

Gurnard Housing Needs Survey Report



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Isle of Wight Rural Community Council
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Introduction

The Isle of Wight Rural Community Council's Rural Housing Enabler was asked to undertake a Housing Needs Survey for the parish of Gurnard in May 2007 because of concerns that housing in the parish was no longer affordable to many local people.

The role of the Rural Housing Enabler is to support and encourage the need for increasing the provision of affordable local housing in rural areas across the Island. This initiative is based on the acknowledgement that many local people are excluded from the housing market in rural areas due to the escalation in house prices. In this role the Rural Community Council has carried out the survey as an independent resource for the local community.

The parish survey was compiled with consultation with the Parish Council, Defra, and the Steering Group, and the final form was agreed by them before distribution. The Steering Group includes representatives from the Isle of Wight Council's Housing and Planning departments, a representative from the three larger Housing Associations based on the Island, and myself from the voluntary sector.

The survey has been carried out at no financial cost to the Parish Council.

Purpose and Methodology

The survey was to acquire detailed views of the local community as to the current housing situation in Gurnard, and also to ascertain how many people fulfilled the local connection, who were currently in housing need, the required types, and who could benefit from an affordable housing development.

It should be noted that this report is based on returns from people living within the parish, but there are also people currently on the housing register who would like the opportunity to move to, or return to Gurnard.

Home ownership is scarce due to the island's average individual income being £15,000, yet the average house price in Gurnard being £295,000. A recent search of local estate agents revealed the level house prices have reached in the parish:

For Sale:

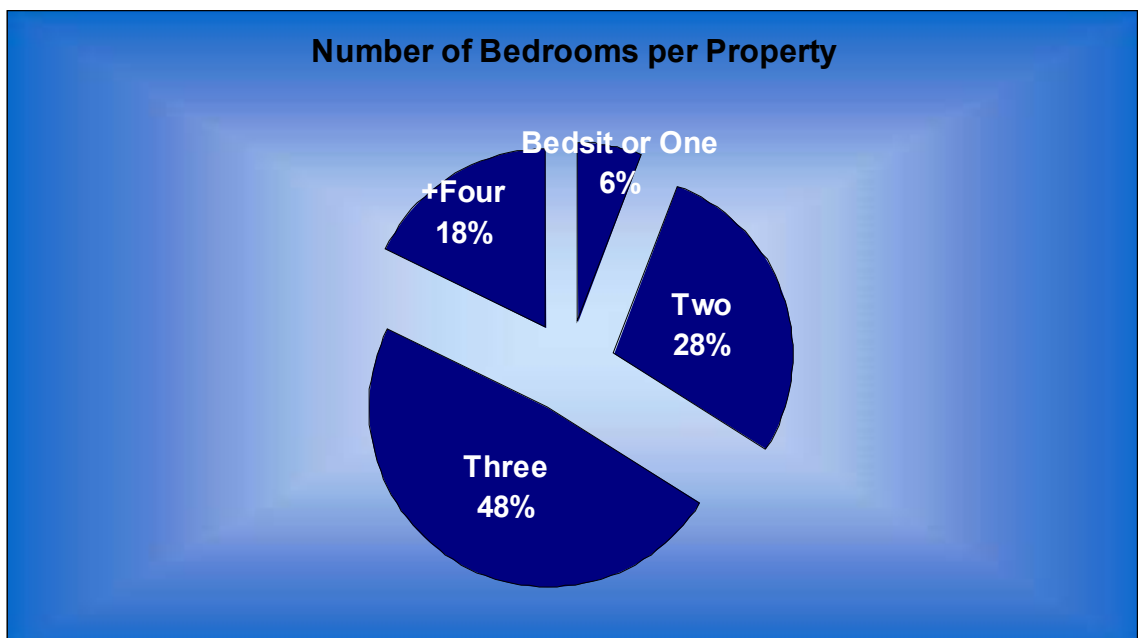
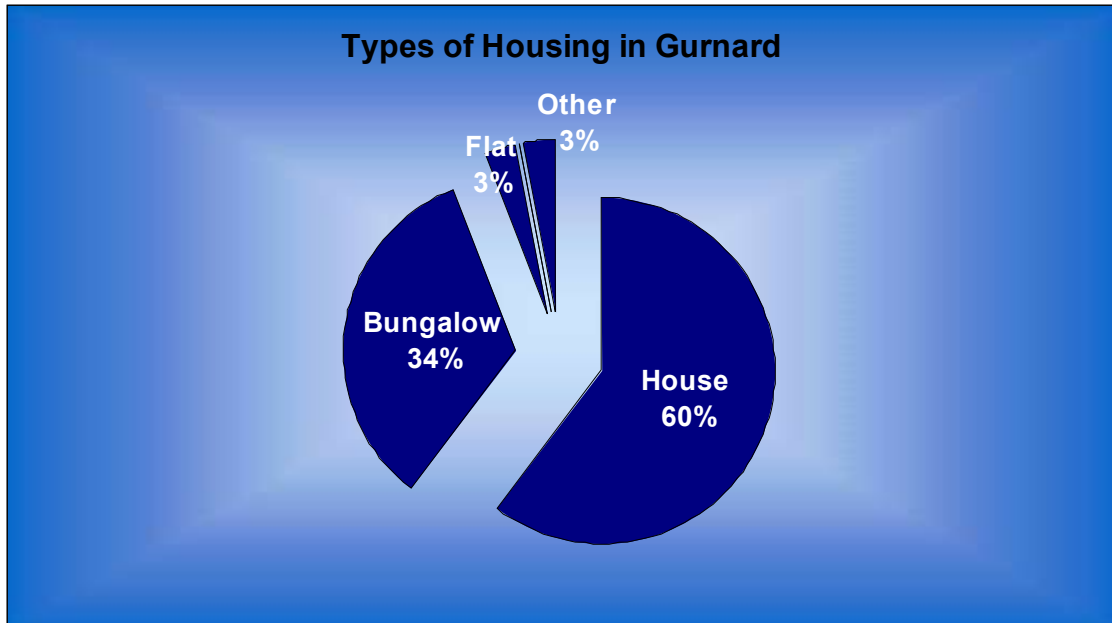
1 bed flat	Gurnard	£145,000
2 bed House	Gurnard	£250,000
3 bed House	Gurnard	£458,000
4 bed House	Gurnard	£327,000

For Rent:

There were no properties available for rent on this week

Parish Profile

The pie charts below show the mixture of different types of homes in Yarmouth.

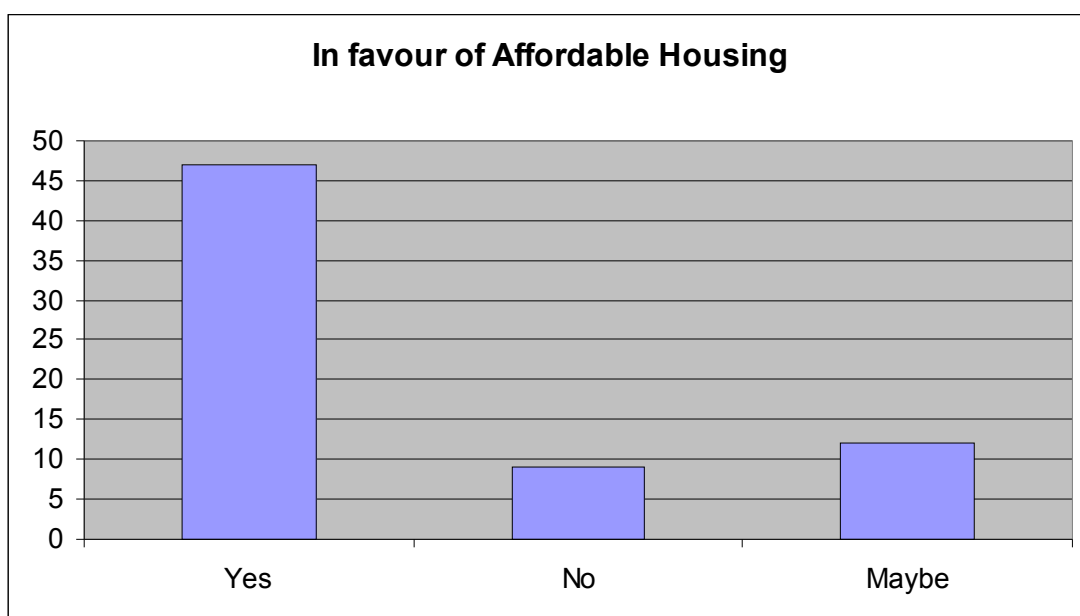


Response to Survey

The forms were hand-delivered by volunteers from the Parish Council, to all households in the area of Gurnard. These forms were returned to collection points around Gurnard and forwarded to the RCC office.

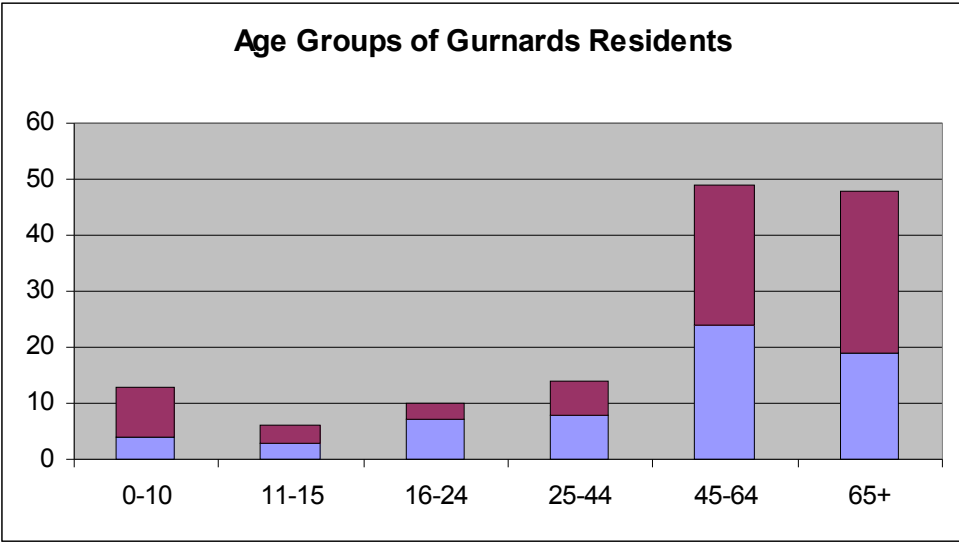
Of the 900 forms given out to all households within the parish, 68 forms (7.5%) were returned. This level of response is considered lower than the national average for the level of surveys distributed and method of return given, therefore can not be classed as representative of the views of people in the parish.

From the response received, it identified that 47 households (69%) are in support of some form of Affordable Housing development, 12 households (18%) may be dependent on design and location, and 9 households (13%) opposed to any form of Housing Development.



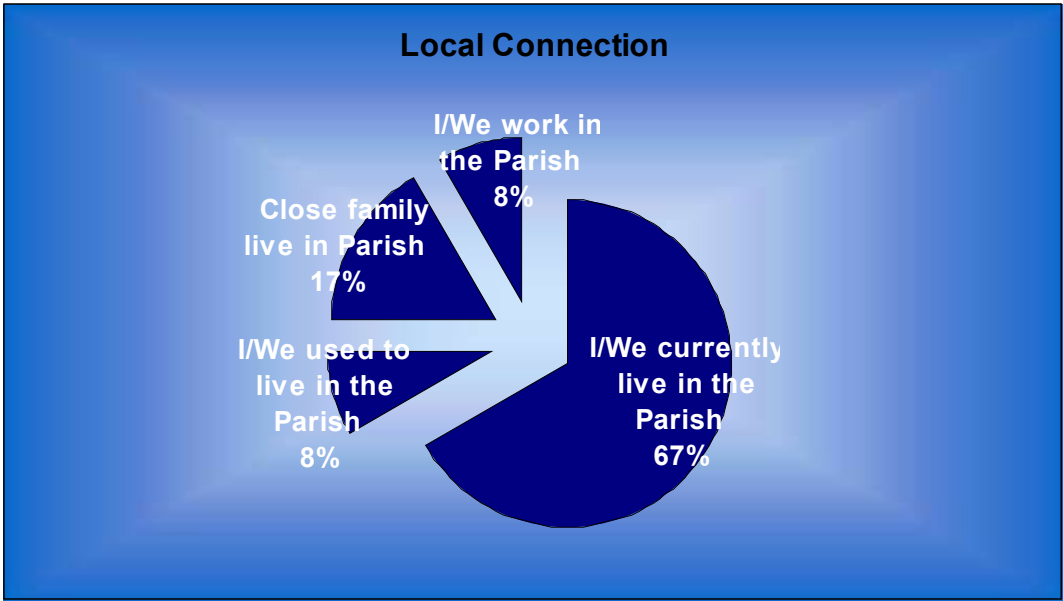
By asking specific questions in the survey, it highlights the demographics in the village such as housing situation, age of residents, accommodation type and locality.

The current gender ratio of residents as identified in the survey is Male 69, Female 81, and as shown in the graph below there is a high proportion of residents that are of older families / couples, with a significant lower number of younger families and children. This could have an effect on the sustainability of the village for future housing and schooling figures, as well as social and economic effects.



Reasons for Need Profile

10 households filled in the second part of the form indicating a housing need from the present time to 3 years+. The chart below shows the households in need, through their qualification of local housing through local connection criteria:



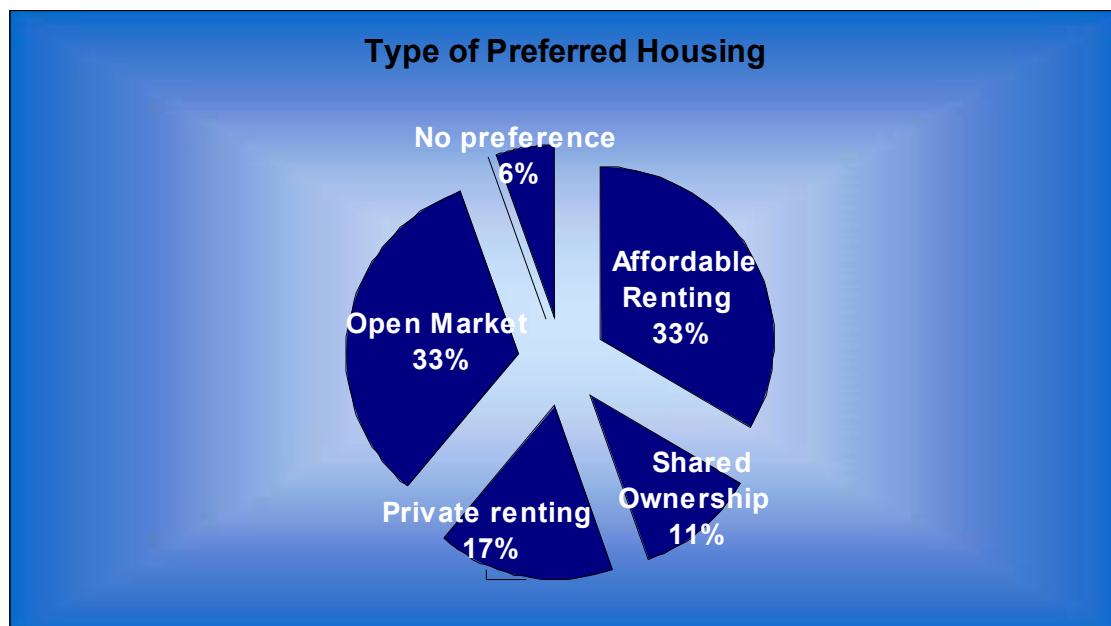
From the survey, it would demonstrate there is a need, with the majority being able to afford rented, but 2 have requested shared ownership. Based on income received 1 may be eligible, but this would depend on personal circumstances.

Registration of Need

On Housing Register	1
Not on Housing Register	7
Omitted to Respond to Question	2

Recommendations made by Rural Housing Enabler

Despite the low return of the HNS questionnaire, a local need for some affordable housing in Gurnard was identified. There was also a significant amount of support received for a small scheme development of affordable housing in the parish of Gurnard. It is my recommendation that a small scheme of 3 to 5 units would satisfy the identified housing need.



There is a need for a mixed development of mixed tenure. In order to ensure that there is always a level of need within a village to fill homes that become available on exception sites, the number of units provided should be less than that of the need, approximately 30% to 50% of the identified need.

I would recommend a development of mainly rented homes, based on the indications of need stated below.

Bedroom	Affordable Rent	Shared Ownership	Private Rent	Open Market	No Preference
One	2				
Two	3	1		2	2
Three					

One further recommendation that I would like to make if the Parish Council does wish to pursue this further, is for them to encourage all households in need, to register with the IW Council, and/or Swaythling Housing Society to qualify for any potential development. Out of the 10 households with a need for affordable housing, 7 were not registered on the IW Council's Housing Register.

Rural Housing Enabler

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PO30 1LA

Tel: 01983 524058
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Isle of Wight Housing Register

Adult and Community Support Services Division
7 High Street
Newport
Isle of Wight
PO30 1SS

Tel: 01983 823040
Fax: 01983 823050

Shared Ownership

The Swaythling Housing Society Ltd
Collins House
Bishopstoke Road
Eastleigh
Southampton
SO50 6AD

Tel: 023 8062 8000
Fax: 023 8062 8390
www.swayhs.org.uk