

Using evidence to shape better services



Bembridge Housing Needs Survey

FINDINGS REPORT
July 2013

Measurement ♦ Evaluation ♦ Learning

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Summary

Background

M·E·L Research was commissioned by Bembridge Parish Council to analyse data collected from a housing needs survey of residents. Field work and data entry for the survey was carried out by the Parish Council. Analysis and reporting was completed by M·E·L Research. Any previous housing needs survey reports have been superseded with these findings and report.

Local market context

The Bembridge housing market is characterised by a predominance of older, retired people living in large owner occupied housing. A fifth of all local housing stock (413 units) has no usual residents in that it is a holiday let or second home. The remaining 1,703 properties are made up primarily of owner occupied homes (81%). Social renting makes up a comparatively low share of the tenure profile (6%). Private renting is more significant (11%) but still well below the Island and national averages.

Many buyers of the dominant house types (detached houses and bungalows) arrive from off the Island for their retirement, purchasing without a mortgage. However, compared to workplace incomes, house prices are extremely high; the average 'entry level' house price of £231,000 is more than 9 times the average workplace income for the Isle of Wight. On average, we estimate that a single working person aged under 40 who was a new entrant to the housing market would be able to afford a purchase price of around £100,000 and a monthly rent of around £690. For a couple this rises to nearly £150,000 to buy or £1,360 to rent.

Housing needs – key findings

Key findings from the housing needs survey are as follows:

903 households (53%) moved home within the last 5 years. 569 came from outside the Parish:

- ◆ Common reasons for moving were 'a better environment', and 'to be closer to family and friends'.
- ◆ Just 31 (1%) of existing households are over-occupied but 88% are under-occupied.

120 local households have indicated a clear likelihood to move home over the next 5 years and remain in the Parish (this includes current residents and newly forming households)

Housing needs assessment model

The housing needs assessment model indicates an annual requirement for 12 homes.

How and why the study was undertaken

Bembridge Parish Council commissioned a Parish housing needs survey to provide supporting information for the Neighbourhood Plan and to be used to support proposals in accordance with Policy DM3

(Balanced Mix of Housing) and other policies of the Island Plan Core Strategy. The parish is designated as Rural Service Centre in the Island Plan.

The study was designed to understand residents' current housing circumstances and their future housing requirements (including of other family members or other people living with them). It was also designed to understand what type of housing is available in the area and the extent to which it is affordable to local households.

- ◆ In order to achieve the aims and objectives the study involved:
- ◆ interviewing stakeholders and members of the public;
- ◆ undertaking a postal survey of all households in the parish designed to understand the housing requirements of existing and newly forming households and understand attitudes to further housing development in the parish;
- ◆ obtaining information from the Isle of Wight Council Statutory Housing Register on the number of Bembridge residents who had a stated need for affordable housing; and
- ◆ obtaining information about housing in the parish and the supply of housing, rents and purchase prices;

In undertaking this analysis it was found that 120 local households have indicated a clear likelihood to move home over the next five years and remain within the parish.

A more detailed assessment of demand from local households seeking to move terms of their requirements for size type and tenure and compared it to the size type and tenure of the supply. This assumes that the characteristics of supply for the next 5 years will be similar to the last 5 years. The outcome is that there will be a mismatch between the supply and demand in terms of size type and tenure and **there is a net requirement for 63 dwellings.**

Project details and acknowledgements

Title	Bembridge Housing Needs Survey
Client	Bembridge Parish Council
Project number	13036

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1) Introduction

Bembridge Parish Council commissioned M·E·L Research to undertake analysis of data collected from a housing needs survey of residents.

This report presents findings from the survey alongside secondary data from a range of sources including the 2011 Census, Land Registry Price Paid data, data from a rapid review of properties for rent and sale on 'RightMove' (www.rightmove.co.uk) and evidence gathered from interviews with estate agents.

Survey method of approach

Fieldwork was undertaken by Bembridge Parish Council; questionnaires were delivered by hand to every house in the Parish and a range of options were provided for returning completed questionnaires. Data entry of the survey responses was also carried out by the Parish Council. Analysis of the collected data was undertaken by M·E·L Research; the results of the analysis are presented in this report.

Survey weighting, statistical reliability and limitations

In line with best practice, the data has been weighted to ensure the responses are representative. We checked the data file against the 2011 Census data for housing tenure and housing type; this showed that the survey responses were not entirely representative. We have, therefore, applied weightings to the data for housing tenure and housing type of occupied households (i.e. excluding second homes and holiday lets) to ensure the results are representative.

With a total of 446 responses to the survey the overall results in this report are accurate to $\pm 4\%$ at the 95% confidence level. This means that we can be 95% certain that the results are between $\pm 4\%$ of the calculated response, so the 'true' response could be 4% above or below the figures reported (i.e. a 50% agreement rate could in reality lie within the range of 46% to 54%). In many cases the base size reporting against is lower than 446, and the results are therefore less accurate.

Key Findings from the Household Survey

All households were asked to take part in the household survey and 446 households responded. Information was analysed to provide an estimate of housing requirement for 2103-2018, together with analysis of the size and tenure mix.

Findings are considered robust as survey results are based upon all households being invited to reply rather than a random sample. In addition, there is a close correlation between relevant survey findings and the information obtained from stakeholders.

It is standard practice in local authority level surveys for results to be based upon random samples of the population which are then grossed-up to represent the household population as a whole with a high level of confidence. However, for the purposes of local surveys such as this, normal practice is to seek information

from every household, not a random sample of households and present the findings on the basis of actual responses.

This means that outputs below reflect the actual response to the survey and should be regarded as minimum estimates. Given that all households in the parish were sent the survey it is assumed that the majority who have a housing need or requirement will have completed and returned the form. It was in their interest to do so.

However the findings should be interpreted in the light of parish context and the Island Plan.

We report decimal places rounded to the nearest whole number. If specific response options are then totalled, this can result in slight rounding differences in the figures reported. Owing to the rounding of numbers, percentages displayed on graphs and in tables may not always add up to 100%, giving the appearance that the reported total is incorrect.

Data from the 2011 Census has recently been made available at a small area level. This data helps bolster some of the inevitable limitations that arise when trying to undertake housing needs surveys for small areas. Nevertheless, it is important to note that sample sizes for some sub-group in the survey are very small and as such these results should be treated with some caution. Instances where base sizes are particularly low are flagged throughout this report.

Housing markets are fluid and do not respect administrative boundaries. As such it is challenging to undertake a housing needs calculation for a local authority let alone for a Parish. This report presents analysis for Bembridge Parish, giving a good indication of the level of housing need and annual requirement for affordable housing, but a policy response to the findings will be best implemented as part of a broader Isle of Wight approach to planning for both market and affordable housing.

Affordable housing definition

For the purposes of the analysis presented in this report the term 'affordable housing' should be taken to mean housing that is provided with subsidy (both for rent and low cost ownership), for households that are unable to afford local market housing. This definition includes social rent, shared ownership/equity, low cost home ownership and sub-market rent.

Structure of this report

The remainder of this report is structured as follows:

- ◆ Section 2 - The Bembridge Housing Market
- ◆ Section 3 - Current housing in Bembridge
- ◆ Section 4 - Housing history
- ◆ Section 5 - Future housing requirements
- ◆ Section 6 - Newly forming households
- ◆ Section 7 – Demand/Supply mismatch

2) The Bembridge housing market

This section reviews secondary data on the local housing market.

Evidence from interviews with estate agents suggests that the Bembridge housing market is characterised by very few younger, first time buyers and a predominance of retired (aged 60+ or 75+) cash purchasers. In addition, second homes and holiday lets form a considerable proportion of the local housing stock. Turnover in the housing market is driven largely by the death of elderly owners or the need to move back to the mainland due to ill health. Second time buyers, including middle-aged small families are attracted to the area due to the strong community atmosphere and the good local school. However, poor transport links and a lack of local employment opportunities can be an issue for such families.

'Affordable housing' in the broadest sense is not a strong feature of the local housing market. Those looking for affordable housing are more likely to rent or buy in towns than choose to locate in Bembridge. There is a very limited supply of entry level homes for first time buyers and a limited but growing supply of privately rented accommodation.

Demographic and economic profile of the area

The resident population of Bembridge has a considerably older age structure than the Isle and National averages. Notably, compared to the England average Bembridge has an under representation of working age residents and an overrepresentation of retirement age residents. The population aged 60+ accounts for approaching half (48%) of Bembridge's residents while at a national level this cohort makes up nearer to a quarter (23%) of the population.

Table 1 Bembridge, Isle of Wight and England: Age structure

	Bembridge:		Isle of Wight	England
	Number	Percent		
All Residents	3,688	100%	100%	100%
Age 0 to 4	92	2%	5%	6%
Age 5 to 7	72	2%	3%	3%
Age 8 to 9	62	2%	2%	2%
Age 10 to 14	179	5%	6%	6%
Age 15	28	1%	1%	1%
Age 16 to 17	66	2%	3%	2%
Age 18 to 19	67	2%	2%	3%
Age 20 to 24	123	3%	5%	7%
Age 25 to 29	104	3%	5%	7%
Age 30 to 44	442	12%	17%	21%
Age 45 to 59	678	18%	21%	19%
Age 60 to 64	358	10%	8%	6%
Age 65 to 74	644	17%	12%	9%
Age 75 to 84	476	13%	8%	6%
Age 85 to 89	170	5%	2%	1%
Age 90 +	127	3%	1%	1%

Source: Census 2011, Key Statistics

A quarter of all households in Bembridge (24%) consist of one person aged 65+. A further one in five (19%) consist of one 'family' where everyone in the household is aged 65+. Overall, 43% of households are made up wholly of people aged 65+ compared to 27% for the Island and 20% for England.

Table 2 Bembridge, Isle of Wight and England: Household composition

	Bembridge:		Isle of Wight	England
	Number	Percent		
All households	1,703	100%	100%	100%
One Person aged 65 +	406	24%	16%	12%
One Family aged 65 +	319	19%	11%	8%

Source: 2011 Census, Key Statistics

Overall, 54% of the population of Bembridge is employed, this is low compared to the Isle of Wight (58%) and England (62%). The difference is largely accounted for by the larger than average retired population which makes up nearly a third (31%) of the population aged 16 to 74.

Table 3 Bembridge, Isle of Wight and England: Economic activity

	Bembridge:		Isle of Wight	England
	Number	Percent		
Residents aged 16 to 74	2,482	100%	100%	100%
Employed	1,345	54%	58%	62%
Unemployed	82	3%	4%	4%
of which aged 16-24	12	0%	1%	1%
of which aged 50-74	29	1%	1%	1%
Full time student	113	5%	6%	9%
Retired	773	31%	21%	14%
Looking after home / family	82	3%	4%	4%
Long term sick / disabled	56	2%	5%	4%
Other	31	1%	3%	2%

Source: 2011 Census, Key Statistics

Housing stock

A fifth of all properties in Bembridge have no usual residents (i.e. they are second homes or holiday lets). This is more than double the Isle of Wight average and five times the national average.

The dominant house type is detached properties, which make up 57% of the local housing stock compared to 34% for the Island and 22% nationally. In relative terms, there is an under representation of all other property types.

Table 4 Bembridge, Isle of Wight and England: Household spaces / Type

	Bembridge:		Isle of Wight	England
	Number	Percent		
All household Spaces	2,116	100%	100%	100%
No usual residents	413	20%	10%	4%
Detached	1,204	57%	34%	22%
Semi-Detached	445	21%	28%	31%
Terraced	196	9%	16%	25%
Flat / maisonette	256	12%	21%	21%
Caravan / mobile home	15	1%	1%	0%

Source: 2011 Census, Key Statistics

Eight out of ten (81%) households in Bembridge own their home. This is considerably higher than the Isle of Wight and England averages (70% and 64% respectively). At 59%, approaching double the national average own their property outright.

Social renting is at roughly half the level of the Isle of Wight average and two thirds lower than the national average; there are a total of 97 household living in this tenure. Although lower than the island and national averages, private renting forms a more significant part of the local housing market than social renting with one in ten households (11%) occupying their home in this way.

Table 5 Bembridge, Isle of Wight and England: Tenure

	Bembridge:		Isle of Wight	England
	Number	Percent		
All households	1,703	100%	100%	100%
Owned outright	1,006	59%	41%	31%
Owned with mortgage	373	22%	29%	33%
Shared ownership	4	0%	1%	1%
Social rented	97	6%	11%	18%
Private rented	189	11%	17%	17%
Living rent free	34	2%	1%	1%

Source: 2011 Census, Key Statistics

House prices and rents

Analysis of data on property sales values available from Land Registry shows that the Detached properties, and to a lesser extent semi-detached properties, dominated sales in 2012. Across all property types, the average price paid during this 12 month period was £325,440. At the bottom end of the market, the lowest sales value for a semi-detached home was £115,000. On average flats were cheapest but overall there were only 3 sales of flats recorded during the 12 month period. At the top end of the market, the highest price paid for a detached house was £1,365,000.

Table 6 Bembridge: House price sales volumes and values, Jan 2012 – Dec 2012

	Number of Sales	Average Price	Min Price Paid	Max Price Paid
Detached	43	£392,886	£166,000	£1,365,000
Flat	3	£146,500	£122,500	£160,000
Semi	20	£245,615	£115,000	£363,500
Terraced	4	£208,750	£155,000	£265,000
Total	70	£325,440	£115,000	£1,365,000

Source: Land Registry Price Paid Dataset for PO35 Postcode Sector

Entry to the market is dependent on availability, a factor which is critical for low income households who can only enter the market if there is an adequate supply of affordable dwellings. First-time buyers do not purchase houses at average prices as they do not have average incomes. Although average prices are useful for comparisons they are not the purchase levels used in assessing the ability of households to enter the housing market. Broadly, new purchasers buy in the lowest quartile of prices (i.e. the bottom 25%). A total of just 18 property sales during 2012 met this criteria. Overall, the lower quartile property value was £231,000.

Table 7 Bembridge: Entry level house price sales volumes and values, Jan 2012 – Dec 2012

	Number of Sales	Lower Quartile Price
Detached	8	£250,000
Flat	1	£139,750
Semi	5	£220,000
Terraced	4	£162,500
Total	18	£231,000

Source: Land Registry Price Paid Dataset for PO35 Postcode Sector

A review of properties advertised on RightMove illustrates that over two thirds (69%) of advertised properties presently have 3 or more bedrooms. The average price advertised for a 3 bedroom home is £307,938 while the average price for a home with 4+ bedrooms is £532,070 (although this disguises a very wide range of values). Overall, the average advertised price from RightMove (£342,764) matches quite closely with the average figure for 2012 from Land Registry (£325,440).

Table 8 Bembridge: Properties for sale, March 2013

	Number Advertised	Average Price	Min Price Advertised	Max Price Advertised
1 bed	7	£132,571	£99,000	£159,000
2 bed	36	£200,629	£79,995	£499,950
3 bed	50	£307,938	£160,000	£699,000
4+ bed	44	£532,070	£184,950	£1,500,000
Total	137	£342,764	£79,995	£1,500,000

Source: RightMove, 15th March 2013

The review of RightMove suggests a very limited availability of private rented properties on the open market in Bembridge. A total of five properties were found with rents varying from £575 pcm for a 1 bedroom flat to £1,350 pcm for a 4 bedroom house.

Table 9 Bembridge: Properties for private rent, March 2013

Description	Rent pcm
1 bed	£575
2 bed	£650
3 bed	£1,295
4 bed	£950
4 bed	£1,350

Source: Right Move, 15th March 2013

All social housing on the Isle of Wight is provided by Housing Associations as there is no Council Housing. The main Housing Associations are Spectrum Housing Group, Southern Housing Group and Vectis Housing Association. A review of the HomeFinder Choose Based Lettings website shows limited availability of social rented properties; a total of 3 properties are listed on the website but none of these are in Bembridge.

Table 10 HomeFinder: Properties for social rent / shared ownership, March 2013

	Social Rent:		Shared Ownership:	
	Number Advertised	Number Advertised in Bembridge	Number Advertised	Number Advertised in Bembridge
1 bed	1	0	0	0
2 bed	2	0	0	0

Source: Island HomeFinder website, 15th March 2013

Incomes and entry level affordability

The average pay for those who are in work on the Isle of Wight (£24,976) is marginally lower than the regional average (£25,038) and considerably lower than the national average (£26,804). Clearly, this does not take account of the incomes of the large retired population.

Table 11 Isle of Wight, South West and England: Average annual pay

	Isle of Wight	South West	England
Average annual pay	£24,976	£25,038	£26,804

Source: Annual survey of hours and earnings, 2012 (gross, residence based)

Using national data on income differentials for different age-groups and by gender it is possible to model annual pay by age-group for single people and couples for the Isle of Wight. Using standard borrowing multipliers and assumptions for rent affordability we can calculate approximate housing affordability (for sales and rented accommodation) by age-group. Recent data from the Council of Mortgage Lenders has shown that the average age of first time buyers is now 35. This report shows this calculation for single people and couples under 40 years of age.

This analysis suggests that on average a single person aged under 40 who was a new entrant to the housing market would be able to afford a purchase price of around £100,000 and pcm rent of around £690. For a couple this rises to nearly £150,000 to buy or £1,360 to rent.

Table 12 Isle of Wight: Estimated annual pay by age-group, maximum borrowing¹ and rent affordability² (single person households)

	Isle of Wight	Maximum Mortgage Borrowing	Maximum PCM Rent
Average annual pay	£24,976	£99,904	£687
18-21	£13,849	£55,396	£381
22-29	£20,270	£81,080	£557
30-39	£27,603	£110,412	£759

Source: Annual survey of hours and earnings, 2012 (reapportioned from national data)

Table 13 Isle of Wight: Estimated annual pay by age-group, maximum borrowing and rent affordability (couples)

	Isle of Wight	Maximum Mortgage Borrowing	Maximum PCM Rent
Average annual pay	£49,603	£148,809	£1,364
18-21	£27,504	£82,513	£756
22-29	£40,257	£120,770	£1,107
30-39	£54,821	£164,462	£1,508

Source: Annual survey of hours and earnings, 2012 (reapportioned from national data)

¹ Purchasing power calculated based on nominal borrowing of 4 times annual income for a single person and 3 times annual income for a couple

² Maximum PCM rent based on one third of monthly income

3) Current housing in Bembridge

This section presents evidence on the current housing market gathered from the housing needs survey.

Where reported, 'implied numbers' are calculated based the usual resident households figure from 2011 Census. The Census showed that there are 1,703 usual resident households in Bembridge Parish.

The existing stock

The table below indicates the type of accommodation occupied by existing households. As this shows, the dominant property types are bungalows (33%) and detached houses (30%). Together these two property types account for 1,078 of the total 1,703 properties (63%).

Table 14 Type of accommodation

	2013 HNS %	Survey Group %	N ^o s Implied
Detached house	30%	80%	513
Semi-detached house	16%		277
Bungalow	33%		565
Terraced house	7%	7%	126
Flat, maisonette or apartment	12%	12%	204
Bedsit/Studio/Room only – with shared facilities	0%		0
Bedsit/Studio/Room only – self-contained	0%		0
Caravan or houseboat	1%	1%	17
Total	100%	100%	1,703

Base: 446

Responses to the survey suggest that a total of 44 households (2%) live in sheltered housing with support services provided while a further 53 (2%) live in other types of housing with support services provided.

Table 15 Sheltered housing / other housing with support services

	2013 HNS %	N ^o s Implied
Sheltered housing with support services	2%	44
Other housing with support services	2%	53

Base: 364

Owner occupation accounts for 1,379 of the total 1,703 properties (81%). 189 homes (11%) are rented from a private landlord or letting agent, 97 (6%) are rented from a housing association, while 34 (2%) live with / rent from a friend or relative.

Table 16 Tenure of accommodation

	2013 HNS %	Survey Group %	N ^o s Implied
Own outright	59%	81%	1,006
Own with a mortgage or loan	22%		373
Rent from Housing Association	6%	6%	97
Rent from a private landlord or letting agency	11%	11%	189
Live with / rent from relative / friend	2%	2%	34
Tied / linked to a job	0%	0%	0
Shared ownership	0%	0%	0
Shared equity	0.2%		3
Total	100%	100%	1,703

Base: 446

A total of 11% of all households receive some form of financial assistance with their housing costs. Most typically, household receive either full (5%) or part (5%) housing benefit payments.

Table 17 Financial support

	2013 HNS %	N ^o s Implied
Yes – full housing benefit	5%	91
Yes – part housing benefit	5%	88
Yes – full help with mortgage payments	0%	0
Yes – part help with mortgage payments	0.3%	6
No financial support	89%	1,518
Total	100%	1,703

Base: 416

Analysis of property type by tenure shows that nearly all of those living in a detached house (96%) are owner occupiers; 66% of this group own their property outright. Owner occupation makes up the majority tenure for all property types except flats where as few as 50% own their home.

Renting from a housing association is most associated with flats (26%). Renting from a private landlord is most closely associated with terraced houses (23%) and flats (18%). A relatively small proportion of those occupying flats (5%), semi-detached houses (4%) and bungalows (2%) do so by living with / renting from a relative or friend.

Table 18 Property type by Tenure

Tenure:	Property type					
	Detached house	Semi-detached house	Terraced house	Bungalow	Flat, maisonette or apartment	Caravan or houseboat*
Own outright	66%	36%	51%	71%	42%	100%
Own with a mortgage or loan	30%	42%	26%	10%	8%	0%
Rent from Housing Association	0%	4%	0%	6%	26%	0%
Rent from a private landlord	4%	14%	23%	12%	18%	0%
Live with / rent from relative / friend	0%	4%	0%	2%	5%	0%
Tied / linked to a job	0%	0%	0%	0%	0%	0%
Shared ownership	0%	0%	0%	0%	0%	0%
Shared equity	0%	0%	0%	0%	0%	0%
Total	100%	100%	100%	100%	100%	100%

Base: 446

* Very low base of just 4 respondents for caravan / houseboat

Overall, the predominant house size is 3 bed (43%). However, nearly a fifth of properties (19%) have 4 or more bedrooms. Approaching 1 in 10 properties (9%) have 1 bedroom.

Table 19 Bedroom numbers

	2013 HNS %	N ^o s Implied
Bedsit / studio	0%	0
1 bed	9%	148
2 bed	29%	492
3 bed	43%	734
4 bed	13%	223
5 bed	4%	75
6 bed	2%	26
Over 6 bed	0.4%	6
Total	100%	1,703

Base: 443

Analysis of bedroom numbers by tenure shows that rented properties are considerably more likely than owner occupied ones to have fewer than 3 bedrooms; 59% of rented properties have fewer than 3 bedrooms compared to 33% of properties that are owned. 23% of owner occupied homes have more than 3 bedrooms compared to just 6% of rented homes. The results suggest that those renting from a housing association are considerably more likely than others to have fewer than 3 bedrooms; 88% of housing association properties have fewer than 3 bedrooms. The average number of bedrooms for owner occupied properties is 3, while for rented properties it is 2.2 and for housing association properties it is 1.5.

Table 20 Bedroom numbers by Tenure

Bedroom number	Tenure:		
	Owned	Rented	HA rented only*
1 bed	4%	30%	65%
2 bed	29%	29%	23%
3 bed	45%	36%	12%
4 bed	15%	6%	0%
5 bed	5%	0%	0%
6 bed	2%	0%	0%
Over 6 bed	1%	0%	0%
Total	100%	100%	100%
<i>Average bedrooms</i>	<i>3.0</i>	<i>2.2</i>	<i>1.5</i>

* low base for subgroup

Analysis of bedroom number by household size illustrates that there is a considerable degree of under occupation among smaller household sizes. On average, 1 person households tend to have 2 bedrooms and 2 person households tend to have 3 bedrooms. Notably, 3 and 4 person household are more likely to be in an 'appropriate' size property for their requirements. The relatively small number of households with 5 or more members (68 households in Bembridge) have too few bedrooms.

Table 21 Bedroom numbers by Household size

Bedroom number:	Household size:						
	1	2	3	4	5	6	Over 6
1 bed	20%	4%	0%	0%	0%	0%	0%
2 bed	41%	28%	8%	8%	0%	0%	0%
3 bed	33%	47%	60%	41%	50%	63%	53%
4 bed	5%	13%	29%	33%	25%	0%	16%
5 bed	1%	5%	4%	11%	25%	37%	0%
6 bed	0%	1%	0%	8%	0%	0%	31%
Over 6 bed	0%	1%	0%	0%	0%	0%	0%
Total	100%	100%	100%	100%	100%	100%	100%
<i>Average bedrooms</i>	<i>2.3</i>	<i>3.0</i>	<i>3.3</i>	<i>3.7</i>	<i>3.6</i>	<i>3.7</i>	<i>4.0</i>

Household composition

A third of households (34%) consist of just 1 person. Nearly half of all households (48%) consist of 2 people, and within this 44% are couples with no children. Just under one in five households (18%) consist of 3 or more members. Single parent households account for 2% of the total.

Table 22 Household size and composition

	2013 HNS %	N ^o s Implied
1 person	34%	579
2 people	48%	817
3 people	8%	136
4 people	6%	102
5 people	2%	34
6 people	1%	17
over 6 people	1%	17
Total	100%	1,703
Couple with no children	44%	749
2 people sharing (not a couple)	4%	68
Couple with children	10%	170
Single parent	2%	34

Base: 444

Based on a calculation of occupants to bedroom numbers, under-occupation affects approximately 88% of all households and over-occupation affects just 1% (31 households in Bembridge), below the national average of 3%.

The analysis suggests that those living in rented accommodation, particularly those in housing association properties, are considerably more likely than their counterparts in owner occupied homes to be overcrowded.

Table 23 Under / over occupation by Tenure

	Under occupation		Over occupation	
	2013 HNS %	N ^o s Implied	2013 HNS %	N ^o s Implied
Total	88%	1,499	1%	31
Owned	90%	1,241	1%	14
Rented	59%	169	6%	17
HA rented only*	22%	21	11%	11

Base: 447

* low base for subgroup

Workplace location

The housing needs survey results show that a fifth of respondents work mainly from home, approaching a third (31%) work within the Parish and just over a third (34%) work elsewhere on the Island. 15% work off the Island.

Table 24 Workplace of head of household and spouse / partner

	2013 HNS %	N ^o s Implied
Work mainly from home	20%	269
Within the Parish	31%	417
Elsewhere on the Island	34%	457
Off the Island	15%	202
Total	100%	1,345

4) Housing history

This section reviews the housing history of Bembridge households, based on information gathered from the housing needs survey.

Just over half of all households (53%) had been at their present address for under 5 years.

Table 25 Time at present address (those who moved in the last 5 years)

	2013 HNS %	N ^o s Implied
Under 5 years	53%	903
Over 5 years	47%	800
Total	100%	1,703

Base: 446

Approaching three quarters (72%) of those who had moved home in the last 5 years had moved from an owner occupied property. 14% had moved from a private rented property and 10% had moved from a housing association property.

Table 26 Tenure of previous home (those who moved in the last 5 years)

	2013 HNS %	N ^o s Implied
Own outright	43%	389
Own with a mortgage or loan	29%	263
Rent from Housing Association	10%	88
Rent from a private landlord or letting agency	14%	130
Live with / rent from relative / friend	3%	30
Tied / linked to a job	0.3%	3
Shared ownership	0%	0
Shared equity	0%	0
Total	100%	903

Base: 221

Analysis of current tenure by previous tenure shows that 96% of those who own their property outright moved from a previous home that they owned. 88% of those who currently own their home with a loan or mortgage moved from a previous home that they owned. The majority (80%) of those living in a housing association property had also previously been renting from a housing association, although one fifth had previously been living with / renting from a friend or relative. Those currently in the private rented sector had moved from a more diverse range of tenures; half had come from a privately rented property, while a third had come from an owner occupied home, and 16% had previously rented from a housing association.

Table 27 Current tenure by Previous tenure

Previous tenure:	Current tenure:					
	Own outright	Own with a mortgage or loan	Rent from Housing Association*	Rent from a private landlord	Live with / rent from a relative / friend*	Shared equity*
Own outright	70%	34%	0%	11%	0%	0%
Own with a mortgage or loan	26%	54%	0%	22%	0%	100%
Rent from Housing Association	1%	0%	80%	16%	20%	0%
Rent from a private landlord	1%	8%	0%	50%	61%	0%
Live with / rent from a relative/ friend	1%	3%	20%	0%	20%	0%
Tied / linked to a job	1%	0%	0%	0%	0%	0%
Total	100%	100%	100%	100%	100%	100%

* low base for subgroup

Well over a third (37%) of those who had moved home in the last 5 years had already been living in Bembridge. A quarter (24%) had come from elsewhere on the island. Overall, nearly 1 in 4 households (39%) had moved from a location off the Island.

Table 28 Location of last home (those who moved in the last 5 years)

	2013 HNS %	N ^o s Implied
Within the Parish	37%	334
Elsewhere on the Island	24%	214
Off the Island	39%	355
Total	100%	903

Base: 224

Nearly half of owner occupiers (49%) had moved from a location off the Island compared to just 16% of renters. Notably, none of those households living in housing association properties had come from a location off the Island but 40% had come from elsewhere on the Island.

Table 29 Location of last home (those who moved in the last 5 years) **by Tenure**

	Owned	Rented	HA rented only*
Within the Parish	31%	49%	60%
Elsewhere on the Island	20%	34%	40%
Off the Island	49%	16%	0%
Total	100%	100%	100%

Base: 224

* low base for subgroup

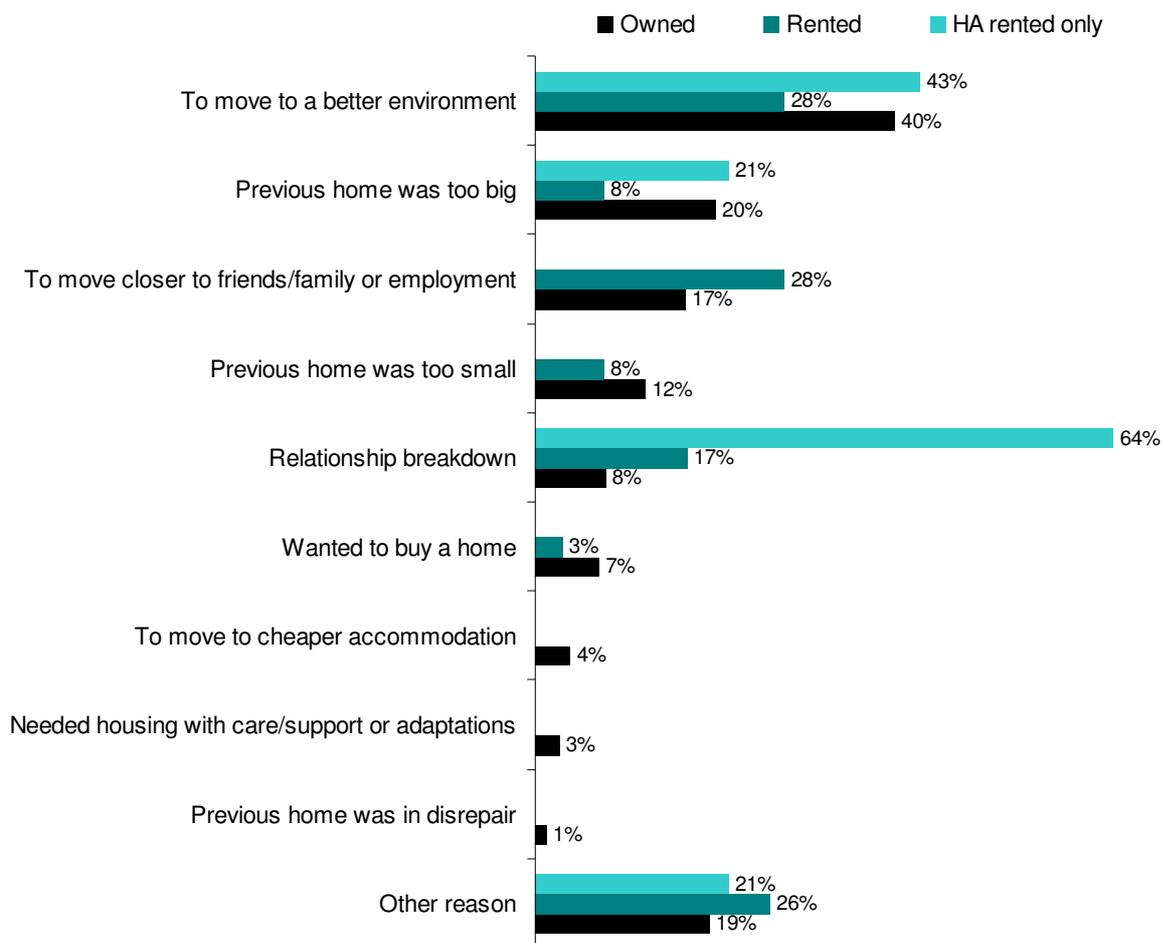
The most common reason given for moving was ‘to move to a better environment’ (36%). ‘To move closer to friends/family or employment’ (20%) and ‘previous home was too big’ (16%) were also common responses.

Table 30 Reasons for moving (those who moved in the last 5 years)

Multiple responses

	2013 HNS %
To move to a better environment	36%
To move closer to friends/family or employment	20%
Previous home was too big	16%
Previous home was too small	11%
Relationship breakdown	11%
Wanted to buy a home	6%
To move to cheaper accommodation	3%
Needed housing with care/support or adaptations	2%
Previous home was in disrepair	1%
Other reason	21%

Figure 1 Reasons for moving (those who moved in the last 5 years) **by Tenure ***



* low base for HA rented

5) Future housing requirements

This section reviews the future housing requirements of existing households, based on information gathered from the housing needs survey.

Overall a fifth (21%) of all households expects that they will move home within the next 5 years. Within this, 7% think they will move within 12 months, 4% think they would move in between 12 months and 2 years' time, and a further 10% think they will move in between 2 and 5 years' time.

Table 31 Future moving intentions

	2013 HNS %
Within the next year	7%
In 1 to 2 years	4%
In 2 to 5 years	10%
No need/not likely to move in next 5 years	79%
Total	100%

Base: 410

Table 32 Bedrooms in next home: 'like' and 'expect' (those who expect to move within next 5 years)

	Bedrooms in next home:		
	'Like':	'Expect':	
	2013 HNS %	2013 HNS %	
1 bed	3%	4%	
2 bed	23%	43%	
3 bed	51%	40%	
4 bed	16%	10%	
Over 5 bed	7%	3%	
Total	100%	100%	

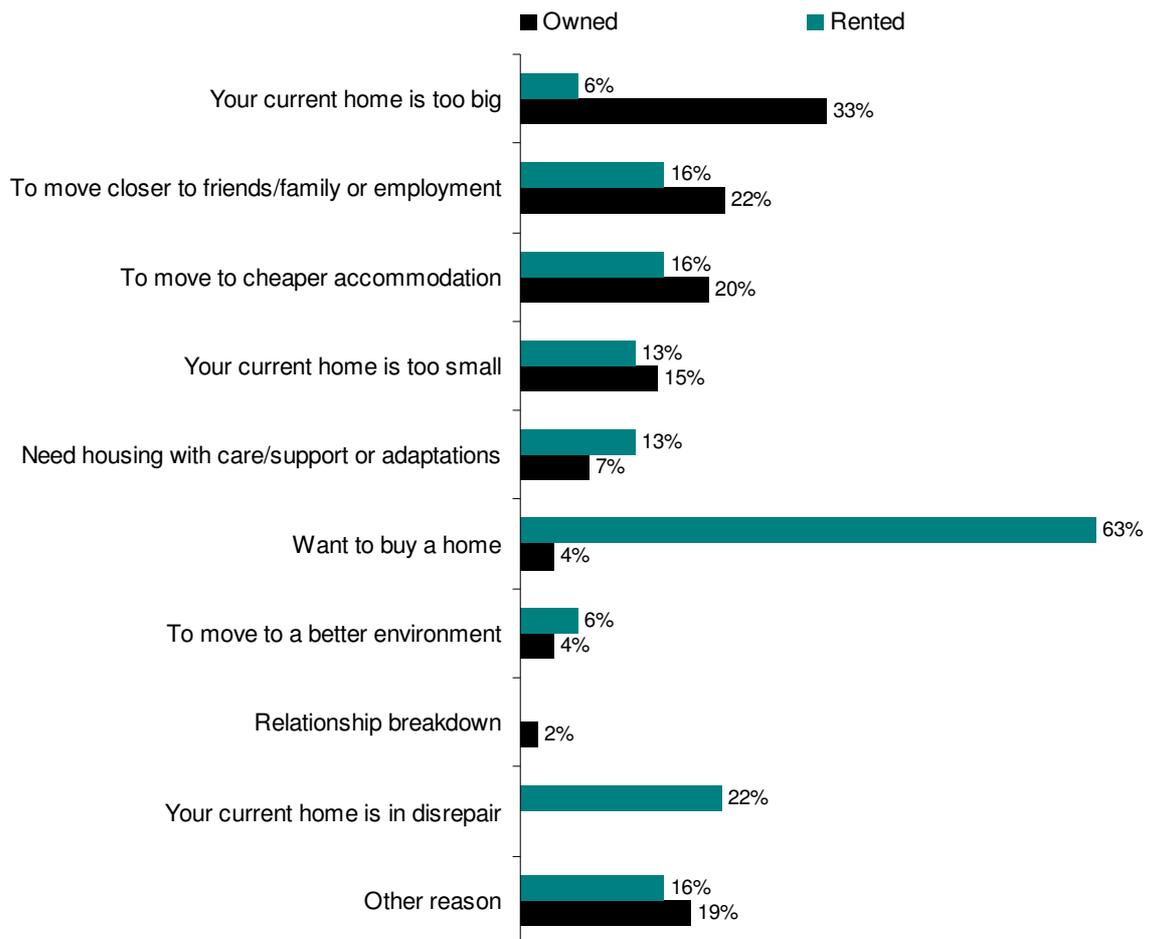
The most commonly given reason for wanting to move is 'want to buy a home' (25%). Other common reasons are 'your current home is too big' (23%) and 'to move closer to friends/family or employment' (21%).

Table 33 Reasons for wanting to move (those who expect to move within next 5 years)

Multiple responses

	HNS %
Want to buy a home	25%
Your current home is too big	23%
To move closer to friends/family or employment	21%
To move to cheaper accommodation	18%
Your current home is too small	13%
Need housing with care/support or adaptations	9%
Your current home is in disrepair	7%
To move to a better environment	5%
Relationship breakdown	2%
Other reason	18%

Figure 2 Reasons for wanting to move (those who expect to move within next 5 years) by Tenure *



* base too low for HA rented

Of those households that expect to move within the next 5 years, three quarters would like to remain in the Parish whereas 56% expect that they will remain in the Parish. Slightly under 1 in 10 (9%) expect that they will move elsewhere on the Island but nearer to a quarter (24%) expect that this will be the case. Overall, around 1 in 5 households (17% like and 20% expect) are likely to move off the Island.

Table 34 Location of next home: 'like' and 'expect' (those who expect to move within next 5 years)

	Location of next home:	
	'Like':	'Expect':
	2013 HNS %	2013 HNS %
Within the Parish	75%	56%
Elsewhere on the Island	9%	24%
Off the Island	17%	20%
Total	100%	100%

A similar proportion of owner occupiers (56%) and renters (57%) expect that their next home will be within the Parish. Renters (43%) are considerably more likely than owner occupiers (17%) to expect that their next home will be elsewhere on the Island. Over a quarter of owner occupiers (28%) expect that their next home will be off the Island while no renters expect that this will be the case.

Table 35 Expected location of next home (those who expect to move within next 5 years) **by Tenure***

	Owned	Rented
Within the Parish	56%	57%
Elsewhere on the Island	17%	43%
Off the Island	28%	0%
Total	100%	100%

* base too low for HA rented

Overall, 89% would like to own their next home but nearer to 68% expect that this will be the case. Most of this difference is accounted for by private renting; just 2% would like to rent their next home from a private landlord but 18% expect that this will be the tenure of their next home. Overall, a quarter of households expect that they will rent their home either from a private landlord or a housing association.

Table 36 Tenure of next home: 'like' and 'expect' (those who expect to move within next 5 years)

	Tenure of next home:	
	'Like':	'Expect':
	2013 HNS %	2013 HNS %
Buy own home	89%	68%
Rent from a Council/Housing Association	6%	7%
Rent from a private landlord or letting agency	2%	18%
Rent from a relative or friend	0%	0%
Tied/linked to a job	0%	0%
Shared ownership/shared equity	0%	3%
House/flat share	0%	0%
Other	3%	5%
Total	100%	100%

Analysis of current tenure by expected future tenure shows that 84% of those who own their property outright (the largest tenure group) expect they will buy their next home. In contrast, 100% of those who own their home with a mortgage or loan expect that they will buy their next home.

Those who currently rent from a housing association are evenly split between those who expect to remain in the social rented sector (49%) and those who expect to rent from a private landlord (51%). Those who rent from a private landlord are split between those who expect to remain in the private rented sector (50%), those who expect to buy (38%) and those who expect to own through shared ownership / shared equity (13%).

Table 37 Current tenure by Expected future tenure

Expected future tenure:	Current tenure:					
	Own outright	Own with a mortgage or loan	Rent from Housing Association*	Rent from a private landlord	Live with / rent from a relative / friend*	Shared equity*
Buy own home	84%	100%	0%	38%	50%	100%
Rent from a Council / Housing Association	2%	0%	49%	0%	50%	0%
Rent from a private landlord	2%	0%	51%	50%	0%	0%
Rent from a relative or friend	0%	0%	0%	0%	0%	0%
Tied/linked to a job	0%	0%	0%	0%	0%	0%
Shared ownership / shared equity	0%	0%	0%	13%	0%	0%
Other	12%	0%	0%	0%	0%	0%
Total	100%	100%	100%	100%	100%	100%

* low base for subgroup

Half of households would like their next home to be a detached house, while 30% would like a bungalow. A little under a quarter of households (23%) expect that their next home will be a detached house. The survey results suggest that although only 1 in 10 households (12%) aspire to live in a semi-detached house, 1 in 5 expect that their next home will be a semi-detached house. Although only 7% aspire to live in a flat, maisonette or apartments, almost double this figure (13%) expect that their next home will be a flat. A few as 1% of households would like their next home to be a terraced house but 14% expect their next home to be a terraced property.

Table 38 Type of next home: 'like' and 'expect' (those who expect to move within next 5 years)

	Type of next home:	
	'Like':	'Expect':
	2013 HNS %	2013 HNS %
Detached house	50%	23%
Semi-detached house	12%	20%
Terraced house	1%	14%
Bungalow	30%	28%
A flat, maisonette, or apartment	7%	13%
A caravan or houseboat	0%	0%
Bedsit/Studio/Room only – with shared facilities	0%	0%
Bedsit/Studio/Room only – self-contained	1%	2%
Total	100%	100%

In terms of special housing needs, the survey results suggest a strong demand for ground floor accommodation (20% expect). Individually, relatively few household expect to require sheltered housing with support services (3%), other housing with support services (5%), or residential care and/or nursing home (4%). However, these three types of specialist housing together do account for 12% of expressed future housing demand.

Table 39 Special housing needs (those who expect to move within next 5 years)

	Special housing needs:	
	'Like':	'Expect':
	2013 HNS %	2013 HNS %
Accommodation on the ground floor	22%	20%
Sheltered housing with support services	3%	3%
Other housing with support services	0%	5%
Residential care and/or nursing home	2%	4%
Total	28%	32%

If renting their next home, relatively few households (15%) expect that they will pay less than £600 in rent per month. A quarter (24%) expect that they will pay £600 - £700 per month, a third (33%) expect to pay £700 - £800 per month, 17% expect to pay £800 - £1,000, and 11% expect to pay over £1,000 per month. These expectations are broadly in line with the range of rental values of properties available to rent on the open market in Bembridge (see **Table 9** on page 10). However, the limited supply of privately rented properties locally is likely to be more of a constraint.

Table 40 Rent likely to pay per month (those who expect to move within next 5 years)

Rent per month	2013 HNS %
Up to £200	0%
£200 to £300	6%
£300 to £400	3%
£400 to £500	0%
£500 to £600	6%
£600 to £700	24%
£700 to £800	33%
£800 to £1,000	17%
Over £1,000	11%
Total	100%

If buying their next home, approaching 4 out of ten households (38%) expect to pay over £250,000 while a quarter (26%) expect to pay £200,000 - £250,000. Given that the average entry level sales value was £231,000 (see **Table 7** on page 9), it is notable that over a third (35%) expect to pay less than £200,000.

Table 41 Price likely to pay if buying (those who expect to move within next 5 years)

	2013 HNS %
Up to £60,000	3%
£60,000 to £80,000	0%
£80,000 to £100,000	1%
£100,000 to £125,000	6%
£125,000 to £150,000	4%
£150,000 to £175,000	8%
£175,000 to £200,000	13%
£200,000 to £250,000	26%
Over £250,000	38%
Total	100%

6) Newly forming households

This section reviews the housing requirements of newly forming households, based on information gathered from the housing needs survey.

Table 42 Expected newly forming households

	2013 HNS %
In 1 to 2 years	4%
In 3 to 5 years	4%
No newly forming households	92%
Total	100%

Most commonly, newly forming households would like a 2 bed property (46%). However, fewer (40%) expect that they will have 2 bedrooms. The most commonly expected number of bedroom is 1 (49%). Relatively few newly forming households (11%) expect to have 3 or more bedrooms.

Table 43 Bedrooms in next home: 'like' and 'expect' (households expected to form within next 5 years)

	Bedrooms in next home:	
	'Like':	'Expect':
	2013 HNS %	2013 HNS %
1 bed	29%	49%
2 bed	46%	40%
3 bed	15%	7%
4 bed	3%	4%
Over 5 bed	6%	0%
Total	100%	100%

The most commonly cited reason given for newly forming households wanting to move are 'for further education' (35%), 'to take up or be near employment' (17%), and 'due to a lack of suitable or affordable housing' (17%).

Table 44 Reasons for wanting to move (those who expect to move within next 5 years)*Multiple responses*

	2013 HNS %
To take up or be near employment	17%
Due to a lack of suitable or affordable housing	17%
For further education	35%
Moving to live with partner	12%
Other family reasons	11%
Other reason	30%

Of the new households expected to form over the next 5 years, a little under half (47%) expect to remain within the Parish. A further 1 in 5 (21%) expect to move to elsewhere on the Island. The majority of those who intend to move for further education expect that they will leave the Island.

Table 45 Expected location of next home (those who expect to move within next 5 years)

	2013 HNS %
Within the Parish	47%
Elsewhere on the Island	21%
Off the Island	32%
Total	100%

* base too low for HA rented

Over half (52%) of newly forming households would like to buy their own home but under a quarter (23%) expect that this will be the case. Just 3% would like to rent from a private landlord but 29% expect that they will occupy their home in this way. 12% would like to live in a house/flat share but 20% expect to live in a shared property. Fewer newly forming households expect to rent from a Council/Housing Association (13%) than would like to (18%).

Table 46 Tenure of next home: 'like' and 'expect' (those who expect to move within next 5 years)

	Tenure of next home:	
	'Like':	'Expect':
	2013 HNS %	2013 HNS %
Buy own home	52%	23%
Rent from a Council/Housing Association	18%	13%
Rent from a private landlord or letting agency	3%	29%
Rent from a relative or friend	0%	0%
Tied/linked to a job	0%	0%
Shared ownership/shared equity	6%	3%
House/flat share	12%	20%
Other	7%	11%
Total	100%	100%

Most commonly, newly forming households both 'like' and 'expect' (41% for both) that they will move into a flat, maisonette or apartment. Fewer expect that they will move into detached, semi-detached and bungalows than would like to. Considerably more expect to move into a bedsit with shared facilities (17%) than would like to (3%).

Table 47 Type of next home: 'like' and 'expect' (those who expect to move within next 5 years)

	Type of next home:	
	'Like':	'Expect':
	2013 HNS %	2013 HNS %
Detached house	19%	10%
Semi-detached house	28%	21%
Terraced house	0%	4%
Bungalow	9%	0%
A flat, maisonette, or apartment	41%	41%
A caravan or houseboat	0%	4%
Bedsit/Studio/Room only – with shared facilities	3%	17%
Bedsit/Studio/Room only – self-contained	0%	4%
Total	100%	100%

In terms of special housing needs, the survey results suggest that a third (34%) of newly forming households might 'like' specialist accommodation. However, nearer to 1 in 10 (12%) 'expect' that they will move into specialist accommodation.

Table 48 Special housing needs (those who expect to move within next 5 years)

	Special housing needs:	
	'Like':	'Expect':
	2013 HNS %	2013 HNS %
Accommodation on the ground floor	10%	0%
Sheltered housing with support services	3%	4%
Other housing with support services	16%	4%
Residential care and/or nursing home	4%	5%
Total	34%	12%

If renting their next home, the majority (85%) expect that they will pay less than £600 in rent per month. These expectations are broadly in line with the entry level rents for 1 bedroom properties in the area (see **Table 9** on page 10), and probably also indicative of rents for rooms in shared houses etc. However, the limited supply of entry level privately rented properties locally is likely to be more of a constraint.

Table 49 Rent likely to pay per month (those who expect to move within next 5 years)

Rent per month	2013 HNS %
Up to £200	25%
£200 to £300	0%
£300 to £400	44%
£400 to £500	5%
£500 to £600	11%
£600 to £700	5%
£700 to £800	10%
£800 to £1,000	0%
Over £1,000	0%
Total	100%

If buying their next home, over half (55%) expect to pay less than £125,000 with the remainder expecting to pay over £175,000. Given that the average entry level sales value was £231,000 (see [Table 7](#) on page 9), it is notable that 7 out of 10 newly forming households (71%) expect to pay less than £200,000.

Table 50 Price likely to pay if buying (those who expect to move within next 5 years)

	2013 HNS %
Up to £60,000	5%
£60,000 to £80,000	0%
£80,000 to £100,000	20%
£100,000 to £125,000	30%
£125,000 to £150,000	0%
£150,000 to £175,000	0%
£175,000 to £200,000	16%
£200,000 to £250,000	20%
Over £250,000	10%
Total	100%

7) Demand/Supply Mismatch

Demand/Supply – Mismatch

This analysis has been developed to provide an indication of the mismatch between supply and demand for specific types of housing.

This analysis gives a clear indication of what shortfalls in the stock exist for local people but should also be treated with some degree of caution – for example an available three bedroom owner-occupied home is considered to meet the demand from someone needing a three bedroom (owner-occupied) dwelling but in reality there may be particular types or locations of homes that some households would not consider.

On the other hand a household with demand for a three bedroom home might (subject to affordability) move into a four bedroom home where the supply exists.

Due to the analysis of local needs being based on the mismatch of stock between types of homes required and potential availability we would expect some additional homes to become available for occupation for which there is no identified demand in the survey analysis.

Figure 1: Local Housing Requirement for Owner Occupied Housing by type

Estimated Number	Bedrooms	Type	Accessible	Care
1	1	Bungalow	n/a	n/a
2	2	Bungalow	Y	n/a
1	2	House	n/a	Y
1	2	Bungalow	n/a	n/a
2	2	House	n/a	n/a
2	3	Bungalow	Y	n/a
1	3	Bungalow	n/a	n/a
3	3	House	n/a	n/a
1	4	House	n/a	n/a
14				

Figure 2: Local Housing Requirement for Shared Ownership/Shared Equity housing by type

Estimated Number	Bedrooms	Type	Accessible	Care
1	1	n/a	n/a	Y
1	2	Bungalow	Y	Y
1	2	Flat	n/a	Y
2	3	House	n/a	n/a
1	3	Bungalow	Y	n/a
1	4	House	n/a	n/a
7				

Figure 3: Local Housing Requirement for Affordable Rent housing by type

Estimated Number	Bedrooms	Type	Accessible	Care
1	1	Bungalow	Y	Y
24	1	House/Flat	n/a	n/a
6	2	House/flat	n/a	n/a
10	3	House/flat	n/a	n/a
1	5	House	n/a	n/a
42				

Figure 4: Local Housing Requirement for Accessible and Care provision

Estimated Number	Bedrooms	Type	Accessible	Care
Tenure: Owner Occupied				
2	2	Bungalow	Y	n/a
1	2	House	n/a	Y
2	3	Bungalow	Y	n/a
Tenure: Shared ownership/equity or discounted market				
1	1	n/a	n/a	Y
1	2	Bungalow	Y	Y
1	2	Flat	n/a	Y
1	3	Bungalow	Y	n/a
Tenure: Affordable rent				
1	1	Bungalow	Y	Y

It is estimated that 63 additional homes are required over the next 5 years to meet the needs of local residents. These additional homes are required to meet mismatch between the specific requirements of households and the likely available supply. On average this means 12 units per annum.

Two thirds of these requirements are for affordable housing, mainly social rented housing.

Around one fifth of the 63 dwellings will need to be accessible housing.

The supply of accessible smaller dwellings would allow older person households to downsize and to assist the ageing population to remain within their current community. The tables below summarise the size, type and tenure of the 63 homes estimated to be required over the next five years.

Appendices

Appendix 1 – Survey questionnaire

A YOUR CURRENT HOME AND HOUSEHOLD

The first section of the form asks for some information about your current housing, including the type and size of the accommodation and about the people living in your household.

A1. What type of home do you and your household live in?

- | | |
|---|--|
| Detached house..... <input type="checkbox"/> 1 | A flat, maisonette, or apartment..... <input type="checkbox"/> 5 |
| Semi-detached house..... <input type="checkbox"/> 2 | A caravan or houseboat..... <input type="checkbox"/> 6 |
| Terraced house..... <input type="checkbox"/> 3 | Bedsit/Studio/Room only – with shared facilities..... <input type="checkbox"/> 7 |
| Bungalow..... <input type="checkbox"/> 4 | Bedsit/Studio/Room only – self-contained..... <input type="checkbox"/> 8 |

A2. Do you live in any of the following types of housing? Please tick as many as apply

- | | |
|---|---|
| Accommodation on the ground floor..... <input type="checkbox"/> 1 | Other housing with support services..... <input type="checkbox"/> 3 |
| Sheltered housing with support services..... <input type="checkbox"/> 2 | None of these apply..... <input type="checkbox"/> 4 |

A3. Do you own or rent the home?

- | | |
|--|--|
| Own outright..... <input type="checkbox"/> 1 | Live with/Rent from a relative or friend..... <input type="checkbox"/> 5 |
| Own with a mortgage or loan..... <input type="checkbox"/> 2 | Tied/linked to a job..... <input type="checkbox"/> 6 |
| Rent from Housing Association..... <input type="checkbox"/> 3 | Shared ownership (part rent/part buy)..... <input type="checkbox"/> 7 |
| Rent from a private landlord or letting agency..... <input type="checkbox"/> 4 | Shared equity..... <input type="checkbox"/> 8 |

A4. Do you receive any help with your rent or mortgage, such as housing benefit, or interest payments on your mortgage through income support or mortgage protection insurance?

- | | |
|--|--|
| Yes – full housing benefit..... <input type="checkbox"/> 1 | Yes – part help with mortgage payments..... <input type="checkbox"/> 4 |
| Yes – part housing benefit..... <input type="checkbox"/> 2 | No <input type="checkbox"/> 5 |
| Yes – full help with mortgage payments..... <input type="checkbox"/> 3 | |

A5. How many bedrooms does your home have? bedroom(s)
If you are living in a bedsit or studio with no separate bedroom please enter '0' in the box.

A6. How many people (including you) currently live in your household? people

A7. Please enter information for each person living in your home at the moment in the table below.
(If there are more than six household members, please give details for the six oldest members).

Person	A) Relationship to you	B) Age	C) Sex (M/F)	D) Working Status	
Example	<input style="width: 30px; border: 1px solid black;" type="text" value="2"/>	<input style="width: 30px; border: 1px solid black;" type="text" value="4"/>	<input style="width: 30px; border: 1px solid black;" type="text" value="M"/>	<input style="width: 30px; border: 1px solid black;" type="text" value="7"/>	
Person 1	YOU →	<input style="width: 30px; border: 1px solid black;" type="text"/>	<input style="width: 30px; border: 1px solid black;" type="text"/>	<input style="width: 30px; border: 1px solid black;" type="text"/>	
Person 2	<input style="width: 30px; border: 1px solid black;" type="text"/>	<input style="width: 30px; border: 1px solid black;" type="text"/>	<input style="width: 30px; border: 1px solid black;" type="text"/>	<input style="width: 30px; border: 1px solid black;" type="text"/>	
Person 3	<input style="width: 30px; border: 1px solid black;" type="text"/>	<input style="width: 30px; border: 1px solid black;" type="text"/>	<input style="width: 30px; border: 1px solid black;" type="text"/>	<input style="width: 30px; border: 1px solid black;" type="text"/>	
Person 4	<input style="width: 30px; border: 1px solid black;" type="text"/>	<input style="width: 30px; border: 1px solid black;" type="text"/>	<input style="width: 30px; border: 1px solid black;" type="text"/>	<input style="width: 30px; border: 1px solid black;" type="text"/>	

Relationship codes:
 1 – Spouse/partner
 2 – Son or daughter
 3 – Other relative
 4 – Friend/Lodger/Other unrelated

Working Status Codes:
 1 – Full-time employment
 2 – Part-time employment

Person 5

Person 6

- 3 – Self-employed
- 4 – Unemployed
- 5 – Retired
- 6 – Full-time student (16+ years)
- 7 – School/preschool/nursery
- 8 – Looking after home/family
- 9 – Permanently sick/disabled
- 10 – Other

A8. Where do you and your partner (if applicable) work? *If there is no fixed location, please tick the most frequently visited area of work.*

a) Self b) Partner

a) Self

b) Partner

Work mainly from home 1 1 Elsewhere on the Island..... 3 3
 Within the Parish..... 2 2 Off the Island 4 4

B PREVIOUS MOVES AND ACCOMMODATION

In this section we want to find out about your recent housing history, including where you have moved from and the reasons for moving home. **If you have not moved home in the last five years please tick the relevant boxes below and move on to Question C1.**

B1. What was your last home?

Own outright..... 1 Live with/Rent from a relative or friend..... 5
 Own with a mortgage or loan 2 Tied/linked to a job..... 6
 Rent from Housing Association..... 3 Shared ownership (part rent/part buy) 7
 Rent from a private landlord or letting agency..... 4 Shared equity..... 8

B2. Where was your last home?

Within the Parish..... 1 Off the Island 3
 Elsewhere on the Island..... 2

B3. Why did you decide to move? *Please tick as many as apply.*

To move to cheaper accommodation..... 1 To move closer to friends/family or employment..... 6
 Previous home was too small 2 To move to a better environment..... 7
 Previous home was too big..... 3 Wanted to buy a home..... 8
 Previous home was in disrepair 4 Needed housing with care/support or adaptations..... 9
 Relationship breakdown..... 5 Other reason (please specify)..... 10

Other reason – please specify

C FUTURE HOUSING INTENTIONS

In this section we want to find out about your future housing intentions and if you need or are likely to move home in the next five years. We also want to find out if you wish to move home but are prevented from doing so for some reason.

C1. Does your household need, or is it likely to move to a different home...?

Within the next year 1
 In 1 to 2 years 2 } **Go to question C2**
 In 2 to 5 years 3

No need/not likely to move in next 5 years..... 4 } **Go to question D1**

C2. How many bedrooms would you a) LIKE and b) EXPECT in your next home?

a) Like bedroom(s) b) Expect bedroom(s)

C3. What are the main reasons for wanting/needing to move to a different home? Please tick as many as apply.

To move to cheaper accommodation.....	<input type="checkbox"/> 1	To move closer to friends/family or employment.....	<input type="checkbox"/> 6
Your current home is too small	<input type="checkbox"/> 2	To move to a better environment.....	<input type="checkbox"/> 7
Your current home is too big.....	<input type="checkbox"/> 3	Want to buy a home.....	<input type="checkbox"/> 8
Your current home is in disrepair	<input type="checkbox"/> 4	Need housing with care/support or adaptations.....	<input type="checkbox"/> 9
Relationship breakdown.....	<input type="checkbox"/> 5	Other reason (please specify).....	<input type="checkbox"/> 10

Other reason – please specify

C4. Please state the area where you would a) most LIKE to move to and b) where you EXPECT to move to. Please tick one box for each of a) Like and b) Expect.

	a) Like	b) Expect	Like
Within the Parish.....	<input type="checkbox"/> 1	<input type="checkbox"/> 1	Off the Island <input type="checkbox"/> 3 <input type="checkbox"/> 3
Elsewhere on the Island.....	<input type="checkbox"/> 2	<input type="checkbox"/> 2	

C5. What type of housing: a) would you LIKE to move to and b) would you EXPECT to move to? Please tick one response for a) Like, and one response for b) Expect.

	a) Like	b) Expect	Like
Buy own home	<input type="checkbox"/> 1	<input type="checkbox"/> 1	Tied/linked to a job..... <input type="checkbox"/> 5 <input type="checkbox"/> 5
Rent from a Council/Housing Association.....	<input type="checkbox"/> 2	<input type="checkbox"/> 2	Shared ownership/shared equity
Rent from a private landlord or letting agency.....	<input type="checkbox"/> 3	<input type="checkbox"/> 3	House/flat share..... <input type="checkbox"/> 7 <input type="checkbox"/> 7
Rent from a relative or friend.....	<input type="checkbox"/> 4	<input type="checkbox"/> 4	Other..... <input type="checkbox"/> 8 <input type="checkbox"/> 8

C6. What type of home: a) would you LIKE to move to and b) would you EXPECT to move to? Please tick one response for a) Like, and one response for b) Expect.

	a) Like	b) Expect	Like
Detached house.....	<input type="checkbox"/> 1	<input type="checkbox"/> 1	A flat, maisonette, or apartment..... <input type="checkbox"/> 5 <input type="checkbox"/> 5
Semi-detached house	<input type="checkbox"/> 2	<input type="checkbox"/> 2	A caravan or houseboat..... <input type="checkbox"/> 6 <input type="checkbox"/> 6
Terraced house.....	<input type="checkbox"/> 3	<input type="checkbox"/> 3	Bedsit/Studio/Room only – with shared facilities
Bungalow	<input type="checkbox"/> 4	<input type="checkbox"/> 4	Bedsit/Studio/Room only – self-contained <input type="checkbox"/> 8 <input type="checkbox"/> 8

C7. What type of accommodation: a) would you LIKE to move to and b) would you EXPECT to move to? Please tick as many responses as apply for each of a) Like, and for b) Expect.

	a) Like	b) Expect	Like
Accommodation on the ground floor	<input type="checkbox"/> 1	<input type="checkbox"/> 1	Residential care and/or nursing home..... <input type="checkbox"/> 4 <input type="checkbox"/> 4

Sheltered housing with support services 2 2
 Other housing with support services 3 3

None of these types of accommodation 5 5

C8. Taking all finances into account please indicate the price you are likely to pay if a) renting a home AND b) buying a property. Please tick one box in each column.

a) Renting (£ per month)

Up to £200 1
 £200 to £300 2
 £300 to £400 3
 £400 to £500 4
 £500 to £600 5
 £600 to £700 6
 £700 to £800 7
 £800 to £1,000 8
 Over £1,000 9

b) Buying

Up to £60,000 1
 £60,000 to £80,000 2
 £80,000 to £100,000 3
 £100,000 to £125,000 4
 £125,000 to £150,000 5
 £150,000 to £175,000 6
 £175,000 to £200,000 7
 £200,000 to £250,000 8
 Over £250,000 9

D NEW HOUSEHOLDS

In this section we want to find out whether there are any members of your household who need or are likely to leave home and move to their own separate accommodation within the next five years.

D1. For each person that needs and/or is likely to move in the next five years, please give an indication of when they will need separate accommodation.

	1 st person	2 nd person	3 rd person
In 1 to 2 years	<input type="checkbox"/> 1	<input type="checkbox"/> 1	<input type="checkbox"/> 1
In 3 to 5 years	<input type="checkbox"/> 2	<input type="checkbox"/> 2	<input type="checkbox"/> 2

*If more than one person in your household needs and/or is likely to move to their own accommodation sometime in the next 5 years, please answer for the person(s) who will need their own accommodation or are most likely to move **first**.*

D2. How many bedrooms would they a) LIKE and b) EXPECT in their next home?

a) Like bedroom(s) b) Expect bedroom(s)

D3. What are the main reasons for them wanting/needing to move to a different home? Please tick as many as apply.

To take up or be near employment	<input type="checkbox"/> 1	Moving to live with partner	<input type="checkbox"/> 4
Due to a lack of suitable or affordable housing	<input type="checkbox"/> 2	Other family reasons.....	<input type="checkbox"/> 5
For further education.....	<input type="checkbox"/> 3	Other reason (please specify).....	<input type="checkbox"/> 6

Other reason – please specify

D4. Please state the area where they would a) most LIKE to move to and b) where they EXPECT to move to. Please tick one box for a) Like and for b) Expect.

	a) Like	b) Expect	Like		
Within the Parish.....	<input type="checkbox"/> 1	<input type="checkbox"/> 1	Off the Island	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Elsewhere on the Island.....	<input type="checkbox"/> 2	<input type="checkbox"/> 2			

D5. What type of housing: would they a) LIKE to move to and would they b) EXPECT to move to? Please tick one response for a) Like, and one response for b) Expect.

a) Like b) Expect) Like
 b) Expect

Buy own home	<input type="checkbox"/> 1	<input type="checkbox"/> 1	Tied/linked to a job.....	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Rent from a Council/Housing Association.....	<input type="checkbox"/> 2	<input type="checkbox"/> 2	Shared ownership/shared equity	<input type="checkbox"/> 6	<input type="checkbox"/> 6
Rent from a private landlord or letting agency.....	<input type="checkbox"/> 3	<input type="checkbox"/> 3	House/flat share.....	<input type="checkbox"/> 7	<input type="checkbox"/> 7
Rent from a relative or friend.....	<input type="checkbox"/> 4	<input type="checkbox"/> 4	Other.....	<input type="checkbox"/> 8	<input type="checkbox"/> 8

D6. What type of home: would they a) LIKE to move to and would they b) EXPECT to move to? Please tick one response for a) Like, and one response for b) Expect.

		a) Like	b) Expect			Like	
Detached house	<input type="checkbox"/> 1	<input type="checkbox"/> 1	A flat, maisonette, or apartment.....	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Semi-detached house	<input type="checkbox"/> 2	<input type="checkbox"/> 2	A caravan or houseboat.....	<input type="checkbox"/> 6	<input type="checkbox"/> 6
Terraced house	<input type="checkbox"/> 3	<input type="checkbox"/> 3	Bedsit/Studio/Room only – with shared facilities	<input type="checkbox"/> 7	<input type="checkbox"/> 7
Bungalow	<input type="checkbox"/> 4	<input type="checkbox"/> 4	Bedsit/Studio/Room only – self-contained	<input type="checkbox"/> 8	<input type="checkbox"/> 8

D7. What type of accommodation: would they a) LIKE to move to and would they b) EXPECT to move to? Please tick as many responses as apply for each of a) Like, and for b) Expect.

		a) Like	b) Expect			Like	
Accommodation on the ground floor	<input type="checkbox"/> 1	<input type="checkbox"/> 1	Residential care and/or nursing home	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Sheltered housing with support services.....	<input type="checkbox"/> 2	<input type="checkbox"/> 2	None of these types of accommodation	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Other housing with support services	<input type="checkbox"/> 3	<input type="checkbox"/> 3				

D8. Taking all finances into account (including levels of debt and potential access to funding (e.g. from a relative) please indicate how much the household would be likely to pay if a) renting a home AND b) buying a property. Please tick one box in each column.

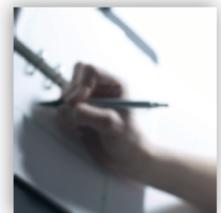
a) Renting (£ per month)		b) Buying	
Up to £200	<input type="checkbox"/> 1	Up to £60,000	<input type="checkbox"/> 1
£200 to £300	<input type="checkbox"/> 2	£60,000 to £80,000	<input type="checkbox"/> 2
£300 to £400	<input type="checkbox"/> 3	£80,000 to £100,000	<input type="checkbox"/> 3
£400 to £500	<input type="checkbox"/> 4	£100,000 to £125,000	<input type="checkbox"/> 4
£500 to £600	<input type="checkbox"/> 5	£125,000 to £150,000	<input type="checkbox"/> 5
£600 to £700	<input type="checkbox"/> 6	£150,000 to £175,000	<input type="checkbox"/> 6
£700 to £800	<input type="checkbox"/> 7	£175,000 to £200,000	<input type="checkbox"/> 7
£800 to £1,000	<input type="checkbox"/> 8	£200,000 to £250,000	<input type="checkbox"/> 8
Over £1,000	<input type="checkbox"/> 9	Over £250,000	<input type="checkbox"/> 9

Please tick if you are providing these details so that you are entered into the prize draw:
 Please return this questionnaire to Bembridge Parish Council by any of the following means:-
 Parish Office, 5 Foreland Road, Bembridge, Isle of Wight, PO35 5XN
 Place in one of the collection boxes located at Lane End Stores, Co-op High Street, Village Hall or Youth & Community Centre or call us by 18th January 2013 on 874160 and we will organise for one of our volunteers to collect your questionnaire. **THANK YOU FOR COMPLETING THE QUESTIONNAIRE**

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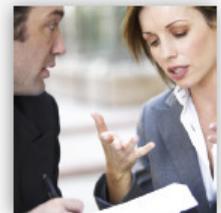
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