



Gamlingay Neighbourhood Plan

Housing Needs Survey Results

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1) Reasons for the Housing Needs Survey

- ▶ The Neighbourhood Plan needs to put forward a sustainable approach to manage how the village develops and the services it provides in the next 20 years or so.
- ▶ To do this the group have been gathering evidence through surveys and research to understand Gamlingay's needs for business, jobs, housing, transport, schools, service provision and character of the settlement. This has now entered the third year of work and most of the evidence has now been analysed.
- ▶ A significant part of this evidence looks at housing needs of the community and this can be a sensitive issue. It covers the need for all types of housing, including market housing. The lack of affordable housing is an issue in Gamlingay, as it is nationally.

2) The Process

- ▶ The housing needs survey was distributed to all households in Gamlingay in November 2017 by Bedfordshire Rural Communities Charity. The survey was entirely funded by a grant from Locality (only support costs fell to the parish).
- ▶ There was a good response rate of 22.4% (356 responses out of 1587).
- ▶ A report was produced identifying the main findings. This report has led to further discussions within the Neighbourhood Plan Group about what this means in terms of size of future developments, type and tenure issues, which will inform policies in the draft Neighbourhood Plan. The survey provides a good indicator for the amount of development the village needs within 5 years and broader terms over a 20 year period.

3)The Results

- ▶ Strutt and Parker(Housing Futures: The Village Revival. 2015) have identified 5 rural ‘tribes’ of people generating rural housing need, and two particular groups are prominent in Gamlingay’s results.
- ▶ -‘Onesies’ Single people requiring accommodation on their own
- ▶ -‘Elderflowers’- Retirees requiring smaller 2 bed accommodation either ‘lifetime homes’ standard or bungalow accommodation.
- ▶ 66.7% respondents expressed a need for 1-2 bedroom housing in the village
- ▶ 52.2% respondents expressed a need for bungalow/retirement housing.

3) The Results (2)

- ▶ The data can be interpreted as skewed by the proportions of responses from more mature members of the community, the data is not, however, disproportionate towards this particular group.
- ▶ Regarding tenure-
70.5% respondents required affordable rented accommodation
63.9% required purchase on the open market
57.9% preferred shared ownership.
A low level of respondents expressed interest in private renting (20.6%).
- ▶ The survey identified a shortage of two bedroom houses available on the open market (for onesies and elderflowers) (only one property on the open market available in December 2017).
- ▶ Of the 90 respondents identified as looking for a property in the next 20 years, 81 of these were specifically looking for a 2 or 3 bedroom house or bungalow.

4) How to interpret the data

- ▶ In summary the parish should consider the housing demands of people moving to Gamlingay from the surrounding area and further afield in particular:-
 - ▶ -Older homeowners, possibly seeking the village life in retirement;
 - ▶ -Families wanting to move to a village location to raise their children;
 - ▶ -Younger single person households, or couples
- ▶ These trends will form part of the housing policies in the draft neighbourhood plan

5) Conclusions

- ▶ In total 44 units of affordable local needs accommodation should be supplied within the next plan period.
- ▶ The Neighbourhood Plan Steering Committee are assessing whether there is a need to allocate further sites for development within the next plan period, in addition to those already with permission and included within the emerging Local Plan.
- ▶ Preferences will be for small sites which are within the Village Framework, to come forward
- ▶ However the housing needs survey indicated the recorded need for market and affordable housing can be accommodated already with sites already granted permission within the parish for the next five years (2018-2023)