

Longparish Parish Council

Affordable Housing Questionnaire

Results and analysis

July 2008

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Summary

1. This report and analysis was prepared by Jeremy Barber (chair) and Christopher Duxbury (vice-chair) of Longparish Parish Council. It has been checked by Jeff Bishop, the independent facilitator for the group who prepared the questionnaire. The process is explained in detail in the main report.
2. The questionnaire was designed to provide information about the extent of
 - village support for a proposal to build 12 affordable homes and up to six commercial homes on a particular site and provide community benefits
 - village support for the principle of affordable housing.
3. We would like to thank everyone who responded, the group who designed the questionnaire, the teller and the shop for hosting the box.
4. Forms were issued individually by post to everyone (549 people) on the electoral roll. There were 288 valid responses (52.4%). A further 5 different forms were issued to people from the village who were not on the electoral roll. The results for those forms are analysed separately in the full report.
5. **Question 1** asked, “Do you support a project of up to 12 affordable houses and up to 6 houses for sale on the open market on this site (max.18 in total)?”. There were 285 (99%) responses as follows

| | |
|----------------------|---------------------|
| Yes 113 (40%) | No 172 (60%) |
|----------------------|---------------------|

6. Included are 25 people who live adjacent to or opposite the site. 20 of those (80%) said No. The responses varied with age and length of residence in the village. Support was greatest among those over 60 and people who have lived in the village over 30 years.
7. **Question 2** asked, “Even if you do not support a development on the currently proposed site, do you support the proposal **in principle** of building affordable houses to be made available for lower than market rents to people with strong Longparish connections if a suitable site were available?”
8. There were 252 responses (87%) as follows

| | |
|----------------------|---------------------|
| Yes 120 (48%) | No 132 (52%) |
|----------------------|---------------------|

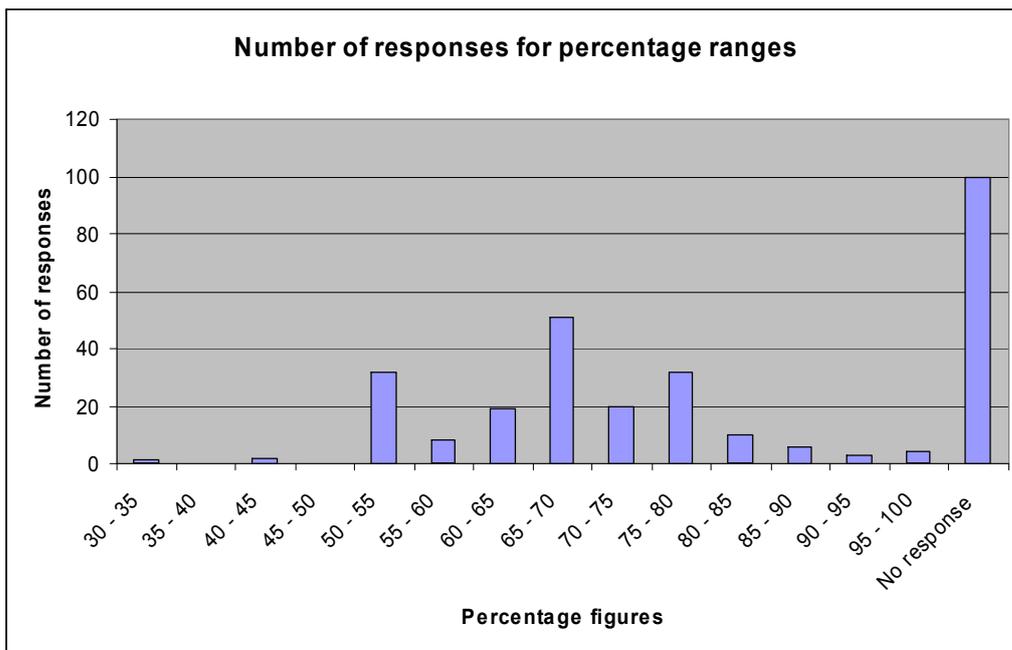
9. It is clear from the analysis that some people did not answer because they thought there was no need to do so if they had answered yes to question 1. Of the 36 people who did not answer question 2, 28 answered yes to question 1 and 5 answered no.
10. **Question 3** asked people who had not answered questions 1 or 2 to say what further information they would need in order to give an answer. There were 36

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such cases (13%). 5 of those gave details of the further information they would need including planning rules on parking and street lighting, proof of need, guarantees on allocation of homes, information about Lower Mill Villas, the split between houses, flats, etc, and the effect on infrastructure. Another 5, and some 14 other people made comments which showed no particular trend and which are recorded in the main report.

11. **Question 4** The questionnaire invited views on what percentage of respondents to the questionnaire would be needed to indicate a clear result either for or against. 188 people (65%) responded. The results were as follows



Afternote

12. The summary above was published on the parish notice boards and the village website on 12 July 2008. The Parish Council considered the information at its meeting on 14 July 2008 and resolved as follows.

“The Parish Council accepts that the questionnaire shows that there is no mandate for further work on the site identified in the report under ESN06, and notes the outcome of the questionnaire.”

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Main report

13. The main report gives more information, both background material and about the responses to the questionnaire.

Introduction – setting the scene

14. This questionnaire is part of a long process which is explained briefly below.

15. Affordable housing was one of the topics in the Longparish Parish Plan which was adopted by the Parish Council in May 2005, after extensive consultation. You can see the Parish Plan at <http://www.longparish.org.uk/parishplan/index.php>

16. The Parish Plan said

“House prices both to buy and to rent in Longparish are extremely high and people who have strong village connections are being forced to leave the village through lack of affordable housing. This means in particular that young people who want to stay in the village when they leave home, can't afford to.

There is a disproportionate number of large family homes in Longparish whilst we do not have enough small family/starter homes or accommodation for young, single people in the village. People who wish to trade down after their family has left home also have difficulty finding a suitable smaller property.

It is important that we have a balanced community in terms of age (children, young people through to the elderly) and socio-economic background. We do not want Longparish to become a dormitory village purely for wealthy commuters, nor for it to become dominated by houses used only at weekends.

There is widespread support for a Housing Needs Survey to be conducted, but whatever results, the rural nature and beauty of the village and its open spaces should be protected as should the shop, school, playgroup and pubs which you very much value.”

17. The Plan proposed,

“To work to achieve village support for some small, mixed housing development to provide affordable accommodation and small houses that might meet the needs of young people, families and older villagers wishing to move to a smaller more manageable home.

To encourage a landowner to provide a site, such a development might include some commercial housing.”

18. The Parish Council established a Housing Group (the Housing Group) to take this work forward. Community Action Hampshire did a housing needs survey.

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Their report said that there were at least 23 households with close connections with Longparish in need of accommodation and recommended that a scheme should be brought forward as soon as possible. This figure was similar to the number of households with close connections with Longparish on the Test Valley Borough Council (TVBC) housing waiting list and consistent with the results of two previous surveys in 1990 and 2001.

19. After the 1990 and 2001 surveys the Parish Council invited housing associations to take the work further but they were unable to find landowners willing to provide suitable sites. This and similar experiences in other villages led TVBC to propose revisions to the policy. The Housing Group did extensive research and established that there were landowners willing to provide sites under a new policy ESN06 being developed by TVBC.
 20. The new policy ESN06 became final in July 2006. This enabled the Housing Group to put forward ideas at the October 2006 Parish Council meeting and begin a period of consultation.
 21. This led to lively and vigorous debate within the village. The November 2006 Parish Council meeting was well attended by members of the public and over 160 attended an exhibition put on by the Housing Group at the end of November 2006. You can see the exhibition material here <http://www.longparish.org.uk/housing/exhibitions.php>
 22. In the light of feedback from the consultation, the Housing Group recommended, at the December 2006 Parish Council meeting, a project comprising 12 affordable homes and up to six open market homes and including various community benefits. You can see their report here http://www.longparish.org.uk/pccissues/documents/documents/Housing_Group_Report_for_11_December_2006_Parish_Council.pdf
 23. However it became clear that there was no consensus on the matter and in January 2007 the Parish Council decided to appoint an independent facilitator, Jeff Bishop, and establish a group, the 'Bishop Group', representing the full range of views to promote an Open Forum and to agree common ground and decide how to resolve differences in a way which would be regarded as valid.
 24. The group published a four page leaflet of basic information which you can see here <http://www.longparish.org.uk/housing/leaflet20070709.pdf> They arranged an Open Forum in September 2007 which included further detailed information <http://www.longparish.org.uk/housing/forum070922/>
- The next step was the questionnaire.

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The Questionnaire

25. The commentary to policy ESN06 explains that when a proposal is considered,

“The extent of public involvement and support will be important considerations in assessing its merits.”

26. The great extent of public involvement is self evident.

27. The questionnaire was designed to provide information about the extent of

- village support for a proposal to build 12 affordable homes and up to six commercial homes on a particular site and provide community benefits
- village support for the principle of affordable housing.

28. The questionnaire was designed by the Bishop Group. The questions, a covering letter and the process for distribution, reception and analysis were approved by the Parish Council at its April 2008 meeting.

29. There were separate forms for people on the electoral roll and people not on the electoral roll. The forms were accompanied by manifestos explaining views for and against the proposal. The manifestos were not discussed by the Parish Council or shared by all members of the Bishop Group. They were produced by members of the Bishop Group and the text was reviewed by Jeff Bishop.

30. You can see the forms, the covering letter and the manifestos at Appendix A. The process for reception and analysis is included at Appendix B.

31. Questionnaires were issued individually by post to everyone (549 people) on the electoral roll on 28/29 May 2008. In addition an article in the parish magazine (Hill & Valley) invited people with strong connections with the village who were not on the electoral roll to give their views.

32. A sealed box was placed in the shop for responses and a freepost address was provided for people who preferred to respond by post. The deadline for responses was 23 June 2008. The total number of responses was 309 of which 270 (87%) came to the shop.

33. There were 288 valid responses (52.4%) from people on the electoral roll and five from people not on the electoral roll. You can see the teller's report at Appendix C. The 16 responses considered invalid comprised 5 that were received after the deadline, 3 that had been defaced so that it was not possible to check their validity and 8 where the people completing them did not follow the instructions and their answers were therefore not clear.

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Results and Analysis

34. The results were analysed separately and then verified by Jeremy Barber, chair of the Parish Council and Christopher Duxbury vice-chair of the Parish Council. You can see the data at Appendix D.

Question 1

35. Question 1 asked, “Do you support a project of up to 12 affordable houses and up to 6 houses for sale on the open market on this site (max.18 in total)?”.

36. There were 285 (99%) responses as follows

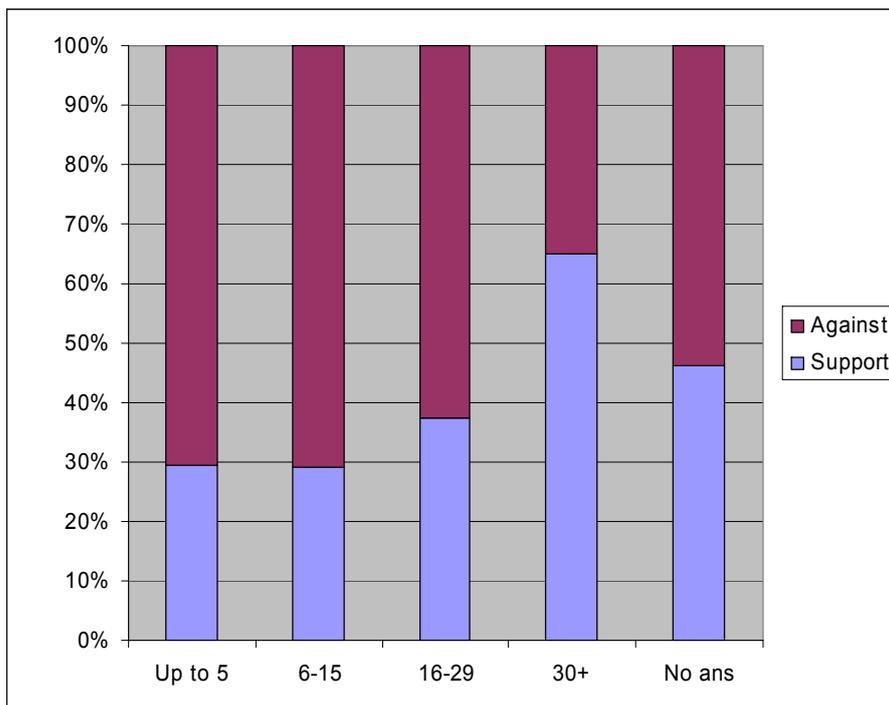
| | |
|----------------------|---------------------|
| Yes 113 (40%) | No 172 (60%) |
|----------------------|---------------------|

37. Included are 25 people who live adjacent to or opposite the site. 20 of those (80%) said No.

38. The responses varied with age and length of residence in the village.

39. Variation with length of time in village (years)

| | Time in Village | | | | No ans |
|-----------|-----------------|------|-------|-----|--------|
| | Up to 5 | 6-15 | 16-29 | 30+ | |
| Support | 17 | 23 | 28 | 39 | 6 |
| Against | 41 | 56 | 47 | 21 | 7 |
| % support | 29% | 29% | 37% | 65% | 43% |

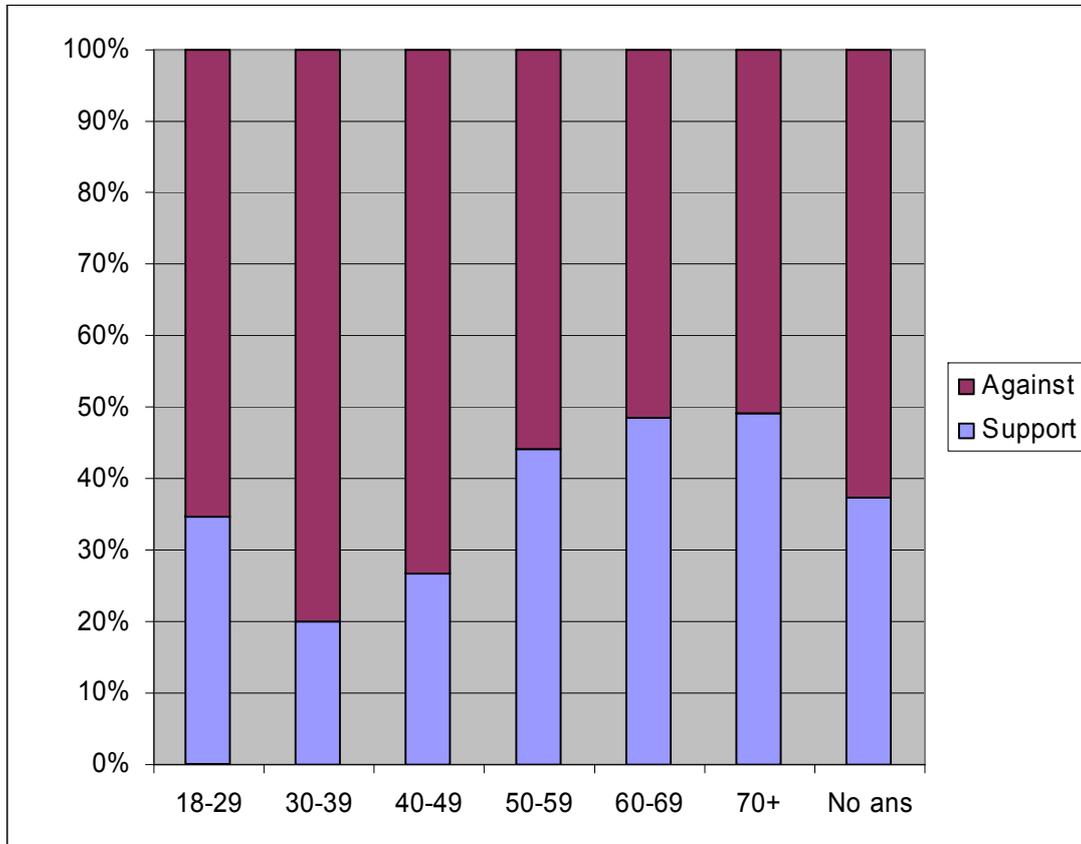


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40. Variation with age

| | Age | | | | | | No ans |
|------------------|-------|-------|-------|-------|-------|-----|--------|
| | 18-29 | 30-39 | 40-49 | 50-59 | 60-69 | 70+ | |
| Support | 9 | 6 | 12 | 26 | 30 | 27 | 3 |
| Against | 17 | 24 | 33 | 33 | 32 | 28 | 5 |
| % Support | 33% | 20% | 26% | 44% | 48% | 49% | 33% |



Question 2

41. Question 2 asked, “Even if you do not support a development on the currently proposed site, do you support the proposal **in principle** of building affordable houses to be made available for lower than market rents to people with strong Longparish connections if a suitable site were available?”

42. There were 252 responses (87%) as follows

| | |
|----------------------|---------------------|
| Yes 120 (48%) | No 132 (52%) |
|----------------------|---------------------|

43. It seems clear from the analysis that some people did not answer because they thought there was no need to do so if they had answered yes to question 1. Of the 36 people who did not answer question 2, 28 answered yes to question 1 and 5 answered no.

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44. If this were so then including those figures gives

| | |
|----------------------|---------------------|
| Yes 148 (52%) | No 137 (48%) |
|----------------------|---------------------|

45. Another way of looking at this data is to consider how the 172 people who did not support the particular proposal responded on the question of principle. 131 were against the idea in principle, 36 were in favour and 5 did not express a view. So 21% of the people who did not support the particular site nonetheless supported the principle.

Question 3

46. Question 3 asked people who had not answered questions 1 or 2 to say what further information they would need in order to give an answer. There were 36 such cases (13%).

47. 5 of those gave details of the further information they would need including

- planning rules on parking and street lighting,
- proof of need, as opposed to preference
- guarantees on allocation of homes,
- information about Lower Mill Villas, which is in the same ownership and adjacent to the site
- the split between houses, flats, etc, and the effect on infrastructure.

48. A huge amount of information has already been published (see in particular paragraphs 19 and 22 above). We consider that the number and type of responses show that the available information was adequate.

49. Another 5 of the 36, and some 14 other people made comments which showed no particular trend.

50. You can see the full text of the comments in Appendix D.

Question 4

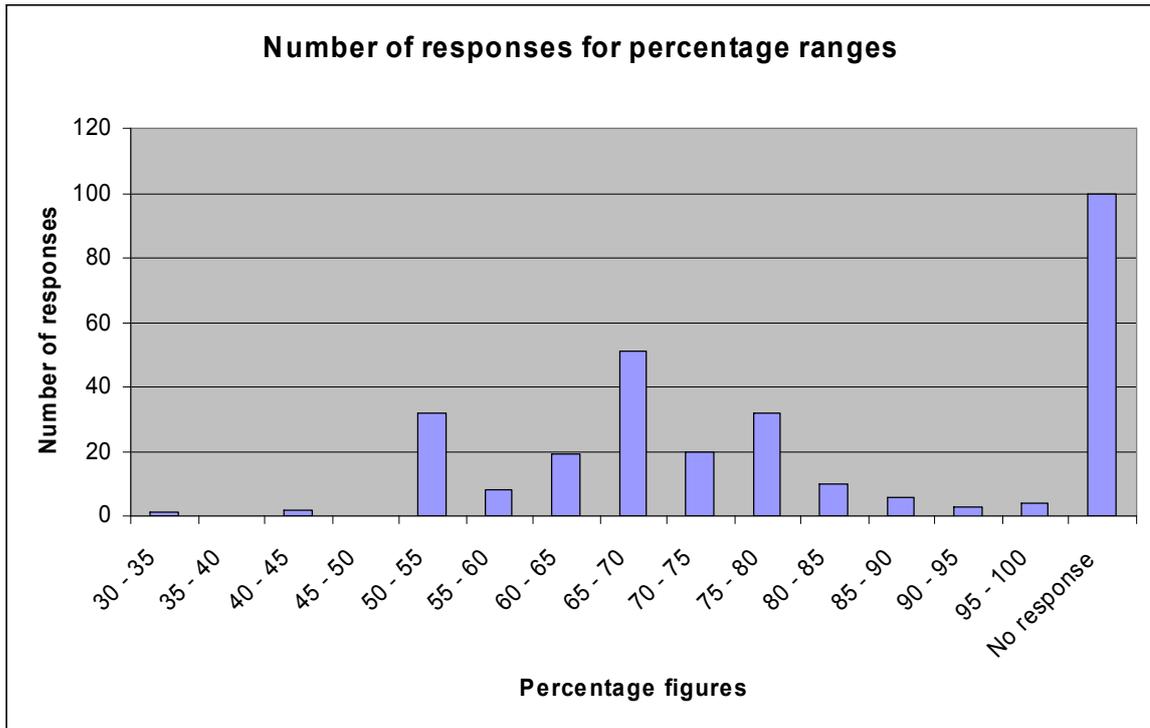
51. The questionnaire invited views on what percentage of respondents to the questionnaire would be needed to indicate a clear result either for or against. 188 people (65%) responded.

52. The response rate did not vary significantly with the answers to question 1.

53. The results were as follows

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54. The average among those who responded was 66%.

55. The responses varied with the answers to question 1.

56. The average percentage suggested by people who were against the specific project (i.e. who answered no to question 1) was 72% but for those in favour it was 58%.

57. Some people wrote in different percentages for and against.

58. We leave it to readers to interpret the results.

People not on the electoral roll

59. Five people who are not on the electoral roll responded. All live in the village or own property in the village. Three live near the site. Three were not on the electoral roll because they were new to the village.

60. The views they expressed would not make a significant difference if included with those for people on the electoral roll. However we were given a strong steer by the Bishop Group and the Parish Council that the figures should be kept separate. They are as follows.

| | | | |
|-------------------|-------|------|-------------|
| Question 1 | yes 2 | no 2 | no answer 1 |
|-------------------|-------|------|-------------|

| | | |
|-------------------|-------|------|
| Question 2 | yes 2 | no 3 |
|-------------------|-------|------|

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Question 3 The person who did not answer question 1 lived close to the site and would have needed detailed plans in order to reach a view.

Question 4 The percentages were 66, 66, 50 and 51 with one person not responding.

Acknowledgements

61. We would like to thank everyone who responded, the group who designed the questionnaire, the teller and the shop for hosting the box.

62. We would also like to thank everyone who has contributed to the wider discussion about affordable housing.

Signed

Jeremy Barber Christopher Duxbury

19 July 2008

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You should be able to follow these links. If you have to type them into your browser please be aware that all letters are lower case.

Appendix A – Documents

Forms

- For people on electoral roll
<http://www.longparish.org.uk/housing/documents/questionnaire.pdf>
- For people not on electoral roll
http://www.longparish.org.uk/housing/documents/supplementary_questionnaire.pdf

Covering letter and Map

- Letter http://www.longparish.org.uk/housing/documents/questionnaire_intro.pdf
- Map http://www.longparish.org.uk/housing/documents/suggested_site.pdf

Manifestos

- For http://www.longparish.org.uk/housing/documents/manifesto_in_favour.pdf
- Against http://www.longparish.org.uk/housing/documents/manifesto_against.pdf

Appendix B - The process for reception and analysis

http://www.longparish.org.uk/housing/documents/reception_analysis.pdf

Appendix C - The teller's report

http://www.longparish.org.uk/housing/documents/tellers_report.pdf

Appendix D – data

Results for people on the electoral roll

http://www.longparish.org.uk/housing/documents/results_for_people_on_electoral_roll.pdf

Comments by people on the electoral roll

<http://www.longparish.org.uk/housing/documents/comments.pdf>

Results and comments for people not on the electoral roll

http://www.longparish.org.uk/housing/documents/results_for_people_not_on_electoral_roll.pdf