



**BEMRIDGE HOUSING NEEDS SURVEY 2018**

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DATE	ORIGINATORS	APPROVED
<b>15/05/2018</b>		Home Consultancy Ltd

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# EXECUTIVE SUMMARY

## 1. Executive Summary

- 1.1 Bembridge Parish Council commissioned an update to the Housing Needs Survey carried out in July 2013 by MEL. That document was commissioned to provide supporting information for inclusion in the Neighbourhood Plan and support the development of policies BNDP.OL.2, BNDP.H.1-4. You can find the adopted Neighbourhood Plan at:  
<https://www.iwight.com/azservices/documents/2879-Made-Bembridge-NDP.pdf>
- 1.2 The supporting text to BNDP.H.1 confirms that *“The Bembridge Housing Needs Survey will be updated as necessary to ensure that the changing housing needs for Bembridge are addressed. This ensures the provision of clear guidance on the type of housing development which is required in Bembridge”*
- 1.3 This updated Housing Needs Survey has been carried out in 2018 to reflect any changes in circumstance since the previous survey carried out in 2013.
- 1.4 Therefore, this study has been designed to understand residents’ current housing circumstances and their future housing requirements (including of other family members or other people living with them). It is also designed to understand what type of housing is available in the area and the extent to which it is affordable to local households. The findings will identify the housing requirements for the period 2018-23 to meet the needs of local people. In order to achieve the aims and objectives the study involved:

# EXECUTIVE SUMMARY

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;

- identifying those units which have been approved locally since the previous housing needs assessment, whether they have been delivered and how this has addressed local housing demand and need; and
- obtaining information about housing in the parish and the supply of housing, rents and purchase prices;

1.5 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 properties for rent and sale on 'RightMove' ([www.rightmove.co.uk](http://www.rightmove.co.uk)) and evidence gathered other local sources.

## **Survey and method of approach**

1.6 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 Home Consultancy Ltd; the results of the analysis are presented in this report.

## **Survey weighting, statistical reliability and limitations**

1.7 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

# EXECUTIVE SUMMARY

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.

- 1.8 A margin of error occurs whenever a population is incompletely sampled. The margin of error is a statistic expressing the amount of random sampling error in a survey's results. A margin of error is not estimated in this report as the margin is only quoted when a survey is based upon a random sample of households with figures grossed-up to the total population – this does not apply to the Bembridge survey.

## **Key Findings from the Household Survey**

- 1.9 2139 households were delivered a Housing Needs survey and 249 households responded. This information has been analysed to provide an estimate of housing need for 2013-2023, together with analysis of size and tenure requirements.
- 1.10 As set out in paragraph 1.8 these findings are considered robust because they are based upon all households being invited to reply rather than a random sample.
- 1.11 As with the 2013 report we have reported decimal places rounded to the nearest whole number. If specific response options are then totalled, this can result in

# EXECUTIVE SUMMARY

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.

- 1.13 We have not replicated data from the 2011 Census published within the 2013 report within this report as this has not been updated since the last survey being carried out.
- 1.14 As confirmed in Planning Practise guidance published by the Department of Communities and Local Government under "*Housing and economic development needs assessments*" this survey is considered to be primary data carried out to underpin the Bembridge Neighbourhood Development Plan.
- 1.15 As identified in the previous survey over 50% of households who responded previously did not live on the island before moving to Bembridge but 30% of households previously lived elsewhere within the Parish.
- 1.16 The main reason for moving was to move to a "better environment" and the next most popular reason was that the "previous home was too small".
- 1.17 Overall the survey identified that 43 households intended to move within Bembridge within the next 5 years.
- 1.18 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

# EXECUTIVE SUMMARY

between the supply and demand in terms of size type and tenure and **there is a net requirement for 37 dwellings.**

1.19 The following 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.

1.20 The household survey data from local residents of the parish shows that over the next 5 years there would be a requirement for 37 additional dwellings to meet the needs expressed by the 63 households intending to move over that period as follows:

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

Estimated Number	Bedrooms	Type	Accessible	Care	Home office
1	2	Ground Floor	Sheltered	Y	Y
2	2	Ground Floor	Sheltered	N	N
1	4	Ground Floor Self Build	N	N	Y
1	6	Detached	N	N	Y
<b>5</b>					

# EXECUTIVE SUMMARY

**Figure 2: Local Housing Requirement for Intermediate Homes for sale by type**

Estimated Number	Bedrooms	Type	Accessible	Care	Home office
3	1	N	N	N	N
3	2	Ground Floor	N	N	N
2	2	N	N	N	Y
5	2	N	N	N	N
2	3	Ground Floor	N	N	N
1	4	N	N	N	N
1	5	N	N	N	N
1	5	Ground Floor	N	Y	Y
1	5	Ground Floor	Sheltered	Y	Y
<b>19</b>					

**Figure 3: Local Housing Requirement for Market homes for rent by type**

Estimated Numer	Bedrooms	Type	Accessible	Care	Home office
1	2	N	N	N	N
1	2	Ground floor	Sheltered	Y	N
1	3	Ground floor	N	N	N
<b>3</b>					

# EXECUTIVE SUMMARY

**Figure 4: Local Housing Requirement for Affordable Rent housing by type**

Estimated Number	Bedrooms	Type	Accessible	Care	Home office
2	1	N	N	N	N
3	2	N	Sheltered	Y	N
1	2	N	N	N	N
2	2	Ground Floor	N	N	N
1	3	N	N	N	N
1	3	Ground Floor	N	N	N
<b>10</b>					

- 1.21 The need identified in the 2013 survey was for 63 additional dwellings over the 5-year period. Furthermore, the requirements have changed significantly since the last survey which highlights the Government’s National Planning Practise Guidance “*Establishing future need for housing is not an exact science*”.
- 1.22 There are a range of factors which affect housing need (such as personal circumstances). As such this survey provides the housing needs analysis for Bembridge Parish, giving a good indication of the level of self-contained housing need and annual requirement for housing, whilst respecting that at an island level overall housing requirements will be calculated in accordance with the National Planning Policy Framework and planned for strategically with reference to material considerations.

## 2. THE BEMBRIDGE HOUSING MARKET

### 2. The Bembridge Housing Market

- 2.1 Evidence from previous interviews undertaken confirms 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.
- 2.2 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.
- 2.3 '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**

- 2.4 As set out in the 2013 report the Census data confirms the following key facts for Bembridge:
- The population aged 60+ accounted for 48% of Bembridge residents
  - 24% of all households consist of one person aged 65+

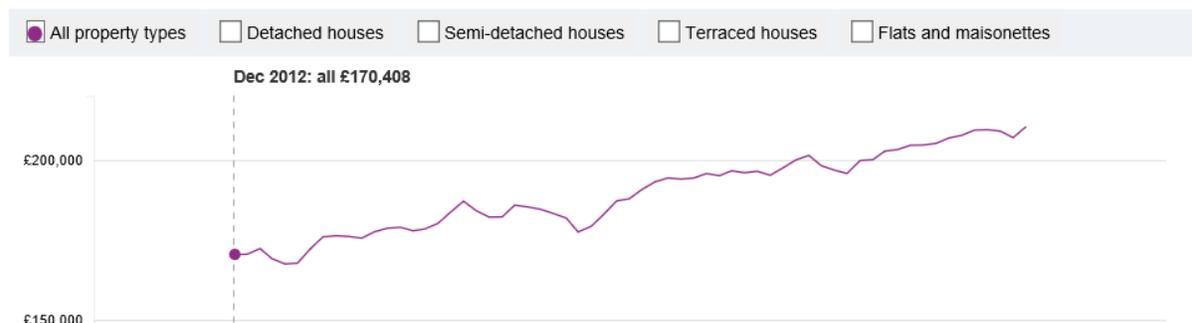
## 2. THE BEMBRIDGE HOUSING MARKET

- An additional 19% of households contain a family where everyone is aged 65+
- 54% of the population is employed
- 31% of residents aged 16-74 are retired
- 20% of the housing stock has no usual residents (second homes/holiday lets)
- 57% of the units are detached properties
- 81% of residents own their own homes
- 59% of residents own their homes outright
- 6% of properties are classified as “Affordable Housing”
- 11% of properties were privately rented

### House prices and rents

2.5 The average price on the island has increased from £170,408 in December 2012 to £210,413 in February 2018 which is a price rise of 23.4%.

Average price by type of property in Isle of Wight



## 2. THE BEMBRIDGE HOUSING MARKET

- 2.6 We have set out the following table comparison of house price sales, volumes and values from Jan 2012 to December 2012 against data from May 2017 to May 2018 for the PO35 postcode sector:

**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
<b>Total</b>	<b>70</b>	<b>£325,440</b>	<b>£115,000</b>	<b>£1,365,000</b>

Source: Land Registry Price Paid Dataset for PO35 Postcode Sector

Source MEL 2013 Housing needs report

	Number of Sales	Average Price	Min Price Paid	Max Price Paid
<b>Detached</b>	48	£385,518	£235,000	£1,025,000
<b>Flat</b>	18	£215,858	£150,000	£380,500
<b>Semi</b>	19	£275,076	£125,000	£420,000
<b>Terraced</b>	5	£233,100	£119,000	£450,000
<b>Other</b>	7	£242,357	£92,000	£940,000
<b>Total</b>	<b>97</b>	<b>£314,214</b>	<b>£92,000</b>	<b>£1,025,000</b>

Source – Land Registry Price Paid Data sourced May 2018

- 2.7 From the recent land registry data we have sourced entry to the market at the lowest quartile prices is achievable at £225,000 compared to £231,000 identified in 2013. 24 dwellings sold during 2017/2018 were in the lower quartile which included houseboats, and sheltered housing.

## 2. THE BEMBRIDGE HOUSING MARKET

2.8 A recent review of properties advertised for sale on Rightmove is set out as follows:

	<b>Number of Properties</b>	<b>Min Price listed</b>	<b>Max price listed</b>
<b>Detached</b>	22	£165,000	£3.395M
<b>Flat</b>	11	£114,950	£244,500
<b>Semi</b>	9	£205,000	£595,000
<b>Terraced</b>	2	£269,950	£293,000
<b>Other</b>	14	£175,000	£650,000
<b>Total</b>	58	£114,950	£3.395M

2.9 As before there is limited property to rent in Bembridge – at the time of our search there was 1 x 3 bedroom town house to rent at £1,445 per calendar month.

2.10 Affordable Housing is advertised on [www.islandhomefinder.org.uk](http://www.islandhomefinder.org.uk). There is currently no property for let within Bembridge.

2.11 There were 11 new lettings of Affordable Housing within Bembridge between December 2016 and November 2017 with 9 of these being made to the new development at Sycamore Drive. The minimum number of bids made to each of these properties was 75 households (however it is unclear whether all households bid were resident locally even though this was a requirement of occupancy).

## 2. THE BEMBRIDGE HOUSING MARKET

### **Income levels and entry level affordability**

- 2.12 The average annual pay on the island has changed from £24,976 (gross, residence based) in 2012 to £20,872 in 2017<sup>1</sup> (this is data we consider to be more reliable as it is taken from Median 2017 Annual Survey of Hours and Earnings Table 8.7a).
- 2.13 A single person with average annual pay of £20,872 and a £10,000 deposit would be able to purchase a property of £120,000. In this scenario repayments would be 34% of monthly income.
- 2.14 A couple with a joint income of £41,774 and a £10,000 deposit would be able to purchase a property of £190,000. In this scenario repayments would be 34% of monthly income.
- 2.15 This shows that in Bembridge whilst there were 24 units sold in the last year that were in the lower quartile of house prices only 18 of them would have been affordable to first time buyer couples on average wages but it is unlikely that a single person (unless with access to significant wages or deposit) would have been able to access the local market as a first time buyer.

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<sup>1</sup>

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/placeofresidencebylocalauthorityshetable8>

## ADDITIONAL HOUSING COMPLETED OR APPROVED IN BEMBRIDGE SINCE THE LAST SURVEY.

### 3. Additional housing completed or approved in Bembridge since the last survey.

3.1 In order to produce this information we have relied on data set out in the Isle of Wight Council Planning Services Annual Monitoring Reports as well as applications approved since July 2013.

#### Approvals

Year	Approved	Comments
2012/13	49	40 units approved at Silver Sands Court
2013/14	9	
2014/15	2	
2015/16	24	13 units approved on Former Bembridge C of E school and 9 units approved at Foreland Fields Road
2016/17	13	9 units approved on land adjacent to Popes Cottage, Steyne Road

Data extracted from IWC Planning Monitoring reports and known consents

# ADDITIONAL HOUSING COMPLETED OR APPROVED IN BEMBRIDGE SINCE THE LAST SURVEY.

## Completions

3.2 The following data shows annual completions within the Bembridge Area over the last 5 years:

Year	Completed	Comments
2012/13	7	
2013/14	2	
2014/15	0	
2015/16	46	40 units completed at Silver Sands Court
2016/17	2	

Data extracted from IWC Planning Monitoring reports

- 3.3 Whilst data has not yet been published it is known that the units on the Former Bembridge C of E school are complete and the units in Foreland Fields Road are under construction.
- 3.4 The most important thing to check is whether the housing needs survey completed in 2013 has led to the delivery of the right type of housing locally. We have therefore undertaken a check of the last HNS outcomes to see if approval/delivery has been achieved.

# ADDITIONAL HOUSING COMPLETED OR APPROVED IN BEMBRIDGE SINCE THE LAST SURVEY.

Estimated Number 2013	Bedrooms	Tenure	Type	Achieved?
1	1	Open Market	Bungalow	Approved
2	2	Open Market	Bungalow	Approved
1	2	Open Market	House	
1	2	Open Market	Bungalow	
2	2	Open Market	House	1 Approved
2	3	Open Market	Bungalow	Being built and 2 more approved
1	3	Open Market	Bungalow	Being built
3	3	Open Market	House	
1	4	Open Market	House	1 Approved
1	1	Shared Ownership	Any	
1	2	Shared Ownership	Bungalow	Being built
1	2	Shared Ownership	Flat	
2	3	Shared Ownership	House	2 built and sold
1	3	Shared Ownership	Bungalow	Approved
1	4	Shared Ownership	House	
1	1	Affordable Rent	Bungalow	Approved
24	1	Affordable Rent	House/Flat	
6	2	Affordable Rent	House/Flat	2 being built and 4 built and let
10	3	Affordable Rent	House/Flat	5 built and let and one approved
1	5	Affordable Rent	House	
<b>63</b>				

## ADDITIONAL HOUSING COMPLETED OR APPROVED IN BEMBRIDGE SINCE THE LAST SURVEY.

- 3.5 The above table shows that of the 63 dwellings identified 25 units are either approved, being built or occupied.
- 3.6 The other units approved during this period do not match the table and partially were outline approvals granted before the adoption of the Neighbourhood Plan.
- 3.7 The provision of 12 Affordable Housing units for rent over this period has partially met a strategic aim of the Neighbourhood Plan but there has been no provision of one bed units for Affordable Rent in this period recognising the challenge that these type of units propose in design, location and developable land.
- 3.8 It should be noted that the new survey has highlighted a reduced requirement of 2 units for this sector which is a good indicator that whilst there might not be an “expressed need” for this type of housing in the new survey there might be an underlying need that is being met by people having their housing need met by moving out of the parish.

## 4. Updated Housing Needs Survey

### **Information from the IWC**

- 4.1 The information from a housing needs survey is only part of the picture of overall housing need within a local area and as such there are other sources of information that can be relied on to provide further evidence of need.
- 4.2 The Isle of Wight Council holds the Statutory Housing Register for the Isle of Wight. Enquiries were made of the Council who provided the following information.
- 4.3 There are 21 applicants on the housing register who wish to remain in Bembridge from applicants who already live in Bembridge.
- 4.4 There are a further 7 applicants from Bembridge who have indicated that they no longer wish to remain in Bembridge.
- 4.5 The current number on the housing register for Affordable Housing for rent is as follows:

# UPDATED HOUSING NEEDS SURVEY

<b>Applicants currently living in Bembridge</b>						
	Band 1	Band 2	Band 3	Band 4	Band 5	Total
1 bed	0	2	6	4	0	12
2 bed	0	0	3	3	1	7
3 bed	0	0	0	1	0	1
4 bed	0	1	0	0	0	1
Total	0	3	9	8	1	21

4.6 It should be noted that only 7 households who completed the latest housing needs survey indicated that they were on the housing register. Therefore, it is important to recognise that housing need is established from a range of sources and the household survey data should be considered as a minimum estimate of local housing need.

## **2018 Survey Data**

4.7 The survey data shows that there are 70% of households who currently live in a 3 bedroom or larger home. However, there are only 7% of households containing 3 residents. This seems to indicate that there is potential for there to be a significant amount of housing need to be met from the existing stock. However, the issue is the price that these units are available at which is backed up by the survey data indicating a need for more Affordable Housing units for sale.

# UPDATED HOUSING NEEDS SURVEY

## **Time at present address**

- 4.8 30 households who completed the survey had not moved home in the last 5 years. 201 households had and 58 of them had moved within the parish and 106 households moving to the area from “off the island” (53%).
- 4.9 The number of residents moving to Bembridge in the last 5 years has increased from the 39% identified in the last survey. This might be attributable to a range of factors such as the development of Silver Sands Court and the number of housing units this freed up within the local area or just part of the normal cyclical housing process of supply and demand.

## **Reasons for moving**

- 4.10 In the 2013 survey the three most important reasons for moving were “To move to a better environment” (36%) – “to move closer to friends and family” (20%) – and “previous home was too big” (16%).
- 4.11 The latest survey has identified that the three most important reasons for moving are now: “To move to a better environment” (30%) – “to move closer to friends and family” (15%) – and “previous home was too small” (16%).

## **Future housing requirements**

- 4.12 27 households stated that they intended to move in the next 5 years and that it was their intention to stay within Bembridge Parish.

# UPDATED HOUSING NEEDS SURVEY

- 4.13 A further 16 potential households were identified from the survey as living with the main households but intending to move within the next 5 years and that it was their intention to stay with Bembridge Parish.
- 4.14 Therefore, in total the survey identified a potential for up to 43 households that may have a housing need over the next 5 years.
- 4.15 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 37 dwellings.**
- 4.16 This analysis was undertaken by looking at the housing need identified by the householder in the survey and comparing it to properties available in the local marketplace to see if their housing need could be met and if not a housing need was considered to be established.

## Size of dwellings required

- 4.17 The survey identified that of those who had an identified local housing need the following sizes of accommodation should be provided:
- 1 bed 5 (13.5%)
  - 2 bed 21 (56.5%)
  - 3 bed 5 (13.5%)
  - 4 bed 2 (5.5%)

# UPDATED HOUSING NEEDS SURVEY

- 5 bed 3 (8%)
- 6 bed 1 (3%)

## **Requirements for ground floor accommodation**

4.18 Of the 37 households with an identified housing need the survey identified that 16 households required ground floor accommodation.

## **Requirements for sheltered housing**

4.19 Of the 37 households with an identified housing need the survey identified that 8 households required sheltered housing. The survey also identified that 5 households required care.

## **Overall requirements identified by the household survey**

4.20 The following 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.

# UPDATED HOUSING NEEDS SURVEY

4.21 The household survey data from local residents of the parish shows that over the next 5 years there would be a requirement for 37 additional dwellings to meet the needs expressed by the 43 households intending to move over that period as follows:

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

Estimated Number	Bedrooms	Type	Accessible	Care	Home office
1	2	Ground Floor	Sheltered	Y	Y
2	2	Ground Floor	Sheltered	N	N
1	4	Ground Floor Self Build	N	N	Y
1	6	Detached	N	N	Y
<b>5</b>					

**Figure 2: Local Housing Requirement for Intermediate Homes for sale by type**

Estimated Number	Bedrooms	Type	Accessible	Care	Home office
3	1	N	N	N	N
3	2	Ground Floor	N	N	N
2	2	N	N	N	Y
5	2	N	N	N	N
2	3	Ground Floor	N	N	N
1	4	N	N	N	N
1	5	N	N	N	N
1	5	Ground Floor	N	Y	Y
1	5	Ground Floor	Sheltered	Y	Y
<b>19</b>					

# UPDATED HOUSING NEEDS SURVEY

**Figure 3: Local Housing Requirement for Market homes for rent by type**

Estimated Numer	Bedrooms	Type	Accessible	Care	Home office
1	2	N	N	N	N
1	2	Ground floor	Sheltered	Y	N
1	3	Ground floor	N	N	N
<b>3</b>					

**Figure 4: Local Housing Requirement for Affordable Rent housing by type**

Estimated Number	Bedrooms	Type	Accessible	Care	Home office
2	1	N	N	N	N
3	2	N	Sheltered	Y	N
1	2	N	N	N	N
2	2	Ground Floor	N	N	N
1	3	N	N	N	N
1	3	Ground Floor	N	N	N
<b>10</b>					

4.22 The need identified in the 2013 survey was for 63 additional dwellings over the 5-year period. Furthermore, the requirements have changed significantly since the last survey which highlights the Government's National Planning Practise Guidance "*Establishing future need for housing is not an exact science*".

4.23 There are a range of factors which affect housing need (such as personal circumstances). As such this survey provides the housing needs analysis for Bembridge Parish, giving a good indication of the level of self-contained housing need and annual requirement for housing, whilst respecting that at an island level overall housing requirements will be calculated in accordance with the National

# UPDATED HOUSING NEEDS SURVEY

Planning Policy Framework and planned for strategically with reference to material considerations.

## 5.0 CONCLUSIONS

### 5.0 Conclusions

- 5.1 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.
- 5.2 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.
- 5.3 In undertaking the survey it was identified that 43 households intend to move within the next 5 years and remain within the parish. This has reduced from the last survey carried out in 2013 which identified 120 local households intending to move over the period to 2018.
- 5.4 However this has to be seen in the context that in 2013 survey 446 households responded as compared to this survey where 249 households responded. Although it was in the best interests of households to respond the lower response rate does seem to indicate, especially in the Affordable Housing for rent sector, that not everyone who should have responded did so.
- 5.5 This may be due to a series of independent factors but highlights the need to demonstrate that the findings of this survey deliver the outcomes identified

## 5.0 CONCLUSIONS

through a range of housing sites progressed to meet the identified housing needs of local residents.



**Bembridge  
Parish  
Council**

# Housing Survey

HELPING TO SHAPE THE FUTURE OF  
BEMBRIDGE  
2017 AND BEYOND

Your assistance in completing this survey will allow the Parish Council to update supporting information to the Neighbourhood Plan and assist in negotiating the delivery of the right types of housing to meet local housing need and demand.

Please return this questionnaire by **16<sup>th</sup> March 2018** 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 or Bembridge Community Library** or **call us by 16<sup>th</sup> March 2018 on 874160** and we will organise for one of our volunteers to collect your questionnaire.

**THANK YOU FOR COMPLETING THE QUESTIONNAIRE**

Home Consultancy Ltd  
on behalf of Bembridge Parish Council,  
5 Foreland Road, Bembridge, PO35 5XN  
**01983 874160**

**Why is a new Housing Needs Survey being carried out?**

This Housing Needs Survey asks you about your current housing situation and your future requirements. It is designed to discover what kind of housing people need and whether they can afford the type of housing available in Bembridge. The last survey was carried out in 2012/13 and had a timespan of 5 years. This means we now need to update our information.

Housing Needs Surveys are not just about building new housing, but a tool to determine whether the available housing is suitable for resident’s changing needs or the housing being built meets local needs.

**Why is the survey important?**

In 2013 446 questionnaires were returned. This meant that the survey had a margin of error of 4%. The more households that send in a response means that we can reduce this margin of error and make this new survey more reliable.

The results of the survey will help us to better forecast what will happen over coming years in our local area will and provide us with the information we need to ensure that current and future housing provision reflects what residents actually need. We can use this information to help influence the outcomes of any new proposed development in the area through our Neighbourhood Plan policies.

**How will I benefit from taking part in the survey?**

Answers provided will help us to ensure we deliver a suitable range of housing choice in the right place and to the people who need it. By completing a questionnaire you will help to inform housing decisions being made, which will have a positive effect on Bembridge.

**Why do we ask you to tell us about your housing expenses?**

The survey is to help us determine the current and future housing needs for people who live in your community. In order to make sure that we plan the right kind of housing for everyone - whatever type of housing you need and whether you want to buy or rent - we need to know not only what kind of home you might need but also what price range you can afford. Giving us this information will help us determine what sort of housing we should be seeking to provide.

**Is this survey confidential?**

Yes, none of your details will be used to identify you in any reports or passed on to any third parties. Please note **ALL** the information you provide will be treated in confidence. Data will be used to produce statistics that will **NOT** identify you or anyone in your household.

**Prize Draw £100:** If you wish to be entered into the prize draw please provided your name and address:

.....  
.....

**This information will not be passed on to the company compiling the report.**

**THANK YOU**

## **A YOUR CURRENT HOME AND HOUSEHOLD**

This 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?**

Please tick the appropriate box.

<b>Detached house</b>	<input type="checkbox"/>	<b>Flat/Maisonette/Apartment</b>	<input type="checkbox"/>
<b>Semi-detached house</b>	<input type="checkbox"/>	<b>Caravan or houseboat</b>	<input type="checkbox"/>
<b>Terraced house</b>	<input type="checkbox"/>	<b>Room only with shared facilities</b>	<input type="checkbox"/>
<b>Bungalow</b>	<input type="checkbox"/>	<b>Room only self-contained</b>	<input type="checkbox"/>

### **A2 Do you live in any of the following types of housing?**

<b>Ground floor accommodation</b>	<input type="checkbox"/>	<b>Other housing with support</b>	<input type="checkbox"/>
<b>Sheltered housing with support</b>	<input type="checkbox"/>	<b>None of these apply</b>	<input type="checkbox"/>

### **A3 What is your housing status**

<b>Own outright</b>	<input type="checkbox"/>	<b>Live with/rent from relative or friend</b>	<input type="checkbox"/>
<b>Own with mortgage or loan</b>	<input type="checkbox"/>	<b>Tied to job</b>	<input type="checkbox"/>
<b>Rent privately</b>	<input type="checkbox"/>	<b>Shared ownership/shared equity</b>	<input type="checkbox"/>
<b>Rent from an Affordable Housing provider</b>	<input type="checkbox"/>		<input type="checkbox"/>

**A4 Do you receive help with your rent or mortgage, such as housing benefit, or interest payments on your mortgage through SMI or mortgage protection insurance?**

Full housing benefit		Part help with mortgage payments	
Part housing benefit		No help received	
Full help with mortgage payments			

**A5 How many bedrooms does your home have?**

If you are living in a bedsit or studio with no separate bedroom please enter '0' in the box.

Number of bedrooms	
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**A6 How many people (including you) currently live in your household?**

Full time residents		Part time residents	
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**A7 Please enter information for each person living in your home.**

Person	Relation to you	Age	Working Status/Retired
1	You		
2			
3			
4			
5			
6			
7			

**A8 Where do you and your partner normally work from?**

Area of work	You	Partner
Work mainly from home		
Work within the Parish		
Work in an adjacent Parish		
Work elsewhere on the island		
Work off the island		
Not working		

**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		Live with/rent from relative or friend	
Own with mortgage or loan		Tied to job	
Rent privately		Shared ownership/shared equity	
Rent from an Affordable Housing provider			

**B2 Where was your last home?**

Within the parish	
In an adjacent parish	
Elsewhere on the island	
Off the island	

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

To move to cheaper accommodation		To move closer to family, friends or employment	
Previous home was too big		To move to Bembridge	
Previous home was too small		Wanted to buy a home	
Previous home was in disrepair		Needed an adapted home or a home with support/care	
Relationship breakdown		Other reasons (please specify)	

Reasons	
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**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 want or need, or is it likely to move to a different home...?**

Within the next year		Go to question C2
1 to 2 years		Go to question C2
2 to 5 years		Go to question C2
No need/not likely to move in next 5 years		Go to question D1

**C2 What are your main reasons for wanting/needing to move to a different home?  
Tick as many as apply.**

To move to cheaper accommodation		To move closer to friends/family	
Your current home is too small		To move to a better environment	
Your current home is too big		Want to buy a home	
Your current home is in disrepair		Want to rent a home	
Relationship breakdown		Want/need supported housing	
Need a home office			

**C3 Where would you like to live/where do you expect to live**

	Where would you like to live?	Where do you expect to live?
In Bembridge		
Adjacent parish		
Elsewhere on the island		
Off the island		

**C4 What type of housing: a) would you LIKE to move to and b) would you EXPECT to move to?**

	I'd like to move to this type of dwelling	I expect to end up here
Buy a home		
Rent a home from an Affordable Housing provider		
Rent privately		
Rent from a friend/relative		
Tied/linked to job		
Shared ownership/equity		
House/flat share		
Self build and custom build		
Other		

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**C5 What facilities would you like in your new home?**

	I'd like these facilities in my new home
Ground floor accommodation	
Communal facilities with other residents	
Sheltered housing with support	
Care facilities	
Home office	
None of the above	

**C6 How much can you afford to pay/rent for your new home?**

Rent per month		Price of dwelling	
Up to £400 per month		£60,000 to £80,000	
£400 to £500 per month		£80,000 to £100,000	
£500 to £600 per month		£100,000 to £150,000	
£600 to £700 per month		£150,000 to £200,000	
£800 to £900 per month		£200,000 to £300,000	
£900 to £1000 per month		£300,000 to £400,000	
Over £1000 per month		Over £400,000	

**C7 Are you on the Isle of Wight Council's Housing Register?**

Yes		No	

**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.**

Person (No)	Likely to move in 1-2 years	Likely to move in 3-5 years	How many bedrooms?
1			
2			
3			

**D2 What is the main reason for wanting/needing to move to a different home?**

Person (No)	Leave home or move in with someone	Employment	Affordable Housing	Education	Care Need	Access to transport
1						
2						
3						

**D3 Where would they most like to live and where do they expect to move to?**

(Please put the person number (as identified above) in the following table).

	Where would they like to live?	Where do they expect to live?
In Bembridge		
Adjacent parish		
Elsewhere on the island		
Off the island		

**D4 What type of accommodation would they like?**

**(Please put the person number (as identified above) in the following table).**

	<b>They would like to move to this type of dwelling</b>
<b>Buy a home</b>	
<b>Rent a home from an Affordable Housing provider</b>	
<b>Rent privately</b>	
<b>Rent from a friend/relative</b>	
<b>Tied/linked to job</b>	
<b>Shared ownership/equity</b>	
<b>House/flat share</b>	
<b>Self build house</b>	
<b>Other</b>	

**D5. What facilities would they like in their new home?**

**(Please put the person number (as identified above) in the following table).**

	<b>They would like these facilities in my new home</b>
<b>Ground floor accommodation</b>	
<b>Communal facilities with other residents</b>	
<b>Sheltered housing with support</b>	
<b>Care facilities</b>	
<b>Home office</b>	
<b>None of the above</b>	

D6. 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.

(Please put each person number (as identified above) in the following table).

Rent per month		Price of dwelling	
Up to £400 per month		£60,000 to £80,000	
£400 to £500 per month		£80,000 to £100,000	
£500 to £600 per month		£100,000 to £150,000	
£600 to £700 per month		£150,000 to £200,000	
£800 to £900 per month		£200,000 to £300,000	
£900 to £1000 per month		£300,000 to £400,000	
Over £1000 per month		Over £400,000	

D7 Are they on the Isle of Wight Council's Housing Register?

Yes		No	

## **E OTHER PEOPLE NEEDING HOUSING IN THE PARISH**

E1. Do you know of anyone else not currently living in the parish who requires housing in Bembridge? This might include people with a strong local connection (e.g. have family members currently living in the parish) or those who work in the area but live elsewhere because they cannot access suitable housing locally?

Additional households	
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