



# Ponteland Household Needs Survey (Executive Summary)

June 2016



# Ponteland: Household Needs Survey

## (Executive Summary)

### Introduction

This report summarises the findings from a housing needs survey conducted on-line and through paper copies distributed to households. A total of 1,271 survey responses were received from Darras Hall (62%), Ponteland (34%) and the rural area of Ponteland parish (4%). Of these 91% were responses to paper copies of the survey and 9% from the on-line version.

### Demographics of Survey Sample

#### *Current accommodation*

Nearly half (49%) of respondents currently lived in a detached house, compared to 27% in a bungalow, 16% in a semi-detached house, 5% in a flat/apartment and only 2% in a terraced house.

#### *Ownership*

94% of the houses were owner occupied and over two-thirds (67%) did not have a mortgage compared to 27% who had a mortgage. Privately rented (3%) and housing association (2%) accounted for the remainder of the housing.

#### *Number of bedrooms*

The majority of the houses were either four (44%) or three bed roomed (33%). The balance were either five (13%), two (12%) or one bed roomed (2%).

#### *Gender of people living in household*

63% of the total households had one male living in them and 74% had one female living in them. A further 14% of households had two males living in them compared to 12% with two female residents.

#### *Ages of people living in household*

The most common age profiles of respondents were households with people aged 65-79 living in them (43%) of which 23% households had two people in this age range and 21% of households had one person within this range. The next most common age range was 50-64 (34%) and there were 18% of households with two people from this age group and 16% with one person of this age. Only 14% of households had children living in them.



## Future Housing Need and Demand

*Most important reasons when planning new housing in the Civil Parish of Ponteland*

Respondents ranked the most important reasons for planning new housing as follows:

- It enables local people to remain in Ponteland Civil Parish (64%)
- It provides suitable types of housing to meet identified local needs (56%)
- It respects the architectural character of the local area (51%)
- It supports services and facilities in settlements in the Civil Parish (40%)
- It supports local transport services (26%)
- It attracts more people to live in the Civil Parish (6%)

*Most important factors defining a person's 'local connection'.*

When asked what factors most define a person's 'local connection' so that new housing might be made available to serve their needs, the responses were given in the following ranking:

- Currently living in the area (78%)
- Have family in the area (67%)
- Employed in the area (50%)
- Born in the area (39%)
- Have previously lived in the area (18%)

*Households with local connections, living outside area, intending to move in to area*

When asked if they had knowledge of households with local connections who are currently living outside area and intending to move to it in the next five years, only 12 % said yes.

A further 7% responded that they knew of similar households who intend to move in to the area in over 5 years.

*Households intending to move*

When asked if their own households intended to move within the next 5 years, 18% said yes. A further 12% said they intended to move in over 5 years.

11% of respondents said that an individual member of their household was likely to require their own accommodation in the next 5 years whilst 3 % of households were likely to be separating in to two or more.

*Price range for new property*

For those looking to move, the majority of respondents (55%) indicated that they were targeting the £250k-£500k band.



### *Current situation*

The majority (70%) of respondents indicated that they were not planning to move in the next 5 years.

### **Respondents Likely to Move**

#### *Reasons for moving*

From the 17% of respondents who stated that the whole household intended to move in the next 5 years, the key reasons for seeking alternate accommodation were too many bedrooms (35%) and retirement (30%);

From the 10% of respondents who stated that someone in/ some of the; existing household intended to move in the next 5 years, the key reason for seeking alternate accommodation was family reasons (27%).

#### *Preferred locations*

Ponteland Civil Parish was the preferred location for those considering moving. For those whole households that said they were planning to move, 69% stated that they would prefer to do so within the Civil Parish, compared to 48% of those with someone in/ some of the household moving.

#### *Preferred accommodation type*

Of those whole households that said they were planning to move, most said they would prefer a detached bungalow (61%), followed by detached house (46%), block of flats (20%) or semi-or detached bungalow (16%).

Amongst the households that said someone in the household is likely to move, most said they would prefer a semi-detached house (38%), detached house (32%), followed by block of flats (25%), converted flat or shared house (23%), detached bungalow (16%) or terraced house (14%).

#### *Preferred tenure*

Owner occupation was the preferred tenure for those considering a move. 93% for whole households looking to move, 74% for those who said someone in the household is likely to move and 89% amongst those respondents that said that a division in the household is likely to lead to two separate moves.

#### *Preferred number of bedrooms*

Two bedroom (39%) and three bedroom (37%) houses were the preferred option for both whole households moving and those respondents where someone in the household is likely to move. (43% and 24%)

#### *Issues preventing moving*

When asked what issues might prevent them moving, those whole households looking to move highlighted lack of a suitable property (56%); lack of properties with required number of bedrooms (37%); lack of housing type (32%); unable to



afford property within Civil Parish (20%); unable to afford accommodation with sufficient bedrooms (17%).

When respondents stated someone in the household is likely to move were asked what issues might prevent them moving, they highlighted unable to afford property within Civil Parish (52%); unable to afford accommodation with sufficient bedrooms (48%); lack of a suitable property (40%); lack of properties with required number of bedrooms (30%); lack of housing type (23%); location of employment (17%); lack of properties with tenure required (15%); inability to buy accommodation (14%).

#### *Need for social care*

46% of whole households looking to move in the next 5 years stated that they will have a housing need with health, social care or other support. Of these, 35% said they would need support for an older couple. This compares to support required for an adult couple (29%), an older person (15%) or a family with children (11%).

#### *Homefinder register*

Only 4% of those respondents who indicated the likelihood of a moved said they are on the Homefinder register.

#### *Assistance required finding a suitable home*

Amongst respondents looking for a new home, assistance was required with Finance (44%) and Discount to buy (34%)

## **Transport**

#### *Access to transport*

42% of respondents indicated that their household had access to one car, whilst 35% said they had access to two cars. 7% of respondents said they had access to 1 bicycle whilst a further 8% said they had access to two.

#### *Main mode of transport*

77% of respondents stated that the main mode of transport was as a car driver.

#### *Reasons for choice of transport*

Respondents indicated the following ranking of reasons for their choice of using their main transport mode:

- Convenience (81%)
- Time saving (29%)
- Work commitments (22%)
- Availability (21%)
- Dropping/ collecting (9%)
- Health- fitness reasons (7%)
- Health- disability reasons (6%)



- Cost (6%)
- Personal safety (3%)
- Environmental reasons (2%)

#### *Possible alternatives*

When asked if which services they might use if alternative forms of transport were made available, the following responses were received:

- Community mini bus/ car share scheme (51%)
- Dial and rise (44%)
- Hospital patient travel service (30%)
- Shared taxi (16%)
- Adapt (8%)

#### **Use of public transport**

##### *Desirability and importance*

63% of respondents indicated that a member of their household used an existing bus service, 36% reported this was on a monthly basis.

Respondents gave the following responses about the desirability of public transport to their households:

- Desirable (56%)
- Essential (28%)
- Not important (16%)

69% of respondents reported that the availability of a public transport and local service to their household was either very important (24%) or important (45%).

##### *Satisfaction with bus service*

Of the households where busses are used, respondents were very satisfied with:

- Ease of getting on and off buses (33%)
- Location of bus stops (25%)

and very dissatisfied with;

- Frequency (47%)
- Punctuality (26%)



### *Desirable alterations to public transport*

When asked what possible alterations they would like to see to public transport, the two most popular choices were:

- Connection to Metro (64%)
- Connection to Callerton Parkway Car Park (51%)

## **Shopping**

### *Use of Ponteland*

97% of respondents said that they shop in Ponteland. Of these 52% said it is for their main shopping and 48% said it is for top-up shopping,

### *Main food shop method*

When asked about how they do their main food shopping, 93% said in person, online ordering with home delivery (13%) or collection in store (6%) was also used by some respondents on occasions.

