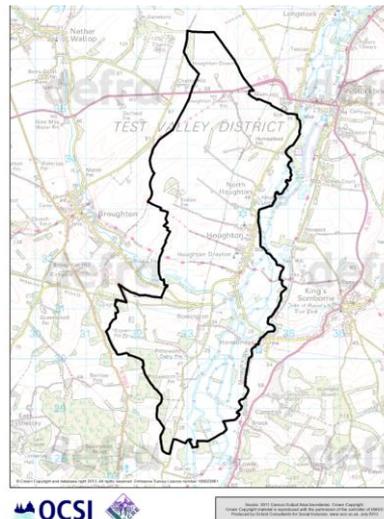


Houghton Neighbourhood Plan Draft Housing Needs Survey August 2018

Summary of Report Findings



Neighbourhood Plan Housing Need Survey

Purpose:

- The NP Steering group wished to carry out a Housing Need Survey to identify the housing needs of local people over next 5 years, as part of the preparation of the Neighbourhood Plan.
- All 217 households in Houghton Parish including Bossington received a postal questionnaire in April 2018 asking views on current and future housing needs
- The return date for the questionnaire was 14th May 2018.
- 79 responses were returned equating to 36% response rate. 77 from Houghton, 1 from Bossington, 1 unknown.

Section 1 Summary findings

Your Present Home Questions 1-5 & 7

- The main body of the report findings concentrate on Houghton only responses.
- 59 respondents own their own home, 10 privately rent, 6 rent from a housing association, 2 tied accommodation.
- All 77 live in a house or bungalow
- 60% have 4 or more bedrooms. Only 10% live in smaller houses with 2 bedrooms or less.
- 63% have lived in the parish more than 10 years, with 26% more than 30years
- 57% of households are over 45 years of age of which 23% have members over 65 years of age, only 16% in the 16-34 years of age.

Section 1 Summary findings

Scale of future new development Question 6

- 77% respondents supported smaller development growth of 0-5 homes per year.
- 12% responders supported 6-10 homes
- Few respondents supported large development growth for the parish

Planning to move – Section 1 Question 8

- 60% or 46 respondents have no plans to move
- 34% or 26 respondents plan to move
- 6% or 5 respondent households have family members planning to move.

Section 2

Households planning to move

- 26 respondents have plans to move within the next 15 years.
- Of these 14 wish to move within the next 5 years.
- 44% gave the need for smaller accommodation as the main reason for seeking a move.
- 25 chose owner occupation as the preferred tenure. Of these 3 also considered private rent, shared ownership and affordable rent as possible options
- 9 households would consider staying in Houghton parish as an area to live. Most were looking for a detached house or a bungalow which had at least 3 bedrooms.
- 17 are considering moving outside of the Houghton.

Section 2 Planning to move

Factors affecting moving and finance.

- 73% felt there were not enough suitable properties in the parish. Affordability and bedroom size were main reasons, alongside the need for a wider tenure range.
- A wide range of prices was targetted by those interested in buying a home
- The largest group (10) are targetting £350k - £750k. What about those targetting the lower price range? Can the NP group help and develop policy to help these groups?
- For those interested in renting. Most were not prepared to pay more than £700 per month.

Section 3

Family members planning to move

- 19 family members were identified. Of these 87% were between 16-34 years old.
- 9 want to move within the next 5 years
- 5 wish to stay in Houghton
- To start first home was given as main reason.
- 8 wanted owner occupation. £125k-£250k was main targeted price range
- 5 preferred renting. Most were prepared to pay between £500-£700 per month.
- Most wanted a house with either 1 or 2 beds

Housing registers

- 2 respondents stated that they are on the local council housing register, Hampshire Home Choice for affordable rented housing
- 2 respondent are registered on the Help to Buy South register for shared ownership.

Conclusions

- Overall the results have shown that households in the parish when considering moving want a range of different housing options.
- For those wishing to stay in Houghton. The main needs tend to be smaller housing that they can downsize into as they get older or smaller homes that the younger age groups can access as starter homes.
- For those unable to afford the prices asked for in the local market, the NP group could look to develop policies and plans which can accommodate the needs of all the varying groups.
- There is also a need for affordable housing for those unable to access market housing prices.
- The Parish Council might wish to consider a small scheme that allows for a growth in the parish which will address the need from these groups that have been identified.
- The Parish Council consider this report, accept its findings and work with HARAHA to developing a mixed scheme of both affordable and market that meets the needs of local people in the Parish.