

Rock Parish

Housing Needs Survey



Analysis of Results

August 2013

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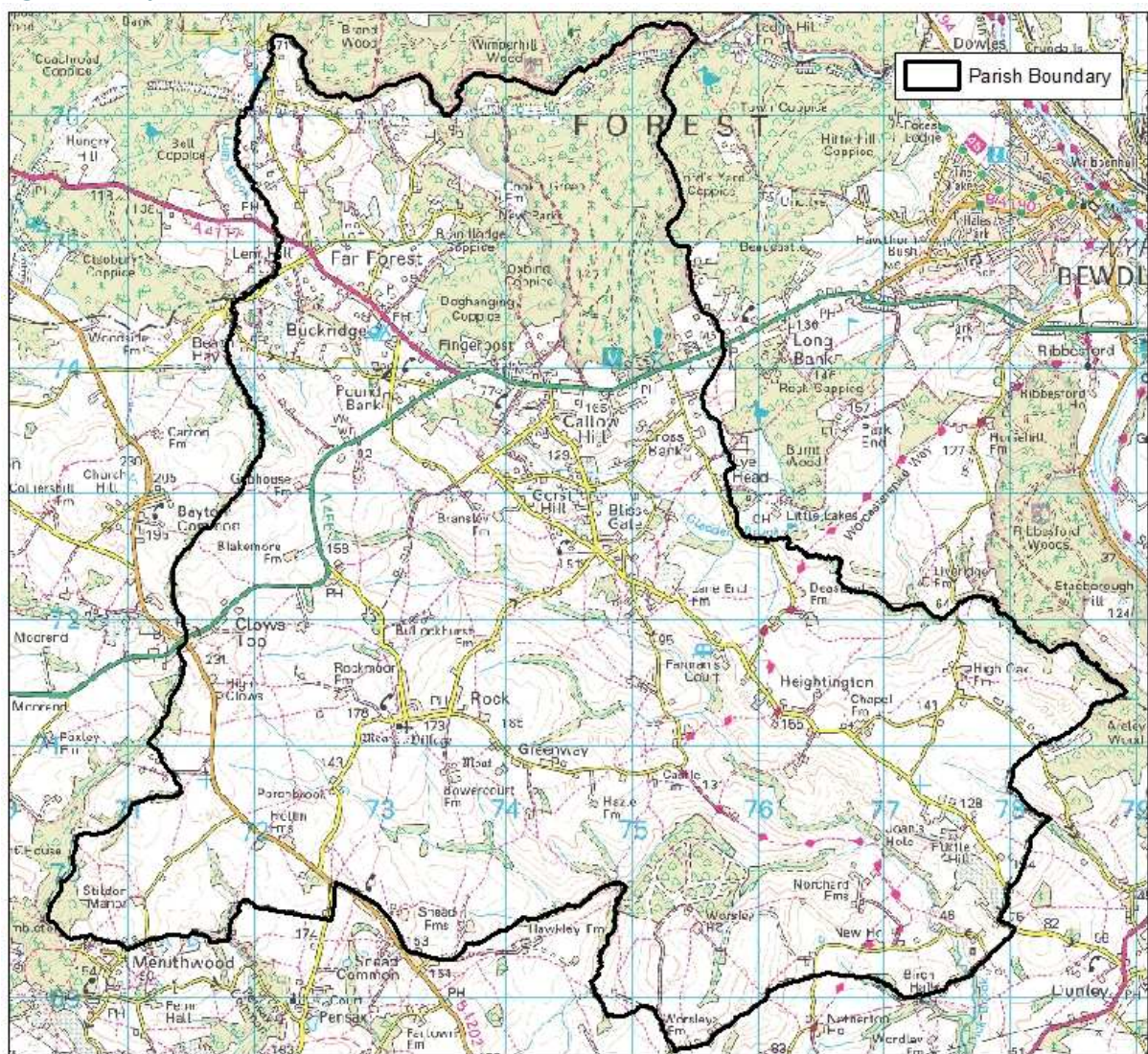
1 Introduction

Worcestershire County Council undertook a rural housing needs survey in the Parish of Rock over a one month period in July and August 2013 on behalf of Rock Parish Council and Wyre Forest District Council.

A total of 1034 surveys were delivered to households in the Parish of Rock. The survey is designed to be completed by every household within the Parish in order to build a profile of the Parish and examine current or future housing need. Households also had the option to complete the survey online.

By the deadline of Monday 19th August 2013, 309 surveys were completed and returned (of which 4 were completed online), which represents a response rate of 29.9%.

Figure 1: Map of Rock Parish



Rock Parish

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2 Parish Profile

The following statistics are taken from the 2011 Census.

Table 1: Parish Statistics

	Rock	Worcestershire
Area (Hectares)	3,614	173,529
Number of Households	1,013	239,717
Number of People Living in Households	2,425	556,357
Average Household Size	2.39	2.25

Table 2: Households Types

Household Type		Rock households	Rock percentage	Worcestershire percentage
One Person	Aged 65-plus	124	12.2%	13.1%
	Other	98	9.7%	15.2%
One Family and no others	All aged 65-plus	154	15.2%	10.4%
	Couple households with no children	215	21.2%	20.2%
	Couple households with dependent children	184	18.2%	19.8%
	Lone parent households with dependent children	39	3.9%	6.1%
	All children non-dependent	125	12.3%	9.8%
Other	Other	74	7.3%	5.5%

Table 3: Tenure

	Rock households	Rock percentage	Worcestershire percentage
Owner Occupier	853	84.2%	70.9%
Shared Ownership	6	0.6%	0.7%
Social Rented	59	5.8%	14.8%
Private Rented	71	7.0%	11.3%
Rent from Other	11	1.1%	1.1%
Living Rent Free	13	1.3%	1.2%

Table 4: Property Type

	Rock household spaces	Rock percentage	Worcestershire percentage
House or Bungalow - Detached	735	68.8%	33.4%
House or Bungalow - Semi-detached	222	20.8%	33.0%
House or Bungalow - Terraced	43	4.0%	18.6%
Flat, maisonette or apartment	30	2.8%	13.8%
Caravan or other mobile or temporary structure	39	3.6%	1.2%

3 Analysis

The following information is based on responses to the Rock Parish Housing Needs Survey, August 2013.

GENERAL CHARACTERISTICS

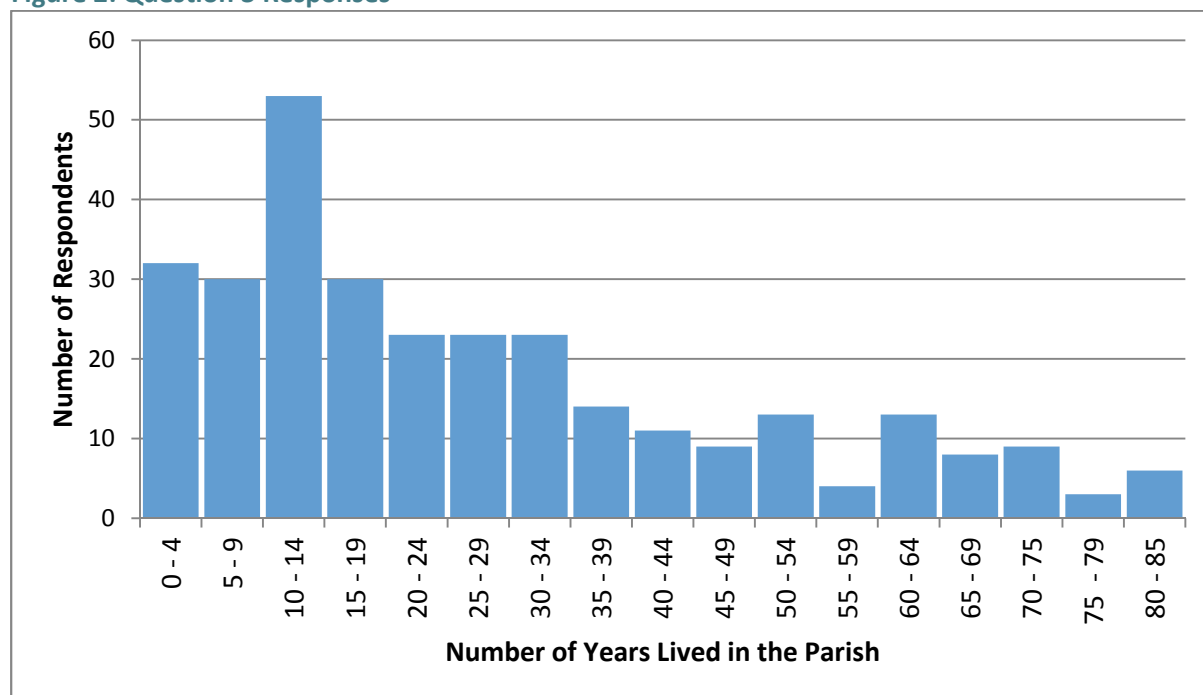
Q1: Do you live in Rock Parish?

All of the 306 respondents who answered this question stated that they did live in the Parish. Of the three residents who chose not to answer this question, one provided an answer to question 2 "what is your local connection?" stating that they worked within the Parish.

Q3: How long have you lived in Rock? (now or in the past)

All respondents had lived within the Parish for between 1 month and 85 years, with an average of 27 years.

Figure 2: Question 3 Responses



Base: 304 responses

The responses split fairly equally into four groups, with 25% of residents having lived in the Parish for 0-11 years, a further 26% between 12 and 20 years, 26% between 21 and 40 years, and 23% for 40 years or more.

Q4: How many people live in your household?

Table 5: Question 4 Responses

Age Categories	Number of Responses	Total Number of People	% of Total Respondents
Adults aged 60 and above	213	350	70.1%
Adults under the age of 60	142	268	46.7%
Children (under 18)	39	64	12.8%

Note: Percentages do not sum to 100% as some households have a mixture of age categories
Base: 304 responses

The total 304 households that responded to this question in the survey equates to 682 people (an average household size of 2.24). 70% of respondents have a household that contains at least one person aged 60 or over.

11 respondents stated that at least one person within their household was a tenant, lodger or employee. Details included:

- A lodger employed in local agriculture
- One household with two tenants and one with two lodgers
- Two households where the tenant / lodger was a family member (granddaughter or son)

Q6: How long have you lived in your present home?

Almost half of respondents had lived in their current home for 20 or more years.

Table 6: Question 6 Responses

Number of Years	Number of Responses	% of Total Respondents
0 - 4 years	39	12.8%
5 - 9 years	44	14.4%
10 - 19 years	85	27.9%
20+ years	137	44.9%

Base: 305 responses

Roughly 10% of respondents stated they had lived within the Parish (question 3) for longer than they had lived within their current house (question 6) indicating roughly 10% of residents have moved home within the Parish during the time they have lived there.

Q7: How many bedrooms does your current property have?

Table 7: Question 7 Responses

Number of Bedrooms	Number of Responses	% of Total Respondents
One	5	1.6%
Two	51	16.8%
Three	128	42.1%
Four or more	120	39.5%

Base: 304 responses

The majority of residents live in properties with three or more bedrooms (81.6%) with very few (1.6%) living in one bedroom properties.

Q8: Which best describes your tenure?

Table 8: Question 8 Responses

Tenure	Number of Responses	% of Total Respondents
Owner Occupier	286	93.5%
Renting from a private landlord	9	2.9%
Lodging in another household	0	0.0%
Renting on intermediate (or controlled) rent	1	0.3%
Shared ownership with a Housing Association	1	0.3%
Renting from a Housing Association	7	2.3%
In housing tied to your job	1	0.3%
Other	1	0.3%

Base: 306 responses

The vast majority of residents stated their tenure to be owner occupier (93.5%). Seven people stated that they were renting from a Housing Association, although the one person who gave their tenure as "Other" also stated "Wyre Forest Community Housing" when prompted to specify.

Q9: What sort of accommodation do you live in?

Table 9: Question 9 Responses

Accommodation Type	Number of Responses	% of Total Respondents
House	221	71.8%
Bungalow	76	24.7%
Flat or Apartment	0	0.0%
Mobile Home	7	2.3%
Other	4	1.3%

Base: 308 responses

Most residents live in a house (71.8%), with a further 24.7% living in a bungalow. Very few lived in a mobile home (7 respondents) and none lived in a flat or apartment.

Q10: Do you want to stay or plan to move to Rock in the next five to ten years?

The vast majority of respondents stated that they would like to stay in Rock Parish.

Responses to this question were as follows:

- "Yes - move to Rock Parish": four respondents (1.3%)
- "Yes - stay in Rock Parish": 277 respondents (90.5%)
- "No": 25 respondents (8.2%)

RESIDENTS WHO DO NOT WISH TO STAY IN ROCK

Q11: If your answer to question 10 is 'No', are there any specific reasons why you will move away?

Respondents who answered "No" provided the following reasons for wanting to move away:

- To be nearer family
- To a more convenient property for our needs – closer to amenities
- Plan to downsize within or outside Rock Parish
- No natural gas, only oil – wish to go back to Bewdley
- Retirement and to get more land
- House too large – would like to downsize now family has left home
- Rates too high! Cost of travel - fuel etc.
- Nearer to family and downsizing due to age
- Would love to but cannot afford large house now and cannot find suitable property locally to downsize – planners will not let us build sustainable home on our current land!
- Shared family owned home – relationships have broken down – need to move.
- The smell from Kidderminster
- Happy where I live
- I have ticked both above because I will probably need to move away but would prefer to stay
- Downsize to Bewdley
- Divorce
- Not know
- Moving to live near children as we get older – they live near Leeds
- I may wish to downsize in 10 years if transport issues and fuel costs impinge
- To be near the coast
- Unable to get a small bungalow
- Down size house – more & easier access to services
- Living rural at Rock Cross – not enough bus services also difficult in winter to get about over 70 years of age
- I will move owing to retirement
- We already consider that we live in Abberley, our address is in Abberley
- Downsize to retire near sea

RESIDENTS WHO WISH TO STAY IN ROCK OR MOVE TO ROCK

Q12: If your answer to question 10 is 'Yes', how long do you intend or want to stay in Rock for?

Table 10: Question 12 Responses

Category	Number of Responses	% of Total Respondents
1 - 2 years	4	1.5%
3 - 5 years	27	9.9%
6 - 10 years	23	8.5%
10+ years	181	66.5%
Not applicable	37	13.60%

Base: 272 responses

Of those who answered "Yes", two-thirds said they would like to stay in the Parish for 10 or more years. 37 residents stated that this question was not applicable to them, with a number adding notes to stay they wish to stay in the Parish for the rest of their life.

Q13: Do you intend to remain in your current home?

The majority of respondents stated that they would like stay in their current home - 254 of the total 286 who answered this question (88.8%). 32 (11.2%) stated that they did not wish to stay in their current home.

RESIDENTS WHO DO NOT WISH TO STAY IN THEIR CURENT HOME

Questions 14 to 16 were intended to be answered by just those respondents who indicated that they *do not* wish to stay in their current home. However, answers were provided by more than the 32 residents you would expect based on question 13. This may be because people were unsure whether they will move from their current home or not. All responses have been included in the below analysis.

Q14: If you would move to or within the Parish during the next five to ten years, what type of accommodation would you like to move to?

Table 11: Question 14 Responses

Accommodation Type	Number of Responses	% of Total Respondents
House	22	34.4%
Bungalow	43	67.2%
Flat or Apartment	4	6.3%
Other	4	6.3%

Note: Percentages do not sum to 100% as some households provided more than one answer
Base: 64 responses

Six respondents provided further information when asked "If Other, please specify". Comments included:

- Cottage with more land possibly
- I am aged 89 years
- Don't really know yet
- More out of area
- Nowhere
- Stay where we are
- I am getting older and may not be able to drive the car much longer. I need a smaller property near to a bus route.

32 people provided a number of bedrooms they would like. Answers ranged from two to five bedrooms with the most common answer being either two (15 responses) or three (11 responses).

Q15: Would you expect to be: ...

Table 12: Question 15 Responses

Expected Tenure	Number of Responses	% of Total Respondents
Owner Occupier	67	90.5%
Renting from Private Landlord	2	2.7%
Lodging in another household	0	0.0%
Renting on intermediate (or controlled) rent	0	0.0%
Shared ownership with a Housing Association	2	2.7%
Renting from Housing Association	5	6.8%
In housing tied to your job	0	0.0%
Other	1	1.4%

Note: Percentages do not sum to 100% as some households provided more than one answer
Base: 74 responses

The majority of respondents would expect to be an owner occupier upon moving within the Parish. A total of seven stated that they would like to either rent or part-own a Housing Association property.

Three respondents provided further information when asked "If Other, please specify". Comments included:

- Home for the elderly
- Have rent paid
- Church graveyard

Q16: What reason(s) would prompt you to move within or to the Parish?

Table 13: Question 16 Responses

Reason	Number of Responses	% of Total Respondents
Looking for larger accommodation	3	4.2%
Looking for smaller accommodation	40	56.3%
Accommodating an elderly family member	3	4.2%
Moving from tenancy to private ownership	1	1.4%
Moving from private ownership to tenancy	1	1.4%
Moving from a house to a bungalow	30	42.3%
Returning to the village	0	0.0%
Other	6	8.5%

Note: Percentages do not sum to 100% as some households provided more than one answer
Base: 71 responses

Those that indicated "Other" reasons included the following comments:

- Moving from tenancy to shared ownership (hopefully!)
- Re-house disabled daughter
- Aged 89 years
- Change
- Bereavement and reduced income. My wife is totally disabled.
- Retirement - may consider leaving Parish for more facilities closer

Further comments were also included as additional reasons people would like to move to or within the Parish:

- To be closer to work
- As I am on short hold tenancy this unit is being removed from site but not immediately
- To an affordable home with paddock space
- Home for the elderly
- Downsize as children leave home
- Move to a more accessible home
- Smaller garden

QUESTIONS ASKED OF ALL SURVEY RESPONDENTS

All respondents were asked to answer questions 17 to 20.

Q17: If any members of your household have moved away from the Parish in the last five years, please give details of their reason for leaving:

Table 14: Question 17 Responses

Reason	Number of Responses	% of Total Respondents
Lack of affordable housing	12	5.2%
To go to college or university	23	10.0%
Lack of suitable housing (size, special features)	3	1.3%
To take up employment elsewhere	30	13.0%
Lack of public transport	4	1.7%
Other	13	5.7%
Not applicable	163	70.9%

Note: Percentages do not sum to 100% as some households provided more than one answer
Base: 230 responses

Most respondents answered this question with "Not applicable" (70.9%) indicating that no members of their household have moved away in the last five years.

Where respondents indicated that someone in their household had moved away from the Parish (a total of 68 households), the most common reason provided was "to take up employment elsewhere" (30 responses), closely followed by "to go to college or university" (10.0%).

"Other" reasons for moving away included:

- Death (3)
- Separation or divorce (4)
- Marriage (3)
- For work (2)
- Moved to Kidderminster affordable housing (1)
- Bought houses in Kidderminster (1)
- Lodgers move (1)

Further comments were also included as additional reasons people had moved away from the Parish:

- Suitable family size modern housing
- HM forces
- My wife died last year
- 2 children gone to university, 2 children moved out to homes of their own
- For better jobs
- My husband had to go into a care home

Q18: Would you like to see some open market for sale (not social housing) properties, reserved for people with a local connection?

156 people answered "Yes" to question 18, 59.1% of the total 264 respondents. That leaves a total of 108 people (40.9%) who answered with "No".

95 of the people who answered "Yes" provided additional information about what they would like to see. Comments have been categorised based on key words and themes used and summarised below¹. The number of responses indicates the number of people who mentioned this theme or key word in their comment. Percentages may not add up to 100% as many respondents included more than one theme in their answer.

Table 15: Summary of Question 18 Additional Comments

	Number of Responses	% of Total Respondents
Homes for Young People	31	32.6%
Homes for people with a local connection (e.g. grew up in area, want to stay near family but can't afford, locally employed)	29	30.5%
Cheaper / Affordable / Shared Ownership Homes	29	30.5%
Starter Homes	25	26.3%
Smaller properties	15	15.8%
Homes for families	14	14.7%
Homes for Older People / Retirement Properties	10	10.5%
Sheltered Accommodation	5	5.3%
Homes for Downsizers	3	3.2%
Permission to Build (on own land or extend to accommodate)	3	3.2%
More Houses (general)	3	3.2%
Bungalows	3	3.2%
Not Sure	2	2.1%
Social Housing	1	1.1%
Homes which are closer to amenities	1	1.1%
Self Build Opportunities	1	1.1%
Mix of people	1	1.1%
Larger properties	1	1.1%

Note: Percentages do not sum to 100% as some households provided more than one answer
Base: 95 responses

¹ For a full list of all comments please see appendix one (page 12)

Though the question asked residents to include comments outlining what kind of thing they would like to see, a number of people also specified what they would *not* like to see in the Parish. Comments included:

- Less mobile homes
- No social housing (mentioned by two respondents)
- No second homes, "buy to let" or homes purchased by parents as an investment
- No extensions to existing homes making them large so that they are unaffordable / beyond the reach of young people (mentioned by two respondents)
- No further building
- No more caravan parks or extension to existing ones (mentioned by two respondents)
- No huge houses (5 or 6 bedrooms)
- No older people wishing to move back
- No people from outside the area

Q19: If you are interested in social rent or would like to apply for shared ownership, are you currently registered with Wyre Forest District Council on the Home Choice Plus Housing Register?

Five respondents stated answered "Yes" indicating that they were already on the Home Choice Plus Housing Register, and 177 answered "No". 127 respondents left this question blank.

Q20: If 'No', would you like Wyre Forest District Council to send you an application form?

A total of seven respondents indicated that they would like an application form in answer to question 20.

An additional six ticked that they would like an application form on the following page of the survey, providing a total of 13 residents who would like to be sent an application form, 4.2% of the total 309 survey responses received.

115 respondents (37.2%) indicated that they would like to be entered into the prize draw to win a £20 shopping voucher.

APPENDIX ONE

Question 18 Comments

The following table includes a full list of comments left in response to question 18: "Would you like to see some open market for sale (not social housing) properties, reserved for people with a local connection? If yes, please state below what you would like to see"

Please note, though most comments were left by respondents who answered "Yes" to question 18, a number were also left by those who answered "No" or did not answer the question. Therefore, comments in the table below have been separated by answer to question 18 and sorted alphabetically.

Comments from Respondents answering "Yes" to Question 18
2 bed houses for young married couples, sheltered housing apartments
2-3 bed properties for older and young people
2-3 bedroomed houses for young local families that would be affordable to buy
3 bed family homes
3 bedroom, semi-detached affordable housing
A percentage for local people
Affordable 3 bedroom house / bungalows
Affordable homes
Affordable houses for first time buyers - it is very hard to get on the property ladder in the area
Affordable houses, for local people
Affordable housing
Affordable housing for families of residents of rock parish
Affordable housing for local people and definitely not social housing
Affordable housing for local youngsters to purchase
Affordable housing for young family / preservation of current housing stock
Affordable housing for young local people, more appropriate housing and accommodation for elderly, disabled, special needs people
Affordable housing for young people
Affordable housing NOT second homes (though there are probably few of those in Rock)
Affordable properties
Affordable, First Time Buyer Properties
All properties available
Allow locals to have 1st say, in other words don't force locals out of the district because of cost
Any remaining small country cottages refused planning permission for enlargement to sizes that make them beyond the reach of young people
Anything suitable for families with children
As long as it is genuine sale and not purchased by parents etc. for investment purposes.
A small group of bungalows, suitable for elderly people, with perhaps a central communal building
Bungalow
Detached or semi-detached houses with 3 good sized bedrooms. How will you ensure local people will buy them?
Dual pricing or subsidy scheme perhaps to assist with the mortgage
Encourages families. Enables people to buy own properties
Even though we moved into this area we are very aware that the children growing up this area are very often unable to stay once they reach adulthood, due to lack or cost of houses

First time buyers housing to support local people such as farmers, labourers, tradesmen, public services etc.
Help for children who need their own space, but able to stay in the area near parents
Help to keep local families together
Homes for young people brought up in the parish and for the elderly
Homes more suited to first time buyers - suitable for young families
Houses
Houses for 1st time buyers
Houses in keeping with the village and countryside
Houses or bungalows for retired people but with about 1/3 - 1/2 acre of land
Houses to keep younger people in Rock, also sheltered housing as my age is 88
Housing for residence children
How about the "self build" projects popular some years back
I believe a community is based on a mix of people brought up in the village and new fold from elsewhere
I would like to see it but think it would be difficult to operate it in practise
I would rather not see any further building of houses at Rock, but if there is some then at least half should be for people with local connection
In keeping with the local area, small scale private development, starter and two bedroom homes
It would be nice for children brought up in Rock Parish to be able to buy homes in Rock Parish
Larger family homes 4 - 5 bedrooms
Local people only
Local private housing is unaffordable for local young people
Low cost houses
Low cost housing for people living in the area
Low cost housing to encourage young, local people to stay in he area
Mixed modestly sized, semi and detached houses. Plus OAPs warden controlled, housing for parishioners
More new housing development
No social housing. No more extensions to caravan parks. No large extensions to properties making them unaffordable.
Not sure
Not sure how that would work
People who were born in the local parish able to afford to buy property in Rock instead of having to move out of area
Planning applications for extensions to help with looking after elderly parents and family where possible
Planning applications for housing for local people on their own land to be considered more favourably
Possibly, but with average house prices of £310k I don't see how this could be achieved in a low salary district, unless cheap small cottages/maisonette style dwellings are newly built.
Priority given to residents or their family members
Properties suitable for all ages that are affordable thus enabling them to stay
Reasonable sized plat for bungalow preferably
Reserved for families who have lived in the parish for 20 years and in employment
Retirement living - more bungalow new accommodation
Shared ownership for starter homes. This put our son, very successfully on to the property ladder.
Single bedroom / 2 bed starter homes with exclusions on "buy to let" purchasers
Single people homes, couples and family starter homes
Small affordable houses
Small cheaper 'starter' homes. No huge 5/6 bedroom houses as were proposed at Clows Top - completely unnecessary

Small dwellings for local young would be farmers
Small homes suitable for young adults who have been raised here
Smaller first time buyer houses for the young adults can afford
Smaller houses for locally employed people who cannot afford expensive houses
Smaller housing for young families - 2/3 beds
Smaller properties for younger people and downsizers
Smaller properties, bungalow / apartment
Starter home for local youth!
Starter homes
Starter homes for local people
Starter homes for local youngsters wanting to buy, possibly a handful of smaller properties near the local amenities for elderly residents wanting to downsize
Starter homes for people who grew up in Rock
Starter homes for young people of parish
Starter homes for young people wanting to set up home and bungalows / 'sheltered' homes (with caretaker) for the elderly
Starter homes for young people wishing to stay near to their parents / family. Not older people wishing to move back.
Starter homes or permission to build on my grazing land
Starter type homes
Stop bringing in people from outside the area to community housing. Stop caravan parks
There should be social or reasonably priced housing for those who want to stay
Two bed suitable for downsizers and young couples alike in rural area they're used to
With a minimum of 5-10 years for people with local connection
Young people need to be able to stay
Comments from Respondents answering "No" to Question 18
Affordable homes for first time buyers
How would this work?
I think some affordable housing for local people may be appropriate, but should be low impact on the environment
If property came empty, perhaps people needed to be by their relatives should get first refusal?
Leave it to market forces
Really cannot understand how this would be enforceable. Would devalue houses bought on open market and surely would not be allowed!! Do you mean new housing? If not, strongly object.
Comments from Respondents who did not answer Question 18
Don't understand the question
I feel one would need specialist knowledge to comment but do have concerns over population issues
Less mobile homes! More new houses for young
Not clear what this Q means
Something to first time buyers with 1 or 2 children