

LOGGERHEADS PARISH NEEDS SURVEY REPORT 2012

Introduction

This report has been produced to assess the level of affordable housing need, tenure and house size for the residents of the Loggerheads Parish.

Housing Need is defined in Planning Policy Statement 3 and is different to housing demand. The definition of housing need is *"the quantity of housing required for households who are unable to access suitable housing without financial assistance"*. Therefore, the ability or the lack of ability to financially afford is an intrinsic element of housing need. Whereas demand refers to *"the quantity of housing that households are willing and able to buy or rent"*

In March 2012, Newcastle Borough Council in partnership with Aspire Housing sent out Housing Need Surveys to every household in the Loggerheads Parish. The returned forms were then analysed by the Strategic Housing Team at the Council. Of the 1787 forms posted out, 536 survey forms were returned, giving a response rate of 30%, which for this type of survey is considered to be a reasonable response rate.

The survey consisted of two sections. The first section was seeking information from all the respondents on their general housing situation. The second section was aimed specifically at those households who were either in housing need or had someone as part of their households in housing need.

The survey was conducted, in order, to obtain evidence of the housing need in the Parish of Loggerheads. A copy of the survey is included within the appendix.

Survey Results

Of 568 survey forms that were returned 47 households identified themselves or someone in their household to be in housing need. Some people identified more than one response for some of the questions and chose not to respond to others; therefore some of the totals were different.

WHAT TYPE OF HOUSEHOLD NEEDS HOUSING?	
A single adult	17
An adult couple	7
A family with children	14
Three or more adults	1
A single elderly person	4
An elderly couple	3
Other	1
Total	47

The majority of respondents stated that their housing need would arise in 1-3 years (41.3%). A large percentage of households stated that they were in imminent housing need (34.8%).

WHY IS YOUR CURRENT HOME UNSUITABLE?	
Too small	11
Too big	6
Too expensive	11
Need to live independently	18
Need to be closer to family	4
Health / mobility problems	4
Other Reasons	12

The respondents who stated that were in housing need were asked as to whether they would be prepared to move away from Loggerheads to meet their need. 24 households (51%) stated that they would be prepared to move away, whereas the remaining 23 (49%) households stated that they would not move from the Parish.

WHAT KIND OF TENURE WOULD BE MOST SUITABLE FOR YOU?	
Private ownership	18
Shared Ownership	5
Rented	14
Private or Shared Ownership	4
All	2
Rented or Shared Ownership	3
Private or rented	1
Total	47

The results were broken down into 18 households who wished to resolve their housing need through private ownership, 5 would consider shared ownership and 14 who wished to rent

An analysis of the results by mapping 'what type of household needs housing' with 'what kind of tenure would be most suitable for you' shows that a significant number of single person households (47%) would like to meet their need through private ownership. This may indicate that single adult households may hold aspirations to be on the housing ladder, which presently remains unfilled due to high property prices and impediments in accessing mortgage finance. Conversely, the results show that a significant number of older households (57%) would like their need through the rented tenure.

HOW MANY BEDROOMS WOULD YOU NEED?	
One	3
Two	20
Three	12
Four or more	6
Left Blank	1
Ticked more than one	4
Total	46

The greatest need is for two bedroom (43%) and three bedroom properties (26%). Whereas, the need for one bedroom (6.5%) and 4 bedrooms (13%) is somewhat less. An analysis of the results by mapping '**what type of household needs housing**' with '**how many bedrooms would you need**' shows that a significant number of single households (60%) have an indicated a need for two bedrooms as opposed to one bedroom property and 50% of 'family with children' household type have indicated the need for four bedroom properties.

Several questions were asked about affordability and how much households could afford in either buying or renting. An analysis of the results for '**maximum spend of rented for week**' show that 20 respondents stated that they would be able to afford a rent greater than £71 per week, whereas 9 households stated that they would be able to afford a rent less than £71 per week. An analysis of the results for '**maximum spend on mortgage**' shows that 15 respondents will be able to afford a mortgage greater than £70,000 and 28 respondents will be able to afford a mortgage less than £70,000.

The issue of affordable housing is compounded in Loggerheads, by the fact that the property prices are extremely high, relative to the rest of the areas within Newcastle under Lyme and that the number of social housing within Loggerheads is extremely low and limited.

Headlines

- 47 households identified themselves or someone in their household to be in housing need.
- The largest household type in need was single person household, followed by 'family with children' household.
- 18 households stated that they would consider meeting their need through private ownership; the majority of households who favoured this tenure were single person household types 47%.

- 19 households have stated that they would consider meeting their need through either renting or shared ownership tenure.
- The greatest need is for two bedroom (43%) and three bedroom properties (26%). Whereas, the need for one bedroom (6.5%) and four bedrooms (13%) is somewhat less.

What happens now?

The results of the survey have demonstrated that there is an additional need for affordable housing for local residents. The Council, as a strategic housing enabler will work towards meeting local housing need through provision of affordable housing, in the form of rented accommodation and shared ownership. The rented accommodation will meet the needs of those in greatest need and the shared ownership tenure will meet the aspirations of those who wanted to take on private ownership.

The Council facilitates the development of affordable housing by working with Registered Providers, who specifically provide affordable housing and by having a planning policy that any suitable development of 5 or more units has an element of affordable housing.

Based upon the results of this survey the Council would support a suitable application for a development to address local need. A significant number of households have stated that they would be in favour of residential development provided that they were of a small scale, of 1 to 5 affordable homes for local people in the Parish. Although, there were a significant number of households who have stated that they would not be in favour of residential development of 5 to 10 affordable homes.

This sentiment is understandable, Loggerheads is a picturesque Parish of considerable natural beauty and there is concern that large residential development, if inappropriate, could blemish the Parish. It is for this reason that any planning permission for development within the Parish, as with any other green space / green belt areas is and will be subject to careful deliberations with the views of the residents carefully considered.

The results of this survey does not give permission for new housing to be built, any proposal will need to go through the normal channels for planning permission and therefore allow local people to comment.

Finally, if you aware of any individual who may require affordable social housing, please contact the Newcastle Advice Team on 01782 635200 who will be able to provide information on which registered social landlords to contact and apply to. In addition if you would like to discuss the contents of this report further please call Newcastle Borough Council Housing Strategy Team 01782 742455.