ bed) for people with local connection	44	7.41
Sheltered/residential for elderly people with local connection	125	21.07
Other	9	1.51
<b>TOTAL</b>	<b>593</b>	<b>99.95</b>

Members of household living there because they are unable to find or afford accommodation of their own.

14 household responses were received

Out of 213 Housing Needs Surveys (HNS) returned, 130 were happy to go on and provide the name and address for the person completing the survey. This is 61.03% of completed HNS.