

Hartest Housing Survey Summary

This document provides an overview of main issues/themes emerging from the data collected as part of the Hartest Housing Survey conducted during September and October 2015. The summary was prepared by Dr Will Thomas, Suffolk Business School, University Campus Suffolk.

Key Issues:

- **97 responses were received to the Hartest Housing Survey**
- **The majority of responses were from owner-occupiers of detached or semi-detached houses**
- **Whilst a significant proportion of respondents do not wish to move or extend a very large proportion are unsure about future plans or would like to move**
- **The most popular reasons for moving are for a larger garden, newer property or larger house**
- **21 households reported having approximately 34 younger people that will move away from the current property in the next 10 years**
- **21 households have at least one person with healthcare challenges - most homes have no adaptations which might benefit those with health problems**
- **Whilst most people in the village do not have concerns about the costs of housing there are some indications that a small number of households do face these challenges**

About Your Household and Your Current Home

Survey forms from 92 households in Hartest were collected (3 forms were from Somerton, and 2 had no location information - these have all been included in the following results, giving 97 responses in total) and the data from these entered by the team at Babergh/Mid Suffolk District Council. This permits analysis of the results and will allow for more detailed interrogation in the future, if required. The results represent approximately 225 residents (50% male; 50% female).

The table below summarises the ages of those represented in survey responses

	Number	% of responses
0-15 years	35	15%
16-24 years	13	6%
25-34 years	23	10%

35-49 years	34	15%
50-64 years	57	25%
65-74 years	38	16%
75-84 years	20	9%
85 years and over	11	5%

The table below summarises the type of accommodation from respondents:

Detached house	58%
Semi-detached house	16%
Terraced House (including end terrace)	8%
Detached bungalow	6%
Semi-detached bungalow	6%
Flat / Apartment	2%
Other	1%

The table below summarises the tenure type of accommodation from respondents:

Owner-occupied (no loan/mortgage)	57%
Owner-occupied (with loan/mortgage)	27%
Rented from a private landlord (unfurnished)	7%
Rented from a private landlord (furnished)	2%
Rented from the Council	2%
Tied housing - linked to a job	1%

Of those that own their own property, 65% share ownership with a spouse or partner and 30% are the sole owner.

The majority of properties have 3 (31%) bedrooms or 4 (30%) bedrooms with an average of 3.56 bedrooms per property.

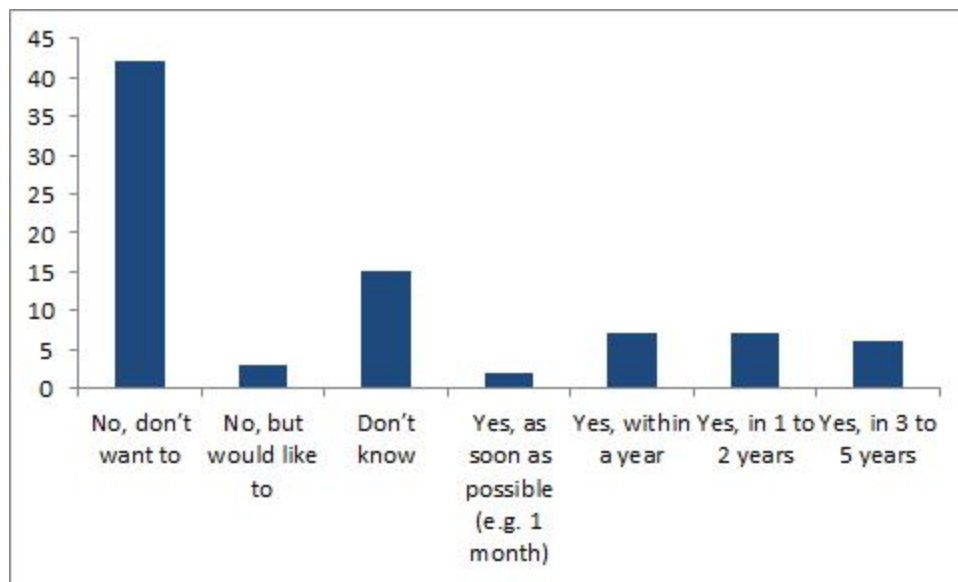
44% of respondents have lived at their current address for between 3 and 10 years, with 31% having always lived at the same address. 9% of respondents have lived at their current address for less than 1 year.

The survey asked respondents for the factors that influenced their decision to move to their current home. The most common were:

To move to a larger home	32%
A bigger garden	25%
To be closer to work or a new job	15%
To move to a better neighbourhood	14%
Wanted to buy own home	11%
To move to a smaller home	8%

Future Housing Choices

The majority of respondents do not see a need to move house or extend their current property (42 responses). However, as the chart below shows a significant proportion of respondents either see a clear need to move/extend or are uncertain about their future housing needs.



22 respondents wish to move (9 to do so within a year) and 15 are uncertain about needs. 3 respondents note that they do not think they will move/extend, but that they would like to.

Only those indicating that they have a clear need or intention to move answered the following questions in this section (the total eligible respondents is 22). The number of responses to these questions means that some caution should be exercised when using this information.

When asked for the reasons motivating a desire to move/extend the most popular reasons given were: a bigger garden (7 responses); a newer home (7); and a larger home (5). No other reasons secured more than 3 responses.

24 people responded to a question about whether they would like to move to another property in Hartest (but have been unable to do so). Of these responses, 13 indicated that they would like to stay in Hartest. The majority of these people (7 responses) have been wanting to move within the village for more than 1 year, indicating a lack of suitable housing to enable their move. Amongst these people, the demand mainly appears to be for detached properties with 3 or 4 bedrooms although a small number of respondents would like to move to a smaller property (2 bedrooms).

The most significant factor preventing respondents from moving when they wish or need to do so is finding the right property - 9 respondents indicated that this was a concern for them. No other concern secured more than 2 responses.

To make the possibility of moving easier, 7 respondents were willing to consider self-build and 4 to move into a smaller house. Respondents were asked to compare the number of bedrooms they would ideally like (average 3.33) with the number they expect to have (average 3) in their next house the numbers. This suggests that respondents have a clear sense of what is realistic and practical for them.

All respondents expressed a desire to own their next home, whether outright or with a mortgage. Most express a clear desire to move to a detached property. Most respondents express a wish to move to self-build (9) or to an existing property (8 responses); new build (2) was slightly less popular. Particular care should be taken here as the numbers may reflect multiple views in the same household and the response rate to this question is very low. Those expressing a desire for a new property were asked why this option is attractive (number of responses is very small) the most popular responses were: better location; preferred type of house; lower maintenance costs; better energy efficiency; and better overall design.

Future Changes to the Number of People in Your Household

Of the 76 responses to the question concerning whether members of the household will need to move into their own accommodation in the next 10 years, 21 responded positively (and are

therefore eligible for the remaining questions in this section). With only one exception, all those intending to leave are children and responses enable an estimate of the total number leaving to be approximately 34. Of these, 22 are likely to leave as single adults without children and 11 as a student in full-time or part-time education.

It is most likely that those leaving home will either move into privately rented accommodation (16) or purchase their own property with a mortgage (13). Payment of the required deposit or rent bond is likely to come from help from parents (17) or from their own savings (8). It is most likely that this property will be a flat or apartment (other options much less popular).

Care and Support Needs of the People in Your Household

Respondents were asked to note the disability or long-term illnesses of those in their household. In total 43 conditions were registered - analysis shows that 21 households have at least one person with a disability or long-term illness. This also suggests that several households have people living with multiple healthcare challenges or multiple people living with at least one challenge. Where this person or people are receiving care and support this is most commonly provided by either a family member (6) or the NHS (6).

44 households responded to the question about adaptations for those with a disability. The majority of homes have not been adapted, and no adaptations are required (37). There were 5 cases of homes where there was a need for an adaptation, but that this has not been completed.

When asked about features already present in their home, the most commonly featured were: ground floor toilet (28); downstairs bedroom (5); alarm system (5); and safe access to garden/outside (5). No other options received more than 4 responses. Respondents were also asked to note which of the options they feel does need to be provided and only adaptations to the bathroom (8) received more than 2 responses.

Out of 34 responses, only 3 indicated that they may need to move in order to resolve difficulties with making their home suitable for a member of their household (31 indicated that they do not need to move).

Only 1 respondent indicated with certainty that they have elderly relatives that may need to move to Suffolk in the next 3 years to receive support (44 indicated that they do not; 9 that they do not know).

Money Matters

26 respondents were prepared to answer questions about money/finances. Rent or mortgage costs account for less than 25% of the income of 16 respondents (out of 22 for this question) of which 11 spend less than 15% of their income. The majority of respondents (22) do not have trouble meeting housing costs, although a small number experience problems with several housing related bills (1 with rent/mortgage; 3 with fuel bills; 4 with council tax; 2 with other bills). This prompts a small number to borrow money from friends or family and/or to spend less on non-essentials. Other options received very small numbers of responses.

Whilst 17 respondents indicated that they have savings in excess of £25,000, 6 indicated that they have no savings (a further 5 have savings of less than £25,000). This figure may have implications if there is a need to pay for the costs of care in the future.

Older Residents

45 households have at least one member aged over 65 at the time of completion, and 23 have at least one member aged over 75. Whilst age in itself is not necessarily an indicator of specific needs it is worth considering whether these residents have specific needs that can be identified. For the purposes of this section, households with at least one member aged over 65 are considered to be 'older residents' - this is because the survey informs a medium- to long-term plan so whilst these individuals may not consider themselves 'old' they are likely to do so within the next 10 years.

31 respondents are in detached houses and 6 in semi-detached houses. These homes are most likely to have 3 (14 responses) or 4 (18 responses) bedrooms, perhaps suggesting some potential for downsizing in the future. Generally this group of respondents has lived in the village for a long time: 20 have always lived in Hartest and 13 for between 3 and 10 years. Only 2 households in this category have moved into the village within the last year.

37 households responded to the question about the need to move house in the future. Of these, 19 do not see a need to move to a different home in the future. The remaining 18 either see a need (5 within 2 years) or are unsure (7). Only 2 households have been wanting to move within Hartest but have not been able to do so.

13 households in this category have people living with a disability or long-term illness, representing a total of 26 conditions. Only 1 respondent notes that their home has had specific adaptations to meet their needs, although 15 households have a ground floor toilet and a smaller number other facilities that may benefit those that are less mobile.

A small number of respondents in this category indicate that they have difficulty meeting their housing costs.

Concluding Comments

Whilst the detailed interpretation of results into a formal plan requires additional insight and analysis a small number of discussion points are highlighted below.

- There is a small number of responses from those wishing to move within Hartest that are not able to do so. This indicates a housing demand which appears primarily to be for 4 bedroom homes and a lower demand for 3 and 2 bedroom homes.
- The village has a number of young people who will need to move out of their current accommodation at some point within the next 10 years. If they are to remain in the village then their needs will need to be considered.
- Around 20% of responding households have at least one person with a long-term health concern or disability, many of these have multiple health challenges. It may be useful to consider whether current homes can be adapted to suit the ongoing needs of these groups, or whether additional more specialist housing within the village can be justified.
- Whilst most people in the village have no difficulties meeting their ongoing housing costs there are a small number of households where these are a real concern.
- Almost half of responses come from households with at least one person aged over 65. The majority of these have lived in the village a long time and many can foresee a need or desire to move in the future. The village may like to consider how to meet the needs of this group in future housing developments.

This is not an exhaustive list of potential issues and village may identify other concerns not raised above. It is also worth noting that the survey responses represent the views of a proportion of households in the village and the village may wish to consider whether those that have not responded may have specific issues of their own.