

# Brightwell-cum-Sotwell

## NEIGHBOURHOOD PLAN HOUSING SURVEY REPORT

May 2015



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

## INTRODUCTION AND RATIONALE

Brightwell-cum-Sotwell is currently preparing a Neighbourhood Plan. As part of its evidence gathering process, the Neighbourhood Plan Steering Group commissioned Oxfordshire Rural Community Council to conduct a housing survey in March 2015. 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 Brightwell-cum-Sotwell* and Part 2: *Your Opinions on Housing Development*. Part 3 asked households which need a new home in Brightwell-cum-Sotwell parish to state their requirements.

## DISTRIBUTION AND RESPONSE

- ORCC, liaising with Brightwell-cum-Sotwell Neighbourhood Plan Steering Group (NPSG), prepared the survey content.
- The NPSG distributed surveys to 634 households in March 2015.
- 258 questionnaires were returned directly to ORCC by the respondents via the pre-paid *Freepost* envelopes: **a response rate of 41%**.
- 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 41 survey questions. The following is a selection of findings.

### Part 1

92% of respondents (230) are home-owners (with or without mortgage)      The largest proportion- 54%- of respondents (126) live in detached houses

23 households wish to move but cannot      Top 3 reasons preventing a household from moving:

- Lack of suitable housing- 74% (17 respondents)
- Unable to afford to buy new home- 52% (12)
- Lack of self-build plots- 30% (7)

59 households might be interested in down-sizing in the next 2-10 years      35% of respondents (84) would be interested in self-build opportunities if land was made available

### Part 2

Top 3 types of accommodation respondents think Brightwell-cum-Sotwell requires:

- Affordable housing- 49% (118 respondents)
- Supported housing- 39% (92)
- Detached houses- 37% (90)

Top 3 types of supported housing that respondents think Brightwell-cum-Sotwell requires:

- Independent accommodation with care support- 62% (70 respondents)
- Private Sheltered Housing- 49% (55)
- Housing Association Sheltered Housing- 49% (55)

Top 3 types of tenure respondents think Brightwell-cum-Sotwell requires:

- Owner-occupation- 64% (128 respondents)
- Shared-ownership- 50% (100)
- Affordable rent (Housing Association)- 49% (98)

69 households wish to return to live in Brightwell-cum-Sotwell

32% support the development of a Rural Exception Site      60% support the idea of a Community Land Trust

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### Part 3

35 households (30 currently living inside the parish and 5 living outside) stated they need a home in Brightwell-cum Sotwell

Top 3 reasons for requiring a new home in Brightwell-cum-Sotwell:

- Need a bigger home- 38% (13 respondents)
- Need a smaller home- 23% (8)
- Want to build own home- 21% (7)

4 respondents who require a new home have mobility problems

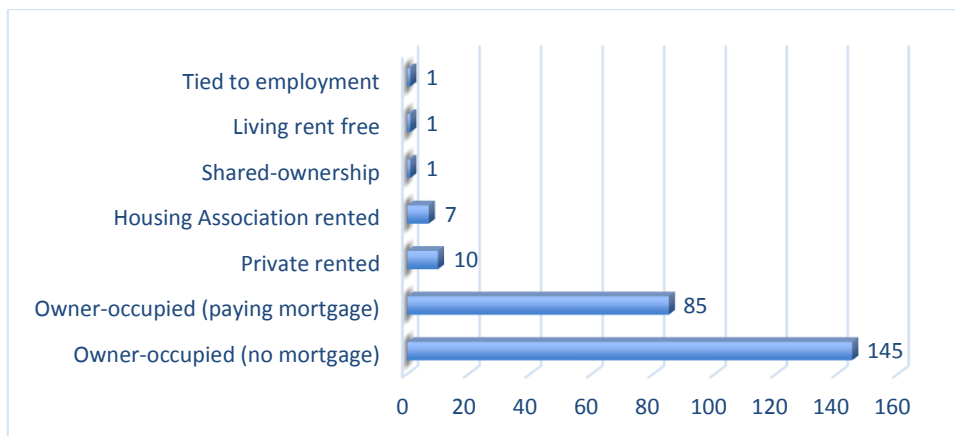
Self-ownership is the preferred tenure of 83% of respondents which need a new home

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## Detailed Results Part One- Your Household

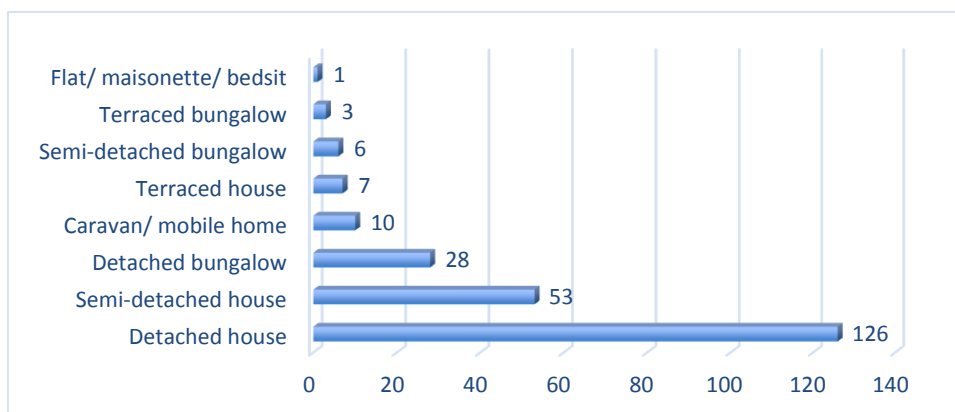
### 1. Is your present home...?

*250 respondents*



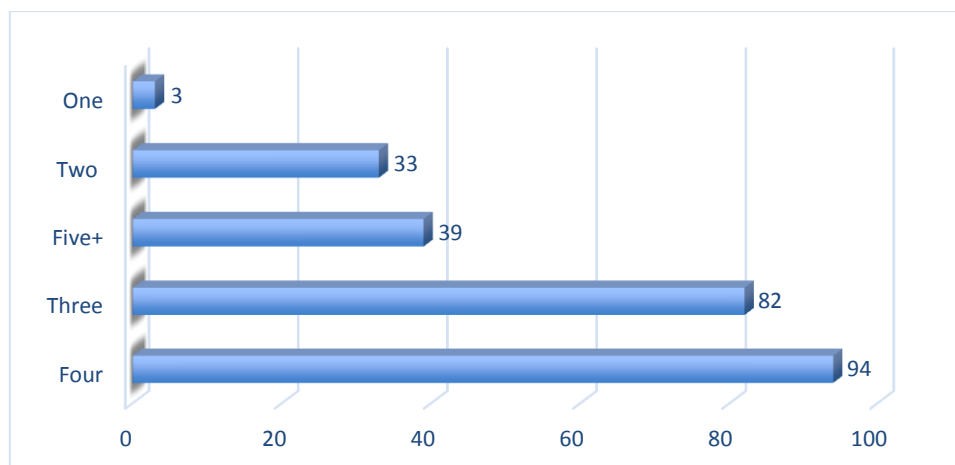
### 2. What type of property is your home?

*234 respondents*



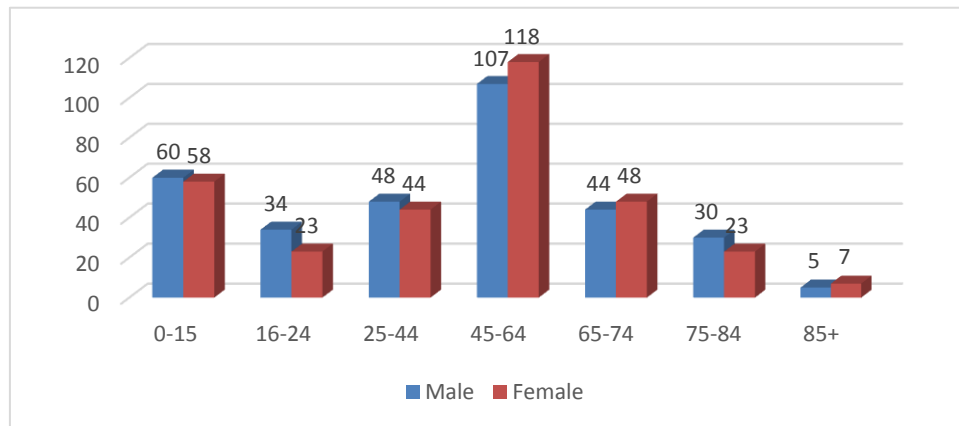
### 3. How many bedrooms are in your current home?

*251 respondents*



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

*253 respondents – 649 individuals*



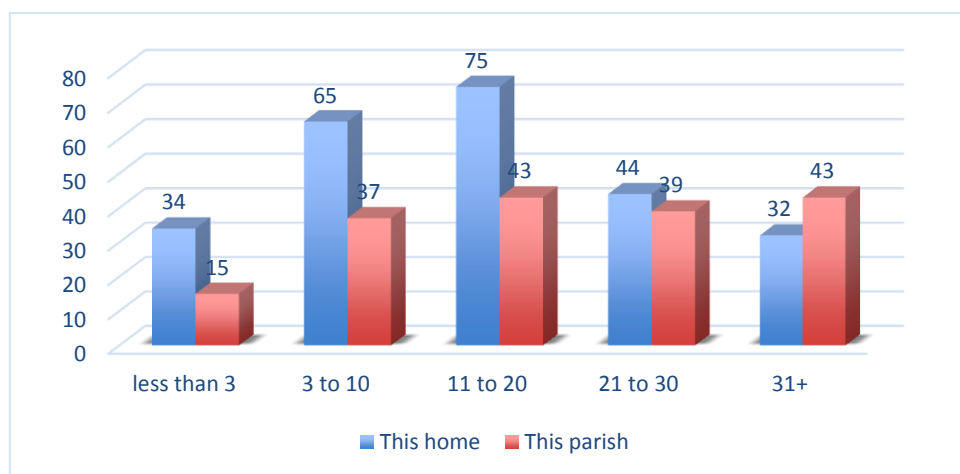
**5. How many people in your household are...?**

*254 respondents – 567 individuals*



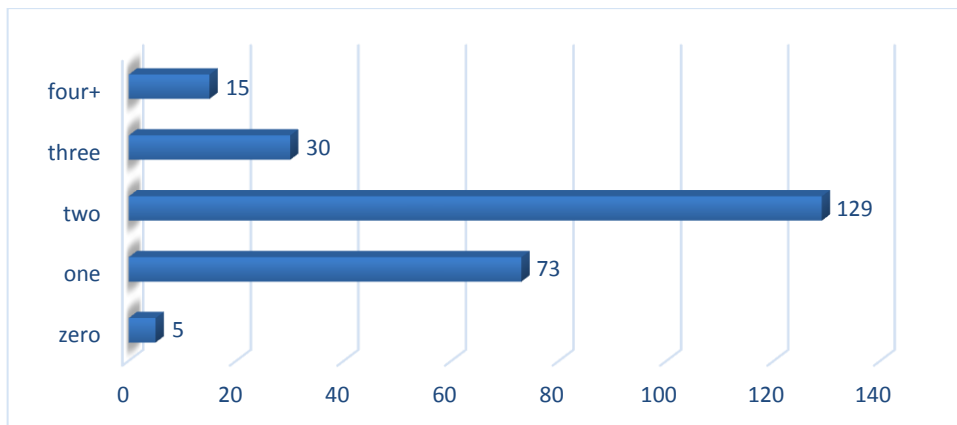
**6. How many years have you lived in Brightwell-cum-Sotwell?**

*250 respondents (this home) 177 (this parish)*



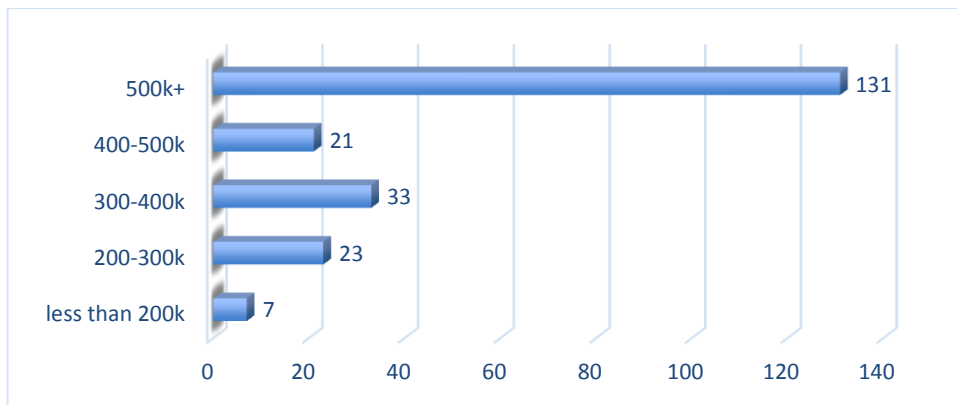
**7. How many vehicles (in total) are owned by the people living at your address?**

*252 respondents*



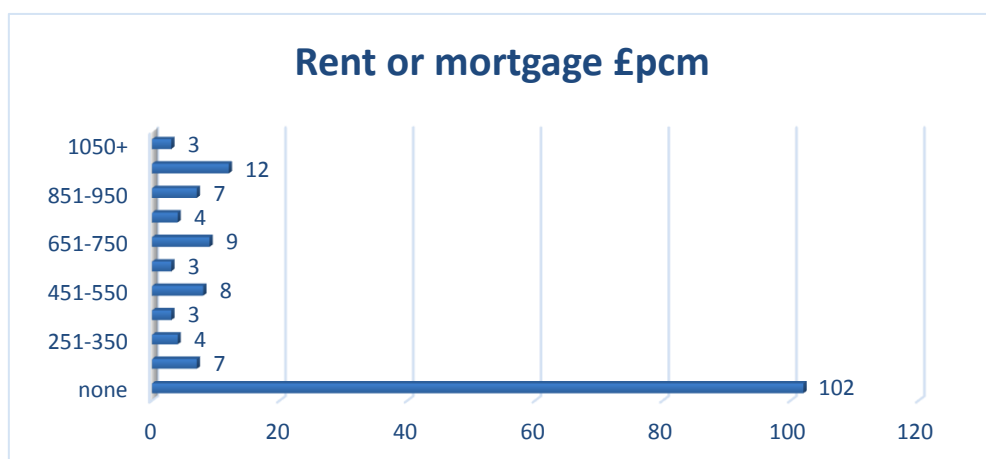
**8. If you own your own home, what is its current [estimated] value?**

*215 respondents*



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

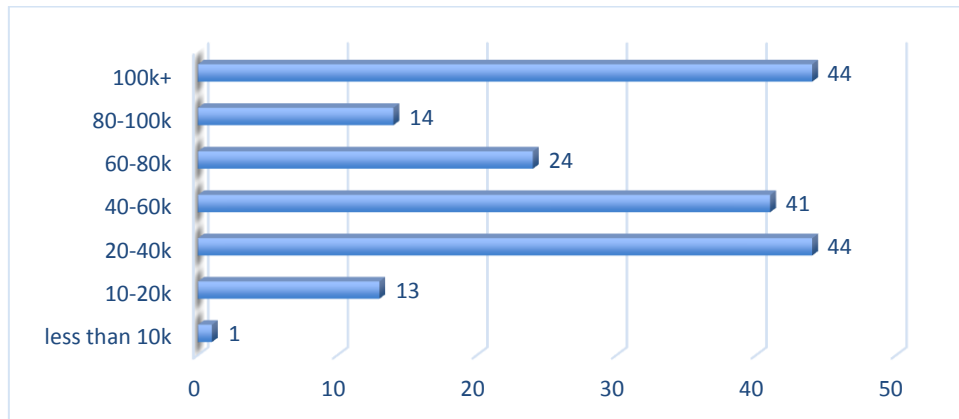
*162 respondents*





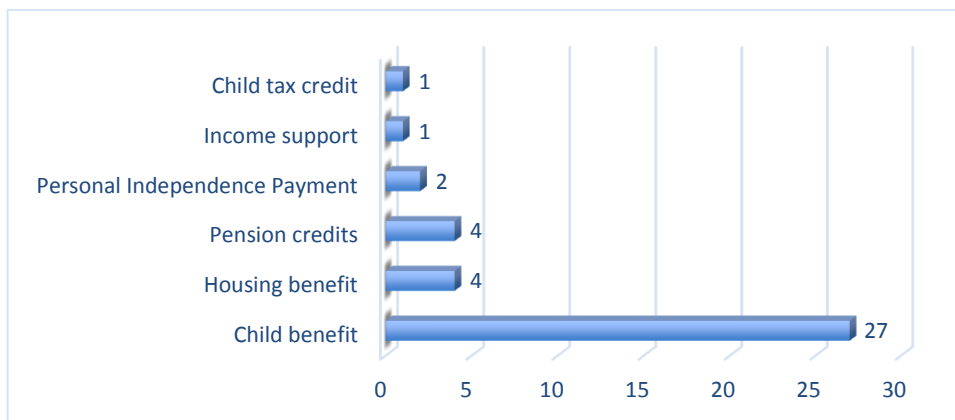
**10. What is the total annual income of your household, before tax but not including benefits?**

**181 respondents**



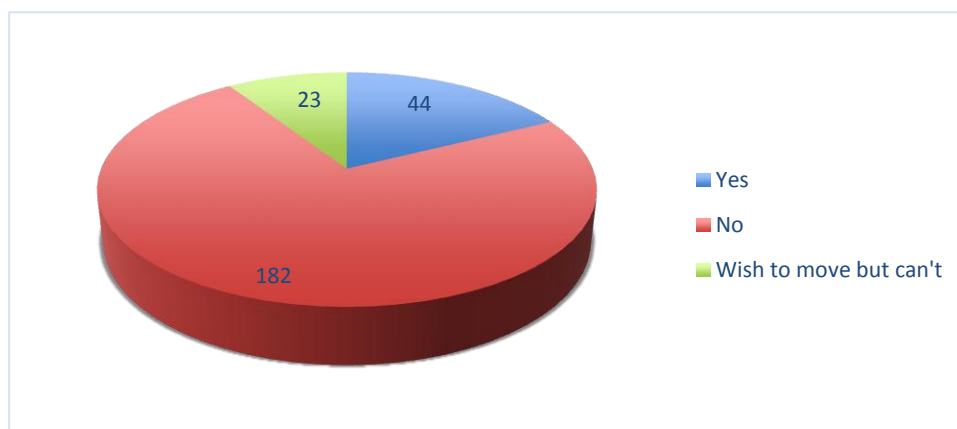
**11. If your household receives any financial support, please state which type.**

**34 respondents- 39 types of support noted**



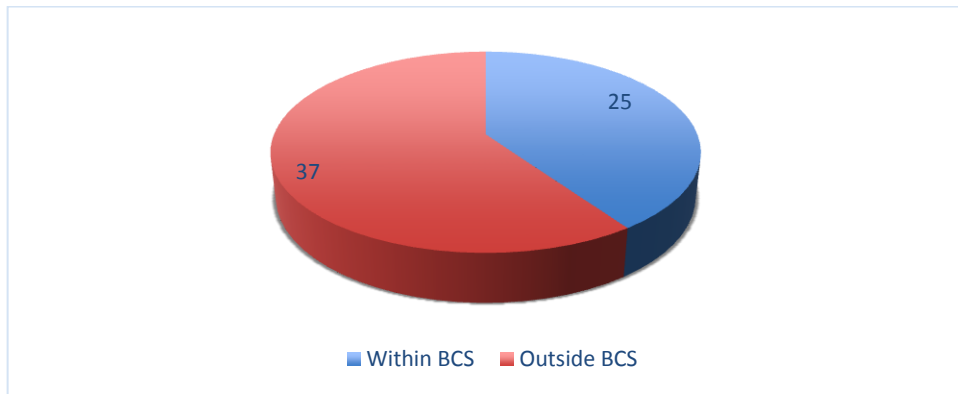
**12. Are you intending to move house within the next few years?**

**249 respondents**



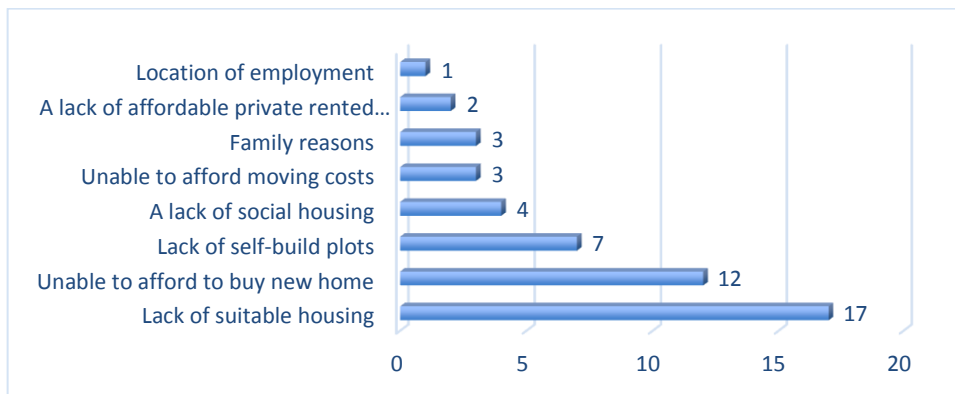
**13. If 'yes', are you intending to move within or outside Brightwell-cum-Sotwell?**

*58 respondents – 62 choices*



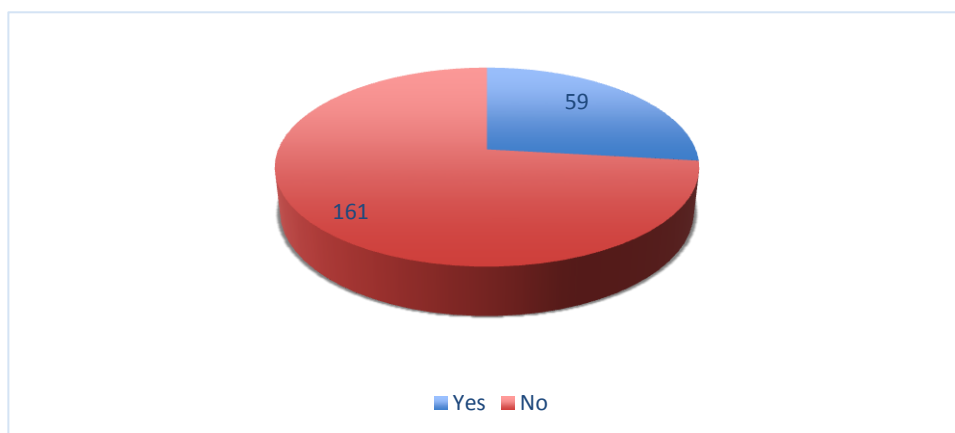
**14. If you wish to move but cannot, what are the reasons preventing you?**

*30 respondents- 49 total choices*

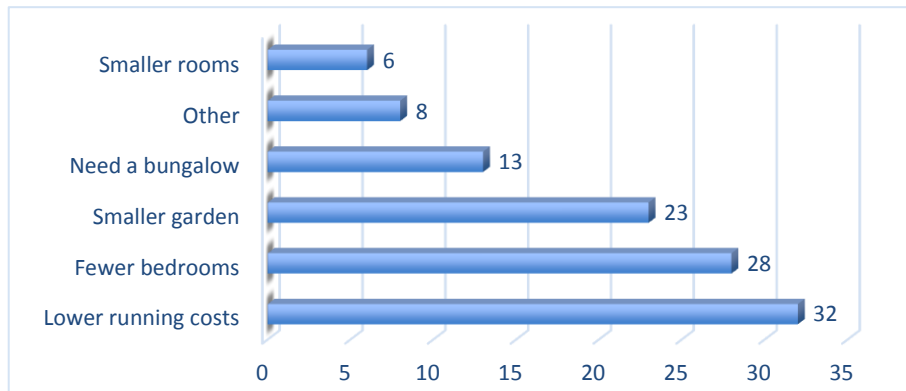


**15. If a suitable smaller property was available in Brightwell-cum-Sotwell parish, might you be interested in downsizing to it in the next 2-10 years?**

*220 respondents*



**16. If 'yes', what are your reasons for wishing to downsize? 58 respondents- 110 total choices**

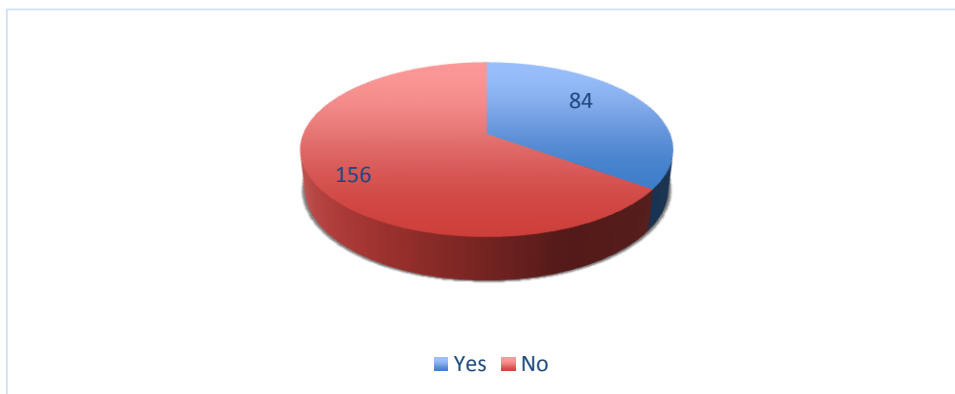


**OTHER REASONS**

Old age	5	Less maintenance	1
To be nearer to public transport	1	Children leaving home	1

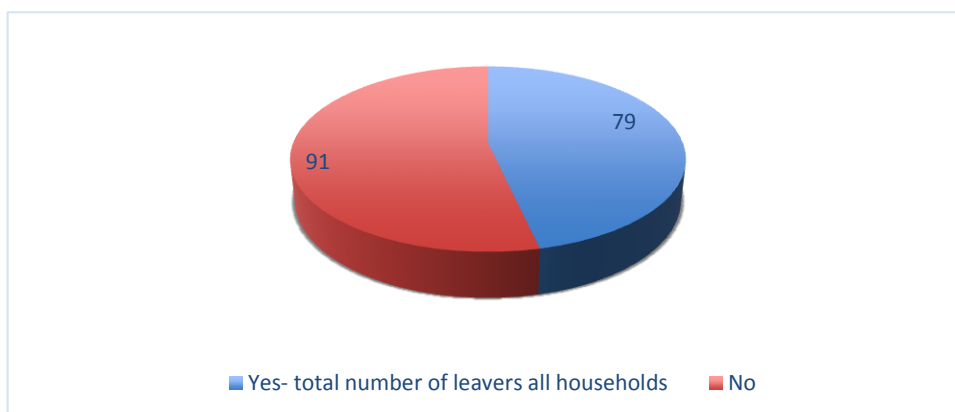
**17. If land was made available for you to build your own homes, would this be of interest?**

**240 respondents**



**18. Have any members of your household left Bright-cum-Sotwell parish in the last 5 years?**

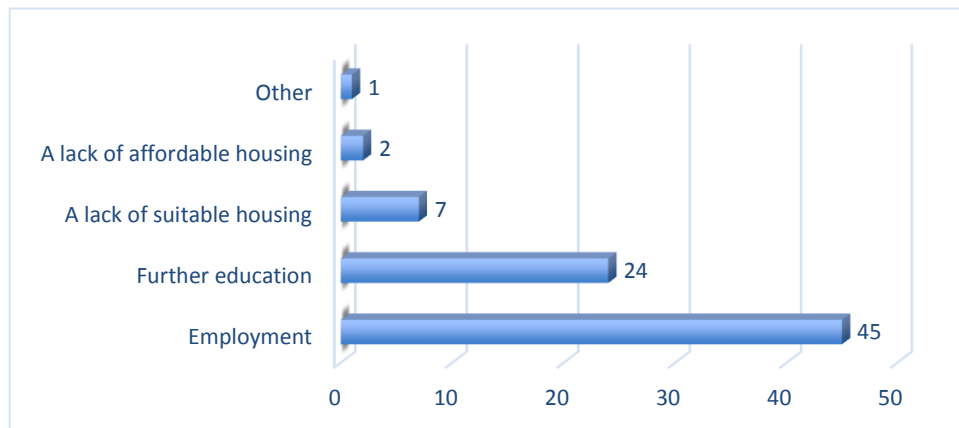
**140 respondents**



**Why did they leave?**

**79 total reasons**

- The 1 'other' reason given was 'choice'



**19. How many people have joined (births, marriage, relatives moving in etc.) your household in the last 5 years?**

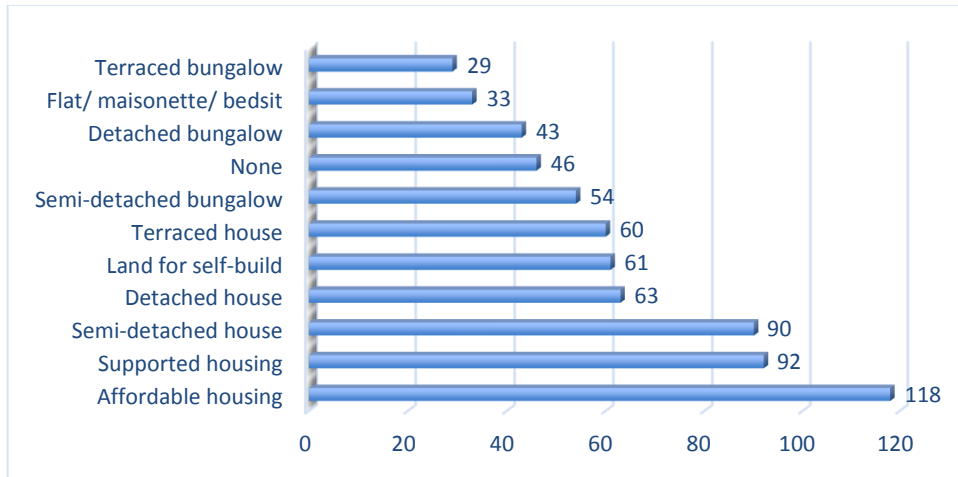
- 35 individuals have joined 24 households

## Detailed Results

### Part Two: Your Opinions on Housing Development

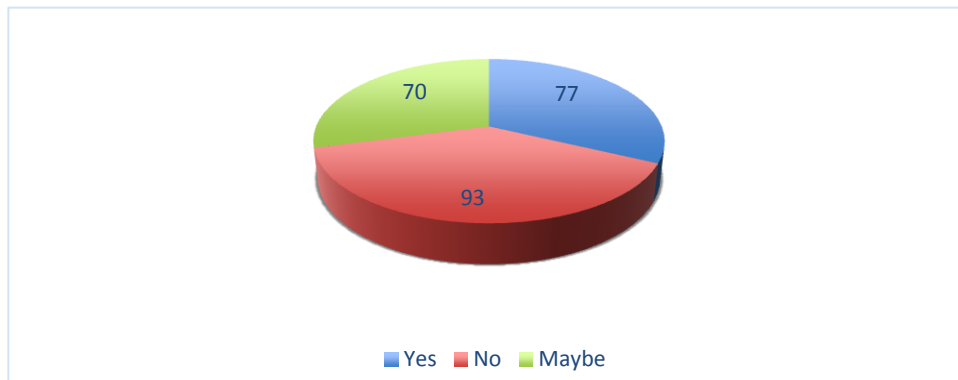
**20. What type of accommodation do you think Brightwell-cum-Sotwell needs?**

*243 respondents- 689 suggestions in total*



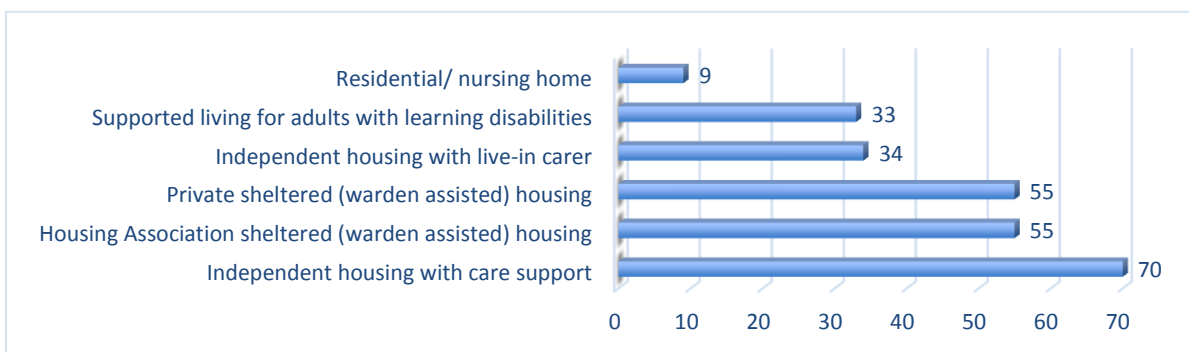
**21. Would you support the development of a Rural Exception Site in Brightwell-cum-Sotwell parish?**

*240 respondents*



**22. If you think Brightwell-cum-Sotwell needs supported housing, what type is required?**

*112 respondents- 256 total suggestions*



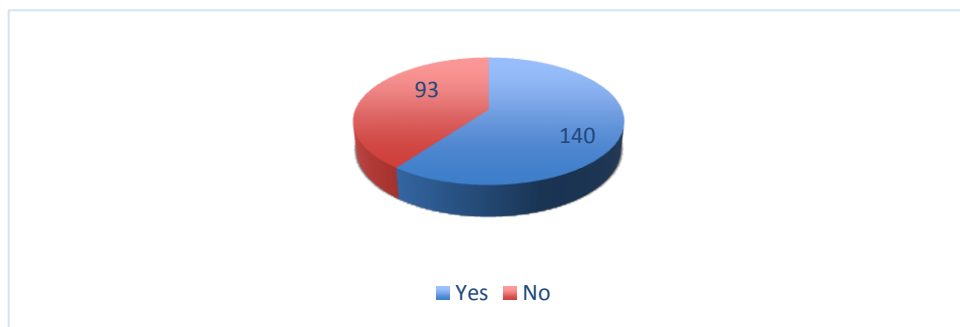
**23. What type of housing tenure do you think Brightwell-cum-Sotwell needs?**

*200 respondents- 420 total suggestions*



**24. Would you support the idea of a Community Land Trust for Brightwell-cum-Sotwell?**

*233 respondents*

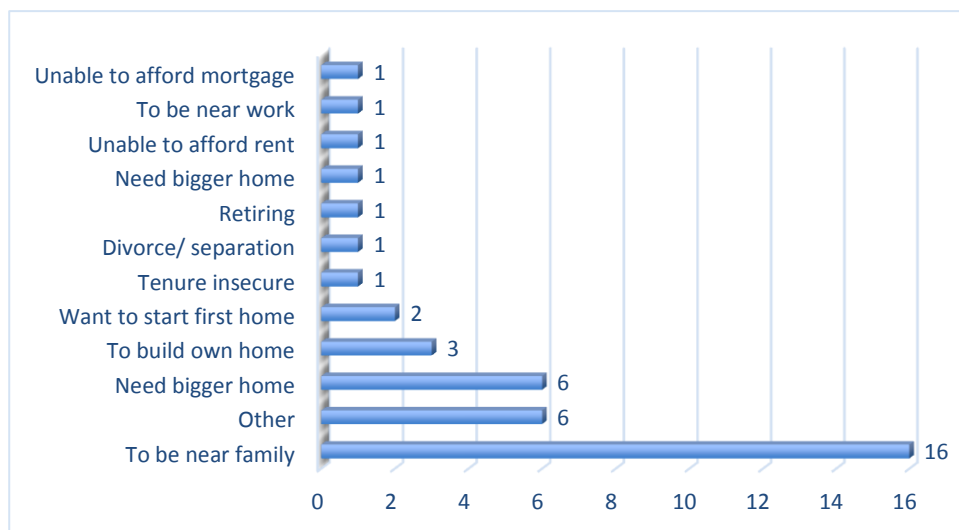


**25. Do you know of any households living elsewhere who wish to return to Brightwell-cum-Sotwell?**

- **36 respondents** were aware of **69 households** wishing to return

**26. Why do they want to move to Brightwell-cum-Sotwell parish?**

*20 respondents- 40 reasons in total*

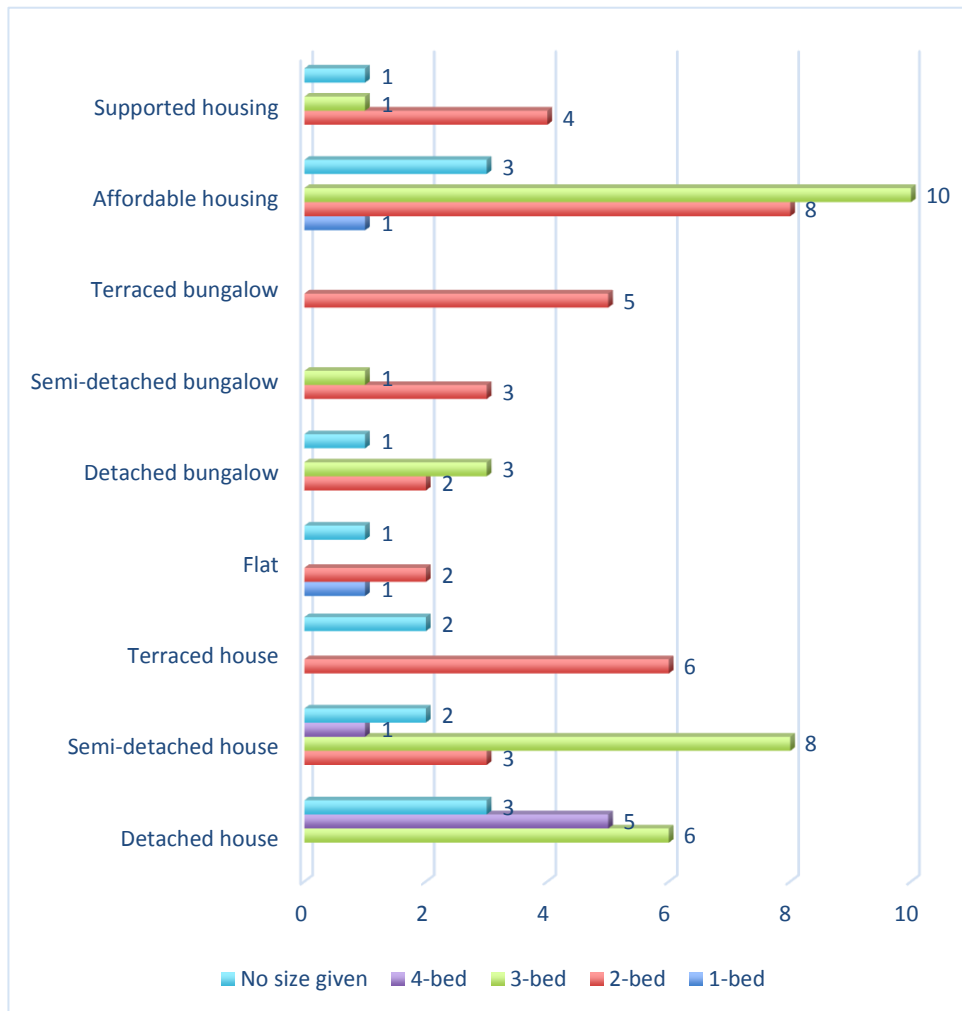


**OTHER REASONS**

To live near friends	2	To move back home	2
To be near school	1	Like the community of BCS	1

**27. What type of home would those returning to Brightwell-cum-Sotwell require?**

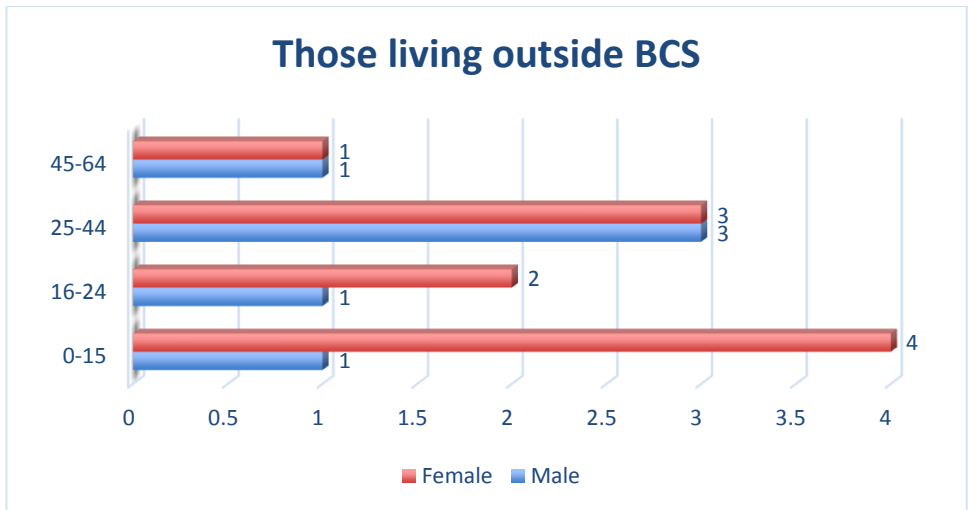
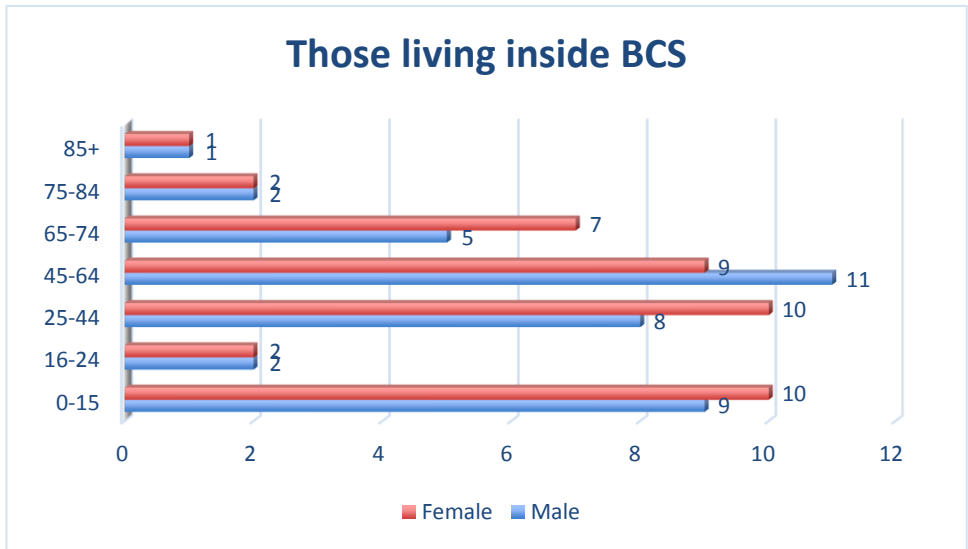
*50 respondents – 83 total house choices*



**Detailed Results**  
**Part Three: Do you need a home in Brightwell-cum-Sotwell**

**28. How many people of each age group would live in the new home (include carers if support needed to live independently)?**

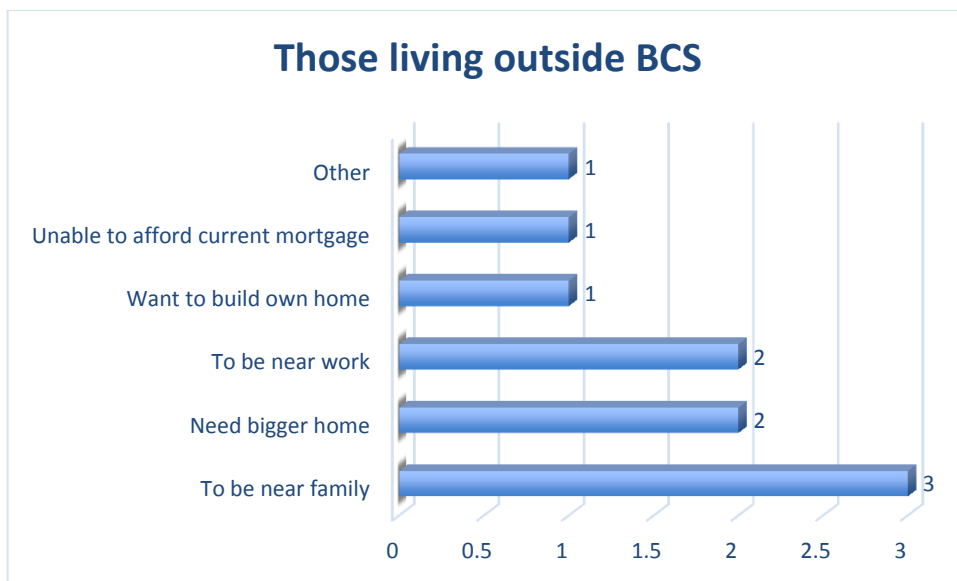
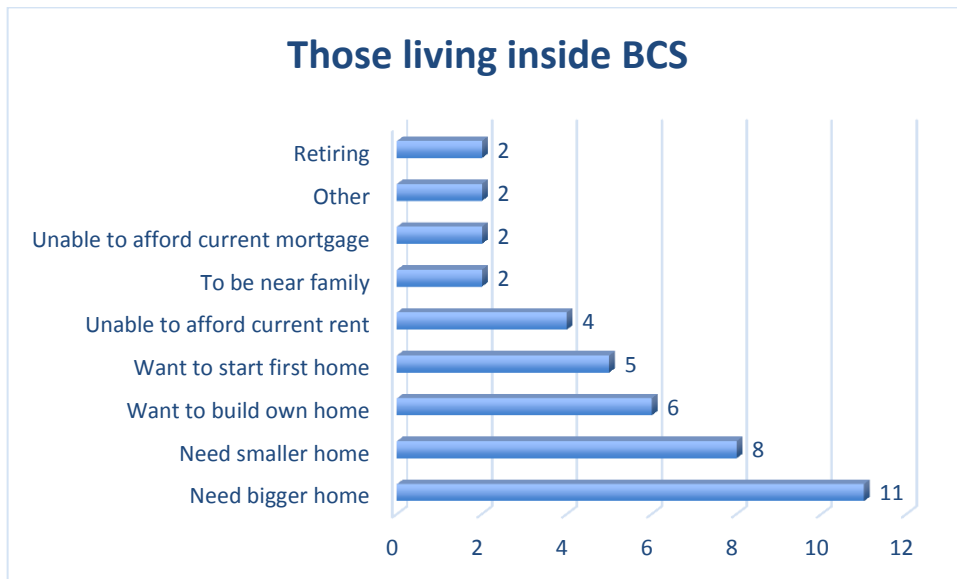
- 30 respondents- 79 residents total: living inside BCS
- 5 respondents- 16 residents total: living outside BCS





**29. Why do you need a new home in Brightwell-cum-Sotwell parish?**

- 29 respondents- 42 residents total: living inside BCS
- 5 respondents- 10 residents total: living outside BCS

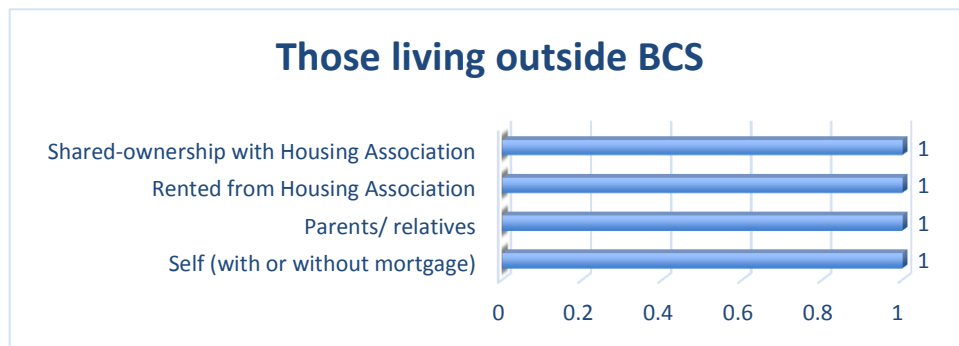
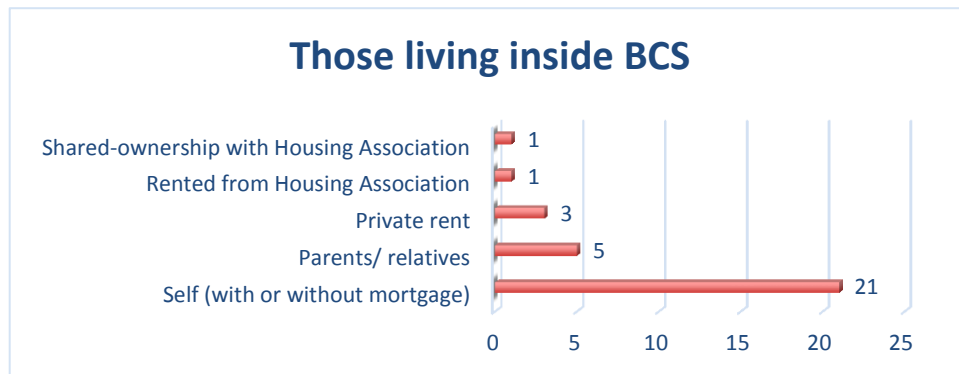


**OTHER REASONS**

Need a smaller garden	1	Parent needs to live with us	1
To move back home	1		

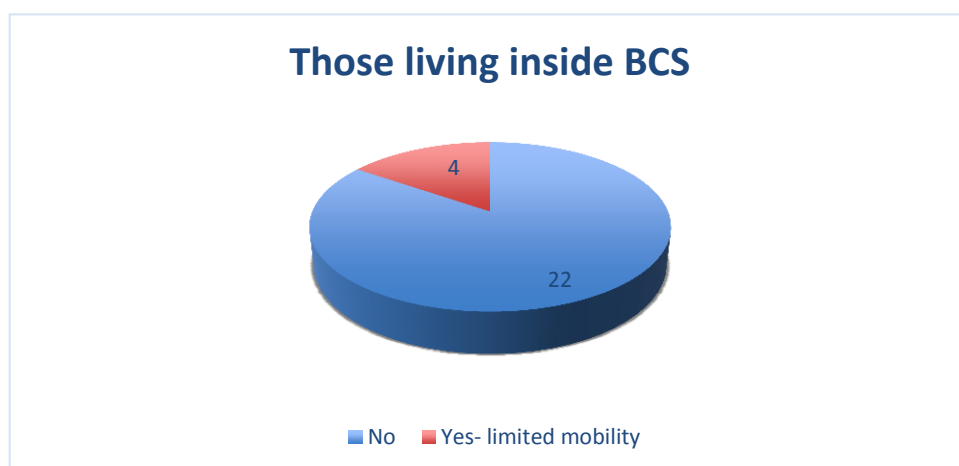
### 30. Who owns the home you live in now?

- 31 respondents: living inside BCS
- 4 respondents: living outside BCS



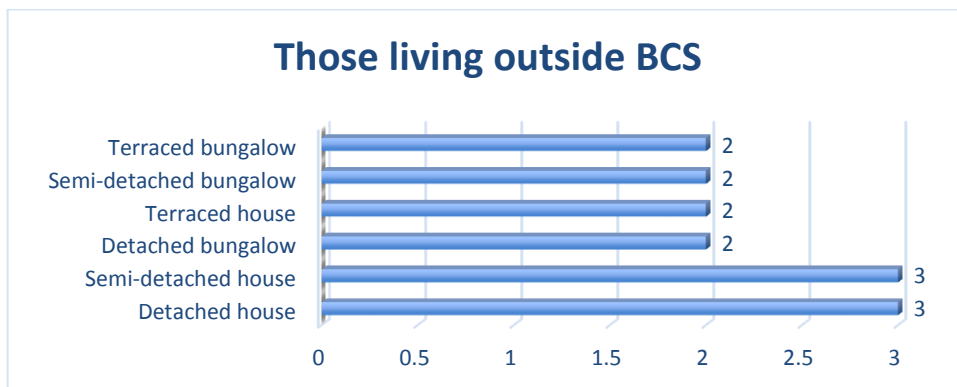
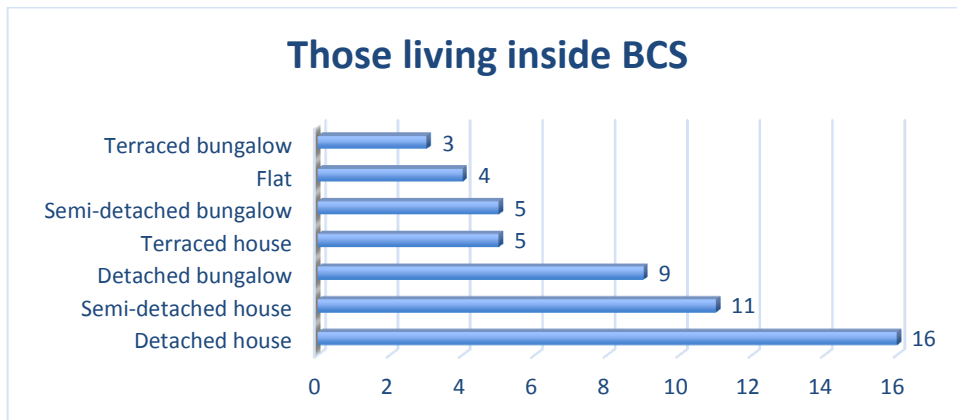
### 31. Does anything affect the type of home you need?

- 26 respondents: living inside BCS
- 5 respondents: living outside BCS: **NONE ANSWERED 'YES' TO THIS QUESTION**



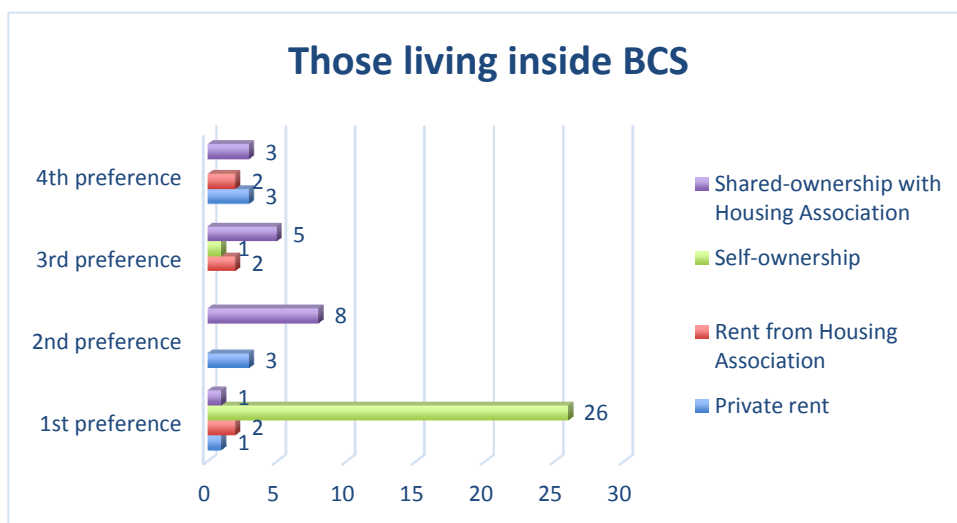
### 32. What type of home do you need?

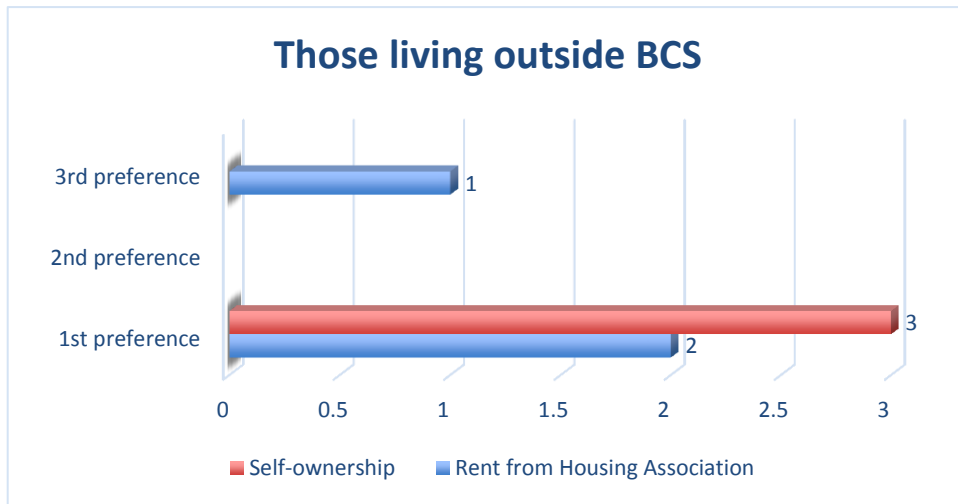
- 29 respondents- 53 total choices total: living inside BCS
- 5 respondents- 14 residents total: living outside BCS



### 33. Please rank your preferences for housing tenure.

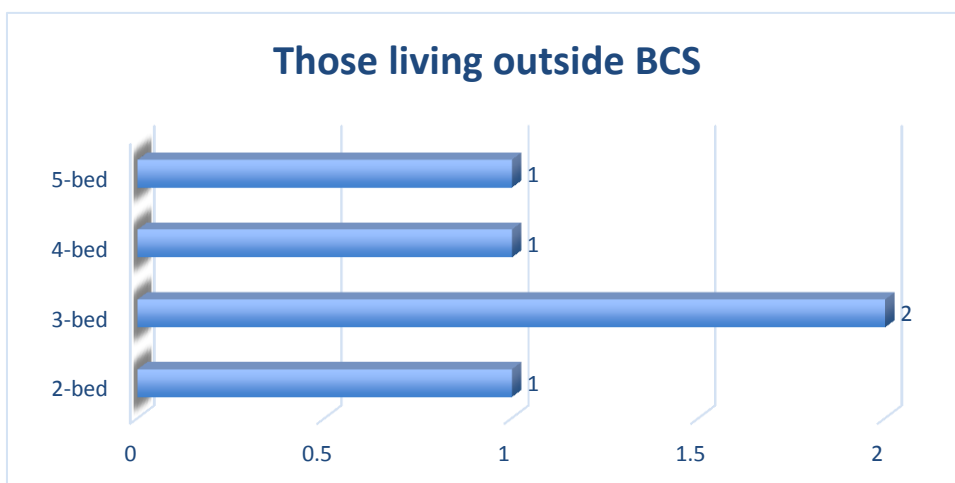
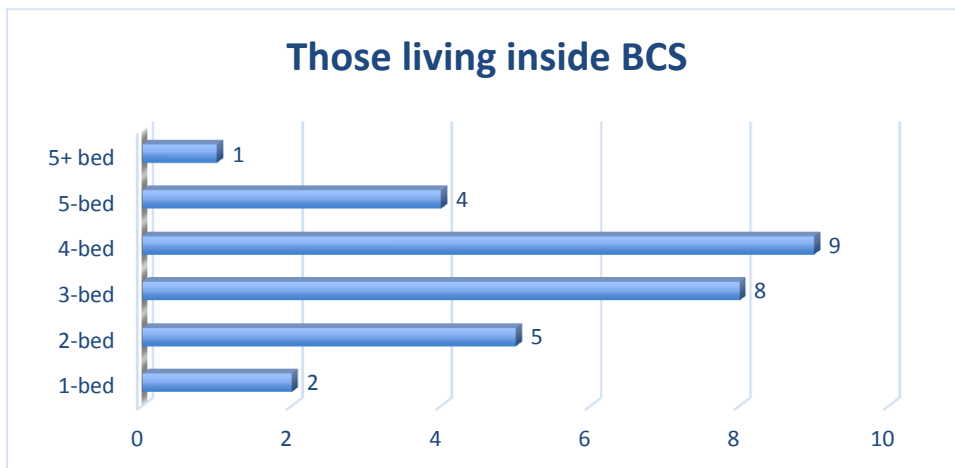
- 30 respondents: living inside BCS
- 5 respondents: living outside BCS





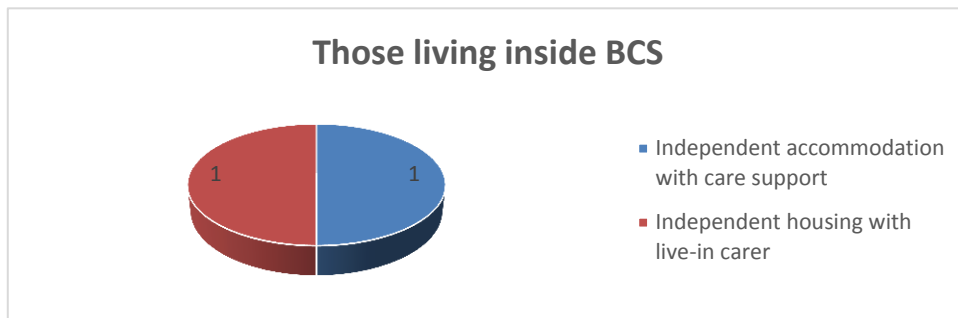
**34. How many bedrooms would your new home need?      26 respondents- 31 total choices**

- 22 respondents - 29 total choices: living inside BCS
- 4 respondents - 5 total choices: living outside BCS



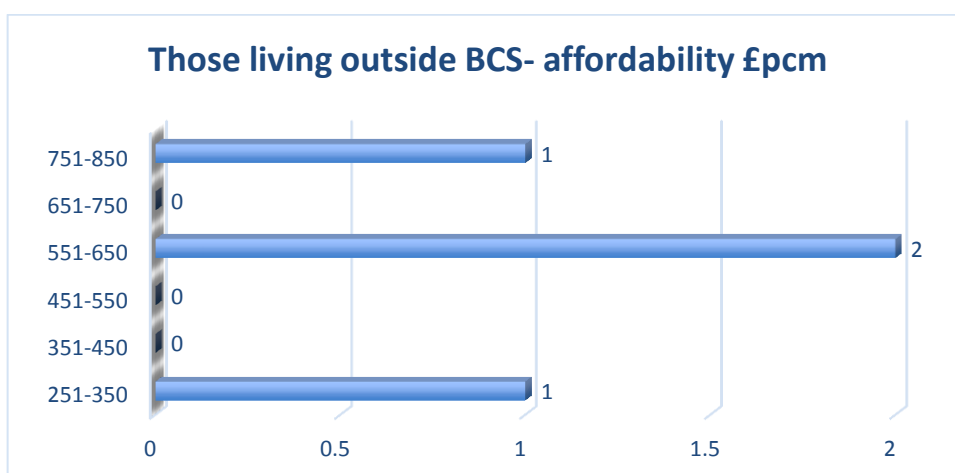
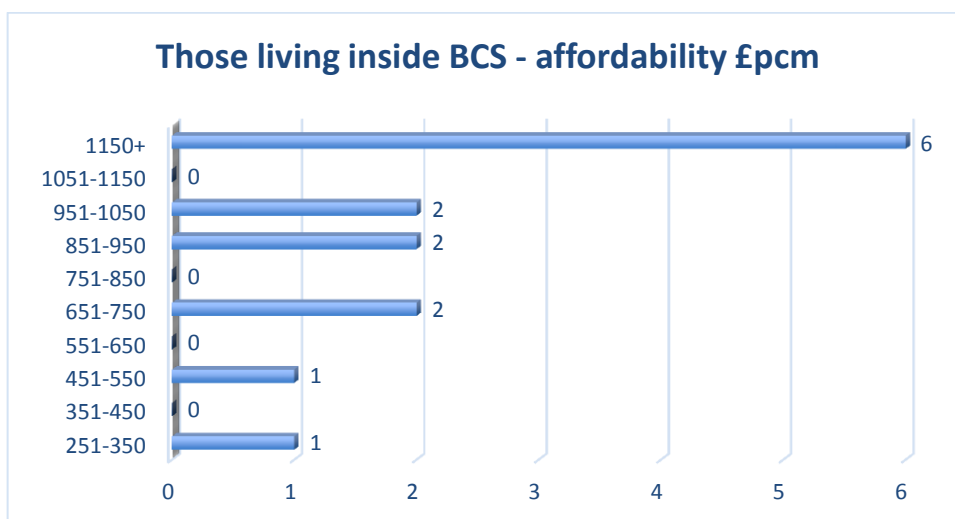
**35. Does anyone in your home have a supported housing need?**

- 2 respondents: living inside BCS
- 0 respondents: living outside BCS



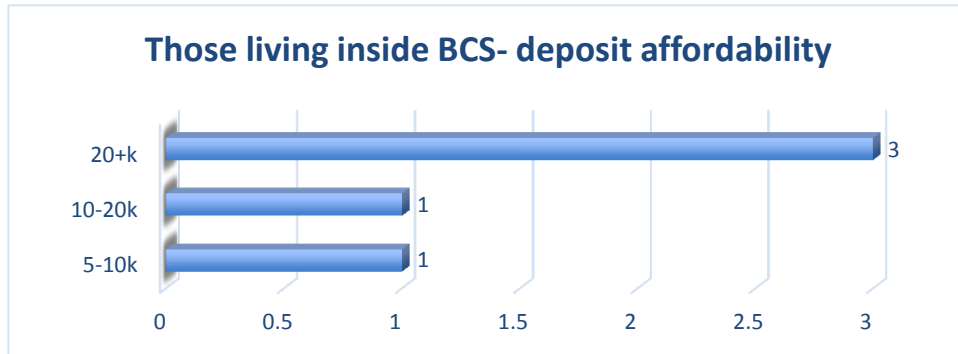
**36. Can you give some idea of how much rent/ mortgage you could afford to pay per month?**

- 14 respondents: living inside BCS
- 4 respondents: living outside BCS



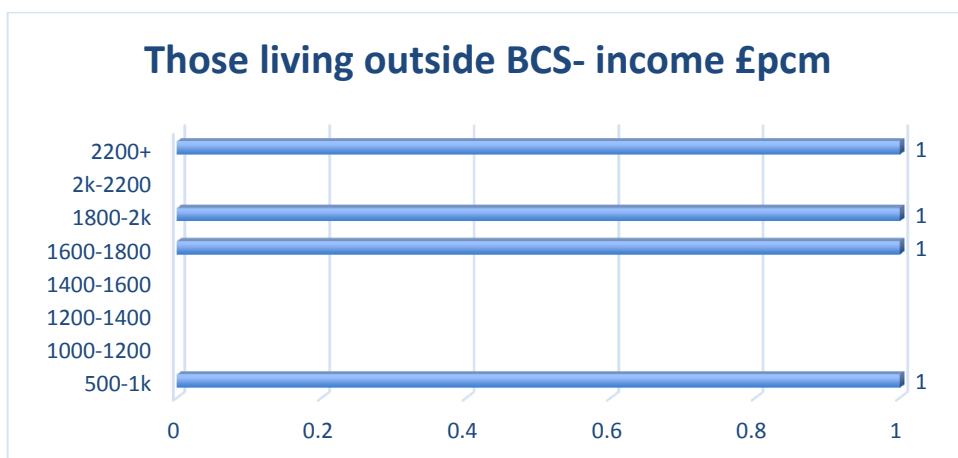
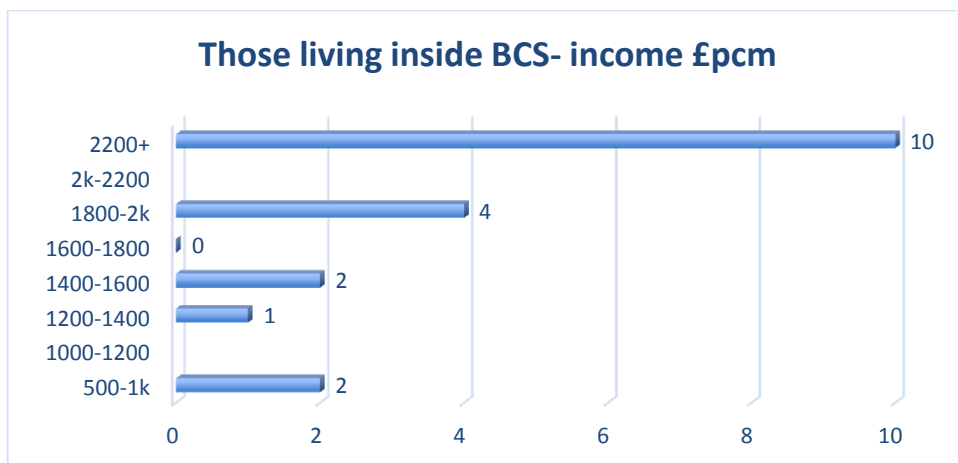
**37. If you are interested in shared-ownership, how much do you think you could put down as a deposit?**

- 5 respondents: living inside BCS
- 1 respondent: living outside BCS- **THIS RESPONDENT COULD AFFORD 20k+**



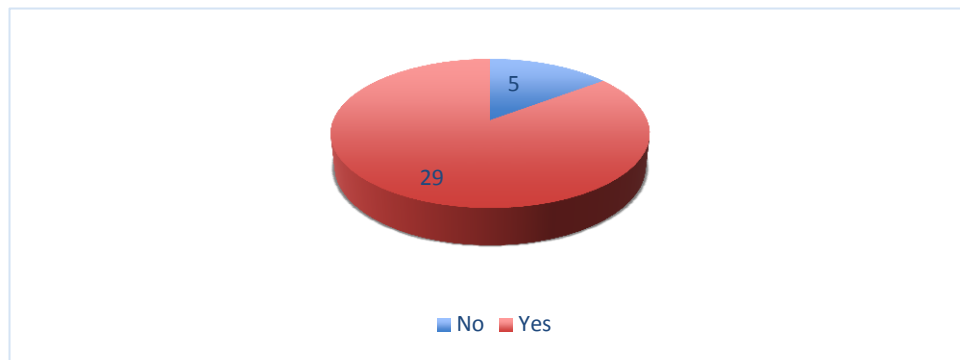
**38. Can you give some idea of your household's monthly income, after tax?**

- 19 respondents: living inside BCS
- 4 respondents: living outside BCS



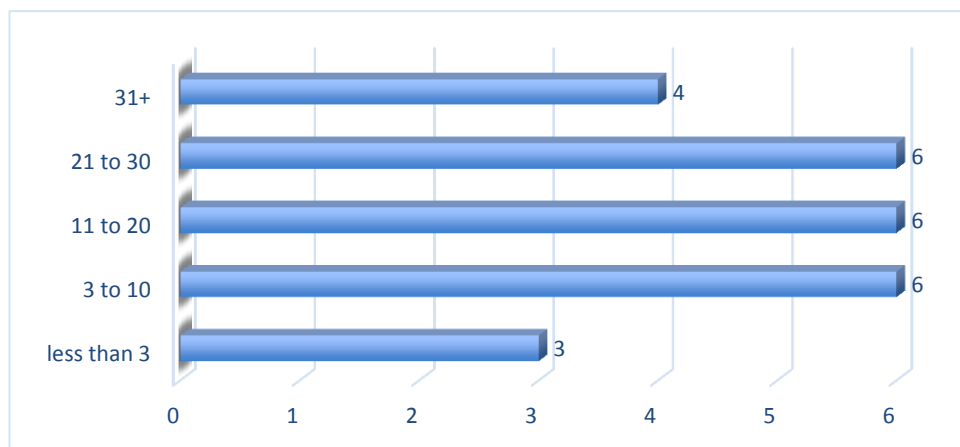
**39. Do you live in Brightwell-cum-Sotwell at the moment?**

**34 respondents**



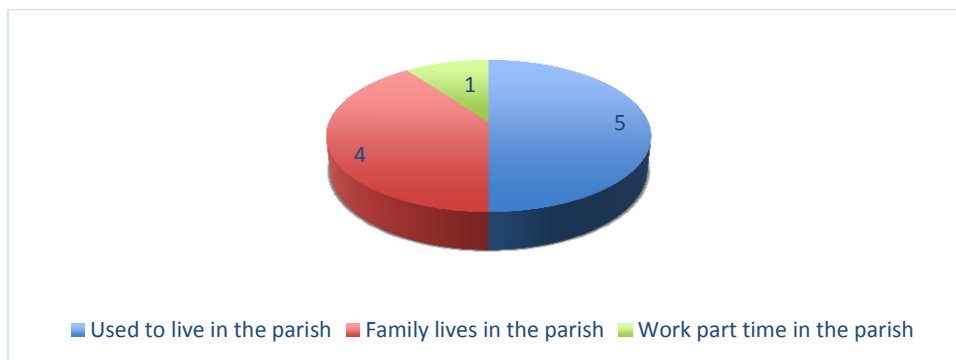
**If yes, for how many years?**

**25 respondents**



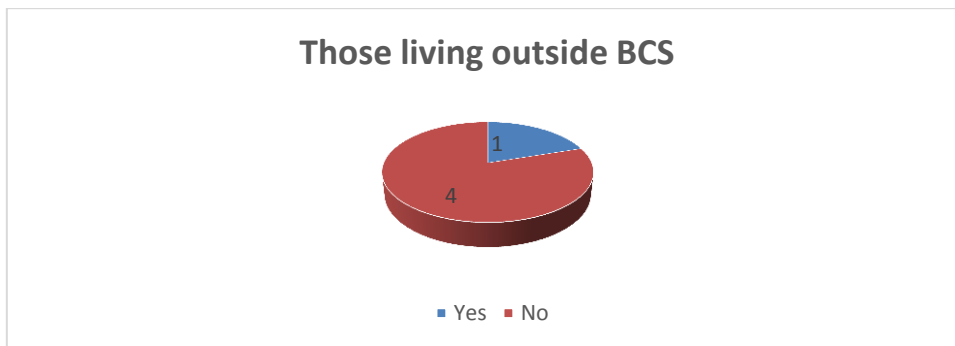
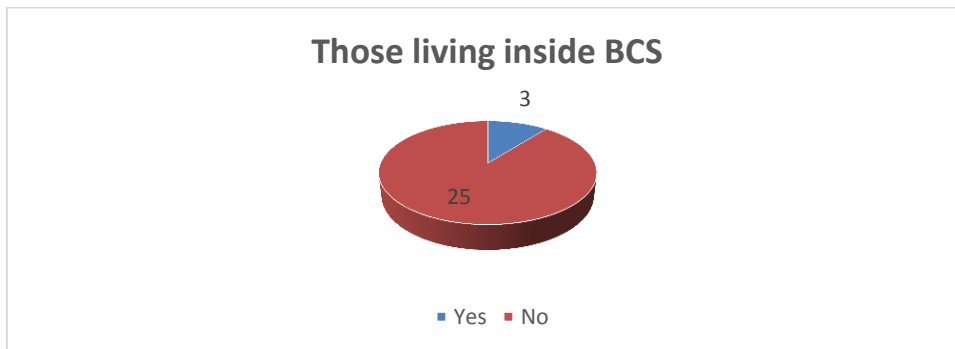
**40. If you do not live in Brightwell-cum-Sotwell just now, what is your connection to it?**

**5 respondents – 10 total choices**



**41. Are you on the South Oxfordshire District Council Housing Register?**

- 28 respondents: living inside BCS
- 5 respondents: living outside BCS



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