



HOUSING VISION

Marston Neighbourhood Plan: Housing Needs Survey

Final Report

October 2015



Marton Neighbourhood Plan: Housing Needs Survey

Final Report

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1. INTRODUCTION AND APPROACH

- 1.1 This report provides an independent assessment of housing need in Marton Parish and consists of a postal survey undertaken in September 2015 of 88 homes in Marton Parish which is defined in black in the map below. The questionnaire used and accompanying introductory letter are provided at Appendix 1 and 2.

Map 1.1: Marton Parish, Cheshire East



2. THE REQUIREMENT FOR HOUSING IN MARTON PARISH: SURVEY FINDINGS

Overview

- 2.1 A postal questionnaire was distributed to 88 homes in the week commencing 14th September to all homes accompanied by an explanatory letter and a pre-paid envelope (see Appendix 1 and 2). The questionnaire was targeted at two groups of people:
1. those who need housing now or in the next five years, and
 2. those who currently live in housing but who may need a larger or smaller home.
- 2.2 The deadline set for the return of questionnaires was 29th September 2015, by which time, 30 questionnaires had been returned, a response rate of 34%.
- 2.3 Of the 30 people returning the questionnaire, 4 identified a need for housing, 5% of all homes surveyed and 13% of all those responding.. The remaining 26 people (87%) added comments in relation to further residential development in Marton.

Understanding the analysis

- 2.4 Responses to the questions have been presented in table form below. In some cases, for example 'reasons for needing to move' as well as 'needing housing', people were able to select more than one option as specified in the questionnaire. The majority of questions were single response; but in some cases people ticked more than one option on the questionnaire and details have been provided in the analysis.

When will housing be needed?

- 2.5 Where people indicated a time frame to move, these are identified in the following table; some people ticked more than one possibility.

Table 2.1: when will housing be needed?: Q3

When will housing be needed?	Number
Now	1
Within next 12 months	1
More than 1 year up to 3 years	0
More than 3 years up to 5 years	3
Total	5

Please note: some people selected more than one option as this was a multiple response question.

Key findings

- 2 people needed housing now or within the next 12 months; 4 within 1-3 years and 2 within 3-5 years.

Are there any other reasons for needing to move home?

2.6 People who needed housing, were invited to identify reasons for moving, other than seeking housing as summarised in the following table

Table 2.2: are there any other reasons for moving?: Q4

Other reasons for moving	Number
Need my own home	3
Need permanent accommodation	2
Need affordable accommodation	2
Present home is in poor state of repair	0
Moved away and wish to return to the area	1
Need to be closer to employment	0
Need to downsize to more suitable accommodation	0
Need older persons accommodation	0
Need to be closer to a carer or dependent	0
Need a specially adapted home	0
Need to be closer to relatives who are in the area	0
Other reasons	0
Total Responses	8

Please note: some people selected more than one option as this was a multiple response question.

Key findings

- 3 people identified a need for their own home.
- 2 people identified a need for permanent accommodation.
- 2 people identified a need for affordable accommodation.

- 1 person had moved away and wished to return to the area to access permanent affordable accommodation.

What are people's current housing situations?

2.7 The following table summarises people's current housing situations

Table 2.3: what are people's current housing situations?: Q5

Current situation	Number
Living with parents/relatives	3
Lodging	0
Renting privately	0
Renting from a housing association or local authority	0
Shared ownership	0
Home owner	1
In housing tied to a job	0
Other	0
Not Stated	0
Total	4

Key findings

- 3 people were living with parents or relatives.
- 1 person who wanted housing was a home owners.
- 1 person made another comment that they had a 'business in the village'.

What tenure of housing would people prefer?

2.8 The following table summarises people's tenure preferences.

Table 2.4: preference for tenure: Q6

Preferred tenure	Number
'Affordable Rent' (where rent is 70-80% of a market rent)	2
Home ownership	1
Rent privately	0
Shared ownership	3
Social rented housing	1
Total	7

Please note: some people selected more than one option.

Key findings

- 1 person selected all of Affordable Rented, social rented and shared ownership.
- 1 person selected Affordable Rented and shared ownership.
- 1 person would prefer shared ownership.
- 1 person would prefer home ownership.

What type of housing would people prefer?

2.9 The following table summarises people’s tenure preferences

Table 2.5: preference by property type: Q7

Preferred property type	Number
Apartment	0
Bungalow	1
Detached house	2
Semi-detached house	4
Sheltered housing	1
Terraced or Town house	2
Other	0
Total	10

Please note: some people selected more than one option.

Key findings

- 1 person would prefer a detached, semi-detached or terraced/town house.
- 1 person would prefer a semi-detached or terraced/town house.
- 1 person would prefer a detached or semi-detached house.
- 1 person would prefer a bungalow or semi-detached house.

What is the profile of the households requiring housing?

2.10 The following table considers the household profile of people.

Table 2.6: Number of people who would move with you: Q8

Number of children under 16	Number of adults aged 16-60
1	4

Key findings

- 3 households consisted of one person aged 16-60.
- 1 household consisted of one adult aged 16-60 and one child under 16.

How many bedrooms are required?

2.11 The following table summarises the number of bedrooms required for those households requiring housing.

Table 2.7: number of bedrooms required: Q9

Number of bedrooms	Number
1	2
2	1
3	1
4	0
5	0
Total	4

Please note: some people selected more than one option.

Key findings

- 2 people indicated that they needed one bedroom.
- 1 person indicated that they needed 2 bedrooms.
- 1 person indicated that they needed 3 bedrooms.

What maximum weekly rent could people afford?

2.12 The following table summarises the maximum weekly rent affordable.

Table 2.8: maximum rent affordable: Q10

Maximum weekly rent affordable	Number
Below £100	1
£100-£149	1
£150-£199	0
£200-£249	1
£250-£299	0
£300-£349	0
£350+	0
Not stated	0
Total	3

Key findings

- 1 person indicated that they could afford no more than £99 rent per week, 1 person no more than £149 per week and 1 person no more than £249 per week.

2.13 The following table summarises the maximum monthly loan/mortgage costs affordable.

Table 2.9: maximum loan/mortgage costs affordable: Q11

Maximum monthly costs affordable	Number
Up to £299	1
£300-£399	0
£400-£499	2
£500-£599	0
£600-£699	0
£700-£799	0
£800-£899	1
£900-£999	0
£1,000-£1,249	0
£1,250 or more	0
Not stated	0
Total	4

Key findings

- 1 person indicated that they could not afford more than £299 loan/mortgage costs per month.
- 2 people indicated that they could not afford more than £499 per month.
- 1 person indicated that they could not afford more than £899 loan/mortgage costs per month.

What other comments were provided?

2.14 In question 12, people were given the opportunity to add any other comments and the following table lists them by issue raised, some raised more than one issue as follows.

Table 2.10: other comments provided: Q12

Theme	Number of Times Mentioned
No need for housing in Marton Parish	12
The local infrastructure is unable to support further housing	6
Limited need for housing in Marton Parish	4
Sites are already available for small scale development	1
More affordable housing needed in Marton Parish	1
No comment	2
Total	26

Please note: some people provided more than one comment.

Key findings

- Most comments stated that there was no need for new housing in Marton Parish or that the local infrastructure was unable to support further development.
- 4 people felt there was only a limited need for new housing in Marton Parish and one person felt that there were already sufficient sites for new housing.
- 1 person felt there was a need for more affordable housing.

2.15 The following quotes provide examples of the types of comments made in relation to themes identified more than once.

No need for housing in Marton Parish

‘There is no need for any more housing in Marton, it is an unspoilt and lovely quaint village’.

‘We would prefer no building in Marton’.

‘There are far more suitable locations in the surrounding areas in close proximity to employment, services, shopping and transport networks’.

A limited need for housing in Marton Parish

‘We would prefer to see any additional housing development to be small scale and in keeping with the character of the village’.

'A modest development of affordable housing in the village is acceptable...to enable the next generation to remain living locally'.

The local infrastructure is unable to support further housing

'There is not a need for extra housing in Marton. The infrastructure doesn't cope with the current number of houses'.

'The sewage system is not able to cope with the present number of houses'.

'There is no work - or facilities here, no bus service and approximately 6 miles from the nearest town'.

APPENDIX 1: SURVEY QUESTIONNAIRE



MARTON NEIGHBOURHOOD PLAN – HOUSING NEEDS SURVEY

In order to provide evidence to support the Neighbourhood Plan, Housing Vision has been commissioned to undertake an independent survey of the current and future need for market and affordable housing in Marton. Your responses are confidential and will only be used for this project; they will not be provided to any other organisation.

We would like you to tick the answers of your choice indicated by ✓ or add any other information indicated by ✎. Please return the questionnaire to Housing Vision by **Tuesday 29th September** in the pre-paid envelope provided or you can scan and email to richardturkington@housingvision.co.uk

For this survey, the following definitions are used:

- **Social Rent:** where the rent level is low enough for eligible households unable to afford market housing - usually rented from a housing association
- **Affordable Rent:** where the rent is set above Social Rent and typically at 70-80% of a market rent
- **Shared Ownership or 'part rent: part buy':** where a share of a home is bought - usually from a housing association - and rent paid on the remainder. You can then buy a bigger share until you own it all.

WHICH QUESTIONS APPLY TO YOU?

Either:

1. Are you or anyone from your household - who may be living elsewhere at the moment - likely to need housing in Marton in the **next five** years?

- ✓ No If **No**, please go to Question 2
- ✓ Yes If **Yes**, please go to Question 3

If you answered **Yes** and this applies to more than one household, please contact us for an additional questionnaire or indicate details in Question 12.

Or:

2. Would you like to move because your present home is either too big or too small?

- ✓ Yes, it's too big If **Yes**, please go to Question 7
- ✓ Yes, it's too small If **Yes**, please go to Question 7
- ✓ No/this is not relevant to me

If you answered **No/this is not relevant to me**, please go to Question 12.

3. When will housing be needed?

- ✓ Now
- ✓ Within the next 12 months
- ✓ More than 1 year up to 3 years
- ✓ More than 3 years up to 5 years

4. What are the reasons for needing housing? *(please choose one or more)*

- ✓ Need my own home
- ✓ Need permanent accommodation
- ✓ Need affordable accommodation
- ✓ Present home is in a poor state of repair
- ✓ Moved away and wish to return to the area
- ✓ Need to be closer to employment
- ✓ Need to downsize to more suitable accommodation
- ✓ Need older persons accommodation
- ✓ Need to be closer to a carer or dependent
- ✓ Need a specially adapted home
- ✓ Need to be closer to relatives who are in the area
- ✓ Other *(please give details)* ✎

5. What is your current situation?

- ✓ Living with family or friends
- ✓ Lodging
- ✓ Renting privately
- ✓ Renting from a housing association or local authority
- ✓ Shared ownership
- ✓ Home owner
- ✓ In housing tied to a job
- ✓ Other *(please give details)* ✎

6. Which of these options would you prefer? (please choose one or more - the first 3 affordable options are explained on page 1)

- ✓ Social rented housing
- ✓ 'Affordable Rented' housing (where rent is 70-80% of a market rent)
- ✓ Shared ownership (part rent: part buy)
- ✓ Rent privately
- ✓ Home ownership

7. What type of property would you prefer?

- ✓ Apartment
- ✓ Bungalow
- ✓ Detached house
- ✓ Semi-detached house
- ✓ Sheltered housing
- ✓ Terraced or town house
- ✓ Other (please give details) ✍

8. Please tell us the total number of people who would move with you, including yourself? What age group are they? ✍

Under 16	16-60	Over 60

9. How many bedrooms do you think you would need?

- ✓ 1
- ✓ 2
- ✓ 3
- ✓ 4
- ✓ 5+

10. If you would prefer to rent, what is the maximum rent per week you would be able to afford?

- ✓ Below £100
- ✓ £100-£149
- ✓ £150-£199
- ✓ £200-£249
- ✓ £250-£299
- ✓ £300-£349
- ✓ £350+

11. If you would prefer to buy, what is the maximum amount per month you would be able to afford?

- ✓ Up to £299
- ✓ £300-£399
- ✓ £400-£499
- ✓ £500-£599
- ✓ £600-£699
- ✓ £700-£799
- ✓ £800-£899
- ✓ £900-£999
- ✓ £1,000-£1,249
- ✓ £1,250 or more

12. Do you have any other comments to make about the need for housing in Marton? 

Thank you for completing this questionnaire. PLEASE RETURN in the PRE-PAID envelope provided or YOU CAN SCAN AND EMAIL to richardturkington@housingvision.co.uk

APPENDIX 2: SURVEY COVERING LETTER



MARTON NEIGHBOURHOOD PLAN - HOUSING NEEDS SURVEY

15th September 2015

Dear Sir / Madam

Meeting the housing needs of local people - we need your help

We have been appointed by your Parish Council to undertake a survey of the need for market and affordable housing over the next 5 years. This will form an essential part of the emerging Neighbourhood Plan for Marton. We specialise in providing independent surveys of housing need and have completed over 50 studies throughout the country, including many local surveys.

If you need housing now or are likely to need housing over the next 5 years, we would be most grateful if you would complete the enclosed questionnaire and return it to us in the pre-paid envelope by **Tuesday 29th September**. You can also scan and email your completed questionnaire to: richardturkington@housingvision.co.uk

Additionally, if you know of somebody with a local connection to the area who may need housing but who does not live here at present, they can also take part in the survey by requesting a questionnaire. Please ask them to contact me as soon as possible.

We would like to assure you that your response is **confidential** and will only be used in a report to the Parish Council summarising the need for housing in Marton.

If you would like further information concerning this survey or help with completing the questionnaire, please contact me on 01886 833118 or 07714 106386.

Yours faithfully



Dr Richard Turkington
Director