

# Garsington Neighbourhood Plan

## Annex H – Garsington Housing Needs Assessment 2018

Prepared by Stratford-on-Avon District Council Performance & Consultation Unit – January 2019

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### 1.0 INTRODUCTION

This report contains the results of the survey produced for the community by Garsington Parish Council.

Garsington Parish Council conducted a survey to establish local housing needs, and this may form part of a Neighbourhood Planning process.

The survey was for local people who currently live in the parish, or who can show that they have family there. All parish households received the questionnaire.

The survey results will help to ascertain what kind of affordable housing is needed by local people.

### 2.0 METHODOLOGY

All 775 households were delivered a housing needs questionnaire. If more than one person needed to move into separate accommodation, residents were asked to request a separate form. The completed questionnaire was collected by a member of the Neighbourhood Planning Group or could be sent to the Parish Clerk.

The survey ran from September 12<sup>th</sup> to October 12<sup>th</sup> 2018.

161 questionnaires were completed.

All the information provided was processed by Stratford-on-Avon District Council (SDC) who also aggregated and analysed the responses to create this final report. This allowed complete confidentiality for the responses. The Performance, Consultation and Insight section at Stratford-on-Avon District Council (SDC) offers its services as a market research agency to other District Councils, Parish and Town Councils and other public bodies.

The report follows the order of the questionnaire. Charts and tables are used throughout the report to assist the interpretation of the results. In some cases, anomalies appear due to “rounding”. The term “base” in the tables and charts refers to the number of responses to a particular question. These are shown with a bracket around the number.

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### 3.0 SUMMARY OF RESULTS

#### *PART ONE – ALL HOUSEHOLDS*

- 99% of respondents indicated that it was their main home. Just one response was a second home.
- 78% of home types were houses and 19% were bungalows. Three other responses were received, chalet bungalow x 2 and cottage.
- Asked for their home ownership, seven out of ten homes are owned outright with around a quarter owned with a mortgage.
- 45% of homes had three bedrooms and 38% had four bedrooms or more.
- 55% of residents live in two-person households, with 20% living on their own. The average household size is 2.23 persons.
- Breaking down the household composition by gender, sees 66% of males and 71% of females having one each in the property.
- 56% of the households responding to the survey contain residents who are 61 years of age or more.
- Three-quarters of respondents would support a small development of affordable housing for local people within the parish.
- Exactly a quarter of residents were aware of a site in the parish that might be suitable for an affordable housing scheme.
- 21% of respondents think affordable housing should ideally be provided in one compact development.
- 86% of respondents think affordable housing should ideally be provided in small sites scattered throughout the parish.
- 87% of respondents feel that affordable housing should be available to anyone living in, or homeless (but formerly resident) in the parish, who can't afford to rent or buy at market prices. 78% feel the same for those living or working in the parish for the past three years and 61% for those who have previously lived in the parish for five years, but do not live in the parish now.
- 57% believe affordable housing should not be made available to anyone who has never lived in the parish.

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- 6% of respondents had someone in their family move away from the parish in the last five 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.
- Just over one in five respondents indicated there was someone in their house who would need to move to another house either now, or in the next five years.

### ***PART TWO – HOUSEHOLDS NEEDING TO MOVE***

- 91% (39) live within the parish as a single household.
- A third of the households (12) need to move within two years, four in ten between two and five years from now, and a quarter in five years or more.
- 14 households (36%) are looking to move within the parish, 13 households (33%) elsewhere in South Oxfordshire and 12 households (31%) do not mind where they go.
- 11 households (29%) require one bedroom, 18 households (47%) two bedrooms and 9 households (24%) three bedrooms.
- 58% (22) of households would prefer to buy on the open market, 29% (11) buy in to an affordable housing scheme and 13% (5) rent from a Housing Association.
- Just over half the households (19 in number) would require a house and 7 wanted a flat/maisonette.
- The two main reasons for needing to move are the need for independent accommodation and the need for smaller accommodation.
- 41% or 16 households are lived in by couples. There was one other response and this was “mother and adult son”.
- 98% of respondents are in households where they have been permanently resident in the parish for the last three years.
- 92% of respondents are in households where they have been permanently resident in the parish for the last five years.
- 22% of householders have worked permanently in the parish for the last three years.
- 58% of householders have formerly lived in the parish for a continuous period of at least five years.

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### 4.0 RESULTS IN DETAIL

#### ***PART ONE – ALL HOUSEHOLDS***

99% of respondents indicated that it was their main home. Just one response was a second home.

78% of home types were houses and 19% were bungalows. Three other responses were received, chalet bungalow x 2 and cottage.

*Table 1:*

| Home Type                            | Number | %  |
|--------------------------------------|--------|----|
| House                                | 121    | 78 |
| Bungalow                             | 29     | 19 |
| Flat                                 | 0      | 0  |
| Caravan/Mobile Home                  | 5      | 3  |
| Retirement Housing                   | 1      | 1  |
| Other Sheltered Housing              | 0      | 0  |
| <b>Base: (All Respondents) (156)</b> |        |    |

Asked for their home ownership, seven out of ten homes are owned outright with around a quarter owned with a mortgage. Two other responses said living with parents.

*Table 2:*

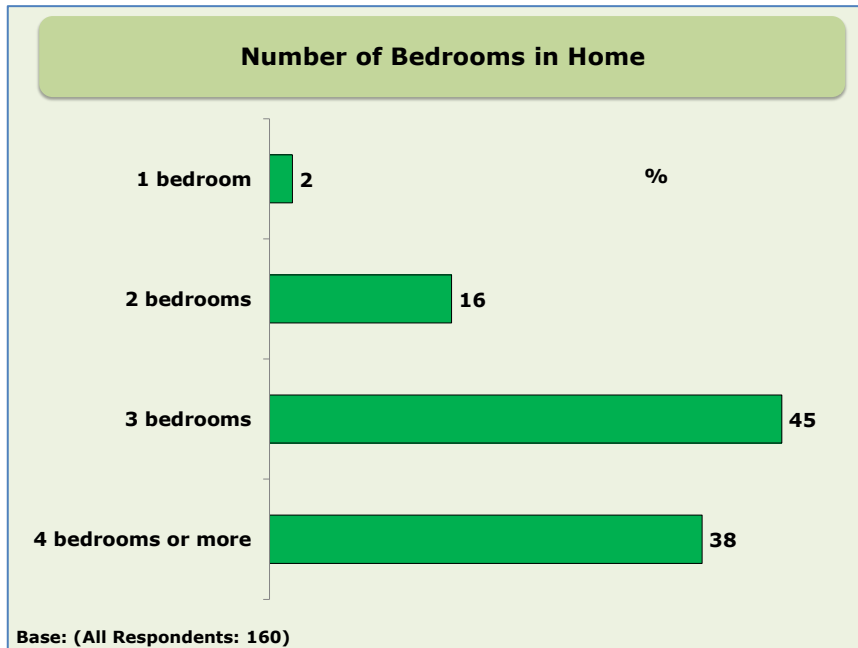
| Home Ownership                       | Number | %  |
|--------------------------------------|--------|----|
| Owned outright                       | 111    | 70 |
| Owned with mortgage                  | 38     | 24 |
| Shared ownership                     | 0      | 0  |
| Rented from a local authority        | 0      | 0  |
| Rented from a Housing Association    | 6      | 4  |
| Rented from a private landlord       | 2      | 1  |
| Tied to a job                        | 1      | 1  |
| <b>Base: (All Respondents) (158)</b> |        |    |

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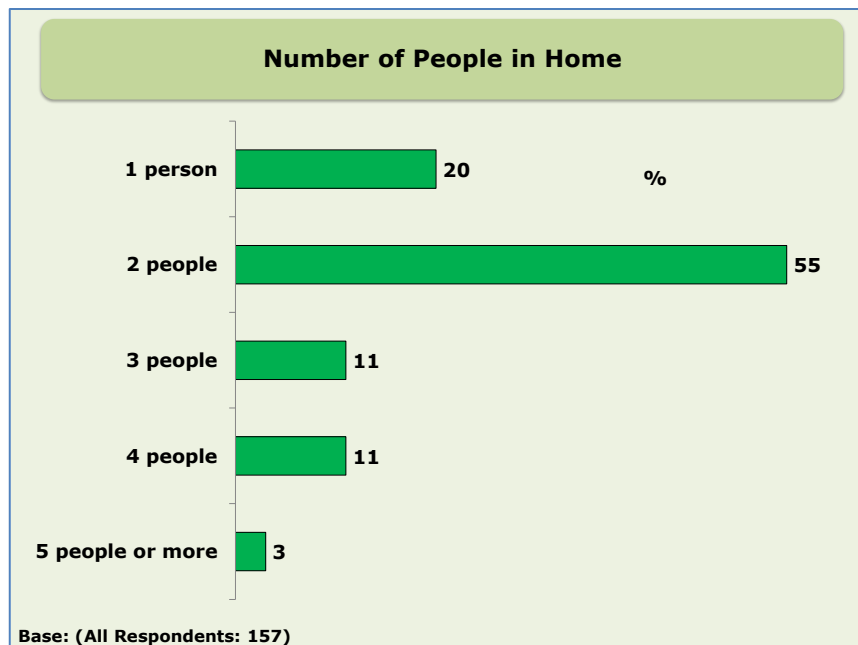
45% of homes had three bedrooms and 38% had four bedrooms or more.

Chart 1:



55% of residents live in two-person households, with 20% living on their own. The average household size is 2.23 persons.

Chart 2:



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Breaking down the household composition by gender, sees 66% of males and 71% of females having one each in the property.

*Table 3:*

| <b>Breakdown of Household Composition by Gender</b> | <b>0</b>    | <b>1</b>     | <b>2</b>    | <b>3 or more</b> |
|---|-------------|--------------|-------------|------------------|
| <b>Male</b>   | 18<br>(12%) | 98<br>(66%)  | 28<br>(19%) | 5<br>(3%)        |
| <b>Female</b>                                       | 16<br>(11%) | 105<br>(71%) | 23<br>(16%) | 4<br>(2%)        |

56% of the households responding to the survey contain residents who are 61 years of age or more.

*Table 4:*

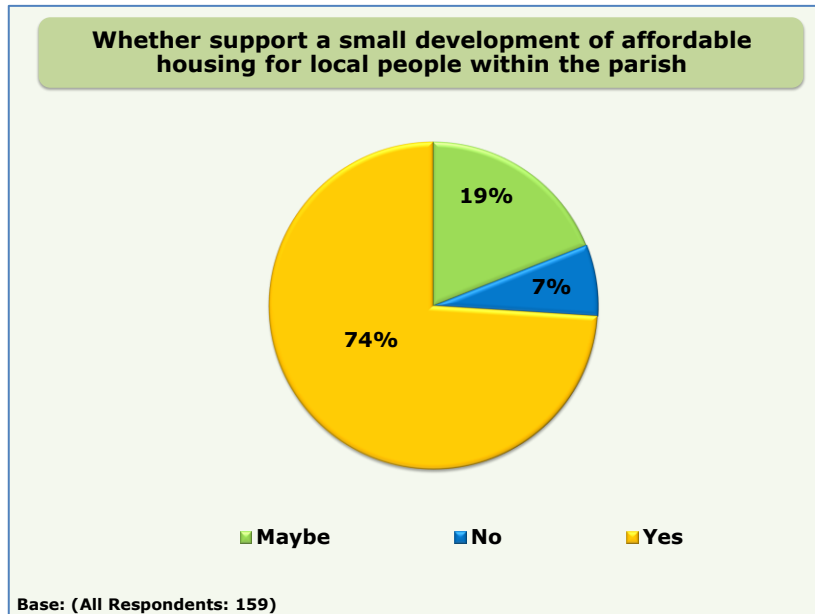
| <b>Household Composition by Age</b>  | <b>Number</b> | <b>%</b> |
|--------------------------------------|---------------|----------|
| <b>0-10</b>                          | 13            | 4        |
| <b>11-20</b>                         | 22            | 6        |
| <b>21-30</b>                         | 31            | 9        |
| <b>31-40</b>                         | 27            | 8        |
| <b>41-50</b>                         | 25            | 7        |
| <b>51-60</b>                         | 35            | 10       |
| <b>61-70</b>                         | 98            | 28       |
| <b>Over 70</b>                       | 98            | 28       |
| <b>Base: (All Respondents) (156)</b> |               |          |

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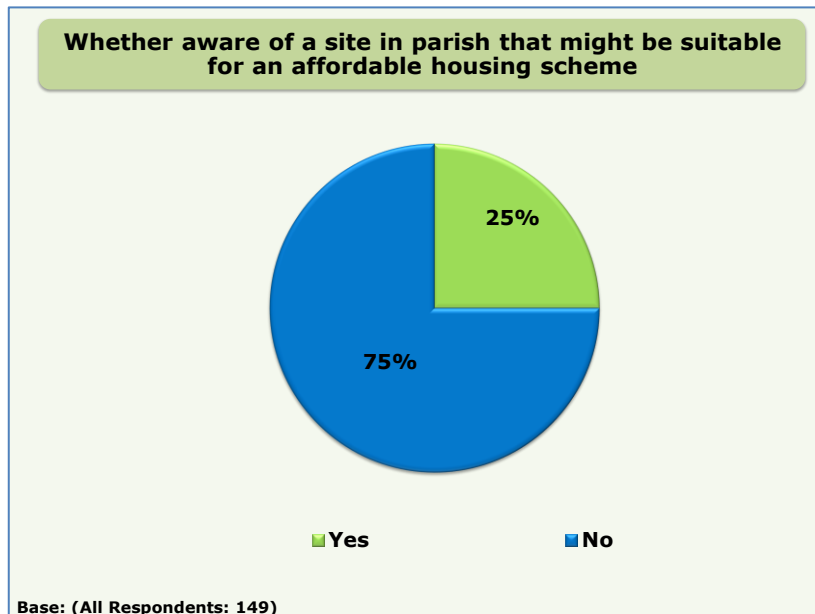
Three-quarters of respondents would support a small development of affordable housing for local people within the parish.

Chart 3:



Exactly a quarter of residents were aware of a site in the parish that might be suitable for an affordable housing scheme. Asked to specify where, 33 responses were made and these are included in the Appendix.

Chart 4:



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21% of respondents think affordable housing should ideally be provided in one compact development.

86% of respondents think affordable housing should ideally be provided in small sites scattered throughout the parish.

87% of respondents feel that affordable housing should be available to anyone living in, or homeless (but formerly resident) in the parish, who can't afford to rent or buy at market prices. 78% feel the same for those living or working in the parish for the past three years and 61% for those who have previously lived in the parish for five years, but do not live in the parish now.

57% believe affordable housing should not be made available to anyone who has never lived in the parish.

Table 5:

| Please indicate your views for the following questions...   | Yes          | No           |
|---|--------------|--------------|
| <b>a/ Do you think affordable housing should ideally be provided in one compact development? (150)</b>  | 31<br>(21%)  | 119<br>(79%) |
| <b>b/ Do you think affordable housing should ideally be provided in small sites scattered throughout the parish? (152)</b>  | 130<br>(86%) | 22<br>(14%)  |
| <b>c/ Affordable housing should be available to anyone living in, or homeless (but formerly resident) in the parish, who can't afford to rent or buy at market prices (151)</b> | 131<br>(87%) | 20<br>(13%)  |
| <b>d/ As C above, living or working in the parish for the past 3 years (141)</b>  | 110<br>(78%) | 31<br>(22%)  |
| <b>e/ As C above, but who have previously lived in the parish for 5 years, but do not live here now (138)</b>   | 84<br>(61%)  | 54<br>(39%)  |
| <b>f/ Affordable housing should not be made available to anyone who has never lived in the parish (147)</b>   | 84<br>(57%)  | 63<br>(43%)  |
| <b>Base: (All Respondents) Shown in ()</b>  |              |              |

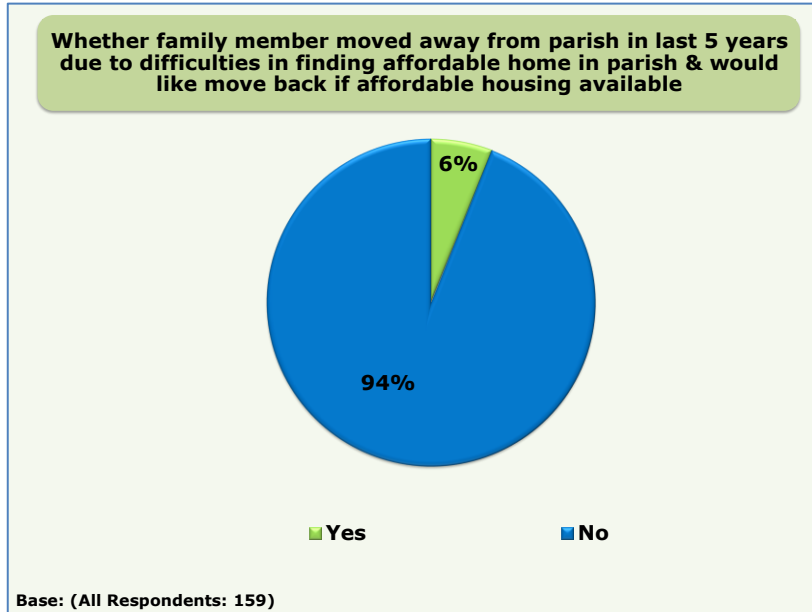


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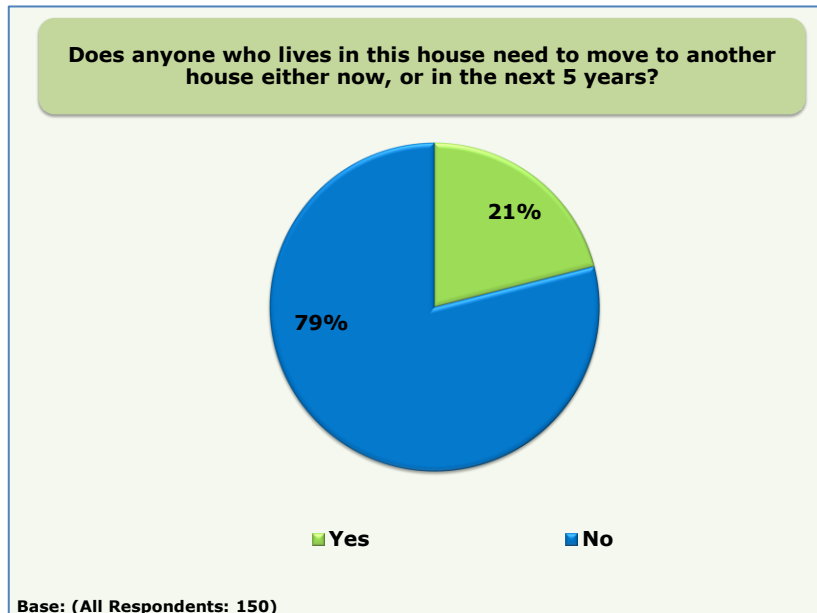
6% of respondents had someone in their family move away from the parish in the last five years due to difficulties in finding an affordable home in the parish, and would like to move back if affordable housing was available to them.

Chart 5:



Just over one in five respondents (21%) indicated there was someone in their house who would need to move to another house either now, or in the next five years.

Chart 6:



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### ***PART TWO - HOUSEHOLDS NEEDING TO MOVE***

This section of the questionnaire was completed only if respondents answered ‘Yes’ to either 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?*

91% (39) live within the parish as a single household.

Table 6:

| Where does your household live?   | Number | %  |
|---|--------|----|
| <b>Within this parish as a single household</b>   | 39     | 91 |
| <b>Outside this parish</b>  | 2      | 5  |
| <b>With another household in this parish</b>  | 2      | 5  |
| <b>Base: (Those with family members moved away from Parish in last 5 years &amp; wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (43)</b> |        |    |

A third of the households (12) need to move within two years, four in ten between two and five years from now, and a quarter in five years or more.

Table 7:

| When does the household need to move?   | Number | %  |
|---|--------|----|
| <b>Within 2 years</b>   | 12     | 32 |
| <b>2 to 5 years from now</b>  | 16     | 42 |
| <b>In 5 years or more</b>   | 10     | 26 |
| <b>Base: (Those with family members moved away from Parish in last 5 years &amp; wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (38)</b> |        |    |

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14 households (36%) are looking to move within the parish, 13 households (33%) elsewhere in South Oxfordshire and 12 households (31%) do not mind where they go.

Table 8:

| Where are you looking to move to?   | Number | %  |
|---|--------|----|
| Within the parish   | 14     | 36 |
| Elsewhere in South Oxfordshire  | 13     | 33 |
| Don't mind  | 12     | 31 |
| <b>Base: (Those with family members moved away from Parish in last 5 years &amp; wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (39)</b> |        |    |

11 households (29%) require one bedroom, 18 households (47%) two bedrooms and 9 households (24%) three bedrooms.

Table 9:

| What is the minimum number of bedrooms required?  | Number | %  |
|---|--------|----|
| 1 bedroom/bed-sit   | 11     | 29 |
| 2 bedrooms  | 18     | 47 |
| 3 bedrooms  | 9      | 24 |
| 4 or more bedrooms  | 0      | 0  |
| <b>Base: (Those with family members moved away from Parish in last 5 years &amp; wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (38)</b> |        |    |

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58% (22) of households would prefer to buy on the open market, 29% (11) buy in to an affordable housing ascheme and 13% (5) rent from a Housing Association.

Table 10:

| Would you prefer to...?   | Number | %  |
|---|--------|----|
| <b>Buy on the open market</b>   | 22     | 58 |
| <b>Rent from a private landlord</b>   | 0      | 0  |
| <b>Rent from a Housing Association</b>  | 5      | 13 |
| <b>Shared ownership</b>   | 0      | 0  |
| <b>Buy in an affordable housing scheme</b>  | 11     | 29 |
| <b>Base: (Those with family members moved away from Parish in last 5 years &amp; wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (38)</b> |        |    |

Just over half the households (19 in number) would require a house and 7 wanted a flat/maisonette.

There were two responses for “other” and these were:

1. *“Could there be consideration for bungalows as part of retirement/sheltered scheme for over 60's?”*
2. *“My husband is disabled + has to walk on crutches all his life + my son is slightly disabled. Can not walk properly. So I am their carer have been for last 11 years. So we would like a house or bungalow. Thank you”*

Table 11:

| What type of accommodation do you require?  | Number | %  |
|---|--------|----|
| <b>House</b>  | 19     | 53 |
| <b>Bungalow</b>   | 5      | 14 |
| <b>Flat/Maisonette</b>  | 7      | 19 |
| <b>Sheltered/Retirement</b>   | 5      | 14 |
| <b>Base: (Those with family members moved away from Parish in last 5 years &amp; wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (36)</b> |        |    |

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The two main reasons for needing to move are the need for independent accommodation and the need for smaller accommodation. There was one other response that was “retirement”.

Table 12:

| What is your main reason for needing to move?   | Number | %  |
|---|--------|----|
| <b>Need for independent accommodation</b>   | 14     | 41 |
| <b>Need smaller accommodation</b>   | 10     | 29 |
| <b>Need larger accommodation</b>  | 3      | 9  |
| <b>Need a cheaper home</b>  | 2      | 6  |
| <b>Need more permanent accommodation</b>  | 2      | 6  |
| <b>Need a physically adapted home</b>   | 1      | 3  |
| <b>Need to be closer to employment</b>  | 1      | 3  |
| <b>Need a different type of property</b>  | 1      | 3  |
| <b>Need to be closer to carer/dependent</b>   | 0      | 0  |
| <b>Base: (Those with family members moved away from Parish in last 5 years &amp; wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (34)</b> |        |    |

41% or 16 households are lived in by couples. There was one other response and this was “mother and adult son”.

Table 13:

| What type of household are you  | Number | %  |
|---|--------|----|
| <b>One-person household</b>   | 11     | 28 |
| <b>Couple</b>   | 16     | 41 |
| <b>Two-parent family</b>  | 11     | 28 |
| <b>Single parent family</b>   | 1      | 3  |
| <b>Base: (Those with family members moved away from Parish in last 5 years &amp; wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (39)</b> |        |    |

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98% of respondents are in households where they have been permanently resident in the parish for the last three years.

*Table 14:*

| Have you or a member of your household been permanently resident in the parish for the last 3 years?  | Number | %  |
|---|--------|----|
| Yes   | 40     | 98 |
| No  | 1      | 2  |
| <b>Base: (Those with family members moved away from Parish in last 5 years &amp; wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (41)</b> |        |    |

92% of respondents are in households where they have been permanently resident in the parish for the last five years.

*Table 15:*

| Have you or a member of your household been permanently resident in the parish for the last 5 years?  | Number | %  |
|---|--------|----|
| Yes   | 35     | 92 |
| No  | 3      | 8  |
| <b>Base: (Those with family members moved away from Parish in last 5 years &amp; wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (38)</b> |        |    |

22% of householders have worked permanently in the parish for the last three years.

*Table 16:*

| Have you or any member of your household worked permanently in the parish for the last three years?   | Number | %  |
|---|--------|----|
| Yes   | 8      | 22 |
| No  | 29     | 78 |
| <b>Base: (Those with family members moved away from Parish in last 5 years &amp; wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (37)</b> |        |    |

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58% of householders have formerly lived in the parish for a continuous period of at least five years.

Table 17:

| Have you or any members of your household formerly lived in the parish for a continuous period of at least 5 years?   | Number | %  |
|---|--------|----|
| Yes   | 21     | 58 |
| No  | 15     | 42 |
| <b>Base: (Those with family members moved away from Parish in last 5 years &amp; wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (36)</b> |        |    |

### APPENDIX - Are you aware of a site in the parish that might be suitable for an affordable housing scheme? If yes, please specify

- Between Three Horse Shoes + Dexter Lane. 2. Site identified by P.C. on Wheatley Rd, near chicken sheds/Jennings
- Doug Wheeler's Cafe. 2. Denton Lane opp. Sports Club
- On the hill opposite existing housing. 2. Off Kiln Lane (left-side behind White Cottage)
- 4/5 houses on strips of land. 1) On RHS off Oxford Rd leaving village. 2) On LHS Southend leaving village. 3) On LHS Wheatley Rd leaving village. 4) On LHS Denton Lane leaving village before Sports Ground
- Area 3
- Area 3 Oxford Rd Garsington
- Back of Combewell
- Behind 3 Horseshoes, top D? Lane, + sites identified by the P.C.
- Combewell (backing onto Kiln Lane) and possibly some infill
- From the leaflet we had put through our door regarding new developments in Garsington, Horspath, G-Leys
- Green in Poplar Close as its been used as a car park + troublesome children
- Have seen proposed plans
- Jennings Farm. All those sites we identified in the previous survey
- Jennings old chicken farm
- Jennings old poultry farm?
- Kiln Lane
- Kiln Lane - old caravan plots
- Kiln Lane - the area occupied by travellers(?)
- Kiln Lane, Parsler's Piece

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- Land at rear of the 'Three Horse Shoes!'
- Land at the rear of 'Three Horseshoes' PH
- Land behind the Three Horseshoes P.H.
- Land behind 'Three Horse Shoes' P/H
- Land owned by Pye?
- Land Pye bought in 1980's behind homes in Oxford Road which has never been developed
- Perchelli Field adjacent to Combewell or Pye land from Kiln Lane to end of Oxford Road
- Pettiwell (both sides)
- Pye Field in Kiln Lane
- The old chicken sheds off Wheatley Road
- The site currently illegally demised by the travelling community nr. Kiln Farm
- We already have a sizeable amount of social housing in the area of Poplar Close. We do not want any more of this type of housing so close. This would only serve to increase the event of anti-social behaviour, noise, etc.
- Yes - if proves necessary and truly affordable. Adjacent to Combewell by opening up the cul-de-sac.
- Yes from Horspath to Oxford Road