

NOTE

HOUSING NEEDS SURVEY ADDENDUM—HUNSDON

1 Introduction

- 1.1 The following is an addendum to the complete Gilston Housing Needs Survey report (attached). It focusses specifically on Hunsdon Parish and outlines where the findings from the parish differ from the findings in the Gilston Area overall. This is specifically intended to support the Hunsdon Neighbourhood Plan Group with their understanding of local housing needs.
- 1.2 Notwithstanding, caution should be exercised when interpreting individual parish results. While the overall survey results are statistically valid and all care has been taken when interpreting for individual parishes, it is not possible to guarantee the validity of the results on a standalone basis due to sample size limitations.

2 Profile of respondents

- 2.1 228 households participated in the Housing Needs Survey from the Hunsdon Parish, representing 34% of the overall survey group. The composition of different household sizes from those completing the survey in Hunsdon was very similar to the overall breakdown.
- 2.2 Notwithstanding, Hunsdon was represented by a much lower proportion of chief household income earners in fulltime work. 40% of respondents in Hunsdon were in fulltime work compared with 54% of respondents in the wider Gilston Area. This is explained by the significantly higher proportion of retired chief household income earners in Hunsdon, at 42% whereas the overall Gilston Area was 34%.
- 2.3 Hunsdon also had the highest proportion of respondents indicating that a household member was currently suffering from a life limiting health problem, underscoring the need for supported or extra care homes and more housing with suitable adaptations for those suffering health problems.

3 Existing housing stock

- 3.1 The Housing Needs Survey sought to understand the existing housing stock of the five local parishes. In relation to Hunsdon, overall the housing stock was relatively consistent in composition to the other four parishes. Notwithstanding, Hunsdon has more 3-bedroom homes at 50% of total stock, whereas there was 43% in the Gilston Area overall.
- 3.2 In relation to housing tenures, Hunsdon respondents were more likely to own their home outright, but there was also a higher proportion of respondents renting from a housing association or council at 21% in Hunsdon and 17% overall. These dynamics were reflected in the proportion of respondents owning their own home with a mortgage, which was 8% in Hunsdon and 14% in the Gilston Area overall.

4 Identified housing need

- 4.1 The number of households identifying as wanting to or needing to move to a new house is within a typical range in the wider Gilston Area, owing primarily to high levels of homeownership. This was the case too in Hunsdon even though the parish is characterised by higher levels of long-term residency. 65% of respondents in Hunsdon had lived there for more than 10-years, which compares to 58% in the wider Gilston area.

NOTE continued

4.2 Hunsdon residents who did identify a need or want to move to a new home were far more likely than those in the wider Gilston Area to do so because they require greater support or care in their homes or because they require a suitably adapted home. They were also more likely to want or need to move because of the availability of transport (6% vs 2%) and infrastructure and amenities (12% vs 7%).

5 Housing preferences

5.1 Consistent with the findings for existing housing stock, Hunsdon respondents were more likely to want to own their new home, should they move. 65% of respondents indicated owning their own home without a mortgage was their preference versus 59% in the Gilston Area overall. Similarly, a higher proportion of respondents indicated they expected to rent from a housing association or Council should they move, possibly reflecting the higher proportion of existing rental homes in those tenures.

5.2 With respect to housing types, Hunsdon respondents had a stronger preference for detached homes and bungalows than survey respondents from the Gilston Area overall. Furthermore, they were half as likely to want to reside within a flat or apartment when compared with the appetite for this type of dwelling in the Gilston Area overall.

5.3 Although the Hunsdon parish is currently characterised by larger homes, respondents were more likely than in the wider Gilston Area to prefer smaller dwelling sizes. In Hunsdon some 24% of respondents wanted 2-bedroom dwellings, whereas in the Gilston Area overall only 15% of respondents indicated this was their preference.

6 Conclusions

6.1 Hunsdon is characterised by a higher proportion of retired households and those suffering from a life limiting health problem, indicating there could be a latent demand for downsizing and for homes that offer aged care or support options and other adaptations to support living for those with health problems.

6.2 Current housing stock in the parish is typically larger than in the Gilston Area overall and is occupied by more residents outright than in the surrounding parishes. There is also a significantly higher proportion of residents renting from housing associations and Councils.

6.3 Local people have indicated they intend on remaining in the same tenure should they move, however their appetite for moving to a new home was not any greater than for the wider Gilston Area. They are most motivated to move to accommodate the care needs of household members, or to get access to better transport, infrastructure and local amenities.

6.4 Hunsdon respondents were inclined toward detached and bungalow style housing if they did move to a new home and indicated a greater need for 2-bedroom accommodation than the respondents from the other parishes. This is likely to reflect a latent demand for downsizing, particularly amongst smaller households for whom their current home is too large.

6.5 Whilst the survey sample size in Hunsdon is too small to recreate a bespoke Unit Type and Tenure Split like the one set out at Tables 6.1 and 6.2 in the attached Gilston Housing Needs Survey report, it is possible to take into account the conclusions raised above when refining the housing mix for Hunsdon.