

Arreton Parish Residents Housing Needs Survey  
2014-2019

**July 2014**  
**Arreton Parish Residents Community Group**

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# SUMMARY

Arreton Parish Residents Community Group carried out a housing needs survey for the period 2014-2019.

The findings have been analysed by the Isle of Wight Council Planning Policy Team and the final document has been compiled by Arreton Parish Residents Community Group.

This document has been produced to provide supporting information for the determination of planning applications in the parish of Arreton and to support proposals in accordance with Policy SP1 (Spatial Strategy) and DM3 (Balanced Mix of Housing) and other policies of the Island Plan Core Strategy.

This study has been designed to understand residents' current housing circumstances and their future housing needs (including other family members or other people living with them). It has also been designed to understand what type of housing is available in the area and the extent to which it is affordable to local households.

In order to achieve the aims and objectives, the study involved:

- A survey designed to understand the housing needs of existing and newly forming households and understand attitudes to further housing development in the parish;
- Secondary information from the Island Housing Register (to cross check data findings); and
- Obtaining information about housing in the parish and the supply of housing, rents and purchase prices.

## Key Findings from the Household Survey

<b>Total Surveys Issued</b>	389	<b>100%</b>
Surveys Received Back	294	<b>76%</b>
Surveys not completed or blank	95	<b>24%</b>

A 76% response rate was achieved for this survey meaning that it is statistically very accurate. A full audit of surveys printed, delivered and returns (including reason) is available on request.

It is standard practice as part of “local authority” wide surveys for results to be based upon random samples of the population which are then grossed-up to represent the household population as a whole with a high level of confidence.

However, for the purposes of local surveys such as this, normal practice is to seek information from every household and not a random sample of households and present the findings on the basis of actual responses.

This means that outputs below reflect the actual response to the survey and should be regarded as **minimum** estimates. Further sources of data, such as housing register data from island homefinder, and demographic change data will set the overall context for the types of housing to be built in the parish of Arreton together with any aspirations that the community have for delivering other infrastructure projects within the local area.

## Summary

The findings of the study, and other relevant information that will be required of developers (through the application process), will form a material consideration in the determination of planning applications in the parish of Arreton.

Policy DM3 of the Island Plan – Balanced Mix of Housing – confirms that:

*“The Council will support development proposals that provide an appropriate mix of housing types and size in all new development in order to create inclusive and sustainable communities. Development proposals will be expected to:*

1. *Reflect the most up-to-date Strategic Housing Market Assessment.*
2. *Contribute to meeting the identified housing need for the local area.*
3. *Contribute to meeting specialist housing requirements.”*

In total, **based on the findings of the housing needs survey alone**, it is estimated that there is a requirement for 21 homes to meet local needs over the five year period from 2014-2019. Additional information has been gathered on the actual villages in which people would like to live although it is recognised that Arreton is a Rural Service Centre and should accommodate a significant proportion of the identified housing requirement.

**Figure 1: Local housing need for Owner-occupied housing by type**

Estimated Number	Bedrooms	Type	Specialist	Areas
2	4	Detached	No	1 Don't know and 1 Elsewhere within Parish

Source: Survey Responses

**Figure 2: Local housing need for Private Rented housing by type**

Estimated Number	Bedrooms	Type	Specialist	Areas
2	1	Flat	No	2 Don't knows

Source: Survey Responses

**Figure 3 – Local housing need for affordable rent by type**

Estimated Number	Bedrooms	Type	Specialist	Areas
2	1	Rent	No	2 Don't knows
3	2	Rent	No	3 Don't knows
1	3	Rent	No	1 Don't know

Source: Survey Responses

**Figure 4 – Local housing need for Affordable home ownership by type**

Estimated Number	Bedrooms	Type	Specialist	Areas
2	3	Detached	No	2 Don't knows
2	2	Bungalow	No	One in Arreton and another in Merstone
2	3	Bungalow	No	One in Arreton and another Don't know
2	3	Semi Detached	No	Arreton
1	4	Detached	No	1 Don't know
1	1	Flat	No	1 Don't know
1	2	All	Adapted	In Merstone

Source: Survey Responses

### Comparison with housing register data

The number of households who had a housing need was compared against information from the island homefinder register. Due to data protection individuals cannot be identified.

Three households who had a housing need, as part of this survey, also stated that they were on the housing register. This does not tally with the numbers currently on the housing register. This is either due to the housing register not being up to date with resident's current circumstances, or because those who are already on the register chose not to fill in a form because they considered that they had registered an housing need with the council.

This analysis therefore supports the recommendations that the household survey should be regarded as **minimum** estimates.

# Chapter 1 - Introduction

## Government Guidance

- 1.1 The National Planning Policy Framework (NPPF)<sup>1</sup> sets out the requirement for Local Planning Authorities (LPAs) that they should have a clear understanding of housing needs in their area.
- 1.2 The NPPF confirms that the LPA should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:
  - meets household and population projections, taking account of migration and demographic change;
  - addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and
  - caters for housing demand and the scale of housing supply necessary to meet this demand.

## Local Plan

- 1.3 The Isle of Wight Council's Island Plan Core Strategy<sup>2</sup> plans for new development over the period until 2027 through:
  - developments which are given planning permission in accordance with the provisions and policies of the Core Strategy,
  - Area Action Plans for each of the Key Regeneration Areas, which will identify appropriate development sites, within or immediately adjacent to the settlement boundaries within the Area Action Plan boundaries for the majority of the dwellings allocated for the area.
- 1.4 The settlements of Arreton, Merstone and Blackwater are located within the Parish of Arreton. Arreton is a Rural Service Centre as set out in policy SP1 of the adopted Local Plan. The Core Strategy confirms that the Local Planning Authority will:

*'prepare a Delivery and Management DPD, which will, if required, allocate land outside of the Area Action Plan boundaries for development, which could include Rural Exception Sites..'*
- 1.5 Therefore, for those areas within Arreton Parish as well as those areas within or immediately adjacent to the defined settlement boundary of Arreton policy SP1 (Spatial Strategy) confirms that *'unless a specific local need is identified, development proposals outside of, or not immediately adjacent to ... .. defined settlements will not be supported.'*

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<sup>1</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<sup>2</sup> [http://www.iwight.com/living\\_here/planning/images/CoreStrategy-AdoptedMar2012.pdf](http://www.iwight.com/living_here/planning/images/CoreStrategy-AdoptedMar2012.pdf)

## Arreton Parish Residents Community Group Housing Needs Study

- 1.6 To support appropriate development in accordance with the policies of the Core Strategy, Arreton Parish Residents Community Group carried out a Housing Needs Survey which was delivered and collected by local volunteers and analysed by the Isle of Wight Council Planning Policy Team.
- 1.7 The survey was carried out as follows:
- Survey Response Date July 2014
  - Analysis July 2014
  - Final Housing Needs Survey Published July 2014
- 1.8 The Residents Community Group commissioned the study in order to provide supporting information to be used to support proposals in accordance with Policies SP1 (Spatial Strategy) and DM3 (Balanced Mix of Housing) and other policies of the Island Plan.
- 1.9 The study was designed to understand residents' current housing situation and their possible housing needs for the future including the possible future housing needs of family members and other people living with them. It was also designed to understand what type of housing is available in the area and the extent to which it is affordable to local households. In this way the net future housing need can be estimated. The Residents Community Group asked for an estimate of future net housing needs over the next 5 years.
- 1.10 A further aim of the study was to understand the requirements of individual households whose housing was in some way unsatisfactory but did not want to move home.

### Study method

- 1.11 In order to achieve the aims and objectives the study had four main elements:
- Analysis of the local housing market of Arreton Parish and its relationship to the wider rural area.
  - A survey of local supply on the cost of access level property and on the supply and cost of private rented housing using Rightmove.
  - A survey of 389 households within Arreton Parish which can be found at Appendix C.
  - Secondary data analysis drawing upon information for Arreton, household and population projections and other research including the Island Homefinder Register (managed by the Isle of Wight Council.)

## Chapter 2 – Local Data and Information

- 2.1 This section provides local data and information for Arreton’s population and housing stock.
- 2.2 Information from stakeholders and this data provides the context for subsequent analysis of household survey data and is compared to figures for the whole of the Isle of Wight and national data where relevant.
- 2.3 Data has been drawn from 2011 Census data and further information provided by the household survey data.

### Characteristics of the Local Population

- 2.4 The 2011 Census recorded 988 people resident in Arreton. The figure below shows the age profile of the population. The data shows a high proportion of residents aged 65-84. When compared with data for the Isle of Wight we see that the parish of Arreton makes up about 0.71% of the Island’s population. A comparison with 2001 Census data suggests that the population of the parish has remained static over the decade. 984 people were resident in the parish in 2001.

Age group	Arreton		Isle of Wight		England
	Number	%	Number	%	%
0 – 4	38	3.8%	6,412	4.6%	6.3%
5 – 9	34	3.4%	6,542	4.7%	5.6%
10 – 14	53	5.4%	7,968	5.8%	5.8%
15 – 19	54	5.5%	8,190	5.9%	6.3%
20 – 24	43	4.4%	6,808	4.9%	6.8%
25 – 29	28	2.8%	6,690	4.8%	6.9%
30 – 44	148	14.9%	23,176	16.8%	20.6%
45 – 59	238	23.9%	28,531	20.6%	19.4%
60 – 64	91	9.2%	10,994	8.0%	6.0%
65 – 74	132	13.4%	17,112	12.3%	8.6%
75 – 84	73	7.4%	10,772	7.8%	5.5%
85 – 89	30	3.0%	3,257	2.4%	1.5%
90 and over	26	2.6%	3,257	1.3%	0.8%
All ages	988	100%	138,265	100%	100%

Source: Age Structure, 2011 (KS102EW)



## Economic activity

- 2.5 Data shown in the figure below shows the working status of the household reference person (HRP) from 2011 Census data. The HRP can be described as the more easily understood 'head of household' where one person in each household is selected to act as the household representative. In Census data the HRP is mainly selected on the basis of whether or not they are working and age.
- 2.6 Consistent with the age profile, Arreton sees a slightly higher proportion of HRPs who are retired (28% which is lower than 34% across the Island and only 25% nationally. Levels of unemployment are low whilst the number of people who are self-employed as a proportion of all who are working is high when compared with Island and national data. It should be noted that the figures for employment are based on where a household lives and not where they work.

**Figure 2.2: Economic Activity of Household Reference Person (2011)**

Economic activity	Arreton		Isle of Wight		England
	Number	%	Number	%	%
Full Time	131	33.2%	20,080	32.9%	42.9%
Part Time	30	7.6%	6,325	10.4%	8.8%
Self Employed	96	24.4%	7,813	12.8%	11.5%
Unemployed	5	1.3%	1,750	2.9%	3.1%
Retired	112	28.4%	20,899	34.2%	24.9%
Sick/disabled	9	2.3%	2,149	3.5%	3.6%
Other	11	2.8%	2,069	3.4%	5.2%
<b>Total</b>	<b>394</b>	<b>100%</b>	<b>61,085</b>	<b>100%</b>	<b>100%</b>

Source: Economic Activity of Household Reference Persons, 2011 (QS602EW)

## Dwelling Characteristics

- 2.7 The figure below shows dwelling types from 2011 Census data. The information shows over 46% of the dwellings in the parish are detached. This is considerably higher than the proportion of dwellings across the entire Island and all of England. There are a relatively low proportion of flats (8.9%).

**Figure 2.3: Accommodation Type (2011)**

Accommodation Type	Arreton		Isle of Wight		England
	Number	%	Number	%	%
Detached	185	47%	21,269	34.8%	22.3%
Semi Detached	153	38.9%	17,848	29.2%	30.7%
Terraced	21	5.3%	9,393	15.4%	24.5%
Flat	35	8.9%	12,036	19.7%	22.1%
Other	0	0%	539	0.9%	0.4%
<b>Total</b>	<b>394</b>	<b>100%</b>	<b>61,085</b>	<b>100%</b>	<b>100%</b>

Source: Accommodation Type - Households, 2011 (QS402EW)

- 2.8 The low proportion of terraced homes/flats compared to the Island as a whole is significant. These dwelling types tend to be the cheapest priced housing in any local market. This means that the ability of local people and especially first-time-buyers to access the housing market in Arreton is limited.

### Number of Bedrooms

- 2.9 The size and value of dwellings can be analysed in relation to the number of bedrooms in a dwelling. The figure below is based upon 2011 Census data and contains only occupied dwellings. Arreton has a greater proportion of four and five bedroom homes. The proportion of homes with one or two bedrooms is low compared to the Island and England as a whole.

Number of Bedrooms	Arreton		Isle of Wight		England
	Number	%	Number	%	%
0/1	24	6.1%	6,420	10.5%	12.0%
2	81	20.1%	20,293	33.2%	27.9%
3	157	39.8%	24,525	40.1%	41.2%
4	95	24.1%	7,420	12.1%	14.4%
5+	37	9.4%	2,427	4%	4.6%
Total	394	100%	61,085	100%	100%

Source: Number of Bedrooms, 2011 (QS411EW)

### Households and Household characteristics

- 2.10 According to the Census 2011 (figure below) it is estimated that around 7% of dwellings within the parish were unoccupied. This includes second homes and holiday homes. This compares to a 10% vacancy rate across the Island as a whole.

Vacancy	Arreton		Isle of Wight		England
	Number	%	Number	%	%
Occupied	394	92.9	61,085	90.3	95.7
Unoccupied	30	7.1%	6,591	9.7	4.3
Total	424	100%	67,676	100%	100%

Source: Household Spaces, 2011 (QS417EW)

2.11 Turning to household characteristics the figure below describes the number and proportion of households in each tenure group for Arreton, the entire Isle of Wight and all of England.

<b>Figure 2.6: Accommodation Type (2011)</b>					
Tenure	Arreton		Isle of Wight		England
	Number	%	Number	%	%
Owned outright	183	46.4%	25,091	41.1%	30.6%
Owned with a mortgage or loan	140	35.5%	17,726	29.0%	32.8%
Shared ownership	1	0.3%	362	0.6%	0.8%
Social Rented	20	5.1%	6,523	10.7%	17.7%
Private Landlord or Letting Agency	35	8.9%	9,663	15.8%	15.4%
Rented; Other	4	1%	976	1.7%	1.5%
Living Rent Free	11	2.8%	744	1.2%	1.3%
<b>Total</b>	<b>394</b>	<b>100%</b>	<b>61,085</b>	<b>100%</b>	<b>100%</b>

Source: Tenure - Households, 2011 (QS405EW)

2.12 For Arreton there are a number of important findings from the data. There are:

- a high proportion of owner-occupiers – particularly outright owners consistent with the high proportion of older owner occupiers resident in the parish;
- a high proportion of older person households, many of whom are single person households;
- a below average % of social rented housing for the Island with hardly any shared ownership provision; and
- a lower than average private rented sector (PRS).

## Chapter 3 – The Arreton Housing Market

### Introduction

- 3.1 An important part of the assessment of housing need is to establish the costs of housing to buy and rent. This information is then used against survey data about the amounts people can afford to assist in establishing the most suitable type and size of accommodation for each household.
- 3.2 In this section we establish the typical entry-level costs of housing to both buy and rent in Arreton Parish. Our approach has been to carry out a desktop survey using internet sources. Due to the relatively small number of dwellings available for sale or rent this exercise was carried out during the project in June 2014.
- 3.3 Below we have provided a summary of the outputs of this analysis – given the availability of data the analysis should be considered as indicative although it is worth noting that figures obtained were fairly consistent over time.

### Rental Information

- 3.4 Searches carried out in July 2014 using Arreton ‘this area only’ search on Rightmove <sup>3</sup>

Number of Bedrooms	Number Found	Average Rent
1	1	£525pcm
2	0	0
3	0	0
4	0	0

- 3.5 This evidence shows the current housing available to rent within the parish is scarce and tallies with evidence of tenure from figure 2.6.

### Sale information

- 3.6 Searches were carried out using Arreton ‘this area only’ search on Rightmove <sup>4</sup> and further searches on Zoopla, Prime Location, Wight Agents, Hose Rhodes Dickson, Spence Willard, Laurie Calloway, Wright Estate Agency, Pittis, Watson Bull & Porter, Arthur Wheeler, Seafields, Wootton Estate Agents, Jenny Turnbull, Creasey Biles & King, Christopher Scott, Gully Howard, 01 Estate Agents, Megan Baker, Whitehouse Porter, Island Homes Estate Agency, Lancasters, Webb & Jenkins and Movehut.

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<sup>3</sup> <http://www.rightmove.co.uk/>

<sup>4</sup> <http://www.rightmove.co.uk/>

Number of Bedrooms	Number Found	Average Price
1	0	0
2	2	£145,000
3	4	£299,000
4	0	0
5	0	0

### Annual Survey of Hours and Earnings (ASHE)

- 3.7 The ASHE 2013 (provisional, based on SOC 2012) Table 10 - Place of Residence by Parliamentary Constituency <sup>5</sup> confirms that gross pay on the Island was £23,454. Therefore to purchase a house in Arreton you would need the following:

Number of Bedrooms	Purchase Price	Deposit @ 10%	Remaining house price to income ratio
Average	£247,666	£24,766	9.5 to 1

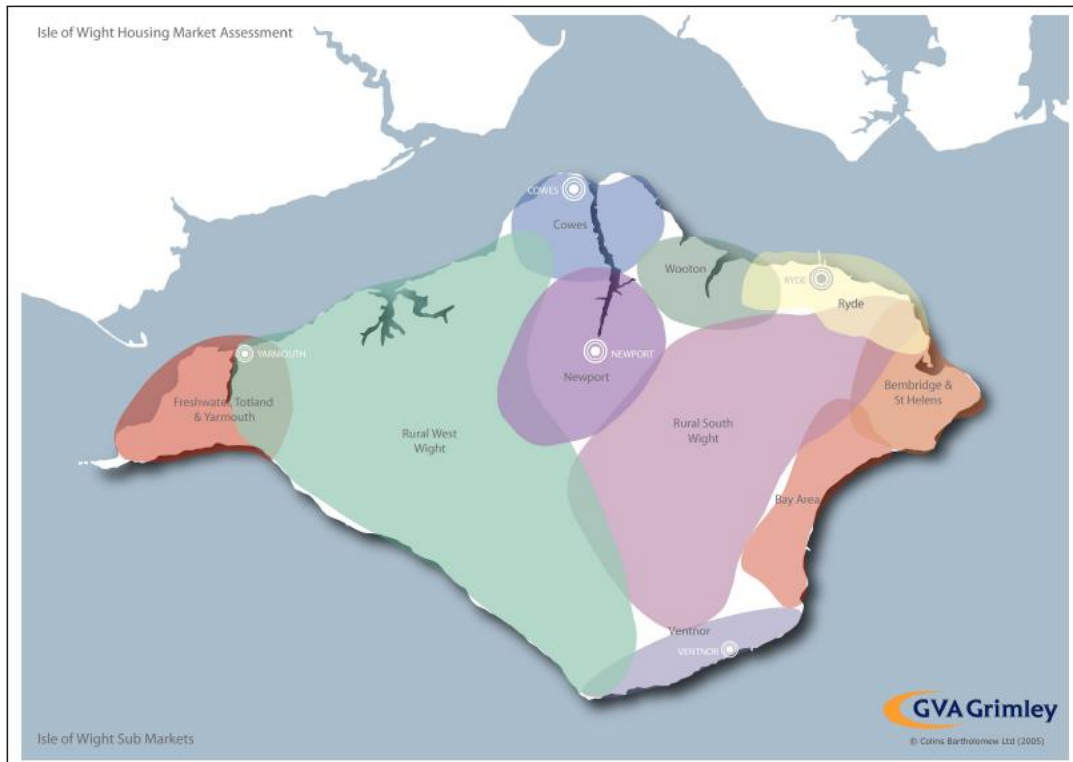
- 3.8 This information serves to illustrate the point that many younger people will struggle to achieve home ownership within Arreton in the early stages of their working lives and due to the lack of rented accommodation in the area will move to nearby settlements to have their housing need met.

### Relationship to the Rural South Wight

- 3.9 Work undertaken as part of the Strategic Housing Market Assessment 2007 (SHMA) <sup>6</sup> identified Arreton as forming part of the Rural South Wight sub market area.
- 3.10 A housing market exists wherever willing buyers and willing sellers are in contact with one another. Such markets can be spatially defined because most people seeking to buy or rent a house will choose houses within a fairly limited area.
- 3.11 This commonly reflects existing ties such as proximity to family and friends; access to employment, education and other facilities. A housing market area can hence be defined as: ‘a geographical area which contains both the origin and destination of the great majority of households who move home.’
- 3.12 Patterns of relocation (migration patterns) are the basis of defining a functional housing market. However in practice a more pragmatic approach is commonly used which also considers existing partnership structures, travel to work patterns, and more qualitative information.
- 3.13 A review of the Strategic Housing Market Assessment is currently being undertaken and the findings of this document will be used as part of the determination of applications in accordance with policies SP1 and DM3.

<sup>5</sup> <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tc%3A77-256648>

<sup>6</sup> [http://www.iwight.com/living\\_here/planning/images/FB3\\_HousingMarketAssessment\(2007\).pdf](http://www.iwight.com/living_here/planning/images/FB3_HousingMarketAssessment(2007).pdf)



### Secondary Information from the Island Homefinder Register for Arreton

- 3.14 This information is secondary and does not form part of the household survey findings.
- 3.15 The latest available data from the Island Homefinder register indicates that there are around 15 affordable housing units within Arreton Parish.
- 3.16 The Island Homefinder<sup>7</sup> register allows new applicants for affordable housing, and existing tenants seeking a move, to apply for available vacancies which are advertised widely, for example in local housing offices or on a website.
- 3.17 Applicants can see the full range of available properties and, under the new system, they can make a bid for any home which meets their housing needs. Applicants are unable to search for “affordable housing” in Arreton on the Island Homefinder register due to the lack of available accommodation.
- 3.18 Colleagues from the Statutory Housing Authority were contacted to investigate the number of applicants on Island Homefinder who lived in Arreton. As at July 2014 there were 9 households resident in Arreton Parish who have expressed a need for ‘affordable housing’.

<sup>7</sup> [www.islandhomefinder.org.uk](http://www.islandhomefinder.org.uk)

Current Tenure	1 Bed	2 Bed	3 Bed	Total
Private renting	1	2	1	4
Sleeping rough	0	0	0	0
Living with relatives	2	1	0	3
Housing Association Tenant	0	0	0	0
Owner Occupier	0	0	1	1
Tied Accommodation	1	0	0	1
<b>Total</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>9</b>

Source: Island Homefinder Register

- 3.19 This information has **not been included** with data gathered from the household survey. The survey asked whether households were on the housing register. The information from the survey has been cross checked against the housing register data and an analysis of this information can be found in section 4.16.

### Older Persons Provision

- 3.20 People are living longer and this means that the Island, like the UK as a whole, has a growing older population. By 2025 it is expected that the proportion of people over 65 will be 28%.<sup>8</sup>
- 3.21 This change in population structure will obviously have implications for local public services, but also means that we need to plan for a supply of housing to meet the needs of an ageing population.
- 3.22 It is anticipated that there will be increasing numbers of older people who will be owner occupiers and that most people will want to (and will be encouraged to) stay in their own homes as long as they are able to.
- 3.23 A search was made on the Care Quality Commission website<sup>9</sup> for all registered care services within the Arreton Parish area. According to this data Blackwater Mill is the only facility of this nature within the Parish.
- 3.24 A further search of the area to identify specific leasehold accommodation for older people did not return any results.

<sup>8</sup>

[http://www.iwight.com/living\\_here/planning/images/Determiningthefutureprovisionrequirementsforolderpersonsaccommodation.pdf](http://www.iwight.com/living_here/planning/images/Determiningthefutureprovisionrequirementsforolderpersonsaccommodation.pdf)

<sup>9</sup> [www.cqc.org.uk](http://www.cqc.org.uk)

## Chapter 4 – The Housing Survey

- 4.1 389 housing needs surveys were delivered. A total number of 294 surveys were completed and returned providing a 76% response rate. This survey was inclusive of all residents of the parish. Discussions were held with the accommodation manager at Wight Salads and other farms who employ seasonal staff and it was noted that all of the workers onsite normally reside elsewhere at the end of the growing season. Further to that enquiries were made of Blackwater Mill. Discussions with the management confirmed that residents of this establishment were either on temporary stay (respite) or were unable to live independently and, therefore, as such can be considered as not having a housing need. Furthermore, it was confirmed that no staff are resident on site.
- 4.2 It is standard practice in local authority level surveys for results to be based upon random samples of the population which are then grossed-up to represent the household population as a whole with a high level of confidence. However, for the purposes of local surveys such as this, normal practice is to seek information from every household, not a random sample of households and present the findings on the basis of actual responses.
- 4.3 This means that outputs below reflect the actual response to the survey and should be regarded as **minimum** estimates. This survey has also been cross-checked against the Island Housing Register to ensure that those who have an identified need are not counted more than once.

### Analysis of the Survey Data

- 4.4 A 76% response rate was achieved for this survey meaning that on the basis of householder surveys alone this survey is not reliable as a single source of data. Further sources of data, such as housing register data from island homefinder, and demographic change data will set the overall context for the types of housing to be built in the Parish of Arreton together with any aspirations that the community have for delivering other infrastructure projects within the local area.

### Analysis of the Survey Data

- 4.6 The Survey data on type of house and tenure of housing was consistent with the 2011 Census data.
- 4.7 Therefore from Survey Data alone 87 households, or individuals within households, are expected to move in the next five years and 28 expect to remain within the Parish or could have their housing needs met by dwellings within the Parish.



## Requirement for Market Tenures

- 4.8 The findings of the general household survey are a statistical analysis of residents “likes” and “expectations”. However they are not an indication of whether a household has a “housing need”.
- 4.9 In order to calculate a net housing need the 28 households (identified within section 4.7) are examined further to see whether their housing need can be met by other residents moving and freeing up accommodation.
- 4.10 Where a household cannot be matched to a “vacant” or “unit available on the open market” an unmet housing need is established. This can be in the form of an open market housing unit that is not available in the local marketplace or in the form of the amount of funding a person has to buy or rent a unit. This provides further evidence of whether “affordable housing” is needed by residents.
- 4.11 Given the reasons for households seeking to move accommodation, along with an understanding of the housing stock and population profile, it seems reasonable to suggest that the difference between preferences and expectations is to some degree driven by the availability of suitable housing within the parish for households to move to.
- 4.12 Residents may decide that their housing need can be met from within the area in this regard and chose to answer the survey that they would like to remain in the Parish of Arreton. Residents who stated that they would move out of the Parish were discounted for this purpose.

**Figure 1: Local housing need for Owner-occupied housing by type**

Estimated Number	Bedrooms	Type	Specialist
2	4	Detached	No

Source: Survey Responses

## Requirement for Private Rented Dwellings

- 4.13 There were a couple of cases where newly forming households intend to move to set up home. These cases indicated an housing need for one bedroomed accommodation to rent. This is normally expected to be provided by the private market and as such there are no restrictions from this type of accommodation being turned into open market sale accommodation. It is recommended that to protect this type of accommodation for the longer term that this is provided by an Affordable Housing provider as open market rent accommodation.

**Figure 2: Local housing need for Private Rented housing by type**

Estimated Number	Bedrooms	Type	Specialist
2	1	Flat	No

Source: Survey Responses

## Requirement for Affordable Tenures

- 4.14 The requirement included shared ownership, shared equity and discounted sale affordable housing. Some 17 households will require affordable housing of various sizes and tenures if data in the figures below are combined. These dwellings are required to ensure that those households who have chosen to remain in the parish can have their housing need met within the parish.

**Figure 3 – Local housing need for affordable rent by type**

Estimated Number	Bedrooms	Type	Specialist
2	1	Rent	No
3	2	Rent	No
1	3	Rent	No

Source: Survey Responses

**Figure 4 – Local housing need for Affordable home ownership by type**

Estimated Number	Bedrooms	Type	Specialist
2	3	Detached	No
2	2	Bungalow	No
2	3	Bungalow	No
2	3	Semi Detached	No
1	4	Detached	No
1	1	Flat	No
1	2	All	Adapted

Source: Survey Responses

- 4.15 It is clear that some of the market need might be met by dwellings with outstanding planning permission should they be built. However housing need surveys generally only factor in current housing supply so current requirements are balanced off against current vacancies in order to reveal shortages taking into account the mismatch between vacancies and household characteristics. Future development is referred to as the ‘future supply pipeline’ and therefore not included in the calculation.

## Comparison against housing register data

- 4.16 The number of households who had an housing need was compared against information from the island homefinder register. Due to data protection individuals cannot be identified. Three households who were identified as having a a housing need, as part of the survey, also stated that they were on the housing register. This does not tally with the numbers currently on the housing register. This is either due to the housing register not being up to date with resident’s current circumstances, or because those who are already on the register chose not to fill in a form because they considered that they had already been identified.
- 4.17 This analysis therefore supports the recommendations that the household survey should be regarded as **minimum** estimates.

## Appendix A – Definitions

This survey works to the definition of housing requirements that encompasses demand, need and preferences. Therefore the following definitions are used within this document:

‘Housing Demand’	Households that can enter the general market without intervention of any sort.
‘Housing Need’	Households that are unable to enter the general market without some form of intervention.
‘Affordability’	The relationship between local incomes and the local general housing market.
‘Affordable Housing’	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
‘Open Market Housing’	Housing for sale or rent between a willing buyer/renter and a willing seller/landlord.

## **Appendix B – LOCAL PROPERTY SEARCH IN ARRETON PARISH**

A check was made of Zoopla, Prime Location, Wight Agents, Hose Rhodes Dickson, Spence Willard, Laurie Calloway, Wright Estate Agency, Pittis, Watson Bull & Porter, Arthur Wheeler, Seafields, Wootton Estate Agents, Jenny Turnbull, Creasey Biles & King, Christopher Scott, Gully Howard, 01 Estate Agents, Megan Baker, Whitehouse Porter, Island Homes Estate Agency, Lancasters, Webb & Jenkins and Movehut.

## Appendix C – The Survey

### ARRETON PARISH RESIDENTS – HOUSING NEEDS SURVEY

Unless otherwise stated, please tick ONE box for each question.

#### SECTION A: YOUR PRESENT HOUSING CIRCUMSTANCES

##### Q.1 Whereabouts in the parish do you live?

Arreton      Blackwater      Merstone      Elsewhere in parish

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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##### Q.2 What type of accommodation do you currently live in?

Detached house	<input type="checkbox"/>
Semi detached house	<input type="checkbox"/>
Terraced house	<input type="checkbox"/>
Bungalow	<input type="checkbox"/>
Flat or maisonette	<input type="checkbox"/>
Flat in sheltered scheme or unit specially built for disabled	<input type="checkbox"/>
Room in shared house	<input type="checkbox"/>
Caravan / mobile home	<input type="checkbox"/>
Other (please describe)	<input type="checkbox"/>

##### Q.3 Is this accommodation your temporary or permanent residence?

Temporary       Permanent

##### Q.4 How many bedrooms do you have?

Bed-sit only      1      2      3      4      more than 4

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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##### Q.5 Is the number of bedrooms you currently have sufficient for your needs?

Yes       No

If No, would you please say why? (if you prefer not to say please leave blank)

**Q.6 What is the tenure of your home?**

Owned outright	
Owned with a mortgage	
Part owning and part renting (shared ownership)	
Rented from a Housing Association	
Rented from private landlord	
Provided as part of a job	
Another type - please describe	

**Q.7 How long have you lived at this address?**

Less than a year	
Between 1 and 2 years	
Between 3 and 5 years	
Longer than 5 years	

**Q.8 How many people in each age group (including you) currently live at your address?**

Under 15 yrs  16-24 yrs  25-44 yrs

45-59 yrs  60-74 yrs  75 yrs plus

**Q.9 How likely is it that over the next five years you or a member of your household will move from this home?**

	You or your whole family	Somebody leaving the household
Very likely		
Likely		
Unlikely		
Very unlikely		

**If no-one is looking to move within the next 5 years then you have now completed the survey. Thank you for your participation.**

**SECTION B: YOUR HOUSEHOLD'S FUTURE HOUSING REQUIREMENTS**

The following questions are only for those that have future housing requirements, if more than one member of your household is likely to move please contact the survey team for extra copies of the survey questions, e-mail: [arreton@outlook.com](mailto:arreton@outlook.com) or [arreton@gmx.com](mailto:arreton@gmx.com) or phone 07531211371.

**Q.10a If you think you or a member of your household may move in the next five years, is it likely to be:-**

	You or your whole family	Somebody leaving the household
Within the next 12 months?		
Within the next 1-2 years?		
Within the next 2-3 years?		
Within the next 3-5 years?		
Don't know		

**Q.10b And do you think the move will be:-**

	You or your whole family	Somebody leaving the household
Within Arreton Village		
Within Blackwater Village		
Within Merstone Village		
Elsewhere within Parish		
Elsewhere on the Island		
Off the Island		
Don't know		

**Q.11 Why do you think you or a member of your household will move from this home over the next five years? Please list UP TO THREE REASONS for moving.**

<b>Reasons Relating To Home</b>	
To move to larger home	
To move to smaller home	
Home in bad state of repair	
Cost of home too high	
To buy a home	
<b>Security Of Tenure Reasons</b>	
End of assured / short hold tenancy	
Landlord request to move out	
Loss of job, living in tied accommodation	

**List continues on next page**

<b>Work / College Reasons</b>	
To be nearer new job	
To be nearer existing job	
To go to university or college	
<b>Family / Personal Reasons</b>	
To set up home with partner	
Household split up / divorce /separation	
To set up home of my own	
To move nearer family or friends	
Move around fairly often anyway	
Other personal / family reasons	
<b>Health / Care Reasons</b>	
To move into sheltered housing	
To move into a residential care / nursing home	
To move into a home adapted to my family (or family members') needs because of disability/illness	
<b>Other Reasons</b>	
Other reason	

**Q.12 Which one of these types of property would you or a member of your household reasonably expect to obtain?**

	You or your whole family	Somebody leaving the household
Detached house		
Semi detached house		
Terraced house		
Bungalow		
Flat or maisonette		
Bed-sit		
Sheltered housing		
Other / don't know		

**Q.13 How many bedrooms would you / they require?**

	You or your whole family	Somebody leaving the household
1 bedroom		
2 bedrooms		
3 bedrooms		
4 bedrooms		
More than 4 bedroom		
Don't know		



**Q.14 Which type of tenure would you / they reasonably expect to obtain?**

	You or your whole family	Somebody leaving the household
Owned outright		
Owned with a mortgage		
Part owning and part renting (shared ownership)		
Rented from an affordable housing provider (Housing)		
Rented from private		
Provided as part of a job (no rental to pay)		
Don't Know		

**Q.15 If you / they are looking to buy your next home, what would be the maximum price at today's prices that you / they would be willing to pay?**

	You or your whole family	Somebody leaving the household
£50,000 - £99,999		
£100,000 - £149,999		
£150,000 - £199,999		
£200,000 - £249,999		
£250,000 - £299,999		
£300,000 or more		
Don't know		
Prefer not to say		

**Q.16a If you / they found they were unable to buy, would you / they consider renting?**

	You or your whole family	Somebody leaving the household
No – only want to buy		
Yes – might consider		
Don't know		

**Q.16b Would you / they consider shared ownership if it was available?**

	You or your whole family	Somebody leaving the household
No – only want to buy		
Yes – might consider		
Don't know		

**Q16c What kinds of landlord would you / they consider?**

	You or your whole family		Somebody leaving the household	
	Yes	No	Yes	No
Private landlord				
Affordable housing provider i.e. Housing Association)				

**Q.17 Are you / they registered with the IW Council and / or a Housing Association for affordable housing?**

	You or your whole family	Somebody leaving the household
Yes		
No		

**If 'yes' then please state all that you / they are registered with**

You or your whole family

Somebody leaving the household

**Q.18 What would be the maximum weekly or monthly costs in rent or mortgage at today's prices that you / they would be willing and able to pay for your next home (after any help you / they might receive through housing benefit or income support?)**

Weekly	Monthly	You or your whole family	Somebody leaving the household
£80 - £99	£350 - £429		
£100 - £119	£430 - £519		
£120 - £199	£520 - £864		
£200 - £299	£865 - £1299		
£300 - £399	£1300 - £1749		
£400 or more	£1750 or more		
Don't know			
Prefer not to say			

**Thank you for completing this survey**