

# MALVERN HILLS

## Malvern Wells Housing Needs Survey

Summary Document 2019





When asked if they had an alternative housing need within the parish in the next 5 years, a total of 59 households said that they would require alternative housing. This is broken down as follows.

In September 2019 we were commissioned by Malvern Wells Parish Council to complete a Housing Needs Survey for their parish.



**1503** households were sent a **postal housing needs survey** and **freepost envelope** to return the survey in.



**327** surveys were sent back as **validated completed surveys**

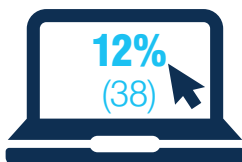


There was a **22% response rate** with a **99% reliability factor** of **+ / - 6.0%** at a **confidence level**

Of those received surveys:



were sent back in the post



were returned online



responded via telephone

**19%** (11) households stated that they did have an **additional housing need** in the next **12 months**.



**29%** (17) households stated that they did have an **additional housing need** in the next **1–3 years**.



**52%** (31) households stated that they did have an **additional housing need** in the next **3–5 years**.



Reason for needing to move	Within the next 12 months		Within the next 1–3 years		Within the next 3–5 years	
	Need a cheaper home	2	Property near to public transport service	3	Current property in poor state of repair	1
	Need a larger home	1	Need a larger home	5	Need a bungalow	1
	Need a smaller home	3	Need a smaller home	5	Accessible housing for elderly people	1
	Need to set up an independent home	3	Need to set up an independent home	3	Need a cheaper home	1
	Need a flat with a garden	1	Respondent did not state an answer	1	Home with land to set up a business	1
	Respondent did not state an answer	1			To move nearer family	1
					Would depend on health	1
					Need a larger home	2
					Need a smaller home	16
					Need a specially adapted home	1
					Need to set up an independent home	2
					Respondents did not provide an answer	3

The respondents were asked to state which was their preferred tenure, the following table shows this:

Buy on the open market	(41)
Self Build	(2)
Starter homes	(1)
Rent for a Housing Association	(3)
Rent to Buy	(1)
Buy on the open market or self build	(1)
A property in the community with a warden	(1)
Shared Ownership	(5)
Did not state	(4)

When asked what would be the barrier to accessing suitable housing:



**62% (38)**  
stated the **lack of suitable properties**

**28% (17)**

stated they were not able to **afford suitable properties**



**8% (5)**  
stated they were **saving to purchase a property**

**2% (1)**

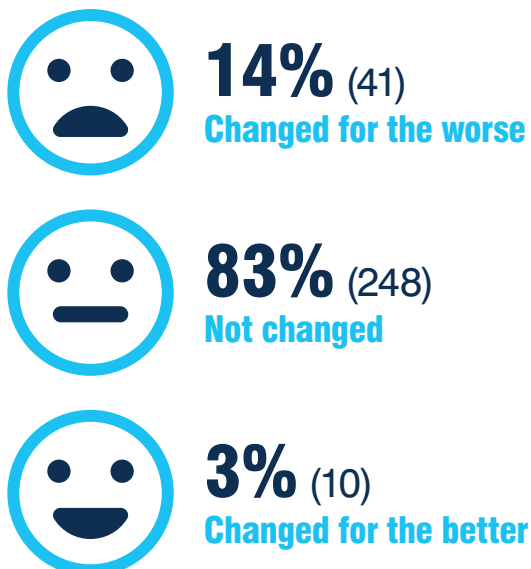
stated **other**, and that they wished to live within walking distance of the shops



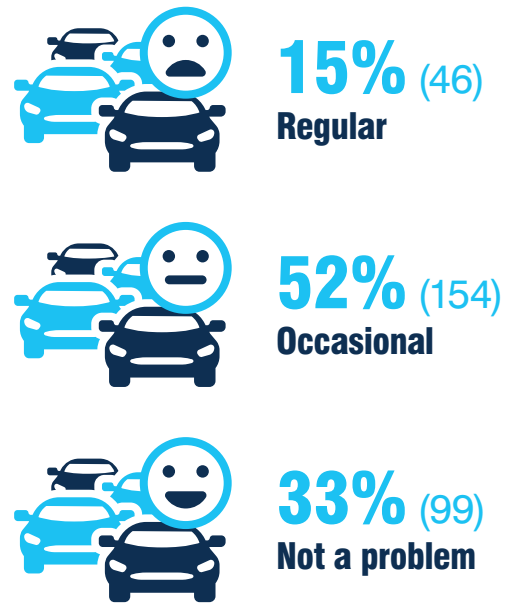
## Is Malvern Wells a nice place to live?



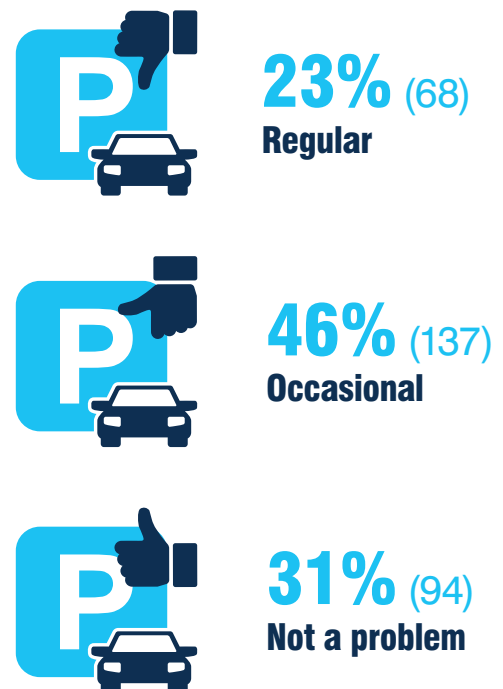
Over the past three years, do you feel that your parish has:



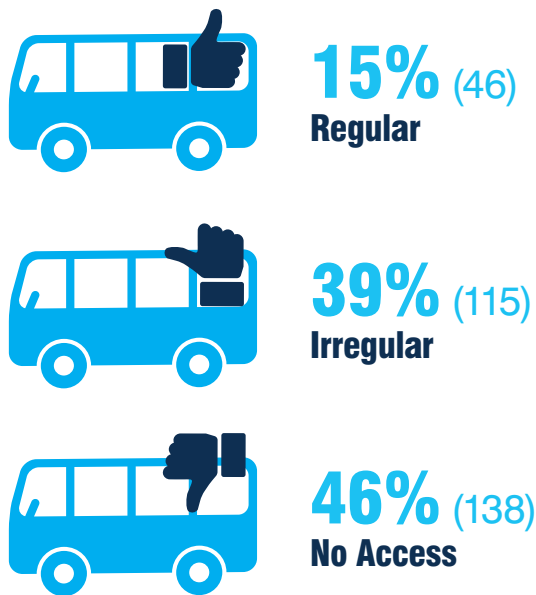
## How much of a problem is traffic congestion?



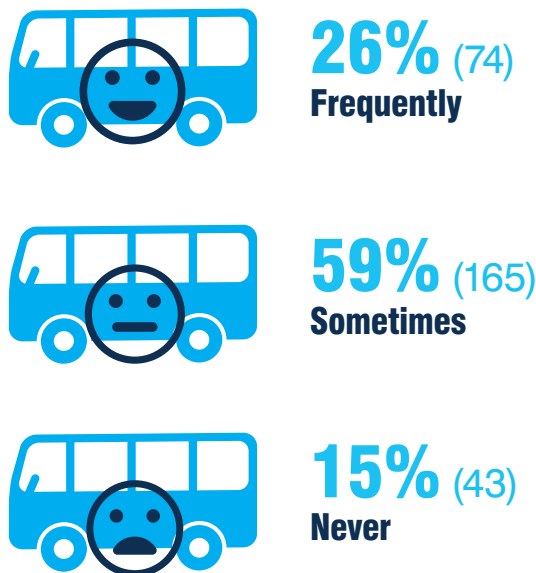
## How much of a problem is parking?



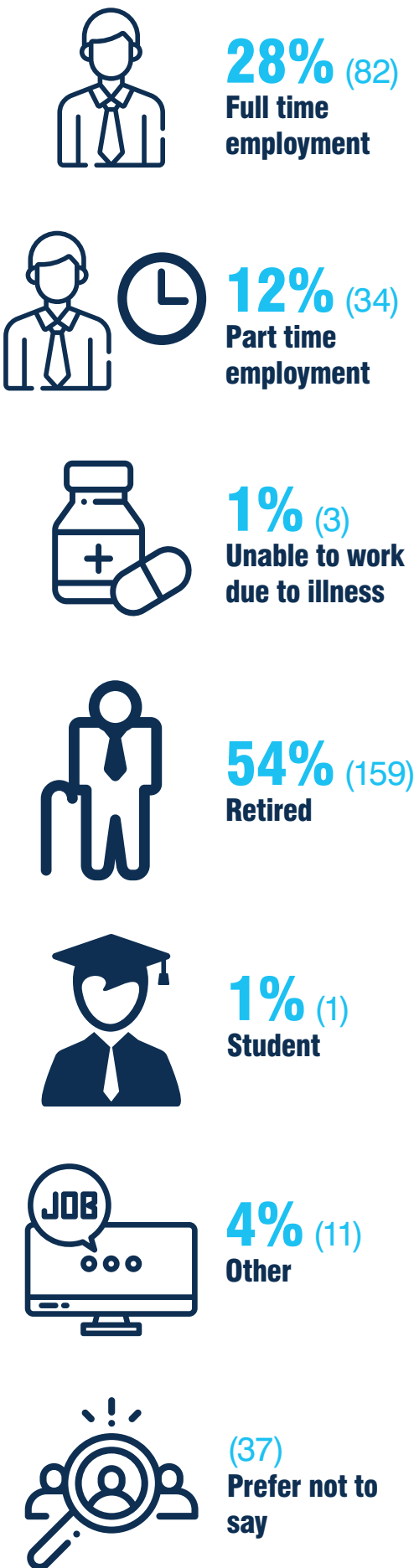
What is access to public transport like in your parish?



If regular public transport was available how often would you use it?



What is your current employment status?

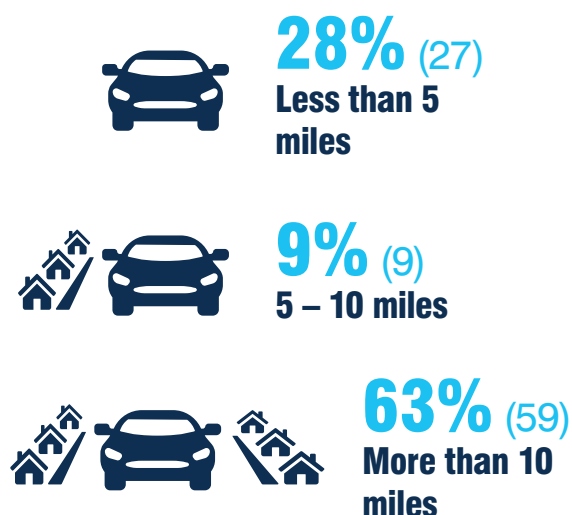




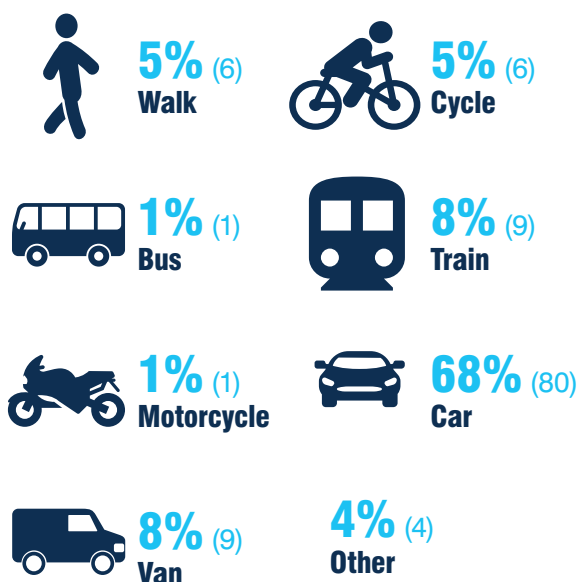
## If you are employed full or part time, do you work within the Parish?



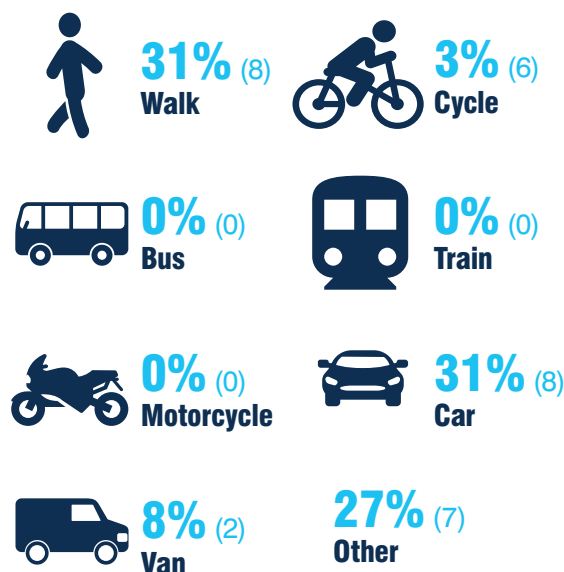
Those that work outside of the Parish of Malvern Wells were asked how far they travel to work.



A sub question was asked, to ascertain how those travelling to employment outside of the Parish travelled (more than one option could be selected):



A sub question was asked, to ascertain how those travelling to employment within the Parish (more than one option could be selected):



Would you support a small affordable housing development for local people in your parish or surrounding parishes?



How many houses do you feel would class as a small affordable housing development?



## Main findings

The tables below show a summary of the housing need identified (where type of property required was stated) within Malvern Wells for market needs, affordable homes and private rented properties.

### Market Housing Need Identified

Time scale	House hold Type	Current Tenure	Preferred tenure	Preferred tenure	Bed room need *	Price
In the next 12 month	1 Adult	Own home outright	To have a flat / garden	Buy on the open market	1	Prefer not to say
In the next 12 month	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	£200,000 to £249,999
In the next 12 month	1 Adult	Own home outright	-	Buy on the open market	1	£250,000 to £299,999
In the next 12 month	3 Adults	Own home with a mortgage	Need a larger home	Buy on the open market	1	£200,000 to £249,999
In the next 12 month	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	£400,000 or more
In the next 12 month	2 Adults	Own home with a mortgage	Need a cheaper home	Buy on the open market	1	£300,000 to £349,999
In the next 12 month	1 Adult	Own home outright	Need to set up an independent home	Buy on the open market	1	£200,000 to £249,999
In the next 12 month	2 Adults	Rent from a private landlord	Need a smaller home	Buy on the open market	1	£200,000 to £249,999
In the next 12 month	1 Adult	Own home outright	Need to set up an independent home	Buy on the open market	1	Up to £199,999
1 – 3 years	1 Adult	Own home with a mortgage	Need a smaller home	Buy on the open market	1	£200,000 to £249,999
1 – 3 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£250,000 to £299,999
1 – 3 years	2 Adults	Own home outright	Need to set up an independent home	Buy on the open market	1	£200,000 to £249,999
1 – 3 years	2 Adults	Own home outright	Need a larger home	Buy on the open market	1	£400,000 or more
1 – 3 years	2 Adults	Rent from a private landlord	Need a larger home	Buy on the open market	1	£200,000 to £249,999

Time scale	House hold Type	Current Tenure	Preferred tenure	Preferred tenure	Bed room need *	Price
1 – 3 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£400,000 or more
1 – 3 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	Prefer not to say
1 – 3 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£400,000 or more
1 – 3 years	2 Adults	Own home with a mortgage	Need a larger home	Buy on the open market	1	Prefer not to say
1 – 3 years	2 Adults	Own home outright	Be nearer a bus service	Buy on the open market	1	£250,000 to £299,999
1 – 3 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£250,000 to £299,999
1 – 3 years	2 Adults	Rent from private landlord	-	Buy on the open market	1	Prefer not to say
3 – 5 years	2 Adults / 2 Children	Own home with a mortgage	Own home with a mortgage	Buy on the open market	2 – 3	£200,000 to £249,999
3 – 5 years	1 Adult	Own home with a mortgage	More accessible housing for elderly people	Buy on the open market	1	£200,000 to £249,999
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	Prefer not to say
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£350,000 to £399,999
3 – 5 years	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	£400,000 or more
3 – 5 years	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	Prefer not to say
3 – 5 years	2 Adults / 1 Child	Own home outright	Need a home with space to set up a business	Buy on the open market	2	Prefer not to say
3 – 5 years	1 Adult	Own home outright	Would depend on health needs	Buy on the open market	1	Up to £199,999
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	Prefer not to say
3 – 5 years	1 Adult	Own home outright	Need a smaller home	Buy on the open market	1	Up to £199,999
3 – 5 years	2 Adults	Own home with a mortgage	Need a larger home	Buy on the open market	1	£400,000 or more



Time scale	House hold Type	Current Tenure	Preferred tenure	Preferred tenure	Bed room need *	Price
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£300,000 to £349,999
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£300,000 to £349,999
3 – 5 years	3 Adults	Own home outright	Detached bungalow required	Buy on the open market	2	£400,000 or more
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	£300,000 to £349,999
3 – 5 years	2 Adults	Own home with a mortgage	Need a smaller home	Buy on the open market	1	£250,000 to £299,999
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	Prefer not to say
3 – 5 years	1 Adult / 2 Children	Own home outright	To move nearer family members home	Buy on the open market	2 - 3	£200,000 to £249,999
3 – 5 years	1 Adult	Own home with a mortgage	Need to set up independent home	Buy on the open market	1	Up to £199,999
3 – 5 years	2 Adults	Own home outright	Need a smaller home	Buy on the open market	1	Prefer not to say
3 – 5 years	1 Adult	Own home with a mortgage	Need a cheaper home	Buy on the open market	1	Up to £199,999
3 – 5 years	2 Adults	Own home with a mortgage	Need a smaller home	Buy on the open market	1	Prefer not to say
3 – 5 years	2 Adults	Own home outright	-	-	1	-
3 – 5 years	2 Adults	Own home outright	-	-	1	-
3 – 5 years	2 Adults	Own home outright	-	-	1	-

\*Bedroom need identified via the Home Choice Plus calculation for bedroom need.

Three households are registered on Home Choice Plus currently living in Malvern Wells (as at the 22nd October 2019), two households have a 1 bed need and one household has a 3 bed need.

Eight respondents stated that they were registered on Home Choice Plus, but having checked Home Choice Plus, it is only showing three active accounts.

## Affordable Housing Need Identified (Affordable Home Ownership categories)

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bed room need **	Rent per month / SO Purchase Price
In the next 12 months	1 Adult	Own home outright	Need to set up an independent	Buy a starter home	1	Up to £199,999
1 – 3 years	2 Adults / 1 Child	Rent from private landlord	Need a larger home	Shared Ownership	2	Up to £199,999
1 – 3 years	2 Adults	Own home outright	Need to set up an independent home	Shared Ownership	1 – 2	Up to £199,999
1 – 3 years	2 Adults	Own home outright	Need a larger home	Shared Ownership	1	£200,000 to £249,999
3 – 5 years	1 Adult	Own home with a mortgage	Need to set up an independent home	Shared Ownership	1	Prefer not to say
3 – 5 years	2 Adults	Own home outright	Need an adapted property	Shared Ownership	1 - 2	£200,000 to £249,999

## Private Rental Market Need Identified

No private rented accommodation was identified as a future housing need within the next 5 years.

## Self Build Housing Need Identified

Time scale	House hold Type	Current Tenure	Reason to move	Preferred tenure	Bed room need ****	Rent per month
3 – 5 years	1 Adult	Own home outright	Current home in poor state of repair	Self Build	1	£300,000 to £349,999
3 – 5 years	2 Adults	Own home with a mortgage	Need a smaller home	Buy on the open market or self build	1	£200,000 to £249,999
3 – 5 years	2 Adults	Own home with a mortgage	Need a smaller home	Self Build	1	£400,000 or more

\*\*\*\* Bedroom need identified via the Home Choice Plus calculation for bedroom need.



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