

Coaley Parish

Housing Needs Survey June 2002

Introduction (Methodology)

All 280 Households received a copy of the Housing Needs Survey in July 2002. A total of 197 forms were returned a response rate of 70.5%. Forms were either collected on a prearranged date or returned using the provided Freepost envelopes. Not every form was completed fully and some answers were ambiguous and 2 forms were returned blank. 37.1% of those who responded took the opportunity to make comments and these are listed later in the report.

District-wide Housing Needs Survey

The Council commissioned Opinion Research Services, based at the University of Wales to undertake a District-wide Housing Needs survey in 1999. The results of this survey were published in 2000, but demonstrated that there was no need for affordable housing in Coaley. The census achieved a response rate of 37% in Coaley, slightly higher than the overall response rate (34%). There is however a perceived need for affordable housing within the parish and as a result of this the parish has decided to undertake a survey, together with the assistance of the Rural Housing Enabler

Coaley - Background

The survey shows that Coaley is a parish where people like to remain in residence and consists of predominantly owner occupied properties, with 3 or more bedrooms in line with the national picture. In recent times few owner occupied properties have changed hands. There are a relatively small number of properties rented from a housing association, the local authority, a private landlord or tied to a job. (Appendix 1 Fig 1.)

Households in Housing Need

There were a total of 30 households that expressed the need for alternative housing. The expressed need of 30 as a percentage of all forms sent out is 10.7%.

Of these households some will not be considered in the analysis as being in need of affordable housing as they are households with an income sufficient to satisfy their housing need on the open market. HM Land Registry breakdown of property prices by property type April - June 2002 states that the average price within the postcode area GL11 5 of a detached property was £189,893, a semi £99,064 and a terrace £95,265. Only 2 respondents who wished to purchase properties and gave financial information could afford open market prices. This is based on 3.25 times a single income plus 1 times a partner/spouse's income (where applicable) plus savings.

Households in immediate need

The number of households with an immediate need that is backed up by financial information on the survey form is limited. No one used the survey form to indicate that

they were already on the Local Authority Waiting List. However 3 persons have nominated Coaley as their first choice for 1 bedroom accommodation when they applied directly to the local Authority. None nominated Coaley for 2,3 or 4 bedroom accommodation.

Immediate Need

Rented	2(1bed) 1(4bed)
Part Buy	1(2bed)
Buy	2(unable to afford open market prices)

Total affordable housing needed 6

Households in need within the next 5 years

6 members of existing households wish to set up their own household within the village within the next 5 years. 1 household wishes to move to a larger owner occupied property. 1 household wishes to purchase a bungalow with disabled access.

Need within 5 years

Rented	2(1bed) 1(2bed)
Buy on open market	2
Buy	3(unable to afford open market prices)
Self Build	1
Total	10

Future households

5 forms indicated that there were children living in their household who may wish to set up their own home and require accommodation within the parish of Coaley in the longer term (more than 5 years).

People with a local connection wishing to return to the parish

The forms indicated that 17 previous household members had moved away from Coaley due to lack of affordable housing and that 15 would move back to the village if affordable accommodation is made available. Not all disclosed their financial position. None indicated that they were already on the Local Authority Housing Waiting List.

Tenure required by those wishing to return

Rented	6
Part Buy	1
Buy	6(no financial information given)
Don't Know	2
Total	15

These figures show a trend but do not mean that individual circumstances would enable households to take up accommodation available at any particular time.

Households wishing to downsize

5 households wished to downsize to smaller owner occupied bungalows and 1 required sheltered accommodation.

Written comments

73 residents took the opportunity to make comments, the main issues are summarized below. Details of qualitative statements are contained in Appendix 2

Comments

In favour of affordable housing	35
Against affordable housing	6
General comments not directly related to housing	32
Total	73

Action points

May I suggest the following:

- 1) Contact all those who identified themselves on the survey forms as wishing to be considered for an affordable home in Coaley with a short summary of this report asking them to complete a Local Authority Housing Waiting List application form in order that further information can be obtained.
- 2) An article is placed in the parish newsletter thanking all those who helped with the survey both in delivering and collecting forms and in taking part. This should include a summary of this report inviting all those who indicated a need but remained anonymous, to either register their need by completing a Housing Waiting List application form, or to contact me in order that further information can be provided.
- 3) Identify possible sites.

Appendices

Appendix 1. Graphs relating to the survey responses

Lesley Archer, Rural Housing Enabler August 2002.

Appendix 1. Graphs Relating to Survey Responses

Fig 1

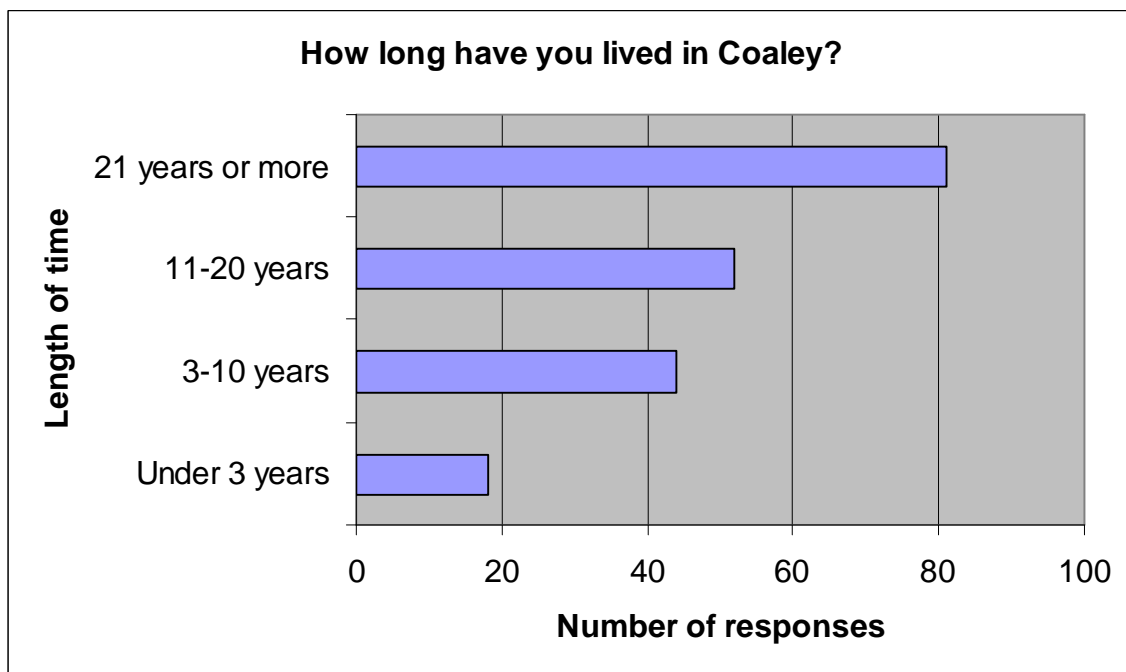
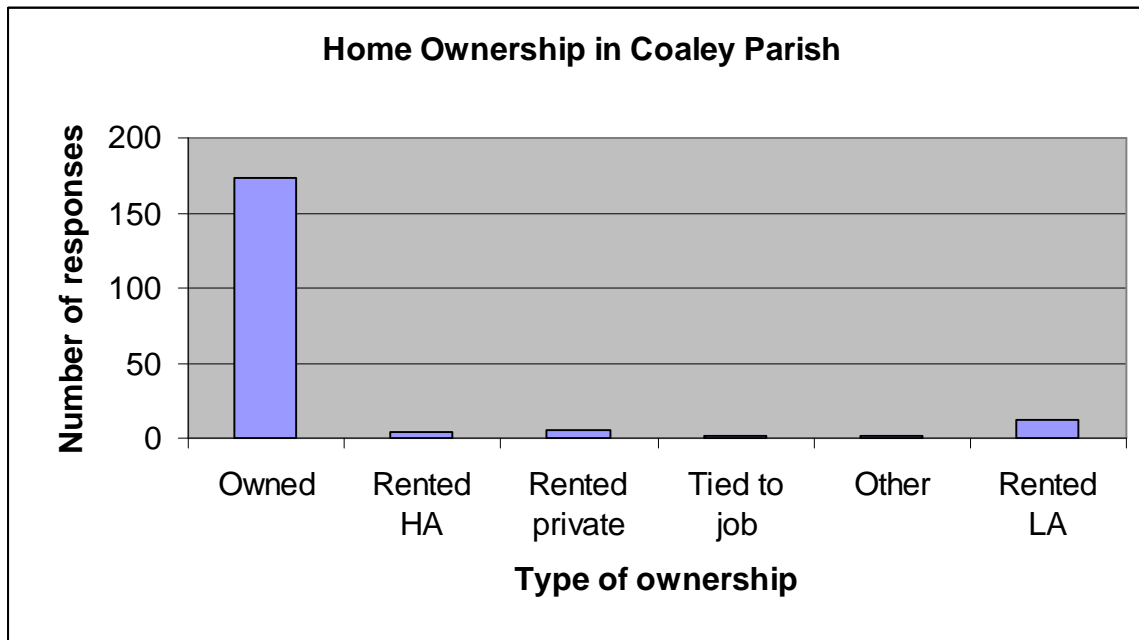


Fig 2



Fig 3

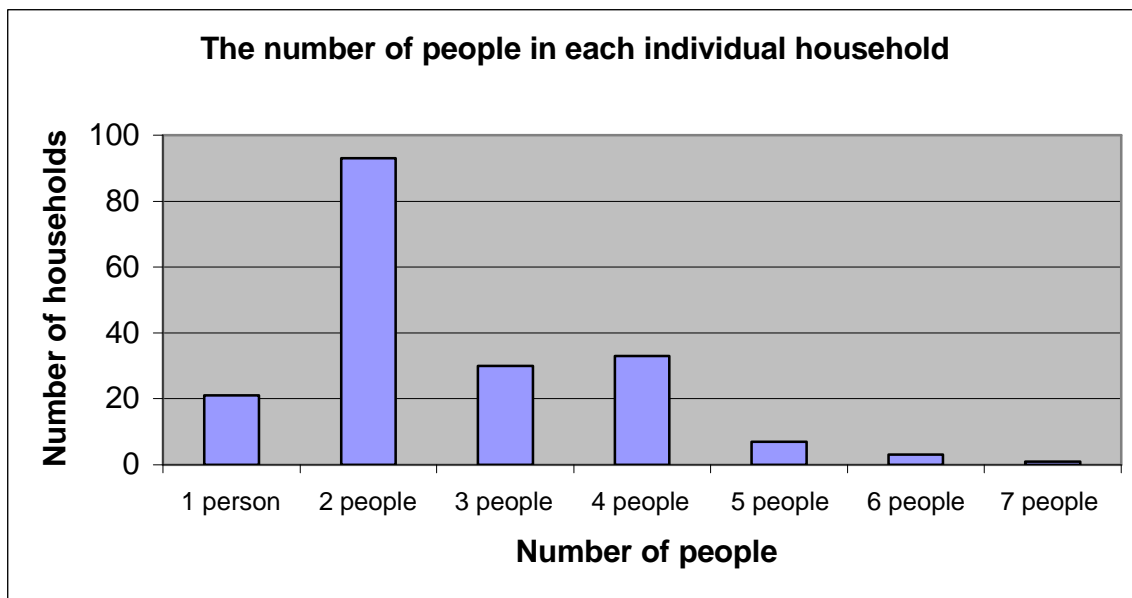


Fig 4

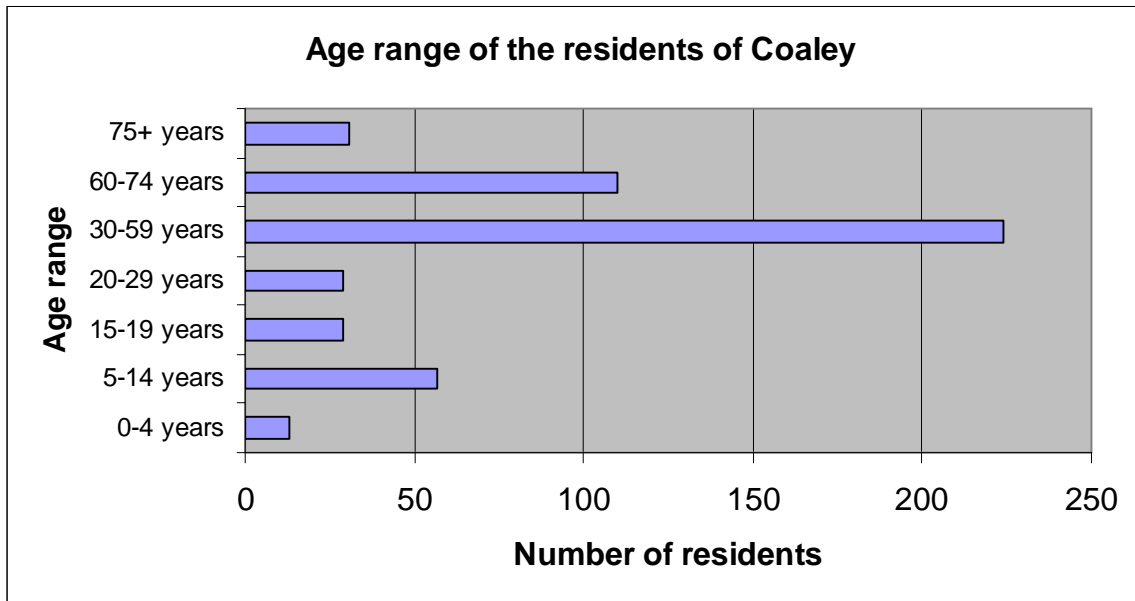


Fig 5

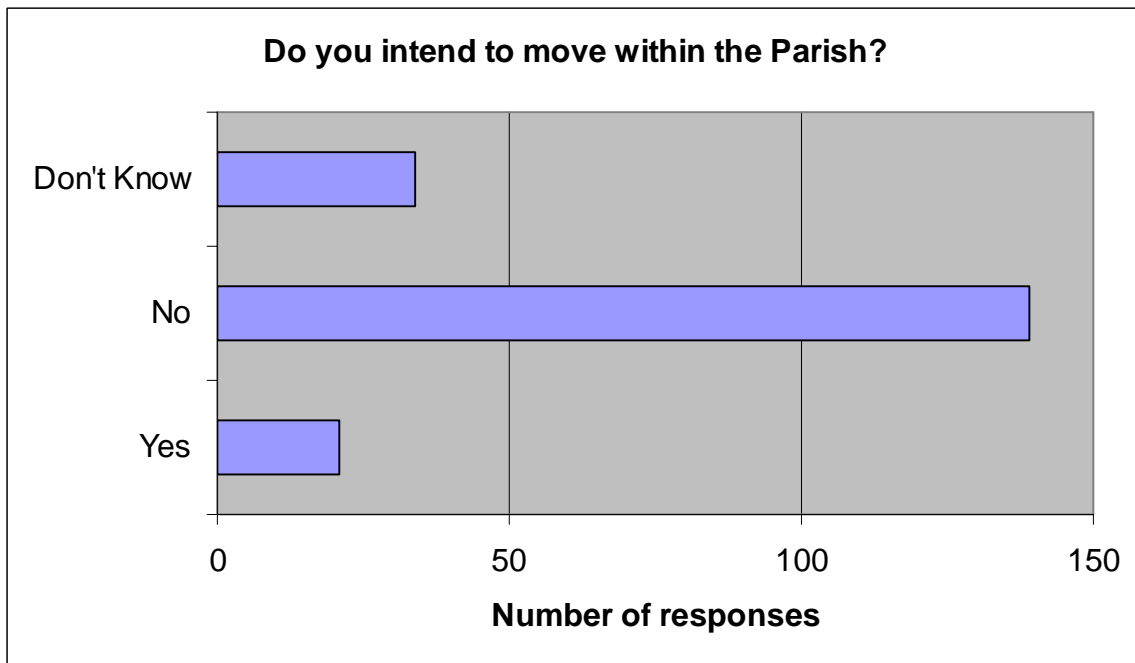


Fig 6

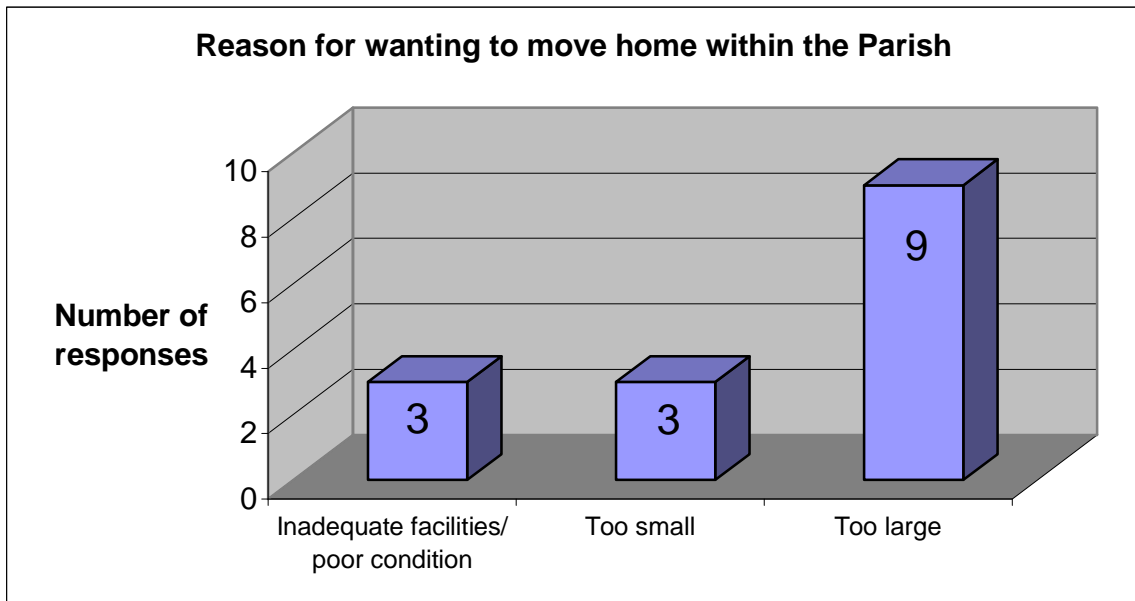


Fig 7

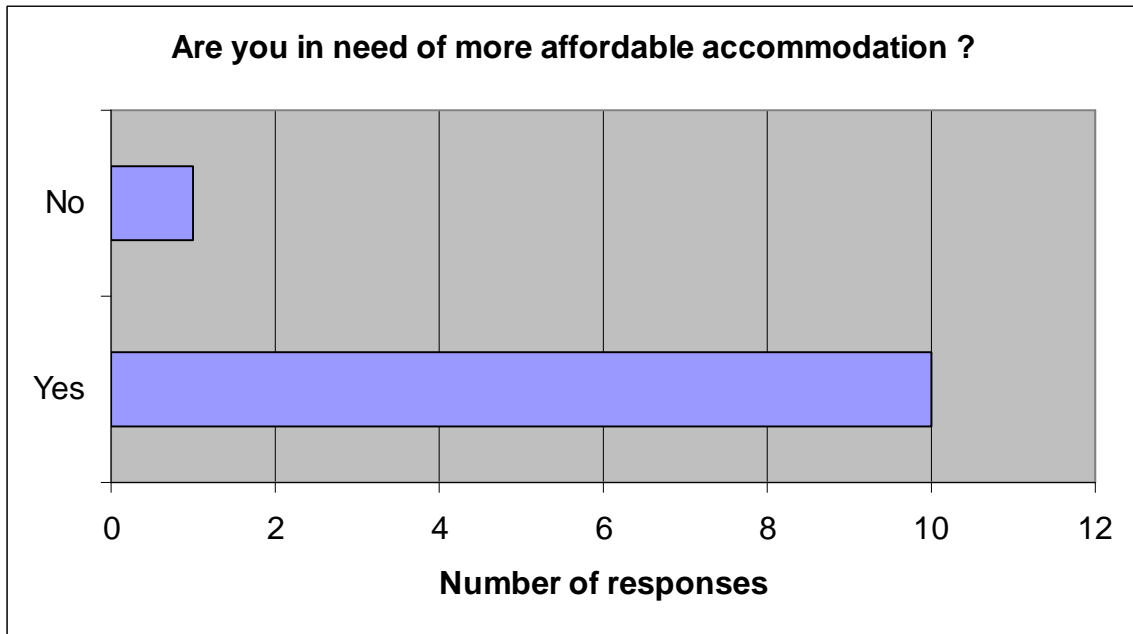


Fig 8

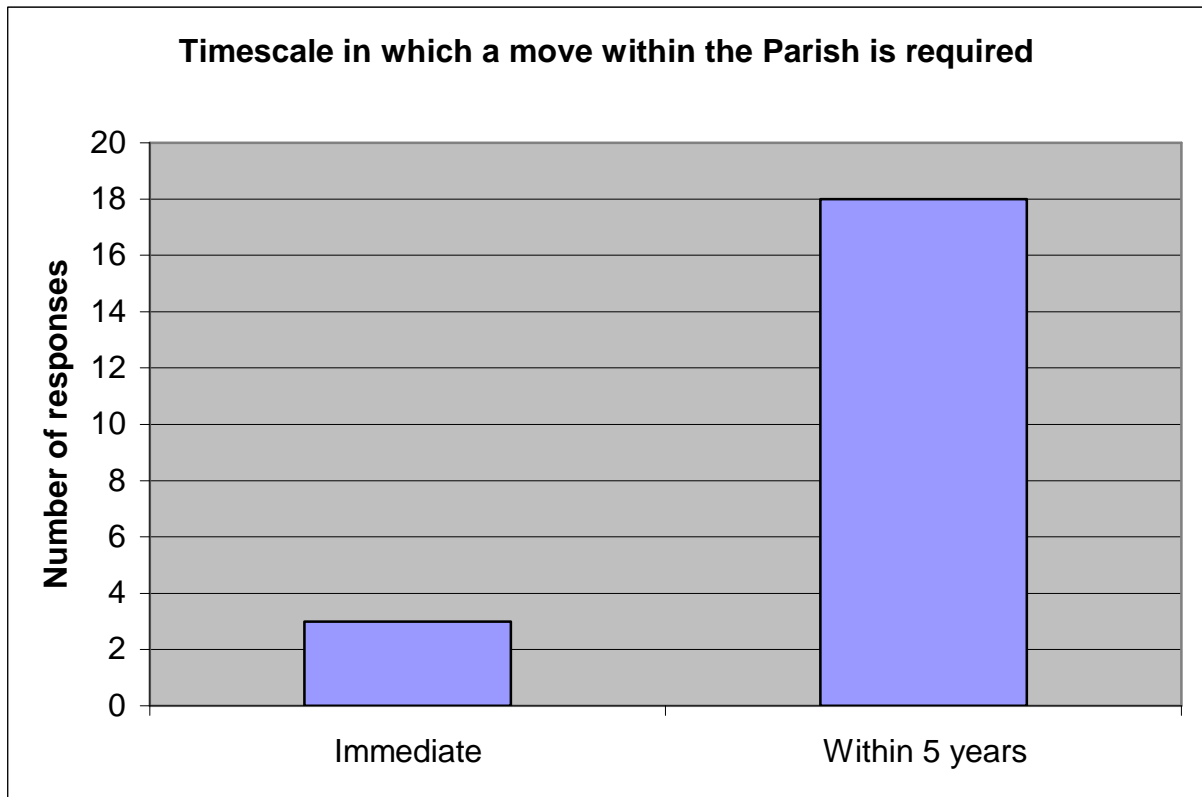


Fig9

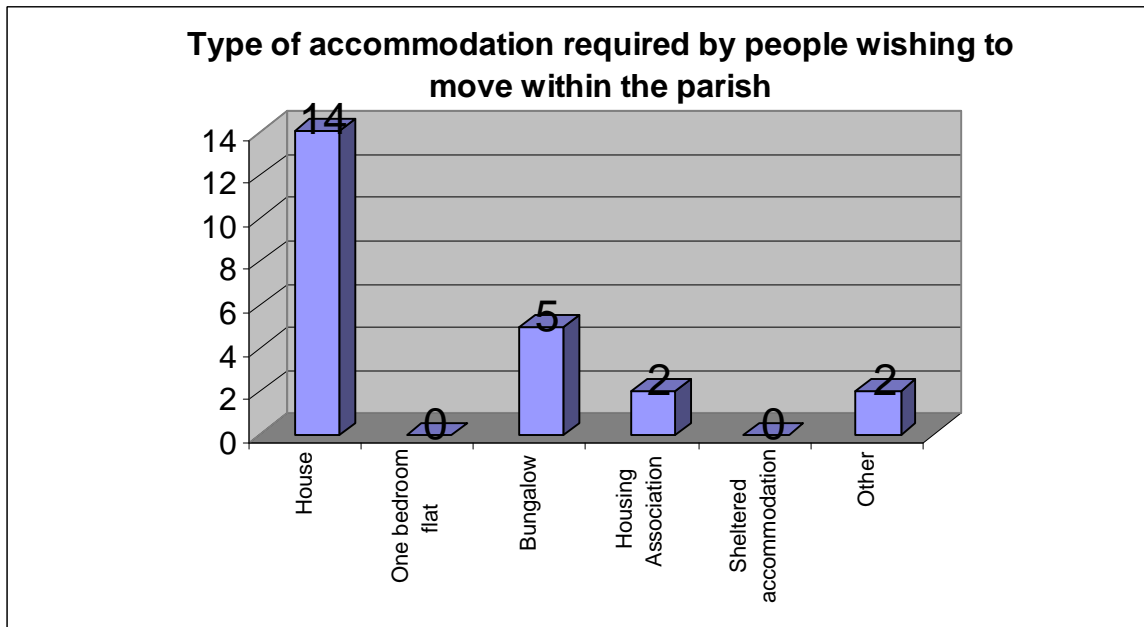


Fig10

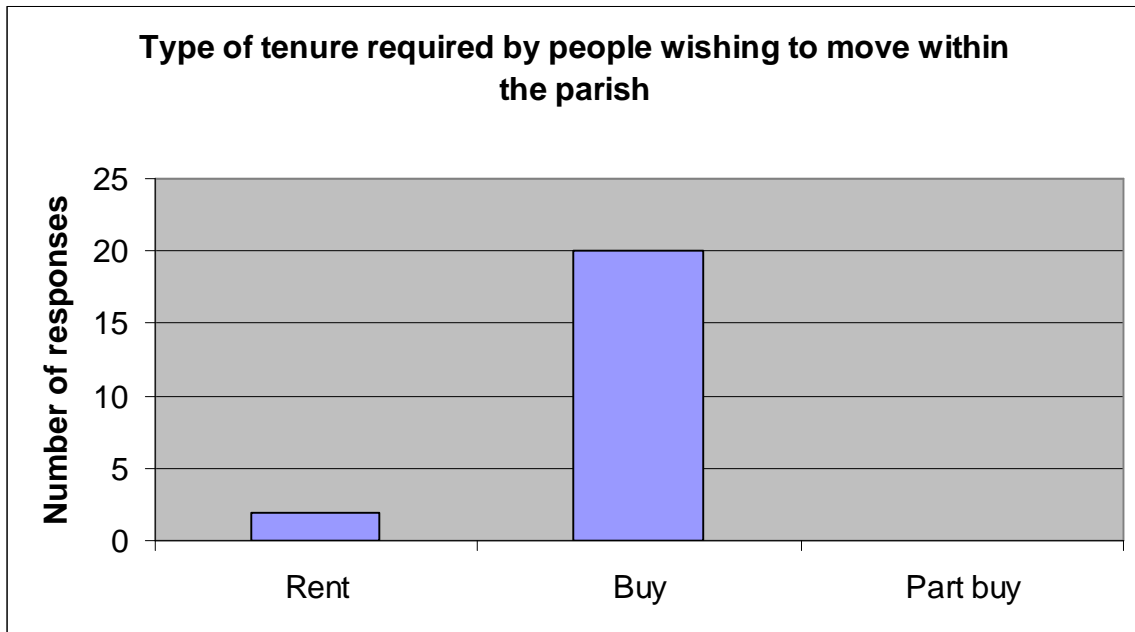


Fig11

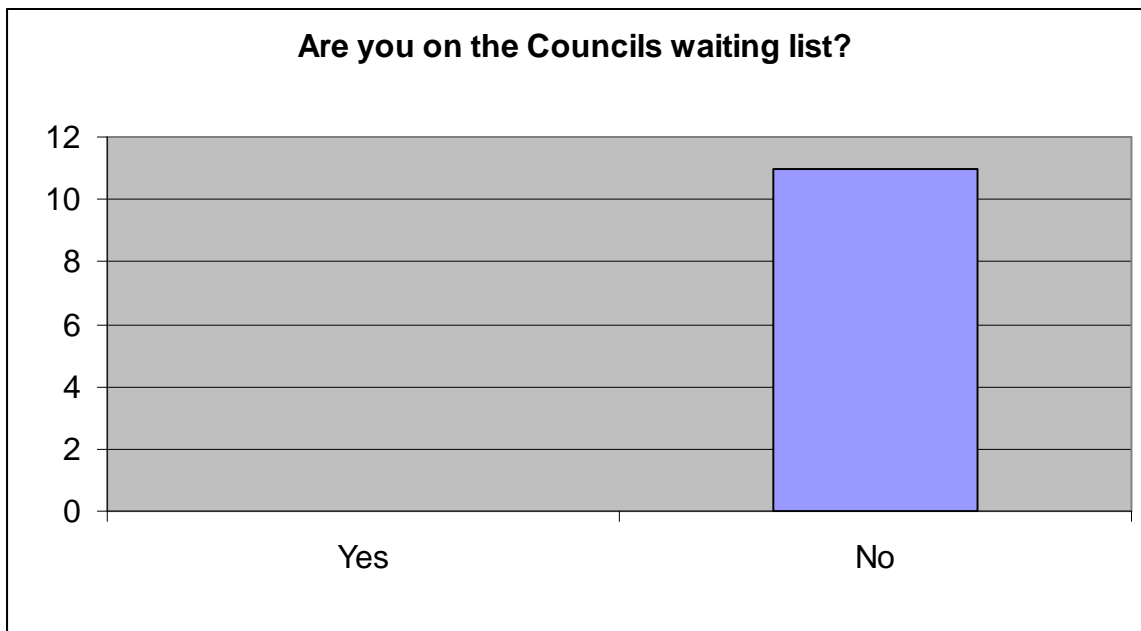


Fig 12

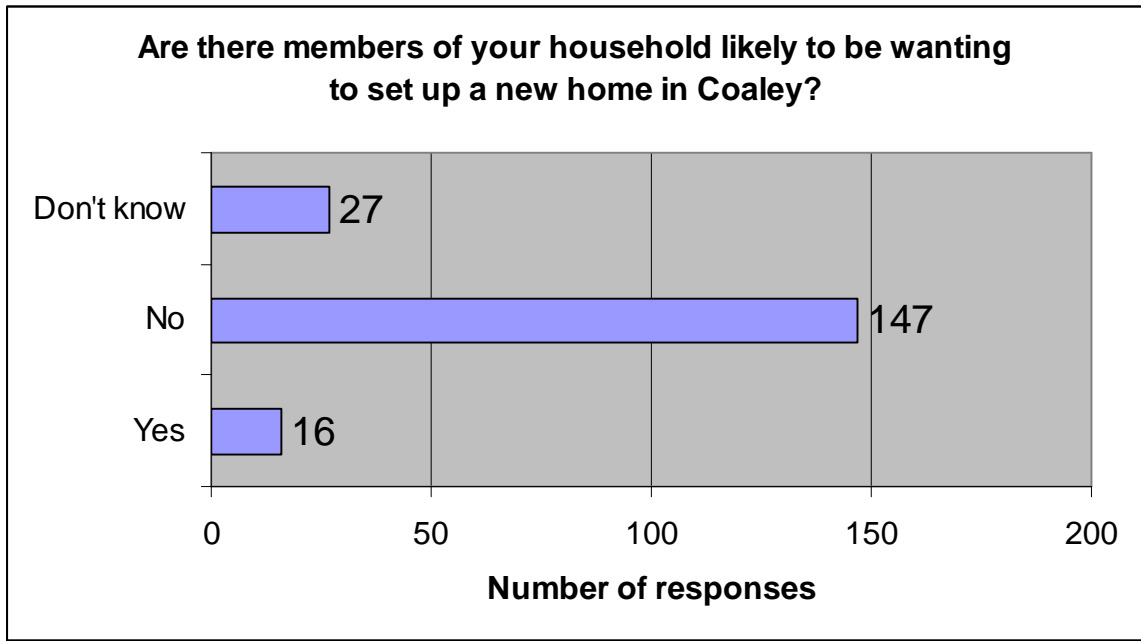


Fig 13

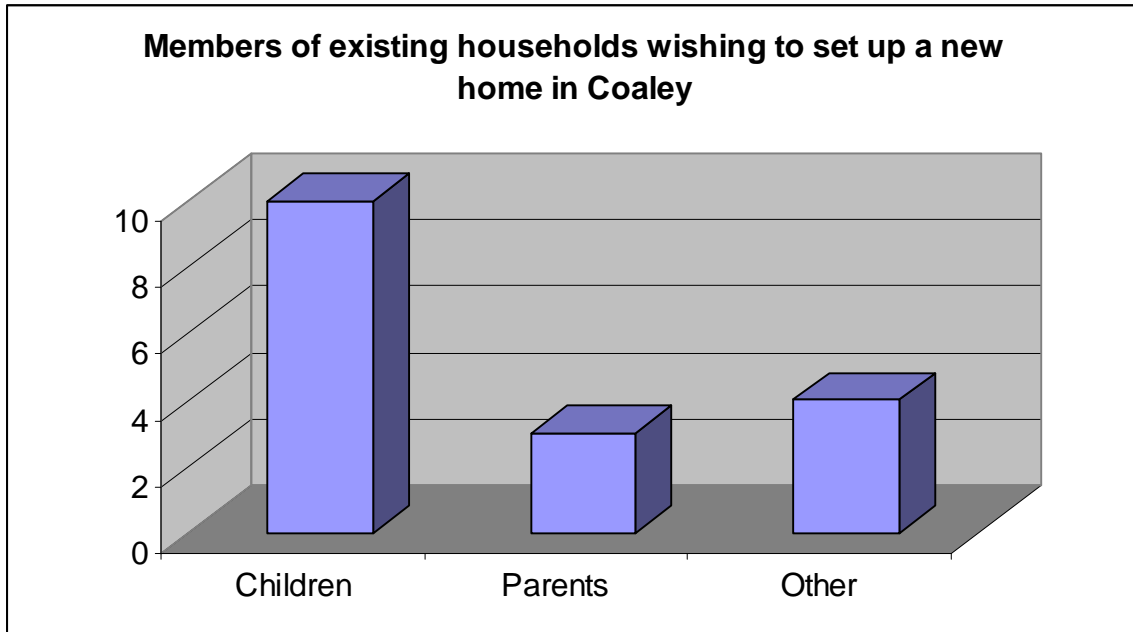


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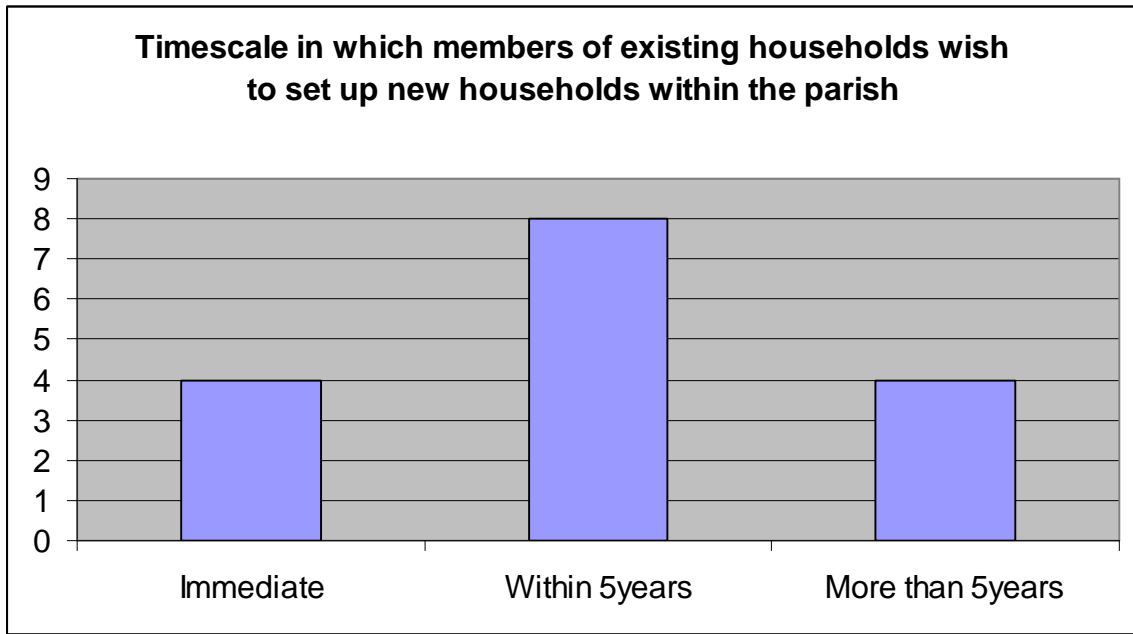


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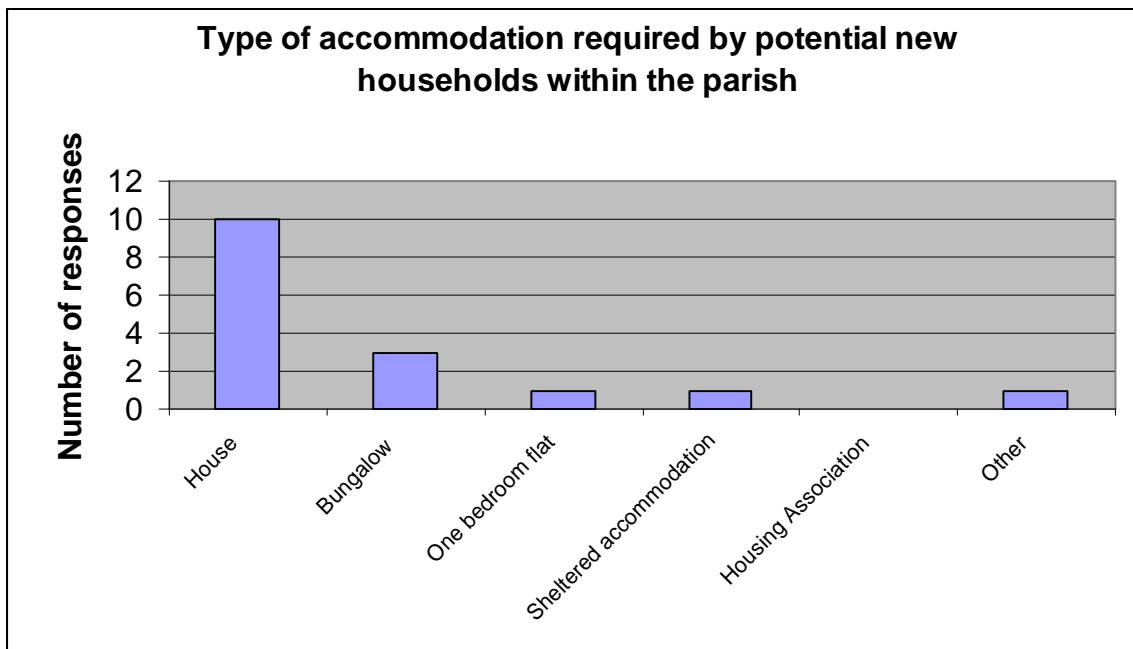


Fig16

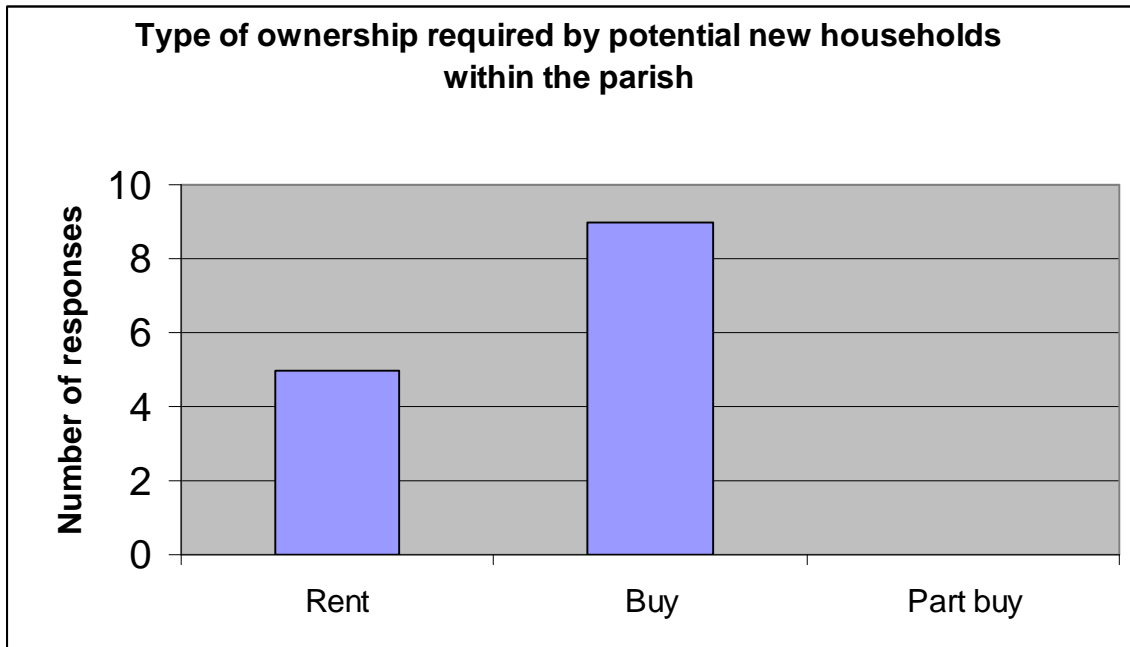


Fig17

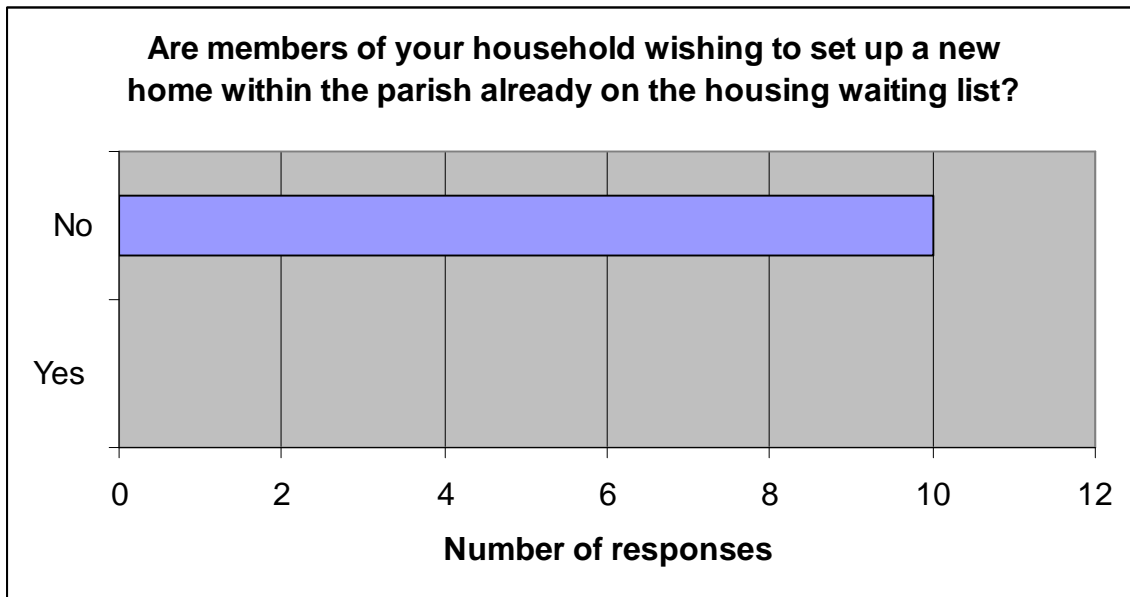
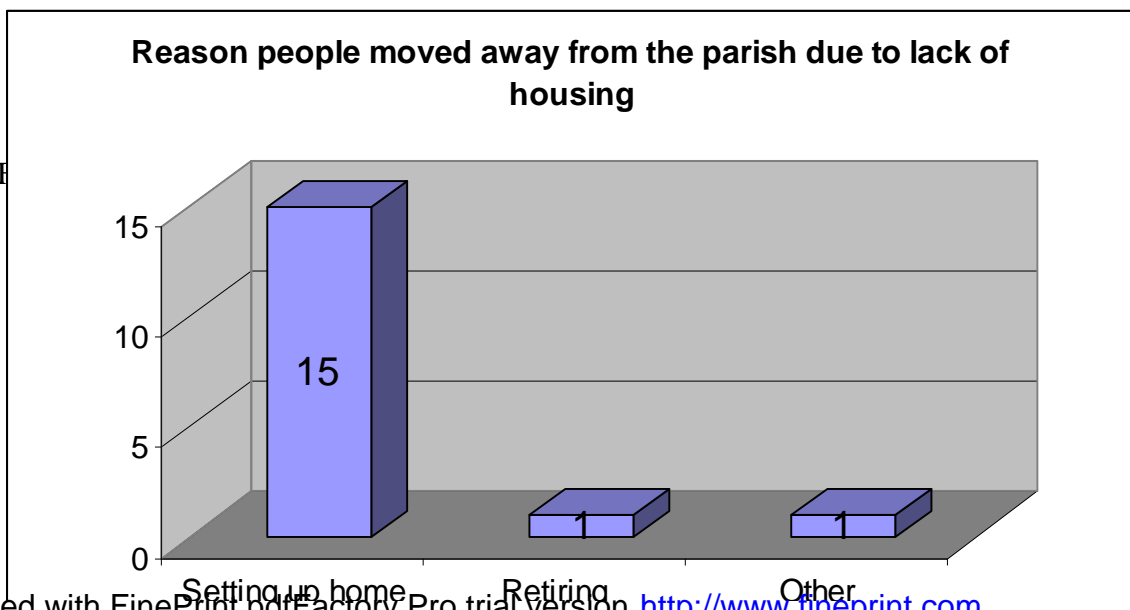


Fig 18



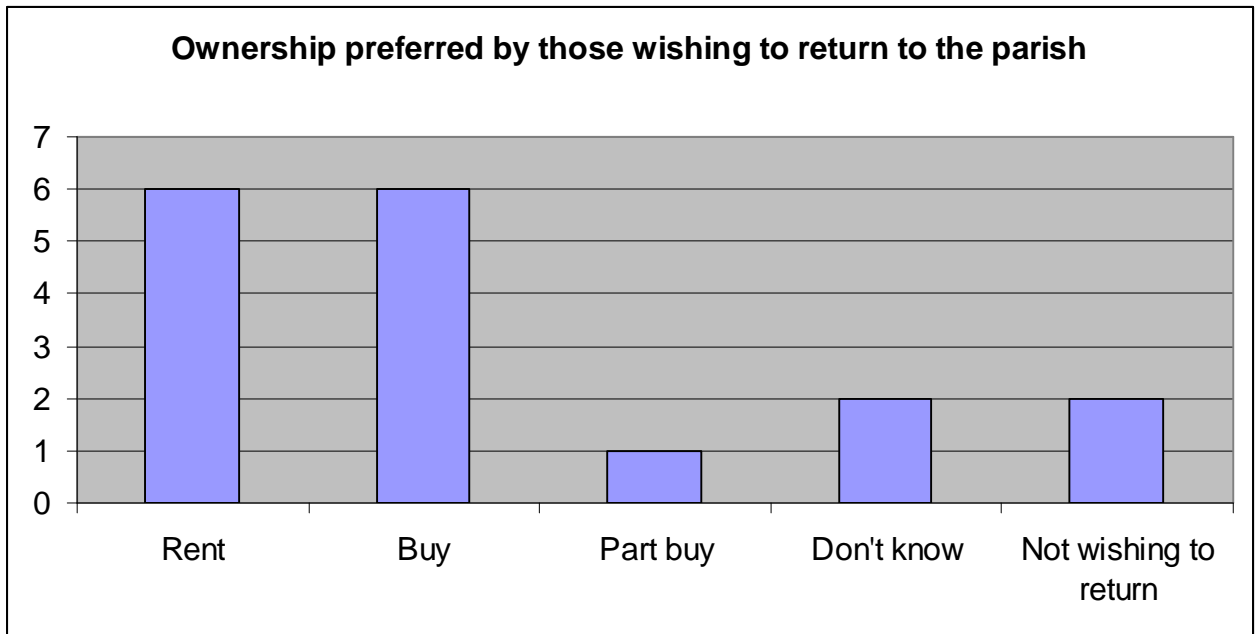


Fig20



Fig 21