

Stanford in the Vale

NEIGHBOURHOOD PLAN HOUSING SURVEY REPORT

December 2014



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CONTENTS

Introduction and Rationale	2
Distribution and Response	2
Summary of Findings	2
Stanford in the Vale Housing Profile and Affordability	4
Part 1	
Your Household	5
Part 2	
Your Opinion on Housing Development	11
Part 3	
Do You Need a Home in Stanford in the Vale?	14

Written comments from respondents are collated in the separate *Report Appendix* document.

INTRODUCTION AND RATIONALE

Stanford in the Vale Parish Council is currently preparing a Neighbourhood Plan. As part of its evidence gathering process, the Parish Council and CLP Committee commissioned Oxfordshire Rural Community Council to conduct a housing survey in October 2014. ORCC is a charity that works with and supports communities across the county and has long-standing expertise in helping communities with consultation strategies.

The survey gave all households in the village the opportunity to express an opinion on housing development and to register their own housing need, should they have one. The survey had three parts. All households were asked to complete Part 1: *Your Household* and Part 2: *Your Opinions on Housing Development*. Part 3 asked households which need a new home in Stanford in the Vale to state their requirements.

DISTRIBUTION AND RESPONSE

- ORCC, liaising with Stanford in the Vale Neighbourhood Plan Steering Group (NPSG), prepared the survey content.
- The NPSG distributed surveys to 880 households in October 2014.
- The NPSG collected surveys from 281 households: **a response rate of 32%**.
- ORCC analysed the returned surveys and prepared this report.
- No information is known about the non-respondents, and no assumptions have been made about their housing opinions, needs, or requirements.

SUMMARY OF FINDINGS

The report gives a detailed breakdown of answers to all 38 survey questions. The following is a selection of findings.

Part 1

87% of respondents are home-owners (with or without mortgage)

The largest proportion- 39%- of respondents live in detached houses

25 households wish to move but cannot

Top 3 reasons preventing a household from moving:

- Lack of suitable housing- 60%
- Unable to afford to buy new home- 42%
- Lack of self-build plots- 28%

Part 2

Top 3 types of accommodation respondents think Stanford in the Vale requires:

- Affordable housing- 49%
- Semi-detached houses- 39%
- Detached houses- 33%

Top 3 types of supported housing that respondents think Stanford in the Vale requires:

- Housing Association Sheltered Housing- 59%
- Independent accommodation with care support- 57%
- Private Sheltered Housing- 46%

Top 3 types of tenure respondents think Stanford in the Vale requires:

- Owner-occupation- 70%
- Affordable rent (Housing Association)- 54%
- Shared-ownership- 51%

55 households wish to return to live in Stanford in the Vale

Part 3

Top 3 reasons for requiring a new home in Stanford in the Vale:

- Need a bigger home- 34%
- To be near family- 34%
- Need smaller home- 29%

13 respondents who require a new home have mobility problems

Self-ownership is the preferred tenure of 76% of respondents

97% of respondents who require a new homes currently live in Stanford in the Vale

STANFORD IN THE VALE HOUSING PROFILE AND AFFORDABILITY

Home Costs and Wages

Average terraced properties in the SN7 postcode area, which includes Stanford in the Vale, sold for £234,571 in September 2014 (source: www.home.co.uk House Prices Report for SN7: September 2013- September 2014). Latest figures show that, in 2014, median gross annual pay for those living in Vale of the White Horse district was £26,819 (source: Office for National Statistics, Annual Survey of Hours and Earnings 2014 (provisional results), Place of Residence by Local Authority, Table 8.7a: <http://www.ons.gov.uk/ons/publications/reference-tables.html?edition=tcm%3A77-337425>). Therefore, to secure an average, terraced SN7 property would require an income of **8.7 times earnings**.

'Snapshot' Sale and Rental Market Context in Stanford in the Vale

In order to contextualise survey responses with current market housing conditions in Stanford in the Vale, a web search for properties for sale or rent in the village was conducted on 22/12/2014 (sources: www.zoopla.co.uk and www.rightmove.co.uk).

FOR SALE

House Type	Average price of properties currently for sale ¹	Current number of properties for sale (SiV only)	Average property price in last 2 years ²	Number of properties sold in last 2 years (SiV only) ²
4-bed	497,000	7	407,000	10
3-bed	287,000	9	224,000	32
2-bed	258,000	6	195,000	11
1-bed	125,000	1	129,000	5

FOR RENT

House Type	Average price of properties currently for rent	Current number of properties for rent (SiV only)
4-bed	*1395pcm	-
3-bed	850pcm	1
2-bed	695pcm	1
1-bed	*650pcm	-

¹ properties of 600,000+ and 5+ bedrooms have been excluded from calculations

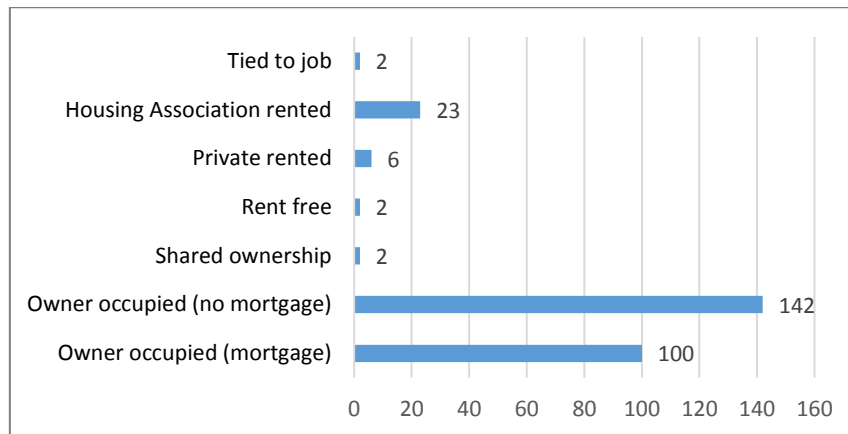
² where data was available from Right Move

* Where properties of this size were not available for sale or rent in Stanford in the Vale the search radius was widened to 1 mile.

Detailed Results Part One- Your Household

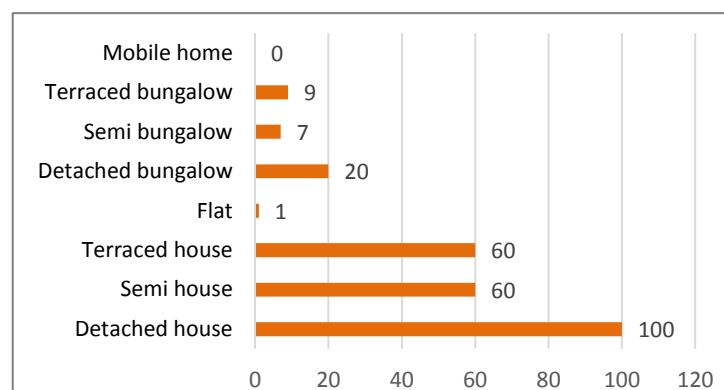
1. Is your present home...?

277 respondents



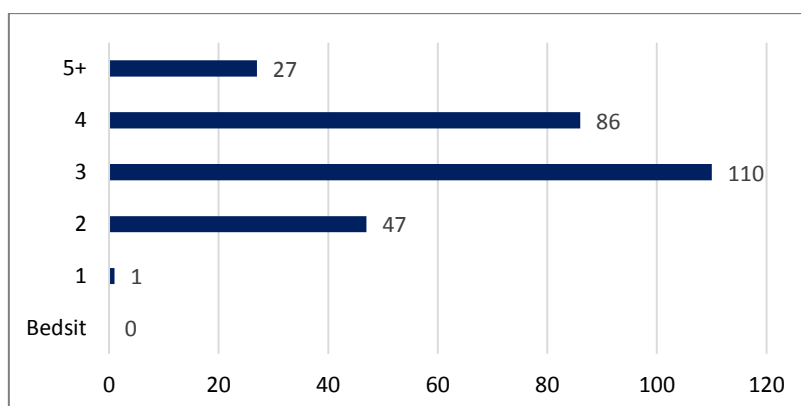
2. What type of property is your home?

257 respondents



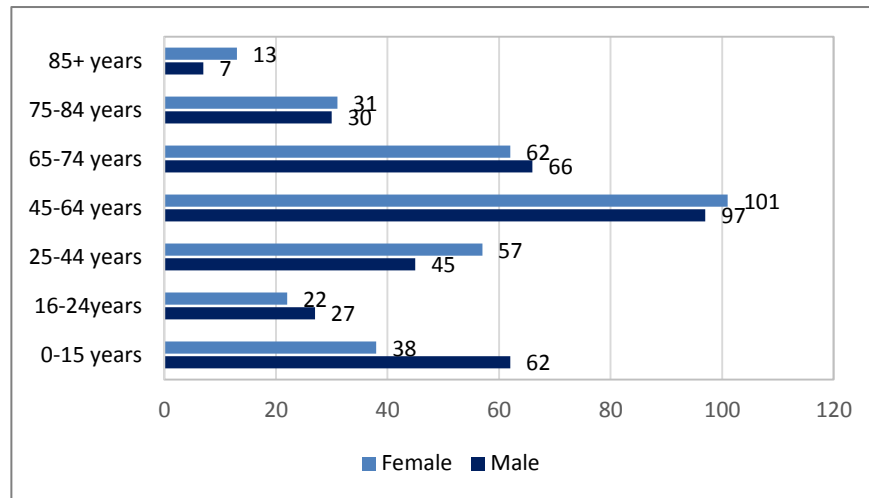
3. How many bedrooms are in your current home?

271 respondents



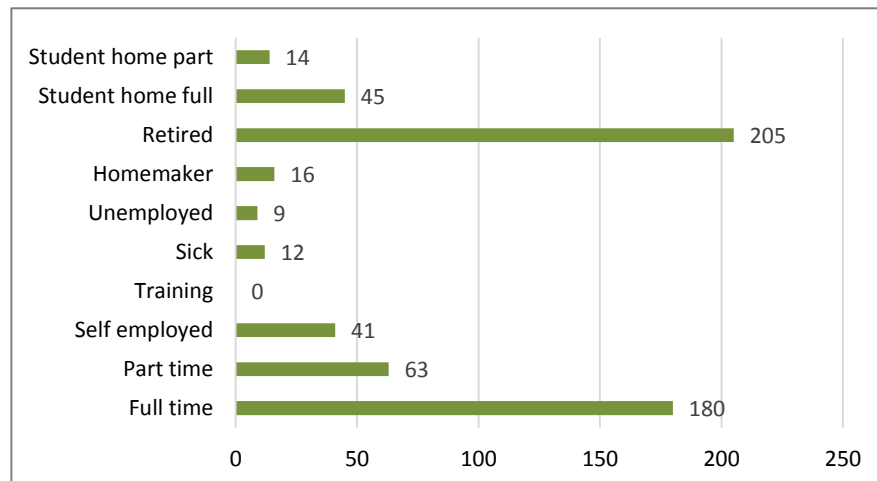
4. How many people of each age and gender live in your household?

276 respondents – 658 individuals



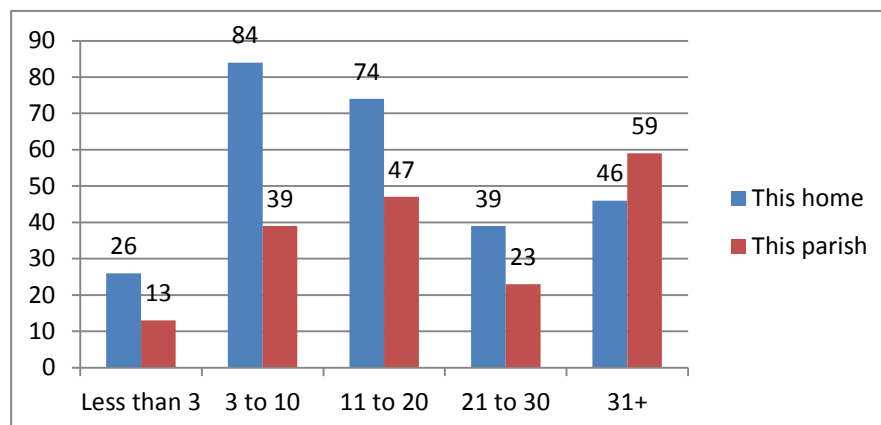
5. How many people in your household are...?

275 respondents – 585 individuals



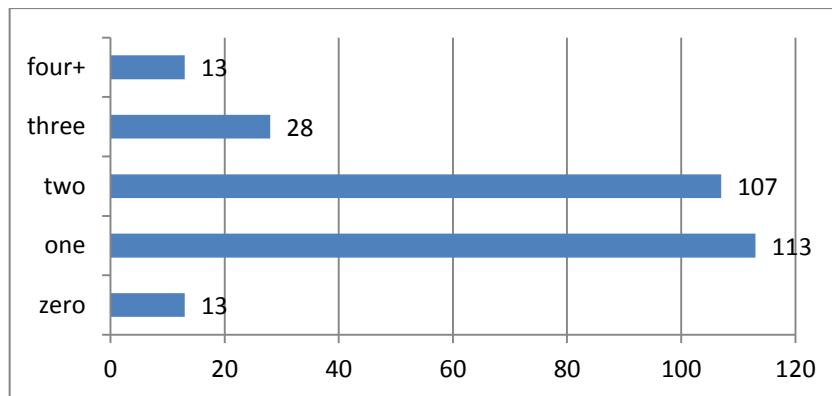
6. How many years have you lived in Stanford in the Vale?

269 respondents (this home) 181 (this parish)



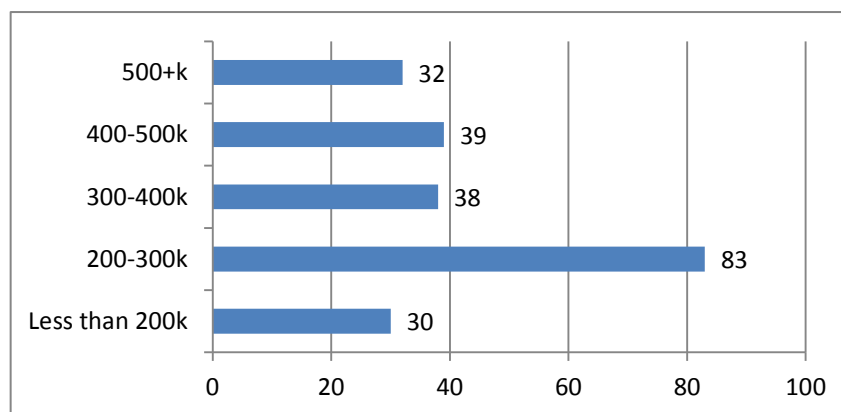
7. How many vehicles (in total) are owned by the people living at your address?

274 respondents



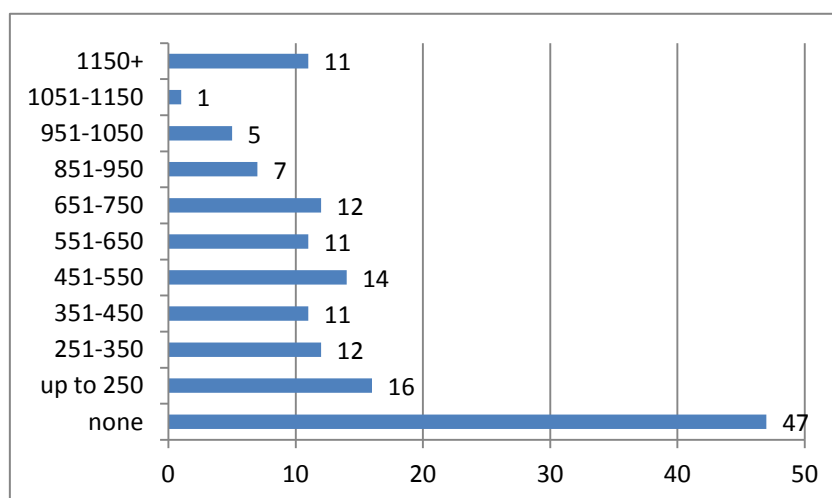
8. If you own your own home, what is its current [estimated] value?

222 respondents

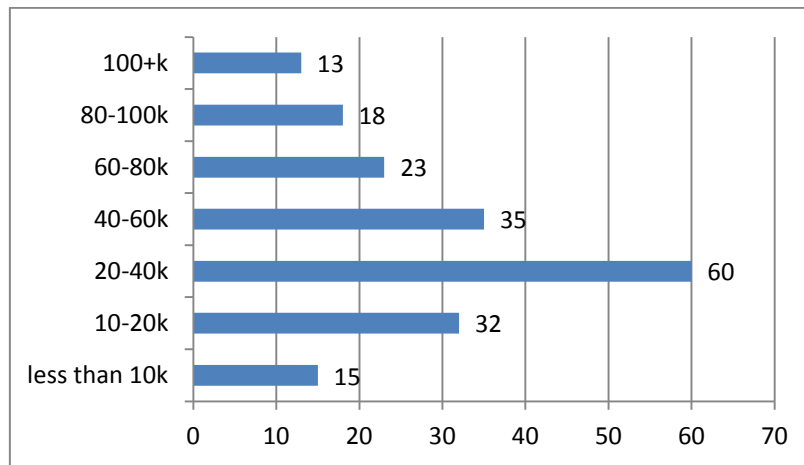


9. How much rent/ mortgage do you pay per calendar month?

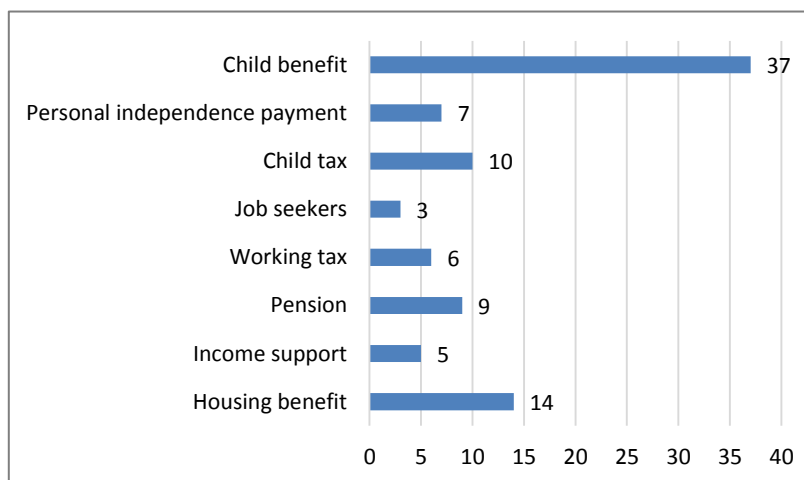
147 respondents



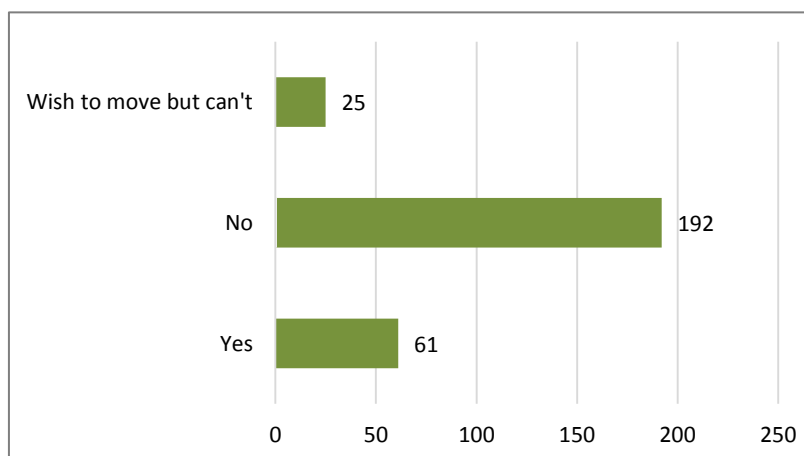
10. What is the total annual income of your household, before tax but not including benefits?
196 respondents



11. If your household receives any financial support, please state which type.
60 respondents- 91 types of support noted

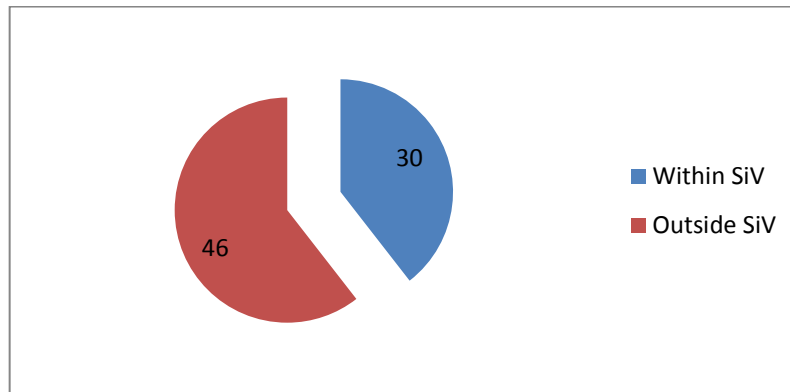


12. Are you intending to move house within the next 5 years?
278 respondents



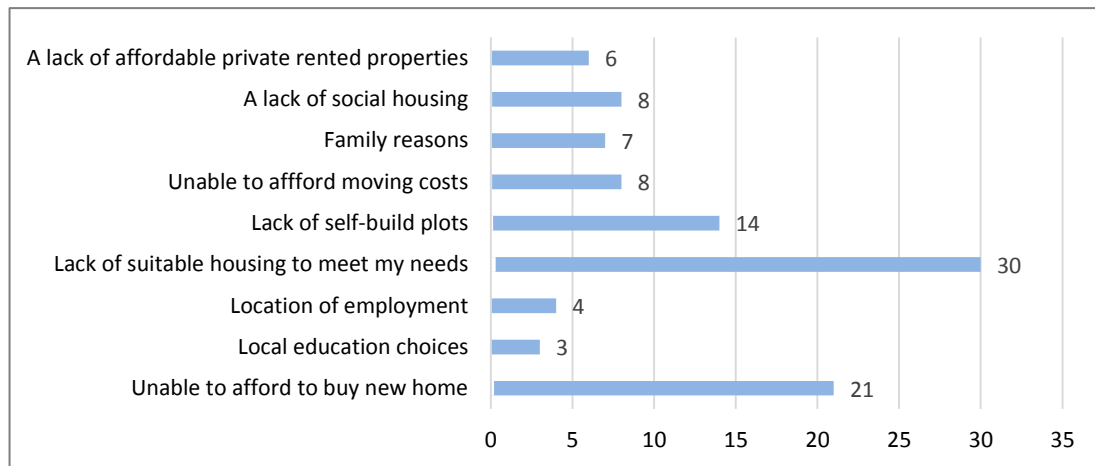
13. If 'yes', are you intending to move within or outside Stanford in the Vale?

69 respondents – 76 choices



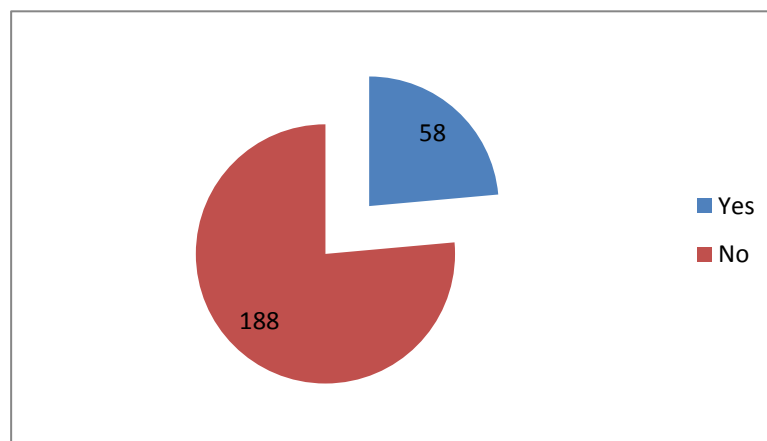
14. If you wish to move but cannot, what are the reasons preventing you?

50 respondents- 101 total choices



15. If land was made available for you to build your own home would this be of interest?

246 respondents

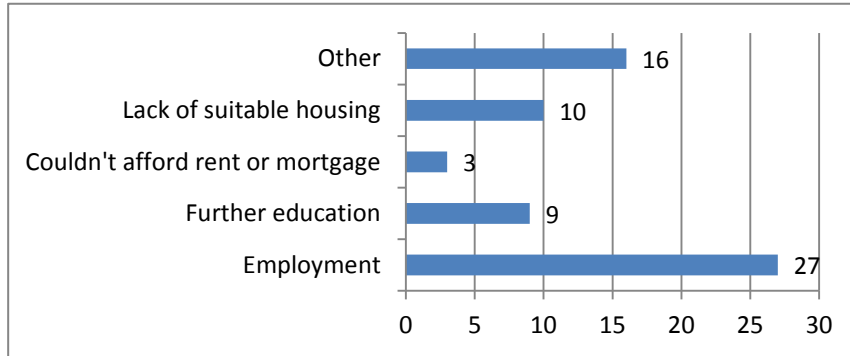


16. Have any members of your household left the parish in the last 5 years?

- **43 respondents** reported in total that **58 people** from their households had left the parish in the last 5 years.

Why did they leave?

65 total reasons



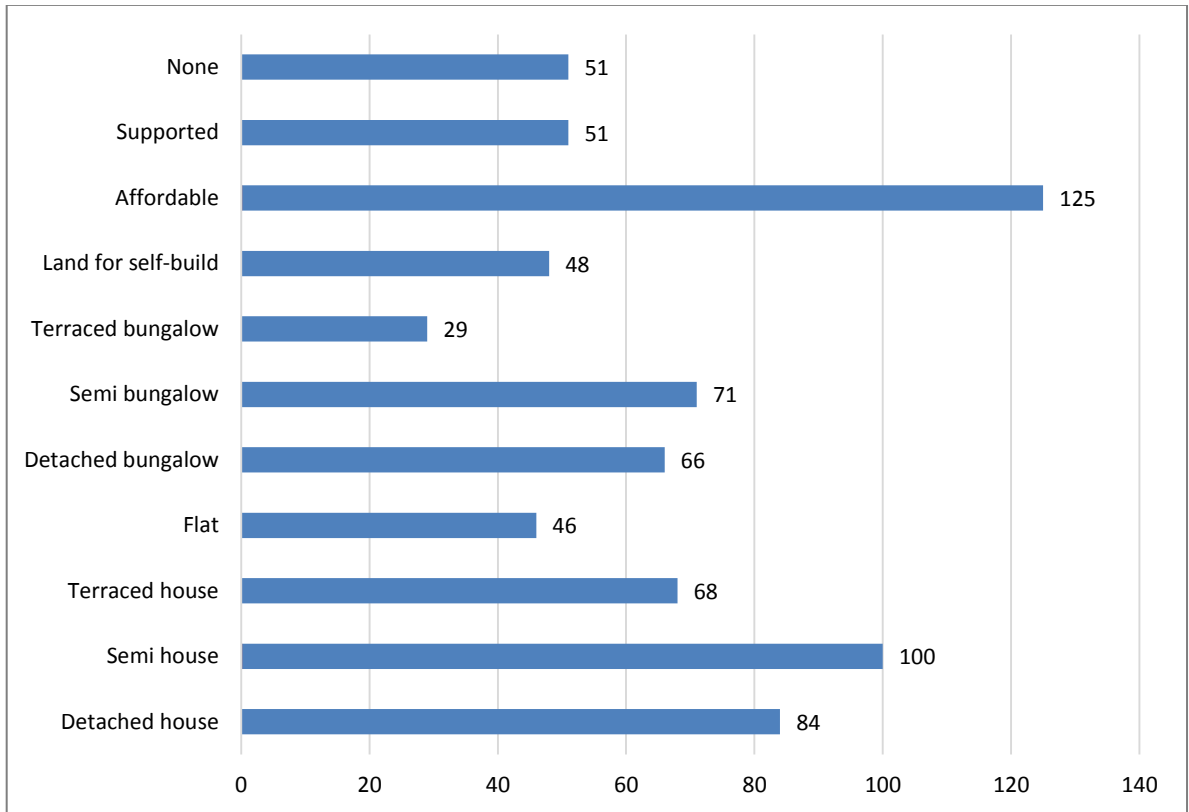
17. How many people have joined your household in the last 5 years?

- **213 respondents- 55 new additions to household** (births, marriage, relatives moving in etc.)

Detailed Results
Part Two: Housing in Stanford in the Vale - Your Opinions

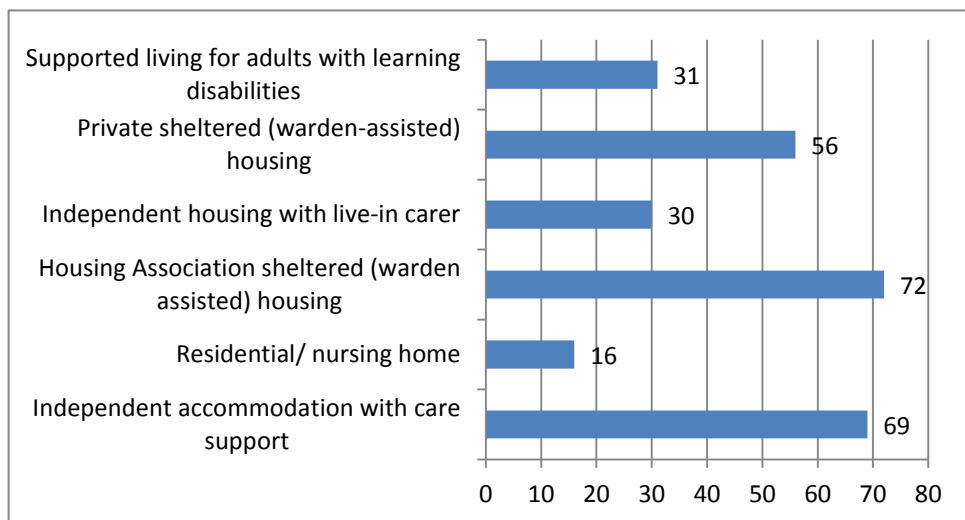
18. What type of accommodation do you think Stanford in the Vale needs?

256 respondents- 739 suggestions in total



19. If you think Stanford in the Vale needs supported housing, what type is required?

122 respondents- 274 total suggestions



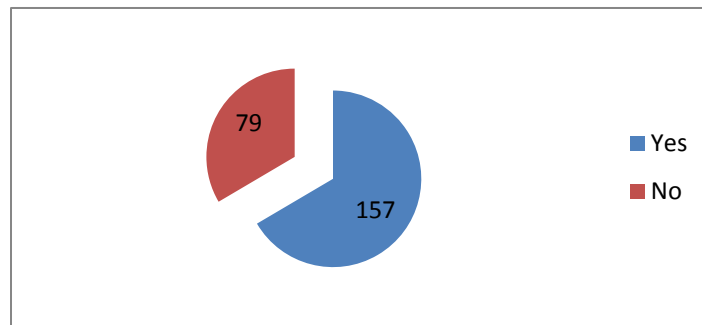
20. What type of housing tenure do you think Stanford in the Vale?

216 respondents- 454 total suggestions



21. Would you support the idea of a Community Land Trust for Stanford in the Vale?

236 respondents

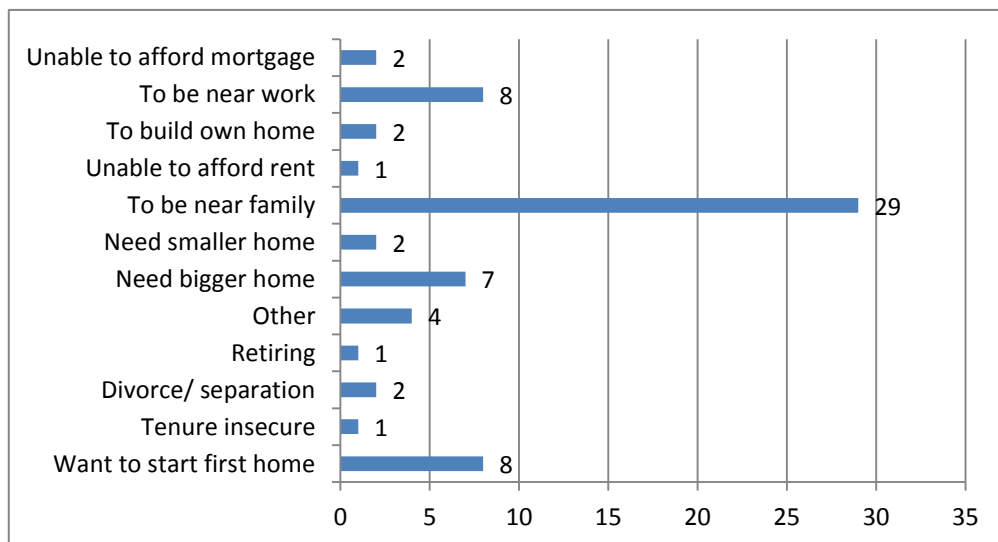


22. Do you know of any households living elsewhere who wish to return to Stanford in the Vale?

- **36 respondents** were aware of **55 households** wishing to return

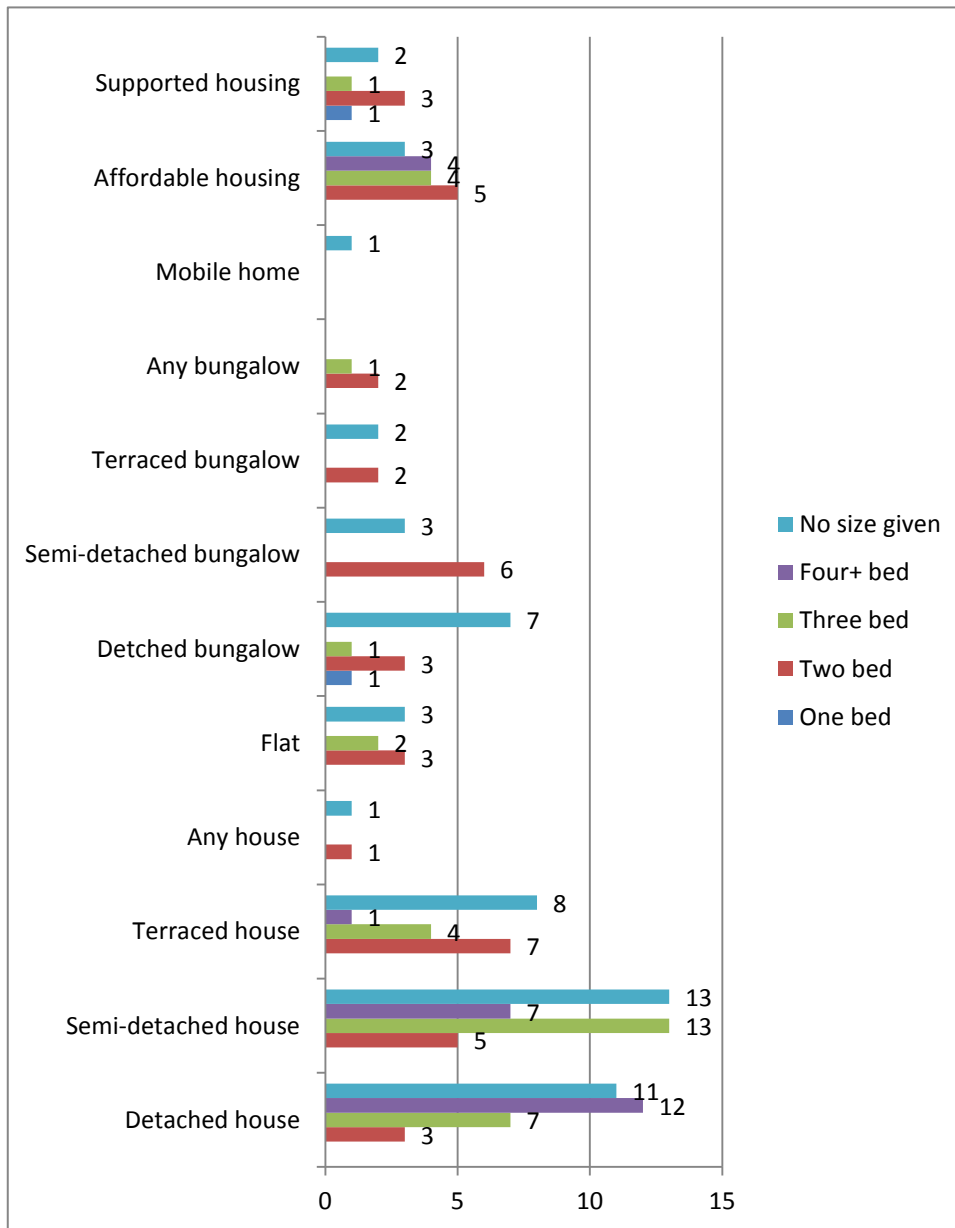
23. Why do they want to move to Stanford in the Vale?

29 respondents-67 reasons in total



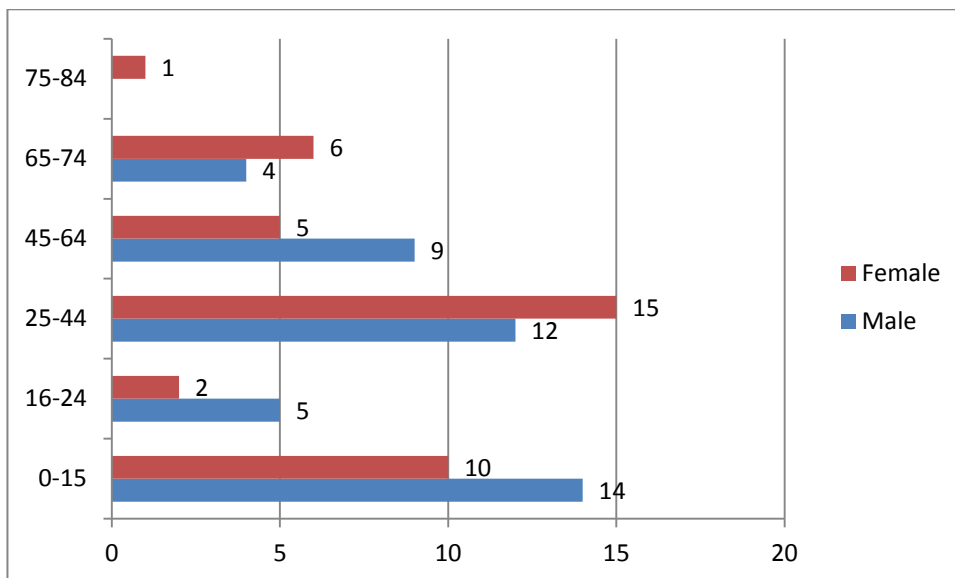
24. What type of home would those returning to Stanford in the Vale require?

50 new households- 153 total choices



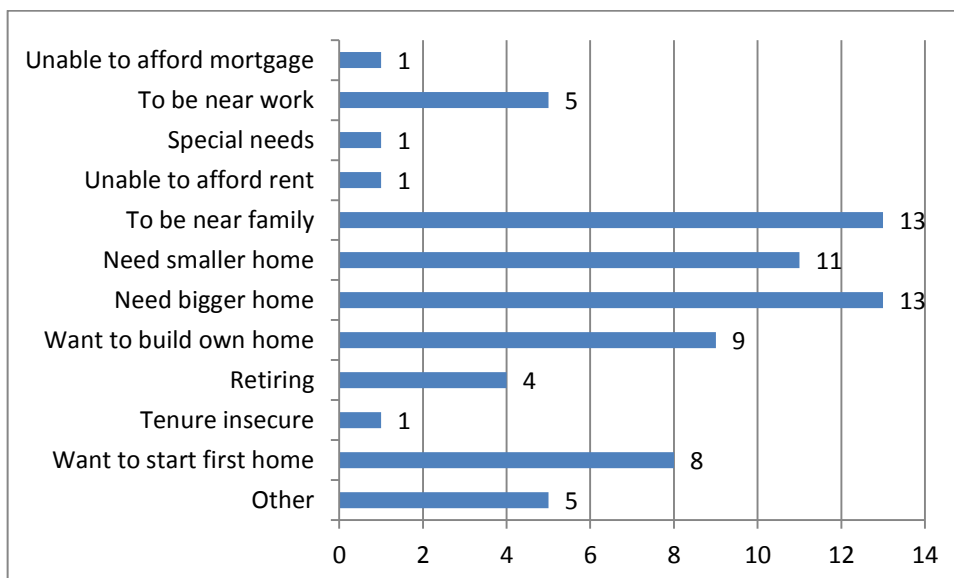
Detailed Results Part Three: Your Housing Needs

25. How many people of each age group would live in the new home (include carers if support needed to live independently)? **36 respondents- 83 residents total**



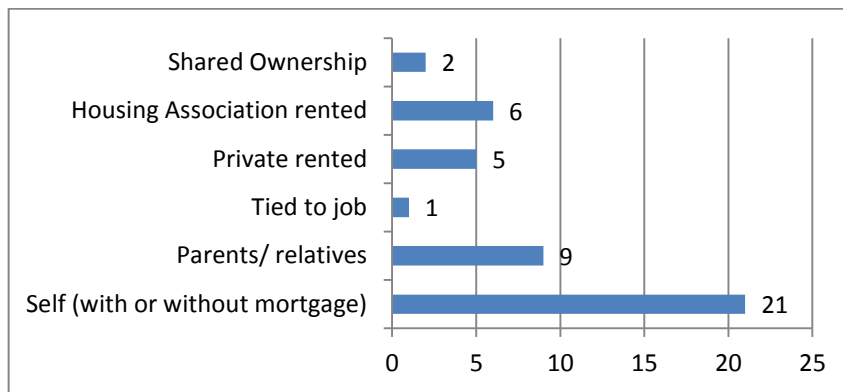
26. Why do you need a new home Stanford in the Vale?

38 respondents- 72 reasons given in total



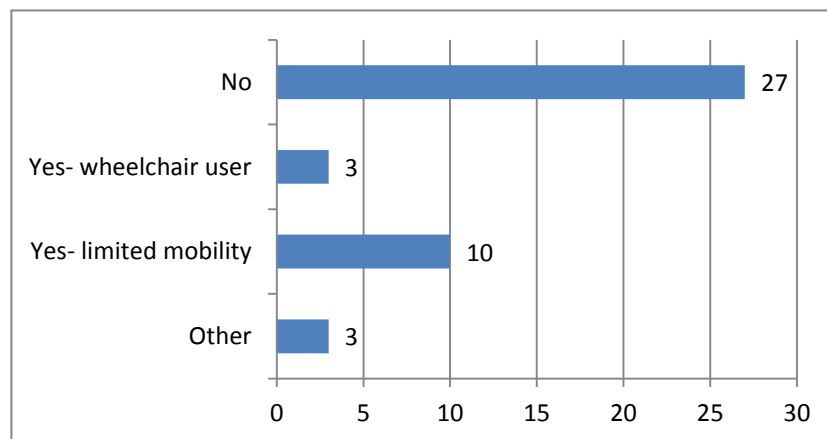
27. Who owns the home you live in now?

44 respondents



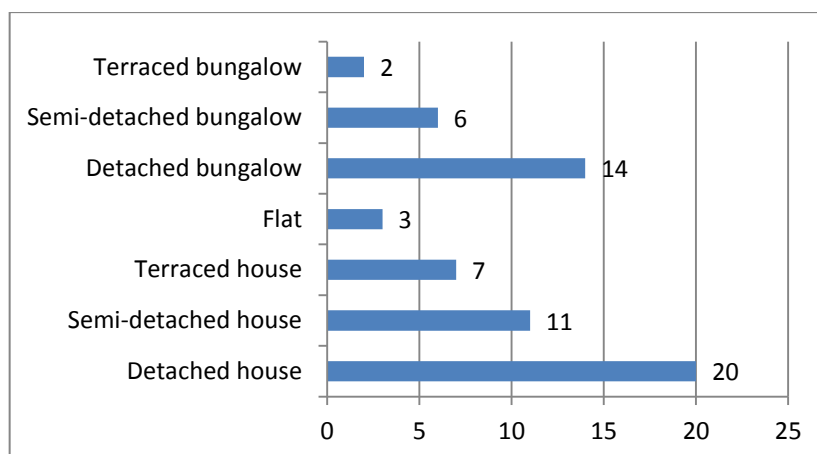
28. Does anything affect the type of home you need?

43 respondents



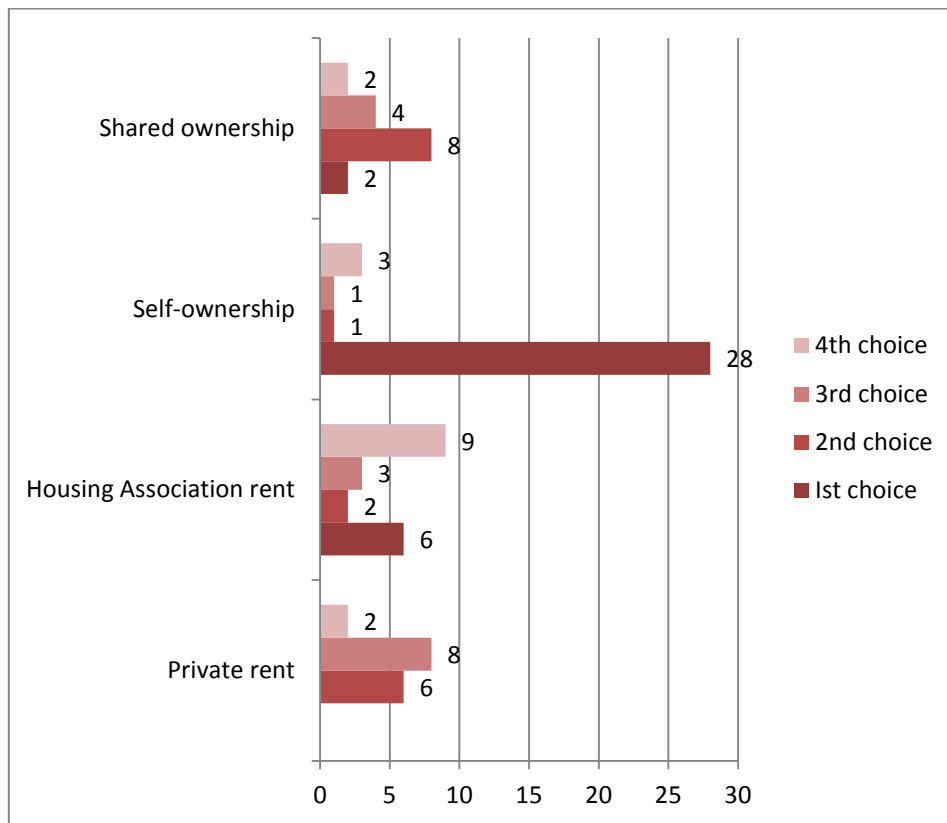
29. What type of home do you need?

37 respondents- 63 types in total



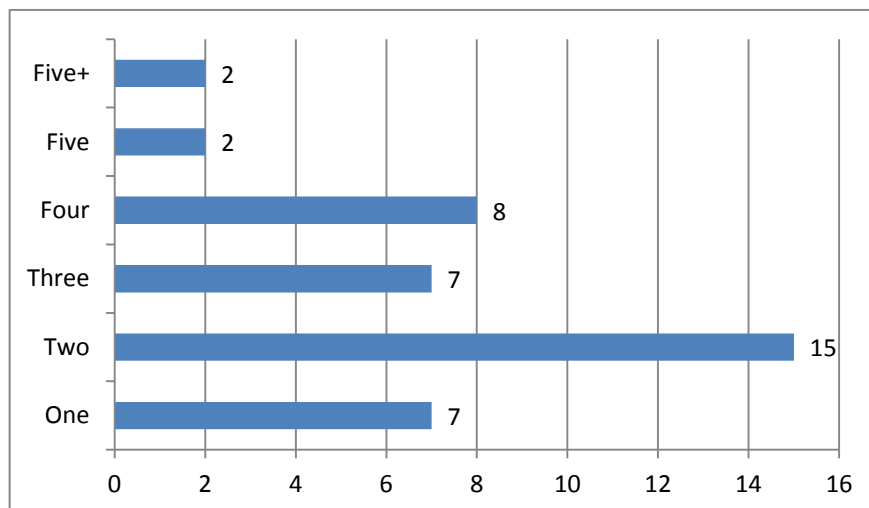
30. Please rank your preferences for housing tenure.

37 respondents- 85 choices in total



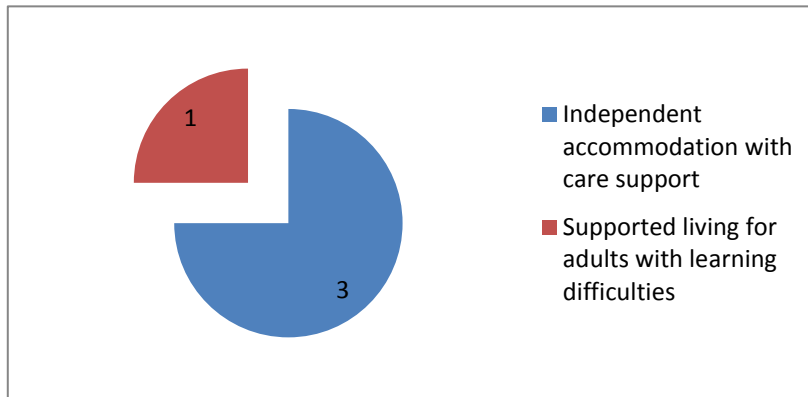
31. How many bedrooms would your new home need?

36 respondents- 41 total choices



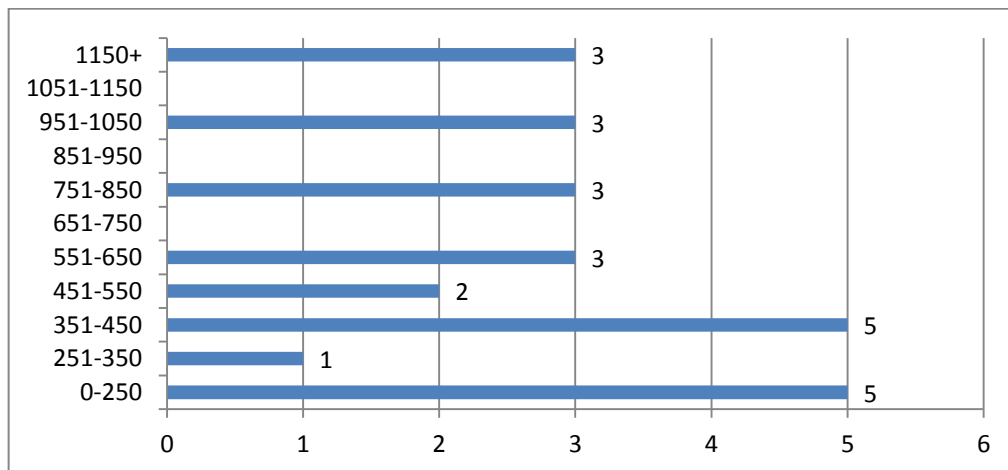
32. Does anyone in your home have a supported housing need?

4 respondents

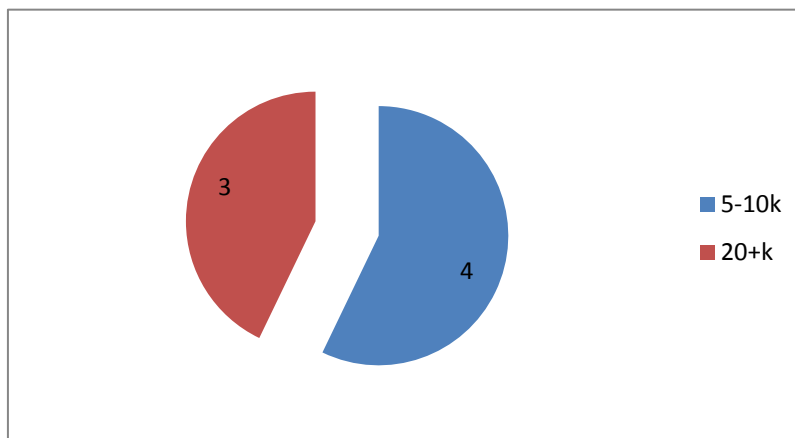


33. Can you give some idea of how much rent/ mortgage you could afford to pay per month?

25 respondents

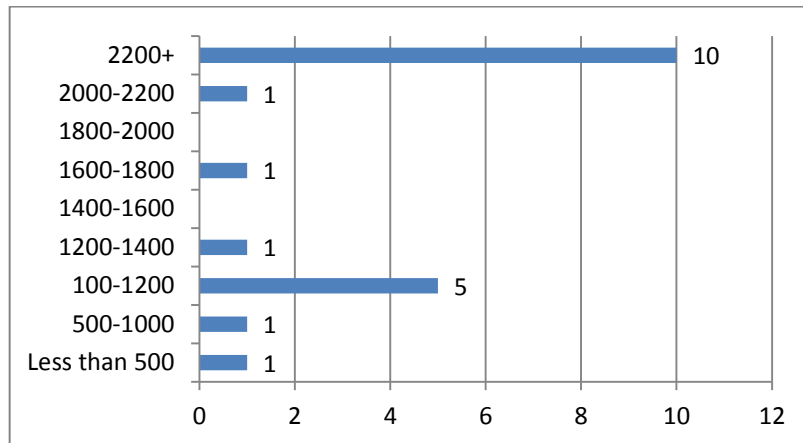


34. If you are interested in shared-ownership, how much do you think you could put down as a deposit?



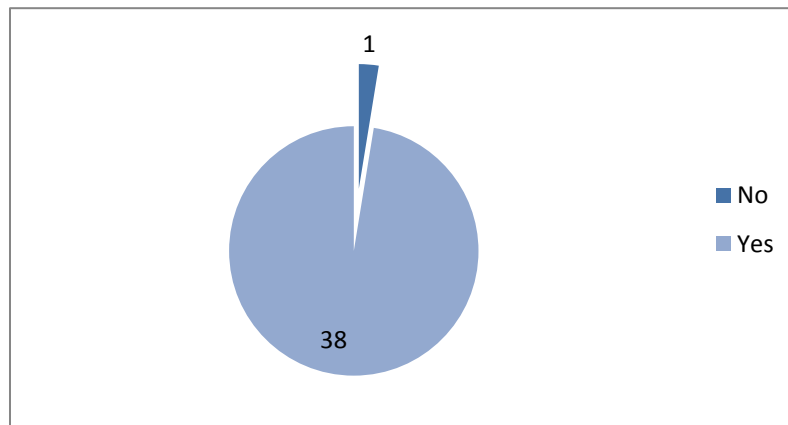
35. Can you give some idea of your household's monthly income, after tax?

20 respondents



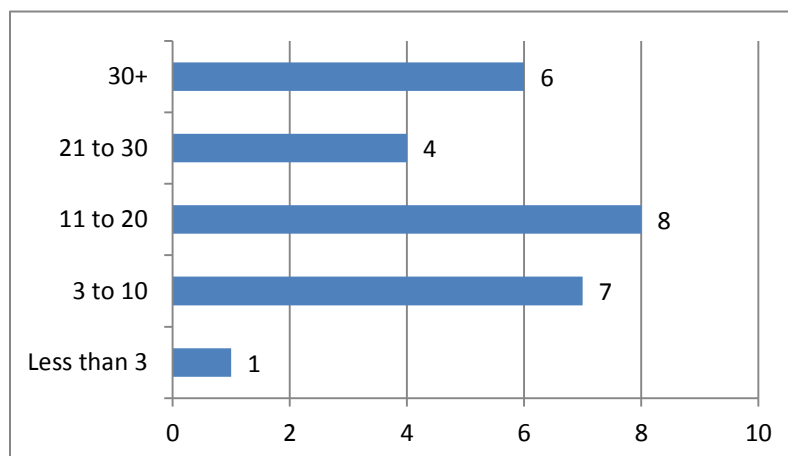
36. Do you live in Stanford in the Vale at the moment?

39 respondents



If yes, for how many years?

26 respondents

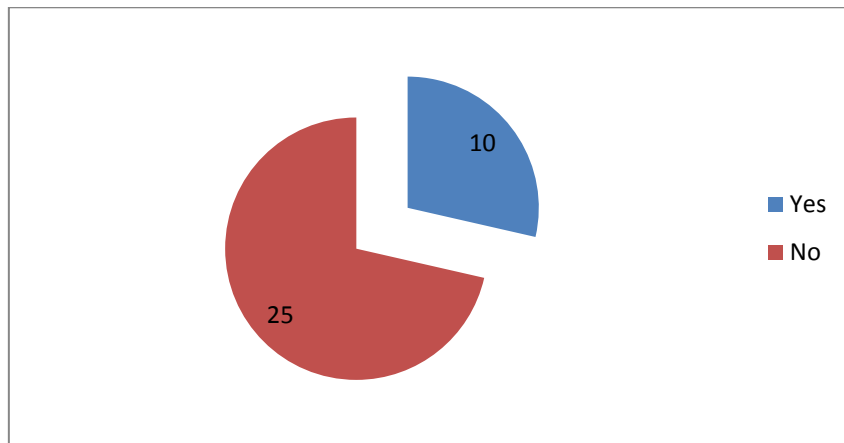


37. If you do not live in Stanford in the Vale just now, what is your connection to it?

1 respondent stated that he/ she used to live in Stanford in the Vale and has family living there.

38. Are you on the Vale of the White Horse District Council Housing Register?

35 respondents



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