

Garsington Neighbourhood Plan

Annex A - Surveys

Two housing surveys have been carried out within the village. The first stage, the Residents` Consultation, was carried out in July and August 2018. The purpose of this consultation was to ask open-ended questions to elicit a wide range of responses. It was decided to use the annual St Mary`s Church Fete in Garsington Manor gardens, a very popular event attended by a wide cross-section of the community as the first, direct, face to face approach to residents. At the fete, residents were asked survey questions and their replies were recorded. This was followed up with a hand-delivered, letter-drop to all dwellings in the village inviting them to complete the survey and return it to specified members of the Neighbourhood Plan committee. Finally, to ensure all parishioners had the opportunity to comment, a copy of the survey questionnaire and an invitation to respond was put in the Garsington Newsletter, which is delivered to all dwellings in the parish.

The Residents` Consultation questionnaire, issued throughout July and August 2018, asked for comments and views on the following topics:

- What did the resident like about living in Garsington?
- What did they think were the challenges for the community in Garsington over the next 10 years?
- Did Garsington need more housing and what were their thoughts?

This consultation was followed by a public meeting in the Village Hall to which a presentation was made of the responses received) (see immediately below). This meeting was also attended by Cllr Elizabeth Gillespie of SODC and our local County Councillor, Lorraine Lindsey-Gale

Question	Response
What did the resident like about living Garsington	30% enjoyed the close proximity to Oxford, and that the village had a green belt between village and town 19% liked the fact that they had friends in the parish and enjoyed good neighbours 19% enjoyed the community spirit and sense of community 16% highlighted the accessibility to country walks, good for the dog owners, and the countryside views
What did you think were the challenges for the community in Garsington over the next 10 years	52% responded stating the challenge of avoiding being consumed by Oxford over-development 21% felt the threat from building the new Cambridge to Oxford Expressway within the parish was the major challenge, and the damage it would do to the village. Other challenges raised, were traffic, local facilities, the pub and public transport
Does the village need more housing? Do you have any thoughts?	78% felt the village needed more affordable/social housing to accommodate younger people, and smaller properties for older members of the parish to downsize.

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	15% responded with concern about the location of developments, which should be minor infill and not large estates.
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Housing Needs Assessment

Following on from the Resident`s Consultation, a Housing Needs Assessment (HNA) was organised and carried out by the Neighbourhood Plan Working Party. The format of the survey was based on a previously used model employed by a number of local authorities in the UK. The survey asked questions about the respondents` current housing conditions and their needs for the future, both for themselves and for any other family members. The survey consisted of twenty-eight questions with tick-box answers and was divided into two parts.

Part 1 was a general question on people`s attitudes to their housing needs and their current housing status.

Part 2 was only answered by those residents who either needed to move or who had a member of their family who would need to move within a period of five years. The survey was distributed by hand to all the dwellings in Garsington in mid-September 2018 and was reinforced by a further copy printed in the village newsletter which went to all properties in the parish in late September 2018. The surveys requested a return by the 12th October 2018. In order to emphasise the importance of the HNA, and other developments within the parish a village meeting was held in September 2018 which was attended by over 80 residents, where the importance of taking part in the HNA was stressed. One hundred and sixty-one responses were received and the information provided from the survey was processed by Stratford-Upon-Avon District Council

The responses to Part 1 showed:

75%	Would support a small development of affordable housing for local people within the parish. Note how close this number is to the number in the Residents consultation.
86%	Think affordable housing should ideally be provided in small sites scattered throughout the village.
43%	Lived in a 3-or-more bedroom house.
55%	Of residents lived in a two-person household, with 20% living on their own, the average household size being 2.23 persons.
87%	Believed that affordable housing should be made available to anyone living in, or forced elsewhere (including the homeless but formerly resident in the parish), who cannot afford to rent or buy at market prices.
20%	Indicated that someone in their household would need to move to another house within next five years.

NB 67% of the respondents were over 50 years of age, partly a reflection of the age profile in the parish (49.6% of men and 52.3% of women were over 50 years of age in 2016¹)

¹ ONS mid-year 2016 data estimates as reported in Community Insight Profile for Garsington v2.2 compiled January 2018

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Responses to Part 2 - The need to move.

24 % or thirty nine Parishioners responded to the second part of the survey having answered yes to one of the following questions

Has anyone from your family moved away from the parish in the last 5 years due to difficulties in finding an affordable home in the parish, and would like to move back if affordable housing was available to them?

Does anyone who lives in this house need to move to another house either now, or in the next 5 years?

The responses to part two are summarised below:-

Question	% of Respondents to Part 2 answering in the positive
Do you live within the parish as a single household?	91
In how many years do you need to move?	32 (within two years) 42 (within two to five years) 26 (in five years or more)
If you are looking to move, are you are looking to move within the parish?	36
Are you looking to move elsewhere in South Oxfordshire, (the remainder were not concerned about location)?	33
How many bedrooms do you require?	29 (one) 47 (two) 24 (three)
Would you prefer to buy through an affordable housing scheme?	29
Would you prefer to rent from a Housing Association?	13
Would you prefer to buy on the open market?	58
Would you require a house?	51
Would you need a flat or a maisonette?	17
For how many years have you been in permanent resident in the parish?	98 (three years or more) 92 (five years or more)

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The two main reasons for needing to move, are

- 1) the need for independent accommodation: a concern of younger respondents and young families in the parish, and
- 2) the desire from an ageing population in the parish for smaller accommodation, which is reflected in the number of older residents wanting to relocate in the parish but into one or two bedroom flats /maisonettes.

Summary

The Residents` Consultation survey has highlighted that 78% of the respondents from Garsington Parish agree that affordable housing is needed within the village. This has been reinforced by the Housing Needs Assessment. The general consensus is that the development would either be in small infill areas or a larger development within the parish boundary. The responses to these surveys have also identified that, of the people who would need to move, the majority (76%) would require a one or two bedroom dwelling in the style of houses or flat/maisonettes. Of these, 55% would prefer to obtain this accommodation through an “Affordable Housing Scheme” or by renting from a Housing Association.

The total need for affordable housing explicitly identified by this survey was 16 dwellings.

This number was calculated as follows using data from table 10 part 2 of the HNA report.

Number of family units wanting to rent from a housing association: 5

Number of family units wanting to buy through an affordable housing scheme: 11

In addition, further analysis of the data revealed a further requirement of 6 dwellings which were classified as other than a “house” i.e. bungalow/sheltered/retirement flat//maisonette