Wootton Bridge Parish Council

Housing Needs Assessment

Final Report

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Contents

Summary

How and Why the Study was Undertaken

1. Wootton Bridge Parish Council commissioned a Parish housing needs survey that was undertaken by Justin Gardner (JGC) consulting and Chris Broughton Associates (CBA). This was commissioned to provide supporting information for the possible future development of a neighbourhood plan as well as being used by it to support proposals in accordance with Policy DM3 (Balanced Mix of Housing) and other policies of the Island Plan Core Strategy. The parish is designated as rural service centre within the Island Plan.

2. The study was designed to understand residents' current housing circumstances and their future housing requirements (including of other family members or other people living with them). It was also designed to understand what type of housing is available in the area and the extent to which it is affordable to local households. Findings housing requirements for the period 2013-18 to meet the needs and requirements of local people. In order to achieve the aims and objectives the study involved:

    - interviewing stakeholders and members of the public;
    - undertaking a postal survey of all households in the parish (the 2011 Census estimated 1,578 households to be resident in Wootton Bridge), designed to understand the housing requirements of existing and newly forming households and understand attitudes to further housing development in the parish; and
    - obtaining information about housing in the parish and the supply of housing, rents and purchase prices;

Key Features of the Parish Housing Market

3. The village has several features that distinguish it from other rural service centres and the island as a whole. There is:

    - a high proportion of owner-occupiers – particularly outright owners reflecting the high proportion of older owner occupiers resident in the parish;
    - a high proportion of older person households many of whom are single person households many of who owner occupy bungalows;
    - a high proportion of people living in shared ownership accommodation when compared with the Island and England as a whole; and
    - a relatively small social rented sector and a relatively small private rented sector.

4. Housing for sale is mostly affordable to households who are already owner occupiers although it is unlikely to be affordable to first time buyers unless they have above average incomes and can afford the substantial deposits required by lenders.

5. The considerable amount of passing trade supports shops and services beyond what could be sustained by residents alone. Large scale bungalow development has resulted in the village being a popular retirement destination for households. The location of the village makes it attractive to commuters who have employment in the nearby towns.

6. Evidence from stakeholders, the Census 2011 and the household survey suggests that the housing market is driven by higher income households and those with equity from previous homes. There is a very small supply of social and private rented housing. This means that investors have been unable to respond to demand for private rented housing that would be affordable to newly forming households. Most potential first time buyers do not have sufficient income and savings to secure a mortgage.

7. Stakeholders and members of the public believe that young childless households in low paid employment are not attracted to the village. They find a supply of suitable private rented sector housing in nearby towns. Developers on sites nearer to Newport have worked with the Government to provide housing and financial products to attract first time buyers. Therefore, overall, the housing requirements of younger households can be met in nearby towns.

8. The evidence from stakeholders and survey findings suggests that the needs of a number of local people in need of care and support are not being met locally. Although the village has social rented and leasehold housing for older people, extra care housing is needed if they are to live locally and have their housing, care and support needs met. This is supported by evidence from the household survey.

9. Local residents are against large scale development of the village but support development to meet the continuing housing needs of local people.

Key Findings from the Household Survey

10. All households were asked to take part in the household survey and 486, around a third of households responded. Information was analysed to provide an estimate of housing requirement for 2103-2018, together with analysis of the size and tenure mix. Findings are considered robust as survey results are based upon all households being invited to reply rather than a random sample. In addition, there is a close correlation between relevant survey findings and the information obtained from stakeholders. However the findings should be should be interpreted in the light of parish context and the Island Plan.

11. It is estimated that 44 additional homes are required over the next 5 years to meet the needs of local residents. These additional homes are required to meet mismatch between the specific requirements of households and the likely available supply. About a third of these requirements are for affordable housing, mainly social rented housing. The remaining requirement is for market housing (mainly owner occupied housing). Around one third of the 44 dwellings will need to be housing with care and the majority of additional homes will need to have design features that will assist people with poor mobility, sometimes referred to as accessible housing. The supply of accessible smaller dwellings would allow older person households to downsize and to assist the ageing population to remain within their current community. The tables below summarise the size, type and tenure of the 44 homes estimated to be required over the next five years.

Figure 1: Local housing requirement for Owner-Occupied housing by type				
Estimated Number	Bedrooms	Type	Accessible	Care
1	1	Flat	Yes	Yes
2	2	Flat	Yes	Yes
2	2	Flat	Yes	-
4	2	Flat	-	-
1	3	Flat	-	-
1	2	Bungalow	Yes	Yes
2	2	Bungalow	Yes	-
11	3	Bungalow	Yes	-
1	3	Bungalow	Yes	Yes
2	4	Bungalow	Yes	-
1	4	House	Yes	-

Source: Household Survey Data

Figure 2: Local housing requirement for Market Rented housing by type				
Estimated Number	Bedrooms	Type	Accessible	Care
2	1	Bungalow	Yes	Yes

Source: Household Survey Data

Figure 3: Local housing requirement for Shared Ownership housing by type				
Estimated Number	Bedrooms	Type	Accessible	Care
1	2	Flat	Yes	Yes

Source: Household Survey Data

Figure 4: Local housing requirement for Affordable Rent housing by type				
Estimated Number	Bedrooms	Type	Accessible	Care
1	1	Flat	-	-
1	2	House	-	-

Source: Household Survey Data

Figure 5: Local housing requirement for Social Rented housing by type				
Estimated Number	Bedrooms	Type	Accessible	Care
1	1	Flat	-	-
1	2	Flat	Yes	Yes
1	3	Flat	-	-
1	1	Bungalow	Yes	Yes
1	2	Bungalow	Yes	Yes
1	1	House	Yes	Yes
1	2	House	Yes	-
1	2	House	-	-
1	3	House	Yes	-

Source: Household Survey Data

Summary

12. The Housing Needs Assessment has been completed in order to provide the right sort of housing for Wootton Bridge so that residents can remain in the village if they wish.

13. The findings of the study will form a material consideration in the determination of planning applications in the parish of Wootton Bridge and will fit in with Policy DM3 of the Island Plan – Balanced Mix of Housing - which states that “The Council will support development proposals that provide an appropriate mix of housing types and size in all new development in order to create inclusive and sustainable communities. Development proposals will be expected to:

1. Reflect the most up-to-date Strategic Housing Market Assessment;
2. Contribute to meeting the identified housing need for the local area;
3. Contribute to meeting specialist housing requirements; and

14. In total it is estimated that there is a requirement to provide 44 homes to meet local needs over the five year period from 2013-2018 – about a third of this should be affordable housing. The housing is particularly required to allow older local households to downsize and remain in the village with a particular emphasis on housing that is easily accessible for those with mobility problems (e.g. bungalows) as well as housing with some degree or care or support (which is of very limited supply in the village at present). The findings of the survey are strongly supported by the views of local stakeholders.

Chapter 1: Introduction

Introduction and reason for the study

1.1 Wootton Bridge Parish Council commissioned Justin Gardner (JGC) consulting and Chris Broughton Associates (CBA) to undertake a housing needs survey. The Council commissioned the study in order to provide supporting information to the future development of a neighbourhood plan as well as being used by Wootton Bridge Parish Council to support proposals in accordance with Policy DM3 (Balanced Mix of Housing) and other policies of the Island Plan Core Strategy.

1.2 This chapter describes the aims of the study, the main methods employed in collecting and analysing information. It also provides a brief description of the Parish to provide a general context to the study.

Specific aims of the study

1.3 The study was designed to understand residents' current housing situation and their possible housing requirements for the future including the possible future housing requirements of family members and other people living with them. It was also designed to understand what type of housing is available in the area and the extent to which it is affordable to local households. In this way the net future housing requirement can be estimated. The Council asked for an estimate of future net housing requirements over the next 5 years.

1.4 A further aim of the study was to understand the requirements of individual households whose housing was in some way unsatisfactory but did not did not want to move home.

Study method

1.5 In order to achieve the aims and objectives the study had four main elements:

- collecting contextual information about the parish and its role within the Island as a whole. This was achieved by visiting the parish, meeting residents and interviewing stakeholders as well as reading relevant documents and web-based information;

- undertaking of a postal survey of all households in the parish designed to understand the housing requirements of existing and newly forming households. The questionnaire was also used to gather information from residents about attitudes to further housing development in the parish;

- obtaining information about the housing market in the parish including the supply of housing, rents and purchase prices; and

- bringing together and analysing all of the information in order to provide the best possible estimate of net housing requirements over the next 5 years and provide insights into the most effective way of meeting demand in step with the local and Island economy.

About the parish

1.6 An important part of the research is to understand the village in terms of its topology, connections, role and community. This is so that research findings are interpreted in the light of the context of the parish. This was achieved by visiting village, talking to local and Island stakeholders as well as members of the public.

1.7 Wootton Bridge village is a large village in the north east part of the Isle of Wight. It is approximately half way between East Cowes and Ryde. Fishbourne is the adjacent parish. These have ferry services to the mainland. It is on the A3054 which connects Ryde to Newport and beyond. The village is part of the Parish of Wootton Bridge and apart from the village is rural in character. It is designated as rural service centre within the Island Plan.

1.8 There are several significant features of the parish: Wootton Creek (the creek); the area leading to the coastline and the main road. Stakeholders say this is the busiest road on the island. The road helps to sustain the village as a place to live. Economically active people have access to employment in the towns of East Cowes, Newport and Ryde and the mainland via the ferry services. The passing trade helps to sustain local businesses and services which in turn benefits residents of the parish many of whom are retired. The creek is tidal and supports a small anchorage and services for the marine leisure industry. Typical of many similar settings premium housing is located on its banks. The hillside West of the creek leads to the coast and planned development for holiday homes. Here there is also an extensive woodland based activity centre known as Little Canada.

Chapter 2: Contextual Data and Information

Introduction

2.1 In this section we provide some background data describing the characteristics of Wootton Bridge's population and housing stock. Together with information from stakeholders we have the context for subsequent analysis of household survey data. Most of information provided in this chapter has been drawn from 2011 Census data and is put in context by comparison with figures for the whole of the Isle of Wight and national data where relevant. Further contextual data about households was obtained from the household survey which is reported in a later chapter.

Characteristics of the Local Population

2.2 The 2011 Census recorded 3,477 people resident in Wootton Bridge. The figure below shows the age profile of the population in five-year age bands. The data shows a high proportion of residents aged 45 to 74. When compared with data for the Isle of Wight we see that the population of Wootton Bridge makes up about 2.5% of the Island's population. A comparison with 2001 Census data suggests that the population of the parish has decreased slightly over the decade. 3,615 people were resident in the parish in 2001.

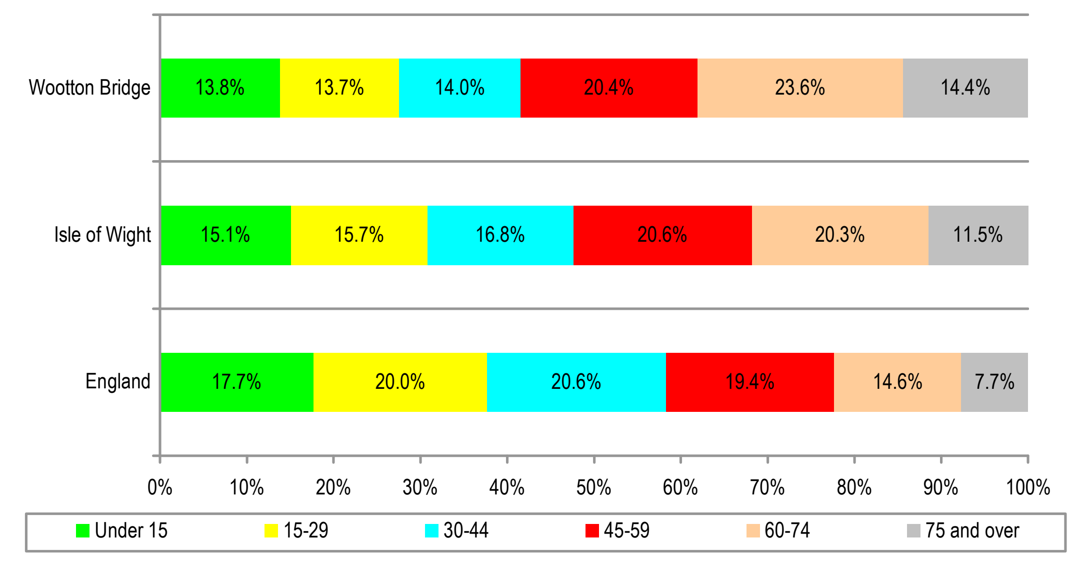
Figure 2.1: Population Age Profile (2011)

Age group	Wootton Bridge		Isle of Wight		England
	Number	%	Number	%	%
0 – 4	143	4.1%	6,412	4.6%	6.3%
5 – 9	164	4.7%	6,542	4.7%	5.6%
10 – 14	174	5.0%	7,968	5.8%	5.8%
15 – 19	195	5.6%	8,190	5.9%	6.3%
20 – 24	150	4.3%	6,808	4.9%	6.8%
25 – 29	132	3.8%	6,690	4.8%	6.9%
30 – 34	137	3.9%	6,340	4.6%	6.6%
35 – 39	153	4.4%	7,313	5.3%	6.7%
40 – 44	196	5.6%	9,523	6.9%	7.3%
45 – 49	232	6.7%	10,017	7.2%	7.3%
50 – 54	246	7.1%	9,307	6.7%	6.4%
55 – 59	231	6.6%	9,207	6.7%	5.7%
60 – 64	285	8.2%	10,994	8.0%	6.0%
65 – 69	302	8.7%	9,742	7.0%	4.7%
70 – 74	235	6.8%	7,370	5.3%	3.9%
75 – 79	193	5.6%	6,048	4.4%	3.1%
80 – 84	178	5.1%	4,724	3.4%	2.4%
85 – 89	89	2.6%	3,257	2.4%	1.5%
90 and over	42	1.2%	1,813	1.3%	0.8%
All ages	**3,477**	**100.0%**	**138,265**	**100.0%**	**100.0%**

Source: Census (2011)

2.3 The figure below shows the above population age profile in graphical form for 15 year age bands. This analysis shows that the older population of Wootton Bridge is higher than that of the rest of the Island and England. Some 38% of the parish population is aged 60 and over compared with 32% across the Island and just 22% nationally. We see a smaller proportion of people aged up to 45, only 42% of the population of the parish compared with a national figure of 58%.

Figure 2.2: Population Age Profile (2011) – 15-year age band



Source: Census (2011)

Economic activity

2.4 Linked to the age and profile of the population is its economic activity profile. Data shown in the figure below shows the working status of the household reference person (HRP) from 2011 Census data. The HRP can be described as the more easily understood 'head of household' where one person in each household is selected to act as the household representative. In Census data the HRP is mainly selected on the basis of whether or not they are working and age.

2.5 Consistent with the age profile, Wootton Bridge sees a very high proportion of HRPs who are retired (44% compared with 34% across the Island and only 25% nationally. Levels of unemployment are very low whilst the number of people who are self-employed as a proportion of all who are working is quite high when compared with national data. It should be noted that the figures for employment are based on where a household lives and not where they work. Interestingly the proportion of the HRPs that say they are sick or disabled is half that of the rest of the island, given that the proportion of older people and HRPs is higher.

Figure 2.3: Economic Activity of Household Reference Person (2011)					
Economic activity	**Wootton Bridge**		**Isle of Wight**		**England**
	Number	%	Number	%	%
Full-time	499	31.6%	20,080	32.9%	42.9%
Part-time	140	8.9%	6,325	10.4%	8.8%
Self-employed	167	10.6%	7,813	12.8%	11.5%
Unemployed	27	1.7%	1,750	2.9%	3.1%
Retired	691	43.8%	20,899	34.2%	24.9%
Sick/disabled	27	1.7%	2,149	3.5%	3.6%
Other	27	1.7%	2,069	3.4%	5.2%
Total	**1,578**	**100.0%**	**61,085**	**100.0%**	**100.0%**

Source: Census (2011)

Ethnic group

2.6 In the figure below we see that 96% of the population is classified as white British/Irish. This is slightly higher than the proportion seen across the entire Island and significantly above the English average of 81%. The main ethnic group in Wootton Bridge is White (British/Irish). The next most populous group is White (Other). The proportion of the population from a non-White (British/Irish) or White (Other) background has increased slightly over the last ten years. The 2001 Census recorded 97.4% of the population as being White British/Irish.

Figure 2.4: Ethnic Group (2011)					
Ethnic Group	**Wootton Bridge**		**Isle of Wight**		**England**
	Number	%	Number	%	%
White (British/Irish)	3,345	96.2%	131,846	95.4%	80.7%
White Other	55	1.6%	2,699	2.0%	4.7%
Mixed	16	0.5%	1,709	1.2%	2.3%
Asian	44	1.3%	1,514	1.1%	7.8%
Black	12	0.3%	303	0.2%	3.5%
Other	5	0.1%	194	0.1%	1.0%
Total	**3,477**	**100.0%**	**138,265**	**100.0%**	**100.0%**

Source: Census (2011)

Health

2.7 The final population related topic we have looked at is in relation to health, again drawing on 2011 Census data. The data suggests that general levels of health in the parish are similar to those seen across the Island with around four-fifths of people saying that their health is good or very good. When compared with national data the information suggests that general levels of health in Wootton Bridge are not quite as good as seen generally in England. This will be related to the much older population in the parish and given that the differences are not dramatic we would suggest that if age specific data were available, that Wootton Bridge would come out as generally having very good health levels.

Figure 2.5: General Health (2011)					
Health	**Wootton Bridge**		**Isle of Wight**		**England**
	Number	%	Number	%	%
Very Good Health	1,340	38.5%	56,420	40.8%	47.2%
Good Health	1,328	38.2%	50,514	36.5%	34.2%
Fair Health	558	16.0%	22,378	16.2%	13.1%
Bad Health	193	5.6%	6,921	5.0%	4.2%
Very Bad Health	58	1.7%	2,032	1.5%	1.2%
Total	**3,477**	**100.0%**	**138,265**	**100.0%**	**100.0%**

Source: Census (2011)

Dwelling Characteristics

2.8 The figure below shows dwelling types from 2011 Census data. The information shows that more than half of the dwellings in the parish are detached. This is considerably higher proportion of dwellings across the entire island and all of England. There are is a relatively low proportion of flats (9%) and terraced homes.

Figure 2.6: Accommodation Type (2011)					
Accommodation type	**Wootton Bridge**		**Isle of Wight**		**England**
	Number	%	Number	%	%
Detached	945	56.6%	23,164	34.2%	22.3%
Semi-detached	338	20.3%	19,067	28.2%	30.7%
Terraced	196	11.7%	10,573	15.6%	24.5%
Flat	150	9.0%	14,423	21.3%	22.1%
Other	40	2.4%	449	0.7%	0.4%
Total	**1,669**	**100.0%**	**67,676**	**100.0%**	**100.0%**

Source: Census (2011)

2.9 The finding of a low proportion of terraced homes/flats compared to the island as a whole is significant. These dwelling types tend to be the cheapest priced housing in any local market. **This means that the ability of local people and especially first-time-buyers to access the housing market in Wootton Bridge is limited.**

2.10 The relative 'value' of parts of the housing stock can also be illustrated by analysis of council tax bands from Valuation Office data which shows that only 25% of homes are in bands A and B; this compares with 40% across the Island as a whole and 44% for all of England. At the other end of the scale 24% of homes are in bands E and above compared with 17% across the island as a whole and 19% across England as a whole.

Number of Bedrooms

2.11 The size and value of dwellings can be analysed in relation to the number of bedrooms in a dwelling. The figure below is based upon 2011 Census data and contains only occupied dwellings. Wootton Bridge has a greater proportion of larger homes. Some 20.3% of dwellings have four or more bedrooms compared with 16.1% across the Island. The proportion of homes with one or two-bedrooms is also relatively low compared to the Island as a whole.

Figure 2.7: Number of Bedrooms (2011)

Number of bedrooms	Wootton Bridge		Isle of Wight		England
	Number	%	Number	%	%
0/1 bedroom	137	8.7%	6,420	10.5%	12.0%
2 bedrooms	485	30.7%	20,293	33.2%	27.9%
3 bedrooms	636	40.3%	24,525	40.1%	41.2%
4 bedrooms	262	16.6%	7,420	12.1%	14.4%
5+ bedrooms	58	3.7%	2,427	4.0%	4.6%
Total	**1,578**	**100.0%**	**61,085**	**100.0%**	**100.0%**

Source: Census (2011)

Households and Household Characteristics

2.12 It is important to distinguish between the number of people and the number of households resident in the parish. This is because housing need studies compare household numbers and dwellings. The number of vacant dwellings is an important factor too.

2.13 According to the Census 2011 (figure below) it is estimated that around 5.5% of dwellings within the parish were unoccupied. This includes second home and holiday homes. This compares to 10% of dwellings vacant across the Island as a whole.

2.14 Taking account of the vacant housing stock the analysis suggests that as of 2011 there were 1,578 households living in the parish. This is lower than the figure of 1,626 recorded in the 2001 Census.

Figure 2.8: Vacant Homes (2011)

Vacancy	Wootton Bridge		Isle of Wight		England
	Number	%	Number	%	%
Occupied	1,578	94.5%	61,085	90.3%	95.7%
Unoccupied (vacant)	91	5.5%	6,591	9.7%	4.3%
Total	**1,669**	**100.0%**	**67,676**	**100.0%**	**100.0%**

Source: Census (2011)

2.15 Turning to household characteristics the figure below describes the number and proportion of households in each tenure group for Wootton Bridge, the entire Isle of Wight and all of England.

Figure 2.9: Tenure (2011)

Tenure	**Wootton Bridge**		**Isle of Wight**		**England**
	Number	%	Number	%	%
Owned Outright	786	49.8%	25,091	41.1%	30.6%
Owned with a Mortgage or Loan	426	27.0%	17,726	29.0%	32.8%
Shared Ownership	53	3.4%	362	0.6%	0.8%
Social Rented	99	6.3%	6,523	10.7%	17.7%
Private Landlord or Letting Agency	166	10.5%	9,663	15.8%	15.4%
Rent from Employer of a Household Member	9	0.6%	94	0.2%	0.3%
Rent from Relative or Friend of Household Member	18	1.1%	782	1.3%	0.9%
Rented; Other	3	0.2%	100	0.2%	0.3%
Living Rent Free	18	1.1%	744	1.2%	1.3%
Total	**1,578**	**100.0%**	**61,085**	**100.0%**	**100.0%**

Source: Census (2011)

2.16 For Wootton Bridge there are a number of important findings from the data. The village has several features that distinguish it from other rural service centres and the island as a whole There is:

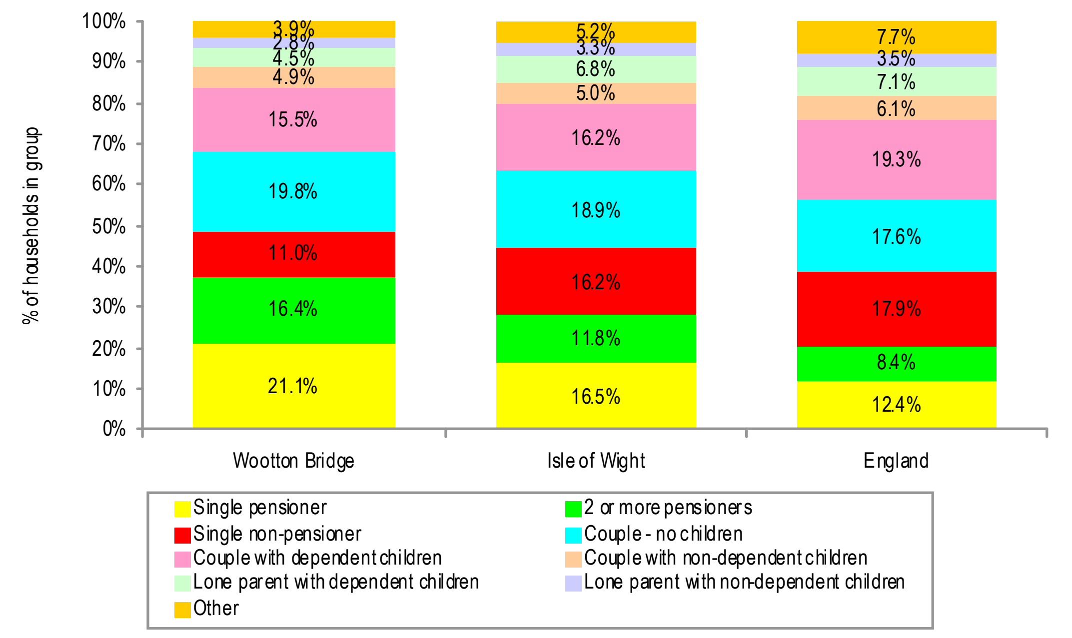
- a high proportion of owner-occupiers – particularly outright owners consistent with the high proportion of older owner occupiers resident in the parish;
- a high proportion of older person households many of whom are single person households many of who owner occupy bungalows;
- a high proportion of people living in shared ownership accommodation when compared with the Island and England as a whole;
- a relatively small social rented sector; and
- a relatively small private rented sector (PRS).

2.17 The number of households in the private rented sector in the parish has grown quite strongly over the past decade. There are now 30% more households in private rented accommodation than was the case in 2001. This increase is however quite low when compared with the Island and English increases up 69% and 89% respectively.

Household composition

2.18 The figure below shows household composition of the Parish, the Isle of Wight and England as a whole. The profile of households is very strongly linked with the population profile and this is clear in the case of Wootton Bridge with 37.5% of households containing pensioners only (taken as anyone aged 65 and over). This proportion compares with 28.3% across the Island and just 20.8% for England. Of the total of pensioner only households, approaching three-fifths are single pensioners. The data for Wootton Bridge also shows relatively few households with children and in particular a low proportion of lone parent households.

Figure 2.10: Household Composition (2011)



Source: Census (2011)

Overcrowding and under occupation

2.19 In the figure below we have based our estimates from Census 2011 data. This estimate, using the bedroom standard takes account of the ages and relationships of people in each household to work out the number of bedrooms required; this is then compared with the number of bedrooms available to develop a measure of overcrowding and under-occupation. For the purposes of our analysis we have assumed that a household is only considered to be under-occupying if they have more than one spare bedroom. The box below sets out the bedroom standard used in the Census which applies to households with more than one person – a single person household is assumed to require one bedroom.

The bedroom requirements for a multi-person household are as follows:

1. One bedroom per couple;
2. One bedroom per person aged 21 or over not in a couple;
3. One bedroom for every two males aged 10-20, rounded **down**;
4. One bedroom for every pair of males of whom one is aged 10-20 and one is aged 0-9, if there are an odd number of males aged 10-20;
5. One bedroom for a remaining unpaired male aged 10-20 if there are no males aged 0-9 to pair him with;
6. Repeat steps 3-5 for females;
7. One bedroom for every two remaining children aged 0-9 (regardless of gender), rounded **up**.

2.20 The data clearly shows low levels of overcrowding in the parish with only 1.5% of households recorded as overcrowded in the 2011 Census – this compares with 2.7% across the Island and nearly 5% nationally. Levels of under-occupation are high in the parish with over 40% of households living in accommodation with at least two more bedrooms than would be required to prevent overcrowding. This level is higher than seen either across the Island or nationally.

Figure 2.11: Overcrowding and Under-Occupation (2011)

Occupancy level	Wootton Bridge		Isle of Wight		England
	Number	%	Number	%	%
Overcrowded	23	1.5%	1,627	2.7%	4.8%
Neither OC or U-O	900	57.0%	38,172	62.5%	60.9%
Under-occupied	655	41.5%	21,286	34.8%	34.3%
Total	**1,578**	**100.0%**	**61,085**	**100.0%**	**100.0%**

Source: Census (2011)

Housing Market Prices, Rents and Affordability

2.21 An important part of the assessment of housing need is to establish the costs of housing to buy and rent. This information is then used against survey data about the amounts people can afford to assist in establishing the most suitable type and size of accommodation for each household.

2.22 In this section we establish the typical entry-level costs of housing to both buy and rent in Wootton Bridge Parish. Our approach has been to carry out a desktop survey using internet sources. Due to the relatively small number of dwellings available for sale or rent this exercise was carried out three times during the project (in early December 2012 and early January and February 2013) to boost the number of properties about which information is available. The analysis has been augmented through discussions with estate and letting agents active in the area. Current low levels of supply and demand were raised by local estate agents during the stakeholder consultation reported in Chapter 3.

2.23 Below we have provided a summary of the outputs of this analysis – given the availability of data the analysis should be considered as indicative although it is worth noting that figures obtained were fairly consistent over time and broadly accord with the views of local professionals.

The current cost of housing to buy

- 1 bedroom; from about £80k (the only one bedroom homes to buy were for retired people);
- 2 bedroom; from about £110k to £125k;
- 3 bedroom; from about £160k to £180k; and
- 4 bedroom; not much supply for less than £250k;

The current cost of housing to rent

- room only; £300 per calendar month (pcm) (no supply found – this figure has been taken from VoA data for the whole Island);
- 1 bedroom; £395 pcm;
- 2 bedroom; £525 pcm;
- 3 bedroom; £650 pcm;
- 4 bedroom; £795 pcm.

The Affordability of Local Housing.

2.24 CLG practice guidance suggests income to price ratios to guide policy makers as to what proportion of a household income it would be reasonable for a household to spend on housing costs. For home ownership this is complicated by the fact that a deposit which is a percentage of the purchase price is required by lenders. First time buyers are facing anything up to a 20% deposit under present market conditions. Existing home owners with a good credit rating would normally be able to fund their deposit from equity from the sale of their home.

2.25 Assuming a first time buyer paid a 10% deposit on the least expensive home say £110,000 they would need a £99,000 mortgage. According to CLG guidance, a single income household would need an annual income of around £28,300 to service this loan, the loan being 3.5 times their annual income. The same household would need around £19,000 to service an entry level rent of £395 pcm, the rent being 25% of their annual income.

2.26 This example serves to illustrate the point that many younger people will struggle to achieve home ownership in the early stages of their working lives and rely upon the private rented sector to supply the housing they can afford. The absence of a large private rented sector in Wootton Bridge coupled with a low proportion of smaller homes means that Wootton Bridge does not have a housing offer that is either suitable for or affordable to the majority of younger households seeking housing.

Information from Stakeholder and Resident Interviews

Introduction

2.27 There was considerable emphasis on stakeholder consultation in the Parish Council's brief for this study. It is also important to understand the village in terms of its topology, connections role and community. In this way the entire story of the Parish and its role can be understood and study finding can be interpreted in the most appropriate way. All of this was achieved by visiting the village, talking to local and Island stakeholders as well as members of the public. As many interviews as possible were undertaken face to face however some could only be achieved by telephone.

2.28 Stakeholders comprised of estate and letting agents, developers, local agents, local business proprietors and staff, IOW age concern, social housing providers, IOW council officials and parish council clerk and members. We thank stakeholders for the time they gave to the study.

2.29 The household survey questionnaire also asked questions of the resident population that add to the narrative of this part of the report. Topics include information about households with a connection to the parish unable to find suitable accommodation within the parish and attitudes to future housing development within the parish. A considerable number of respondents were contacted by telephone and invited to enlarge upon their remarks within the questionnaire. We have incorporated their views in this part of the report as well as in the following chapter.

2.30 A general description of the parish is found in the general introduction to the report. Significant points from the general description are: the location of the parish on the road connecting Ryde, Newport and East Cowes; and its proximity to the ferry ports located on the north coast of the island. Stakeholders and residents were conscious of the connection between the location of the parish and the role it fulfilled within its sub region of the island.

Headline findings

2.31 Topography, location and the nature of the housing stock each have led to a distinctive housing offer within the parish. Stakeholders contributions and our observations during our visit reveal:

- a core village of large Victorian brick built homes and villas lining the main road;
- an unusually large proportion of mid market owner occupied bungalows occupied by ageing households, lining the main road and on developments to the north of the main road;
- mid market owner occupied family housing to the north and south of the main road with a small amount of social housing;
- a small proportion of premium housing lining both banks of the creek. The eastern bank is within the adjacent parish of Fishbourne;
- a relatively small private rented sector;
- services on a scale that are not usually found in villages of this size but located here due to passing trade; and
- a village envelope that is almost fully developed.

2.32 We infer from this information that the role of the village is to mostly house and service retired households. It also houses and services mature economically active households who commute to nearby towns or the mainland for employment. The village does not typically house households seeking private rented sector housing social tenants and in particular, young people.

Detailed information from stakeholder and residents

2.33 The information summarised in the last paragraph reinforces the census based information. However data cannot answer important questions such as those below concerning the role of the village and why people choose to live there. Stakeholder consultation and resident interviews were conducted to investigate these questions.

What is the role of the village?

2.34 According to the island plan Wootton Bridge is the largest rural service centre on the island. Stakeholders suggest that its growth is due to its location on the A3054. Services get a lot of passing trade from commuters. One stakeholder stated that the combination of a convenient location and free parking means that commuters and residents of nearby settlements prefer to shop there rather than in the main towns.

2.35 From stakeholder interviews it also became apparent that the village is perceived as part of the North East of the island. This consists of East Cowes, Wootton Bridge, Fishbourne, Binsted and Ryde. This is due to the strong road links connecting all of the ferry services to the mainland and its close proximity to Newport, the Island's administrative centre. Resident interviews confirmed this with many saying that future moves were likely to be within the North East part of the island rather than Wootton Bridge itself. As is noted above and the location options for most newly forming households would not include Wootton Bridge.

2.36 A key feature of the village is the high proportion of owner occupied bungalow housing and the large proportion of older people. Stakeholders state that the island as a whole is regarded by many as a retirement destination from the mainland. Wootton Bridge is the retirement destination of choice for older people wishing to reside in this part of the island. The remainder of the stock is mostly owner occupied family housing, some of which can be regarded as premium housing and may be for second home or holiday home use.

2.37 Evidence from stakeholders and the data suggests that the village is not a realistic choice for first time buyers or a popular choice for young people. This is partly to do with suitable housing being available at prices they can afford but it is also a lifestyle choice. Young people tend to settle in or near the major towns both because of the availability of smaller cheaper housing, entry level employment opportunities and entertainment. Wootton Bridge does not host these features on any scale. One stakeholder commented that a night out for example at the cinema in Newport was not affordable or feasible for young people on low income in the parish due to the cost of public transport and the lack of late night bus services.

Where does demand come from for housing in the village?

2.38 Stakeholders agreed that Wootton Bridge was the destination of choice for certain groups of people seeking housing in the North East part of the island. These are typically retired owner occupiers, and economically active owner occupiers who commute to Ryde, Newport or East Cowes or the mainland.

2.39 The high proportion of bungalows within the housing stock is the reason for high levels of demand from retired households and those planning retirement but that is not the only factor. The village has all of the services needed and valued by older people. Stakeholders described a vibrant community life enabled by the community centre and the churches. We observed that one of the public houses had lunch time special offers for the over 60s.

2.40 Most of the remainder of the housing is mid market family housing. This includes modern and older Victorian and Edwardian stock. Stakeholders say that first time buyers would be unlikely to afford this stock and only a very small proportion of the stock is thought to be rented out. Stakeholders were only aware of a small number of market lettings which were typically let to professional people.

2.41 Two smaller components of the housing stock are noteworthy. Firstly, premium housing lining the banks of the creek (Western bank in Wootton Bridge, Eastern bank in Fishbourne parish). Large detached residences are positioned here to the coast. Stakeholders were unclear about the proportion that were main residences, second homes, second homes that were also let out to tourists or premium holiday lets. Secondly, south of the main road a more recent and higher density housing development exists. Stakeholders were unclear about the proportion of owner occupied housing, shared ownership housing and social housing but all was thought to exist.

2.42 Finally stakeholders drew our attention to a small amount of social housing that was let to former London based households. A small number of stakeholders felt that local people in need should be considered for tenancies and believed that this occurred elsewhere on the island.

2.43 Stakeholders commented that the number of East European guest workers living on the island is thought to be small compared to the mainland. None were thought to be living within the parish, probably due to the characteristics of its housing stock.

Which household groups are not well served by the village?

2.44 Surprisingly, one of the groups included older people, specifically frail older people that needed care and support to enable them to live independently. Two care homes for older people exist, one in Wootton Bridge and one in Fishbourne.

2.45 Another group is those seeking affordable or social housing. Stakeholders believed that only a small amount of social housing existed and some of this was not available to island residents. Accordingly Medina Housing Association was contacted to establish the size of the stock and the nature of demand in the parish. Medina commented that the main barrier to providing more affordable and social housing was land availability. That said, more than one resident interview revealed difficulty in engaging with the choice based letting scheme. An overcrowded family told us that lettings were very competitive and that their approach to the system was to place bids late at night. Perhaps the interview most relevant to the findings of this report concerned an older resident with a heart condition. She did not have a computer and was advised to place bids from a computer within the local library. Her point was that she had no experience of using computers and had great difficulty in leaving her first floor flat because of her medical condition.

2.46 As mentioned previously the price and characteristics of the housing stock and lifestyle factors mean that few younger people live in the village independent of parents. Further, few would seek to live in the village that do not already live there. One 21 year old hotel worker in Ryde said that leaving the parental home was an aim. The barrier was financial, reduced working hours in winter. Many friends had found cheap rented housing in Ryde, convenient for work and friends. Wootton Bridge was not on their radar.

2.47 This quotation was brought to the attention of stakeholders in subsequent interviews. They perceived that in general terms, a small proportion of young people than on the mainland left the island for higher education. That proportion mostly achieved employment on the mainland and returned to the island in later life. Those remaining on the island were employed in the main industries of tourism, retail, hospitality and care industries and most of the jobs were paid at or near minimum wage.

2.48 The Village's primary school can be regarded as essential infrastructure to support local households with children and those migrating to the island or returning and information was obtained from the school. The school caters for reception and years 1-6 with a capacity for 210 children and a current roll slightly below this figure – 83% of children on the roll are currently resident in the parish. Excluding children joining in reception and leaving in year 6, there has been a 'churn' of 23 children arriving at and leaving the school this academic year. It is noteworthy that of the 13 children who left, 2 emigrated and 3 moved to the mainland with others leaving to take up places in other schools, mainly because of parents moving elsewhere in the island. The school stated that there is a slight upward trend of children moving to the mainland or emigrating

2.49 Council officials were asked to comment on the potential of the private rented sector to house young people employed on low income in the village. They stated that the private rented sector was very small in Wootton Bridge. The most developed private rented sector housing market on the island was nearby at Ryde. Our researcher noted the large scale subdivision of buildings into flats and apartments in Ryde and the absence of subdivision in Wootton Bridge.

2.50 A key finding of this qualitative research is that a number of factors combine to attract household types to locations. The private rented sector responds to the need for low income groups to live in small cheap homes that enable them to avoid travel to work costs. The private rented sector can only achieve this if it is economic for it to do so and suitable stock exists for investment. The nature of the housing stock at Wootton Bridge enables a different market based upon mature or older households with low loan to value ratios that protect house prices and consequently are of less interest to investors.

What can we learn from demand for new housing development nearby?

2.51 It is important to understand trends in the market for mass market new build housing, even if none is planned or envisaged within the parish. This is because of the general shortage of housing in England generally and identified in the island plan. Mass market developments are not the only source of additional supply. There is infill development which is often undertaken by existing households seeking to self build. Further, as stated above local entrepreneurs are seeking to provide a supply of housing by acquiring existing housing and letting it or converting it into smaller units before letting. Such entrepreneurs seem not to be as active in Wootton Bridge as in other parts of the Island.

2.52 There are two large scale mass market housing developments underway nearby and interviews were held with on site sales staff. Both are only partly developed and offer a wide range of house types and price points. The developers also participate in the government's FirstBuy and NewBuy schemes. Significant sales have been achieved on both sites under these schemes. Sales agents commented that the 5% deposit required under FirstBuy is the factor that makes owner occupation feasible for first time buyers. Although deposits levels required by high street lenders are reducing from the 20% high, FirstBuy also helps with monthly repayments as the purchaser buys a share in the home and the equity loan on the proportion not purchased is interest free for 5 years. Accordingly the number of small dwellings released by developers in the early phases is notable. Agents stated that even with a 5% deposit on a share of the dwelling many deposits are being funded by parents.

2.53 Developers stated that even where there was an ability to invest hardly any sales were to investors as opposed to owner occupiers. Interest and sales were mostly from island residents. A small proportion of sales were from the Portsmouth and Southampton areas and adjacent counties. A very small number of enquiries and sales had come from Wootton Bridge residents.

<u>The economy of the Parish and local employment</u>

2.54 There are a number of businesses operating in various sectors. Tourism is the largest sector of the island's economy. The parish has an up market hotel, a small number of guesthouses, an adventure park and a coastline holiday village is under development. The most visible economic activity is on the high street with shops, a post office and a garage. Other service centre facilities are off the high street such as the health, veterinary and dentistry practices. The parish supports food production through agriculture and ice cream manufacture. Residential care and nursing homes also provide employment. There is also a garden centre.

2.55 Some businesses are owned and managed by local people others are national players such as Spar, Tesco Express and Majestic Wine. Employees come from the village and other parts of the Island. More than one employer finds it necessary to recruit specialised staff from the mainland. Employees that were interviewed said that they preferred not to live and work in the village as they needed work and private life to be separate.

2.56 All businesses were sustained by passing trade. The main road through the village connects Ryde with East Cowes and Newport and is said to be the busiest road on the island. Overall it was believed that the passing trade facilitated by the main road and free local parking sustained a wider range of services than would otherwise exist if they solely serviced demand from residents.

2.57 Stakeholders believed that some businesses and services needed to expand in order to meet demand and that future land use planning should take account of this. However the Island Plan adopted on the 21st march 20112 did not make any employment allocations in Wootton Bridge. Stakeholders stated that they believe there is interest from other national retailers in trading in Wootton Bridge.

2.58 Interviews were held with a number of local employers and businesses. Three employment scenarios have emerged and only some have implications for local housing. Some businesses rely upon local people to work part time and these employees are likely to live in the village already. Some small businesses that employ staff were observed to rely upon local people who have been loyal long term employees. Nationwide businesses also employ specialist staff who may be recruited from other parts of the island or the mainland. Some large companies have a policy of posting managers and managers under training to braches on rotation. Examples were cited where these people sought cheap rented housing in Ryde in order to maximise their disposable income.

2.59 The situation facing local young people seeking to live independently is noteworthy. Several interviewees, citing professional and personal experience observed that young people on minimum wage that chose to live independently could not afford to commute. As a consequence they found housing close to employment and friendship networks. They lived as cheaply as possible often sharing housing on the student housing model. Stakeholders believed that this also applied to young people earning more than minimum wage. Those earning more than the minimum wage had different aspirations. Their immediate aim was not to become owner occupiers – this would come later, but to get money together to fund a lifestyle. Lifestyle for these people means any of: an active social life; a car; and travel. It is apparent that Wootton Bridge does not have this 'offer' for young people who seek to live away from the parental home. One employee was clear 'I do not want to live and work in the same place, when I go home I want to get away from work'.

Is additional housing wanted or needed?

2.60 Stakeholders had mixed views on this question. All estate agents interviewed pointed to more supply of housing for sale than demand in current market conditions. They inferred that new development on any scale would not be needed. Other stakeholders pointed to the need to grow the business and service sector on the village and urged the councils to facilitate this in preference to additional housing. Some stakeholders felt that housing with support for older people (extra care housing) should be provided as need for it was generated by the large elderly population. This is supported by the findings of the household survey. However delivery would partly depend upon care services being commissioned in the local area by the local authority.

2.61 All residents we spoke to were against further large scale expansion of the village. They did not want it to lose its character. Many said that the countryside around the village was what attracted them to the village in the first place.

Summary and Findings

2.62 Here we bring together the contextual data, stakeholder and resident perceptions to crystallise the factors that should be used to interpret the study findings:

- the parish of Wootton Bridge is part of a wider housing market (or area of search) for a wide range of household types seeking to move home;
- the parish's housing stock has responded over many years to meet demand from retiring households from IOW residents and the mainland and workers able to afford to commute to employment centres nearby and in the mainland. This has occurred because of the parishes location and place on the road network;
- such households can afford better quality accommodation and the size and nature of the housing stock results in prices that are beyond the reach of most first time buyers. Further, the credit crunch has made it more difficult for first time purchasers to enter the market. In fact local demand is weaker than supply resulting in a sluggish market and prevent many households from moving to more suitable accommodation;
- under- occupation is a factor because of older households keeping accommodation available for visitors from the mainland;
- the size, characteristics and price of local housing means that investors have not acquired and sub-divided dwellings into flats and smaller homes. A further factor is that demand is weak for this smaller more affordable housing for young people as Wootton Bridge cannot meet the lifestyle aspirations of local younger people at a price they can afford. Neither is their demand from people seeking to live and work in the parish.

2.63 The data and evidence from stakeholders supports the view that the historic development of the housing stock within the village envelope has reinforced demand for that stock. Put simply the large stock of privately owned larger homes and bungalows means that demand is from people who aspire to and can afford such housing. The village envelope serves to limit the potential for new build housing development.

Chapter 3: Analysis of Survey Data

Introduction

3.1 A survey of local households was conducted to find out about their current housing circumstances and future housing requirements. In late November 2012 a survey questionnaire was sent to all households in the parish along with a pre-paid envelope for residents to return the survey by 21st December 2012 for analysis. A small incentive for completion of the form was offered on the basis of a draw.

3.2 A total of 486 households completed and returned the survey form. More forms were received but some were excluded from analysis as they had not been fully completed. Based on 2011 Census data it is estimated that 1,578 households are resident in the parish. Vacant and second homes have not been included in this total. This results in a response rate of 30.8%. This is a good response for a housing needs survey and compares with our recent experience where response rates rarely get much above 25%.

3.3 It is standard practice in local authority level surveys for results to be based upon random samples of the population which are then grossed-up to represent the household population as a whole with a high level of confidence. However, for the purposes of local surveys such as this, normal practice is to seek information from every household, not a random sample of households and present the findings on the basis of actual responses. This means that outputs below reflect the actual response to the survey and should be regarded as minimum estimates. Given that all households in the parish were sent the survey it is assumed that the majority who have a housing need or requirement will have completed and returned the form. It was in their interest to do so.

3.4 A margin of error occurs whenever a population is incompletely sampled. The margin of error is a statistic expressing the amount of random sampling error in a survey's results. A margin of error is not estimated in this report as the margin is only quoted when a survey is based upon a random sample of households with figures grossed-up to the total population – this does not apply to the Wootton Bridge survey.

3.5 The outputs and analysis of survey responses also need to be considered along with our detailed programme of stakeholder and community consultation when forming a view about the best direct for future housing development in the area. The remainder of this chapter summarises the key outputs from the questionnaire survey part of the study. The next chapter brings all of the information together to support study findings and arrive at a 5 year housing requirement.

Population and Housing

3.6 Section A of the survey form asked households a series of questions about their current housing and the make up of the household. Below we have summarised key outputs from the survey.

Housing type

3.7 The figure below shows the type of accommodation households who responded currently occupy. The data broadly confirms our earlier analysis of Census data and stakeholder perceptions, showing a low proportion of flats and terraced housing and a high number of detached homes. The survey data also indicates that there are a large proportion of bungalows with 38.1% of respondents living in this type of accommodation. This information augments the Census data which does not contain a separate category for bungalows.

Figure 3.1 : Current Accommodation Type

Accommodation type	Respondents	%
Detached house	158	32.5%
Semi-detached house	69	14.2%
Terraced house	36	7.4%
Bungalow	185	38.1%
Flat/maisonette	32	6.6%
Caravan/temporary	6	1.2%
Total	**486**	**100.0%**

Source: Household Survey Data

3.8 The data also indicated that 8 households (1.6%) live in accommodation with some degree of care or support. This is the order of magnitude we would expect as our stakeholder consultation involved social landlords and providers of residential and nursing care. They tell us that the amount of residential and nursing care found in the parish is small – estimated at less than 50 places for both.

Tenure

3.9 The figure below shows the current tenure of respondent households. The data shows a very high level of owner-occupation particularly those who own outright. This again confirms the analysis of Census data and our observations, although it is notable that the proportion of outright owners responding to the survey is higher than the proportions shown in the Census (for 2011). The number of returns from households living in rented accommodation (both social and private) is low; this is again reflective of a small rented sector in the parish although the proportion of returns for these tenures is quite low when compared with Census data. Finally the data shows a small but notable proportion of households living in shared ownership/equity homes. This was a particular feature of the local housing market highlighted by the Census data. Some respondents we interviewed stated that they were very interested in shared ownership and leasehold options for future retirement housing. Some wished to release equity and others did not have sufficient equity to allow them to relocate to the housing of their choice.

Figure 3.2: Current Tenure		
Tenure	**Respondents**	**%**
Owned Outright	306	63.0%
Owned with a Mortgage or Loan	114	23.5%
Shared Ownership/Equity	16	3.3%
Social Rented	19	3.9%
Private Landlord or Letting Agency	24	4.9%
Rent from Employer	1	0.2%
Rent from Relative or Friend	3	0.6%
Other	3	0.6%
Total	**486**	**100.0%**

Source: Household Survey Data

3.10 Households were asked whether or not they received and benefit assistance to help with rent or mortgage payments. In total 29 households said they received assistance (6%). Of these around 60% had their full housing cost covered. In total, 58% of households in each of the social and private rented sectors were receiving some level of housing benefit.

Household size

3.11 The figure below shows the number of people in each household. Just over half of survey respondents live in a household with just two people and classify themselves as a couple. Around a quarter of households are single person households. The average household from the survey sample contains 2.1 people which is the same as the average shown in the 2011 Census. Compared with Census data however the sample contains a higher proportion of two person households and lower proportions of households with either one or three or more people.

Figure 3.3: Number of People in Household		
Number of people	**Respondents**	**%**
One	132	27.2%
Two	260	53.5%
Three	48	9.9%
Four	32	6.6%
Five	12	2.5%
Six or more	2	0.4%
Total	**486**	**100.0%**

Source: Household Survey Data

Population structure

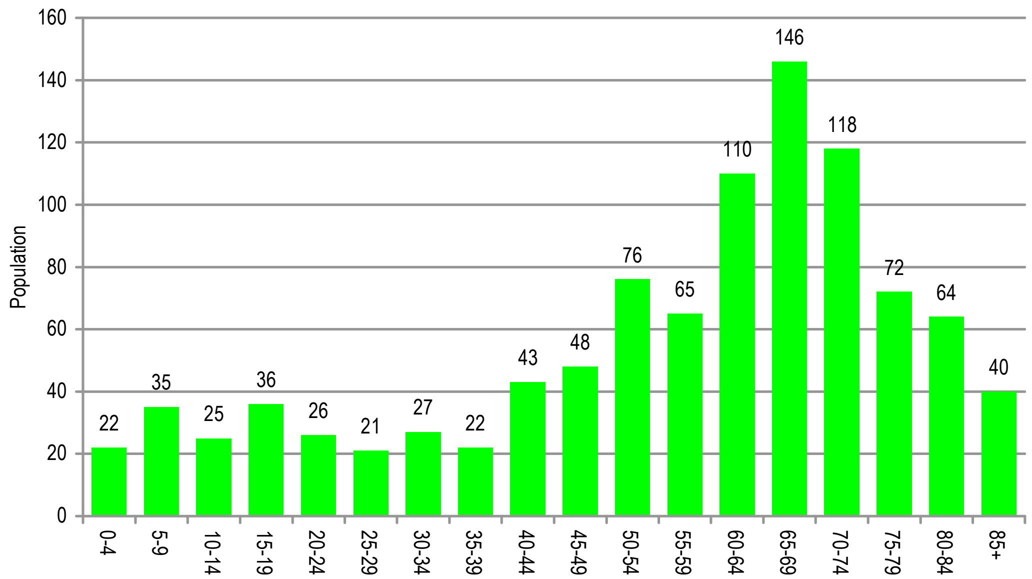
3.12 The figure and related chart below shows the age, in 15 year bands, of all people in the households responding to the survey. The data show that around a quarter of the population is aged under 45. The key age group of survey respondents are those aged 60 to 74. Indeed 55% of people are recorded by the survey as being 60 or over. The Census 2011 data presented in the previous section shows a similar pattern of an older population and relatively few children.

Figure 3.4: Population Age Profile

Age Group	Number	%
0 – 14	82	8.2%
15 – 29	83	8.3%
30 – 44	92	9.2%
45 – 59	189	19.0%
60 – 74	374	37.6%
75 and over	176	17.7%
All ages	**996**	**100.0%**

Source: Household Survey Data

Figure 3.5: Population Age Profile (5-year Age Bands)



Source: Household Survey Data

Household type

3.13 We can use the population data along with information about ages and relationships to develop data about household composition, as shown in the figure below. The data confirms the high proportion of pensioner only households with some 46.9% of survey respondents living in households where all occupants are aged 65 and over – this finding is consistent with 2011 Census data. The analysis also shows relatively few households with children; in particular only 1% of survey respondents were lone parents.

Figure 3.6: Household Type

Household type	Number	%
Single pensioners	93	19.1%
2 or more pensioners	135	27.8%
Single non-pensioners	39	8.0%
Childless couple	105	21.6%
Other multi-adult	64	13.2%
Lone parent	5	1.0%
2+ adults 1 child	20	4.1%
2+ adults 2+ children	25	5.1%
Total	**486**	**100.0%**

Source: Household Survey Data

3.14 Stakeholder and household interviews suggest that there will not be a significant amount of housing demand from children as they grow up. Other data suggests about a fifth of local teenagers go to university on the mainland. Of those that remain, as noted elsewhere neither Wootton Bridge's housing stock or its employment and entertainment offer are strong enough to retain them. Some households we spoke to grew up in the area, left and returned in later life either to retire or commute to other places of employment.

Employment

3.15 Finally, Section A of the survey form asked people who were in employment where they worked. The data shown in the figure below shows that very few residents actually work within the parish. In total, 10% of people work from home and a further 8% work within the parish (about 18% working in the parish in total). The vast majority (70%) work elsewhere on the Island with some 11% stating 'off the Island' as the main location of employment. Based upon our stakeholder and resident views the evidence suggests that many of the residents who are employed in the parish are part time workers.

Figure 3.7: Location of Employment		
Location	**Number**	**%**
Work mainly from home	31	10.4%
Within the parish	24	8.1%
Elsewhere on the Island	209	70.4%
Off the Island	33	11.1%
Total	**297**	**100.0%**

Source: Household Survey Data

Recently moving households

3.16 Section B of the survey formed asked households about their recent housing history. This included looking at when people moved to Wootton Bridge and when they moved to their current accommodation. The figure below shows that 82% of survey respondents have lived in the parish for at least five years with a similar proportion (80%) having been in their current home for at least this period of time. Compared with surveys we have carried out elsewhere the proportion of households moving is quite low and this is likely to be strongly related to the age of the population and the high proportion of outright owners who tend to be the least mobile sector of the population.

Figure 3.8: When Did Households Move To…				
When moved	**Wootton Bridge**		**Current home**	
	Number	%	Number	%
Within the last year	20	4.1%	25	5.1%
1 to 2 years ago	18	3.7%	25	5.1%
2 to 5 years ago	49	10.1%	48	9.9%
Over 5 years ago	399	82.1%	388	79.8%
Total	**486**	**100.0%**	**486**	**100.0%**

Source: Household Survey Data

3.17 Although all households were asked to state their previous tenure and location of housing we have presented in the figure below an analysis of households who moved to their current accommodation in the past five years (98 survey respondents). The data shows that over three-quarters of households had previously lived in owner-occupied housing and 17% had moved from the private rented sector. Very few households had moved from other tenures (including affordable housing).

Figure 3.9: Tenure of Previous Accommodation		
Previous tenure	**Number**	**%**
Owner-occupied	75	76.5%
House/flat share	1	1.0%
Council rented	1	1.0%
Private rented	17	17.3%
Shared ownership	1	1.0%
Other	3	3.1%
Total	**98**	**100.0%**

Source: Household Survey Data

3.18 Regarding the location of previous housing the data showed that only about a fifth had moved from one property in the parish to another with the majority of households (59%) having moved from elsewhere on the Island. About a fifth of households had moved from locations 'off the Island'.

Figure 3.10: Location of Previous Accommodation		
Previous location	**Number**	**%**
Within the Parish	21	21.4%
Elsewhere on the Island	58	59.2%
Off the Island	19	19.4%
Total	**98**	**100.0%**

Source: Household Survey Data

3.19 Households were also asked for the reasons why they had moved home. The main reasons were to move to a different sized property (either up or downsizing) along with to move to a better environment and to move to live near relatives or friends.

Households likely to move in the future

3.20 In the previous section we looked at households who had moved home over the past five years. Below we have used survey data to look at the future aspirations and expectations of households who need or are likely to move home over the next five years. This data was collected in Sections C and D of the survey form. This information is substantially used in coming to our conclusions about appropriate future housing requirements in the next section of the report. The data is split between existing and concealed households.

Existing Households

3.21 The figure below shows the number and proportion of households who would consider they need or expect to move home over the next five years by tenure. The data shows that around 22.2% of households state a need or likelihood of moving home over the next five years with a further 3.1% stating that they would like to move but are prevented from doing so for some reason. The proportions vary significantly by tenure. Some 55% of private tenants need or are likely to move compared with just 15% of outright owners.

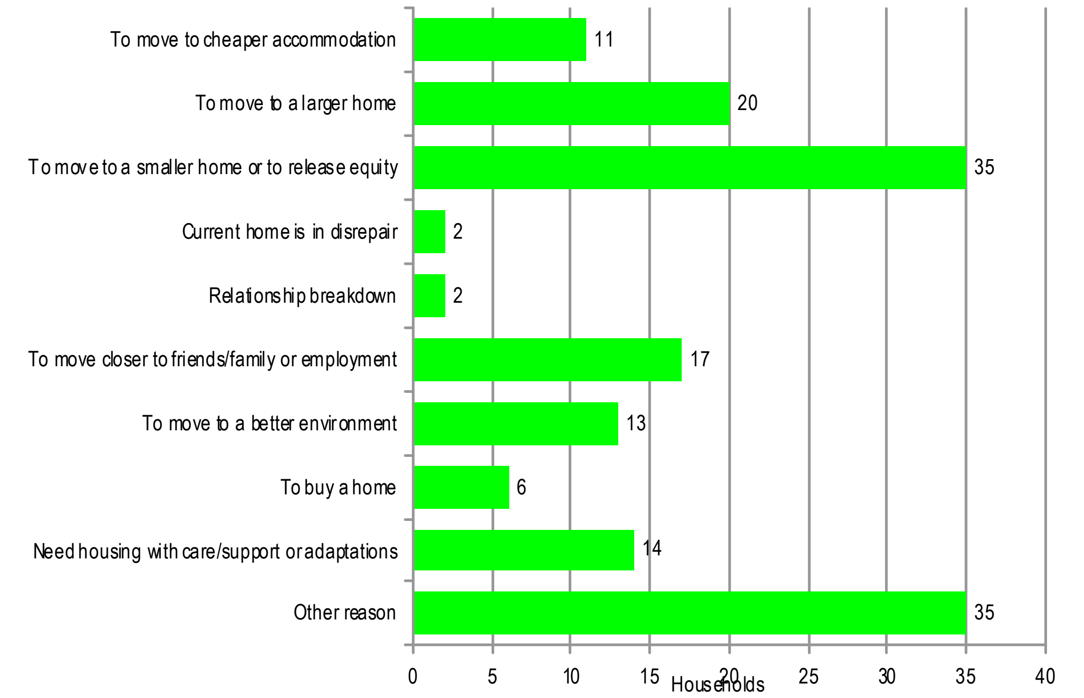
Figure 3.11: Existing Households Who Need or are Likely to Move by Tenure						
	When need or likely to move					
Current tenure	Within a year	In 1-2 years	In 3-5 years	No need/ not likely to move	Wish to move but cannot	Total
Owner-occupied (no mortgage)	8	13	26	256	3	306
Owner-occupied (with mortgage)	6	9	19	76	4	114
Affordable housing	5	3	2	17	8	35
Private rented and other	6	7	4	14	0	31
Total	**25**	**32**	**51**	**363**	**15**	**486**
Owner-occupied (no mortgage)	2.6%	4.2%	8.5%	83.7%	1.0%	100.0%
Owner-occupied (with mortgage)	5.3%	7.9%	16.7%	66.7%	3.5%	100.0%
Affordable housing	14.3%	8.6%	5.7%	48.6%	22.9%	100.0%
Private rented and other	19.4%	22.6%	12.9%	45.2%	0.0%	100.0%
Total	**5.1%**	**6.6%**	**10.5%**	**74.7%**	**3.1%**	**100.0%**

Source: Household Survey Data

3.22 A sample of 'wish to move or cannot' responses were followed up by telephone interview. Responses mostly focussed on the fact that the housing market had stalled and suitable housing was generally not coming onto the market. Owners were reluctant to offer housing for sale as they believed that prices would recover. The other main reason given was that household could not afford local prices. One interviewee explained that her reluctance to downsize was so that she could offer overnight stays for her family. Her family was resident on the mainland and rarely visited due to ferry costs.

3.23 The figure below states the reasons why households have stated a need or likelihood of moving home. The reasons are listed in survey questionnaire order. The main reason for moving is because households want to move to smaller accommodation followed by moving to a larger home. Some 35 households cited an 'other' reason for moving that was not specified on the survey questionnaire. Many of these other reasons where stated were similar to the list offered on the survey form and in particular a number of respondents emphasized the need to downsize.

Figure 3.12: Reasons for Moving Home Over Next Five Years



Source: Household Survey Data

3.24 The survey moved on to look at where households would both like and expect to move. The results of this analysis are shown in the table 23. The table shows that the majority of households (58%) would 'like' to remain living in the parish with 18% wanting to leave the Island. When compared with what household 'expect' we see some notable differences with only 37% expecting to remain in the area and a greater proportion expecting to move elsewhere on the Island and to a lesser extent off the Island.

3.25 Given the reasons for households seeking to move accommodation along with an understanding of the housing stock and population profile it seems reasonable to suggest that the different between preferences and expectations is to some degree driven by the availability of suitable housing within the parish for households to move to.

Figure 3.13: Existing Households Locational Preferences and Expectations

Location	**Like**		**Expect**	
	Households	%	Households	%
Within the Parish	71	57.7%	46	37.4%
Elsewhere on the Island	30	24.4%	52	42.3%
Off the Island	22	17.9%	25	20.3%
Total	**123**	**100.0%**	**123**	**100.0%**

Source: Household Survey Data

3.26 Households were similarly asked about what tenure they would both like and expect to move to; the results are shown in the figure below. The results suggest that over four-fifths (81.3%) of all households would 'like' to move to owner-occupation; with a similar but slightly lower proportion that (77.2%) expect to move to this tenure. These high figures are largely driven by the fact that the majority of households are already owner-occupier with in most cases high levels of equity given that they are outright owners.

3.27 The small difference between aspirations and expectations can be seen in a shift towards private renting, this is likely to be due to a small number of households who are not currently owners being unable to access the owner-occupied market (possibly due to a lack of deposit or as a result of current lending restrictions).

3.28 Although the numbers wanting and expecting to move to affordable housing are the same it is worth noting that within the data there is a slightly higher preference for social renting when compared with household expectations (i.e. a small number of households would like social rented housing but expect to secure shared ownership/equity accommodation).

Figure 3.14: Existing Households Housing Tenure Aspirations and Expectations

Tenure	Like		Expect	
	Households	%	Households	%
Buy own home	100	81.3%	95	77.2%
Affordable housing	14	11.4%	14	11.4%
Private rented and other	9	7.3%	14	11.4%
Total	**123**	**100.0%**	**123**	**100.0%**

Source: Household Survey Data

3.29 The figure below shows the type of dwellings households would like and expect to move to. A large proportion of households would like detached houses (35.8%) but a much smaller proportion expect to move to such accommodation (23.6%). Preference and expectations of securing bungalows is also quite high whilst there is a higher expectation of flatted accommodation when compared with household preferences. Relative to the profile of the existing stock, the survey indicates a high preference for flats and a relatively low preference for terraced housing.

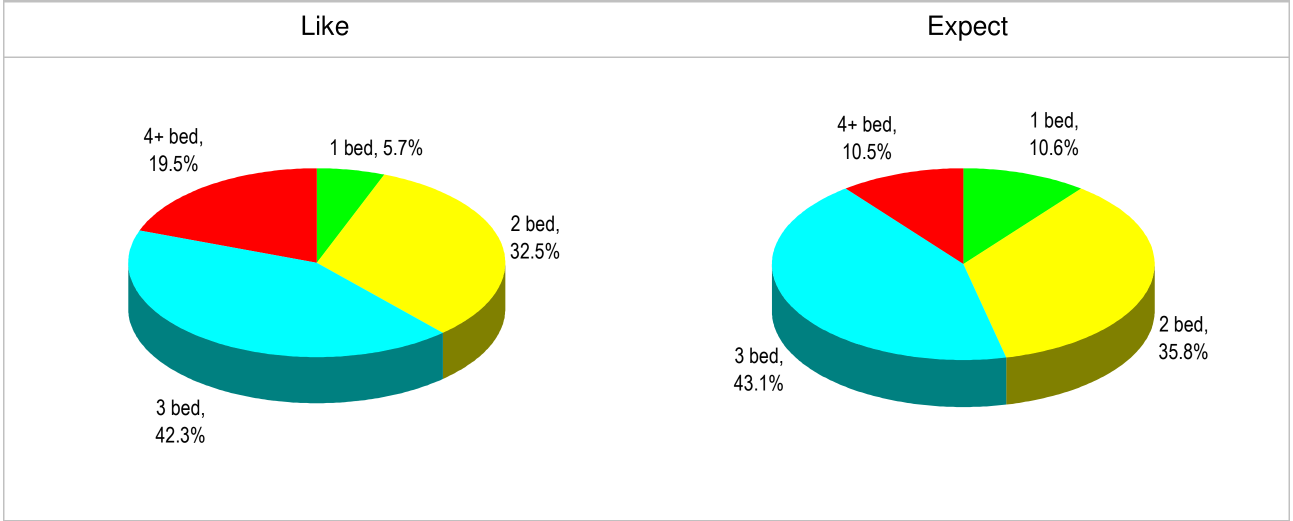
Figure 3.15: Housing Type Aspirations and Expectations – Existing Households

Type of home	Like		Expect	
	Households	%	Households	%
Detached house	44	35.8%	29	23.6%
Semi-detached house	10	8.1%	19	15.4%
Terraced house	3	2.4%	6	4.9%
Bungalow	49	39.8%	43	35.0%
Flat/maisonette	16	13.0%	23	18.7%
Other	1	0.8%	3	2.4%
Total	**123**	**100.0%**	**123**	**100.0%**

Source: Household Survey Data

3.30 In terms of sizes of accommodation, we asked households to indicate the number of bedrooms they would like and also how many they actually expect to secure. According to the figure below the majority of households stated that they would like 2 or 3 bedrooms (75%) with 19% wanting 4 or more bedrooms and just 6% one bedroom. When looking at expectations we see a much smaller profile of housing with only 11% expecting 4 or more bedrooms and 11% expecting a one bedroom home.

Figure 3.16: Size of Accommodation Aspirations – Existing Households



Source: Household Survey Data

3.31 In addition, households were asked if they would like or expect to move to specialist accommodation with a range of options available on the survey form. For this question households could tick as many boxes as relevant so the totals come to more than 100%. According to the figure below, although the majority of households would either like or expect ordinary residential accommodation there are a significant proportion who would like some form of specialist housing mainly related to the accommodation being accessible i.e. without steps and stairs. A reasonable proportion also indicated a requirement for some degree of care and support which is interesting given the general lack of such accommodation in the parish at the present time.

Figure 3.17: Specialist Housing Type Aspirations and Expectations – Existing Households

Type of home	Like		Expect	
	Households	%	Households	%
Housing without steps/stairs	42	38.9%	40	37.0%
Housing with emergency alarm	6	5.6%	5	4.5%
Housing with a warden	7	6.5%	5	4.6%
Housing with care/support	8	7.4%	8	7.4%
Care or nursing home	1	0.9%	1	0.9%
Ordinary accommodation	58	53.7%	61	56.5%

Source: Household Survey Data

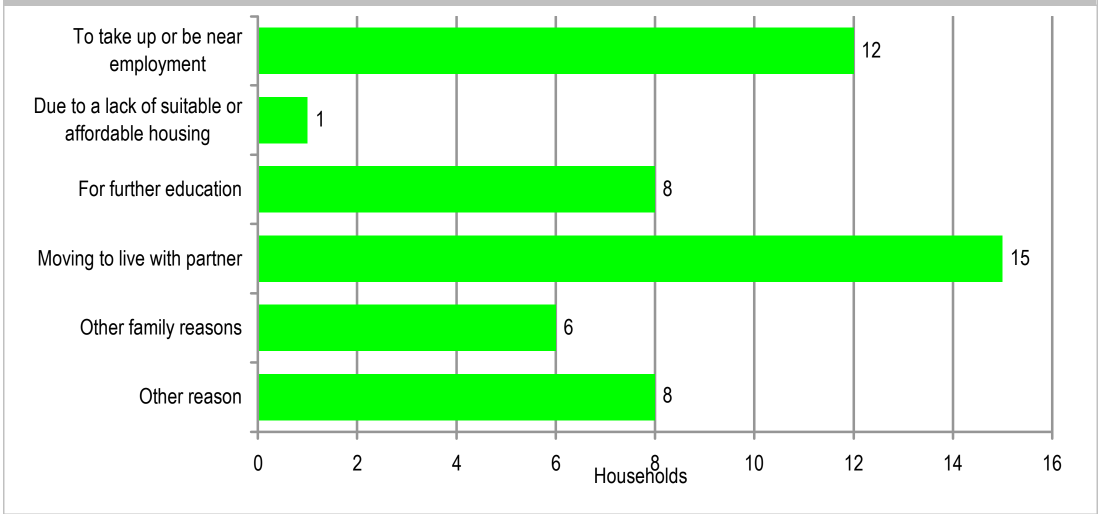
Concealed households

3.32 A concealed household is one that is living within another household. Examples are family members planning to leave to live independently or people who have chosen to live with another family temporally. Such households may be awaiting suitable housing or have had to leave their previous address due to a relationship breakdown.

3.33 The survey questionnaire asked respondents if there was anyone living in their household who needs or is likely to move to their own separate accommodation over the next five years. In total 45 households (9%) said that there was someone who was a potential mover. The questionnaire also asked if the household knew of anyone currently living outside the parish that wanted to live within the parish and these cases were followed up by telephone interview.

3.34 The figure below studies the reasons why concealed households have stated a need or likelihood of moving home (these are listed in survey questionnaire order). The main reason for moving is to set up home with a partner followed by employment reasons. Interestingly only one survey respondent specifically mentioned a housing issue as a reason for needing to move. Eight households cited an 'other' reason for moving that was not specified on the survey questionnaire. Many of these other reasons where stated were similar to the list offered on the survey form.

Figure 3.18: Reasons for Moving Home Over Next Five Years – Concealed Households



Source: Household Survey Data

3.35 The figure below shows where concealed households would like and expect to move to. The table shows that when compared with existing households there is a much lower preference and expectation of remaining in the parish. A total of 38% would like to remain living in the parish with a similar proportion 36% wanting to leave the Island. When compared with what concealed households expect to happen we see some notable differences with only 11% expecting to remain in the area and a greater proportion expecting to move elsewhere on the Island.

3.36 Although housing specific reasons did not feature highly in reasons for moving the large difference between locational preferences and expectations does suggest that a number of households who would like to stay in the parish will move out if appropriate and affordable accommodation is not available.

Figure 3.19: Concealed Households Locational Preferences and Expectations

Location	Like		Expect	
	Households	%	Households	%
Within the Parish	17	37.8%	5	11.1%
Elsewhere on the Island	12	26.7%	24	53.3%
Off the Island	16	35.6%	16	35.6%
Total	**45**	**100.0%**	**45**	**100.0%**

Source: Household Survey Data

3.37 In terms of tenure preferences and expectations, the figure below shows some interesting results. In total it is estimated that around 56% of concealed households would like to move to owner-occupied accommodation although only 27% expect to secure this tenure of housing. Both of these figures are significantly below equivalent figures for existing households. In total, around 31% would like private rented housing (including house/flat share) with an even higher proportion (58%) expecting to move to this tenure of accommodation. Generally, preferences and expectations for private renting are noticeably higher than for existing households.

Figure 3.20: Concealed Households Housing Tenure Aspirations and Expectations

Tenure	Like		Expect	
	Households	%	Households	%
Buy own home	25	55.6%	12	26.7%
Affordable housing	6	13.3%	7	15.6%
Private rented and other	14	31.1%	26	57.8%
Total	**45**	**100.0%**	**45**	**100.0%**

Source: Household Survey Data

3.38 The figure below shows the type of dwellings concealed households would like and expect to move to. Compared with the results for existing households the figures show that there is both a greater preference and expectation for flatted accommodation amongst concealed households. More than half of all concealed households (56%) expect to live in a flat or maisonette, although only 38 % would like to do so. The other category below is mainly room only accommodation.

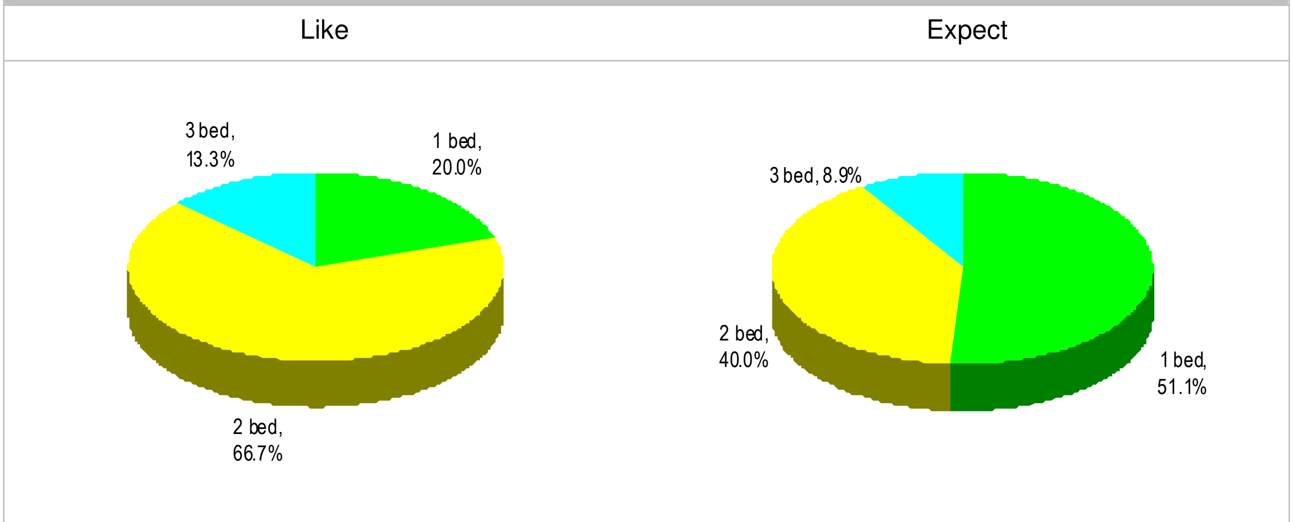
Figure 3.21: Housing Type Aspirations and Expectations of Concealed Households

Type of home	Like		Expect	
	Households	%	Households	%
Detached house	12	26.7	2	4.4
Semi-detached house	8	17.8	3	6.7
Terraced house	3	6.7	6	13.3
Bungalow	2	4.4	2	4.4
Flat/maisonette	17	37.8	25	55.6
Other	3	6.7	7	15.6
Total	**45**	**100.0**	**45**	**100.0**

Source: Household Survey Data

3.39 In terms of size of accommodation, households were asked to indicate the number of bedrooms they would like and the number they expect to secure. The findings of this analysis are shown in the figure below and indicate that a large proportion (51%) expect to secure one bedroom accommodation although only 20% would like this size of housing. There is a relatively low preference or expectation for family-sized (3 or more bedroom) homes from concealed households. The data shows that compared with the results for existing households, concealed households have preferences and expectations for smaller accommodation sizes.

Figure 3.22: Size of Accommodation Preferred and Expected - Concealed Households



Source: Household Survey Data

3.40 In addition, concealed households were asked if they would like or expected to move to specialist accommodation (either with care/support or with level access). According to the figure below the vast majority of households would either like or expect ordinary housing accommodation. Overall only 11% of concealed households would like or expect any form of specialist accommodation – mainly related to step free access to accommodation.

Figure 3.23: Specialist Housing Type Aspirations and Expectations – Concealed Households				
Type of home	**Like**		**Expect**	
	Households	%	Households	%
Housing without steps/stairs	4	8.9%	4	8.9%
Housing with emergency alarm	2	4.4%	2	4.4%
Housing with a warden	1	2.2%	1	2.2%
Housing with care/support	3	6.7%	3	6.7%
Care or nursing home	0	0.0%	0	0.0%
Ordinary accommodation	40	88.9%	40	88.9%

Source: Household Survey Data

3.41 Overall the survey suggested that 15 households knew of someone living outside who needed housing (3.1% of respondents). These respondents were interviewed but we have concluded that their connection with Wootton Bridge was not sufficiently strong to warrant revision of our estimate of local housing requirements.

Views on Housing Needs in the Parish

3.42 The final section of the questionnaire survey form asked all households for views on what additional housing is needed in the parish. The figure below shows the particular groups respondents thought housing is required for. Where households have indicated that they think additional housing is required they were able to tick boxes for as many groups as they thought was appropriate – hence the totals come to more than 100%.

3.43 Overall, some 44% of respondents stated that they felt there was no need for additional housing to be provided. Where an additional requirement was identified the main groups highlighted were young people and small families. There was also a reasonable number stating a need for housing for older persons and those with disabilities.

Figure 3.24: Which Groups Require Housing in the Parish?		
Household group	**Respondents**	**%**
Young people	172	35.4%
Single people	83	17.1%
Large families	69	14.2%
Small families	148	30.5%
People with disabilities	111	22.8%
Older people	130	26.7%
Other	15	3.1%
No further homes are needed	212	43.6%

Source: Household Survey Data

3.44 In addition, when asked if they would object to new homes being provided in the parish for local people over three-quarters (76.7%) stated that they would have no objection.

3.45 At this point on the survey form households were asked to provide any further comments about housing need and future housing development in the parish – 197 respondents provided comments is response to this question with a wide range of views being expressed. It is not practical to list all the responses provided although it would be fair to say that views were quite diverse and often forthright. A number of respondents highlighted that:

- they are fearful of over development and the impact this will have on the attractiveness of the parish (including a lack of infrastructure – schools, doctors, roads, water supply, drainage;
- housing is too expensive for local people and new development should focus on local needs (particularly for first-time-buyers);
- new housing should focus on Brownfield/Infill sites and not major new estates;
- care homes/supported housing is a priority, including affordable sheltered housing;
- Wootton Bridge is already too big and no more development is needed;
- new homes should be for people living and working in the Isle of Wight, not as a holiday or a second home;
- new development should be sympathetically designed to have as little impact as possible;
- more houses shouldn't be built unless additional jobs are provided;
- vacant properties should be brought back into use and the growth of second/holiday homes stopped; and
- developments for older people are required to allow them to move out of current home and to allow young people to move in.

Summary and Key Findings

3.46 A household survey was conducted and 486 households completed and returned the survey form. Based on 2011 Census data it is estimated that 1,578 households are resident in the parish. Vacant and second homes have not been included in this total. This gives a questionnaire response rate of 30.8%.

3.47 The difference between household aspirations and expectations from concealed households underlines the reality expressed by stakeholders and young people themselves that many households could probably not afford the housing they aspire to in Wootton Bridge. Many would seek private rented sector housing and this was not likely to be available in the village due to its small supply. The gap between aspirations and expectations is narrower for existing households.

3.48 Survey data supports the view expressed by many stakeholders about the future requirements of older households. There is relatively little supply of residential care and extra care housing and some respondents have indicated a requirement for housing with support. This probably understates the need for specialised housing and or support as many more household have cited downsizing and equity release as a reason for their planned future move. In addition 240 people, over 7% of the population reported bad or vary bad health according to the Census.

Chapter 4: Local Housing Requirements Estimated by the Housing Needs Survey

Introduction

4.1 Our method of analysing the data is complicated and we have explained this fully in our technical appendix below. This section reports the main findings.

Housing Requirements and the Island Plan

4.2 The Island Plan Core Strategy confirms that in order to provide for an average of 520 dwellings per year over the plan period to 2027, it will be expected that 980 units will be broadly delivered through smaller scale development at the Rural Service Centres (11 in total) and the wider rural area.

4.3 The National Planning Policy Guidance (NPPF) confirms that “To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and

4.4 The Delivery and Management Development Plan Document will look at the “housing needs” from housing need surveys and “housing demands” in order to come to a balanced judgement on the allocation of dwellings within the Rural Service Centres and the wider rural area.

4.5 The Planning Department is not able to confirm the broad allocations as these will be influenced by the relative sizes of population, any housing need identified and planned housing to meet the demands of the demography of the local marketplace and will be influenced by further work carried out by a Sustainability Appraisal.

Requirements generated by local households and local emerging households

4.6 In undertaking this analysis it was found that 123 local households have indicated a clear need or likelihood to move home over the next five years. Of these 72 would be seeking to remain in the parish. There were a further 45 concealed households expecting to move home although only 17 are expected to seek housing within the parish. On a simple demand and supply basis this analysis therefore suggests that there is a demand for 89 homes (72+17) and a potential supply of 123 (as households move away from the parish). **This is a net surplus of 34 additional homes**.

4.7 However in order to refine this simplistic approach we have undertaken a more detailed assessment of demand from local households seeking to move terms of their requirements for size type and tenure and compared it to the size type and tenure of the supply. This assumes that the characteristics of supply for the next 5 years will be similar to the last 5 years. The outcome is that there will be a mismatch between the supply and demand in terms of size type and tenure and **there is a net requirement for 44 dwellings.** The following tables summarise the 44 dwellings needed in terms of size type and tenure. Dwellings that become vacant that are not suitable for the specific needs of the 44 households will be occupied by other households.

4.8 The specific requirements of these 44 households are noteworthy. The following specific requirements for different types of housing are derived from the household survey data. The following tables are presented in two broad groups: market and affordable tenures. It is estimated that the following 44 dwellings need to be provided in order to fully meet requirements from local households over the next 5 years as identified by the survey as at December 2012.

Requirement for Market tenures

4.9 Survey data analysis suggests that many local households planning to move can afford to remain home owners. According to many of our interviews, many also seek to downsize and release equity in so doing. Many of these will be able to self fund adaptations, care and support. Overall 28 households can afford to remain home owners and 2 can afford to rent in the private rented sector should suitable housing be provided. In total there is likely to be a shortfall of 30 market housing dwellings.

Figure 4.1: Local housing requirement for Owner-occupied housing by type

Estimated Number	Bedrooms	Type	Accessible	Care
1	1	Flat	Yes	Yes
2	2	Flat	Yes	Yes
2	2	Flat	Yes	-
4	2	Flat	-	-
1	3	Flat	-	-
1	2	Bungalow	Yes	Yes
2	2	Bungalow	Yes	-
11	3	Bungalow	Yes	-
1	3	Bungalow	Yes	Yes
2	4	Bungalow	Yes	-
1	4	House	Yes	-

Source: Household Survey Data

Figure 4.2: Local housing requirement for Market Rented housing by type

Estimated Number	Bedrooms	Type	Accessible	Care
2	1	Bungalow	Yes	Yes

Source: Household Survey Data

Requirement for Affordable Tenures

4.10 These include shared ownership, affordable rent and social housing. Affordable rent levels are set at around 75% of market rents which will be more expensive than social rents but less expensive than market rents or shared ownership costs. 14 households will require affordable housing of various sizes and levels of care. One person that we interviewed explained that shared ownership housing was important to her. She had been an owner occupier unable to afford full market prices when she needed to move on health grounds.

Figure 4.3: Local housing requirement for Shared Ownership housing by type

Estimated Number	Bedrooms	Type	Accessible	Care
1	2	Flat	Yes	Yes

Source: Household Survey Data

Figure 4.4: Local housing requirement for Affordable Rent housing by type

Estimated Number	Bedrooms	Type	Accessible	Care
1	1	Flat	-	-
1	2	House	-	-

Source: Household Survey Data

Figure 4.5: Local housing requirement for Social Rented housing by type

Estimated Number	Bedrooms	Type	Accessible	Care
1	1	Flat	-	-
1	2	Flat	Yes	Yes
1	3	Flat	-	-
1	1	Bungalow	Yes	Yes
1	2	Bungalow	Yes	Yes
1	1	House	Yes	Yes
1	2	House	Yes	-
1	2	House	-	-
1	3	House	Yes	-

Source: Household Survey Data

4.11 It is stressed that the above findings are based upon a snapshot of local housing requirements as at December 2012 and they should be regarded as indicative rather than prescriptive. However some broad findings emerge that are consistent with stakeholder and resident perceptions. In broad terms:

- Two thirds of the additional requirement is due to local home owners seeking to become owners of more suitable housing. Around one third of these will require housing with care. This finding is consistent with the large proportion of older home owners resident in the parish;
- One third of the additional requirement is needed for people unable to afford market housing. Nevertheless, one third of this group also require housing with care;
- As previously noted in the introduction to chapter 2 we would consider this estimate to be a minimum. This is because it has proved difficult to assess the housing requirement for local housing for households resident outside the parish. It will be possible to refine the estimate if other rural service centre and town based housing needs surveys are commissioned; and
- The balance of the housing supply will be occupied by incomers – both from elsewhere in the Island and from the mainland.

Requirements from other households

4.12 The analysis above focuses on the demand from local people and identifies mismatches in the stock to meet local needs. The analysis of mismatch does however also provide an indication of the profile of dwellings which are likely to be available when people move and for which there is no local demand (as evidenced by the survey).

4.13 Analysis of additional available stock (detailed in Appendix 1) shows that the majority of stock available (86%) will be in the market sector with the majority of affordable housing being of shared ownership tenure. In the market sector there is expected to be a significant potential availability of larger homes (particularly with four or more bedrooms).

4.14 When comparing the profile of homes likely to be available for other households with those secured by households moving into the parish over the past five years we see a profile that is slightly more skewed towards four or more bedroom homes. This would suggest that any new provision over and above that which is identified as being required for the local population should focus on two- and three-bedroom homes as the potential supply of larger units looks to be quite strong.

Appendix 1: Technical Appendix

Introduction

A1.1 This appendix provides the detailed background data underpinning the estimates of local net housing requirements and possible tenure and size mix (the key data has been summarised in Chapter 4 of the report).

Demand/Supply – Survey Data (Background)

A1.2 The first part of our analysis studies the demand for housing from both existing and concealed households and the supply of housing likely to be released as existing households move home. The analysis of demand is limited to households who have expressed that they would like to remain in the parish or who would expect to remain living in the area whilst the supply analysis covers all moving households. We have studied supply and demand on the basis of five main criteria. These are tenure, size, type, accessible, care and support.

Tenure

A1.3 We have used five categories of tenure as follows:

- Owner-occupied
- Private rented
- Shared ownership/shared equity
- Intermediate/affordable rent
- Social rent

A1.4 To assign a household to each of these categories in relation to demand we have looked at a range of information provided by survey respondents. This includes data about tenure preferences and affordability.

A1.5 Every local household that indicated their intention to move within the parish was subject to an affordability appraisal in order to determine whether their preference for house purchase or market rent was affordable. The questionnaire did not include questions about household income levels and savings as these questions are controversial and can affect the response rate. Instead households were asked to state the maximum price or rent they could afford. Analysis was undertaken to ensure that all relevant household circumstances were taken into account and that the household's estimate of what housing they expected and they could afford was plausible. Those who were unable to afford local prices were classified as requiring affordable housing.

Size

A1.6 The size of accommodation has been based on the number of bedrooms required (or in the current accommodation in the case of supply). The data for demand mainly draws on household preferences but also takes account of household composition and tenure/affordability – this is particularly relevant for households unable to afford market housing where a smaller home is likely to be allocated on the basis of need rather than preference.

Type

A1.7 The analysis of housing type requirements have been split into three categories shown below:

- House
- Bungalow
- Flat

A1.8 Whilst survey data does allow a more detailed breakdown of house types (i.e. detached, semi-detached, terraced) we would consider that this distinction will to some degree be related to the size of accommodation. We have however made a distinction between houses and bungalows; this reflects outputs of the community consultation exercise which highlighted a particular demand for bungalows – this is also consistent with an ageing population.

Accessible

A1.9 We have also looked at the need for accommodation to be accessible. For the purposes of survey analysis this focussed on the need for housing to have access without steps or stairs – this is again a particular issue raised by the local community and is reflective of the population profile in the area. A question on the survey form also ascertained whether or not a household's current accommodation was accessible.

Care/Support

A1.10 Finally, demand has been measured against the need for some degree of care or support to be provided (along with a question about whether or not this is currently being received). It was highlighted in the community consultation that the lack of housing in the parish with support is severely limited which in turn has an impact on the ability of residents to move on from their existing accommodation as health issues worsen.

Demand/Supply from local households based upon survey data

A1.11 Below we have provided a brief overview of the estimated supply and demand for housing of different types. This has been split into two broad tenure groups (market and affordable) and prior to this we highlight the overall tenure position.

A1.12 The data in the figure below shows that both the demand and the supply of housing is focussed on the market sector although the proportionate supply of private rented homes is somewhat higher than the potential demand – this bears out research we have carried out elsewhere which shows that the private rented sector, despite growing, is still not a tenure of choice for many households living in it. The relatively high potential supply of shared ownership is also noteworthy (and consistent with Census tenure analysis) whilst the only tenures where the demand exceeds supply are for the two rented affordable housing categories – this to some degree reflects households living in the private rented sector who need a more secure and affordable housing solution.

Figure A1.1: Demand and Supply of Housing by Tenure

Tenure	Demand		Supply	
	Number	%	Number	%
Owner-occupied	64	71.9%	88	71.5%
Private rented	4	4.5%	17	13.8%
Shared ownership/equity	2	2.2%	11	8.9%
Intermediate/affordable rent	2	2.2%	0	0.0%
Social rent	17	19.1%	7	5.7%
Total	**89**	**100.0%**	**123**	**100.0%**

Source: Wootton Bridge Housing Needs Survey

A1.13 Moving on to look at specific tenures we have below provided information for market housing about the local demand (from the survey) and likely supply from households moving as derived from survey data.

A1.14 The figure below summarises results in the market sector (owner-occupied and private rented sectors combined). When comparing the proportions we see a clear shift towards a demand for smaller homes when compared with the supply profile there is also a notable move towards bungalows (and to a lesser extent flats) when compared with the potential supply. The potential demand for accessible housing is also high relative to demand whilst a small requirement for housing with care/support is shown whilst the supply profile suggests that there is unlikely to be any available from the current stock. All of these findings are consistent with our community consultation.

Figure A1.2: Demand and Supply Characteristics – Market Housing				
	Demand		Supply	
	Number	%	Number	%
1 bedroom	6	8.8%	8	7.6%
2 bedrooms	18	26.5%	24	22.9%
3 bedrooms	31	45.6%	37	35.2%
4+ bedrooms	13	19.1%	36	34.3%
Total	**68**	**100.0%**	**105**	**100.0%**
House	28	41.2%	71	67.6%
Bungalow	29	42.6%	27	25.7%
Flat	11	16.2%	7	6.7%
Total	**68**	**100.0%**	**105**	**100.0%**
Accessible	27	39.7%	9	8.6%
Not accessible	41	60.3%	96	91.4%
Total	**68**	**100.0%**	**105**	**100.0%**
With care/support	7	10.3%	0	0.0%
Without care/support	61	89.7%	105	100.0%
Total	**68**	**100.0%**	**105**	**100.0%**

Source: Wootton Bridge Housing Needs Survey

A1.15 The same analysis has been carried out in the affordable sector in the figure below. We have combined data for social rent and the two intermediate categories. The data in the affordable sector mirrors that in the market sector to a strong degree with a greater demand for smaller homes relative to supply and also demand for flatted accommodation (although surprisingly not for bungalows). The demand for accessible accommodation and housing with care and support is notably higher than the likely supply (which is nil in the case of care/support).

Figure A1.3: Demand and Supply Characteristics – Affordable Housing				
	Demand		Supply	
	Number	%	Number	%
1 bedroom	4	19.0%	0	0.0%
2 bedrooms	12	57.1%	11	61.1%
3 bedrooms	5	23.8%	7	38.9%
4+ bedrooms	0	0.0%	0	0.0%
Total	**21**	**100.0%**	**18**	**100.0%**
House	8	38.1%	8	44.4%
Bungalow	3	14.3%	4	22.2%
Flat	10	47.6%	6	33.3%
Total	**21**	**100.0%**	**18**	**100.0%**
Accessible	11	52.4%	4	22.2%
Not accessible	10	47.6%	14	77.8%
Total	**21**	**100.0%**	**18**	**100.0%**
With care/support	4	19.0%	0	0.0%
Without care/support	17	81.0%	18	100.0%
Total	**21**	**100.0%**	**18**	**100.0%**

Source: Wootton Bridge Housing Needs Survey

Demand/Supply – Mismatch

A1.16 Whilst the above analysis is interesting it does not directly translate into requirements for additional housing. The analysis clearly shows a mismatch but also indicates that in overall housing terms the potential supply is greater than the demand when demand is based upon that from local residents only.

A1.17 We have therefore developed this analysis to provide an indication of the mismatch between supply and demand for specific types of housing. This analysis gives a clear indication of what shortfalls in the stock exist for local people but should also be treated with some degree of caution – for example an available three bedroom owner-occupied home is considered to meet the demand from someone needing a three bedroom (owner-occupied) dwelling but in reality there may be particular types or locations of homes that some households would not consider. On the other hand a household with demand for a three bedroom home might (subject to affordability) move into a four bedroom home where the supply exists.

A1.18 Overall the analysis of mismatch identifies that the current stock of housing can meet about half of the demand (45 of the 89 households requiring housing). There is therefore a mismatch of 44 homes where local households are unlikely to be able to find appropriate housing within the current stock in the parish. This mismatch (and the characteristics of it) is shown in the table below:

A1.19 Overall the analysis suggests that for local people seeking housing there is a shortage of 30 units of market housing and 14 in the affordable sector – the market housing shortages therefore make up about two-thirds of housing requirements for local people. In the market sector the vast majority is for housing to buy with social rented homes being the main shortfall in the affordable sector.

A1.20 Looking at the specific results we see potential demand for just over half of additional market homes to be larger (3 and 4+ bedroom) homes with a figure of about a third in the affordable sector. The market sector has a particular focus on bungalows whilst in the affordable sector we expect to see a greater requirement for houses and flatted accommodation. In both tenures there is a high requirement for accessible accommodation – this is particularly the case for market housing although to some degree this is reflected in the profile of the current stock. In both sectors it is suggested that around a quarter of accommodation should also have some degree of care or support – this is against a backdrop where there is no evidence of a supply coming forward from the existing stock over the next five years.

Figure A1.4: Overall Housing Requirements by Broad Tenure

	Market		Affordable	
	Number	%	Number	%
Owner-occupied	28	93.3%	-	-
Private rented	2	6.7%	-	-
Shared ownership/equity	-	-	1	7.1%
Intermediate/affordable rent	-	-	2	14.3%
Social rent	-	-	11	78.6%
Total	**30**	**100.0%**	**14**	**100.0%**
1 bedroom	3	10.0%	4	28.6%
2 bedrooms	11	36.7%	6	42.9%
3 bedrooms	13	43.3%	4	28.6%
4+ bedrooms	3	10.0%	0	0.0%
Total	**30**	**100.0%**	**14**	**100.0%**
House	1	3.3%	7	50.0%
Bungalow	19	63.3%	2	14.3%
Flat	10	33.3%	5	35.7%
Total	**30**	**100.0%**	**14**	**100.0%**
Accessible	25	83.3%	9	64.3%
Not accessible	5	16.7%	5	35.7%
Total	**30**	**100.0%**	**14**	**100.0%**
With care/support	7	23.3%	4	28.6%
Without care/support	23	76.7%	10	71.4%
Total	**30**	**100.0%**	**14**	**100.0%**

Source: Wootton Bridge Housing Needs Survey

A1.21 Overall, therefore the analysis suggest that over the next five years there is a shortfall of 44 homes required to deal with the mismatch between the demand and supply of properties from local people. About two-thirds of this shortfall is for market homes with the analysis suggesting in both the market and affordable sectors that issues around accessibility to accommodation and care/support are particularly important. This generally concurs with the findings of our community consultation.

A1.22 The analysis is slightly more specific than can be reflected in the table above and below we have provided a detailed account of the specific requirements for different types of housing as derived from the data. Whilst the majority are specific types of which demand for just a single unit is identified there are a number where the shortage is more notable. In particular the analysis suggests a requirement for eleven three bedroom accessible bungalows for owner-occupiers, four two-bedroom flats for owner-occupation and three 3-bedroom accessible social rented houses.

A1.23 Section 4 of the report provides the detailed information about estimated housing requirements for local people over the next five years which draws on the analysis in this appendix.

Demand from other households

A1.24 Due to the analysis of local needs being based on the mismatch of stock between types of homes required and potential availability we would expect some additional homes to become available for occupation for which there is no identified demand in the survey analysis. These dwellings will therefore be the focus for other households. This is shown in the table below, again separated by market and affordable housing.

A1.25 The data shows that the majority of stock available (86%) will be in the market sector – in the affordable sector there does appear likely to be a reasonable availability of shared ownership housing which is consistent with analysis showing a relatively large stock of this tenure in the parish. Although shared ownership is an affordable tenure we would note that in the current housing market with restrictions on mortgage finance it may be difficult to find people with a genuine need who are able to afford this accommodation.

A1.26 Focussing on the market sector the analysis shows that the profile of housing available (figure below) is very heavily skewed towards larger units and houses in particular those with four or more bedrooms. As with previous supply analysis there is no evidence of any supply of housing with care/support whilst the accessible housing supply looks fairly limited.

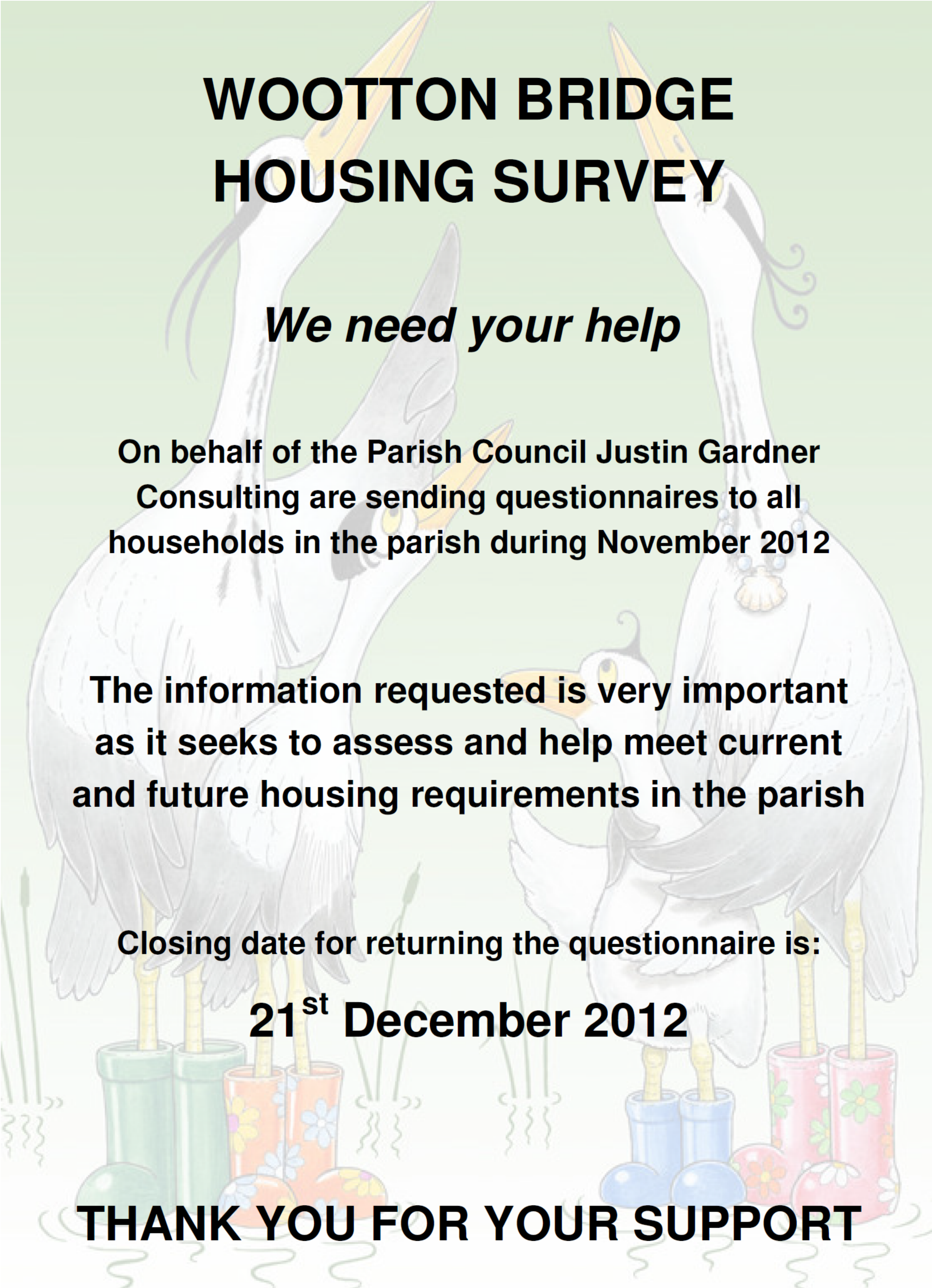
Figure A1.5: Profile of Existing Stock Available to Other Households

	Market		Affordable	
	Number	%	Number	%
Owner-occupied	54	78.3%	-	-
Private rented	15	21.7%	-	-
Shared ownership/equity	-	-	10	90.9%
Intermediate/affordable rent	-	-	0	0.0%
Social rent	-	-	1	9.1%
Total	**69**	**100.0%**	**11**	**100.0**
1 bedroom	5	7.2%	0	0.0%
2 bedrooms	17	24.6%	5	45.5%
3 bedrooms	21	30.4%	6	54.5%
4+ bedrooms	26	37.7%	0	0.0%
Total	**69**	**100.0%**	**11**	**100.0%**
House	46	66.7%	7	63.6%
Bungalow	17	24.6%	3	27.3%
Flat	6	8.7%	1	9.1%
Total	**69**	**100.0%**	**11**	**100.0%**
Accessible	8	11.6%	2	18.2%
Not accessible	61	88.4%	9	81.8%
Total	**69**	**100.0%**	**11**	**100.0%**
With care/support	0	0.0%	0	0.0%
Without care/support	69	100.0%	11	100.0%
Total	**69**	**100.0%**	**11**	**100.0%**

Source: Wootton Bridge Housing Needs Survey

A1.27 When comparing the profile of homes likely to be available for other with those secured by households moving into the parish over the past five years we see a profile that is slightly more skewed towards four or more bedroom homes. This would suggest that any new provision over and above that which is identified as being required for the local population should focus on two- and three-bedroom homes.

Appendix 2: Poster


WOOTTON BRIDGE
HOUSING SURVEY
We need your help
On behalf of the Parish Council Justin Gardner Consulting are sending questionnaires to all households in the parish during November 2012
The information requested is very important as it seeks to assess and help meet current and future housing requirements in the parish
Closing date for returning the questionnaire is:
21st December 2012
THANK YOU FOR YOUR SUPPORT

Appendix 3: Survey Questionnaire

QUALITY PARISH COUNCIL

Wootton Bridge Parish Council

Wootton Bridge Parish Council: HOUSING SURVEY

Dear Resident

We are carrying out a survey of the housing circumstances and future requirements of all households within the Wootton Bridge Parish. The findings of the survey will form a material consideration in the determination of planning applications in the parish of Wootton. The Isle of Wight Council has confirmed that following completion of the survey any application for planning permission regarding housing development would have to explain how the proposed scheme fits in with the findings of the survey. It is therefore vital that we have as many completed questionnaires as possible. The more responses we have, the more accurate will be our final assessment of the future housing requirements of the parish.

Please take a few minutes to complete the questionnaire and return it in the prepaid envelope enclosed. We are interested in getting information and views from everyone - home owners and tenants. Information from everyone is important as it will help to give a balanced view of housing in the area.

The data is being collected and analysed on behalf of Wootton Bridge Parish Council by Justin Gardner Consulting. **All of the information you give will be treated as strictly confidential and will only be used for the purpose of this survey.** The council will not see any of your individual replies nor will any of the information you give be passed on to any other agency or market research organisation.

We propose to follow-up on some of the survey responses to find out more detailed information about local people's housing needs. We would like to hear from you if you have problems in finding suitable accommodation or if you have particular views about the future of housing in the Parish. If this is the case fill in the contact details within the questionnaire. These will not be entered onto a database or provided to the parish council – the information will only be used by our local researcher who will be carrying out in-depth interviews in January 2013.

To thank you for taking part, every household that responds and provides contact details will be entered into a **prize draw with three Hamilton's food hampers as prizes**. If you would like help with any of the questions or want to discuss the questionnaire, please telephone Justin Gardner on the free phone number: **0800 046 1489**. For more details about the survey you can also visit www.justingardnerconsulting.co.uk and click on Wootton Bridge.

Please return the completed questionnaire in the pre-paid envelope or send to Freepost Plus RSSY-LCBJ-GCZU, JGC, 64 Ship Street, Brighton, BN1 1AE by 21st December 2012. Thank you for your time in this matter.

Yours faithfully

K. R. Morris

Ken Morris (Chairman – Wootton Bridge Parish Council)

jgc

NOTES FOR COMPLETING THE QUESTIONNAIRE

Most questions are answered by ticking the appropriate box: ☑ For some questions you need to write a number in a larger box: 2

Please follow the questions in the numbered order unless the box you tick has a '*Go to question XX*' next to it, where you will need to go to the question stated.

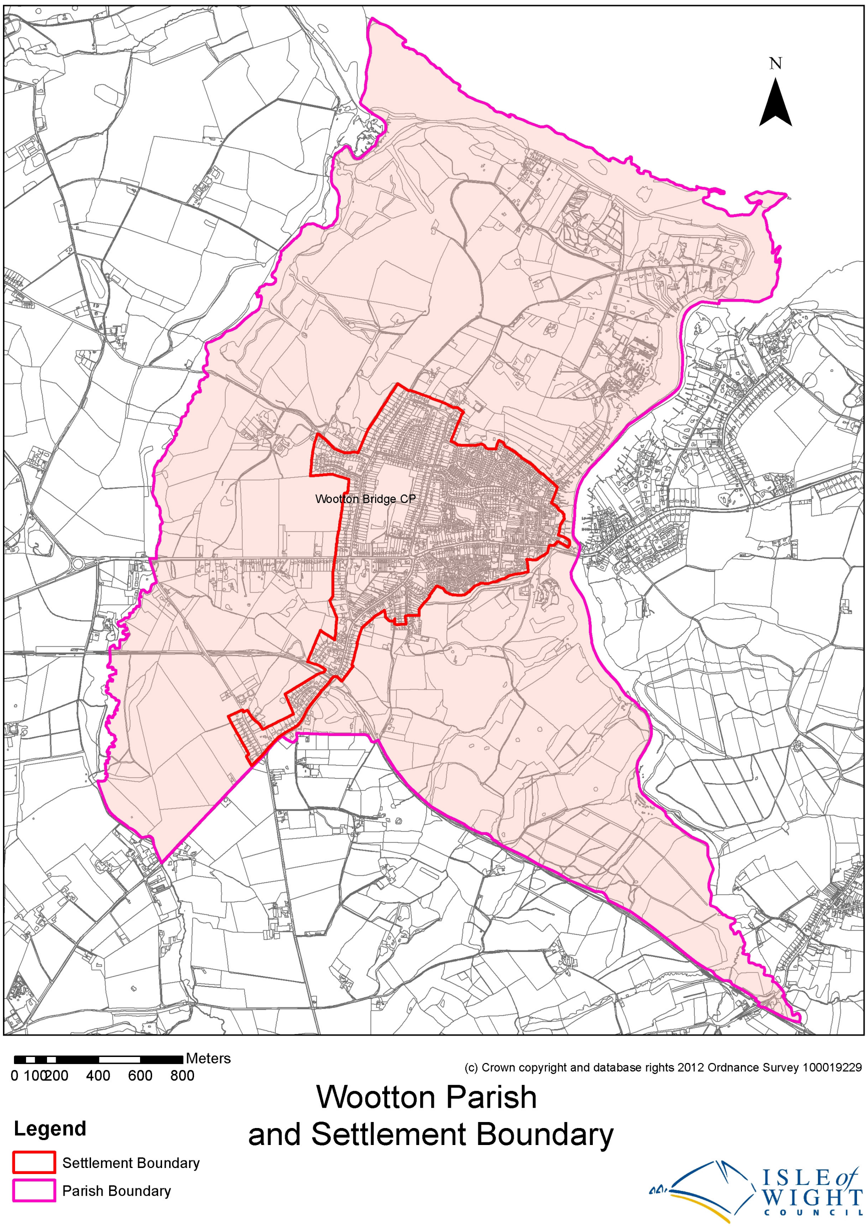
Most of the questions are about your ***household***. A household is made up of either:

- one person living alone, or
- a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area.

We ask that one person (either the 'head' of household or their partner) completes the questionnaire on behalf of everyone living at the address. The questionnaire is in 6 parts and you only need to complete the parts that apply to your household (Sections A and F plus any of B to E that are relevant). Each section starts with an explanation about who should complete it.

If you feel that the questionnaire does not adequately cover your circumstances (e.g. if there is more than one person who will need separate accommodation over the next five years) and would like to provide more information about their needs then please contact Justin Gardner on 0800 046 1489 to ask for an additional form.

MAP OF WOOTTON BRIDGE PARISH (for information)



A YOUR CURRENT HOME AND HOUSEHOLD

The first section of the form asks for some information about your current housing, including the type and size of the accommodation and about the people living in your household.

A1. What type of home do you and your household live in?

- Detached house ☐ 1
- Semi-detached house ☐ 2
- Terraced house ☐ 3
- Bungalow ☐ 4
- A flat, maisonette, or apartment ☐ 5
- A caravan or other temporary structure ☐ 6
- Bedsit/Studio/Room only – with shared facilities ☐ 7
- Bedsit/Studio/Room only – self-contained ☐ 8

A2. Do you live in any of the following types of housing? *Please tick as many as apply*

- Housing with level access (no step/stairs to front door) ☐ 1
- Sheltered housing with support services ☐ 2
- Other housing with support services ☐ 3
- None of these apply ☐ 4

A3. Do you own or rent the home?

- Own outright ☐ 1
- Own with a mortgage or loan ☐ 2
- Rent from Medina Housing ☐ 3
- Rent from another Housing Association ☐ 4
- Rent from a private landlord or letting agency ☐ 5
- Rent from a relative or friend ☐ 6
- Tied/linked to a job ☐ 7
- Shared ownership (part rent/part buy) ☐ 8
- Shared equity ☐ 9
- Other ☐ 10

A4. Do you receive any help with your rent or mortgage, such as housing benefit, or interest payments on your mortgage through income support or mortgage protection insurance?

- Yes – full housing benefit ☐ 1
- Yes – part housing benefit ☐ 2
- Yes – full help with mortgage payments ☐ 3
- Yes – part help with mortgage payments ☐ 4
- **No help received** ☐ 5

A5. How many bedrooms does your home have? *If you are living in a bedsit or studio with no separate bedroom please enter '0' in the box.*

☐ bedroom(s)

A6. How many people (including you) currently live in your household? ☐ people

A7. Please enter information for each person living in your home at the moment in the table below.
(If there are more than six household members, please give details for the six oldest members).

Person	A) Relationship to Respondent	B) Age	C) Sex (M/F)	D) Working Status
Example		25	F	1
	2	4	M	7
Person 1	YOU ➔	☐	☐	☐
Person 2	☐	☐	☐	☐
Person 3	☐	☐	☐	☐
Person 4	☐	☐	☐	☐
Person 5	☐	☐	☐	☐
Person 6	☐	☐	☐	☐

Relationship codes:

1 – Spouse/partner
2 – Son or daughter
3 – Other relative
4 – Friend/Lodger/Other unrelated

Working Status Codes:

1 – Full-time employment
2 – Part-time employment
3 – Self-employed
4 – Unemployed
5 – Retired
6 – Full-time student (16+ years)
7 – School/preschool/nursery
8 – Looking after home/family
9 – Permanently sick/disabled
10 – Other

A8. Where do you and your partner (if applicable) work? *If there is no fixed location, please tick the most frequently visited area of work. If neither you or your partner (if applicable) work then please leave this question blank.*

	a) Self	b) Partner
Work mainly from home	☐ 1	☐ 1
Within the Parish	☐ 2	☐ 2
Elsewhere on the Island	☐ 3	☐ 3
Off the Island	☐ 4	☐ 4

B PREVIOUS MOVES AND ACCOMMODATION

In this section we want to find out about your housing history, including where you have moved from and the reasons for moving home.

B1. When did you move to… ?

	Within the Last year	1 to 2 years ago	2 to 5 years ago	Over 5 years ago/ always lived here
Wootton Bridge Parish	☐ 1	☐ 2	☐ 3	☐ 4
Your current home	☐ 1	☐ 2	☐ 3	☐ 4

B2. What was your last home?

- Owner-occupied (with/without mortgage) ☐ 1
- House/flat share ☐ 2
- Living with parents, relatives or friends ☐ 3
- Rented from a Council ☐ 4
- Rented from a Housing Association ☐ 5
- Rented from a private landlord ☐ 6
- Tied or linked to a job ☐ 7
- Shared ownership (part rent/part buy) ☐ 8
- Previously homeless or in temporary accommodation ☐ 9
- Other ☐ 10

B3. Where was your last home?

- Within the Parish ☐ 1
- Elsewhere on the Island ☐ 2
- Off the Island ☐ 3

B4. Why did you decide to move? *Please tick as many as apply.*

- To move to cheaper accommodation ☐ 1
- To move to a larger home ☐ 2
- To move to a smaller home or to release equity ☐ 3
- Previous home was in disrepair ☐ 4
- Relationship breakdown ☐ 5
- To move closer to friends/family or employment ☐ 6
- To move to a better environment ☐ 7
- Wanted to buy a home ☐ 8
- Needed housing with care/support or adaptations ☐ 9
- Other reason (please specify) ☐ 10

Other reason – please specify

C FUTURE HOUSING INTENTIONS

In this section we want to find out about your future housing intentions and if you need or are likely to move home in the next five years. We also want to find out if you wish to move home but are prevented from doing so for some reason.

C1. Does your household need, or is it likely to move to a different home...?

- Within the next year ☐ 1
- In 1 to 2 years ☐ 2
- In 2 to 5 years ☐ 3

} ***Go to question C2***

- No need/not likely to move in next 5 years ☐ 4 } ***Go to question D1***
- Wish to move but cannot ☐ 5 } ***Go to question C2***

C2. How many bedrooms would you a) LIKE and b) EXPECT in your next home?

a) Like ☐ bedroom(s)   **b)** Expect ☐ bedroom(s)

C3. What are the main reasons for wanting/needing to move to a different home? *Please tick as many as apply.*

- To move to cheaper accommodation ☐ 1
- To move to a larger home ☐ 2
- To move to a smaller home or to release equity ☐ 3
- Your current home is in disrepair ☐ 4
- Relationship breakdown ☐ 5
- To move closer to friends/family or employment ☐ 6
- To move to a better environment ☐ 7
- Want to buy a home ☐ 8
- Need housing with care/support or adaptations ☐ 9
- Other reason (please specify) ☐ 10

Other reason – please specify

C4. Please state the area where you would a) most LIKE to move to and b) where you EXPECT to move to. *Please tick one box for each of a) Like and b) Expect.*

	a) Like	**b)** Expect
Within the Parish	☐ 1	☐ 1
Elsewhere on the Island	☐ 2	☐ 2
Off the Island	☐ 3	☐ 3

C5. What type of housing: a) would you LIKE to move to and b) would you EXPECT to move to? *Please tick one response for a) Like, and one response for b) Expect.*

	a) Like	**b)** Expect
Buy own home	☐ 1	☐ 1
Rent from a Council/Housing Association	☐ 2	☐ 2
Rent from a private landlord or letting agency	☐ 3	☐ 3
Rent from a relative or friend	☐ 4	☐ 4
Tied/linked to a job	☐ 5	☐ 5
Shared ownership/shared equity	☐ 6	☐ 6
House/flat share	☐ 7	☐ 7
Other	☐ 8	☐ 8

C6. What type of home: a) would you LIKE to move to and b) would you EXPECT to move to? *Please tick one response for a) Like, and one response for b) Expect.*

	a) Like	**b)** Expect
Detached house	☐ 1	☐ 1
Semi-detached house	☐ 2	☐ 2
Terraced house	☐ 3	☐ 3
Bungalow	☐ 4	☐ 4
A flat, maisonette, or apartment	☐ 5	☐ 5
A caravan or other temporary structure	☐ 6	☐ 6
Bedsit/Studio/Room only – with shared facilities	☐ 7	☐ 7
Bedsit/Studio/Room only – self-contained	☐ 8	☐ 8

C7. Would you a) LIKE and/or b) EXPECT to move to housing that has any of the following special features? *Please tick as many responses as apply for each of a) Like, and for b) Expect.*

	a) Like	**b)** Expect
Housing without steps or stairs	☐ 1	☐ 1
Housing with an emergency alarm	☐ 2	☐ 2
Housing with a warden	☐ 3	☐ 3
Housing with care or support	☐ 4	☐ 4
A care home or nursing home	☐ 5	☐ 5
None of these types of housing	☐ 6	☐ 6

C8. Is your household currently registered on the Island HomeFinder Housing Register or with other providers of affordable housing?

- Yes ☐ 1
- No ☐ 2

C9. If your household would consider buying a home please indicate the maximum purchase price you would be able to afford (taking all finances into account (including levels of debt and potential access to funding (e.g. from current equity)).

- Up to £60,000 ☐ 1
- £60,000 to £80,000 ☐ 2
- £80,000 to £100,000 ☐ 3
- £100,000 to £125,000 ☐ 4
- £125,000 to £150,000 ☐ 5
- £150,000 to £175,000 ☐ 6
- £175,000 to £200,000 ☐ 7
- £200,000 to £250,000 ☐ 8
- Over £250,000 ☐ 9

C10. If your household would consider renting a home please indicate the maximum rental you would be able to afford per month without the need to claim housing benefit to help with rent payments.

- Up to £200 per month ☐ 1
- £200 to £300 per month ☐ 2
- £300 to £400 per month ☐ 3
- £400 to £500 per month ☐ 4
- £500 to £600 per month ☐ 5
- £600 to £700 per month ☐ 6
- £700 to £800 per month ☐ 7
- £800 to £1,000 per month ☐ 8
- Over £1,000 per month ☐ 9

We would like to follow-up and obtain more information about households who are likely to move home over the next five years and those who need to move but are prevented from doing so for some reason. Please could you provide your contact details? Please note this information is held in confidence and will not be entered onto a database or provided to the Parish Council. It will only be used by our local researcher who will be carrying out more in-depth interviews in January 2013.

Name:	
Telephone number:	
e-mail address:	

D REQUIREMENTS OF NEWLY FORMING HOUSEHOLDS

In this section we want to find out whether there are any members of your household who need or are likely to leave home and move to their own separate accommodation within the next five years. **If there are no household members likely to move then please tick the appropriate box below and move on to Section E.**

D1. Will any of the other people in your household need, or are they likely to move to their own separate accommodation within the next five years? *For example, a son or daughter.*

Yes ☐ 1 ....***Go to question D2***
No ☐ 2 ....***Go to question E1***

D2. For each person that needs and/or is likely to move in the next five years, please give an indication of when they will need separate accommodation.

	1st person	2nd person	3rd person
Within the next year	☐ 1	☐ 1	☐ 1
In 1 to 2 years	☐ 2	☐ 2	☐ 2
In 3 to 5 years	☐ 3	☐ 3	☐ 3

If more than one person in your household needs and/or is likely to move to their own accommodation sometime in the next 5 years, please answer for the person(s) who will need their own accommodation or are most likely to move ***first.***

D3. How many bedrooms would they a) LIKE and b) EXPECT in their next home?

a) Like ☐ bedroom(s) **b)** Expect ☐ bedroom(s)

D4. What are the main reasons for them wanting/needing to move to a different home? *Please tick as many as apply.*

To take up or be near employment ☐ 1
Due to a lack of suitable or affordable housing ☐ 2
For further education ☐ 3
Moving to live with partner ☐ 4
Other family reasons ☐ 5
Other reason (please specify) ☐ 6

Other reason – please specify

D5. Are they likely to be setting up home with anyone not currently living in your household? (e.g. to move to live with a partner or to move to a house/flat share)

Yes ☐ 1 No ☐ 2

D6. Please state the area where they would a) most LIKE to move to and b) where they EXPECT to move to. *Please tick one box for a) Like and for b) Expect.*

	a) Like	b) Expect
Within the Parish	☐ 1	☐ 1
Elsewhere on the Island	☐ 2	☐ 2
Off the Island	☐ 3	☐ 3

D7. What type of housing: would they a) LIKE to move to and would they b) EXPECT to move to? *Please tick one response for a) Like, and one response for b) Expect.*

	a) Like	b) Expect
Buy own home	1	1
Rent from a Council/Housing Association	2	2
Rent from a private landlord or letting agency	3	3
Rent from a relative or friend	4	4
Tied/linked to a job	5	5
Shared ownership/shared equity	6	6
House/flat share	7	7
Other	8	8

D8. What type of home: would they a) LIKE to move to and would they b) EXPECT to move to? *Please tick one response for a) Like, and one response for b) Expect.*

	a) Like	b) Expect
Detached house	1	1
Semi-detached house	2	2
Terraced house	3	3
Bungalow	4	4
A flat, maisonette, or apartment	5	5
A caravan or other temporary structure	6	6
Bedsit/Studio/Room only – with shared facilities	7	7
Bedsit/Studio/Room only – self-contained	8	8

D9. Would they a) LIKE and/or b) EXPECT to move to housing that has any of the following special features? *Please tick as many responses as apply for each of a) Like, and for b) Expect.*

	a) Like	b) Expect
Housing without steps or stairs	1	1
Housing with an emergency alarm	2	2
Housing with a warden	3	3
Housing with care or support	4	4
A care home or nursing home	5	5
None of these types of housing	6	6

D10. Are they currently registered separately to your household on the Island HomeFinder Housing Register or with other providers of affordable housing?

Yes 1   No 2

D11. If the household would consider buying a home please indicate the maximum purchase price they would be able to afford (taking all finances into account (including levels of debt and potential access to funding (e.g. from a relative)).

Up to £60,000	1	£100,000 to £125,000	4	£175,000 to £200,000	7
£60,000 to £80,000	2	£125,000 to £150,000	5	£200,000 to £250,000	8
£80,000 to £100,000	3	£150,000 to £175,000	6	Over £250,000	9

D12. If the household would consider renting a home please indicate the maximum rental they would be able to afford per month without the need to claim housing benefit to help with rent payments.

Up to £200 per month	1	£400 to £500 per month	4	£700 to £800 per month	7
£200 to £300 per month	2	£500 to £600 per month	5	£800 to £1,000 per month	8
£300 to £400 per month	3	£600 to £700 per month	6	Over £1,000 per month	9

We would like to follow-up and obtain more information about households who are likely to need independent accommodation over the next five years. Please could you provide your or their contact details? Please note this information is held in confidence and will not be entered onto a database or provided to the Parish Council. It will only be used by our local researcher who will be carrying out more in-depth interviews in January 2013.

Name:	
Telephone number:	
e-mail address:	

E OTHER PEOPLE NEEDING HOUSING IN THE PARISH

E1. Do you know of anyone else not currently living in the parish who requires housing in Wootton Bridge? This might include people with a strong local connection (e.g. have family members currently living in the parish) or those who work in the area but live elsewhere because they cannot access suitable housing locally?

Yes 1   No 2

We would like to follow-up and obtain more information about people who are not living in the parish but might require housing locally. Please could you provide either your or their contact details? Please note this information is held in confidence and will not be entered onto a database or provided to the Parish Council. It will only be used by our local researcher who will be carrying out more in-depth interviews in January 2013.

Name:	
Telephone number:	
e-mail address:	

F YOUR VIEWS ON HOUSING NEEDS IN THE PARISH

F1. Who do you think needs homes in the parish? *Please tick as many as apply.*

Young people ☐ 1
Single people ☐ 2
Large families ☐ 3
Small families ☐ 4
People with disabilities ☐ 5
Older people ☐ 6
Other (please specify) ☐ 7
No further homes are needed ☐ 8

Other– please specify

F2. Would you object to new homes in the parish for local people?

Yes ☐ 1 No ☐ 2

F3. Do you have any other comments you wish to make about housing needs and future housing development in Wootton Bridge?

Any other comments:

We would like to follow-up and obtain more information from anyone who has views about future housing development in the parish – regardless of whether or not you are seeking housing or have a housing need. If you would like to be included in our consultation exercise then please can you provide your contact details? Please note this information is held in confidence and will not be entered onto a database or provided to the Parish Council. It will only be used by our local researcher who will be carrying out in-depth interviews in January 2013. Please can you also indicate if you only want these details available for the purposes of the prize draw?

Name:	
Telephone number:	
e-mail address:	

Please tick if you are providing these details so that you are entered into the prize draw only: ☐

Please return this questionnaire in the pre-paid envelope.

THANK YOU FOR COMPLETING THE QUESTIONNAIRE.