

Report on the options for producing a Housing Needs Survey for Ryde

A housing needs survey for Ryde is a locally produced survey of housing requirements of the residents already living in the Ryde area. The survey also includes details of future requirements up to 5 years ahead. The questions should be designed to complement the latest Isle of Wight Housing Needs Assessment and drill down into the more personal and “place” based information which is too detailed for the HNA. In future, it would be more useful to produce this Housing Needs Survey prior to the publishing of the Isle of Wight Council’s Housing Needs Assessment then the findings can be inform the HNA.

There are several ways to carry out a survey and each has differing success in getting sufficient replies to make the survey credible. A list of the survey options is shown below:

1. **Mailshot** to every household with return envelopes and the promise of a prize. This will give the greatest returns but is expensive. For example, there are between 10,000 and 12,000 homes in Ryde and the postage cost for all households would be between £13,600 and £16,320.
2. **Online Survey** via survey monkey or other online survey company. This would need to be heavily advertised to get the number of responses needed and the information would be less reliable as there would be no certainty that the response was from a Ryde resident or that there were not more than 1 response from each household.
3. **In Person Survey** via house to house interview. This is expensive and time consuming although there would be a high degree of accuracy with the data. There may be a problem getting enough data due to empty houses at the time of the visit.

The benefits of such a survey are that the Ryde area can, to various degrees of accuracy, identify the kind of housing required in the future in Ryde. Information such as house size or whether the housing needs to be social housing and not just affordable are all important aspects of the survey and the more replies you can get the more credible the survey information is.

Ryde has maybe missed the boat when it comes to this survey influencing the New Draft Island Planning Strategy but, given the size of the survey if there were a large number of replies, it would be hard for the IW Council to ignore it.

RECOMENDATION

Option 2 - Online Survey

SECTION 1: Your Home and Your Household

This section asks questions about your current household and the home in which you live. We are defining a household as “one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping – sharing either a living room or sitting room, or at least one meal a day”.

Q 1. In which ward is your home situated?

- | | | |
|--|--|---|
| <input type="checkbox"/> Ryde North West | <input type="checkbox"/> Ryde Monktonmead | <input type="checkbox"/> Ryde Appley and Elmfield |
| <input type="checkbox"/> Ryde South East | <input type="checkbox"/> Haylands and Swanmore | <input type="checkbox"/> Ryde West |
| <input type="checkbox"/> Binstead and Fishbourne | | |

Q 2. What type of home does your household live in? *Please tick one box*

- | | | |
|---|-------------------------------------|---|
| <input type="checkbox"/> 1 Semi-detached house | <input type="checkbox"/> 2 Flat | <input type="checkbox"/> 3 Terraced house (including end terrace) |
| <input type="checkbox"/> 4 Detached house | <input type="checkbox"/> 5 Bungalow | <input type="checkbox"/> 6 Mobile home (permanently sited) |
| <input type="checkbox"/> 7 Other (please specify) _____ | | |

Q 3. Does your household own or rent this home? *Please tick one box*

- 1 Owns
(with or without a mortgage)
- 2 Lives part rent and part mortgage
(shared ownership)
- 3 Rents from employer of, or tied
with job of, household member
- 4 Rents privately
- 5 Rents from Council or Housing
Association
- Other (please specify) _____

Q 4. How long have you lived in...? *Please tick one box per line*

	Less than 1 year	1 to 3 years	More than 3 year but less than 10 years	More than 10 years
i) This home	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
ii) Ryde Town Council area	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
iii) Isle of Wight	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4

If you ticked 'Less than 1 year' in q4

Q 4a. In which Parish / Local Authority did you live before moving here?

Q 5. How many bedrooms does your home have? *Please tick one box*

- 1
 2
 3
 4
 5 or more

Q 6. How many people of each age and sex are there in your household?

Please write the numbers in the relevant boxes

	0-9 years	10-15 years	16-19 years	20-44 years	45-64 years	65-74 years	75 years and over
Male							
Female							

Q 7. Does your household as a whole, or anyone in your current household, expect to need to move within the Parish within the next 5 years? *Please tick one box*

- 1 Yes
 2 No, do not expect to need to move

Go to Section 2 (question 8)

Go to Section 3

Q 8. If the answer to Question 7 was YES, please complete Section 2. This section collects information on up to two new households which may be expecting to be formed - for example two children leaving the family home.

SECTION 2: Housing Need

This section asks about the household (s) that expect to need to move within the Town Council area in the next 5 years, the size of home (s) they need, and how they intend to pay for their accommodation.

HOUSEHOLD 1 – INTENDING TO MOVE WITHIN THE TOWN COUNCIL AREA WITHIN THE NEXT 5 YEARS

Q 9. How many people of each age and gender are there in the household intending to move?
Please write the numbers in the relevant boxes

	0-9 years	10-15 years	16–19 years	20-44 years	45-64 years	65-74 years	75 years and over
Male							
Female							

HOUSEHOLD 2 – INTENDING TO MOVE WITHIN THE TOWN COUNCIL AREA WITHIN THE NEXT 5 YEARS

Q9. How many people of each age and gender are there in the household intending to move? *Please write the numbers in the relevant boxes*

	0-9 years	10-15 years	16–19 years	20-44 years	45-64 years	65-74 years	75 years and over
Male							
Female							

Q 10. How many bedrooms would the household need when it moves? Please tick one box

- | | | | | | |
|--------------------|----------------------------|----------------------------|----------------------------|----------------------------|------------------------------------|
| HOUSEHOLD 1 | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 or more |
| HOUSEHOLD 2 | <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5 or more |

Q 11. How would you describe this household (s) intending to move? Please tick one box

HOUSEHOLD 1

- 1 Single person
- 2 Couple
- 3 Family (one or two adults with children)
- 4 Other

HOUSEHOLD 2

- 1 Single person
- 2 Couple
- 3 Family (one or two adults with children)
- 4 Other

Q 12. When would the household (s) expect to need to move? Please tick one box

HOUSEHOLD 1

- 1 Immediately
- 2 Within 1 year
- 3 More than a year, but within three years
- 4 Between three and five years

HOUSEHOLD 2

- 1 Immediately
- 2 Within 1 year
- 3 More than a year, but within three years
- 4 Between three and five years

Q 13. Please give the reasons why this household's current home does not meet the household's need? Please tick as many boxes as apply

HOUSEHOLD 1

- | | |
|---|--|
| <input type="checkbox"/> 01 Too small | <input type="checkbox"/> 02 Need to live close to employment |
| <input type="checkbox"/> 03 Too large | <input type="checkbox"/> 04 Need to live close to relative/family |
| <input type="checkbox"/> 05 Needs major repairs | <input type="checkbox"/> 06 Need to live closer to a carer or to give care |
| <input type="checkbox"/> 07 Unsuitable for physical needs | <input type="checkbox"/> 08 Want to live independently |
| <input type="checkbox"/> 09 Temporary accommodation | <input type="checkbox"/> 10 Being harassed |
| <input type="checkbox"/> 11 Other (please specify) | |

HOUSEHOLD 2

- | | |
|---|--|
| <input type="checkbox"/> 01 Too small | <input type="checkbox"/> 02 Need to live close to employment |
| <input type="checkbox"/> 03 Too large | <input type="checkbox"/> 04 Need to live close to relative/family |
| <input type="checkbox"/> 05 Needs major repairs | <input type="checkbox"/> 06 Need to live closer to a carer or to give care |
| <input type="checkbox"/> 07 Unsuitable for physical needs | <input type="checkbox"/> 08 Want to live independently |
| <input type="checkbox"/> 09 Temporary accommodation | <input type="checkbox"/> 10 Being harassed |
| <input type="checkbox"/> 11 Other (please specify) | |

Q 14. Does this household have a specialist housing need? Please tick one box

HOUSEHOLD 1

- 1 No
- 2 Yes, ground floor accommodation
- 3 Yes, sheltered housing & support services
- 4 Yes, other housing with support services
- 5 Yes, residential care
- 6 Other (please specify)

HOUSEHOLD 2

- 1 No
- 2 Yes, ground floor accommodation
- 3 Yes, sheltered housing & support services
- 4 Yes, other housing with support services
- 5 Yes, residential care
- 6 Other (please specify)

Q 15. How much would the household be able to afford if renting? It is normal to consider one third of the household's net income as rent. Please do not include housing benefit.

Please tick one box

HOUSEHOLD 1

Per Week

- 1 Up to £50
- 2 £51 to £70
- 3 £71 to £90
- 4 £91 to £120
- 5 £121 to £150
- 6 More than £150

Per Month

- 1 Up to £220
- 2 £221 to £300
- 3 £301 to £390
- 4 £391 to £520
- 5 £521 to £650
- 6 More than £650

HOUSEHOLD 2

Per Week

- 1 Up to £50
- 2 £51 to £70
- 3 £71 to £90
- 4 £91 to £120
- 5 £121 to £150
- 6 More than £150

Per Month

- 1 Up to £220
- 2 £221 to £300
- 3 £301 to £390
- 4 £391 to £520
- 5 £521 to £650
- 6 More than £650

Q 16. How much would the household be able to afford if buying a property? It is normal to consider three times the household's gross annual income for mortgage purposes plus any savings and equity the household may have in any property.

Please tick one box

HOUSEHOLD 1

- 1 Up to £40,000
- 2 £40,001 to £60,000
- 3 £60,001 to £80,000
- 4 £80,001 to £100,000
- 5 £100,001 to £120,000
- 6 £120,001 to £140,000
- 7 £140,001 to £160,000
- 8 £160,001 to £180,000
- 9 More than £180,000

HOUSEHOLD 2

- 1 Up to £40,000
- 2 £40,001 to £60,000
- 3 £60,001 to £80,000
- 4 £80,001 to £100,000
- 5 £100,001 to £120,000
- 6 £120,001 to £140,000
- 7 £140,001 to £160,000
- 8 £160,001 to £180,000
- 9 More than £180,000

Q 17. How would this household consider paying for this accommodation?

Please tick as many boxes as apply

HOUSEHOLD 1

- 1 Buy on the open market
- 2 Rent from a private landlord
- 3 Rent from a housing association
- 4 Buy it as a shared owner with a housing association (i.e. part rent, part mortgage)
- 5 Build own house
- 6 Other (please specify)

HOUSEHOLD 2

- 1 Buy on the open market
- 2 Rent from a private landlord
- 3 Rent from a housing association
- 4 Buy it as a shared owner with a housing association (i.e. part rent, part mortgage)
- 5 Build own house
- 6 Other (please specify)

Q 18. In which area(s) would this household consider living?

Please tick as many boxes as apply

HOUSEHOLD 1

- 1 Anywhere in the Ryde Town Council Area
- 2 Ryde North West
- 3 Ryde Monktonmead
- 4 Ryde Appley and Elmfield

HOUSEHOLD 2

- 1 Anywhere in the Ryde Town Council Area
- 2 Ryde North West
- 3 Ryde Monktonmead
- 4 Ryde Appley and Elmfield

5 Ryde South East

5 Ryde South East

6 Haylands and Swanmore

6 Haylands and Swanmore

7 Ryde West

7 Ryde West

8 Binstead and Fishbourne

8 Binstead and Fishbourne

9 Other

9 Other

(please specify)

(please specify)

Q 19. Is this household currently registered with Isle of Wight Council's Homefinder? Please tick one box

HOUSEHOLD 1

HOUSEHOLD 2

1 Yes

1 Yes

2 No

2 No

Please note: this questionnaire does not register you on a housing waiting list.

If you wish to apply to go on the Homefinder list or obtain more information on social housing contact: <http://www.northumberlandhomefinder.org.uk> or Northumberland County Council Homefinder Team 0845 600 6400.

Contact Details

If you provide your details below, you may be contacted if a suitable housing scheme progresses in the Parish.

Name:

Address:

Postcode:

SECTION 3: Your Views on New Housing Development in the Town Council Area

This sections asks about local residents' views on new housing in the area. All replies will be treated in the strictest confidence, and only a selection of anonymised comments and reasons will be included in the report.

Q 20. If a local need is identified and a suitable site is available, would you support a new affordable housing development for local people in the Parish? *Please tick one box*

1 Yes

2 No

3 Maybe

Please provide the reasons for this if you wish.

Q 21. Apart from you or anyone currently in your household, do you know anyone with a 'local connection' who is not currently living in the Parish who would like to, or needs to, set up home here?. Please tick one box

1 No

2 Yes

If they wish to be included in this survey they will need to complete a separate questionnaire. If you provide their details here we can send them one.

Name :

Address:

Postcode:

Telephone:

Q22. Would you support other forms of new housing development in the Parish, to meet housing demand – for example executive homes, or general homes for sale?

- 1 Yes 2 No 3 Maybe

Please provide the reasons for this if you wish.

Q23. If any new housing development is to take place in the Parish, would you ...

Please tick as many as apply

- 1 Support this on green belt land
 2 Support this on greenfield sites which are not in the official green belt
 3 Support this on small brownfield sites (those which have already been previously built on)
 4 Not support any new housing development in the village

Please provide the reasons for this if you wish.

Q24. If you know of any suitable sites, available land or property within the Parish that could be used for a local housing scheme please list them here.

Q25. If there are any specific sites, land or property that you would definitely NOT wish to see developed, please list them here.

If you wish to make any other comments please write them here.

Ryde Town Council is committed to ensuring that no person is unfairly treated. In order to monitor the effectiveness of our Equal Opportunities Policy, please provide the information requested below. This information is used solely for monitoring purposes.

Please tick one box only for each question.

EQ1 What is your gender? 1 Male 2 Female

EQ2 What is your age? 1-18-24 2-25-44 3-45-64 4-65-74 5-75+

EQ3 What is your ethnic group?

1 White 2 Mixed race 3 Asian or Asian British 4 Black or Black British

5 Chinese 6 Other (please specify)

If you would like to be entered into the prize draw please provide your details here. We'll keep these completely confidential and use them only for the purposes of the prize draw.

Name:

Telephone:

Please return this questionnaire as soon as possible in the envelope provided. No stamp is needed. Thanks again.