

Bransford Parish Housing Needs Survey

Analysis of Results

June 2011

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1. Introduction

Worcestershire County Council undertook a rural housing needs survey in the Parish of Bransford during May 2011, on behalf of Community First.

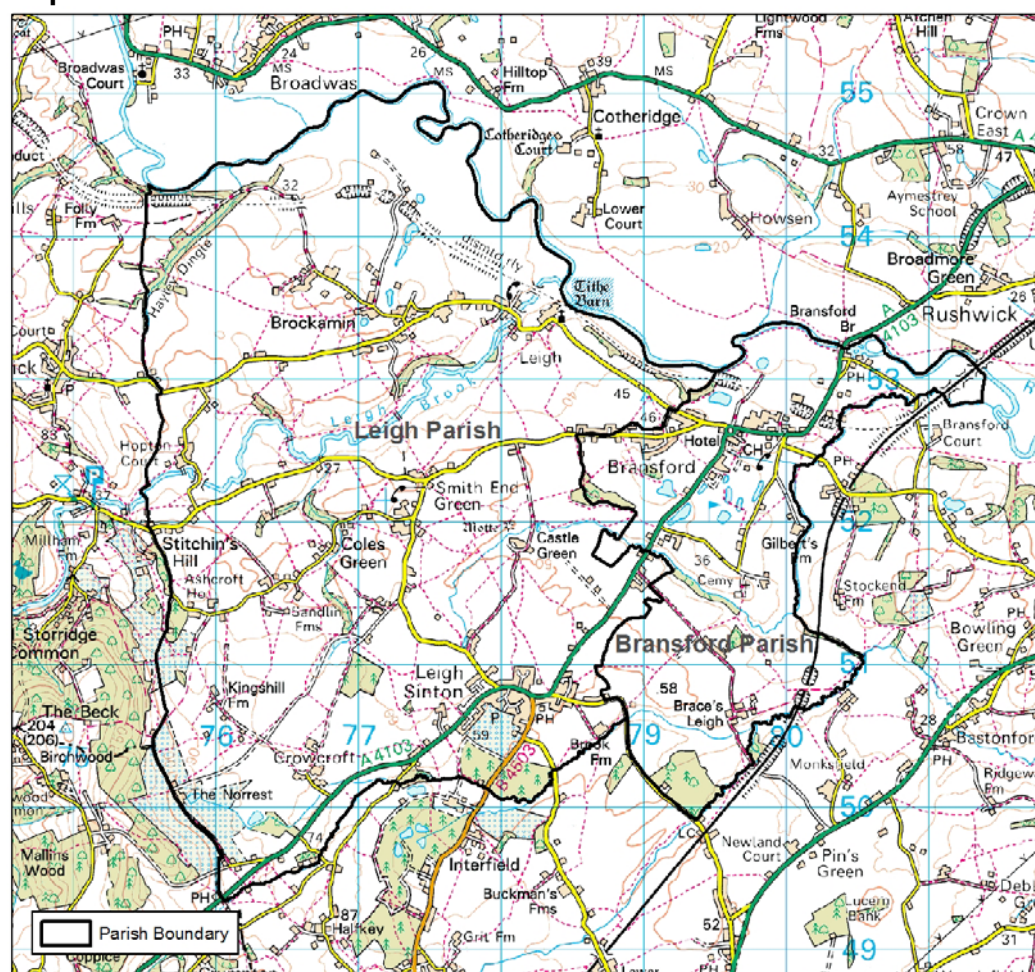
A total of 191 surveys were sent out – 180 to households and 11 to employers within the Parish. The survey is designed to be completed by every householder and person who works in the parish in order to build a profile of the current households within the Parish (Part A), and examine current or future housing need (Part B).

By the deadline of Friday 3rd June, 70 surveys were completed and returned, which represents a response rate of 36.6%.

Of these responses, 68 (35.6%) were from Bransford residents (yellow forms) and 2 (1.0%) were received from people working in Bransford (purple forms), one of whom also lives in the parish.

*Percentages quoted relate to the number of respondents to each particular question (base number) as not all respondents complete each question

Map of Parish



2. Parish Profile

The following statistics are taken from the 2001 Census.

Table 1: Parish Statistics

	Bransford	Worcestershire
Area (Hectares)	422	173,529
Number of Households	157	223,049
Number of People Living in Households	360	532,823
Average Household Size	2.29	2.39

Table 2: Household Types

Household Type		Bransford	Worcestershire
One person	Pensioner	19.1%	13.7%
	Other	7.0%	12.8%
One Family and no others	Pensioner	13.4%	10.1%
	Couple households with no children	28.0%	20.8%
	Couple households with dependent children	18.5%	22.8%
	Lone parent households with dependent children	1.9%	4.9%
	All children non-dependent	7.6%	10.0%
Other	Other	4.5%	4.9%

Table 3: Tenure

	Bransford	Worcestershire
Owner Occupier	86.0%	75.5%
Shared Ownership	0.0%	0.5%
Social Rented	7.6%	15.2%
Private Rented	4.5%	5.9%
Rent from Other	1.9%	2.9%

Table 4: Property Type

	Bransford	Worcestershire
House or Bungalow – Detached	57.1%	34.8%
House or Bungalow – Semi-detached	39.1%	34.1%
House or Bungalow – Terraced	1.9%	18.8%
Flat, maisonette or apartment	1.9%	11.6%
Caravan or other mobile or temporary structure	0.0%	0.8%

3. Analysis

3.1 Part A

Q1: Do you live in Bransford Parish?

85.7% of respondents stated that they live in Bransford Parish.

Q2: Please tell us your current household composition?

Table 5

Household Composition	Number of Responses	% of Total Respondents
Single (under 60)	5	8%
Single (60+)	5	8%
Couple (under 60)	4	6%
Couple (60+)	30	48%
Lone parent (one child)	1	2%
Lone parent (two children)	0	-
Lone parent (three children)	0	-
Lone parent (four children or more)	0	-
Family (one child)	3	5%
Family (two children)	11	18%
Family (three children)	1	2%
Family (four children or more)	2	3%
Other	1	2%

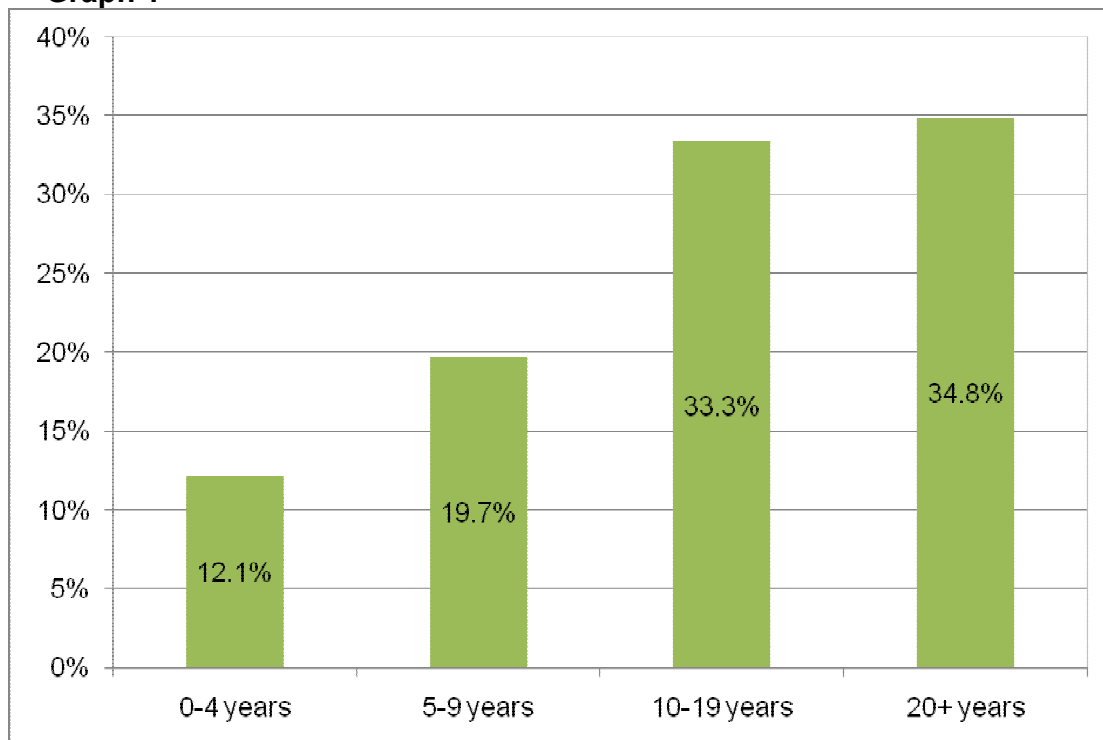
Base: 63 respondents

The most common household composition in Bransford Parish are those containing couples aged over 60 (48%) and families with 2 children (17%).

Couple households make up 54% of the households in Bransford compared to 16.0% of households made up of single people and 27% who are family households.

Q3: How long have you lived in your present home?

Graph 1



Base: 66 respondents

Over 68% of households stated that they have lived in the parish for 10 years or more.

Q4: What is your current tenure?

Table 6

	Number of Responses	% of Total Respondents
Owner Occupier	58	87.9%
Privately Renting	5	7.6%
Housing Association Social Rent	0	-
Housing Association Affordable Rent	1	1.5%
Housing Association Shared Ownership	1	1.5%
Intermediate Rent	0	-
Lodging with Another Household	0	-
Living with Parents/Relatives	0	-
In Housing Tied to Your Job	1	1.5%
Other	0	-

Base: 66 respondents

The vast majority of respondents (87.9%) are currently owner occupiers, with a small proportion privately renting (7.6%). Other tenures include Housing Association (3%) and 1 respondent in accommodation tied to their job (1.5%).

Q5: What type of accommodation do you live in? And Q6: How many rooms does your current home have?

67.7% of respondents live in a property with three or four bedrooms and 7.7% live in properties with 5 bedrooms. The remainder (24.6%) live in properties with two bedrooms.

Table 7

	Number of Responses	% of Total Respondents
House	47	72.3%
Bungalow	17	26.2%
Flat or Apartment	1	1.5%
Mobile Home	0	-
Static Caravan or Park Home	0	-
Other	0	-

Base: 65 respondents

Q7: Have any members of your household moved away from the parish in the last five years? And Q8: Why did they leave?

16.1% of respondents stated members of their household have moved away in the last 5 years, with the reasons for why they left being spread over a number of options

Table 8

	Number of Responses
Lack of affordable housing	3
lack of public transport	2
lack of suitable housing	2
to take up employment elsewhere	1
to go to college or university	1
Other - marriage	1
Other – marriage breakdown	2

Q9: Are you in favour of additional affordable housing being provided within Bransford Parish for local people?

57.6% of respondents stated they were in favour of additional affordable housing being provided within the parish for local people, whereas 15.1% of respondents stated they are not in favour. 27.3% said they were unsure.

Q10: Are you, or anyone else from your household (they may currently be residing temporarily elsewhere) likely to need affordable housing within the Bransford Parish area now or in the next five years?

10.6% of respondents who stated that they lived in the parish (7 respondents) said they or someone else from their household will need affordable housing within the Bransford Parish area now or in the next five years.

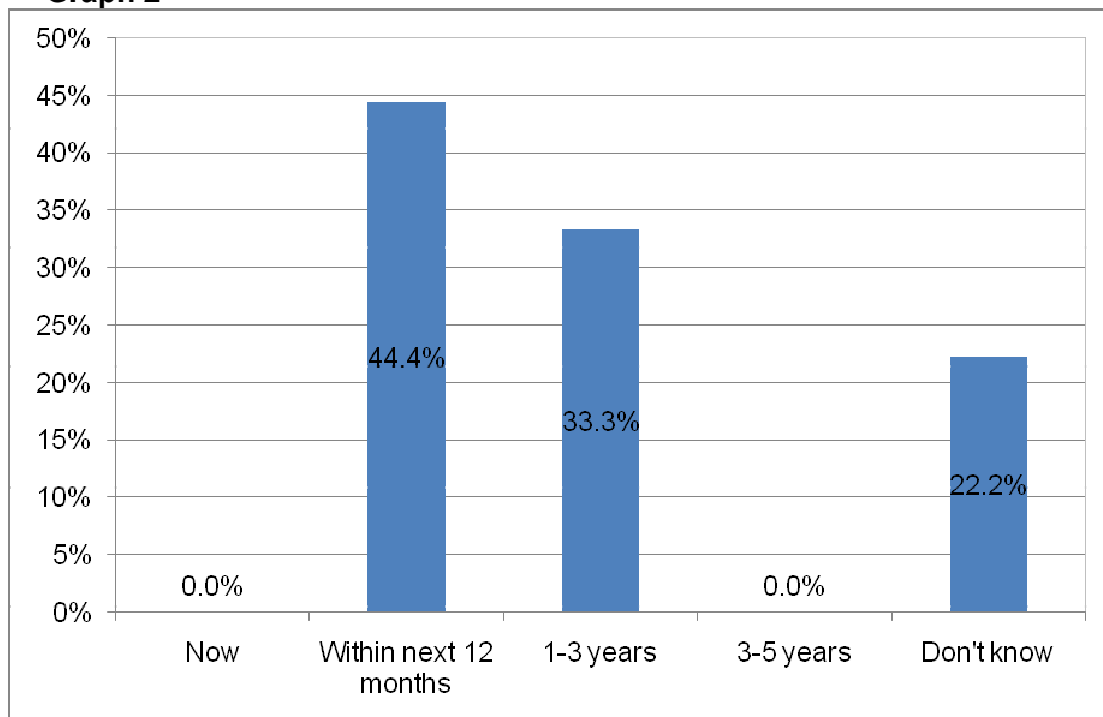
3.2 Part B

7 respondents who stated that they lived in the parish (10.6% of total respondents) indicated they or someone from their household are likely to need affordable housing with the Parish now or in the next 5 years and were subsequently directed to complete Part B of the survey, which asks about their housing need.

In addition 2 respondents who had not identified whether they lived in the parish or not also indicated that they are likely to need affordable housing within the parish.

Q11: When will you need to change your accommodation?

Graph 2



Base: 9 respondents

Four respondents stated they need to move within the next year, three within the next 3 years and two respondents are unsure when they will need to change accommodation.

Q12: What is the main reason why you need to move into some type of affordable housing?

Table 9

Reason	Number of Respondents	% of Total Respondents
Need independent accommodation	4	50%
Need larger accommodation	-	-
Need smaller accommodation	-	-
Present home in poor state of repair	-	-
Need to be closer to employment	-	-
Need permanent accommodation	1	12.5%
Need older persons accommodation	1	12.5%
Need to be closer to a carer or dependent	-	-
Need specially adapted home	-	-
Family break up	1	12.5%
Need to be closer to relatives who are in the parish	-	-
Moved away and wish to return to parish	-	-
Other	1	12.5%

Base: 8 respondents

There are mixed reasons for needing to move into affordable housing, with needing independent accommodation the most popular. The 'other' reason given was 'children becoming old enough to leave home'

Q13: What is your current housing status?

Table 10

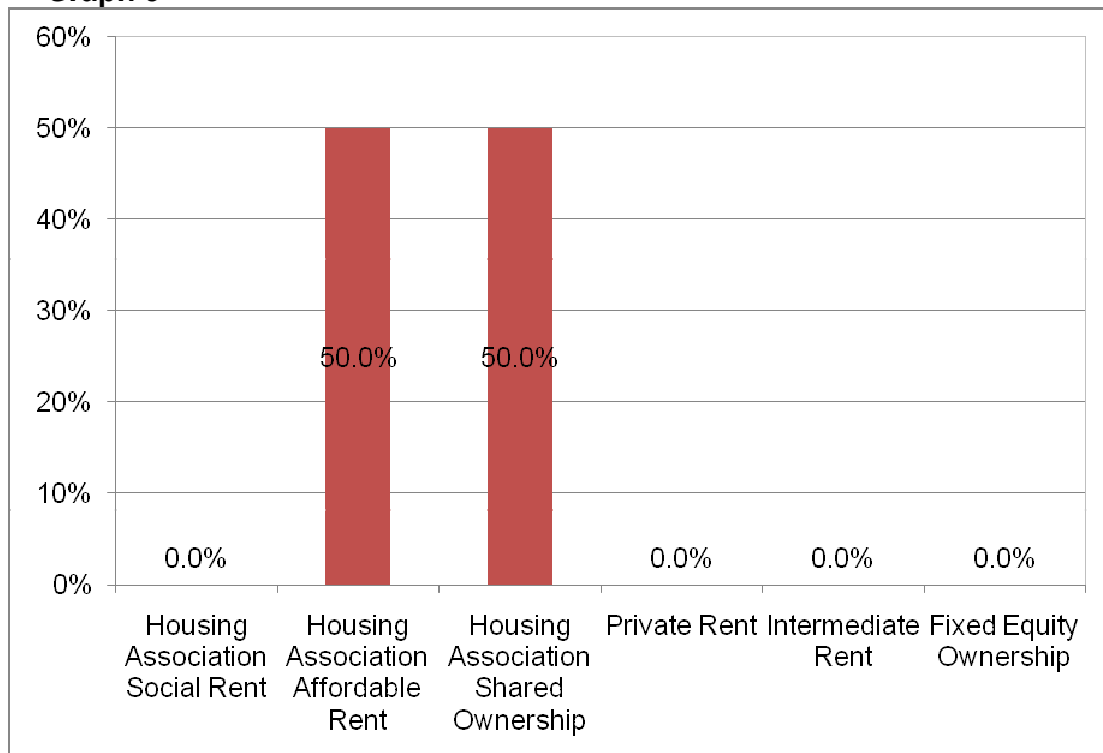
	Number of Respondents	% of Total Respondents
Owner Occupier	3	33.3%
Privately Renting	3	33.3%
Housing Association Social Rent	-	-
Housing Association Shared Ownership	-	-
Immediate Rent	-	-
Lodging with another household	-	-
Living with parents/relatives	3	33.3%
In housing tied to your job	-	-
Other	-	-

Base: 9 respondents

The current housing status of respondents stating they will have a housing need in the next 5 years is evenly spread across tenures owner occupiers, privately renting or living with parents or relatives.

Q14: What type of accommodation would you prefer?

Graph 3



Base: 8 respondents

All respondents would prefer either Housing Association Affordable Rent or Housing Association Shared Ownership accommodation.

Q15: If you would prefer to buy and want to apply for shared ownership, please give the maximum mortgage you could afford?

Table 11

Maximum Mortgage	Number of Responses
Below £50,000	-
£50,000-55,000	-
£55,000-60,000	1
£60,000-65,000	-
£65,000-70,000	-
£70,000-75,000	1
£75,000-80,000	1
£80,000-85,000	-
£85,000-90,000	1
£90,000-95,000	-
£95,000-100,000	-
Above £100,000	-

All four respondents who preferred shared ownership indicated the level of mortgage they could afford.

Q16: If you would prefer to rent from a Housing Association, please give the maximum rent you could afford on a monthly basis?

Table 12

Maximum Rent	Number of Responses
Below £200	-
£200-£250	-
£250-£300	-
£300-£350	2
£350-£400	1
£400-£450	-
£450-£500	-
Above £500	-

Only three respondents who preferred affordable rent indicated the maximum rent they could afford.

Q17: Would you be willing for a Housing Officer to visit you at home and complete a separate affordability questionnaire?

Two people said they would be willing for a Housing Officer to visit them and their details have been forwarded.

Q18: Please tell us the household composition of those that will need to move into affordable housing?

Table 13

	Number of Responses
Single (under 60)	1
Single (60+)	1
Couple (Under 60)	3
Couple (60+)	1
Lone parent (one child)	-
Lone parent (two children)	-
Lone parent (three children)	-
Lone parent (four children +)	-
Family (one child)	-
Family (two children)	1
Family (three children)	-
Family (four children or more)	-
Other	1 (single but no age group indicated)

Base: 8 respondents

Only 8 responses were received for this question,

Q19: Do you have a local connection with Bransford Parish based on the criteria included with the survey?

Seven of the respondents who said they are likely to need affordable housing stated that they have a local connection with the parish.

Q20: Do you have a local involvement in the Parish with any of the following?

Three people responded to this question. One stated their involvement was 'running a business from home in Bransford'. The other had children in a local school and children in a local organisation e.g. scouts, guides and the third said they were members of a local sports club, they affiliated to a local church, they were members of a local social group or club, they were local voluntary helpers and they also used a local nursery.

Q21: If affordable housing was built in Bransford Parish, which part of the parish would be your preferred choice?

8 respondents wrote the following comments:

- Don't mind
- Central Bransford
- Rushwick/Leigh
- Bransford x 2
- Leigh
- Leigh or Bransford
- Unsure

Q22: If you prefer to rent or want to apply for shared ownership, are you currently registered with Malvern Hills District Council on their Home Choice Plus Common Housing Register?

Eight respondents replied to this question, only two are currently registered with Home Choice Plus.

Q23: If No, would you like us to send you an application form and if so please record your name and address at the end of this form (Part C).

Four of the eight respondents who are not currently registered with Home Choice Plus stated they would like to be sent an application form and filled in their contact details. These have been forwarded on.

4. Conclusion

A response rate of 36.6% was achieved for this survey but it is possible not all residents with a housing need will have responded although it is in their interests to do so.

This survey highlights 9 respondents that are likely to need affordable housing within Bransford Parish now or in the next five years, of which 7 have a local connection to the parish.

Of the 9 households which stated they will need to change their accommodation; 4 are likely to be within in the next 12 months, 3 within 1 – 3 years and 2 were unsure when. The demand is split between Housing Association Affordable Rent and Housing Association Shared Ownership.

Table 15: Need to Change Accommodation

Timescale	Household Type	Current Tenure	LC	Preferred Tenure
Within the next 12 months	Single under 60	Living with parents	Y	Housing Association Affordable Rent (£350-400 pcm)
Within the next 12 months	Single (60+)	Owner Occupier	Y	Housing Association Affordable Rent (£300-350 pcm)
Don't Know	Couple (60+)	Owner Occupier	No response	Housing Association Affordable Rent (no indication of level given)
1-3 years	Single Person – no age group indicated	Living with parents	Y	Housing Association Affordable rent (£300-350)
Within the next 12 months	Couple under 60	Living with parents	Y	Housing Association Shared Ownership (£55,000-60,000)
1-3 years	Family (1 child)	Privately Renting	N	Housing Association Shared Ownership (£70,000-75,000)
Don't know	Couple under 60	Owner occupier	Y	Unsure
1-3 years	Couple under 60	Privately Renting	Y	Housing Association Shared Ownership (£85,000-90,000)
Within the next 12 months	Family (2 children)	Privately Renting	Y	Housing Association Shared Ownership (£75,000-80,000)

Table 15 summarises the current household/tenure and preferred tenure of all respondents who stated they are likely to have a need for affordable housing in the next five years, and supplied information to assess their need.

Bransford is a rural parish on the outskirts of Worcester, with over two thirds of residents having lived in their homes for 10 years or more (68%). The majority of households within the parish are made up of couples over 60 (48%) and families with two children (17%). 87.9% of households in the parish are owner occupiers, who live in predominantly 3 or 4 bedroom houses.

Those in housing need are likely to have household incomes much lower than average making it extremely difficult to raise large enough mortgages to buy on the open market. Hence, if they would like to stay living within the parish, forms of affordable housing such as social rent, shared ownership or low cost home ownership are required.

Addendum

Following the Worcestershire County Council analysis of the data collected through the Bransford Housing Needs Survey Nigel Potter, the Worcestershire Rural Housing Enabler employed by Community First, carried out additional checks with those respondents who submitted their contact details on the returns. As a result an additional requirement has emerged as shown in the following table.

Addendum Table

Respondent	Family Details	How long lived in Parish	LC Live	LC Work	LC Care for family	When move?	Tenure Now	Tenure Future
1 (Pdf1)	Couple under 60 yrs	N.A.		Work		1-3 yrs	PR (Property type not known)	SO £85-90K
2 (Pdf 2)	Couple Over 60 yrs	20 yrs+	Live			Not known	OO Bungalow	HAR (£ not known)
3 (Pdf 3)	Single person Living with parents	5-9 yrs	Live	Work		1-3 yrs	Parents OO Bungalow	HAR £300-350pm
4 (Pdf 4)	Single person Living with parents	0-4 yrs	Live			Not known	Parents OO House	HAR (£ not known)
5 (Pdf 5a) (First respondent)	Single person	20 yrs+	Live			12 mths	Parents OO House	SO £55-60k
6 (Pdf 5b) (Second respondent)	Single person	20 yrs+	Live			12 mths	Parents OO House	SO £55-60k
7 (Pdf 6)	Single person Over 60 yrs	20 yrs+	Live			12 mths	OO - need to sell share House	HAR £300-350pm
8 (Pdf 7)	Single Person	5-9 yrs	Live			12 mths	Parents OO House	HAR £350-400pm
9 (Pdf 8)	Family 2 children	0-4 yrs			Support grandparents	12 mths	PR House	SO £75-80k
10 (Pdf 9)	Family 1 child	0-4 yrs	Live			1-3 yrs	PR House	SO £70-75k

Key HAR – Housing Association Rent
SO – Shared Ownership
PR – Private Rent
OO – Owner Occupied

Summary of Type and Tenure

Property Type	Rent	Shared Ownership	Total No.
2 Bed House	xxxx (4)	xxxxx (5)	9
3 Bed House	X (1)		1