



Orleton and Richards Castle Neighbourhood Plan

Housing Needs Survey report

Issue 1.0

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Introduction

Orleton and Richards Castle (Herefordshire) Parish Councils are developing a Neighbourhood Plan. To inform that plan, in [January<when>](#) 2015 the steering group conducted a survey of all households in the two parishes to help gather information on the views and aspirations of the residents.

The survey comprised three questionnaires. The main questionnaire which was for each person aged over 16 to complete, a Housing Needs questionnaire and a Development Land questionnaire which was provided for each household to complete if relevant. This report presents the results of the Housing Needs questionnaire only, other reports are available for the other two questionnaires.

The purpose of the Housing Needs survey was to help assess local demand for local housing. Residents were asked to complete one Housing Needs questionnaire for their household, if they, or any member of their household, or a close relative were likely to need separate, local accommodation now or in the next five years.

This report has been independently produced by Data Orchard CIC, commissioned by Orleton and Richards Castle Parish Councils, and is based directly on the residents' responses to the distributed questionnaires.

The questionnaire may be found in appendix 2.

Version history

Issue 1.0 – Initial release.

Survey methodology

[During January 2015, questionnaires were hand delivered to all households in the Parish. Completed questionnaires were collected in a sealed envelope during March 2015. Alternatively residents could return their questionnaire to Orleton Post Office or the Castle Inn in Richards Castle after the closing date.](#)

<<<Need a statement which describes how many questionnaires were distributed, how and when they were distributed and how they were returned>>>

By [<10th March date>](#) 46 households had returned a completed questionnaire which identified one or more needs for an additional home, including 1 response with an unclear need. In addition, 168 responses were returned which stated "No" to each of the possible needs and a further 23 blank forms were returned.

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Summary of results

46 questionnaires were returned which identified a need for one or more additional homes.

11 households identified a **current need** for 1 additional home making a total current need of 11 additional homes. Two of these homes need to have one bedroom, 7 require two bedrooms and 2 need to be three-bedroomed. Just one of these needs (for a two-bedroomed home was known to be registered with Home Point.

Around half of these additional homes currently needed would ideally be available for low cost purchase and a similar proportion for owner occupation.

A further likely need was identified for additional homes in **the future** (next five years). 32 households identified a combined need for 40 additional homes over the next five years. A little over half (22) of these additional homes need to be two-bedroomed, and 13 require to have three bedrooms.

The majority of these additional homes would ideally be for owner occupation (18) or low cost purchase (15) and smaller number would need to be available to rent from a Housing Association (9) or adapted for older people/people with special needs (8).

Combining the **current and future needs** shows that 51 new homes were identified as being required over the next 5 years, 5 with one bedroom, the majority, 29, with two bedrooms and 15 with three bedrooms, while 2 four-bedroomed homes will be needed. The majority of these (23 of the 51) are likely to be wanted for owner occupation or low cost purchase (21) and a around a fifth (10) for renting from a Housing Association.

16 households indicated that they had a **close relative** with a need to move into the two parishes but were not able to obtain suitable accommodation. Most (10) of these were an adult child of the respondent and the most common reason was to enable the relative to care for someone living in the two parishes.

Results

Response to the survey

A total of 46 questionnaires were returned which identified one or more needs for additional homes including one with an unclear need. These are considered in this report.

Current need

Q1. Are there any people living in this household currently needing their own home in the Parishes of Orleton or Richards Castle (Herefordshire), which they are currently unable to obtain?

11 households indicated that one or more people living in their household have a current need for accommodation in the Parishes of Orleton and Richards Castle but are unable to obtain it. A further 33 households said 'No'.

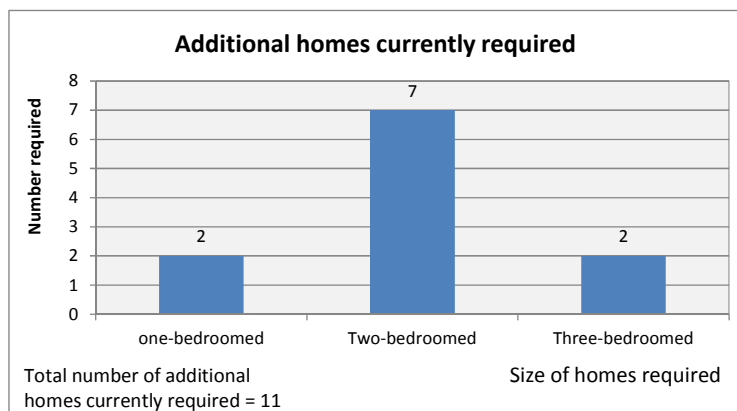
Q2. If you have answered 'yes' to Q1 please indicate how many additional homes are currently required?

All 11 respondents who indicated that their household had a current need stated that the need was for one additional home, making a total current need for 11 additional homes.

Q3. If you have answered 'yes' to Q1 please indicate how many bedrooms are required in each.

Home size	Number currently needed
One-bedroomed	2
Two-bedroomed	7
Three-bedroomed	2
Total homes required	11

As the table and chart show, amongst the 11 households each with a current need for one additional home, two of these homes need to have one bedroom, 7 require two bedrooms and 2 should be three-bedroomed.



Q4. If you have answered 'yes' to Q1 are those requiring extra homes currently registered with Home Point?

	Number
Yes, All	1
Yes, Some	0
No	7
Don't know	3
Total	11

The need for one of the two-bedroomed houses currently required has been registered with Home Point but three of the respondents who each identified a need for a two-bedroomed home did not know if it had been registered.

The current need for two additional one-bedroomed homes, the further three two-bedroomed homes and the two three-bedroomed homes had not been registered.

Q5. If you have answered 'yes' to Q1 what type of home are they ideally seeking?

Note: Respondents could select more than one ideal requirement.

	Number
Owner occupied	5
Low cost purchase	6
Private rented	0
Adapted for older person or person with special needs	0
Rented from Housing Association	1
Shared ownership (part rent, part buy)	0
Accommodation connected with employment	0
Total (respondents)	11

According to the respondents, 6 of the additional homes currently needed would ideally be available as a low cost purchase, these include both of the one-bedroomed, three of the two-bedroomed and one of the three bedroomed homes.

In addition, the respondents indicated that 5 of the homes currently needed would preferably be for owner occupation including one of the one-bedroomed homes, three of the two-bedroomed and one of the three-bedroomed homes.

One respondent identified that one of the homes needed (one of the two-bedroomed) would ideally be available to rent from a Housing Association.

Summary of additional homes currently needed

Size of home	Number currently needed	Type of home ideally required		
		Owner occupied	Low cost Purchase	Rented from housing association
One-bedroomed	2	1	2	0
Two-bedroomed	7	3	3	1
Three-bedroomed	2	1	1	0
Total	11	5	6	1

Around half (5) of the 11 additional homes currently needed would ideally be for owner occupation and a similar proportion (6) available for low cost purchase. One would ideally be for rent from a Housing Association.

See Appendix 1 for more details of the responses to these questions about current needs.

Future need (Next five years)

Q6. Is there anyone in the house, who is not currently in need of their own home but is likely to need one in the parishes of Orleton or Richards Castle (Herefordshire) in the next five years?

33 respondents indicated that someone in their household is likely to need a new home in either of the parishes in the next five years and 12 said this was not the case.

Q7. If you have answered 'yes' to Q6 please indicate how many additional homes may be required?

Number of additional homes required by household in next five years	Number of households requiring this many additional homes	Number of additional homes required in next five years
One additional home	26	26
Two additional homes	4	8
Three additional homes	2	6
Total homes required in next five years	32	40

Note: one of the 33 respondents who answered 'Yes' to Q6, did not specify how many additional homes were required by the household over the next five years.

In total 32 households have a combined need for 40 additional homes in the next five years. [I am not really sure what this column means or how it was collected? Not sure how it relates to the household needing number of houses? Next graph explains it – so may just need to put a reference in to say see following graph. I would possibly take out this table as I am not sure it adds anything – just stick with the following table and explanations?](#)

Q8. If you have answered 'yes' to Q6 please indicate how many bedrooms are likely to be required in each.

The table below shows the number of households who have a need for one, two or three additional homes in the next five years (referred to as 'future') as indicated by question 7 and the sizes that those homes are required to be (question 8).

Number and size of additional homes required in the next five years		Size of additional homes required				
		1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	Total - all sizes
Households with future need for one additional home						
26	Additional home	3	18	5	0	26
Households with future need for two additional homes						
4	First additional home	0	2	1	1	4
	Second additional home	0	1	2	1	4
Households with future need for three additional homes						
2	First additional home	0	0	2	0	2
	Second additional home	0	0	2	0	2
	Third additional home	0	1	1	0	2
Total households with a future need for one or more homes						
32	Total future requirement	3	22	13	2	40

Note: Two respondents had written "2 or 3" for the number of bedrooms required and another had written "1 or 2", these have been interpreted in this analysis as 2 bedrooms and one bedroom respectively.

As the table above shows, 32 households identified a need for one or more additional homes in the next five years. 26 of these households require one additional home, 4 households require two additional homes each and two households each require a further two homes making a total requirement of 40 additional homes over the next five years.

Q9. If you have answered 'yes' to Q6 what type of home are they likely to be seeking?

Note: Respondents could select more than one characteristic.

Size of home	Number needed in five years	Type of home likely to be required					
		Owner occupied	Low cost purchase	Private rented	Adapted for older person/ special needs	Rented from Housing Assoc.	Shared ownership
One-bedroomed	3	2	2	1	1	2	0
Two-bedroomed	22	10	9	4	5	6	3
Three-bedroomed	13	5	4	1	2	1	1
Four-bedroomed	2	1	0	0	0	0	0
Total – All sizes	40	18	15	6	8	9	4

Notes:

1. No respondents indicated that they would be likely to seek accommodation connected with employment.
2. The questionnaire did not enable households with a requirement for more than one additional home in the next five years to specify the ideal type for each additional home individually. The table above has attached the requirement to the size of their first additional home – this makes very little difference to the analysis above.

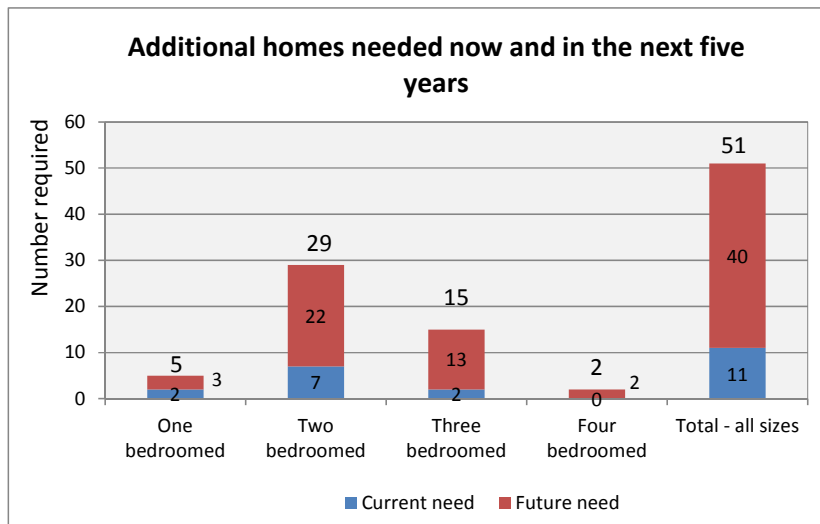
As can be seen, the most sought after types were homes for owner occupation (18 respondents, 45%) and low cost purchase arrangements (15, around 38%) while around a fifth of the requirement was for homes rented from a Housing Association and similarly for homes adapted for an older person or a person with special needs.

See Appendix 1 for more details of the responses to these questions about future needs.

Combining current and future need

As the table below shows, the total need currently and over the next five years is for 51 additional homes of which 5 are required to have one bedroom, the majority, 29 or 57% to have two bedrooms, while a little over a quarter (15 homes) should have three bedrooms and two should be four-bedroomed.

Home size	Number currently needed	Number needed in next five years	Total needed now and in next five years	
			Number	% of total
One-bedroomed	2	3	5	10%
Two-bedroomed	7	22	29	57%
Three-bedroomed	2	13	15	29%
Four-bedroomed	0	2	2	4%
Total - all sizes	11	40	51	100%



As can be seen from the table on the next page, the most sought after characteristic for the additional homes needed now and in the next five years is for owner occupation (23 homes, around 45%) and low cost purchase (21, 41%). Around a fifth are preferred to be for rent from a Housing Association and about half that many for private renting. About 16% (8 homes) are likely to be required to be adapted for an older person or a person with special needs.

Note that each home may be required to have more than one of the characteristics listed above.

Size of home	Total needed now and in five years	Types of home likely to be required – Now and in next five years					
		Owner occupied	Low cost purchase	Private rented	Adapted for older person/ special needs	Rented from Housing Assoc.	Shared ownership
One-bedroomed	5	3	4	1	1	2	0
Two-bedroomed	29	13	12	4	5	7	3
Three-bedroomed	15	6	5	1	2	1	1
Four-bedroomed	2	1	0	0	0	0	0
Total – All sizes	51	23	21	6	8	10	4

Notes:

Respondents could select more than one ideal requirement.

No requirement was identified as ideal for the other option presented - accommodation connected with employment.

Relatives living outside the parish

Q10. Have you any close relatives, who currently live outside the two parishes who have a need to live in the parish but cannot find suitable affordable accommodation?

16 households indicated that they have one or more close relatives who currently live outside the parish who have a need to live in the parish but cannot find suitable affordable accommodation. 28 stated that they did not have any such relatives.

Q11. If you have answered 'yes' to Q10, what is their relationship to you?

Note: Respondents could tick more than one option.

	Number
Parent	2
Brother or Sister	2
Adult child	10
Grandparent	1
Uncle or Aunt	2
Total (respondents)	16

In the majority of cases, 10 of the 16, the relative was an adult child of the respondent and in two cases each it was a parent, brother / sister or uncle / aunt.

Q12. If you have answered 'yes' to Q10, which of the following describes their need for accommodation in the Parishes of Orleton and Richards Castle?

Note: Respondents could tick more than one option.

	Number
To care for a relative living in the parish	8
To receive care from a relative living in the parish	3
To reduce travel to place of work in the parish	1
To take up employment within the parish	2
Other, please specify:	5
Total (respondents)	14

- Permanent residency
- Disabled mother

In the majority of cases (8), the need to live in the parishes was in order to care for a relative living in the parish.

The five other reasons specified were as follows:

- Work from home and live in the parish
- Move back to area
- To retire to be near to sister also retired

See Appendix 1 for more details of the responses to these questions about the needs of close relatives.

Q13. Please enter your postcode in the box below.

42 households provided their postcodes as shown in the table below.

SY8 4EL (2)
SY8 4EN
SY8 4ET (2)
SY8 4EU
SY8 4EW
SY8 4EZ (2)
SY8 4HD (2)
SY8 4HF
SY8 4HG
SY8 4HH (2)
SY8 4HL (2)
SY8 4HN (5)
SY8 4HW (4)
SY8 4HY
SY8 4HZ (2)
SY8 4JA
SY8 4JB
SY8 4JE
SY8 4JN
SY8 4JQ
SY8 4JR
SY8 4JW (5)
SY8 4PG (2)

**** End of main body of report ****

Appendix 1: Responses in more detail

Details of responses to questions about current needs

Ref no.	Q1. Current need?	Q2. How many add'l homes?	Q3. How many bedrooms required?	Q4. Registered with Home Point?	Q5. If you have answered 'yes' to Q1 what type of home are they ideally seeking? (Tick all that could apply)
14	Yes	1	1	No	Low cost purchase
43	Yes	1	1	No	Owner occupied, Low cost purchase
3	Yes	1	2	No	Low cost purchase
8	Yes	1	2	Don't know	Rented from Housing Assoc.
13	Yes	1	2	No	Low cost purchase
22	Yes	1	2	No	Owner occupied
24	Yes	1	2	Yes, All	Low cost purchase
33	Yes	1	2	Don't know	Owner occupied
44	Yes	1	2	Don't know	Owner occupied
16	Yes	1	3	No	Low cost purchase
31	Yes	1	3	No	Owner occupied

Details of responses to questions about needs over the next five years

Ref no.	Q6. Future need?	Q7 How many add'l homes?	Q8. How many bedrooms required?			Q9. If you have answered 'yes' to Q6 what type of home are they likely to be seeking? (Tick all that could apply)
			1 st add'l	2 nd add'l	3 rd add'l	
8	Yes	1	1			Rented from Housing Association
18	Yes	1	1			Owner occupied, Low cost purchase
35	Yes	1	1			Owner occupied, Low cost purchase, Private rented, Adapted for older person or person with special needs, Rented from Housing Association
3	Yes	1	2			Low cost purchase
13	Yes	1	2			Low cost purchase
22	Yes	1	2			Owner occupied
44	Yes	1	2			Owner occupied
1	Yes	1	2			Owner occupied
2	Yes	1	2			Owner occupied, Adapted for older person or person with special need
4	Yes	1	2			Low cost purchase
5	Yes	1	2			Private rented, Adapted for older person or person with special needs, Rented from Housing Association
15	Yes	1	2			Owner occupied
25	Yes	1	2			Owner occupied
26	Yes	1	2			Low cost purchase, Private rented, Rented from Housing Association
28	Yes	1	2			Owner occupied, Shared ownership
30	Yes	1	2			Low cost purchase, Private rented, Rented from Housing Association, Shared ownership
36	Yes	1	2			Owner occupied, Adapted for older person or person with special need, Rented from Housing Association
38	Yes	1	2			Owner occupied, Low cost purchase, Adapted for older person or person with special needs
40	Yes	1	2			Low cost purchase, Rented from Housing Association
46	Yes	1	2			Owner occupied
12	Yes	1	2			Low cost purchase, Shared ownership
24	Yes	1	3			Owner occupied
10	Yes	1	3			Owner occupied, Low cost purchase
20	Yes	1	3			Owner occupied
32	Yes	1	3			Adapted for older person or person with special needs
39	Yes	1	3			Low cost purchase, Shared ownership
14	Yes	2	2	2		Adapted for older person or person with special needs
11	Yes	2	2	3		Low cost purchase, Private rented, Rented from Housing Association
19	Yes	2	3	3		Low cost purchase, Rented from Housing Association
34	Yes	2	4	4		Owner occupied
17	Yes	3	3	3	2	Owner occupied, Low cost purchase, Private rented, Adapted for older person or person with special needs
45	Yes	3	3	3	3	Owner occupied
9	Yes					

Details of responses to questions about close relatives with a need to live in the two parishes

Note respondent may indicate more than one close relative has a need for accommodation in the parishes, and there may be more than one reason for this.

Ref no.	Q11 - relationship	Q12 - The reason (1)	Q12 - The reason (2)	Q12 - The reason (3)
46	Parent	To receive care from a relative living in the parish		
14	Parent	To receive care from a relative living in the parish		
17	Brother or sister	To care for a relative living in the parish	To retire to be near to sister also retired	
9	Brother or sister	To reduce travel to place of work in the parish		
8	Adult child			
44	Adult child	To care for a relative living in the parish		
10	Adult child	Move back to area		
16	Adult child	To take up employment within the parish		
42	Adult child	Permanent residency		
41	Adult child	To care for a relative living in the parish		
37	Adult child	To care for a relative living in the parish		
29	Adult child	To care for a relative living in the parish		
23	Adult child	To care for a relative living in the parish		
7	Adult child	To care for a relative living in the parish	Disabled mother	
21	1. Grandparent 2. Uncle or Aunt	To care for a relative living in the parish	To receive care from a relative living in the parish	To take up employment within the parish
6	Uncle or aunt			

Appendix 2: The questionnaire



FUTURE HOUSING NEEDS QUESTIONNAIRE

As you may be aware Orleton and Richards Castle (Herefordshire) are developing a joint Neighbourhood Plan, which, if adopted by the two communities and Herefordshire Council, will enable us to have greater control and influence over development in the two parishes over the next 15 years and beyond.

This questionnaire has been developed to assist the parishes' Neighbourhood Plan Team to assess future local housing needs. The results will help them to build local need into their proposals for future housing development in the two parishes.

All responses will be handled in the strictest confidence and any information published will be anonymised.

Please complete and return this short questionnaire if you think you or members of your household, or a close relative, are likely to need separate, local accommodation now or in the next 5 years.

Please complete only one questionnaire per household

If you have any questions about this survey please contact: John Alderman (01568 280566, email john.alderman5@gmail.com) or Mike Saunders (01584 831640, email foggy.dew@btinternet.com)

PLEASE NOTE:

Questions 1 to 5 cover a definite current need for separate accommodation.

Questions 6 to 9 cover a likely future need for separate accommodation.

Q1. Are there any people living in this household currently needing their own home in the Parishes of Orleton or Richards Castle (Herefordshire), which they are currently unable to obtain?

Yes No *If you have answered 'No' please go to question 6*

Q2. If you have answered 'yes' to Q1 please indicate how many additional homes are currently required?

1	2	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q3. If you have answered 'yes' to Q1 please indicate how many bedrooms are required in each.

First extra home	Second extra home	Third extra home
Write number of bedrooms in box	Write number of bedrooms in box	Write number of bedrooms in box
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q4. If you have answered 'yes' to Q1 are those requiring extra homes currently registered with Home Point?

Yes, All	<input type="checkbox"/>	Yes, some	<input type="checkbox"/>	No	<input type="checkbox"/>	Don't know	<input type="checkbox"/>
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Q5. If you have answered 'yes' to Q1 what type of home are they ideally seeking?
(Tick all that could apply)

Owner occupied	<input type="checkbox"/>	Rented from Housing Association	<input type="checkbox"/>
Low cost purchase	<input type="checkbox"/>	Shared ownership (part rent, part buy)	<input type="checkbox"/>
Private rented	<input type="checkbox"/>	Accommodation connected with employment	<input type="checkbox"/>
Adapted for older person or person with special needs	<input type="checkbox"/>		

Q6. Is there anyone in the house, who is not currently in need of their own home but is likely to need one in the parishes of Orleton or Richards Castle (Herefordshire) in the next five years?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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If you have answered 'No' please go to question 10

Q7. If you have answered 'yes' to Q6 please indicate how many additional homes may be required?

1	2	3
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q8. If you have answered 'yes' to Q6 please indicate how many bedrooms are likely to be required in each.

First extra home	Second extra home	Third extra home
Write number of bedrooms in box	Write number of bedrooms in box	Write number of bedrooms in box
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q9. If you have answered 'yes' to Q6 what type of home are they likely to be seeking?
(Tick all that could apply)

Owner occupied	<input type="checkbox"/>	Rented from Housing Association	<input type="checkbox"/>
Low cost purchase	<input type="checkbox"/>	Shared ownership (part rent, part buy)	<input type="checkbox"/>
Private rented	<input type="checkbox"/>	Accommodation connected with employment	<input type="checkbox"/>
Adapted for older person or person with special needs	<input type="checkbox"/>		

**Q10. Have you any close relatives, who currently live outside the two parishes who have a need to live in the parish but cannot find suitable affordable accommodation?
(see next question for definition of a "close relative")**

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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Q11. If you have answered 'yes' to Q10, what is their relationship to you?

Parent	<input type="checkbox"/>	Grandparent	<input type="checkbox"/>
Brother or Sister	<input type="checkbox"/>	Uncle or Aunt	<input type="checkbox"/>
Adult child	<input type="checkbox"/>		

Q12. If you have answered 'yes' to Q10, which of the following describes their need for accommodation in the parishes of Orleton or Richards Castle (Herefordshire) :- (Tick all that are appropriate)

To care for a relative living in the parish	<input type="checkbox"/>
To receive care from a relative living in the parish	<input type="checkbox"/>
To reduce travel to place of work in the parish	<input type="checkbox"/>
To take up employment within the parish	<input type="checkbox"/>
Other, please specify:	

Q13. Please enter your postcode here

Thank you for completing this questionnaire. Please seal your completed questionnaire in the envelope provided, and see the covering letter for details regarding its collection.

Privacy Notice: The information that you supply will be processed by Data Orchard CIC, who are independently analysing the results of this survey on behalf of the Orleton and Richards Castle (Herefordshire) Parish Councils, who, for the purposes of the Data Protection Act 1998, are the Data Controller.
Any information you provide will be treated as strictly confidential and will only be used for the purposes of developing the Orleton and Richards Castle (Herefordshire) Neighbourhood Plan. Your information will not be shared with any other parties, but the combined results will be published without reference to any individual or location. If you require any further information or advice about the Data Protection Act, please contact the Data Protection Officer, Herefordshire Council, Plough Lane, PO Box 4, Hereford, HR4 0LE. Email dataprotection@herefordshire.gov.uk.