



## **HOUSING NEEDS SURVEY RESPONSES**

for

### **PROPOSED PROVISION TO MEET HOUSING & CARE NEEDS**

in

### **HUTTON RUDBY NORTH YORKSHIRE**

collated by

### **HOUSING RESEARCH LTD**

for

### **BROADACRES HOUSING ASSOCIATION & MULBERRY HOMES YORKSHIRE LTD**

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## CONTENTS

	<b>Section</b>	<b>Page No.</b>
1.	<b>HOUSING NEEDS SURVEY</b>	<b>3</b>
2.	<b>MOST PREVALENT RESPONSES</b>	<b>3</b>
3.	<b>ALL RESPONSES</b>	<b>7</b>

## 1. HOUSING NEEDS SURVEY PROCESS

A Housing Needs Survey was carried out by Broadacres Housing Association in January 2020, separately from, and in advance of the appointment of Housing Research Ltd by Mulberry Homes Yorkshire Ltd (as a wholly owned subsidiary of Broadacres HA) to assess supply and demand for specialist housing and care provision – which is a separate report to this analysis of the Housing Needs Survey.

The survey was delivered by post as a paper questionnaire to the 700 addresses in the postcode areas that make up the village of Hutton Rudby. The questionnaire comprised nineteen questions plus an open comments section.

A total of 117 completed or part completed questionnaires were received back – a response rate of 16.7% which Broadacres regard as a much higher return rate than is typically received for such surveys - and collation of the survey responses for each question was carried out by Broadacres prior to our appointment. Separating the collation process from our analysis has prevented any of the respondents being identifiable by ourselves or within this report.

The responses as drawn from the collated data are reported here in two forms:

- Section 2 reports and comments on the most prevalent responses
- Section 3 is a series of charts showing all of the responses to each question

## 2. MOST PREVALENT RESPONSES

This section identifies the most prevalent responses to the Housing Needs Survey and offers comments regarding how these may be considered when developing new housing or care provision in Hutton Rudby.

Note that not all respondents answered every question, therefore the percentages shown are of the total response to each specific question.

### 2.1 Questions regarding their existing housing situation

- **Q1. Where do you live now? (117 responses)**
  - 75.2% / 88 respondents currently live in a house
  - 22.2% / 26 respondents currently live in a bungalow
- **Q2. How many bedrooms does your current home have? (117 responses)**
  - 47.9% / 56 respondents currently have four or more bedrooms
  - 29.1% / 34 respondents currently have three bedrooms
  - 19.7% / 23 respondents currently have two bedrooms

- **Q3. How long have you lived in your current home? (117 responses)**
  - 67.5% / 79 respondents have been in their current home for 11+ years
  - 15.4% / 18 respondents have been in their current home for 1-3 years
- **Q4. Do you want to continue to live in your current village or town? (117 responses)**
  - 93.2% / 109 respondents replied **YES** to this question
- **Q5. Does any of your family also want to live in your current village or town? (115 responses)**
  - 52.2% / 60 respondents replied **NO** to this question
- **Q6. Does any of your family want to rent in your current village or town? (55 responses)**
  - 67.3% / 37 respondents said **YES** (note reduced response number)
- **Q7. What is the status of your current home? (117 responses)**
  - 47.9% / 56 respondents are homeowners with no mortgage
  - 21.4% / 25 respondents are homeowners with a mortgage
  - 8.5% / 10 respondents are renting from a private landlord
  - 7.7% / 9 respondents are renting from a council or housing association

This group of questions can be used to establish a baseline of current housing provision among the respondents. Their responses suggest that the majority of the respondents are long term local residents who own large houses and bungalows outright and wish to remain in the same area.

Note that the responses to Q4, Q5 and Q6 were significantly different. While Q4 shows a very high proportion of the respondents wish to continue living in Hutton Rudby, the lower proportion of positive responses to Q5 may indicate that other family members have already established their own households or that they are currently in education and employment outside the area. However, the 55 positive responses to Q5 is still a strong indicator of housing demand for Hutton Rudby as an addition to the very positive response to Q4 regarding a wish to stay in the area.

The Q6 response rate is fairly low as a proportion of the overall number of returned questionnaires, but does indicate a reasonably strong interest in renting. This is not a straightforward question, as some people may not prefer to rent but be limited to renting due to relatively high local houseprices or low / variable incomes – which may have led to some respondents being reluctant to express a positive response to Q6.

## **2.2 Questions regarding their home search preferences**

- **Q8. If you were to move home, what type of accommodation would you like to move to? (91 responses)**
  - 46.2% / 42 respondents would prefer a bungalow
  - 33.0% / 30 respondents would prefer a house
  - 15.4% / 14 respondents would prefer adapted or supported housing
  - 4.4% / 4 respondents would prefer a flat, maisonette or apartment

- **Q10. What is the minimum number of bedrooms your household requires? (110 respondents)**
  - 50.0% / 55 respondents require two bedrooms
  - 31.8% / 35 respondents require three bedrooms
  - 10.9% / 12 respondents require four or more bedrooms
  - 7.3% / 8 respondents require one bedroom or shared accommodation
- **Q11. Which tenure would you prefer? (110 respondents)**
  - 70.9% / 78 respondents would prefer to buy on the open market
  - 15.5% / 17 respondents would prefer to rent from a council or housing association
  - 11.8% / 13 respondents would prefer low cost home ownership
  - 1.8% / 2 respondents would prefer to rent from a private landlord
- **Q14 Would you be interested in a self build plot in your parish, if one was available? (112 respondents)**
  - 71.4% / 80 respondents replied **NO** to this question
- **Q15. Would you be interested in a home in which you could both live and work? (111 respondents)**
  - 70.2% / 78 respondents replied **NO** to this question
- **Q16. Would any of your family be interested in discounted market homes or shared ownership? (106 respondents)**
  - 67.0% / 71 respondents replied **NO** to this question

This group of questions draws out the respondents preferences for their future housing provision. The responses suggest that smaller 2 & 3 bedroom bungalows and houses for open market sale would be most popular. However, the responses to Q11 show that there is also interest in low cost home ownership / discounted market homes / shared ownership, along with renting from a council or housing association who are both generally regarded as trusted and reliable landlords.

In contrast, the low level of interest in renting from a private landlord recorded in Q11 most probably arises from the variable service and quality within the private rental sector, which central government has been attempting to address through policy support for institutional investment in new housing as a long term asset class.

The apparently low level of interest in self build plots expressed in Q14 is not unusual, given that this option usually requires a significant level of existing capital and self build is still generally perceived to be relatively difficult. The 32 respondents who said they would be interested in a self build plot is definitely sufficient for this offer to be considered as part of a new development and the custom build options now available, including a shell only type arrangement with developers which leaves purchasers to arrange their own internal fitout, can reduce the risks of self build considerably.

The live work provision referred to in Q15 is open to interpretation and in urban areas this has typically meant living accommodation provided above a workshop, often used for 'making' activities such as jewellery or tailoring. In the case of Hutton Rudby the

positive responses to Q15 are far more likely to be for a home office arrangement. While dining rooms and bedrooms can be repurposed as home offices, that assumes they are available and it is more practical to include an additional room for specific use as either a home office or study. Rooms over garages can be similarly allocated for home office use and separate external entrances can be useful to allow ready access where business activities involve frequent visitors.

### **2.3 Questions regarding the drivers for a move to another home**

- **Q12. If you were to move home, what would be your reasons for moving home? (98 responses)**
  - 57.1% / 56 respondents would move due to needing a smaller property
  - 9.2% / 9 respondents would move to be closer to carer or dependent to give / receive support
  - 8.2% / 8 respondents would move due to needing a larger property
  - 7.1% / 7 respondents would move due to needing physically adapted accommodation
  - 7.1% / 7 respondents would move due to not being able to afford their current accommodation
  - 4.1% / 4 respondents would move due to needing secure accommodation
  - 3.1% / 3 respondents would move to be closer employment
  - 3.1% / 3 respondents would move to have a place of their own
  - 1.0% / 1 respondent would move due to being in poor quality accommodation
- **Q13. If you are looking to buy property on the open market, please state your reason below? (81 responses)**
  - 60.5% / 49 respondents would downsize due to a smaller family
  - 23.5% / 19 respondents just want a different property
  - 8.6% / 7 respondents would be first time buyers
  - 4.9% / 4 respondents would want to change tenure
  - 2.5% / 2 respondents need a larger home due to increasing family
- **Q17. As you get older will your housing needs change or be likely to change? (106 respondents)**
  - 55.7% / 59 respondents replied **YES** to this question
- **Q18. Does any of your family have care needs in your current village or town? (115 respondents)**
  - 88.7% / 102 respondents replied **NO** to this question
- **Q19. Will you require a change in housing / size / type in the next 5 or 10 years? (110 respondents)**
  - 53.6% / 59 respondents replied **NO** to this question

This group of questions identifies the most significant drivers for the respondents should they decide to move. Again, the responses suggest that smaller 2 & 3 bedroom properties would be most popular as these would enable people to downsize.

The responses to Q12 and Q18 both indicated that care needs and adapted accommodation are not currently dominating the respondents priorities for their next home. While this may seem to be at odds with the response to Q17, the stronger response to that question could refer to changes in housing needs throughout the life course, rather than just in later life.

Overall, our analysis of the responses is as follows:

- **Section 2.1 - questions regarding the respondents' existing housing situation**  
These report a predominance of long term local residents wishing to remain in Hutton Rudby, with many being mortgage free owner occupiers of houses and bungalows with 3, 4 or more bedrooms
- **Section 2.2 – questions regarding the respondents' home search preferences**  
These report a strong interest in moving to bungalows and houses with 2 & 3 bedrooms, predominantly for open market sale but also for low cost home ownership and rental from the council or a housing association (i.e. a social landlord). There is also significant interest in both self build plots and homes which provide accommodation to both live and work
- **Section 2.3 – questions regarding the drivers for a move to another home**  
The final group report that downsizing to a smaller property would be the most significant driver. There was also a significant level of recognition among respondents that housing needs change due to age and identification of some already having specific housing needs due to either restricted mobility or care related issues

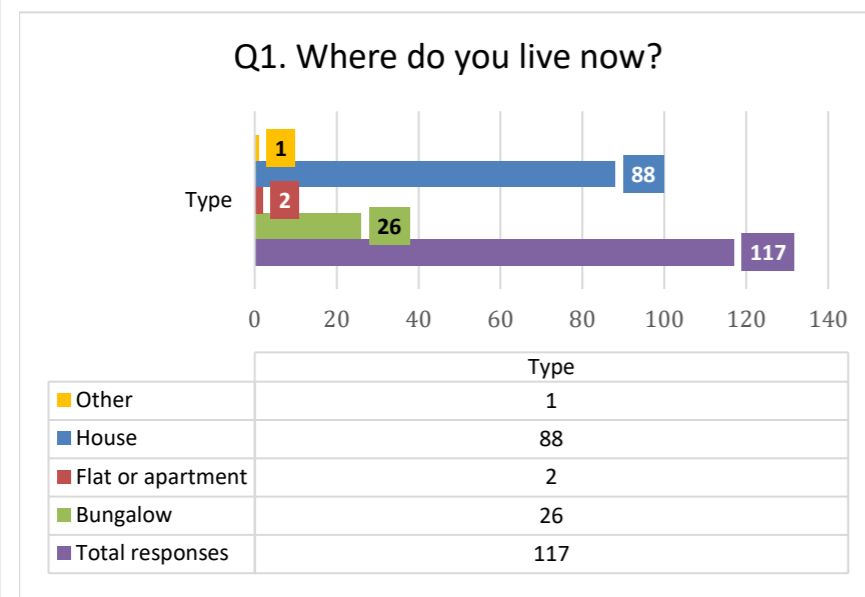
The results identify a clear demand for new homes in Hutton Rudby to meet the housing needs and preferences of existing local residents, particularly to enable older owner occupiers to downsize - which would make existing larger family homes available to meet the needs of younger local households.

In addition, there is also demand for both more affordable tenure homes and specific housing types which not only enable ageing in place (delaying or even avoiding a subsequent move to a carehome) but also meet current care or mobility needs. Finally, the diversity of demand warrants consideration of both a self build offer and live / work provision within new homes, such as a dedicated home office / studio.

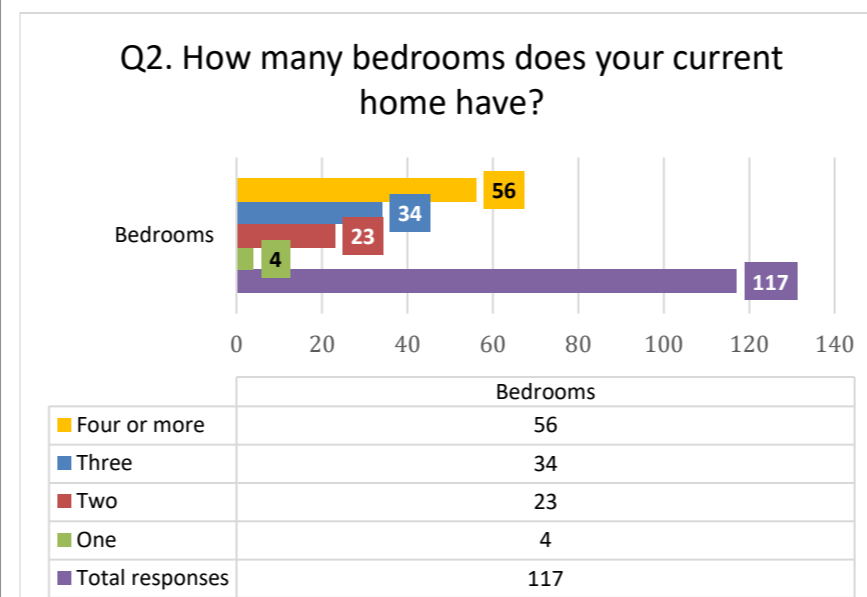
### **3. ALL RESPONSES**

This section presents the responses received to the client's separately undertaken Housing Needs Survey as a series of question specific charts. Note that each of the following pages is formatted to be printed at A3 size. Note also that while the order in which the questions are presented has been amended in some cases to simplify the formatting of these pages, the reference number of each question remains unchanged.

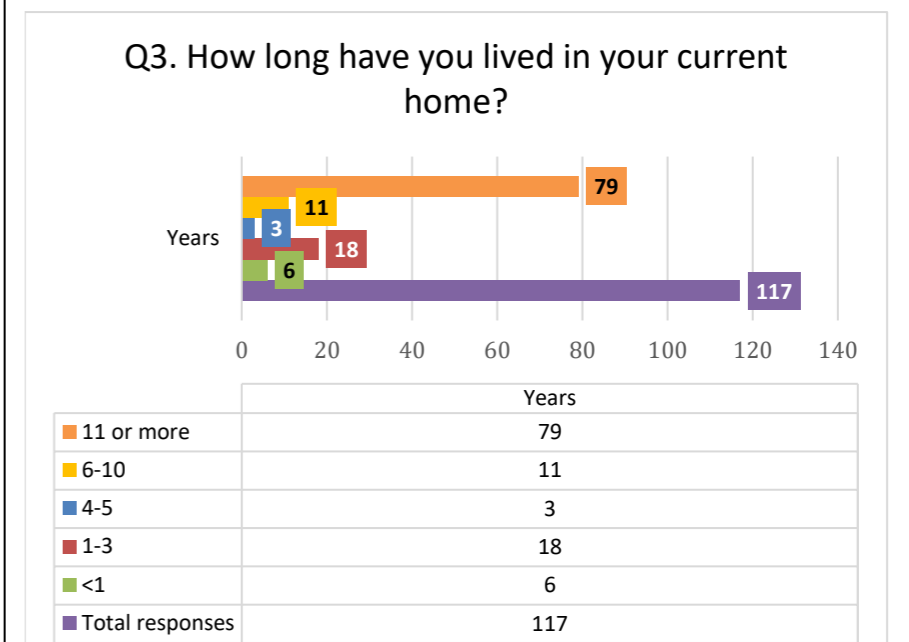
**Q1. Where do you live now?**



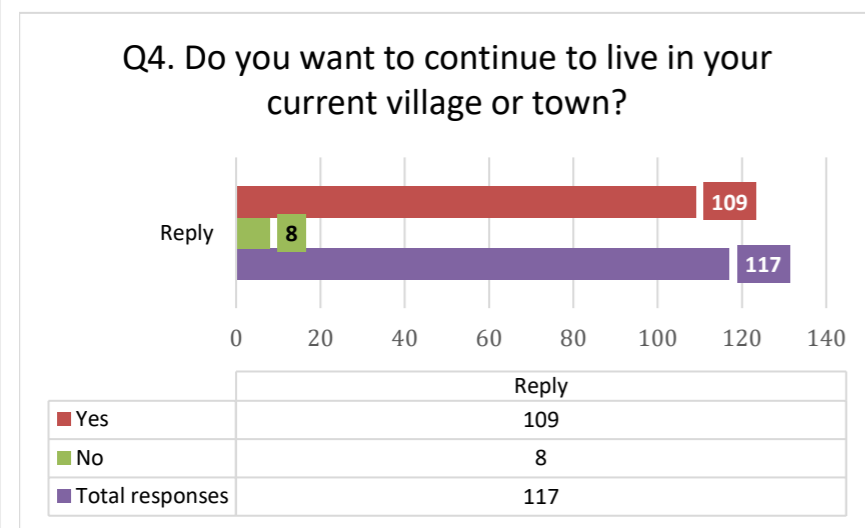
**Q2. How many bedrooms does your current home have?**



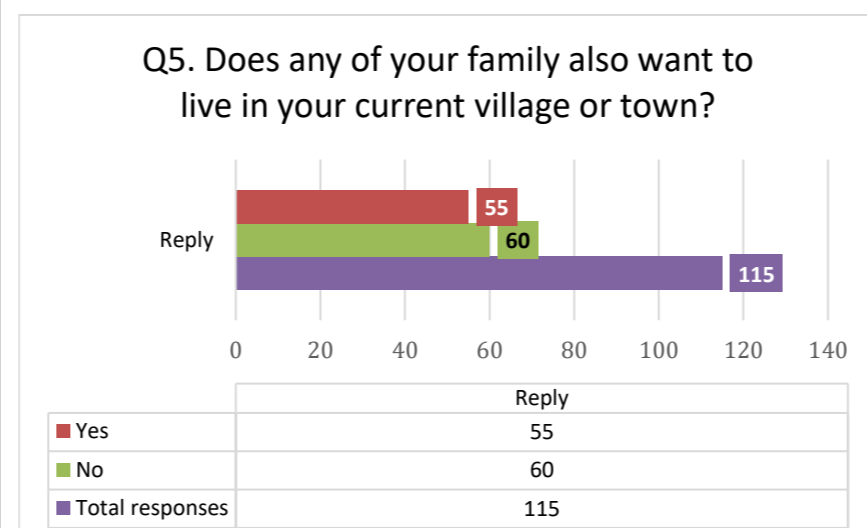
**Q3. How long have you lived in your current home?**



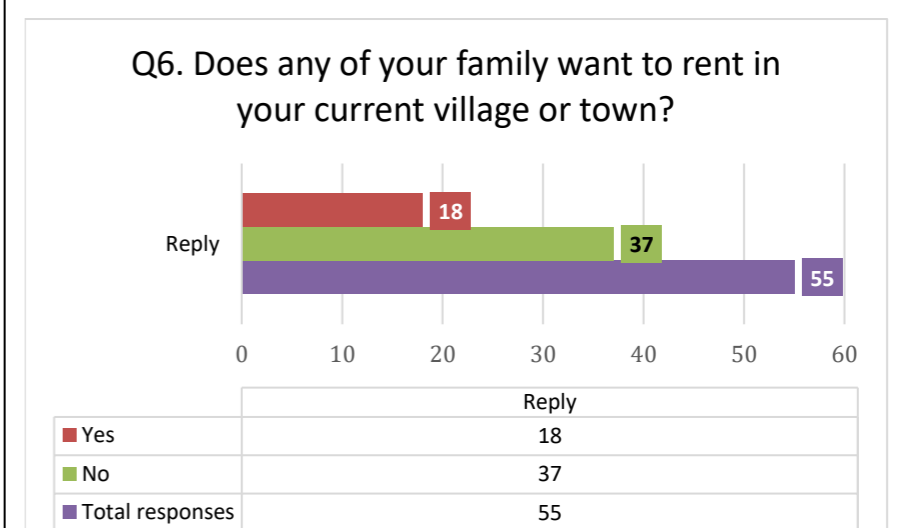
**Q4. Do you want to continue to live in your current village or town?**



**Q5. Does any of your family also want to live in your current village or town?**



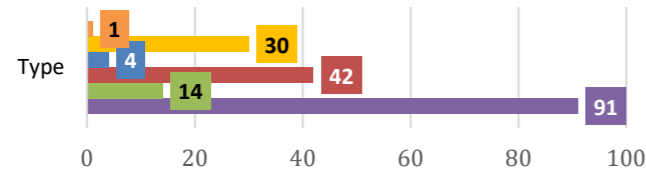
**Q6. Does any of your family want to rent in your current village or town?**





**Q8. If you were to move home, what type of accommodation would you like to move to?**

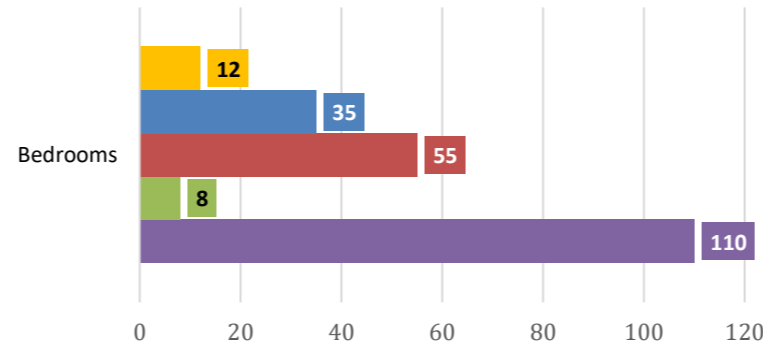
Q8. If you were to move home, what type of accommodation would you like to move to?



Type	Count
Other	1
House	30
Flat, maisonette or apartment	4
Bungalow	42
Adapted or supported housing	14
Total responses	91

**Q10. What is the minimum number of bedrooms your household requires?**

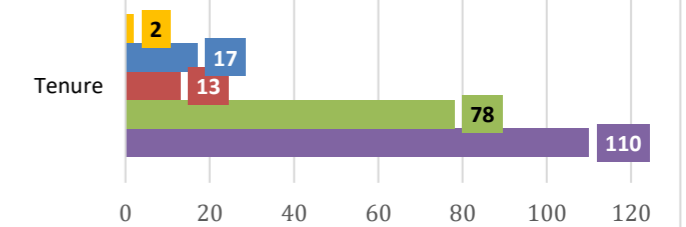
Q10. What is the minimum number of bedrooms your household requires?



Bedrooms	Count
Four or more	12
Three	35
Two	55
One or shared accommodation	8
Total responses	110

**Q11. Which tenure would you prefer?**

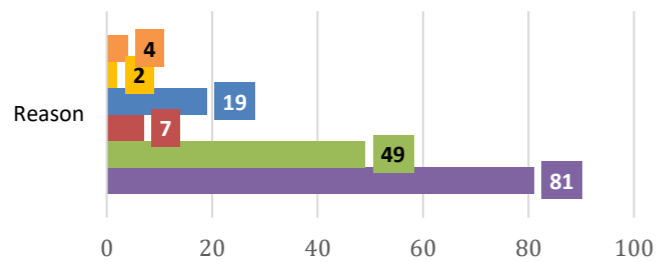
Q11. Which tenure would you prefer?



Tenure	Count
Renting from a private landlord	2
Renting from a council or housing association	17
Low cost home ownership	13
Buying on the open market	78
Total responses	110

**Q13. If you are looking to buy a property on the open market, please state your reason below:**

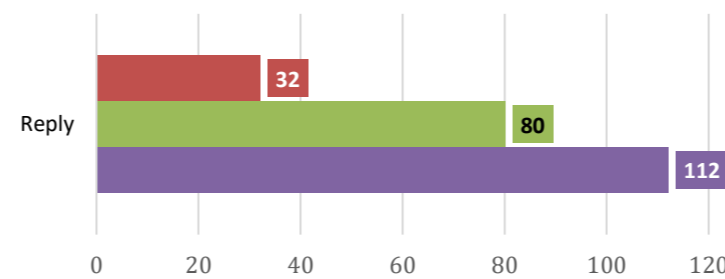
Q13. If you are looking to buy a property on the open market, please state your reason below:



Reason	Count
Want to change tenure	4
Need a larger home due to increasing family	2
Just want a different property	19
First Time Buyer	7
Downsizing due to a smaller family	49
Total responses	81

**Q14. Would you be interested in a self build plot in your parish, if one was available?**

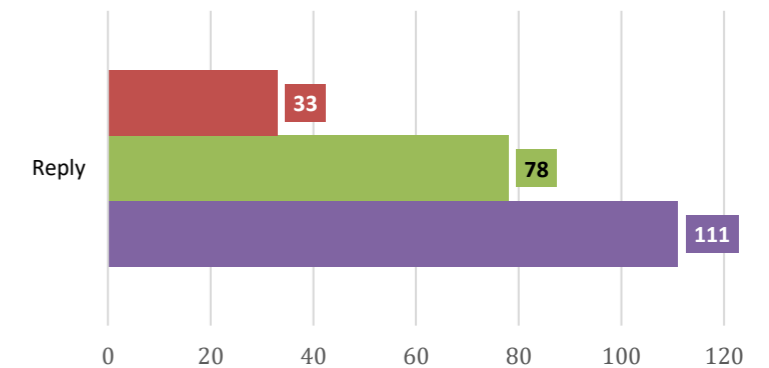
Q14. Would you be interested in a self build plot in your parish, if one was available?



Reply	Count
Yes	32
No	80
Total responses	112

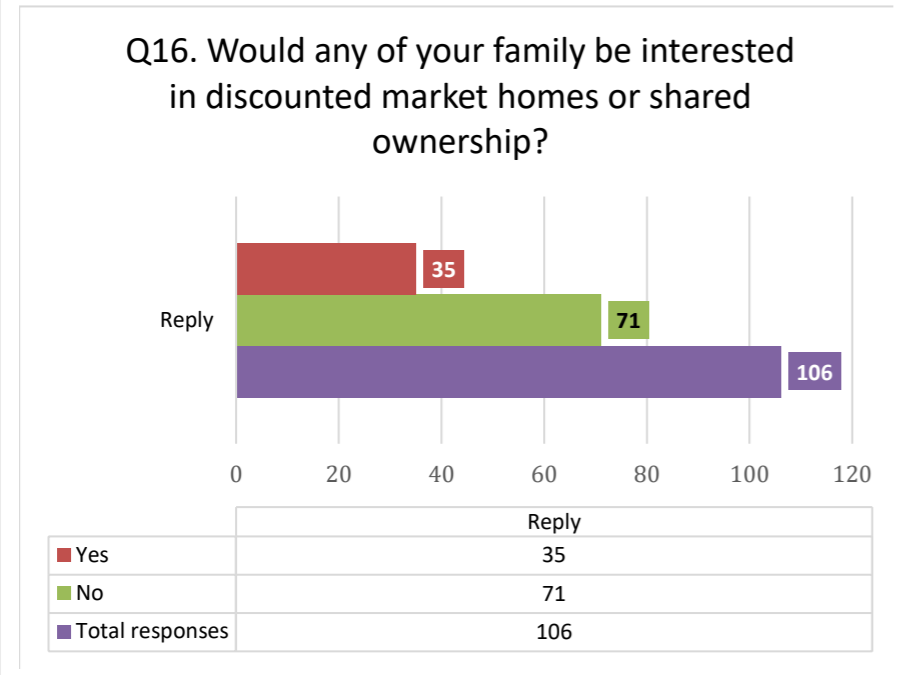
**Q15. Would you be interested in a home in which you could both live and work?**

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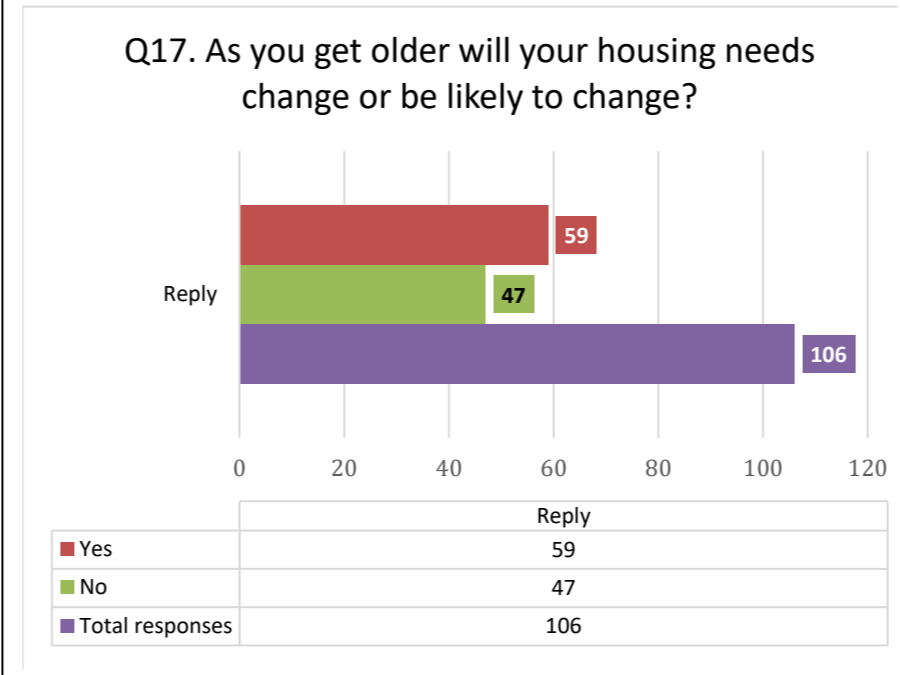


Reply	Count
Yes	33
No	78
Total responses	111

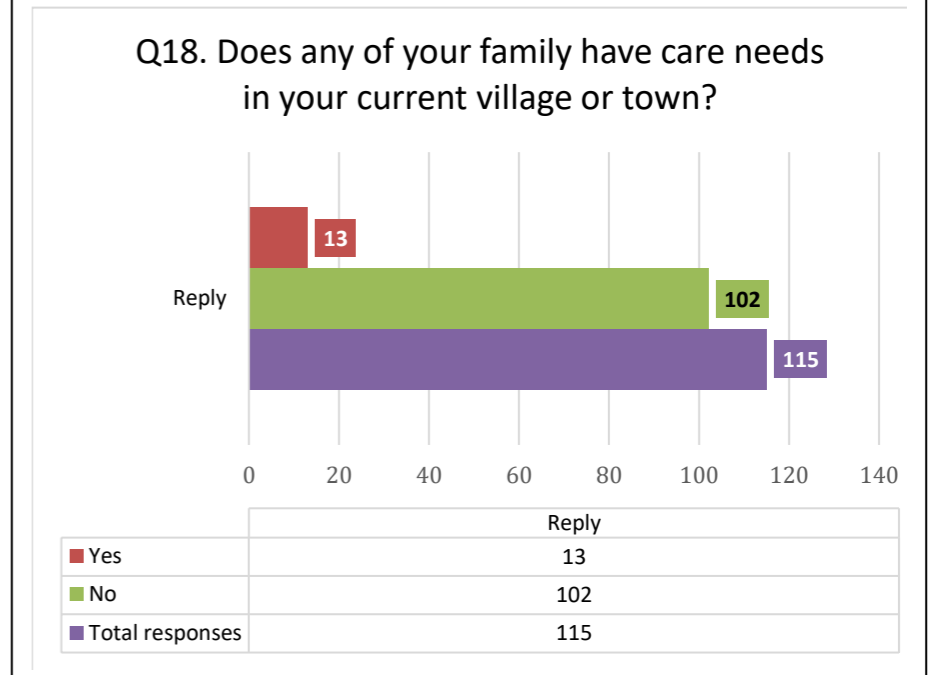
**Q16. Would any of your family be interested in discounted market homes or shared ownership?**



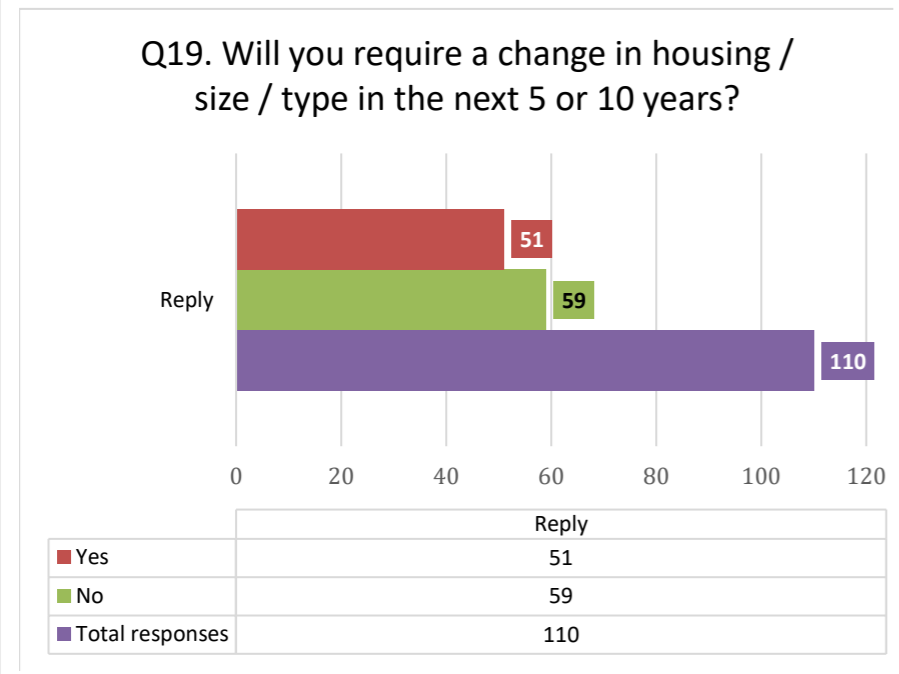
**Q17. As you get older will your housing needs change or be likely to change?**



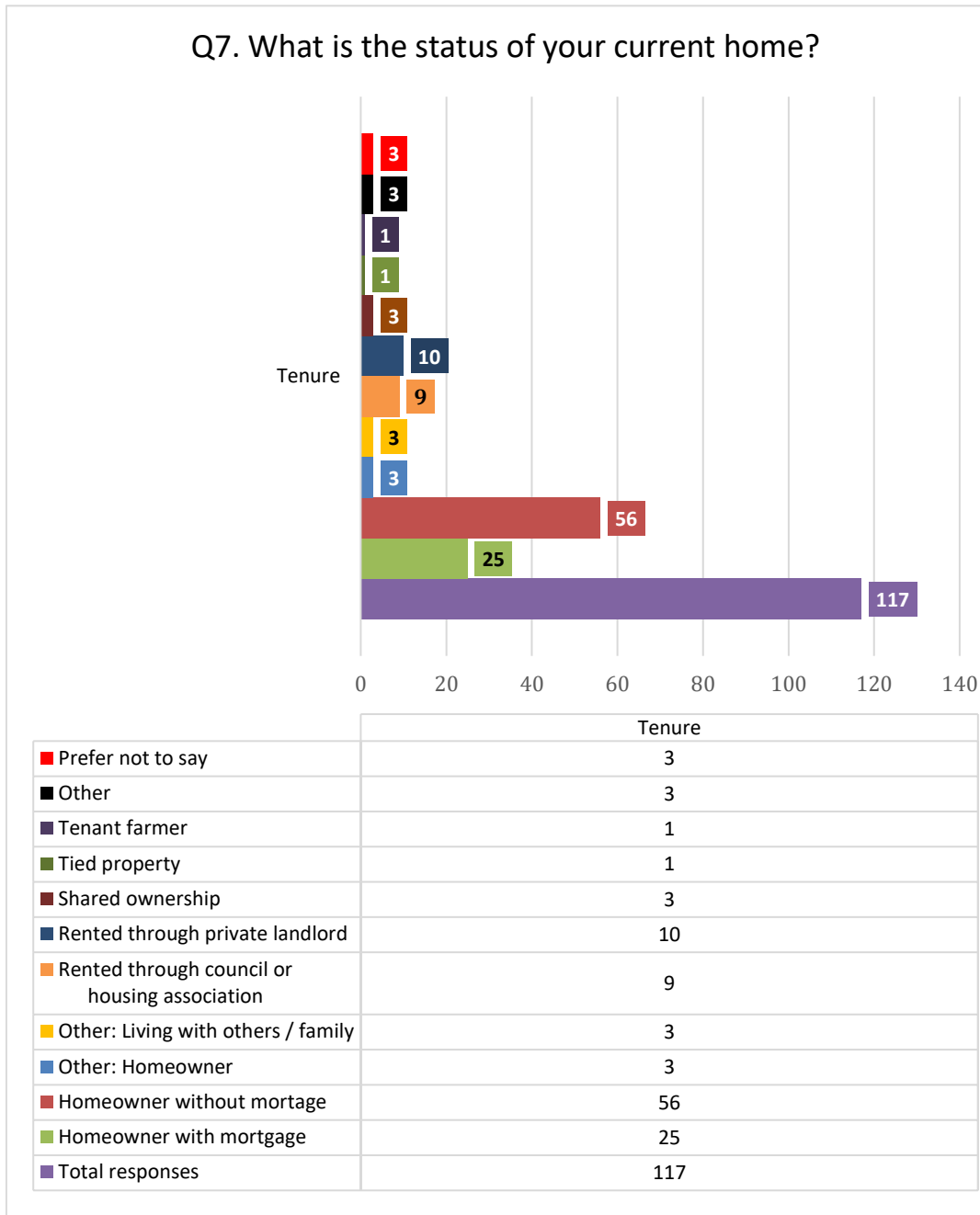
**Q18. Does any of your family have care needs in your current village or town?**



**Q19. Will you require a change in housing / size / type in the next 5 or 10 years?**

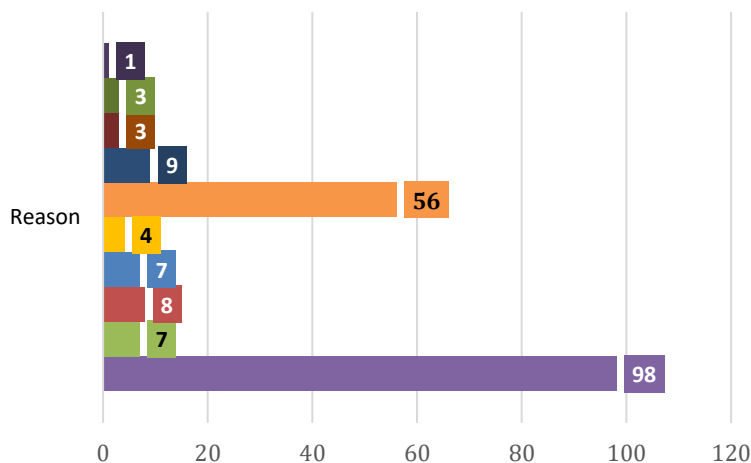


5.7 Q7. What is the status of your current home?



**5.12 Q12. If you were to move home, what would be your reasons for moving home?**

Q12. If you were to move home, what would be your reasons for moving home?



	Reason
■ Poor quality existing accommodation	1
■ Need to have a place of my own	3
■ Need to be closer to employment	3
■ Need to be closer to a carer or dependent to give/receive support	9
■ Need smaller accommodation	56
■ Need secure accommodation	4
■ Need physically adapted accommodation	7
■ Need larger accommodation	8
■ I can't afford my current accommodation	7
■ Total responses	98

**Q9. If you were to move home, how many people of each age and gender would move with you? (Please insert the numbers in the relevant boxes)**

No response data was provided for this question

**Q20. If you would like to tell us anything else please use the box below:**

No response data was provided for this question