

Preliminary Report. V3

Neighbourhood Plan Housing Needs Survey

For Haversham-cum- Little Linford Parish Council

Introduction

This is a headline preliminary report on the key findings of the survey. It is designed to give the Parish Council and NP group some insight into the outline results of the survey. It examines the responses to key questions only. These results may differ from those of the more thorough analysis and reporting to follow.

Design, timing and logistics

The questionnaire was designed by researching other similar questionnaires for similar villages, and with reference to the PC's NP consultant. It is designed to gather responses to specific questions and collect parishioners' comments, particularly on the possibility of a new small housing development in the Parish. The responses to some of the key questions asked are described below and the parishioners' comments are listed in the appendix to this report.

It was decided to maximise the response rate to the survey by delivering and picking up completed questionnaires from each household in the Parish. Also, the questionnaire envelope was very noticeable in its colouring, and attention was drawn to the questionnaire and its purpose in the Parish Magazine.

All questionnaires were delivered 20/21st July and collected 10/11th August or soon after. A big 'thank you' is deserved to the small team of volunteers doing the footwork of delivery and collection.

Summary of preliminary key findings

- The high response rate of 63.0 % adds to the viability of this survey.
- 50+ people want or need to move within Haversham or, having a local connection, want to set up home in Haversham.
- If a small housing development was of affordable housing and for local people, it would be supported by a majority of parishioners.
- Affordable and appropriate housing for younger people or for older parishioners, specifically, would satisfy a local need and be acceptable to parishioners.
- Parishioners are concerned that the development should remain small, be of small homes, have appropriate parking, and be sustainably near to local facilities.

It is worth adding that older people downsizing into a new development would release 2/3-bedroom properties into the local market.

Parishioners' response rate

211 questionnaires were received from the 335 households in the Parish; a response rate of 63.0%. My feeling is that this is a high response rate ensuring that the figures we observe, the inferences we derive, and the decisions that we make will be well- based.

Do parishioners support a small housing development?

Question 20 asked: If this survey indicates a need, would you support a small development of social/affordable housing for local people within the Parish? The response was:

Yes	=	52.2%
Maybe	=	26.3%
No	=	21.5%

Housing needs in our Parish

Question 7 asked: Does your household as a whole, or anyone in your current household, expect to need to move within Haversham-cum-Little Linford within the next 5 years? The response was:

No	=	80%
Yes	=	16%
Blank/inconsistent	=	4%

The 16% responding yes to this question is in fact 33 households expecting to need to move within the parish either as a whole household or splitting the current household into two or more households (e.g. children leaving the family home or elderly people moving into alternative accommodation)

Question 21 asked: Apart from you or anyone currently living in your household, do you know anyone with a 'local connection' who is not currently residing in the Parish that would like to or needs to set up home in the Parish? The response was:

No	=	88%
Yes	=	12%

The 12% responding yes to this question represents a further 22 people, known by Haversham residents and with a 'local connection', who need to or would like to move to the Parish. At this stage, we do not know any other details about their local connection, who they are, or their circumstances.

The following key questions were asked of the 33 households responding Yes to question 7. i.e. they currently live in the Parish and have a housing need to move or to create an additional household within the Parish in the next 5 years.

Question 10 asked: How would you describe this new household? The response was:

Single adult	=	9
Adult couple	=	7
Family	=	7
3 or more adults	=	3
Single elderly person	=	2
Elderly couple	=	1
Other	=	3
No response	=	1

Question 13 asked: Does this household have a specialist housing need? The response was:

No	=	24
Yes, ground floor accommodation	=	3
Yes, sheltered housing with support services	=	2
Yes, other housing with support Services	=	2
Yes, residential care	=	1
Other	=	0
No response	=	1

Question 15 asked: If renting, how much would the household anticipate spending per month? The response was:

Up to £500 per month	=	2
£500/700 per month	=	2
£700/900 per month	=	1
£900/1,500+ per month	=	0

Question 16 asked: If buying, what value property would the household expect to purchase? The response was:

Up to £180,000	=	10
£180,000/250,000	=	4

£250,000/350,000	=	8
£350,000/ 450,000	=	3
£450,000/ 550,000	=	0
£550,000/ 650,000	=	1
£650,000/750,000	=	2
£750,000/£1,000,000+	=	0

Question 17 asked: Which options would this household consider to acquire a suitable property? [All options mentioned are recorded]. The response was:

Buy on the open market	=	26
Build own home/ self-build	=	6
Rent from Local Authority/Housing Association	=	5
Shared ownership (part owned /part rented)	=	5
Rent privately	=	5
Other	=	0
Not answered	=	1

Comments from respondents

Parishioners were asked for their comments to question 20, asking if they would support a small development, and also for any other comments they may have on housing need or any other subject. Please see following Appendix, where these comments are grouped together to represent people with similar comments to make. Over 100 comments were received.

Note on non-respondents

As with all surveys, by definition, non-respondents' opinions are unknown. However, in this case anecdotal evidence suggests that some non-responders had no interest in the subject because they were unlikely to want to or need to move home in the foreseeable future; while some other older parishioners felt unable to complete the questionnaire although they may have had a need or desire to move home locally. I am not suggesting that these were the only two reasons for not responding or that these two reasons would be equal in any way, in any consideration of the Parish's needs for the future.

Harvey Gilbert, September 2019

For the Neighbourhood Plan Group of Haversham-cum-Little Linford Parish Council

[Appendix follows]

Appendix to NP Housing Needs Survey

Parishioners' Comments

Parishioners were asked for their comments on question 20, asking if they would support a small development, and for any other comments they may have on housing need or any other subject. These comments are grouped together to represent groups of similar comments.

Favourable comments

Needs to be for people from within the Parish	x 14
Important that local people can remain/return to Haversham	x 7
Need affordable housing especially for younger people	x 5
Bungalows should be built	x 5
Would support development of 1 or 2 bed properties for older people	x 3
The Community needs to be able to support its residents	x 3
Need accommodation to downsize into	x 2
Important to have/ develop a mixed/diverse community	x 2
We fully support the need for additional housing in the parish, but at a sustainable number and include more provision for local community	
It is likely that young people wish to establish themselves independently and that older people want to downsize	
Small development with younger people will stop the village dying	
We would support a sustainable/eco-friendly development	
It is important that affordable housing is available in order that people can move into and regenerate the area.	
Communities need to develop and grow	
Has been sorely lacking in Haversham	
A small development would help to smarten-up the village	
Can't afford to move into larger property	
Need small development of low-cost housing, not to rent	
Is needed by current residents	

Shortage of affordable/social housing

If required, is the right thing to do

Small development of affordable housing, not big development with social housing

Must be affordable

I like Haversham as it is but understand some small development may be needed.

Neutral/conditional Comments

Depends on size, location and type of housing x 12

Commensurate with the needs of the community, sustainable, near a bus stop, access to infrastructure/ in upper Haversham x 6

Needs to be less than 5 properties

Should build quality homes

Would support small development but not social housing

New homes need solar panels

Must blend in

Mix of houses needed £100,000 to £650,000

Must improve air quality from Recycling Plant

Negative Comments

Negative effects of any new social housing to those around it x 7

Parking issues/ new homes need proper parking x 3

Don't want more traffic/ traffic already dreadful x 3

Improve roads and infrastructure to accommodate more housing x 2

No big housing estates/ large development please x2

Should keep farmland as it is, leave our beautiful area alone x2

There is already a development of social housing

I would hate a development that swamped our village losing its open spaces and community.

This housing should not be privatised and for sale

Don't trust authorities, small development will increase in size and our small rural community will be lost

Not Housing Association homes

Should stay as it is

Too much housing and traffic already

There is plenty of affordable housing in Milton Keynes/Wolverton, which is very close

No 'buy to let'

Stop parking by commuters using Wolverton station
