

Godshill Housing Needs Survey
2014-2019

July 2014
Godshill Parish Council

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SUMMARY

Godshill Parish Council commissioned an 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 completed and agreed by Godshill Parish Council.

This document has been commissioned to provide supporting information for the possible future development of a neighbourhood plan as well as being used by it 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; and
- obtaining information about housing in the parish and the supply of housing, rents and purchase prices.

Key Findings from the Household Survey

Total Surveys	686	
Surveys Received Back	49	7.1%
Empty Dwellings	55	8.1%
Failed to Reply	582	84.8%

A 7.1% response rate was achieved for this survey meaning that on the basis of householder surveys alone this survey should not be considered reliable as a single source of data on housing need. Further sources of data, such as housing register data from Island Homefinder, the village website (www.godshillparish.co.uk), ACRE Rural Evidence Project for Godshill (January 2012) and demographic change data will set the overall context for the types of housing to be built in the Parish of Godshill together with any aspirations that the community have for delivering other infrastructure projects within the local area.

As such the onus will fall on developers to justify the merits of the scheme that is proposed. It is likely that challenge from local residents will occur due to the limited evidence that this survey alone can provide so it is important for the developer to make the case using supporting data that is evidence based.

Conclusion

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 Godshill.

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 no requirement to provide homes to meet local needs over the five year period from 2014-2019.

Chapter 1 - Introduction

Government Guidance

- 1.1 The National Planning Policy Framework (NPPF)¹ 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 Strategy² 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 settlement of Godshill is located within the Parish of Godshill and 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, in principle and in line with its overarching approach to economic led regeneration and national policy, support development on land within or immediately adjacent the settlement boundaries of Rural Service Centres. The LPA will also:
- '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 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

² http://www.iwight.com/living_here/planning/images/CoreStrategy-AdoptedMar2012.pdf

- 1.5 Therefore, for those areas within Godshill Parish as well as those areas within or immediately adjacent to the defined settlement boundary of Godshill 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.’*

Godshill Parish Council Needs Study

- 1.6 To support appropriate development in accordance with the policies of the Core Strategy, Godshill Parish Council commissioned a Housing Needs Survey which was carried out by the Parish Council and analysed by the Isle of Wight Council Planning Policy Team.
- 1.7 The survey was carried out as follows:
- Survey Response Date January 2014 – March 2014
 - Analysis June 2014
 - Final Housing Needs Survey Published June 2014
- 1.8 The Parish Council 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 Parish Council 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 Godshill 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 686 households within Godshill Parish which can be found at Appendix A.

- Secondary data analysis drawing upon information for Godshell, 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 Godshill’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 1459 people resident in Godshill. 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 Godshill makes up about 1.06% of the Island’s population. A comparison with 2001 Census data suggests that the population of the parish has remained static over the decade. 1465 people were resident in the parish in 2001.

Figure 2.1: Population Age Profile (2011)

Age group	Godshill		Isle of Wight		England
	Number	%	Number	%	%
0 – 4	72	4.9	6,412	4.6%	6.3%
5 – 9	63	4.3	6,542	4.7%	5.6%
10 – 14	88	6.0	7,968	5.8%	5.8%
15 – 19	77	5.2	8,190	5.9%	6.3%
20 – 24	65	4.5	6,808	4.9%	6.8%
25 – 29	38	2.6	6,690	4.8%	6.9%
30 – 44	242	16.6	23,176	16.8%	20.6%
45 – 59	305	20.9	28,531	20.6%	19.4%
60 – 64	136	9.3	10,994	8.0%	6.0%
65 – 74	203	13.9	17,112	12.3%	8.6%
75 – 84	126	8.6	10,772	7.8%	5.5%
85 – 89	31	2.1	3,257	2.4%	1.5%
90 and over	13	0.9	3,257	1.3%	0.8%
All ages	1459	100%	138,265	100%	100%

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, Godshill sees a very high proportion of HRPs who are retired (34% which is the same as 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	Godshill		Isle of Wight		England
	Number	%	Number	%	%
Full Time	195	30.9%	20,080	32.9%	42.9%
Part Time	54	8.6%	6,325	10.4%	8.8%
Self Employed	121	19.2%	7,813	12.8%	11.5%
Unemployed	11	1.7%	1,750	2.9%	3.1%
Retired	219	34.7%	20,899	34.2%	24.9%
Sick/disabled	14	2.2%	2,149	3.5%	3.6%
Other	17	2.7%	2,069	3.4%	5.2%
Total	631	100%	61,085	100%	100%

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 (5.4%) and a lower than average proportion of “other” category which includes caravans.

Figure 2.3: Accommodation Type (2011)

Accommodation Type	Godshill		Isle of Wight		England
	Number	%	Number	%	%
Detached	292	46.3%	21,269	34.8%	22.3%
Semi Detached	224	35.5%	17,848	29.2%	30.7%
Terraced	79	12.5%	9,393	15.4%	24.5%
Flat	34	5.4%	12,036	19.7%	22.1%
Other	2	0.3%	539	0.9%	0.4%
Total	631	100%	61,085	100%	100%

- 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 Godshill 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. Godshill has a greater proportion of three 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	Godshill		Isle of Wight		England
	Number	%	Number	%	%
0/1	33	5.2%	6,420	10.5%	12.0%
2	152	24.1%	20,293	33.2%	27.9%
3	330	52.2%	24,525	40.1%	41.2%
4	87	13.8%	7,420	12.1%	14.4%
5+	29	4.6%	2,427	4%	4.6%
Total	631	100%	61,085	100%	100%

Households and Household characteristics

2.10 According to the Census 2011 (figure below) it is estimated that around 8% 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	Godshill		Isle of Wight		England
	Number	%	Number	%	%
Occupied	631	92%	61,085	90.3	95.7
Unoccupied	55	8%	6,591	9.7	4.3
Total	686	100%	67,676	100%	100%

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

Tenure	Godshill		Isle of Wight		England
	Number	%	Number	%	%
Owned outright	284	45%	25,091	41.1%	30.6%
Owned with a mortgage or loan	193	30.6%	17,726	29.0%	32.8%
Shared ownership	3	0.5%	362	0.6%	0.8%
Social Rented	69	10.9%	6,523	10.7%	17.7%
Private Landlord or Letting Agency	61	9.7%	9,663	15.8%	15.4%
Rented; Other	12	1.9%	976	1.7%	1.5%
Living Rent Free	9	1.4%	744	1.2%	1.3%
Total	631	100%	61,085	100%	100%

2.12 For Godshill there are a number of important findings from the data. The parish has several features that distinguish it from other areas and the Island as a whole. There is:

- 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;
- an average % of social rented housing for the Island with hardly any shared ownership provision; and
- a lower than average private rented sector (PRS).

2.13 The survey contained a number of questions that related to:

- whether the parish had changed in the time they had lived in it
- whether there was a need for more housing within the parish
- whether any areas need protecting.

2.14 It is not possible to draw any meaningful data from the responses due to the low response rate of the survey. The responses have to be seen in isolation and should not be used to supplement comments from alternative data sources.

Chapter 3 – The Godshill 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 Godshill 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 June 2014 using Godshill ‘this area only’ search on Rightmove³

Number of Bedrooms	Number Found	Average Rent
1	0	0
2	0	0
3	1	£750pcm
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 Godshill ‘this area only’ search on Rightmove⁴ 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.

³ <http://www.rightmove.co.uk/>

⁴ <http://www.rightmove.co.uk/>

Number of Bedrooms	Number Found	Average Price
1	0	0
2	1	£499,950 ⁵
3	8	£193,862
4	5	£390,980
5	2	£612,450

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 ⁶ confirms that gross pay on the Island was £23,454. Therefore to purchase a house in Godshill you would need the following:

Number of Bedrooms	Purchase Price	Deposit @ 10%	Remaining house price to income ratio
Average	£326,915	£32,691	12.54

- 3.8 There is insufficient data on rental prices.
- 3.9 This information serves to illustrate the point that many younger people will struggle to achieve home ownership within Godshill 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

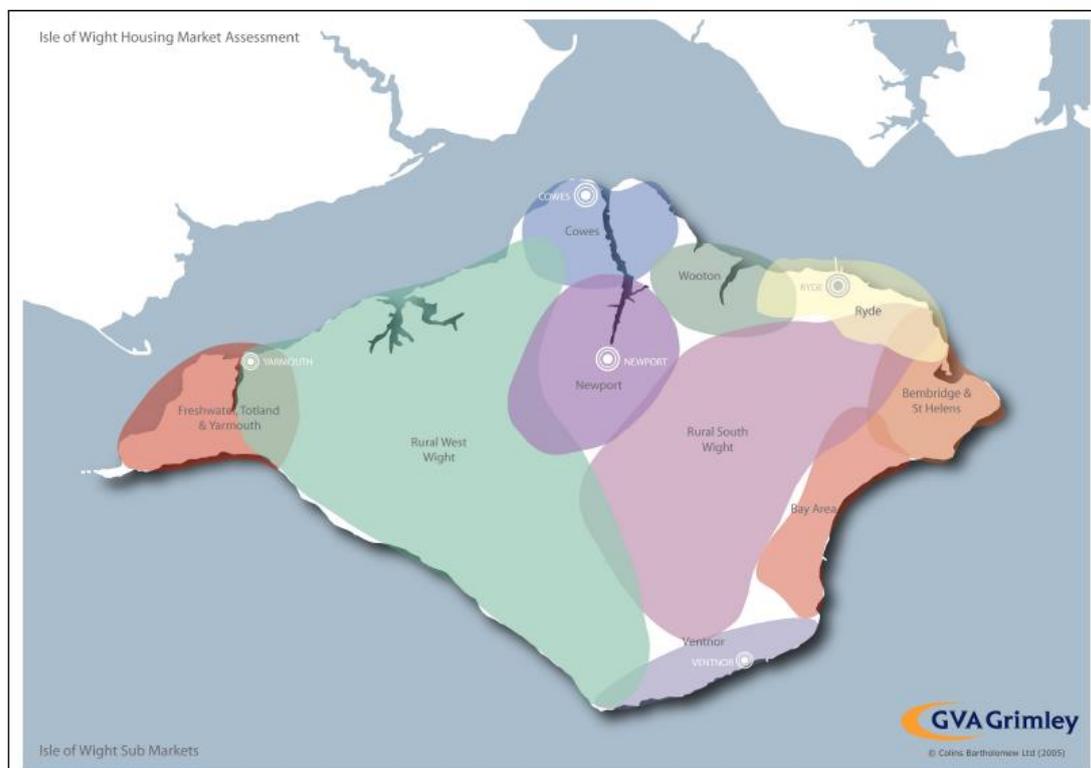
- 3.10 Work undertaken by the IOW Council as part of the Strategic Housing Market Assessment 2007 (SHMA) ⁷ identified Godshill as forming part of the Rural South Wight sub market area.
- 3.12 A housing market exists wherever willing buyers and willing sellers are in contact with one another. Such markets can be spatially defined because most people seeking to buy or rent a house will choose houses within a fairly limited area.
- 3.13 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.'
- 3.14 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.
- 3.15 A review of the Strategic Housing Market Assessment is currently being undertaken by the IOW Council and the findings of this document will be used as

⁵ Includes tearooms

⁶ <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tc%3A77-256648>

⁷ [http://www.iwight.com/living_here/planning/images/FB3_HousingMarketAssessment\(2007\).pdf](http://www.iwight.com/living_here/planning/images/FB3_HousingMarketAssessment(2007).pdf)

part of the determination of applications in accordance with policies SP1 and DM3.



Secondary Information from the Island Homefinder Register for Godshill

- 3.16 This information is secondary and does not form part of the household survey findings.
- 3.17 The latest available data from the Island Homefinder register has indicated that there are around 70 affordable housing units within Godshill Parish.
- 3.18 The Island Homefinder⁸ 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.
- 3.19 Applicants can see the full range of available properties and they can make a bid for any home which meets their housing needs. Applicants are unable to search for “affordable housing” in Godshill on the Island Homefinder register due to the lack of available accommodation.
- 3.20 The Statutory Housing Authority was contacted to investigate the number of applicants on Island Homefinder who lived in Godshill. As at January 2014 there were 21 households resident in Godshill who have expressed a need for ‘affordable housing’.

⁸ www.islandhomefinder.org.uk

Current Tenure	1 Bed	2 Bed	3 Bed	Total
Private renting	5	1	1	7
Sleeping rough	1	0	0	1
Living with relatives	4	2	0	6
Housing Association Tenant	2	1	0	3
Owner Occupier	1		1	2
Lodger	1	1	0	2
Total	14	5	2	21

Source: Island Homefinder Register

- 3.21 This information has not been included with data gathered from the household survey but may be used as evidence in the determination of applications in accordance with policy DM3 although there may be an element of double counting due to the low response rate of the householder survey and the fact that a review of the housing register is not completed on an annual basis.

Older Persons Provision

- 3.22 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%.⁹
- 3.23 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.
- 3.24 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. Downsizing is also a consideration for the future.
- 3.25 There are no nursing homes or care homes within the Godshill parish area.

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http://www.iwight.com/living_here/planning/images/Determiningthefutureprovisionrequirementsforolderpersonsaccommodation.pdf

Chapter 4 – The Housing Survey

- 4.1 686 housing needs surveys were delivered. A total number of 49 surveys were completed and returned providing a 7.1% response rate.
- 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 survey has been cross-checked against the Island Housing Register to ensure that those who have an identified need are not counted more than once.
- 4.4 A 7.1% 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.

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 PROPERTIES FOR SALE IN GODSHILL 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, o1 Estate Agents, Megan Baker, Whitehouse Porter, Island Homes Estate Agency, Lancasters, Webb & Jenkins and Movehut.

Appendix C – The Survey

Godshill Parish Plan Housing Needs Survey

General Information about you?

As part of the information gathering process we would like to understand which of the following applies to you?

1. How many people live in your household?

- 1 person
- 2 people
- 3 people
- 4 people
- 5 or more people

2. What is your age?

- 11-15
- 16-20
- 21-40
- 40-60
- 60 plus

3. How long have you lived in the Parish?

- Less than 1 year
- 1-5 years
- 6-10 years
- More than 10 years

4. What is your employment status?

- Employed
- Self Employed
- Retired
- In Education
- Other (please specify)

5. How satisfied are you with the Parish and its amenities?

Very Satisfied

Satisfied

Neutral

Unsatisfied

Very dissatisfied

**6. In your opinion has the Parish changed in the time you have lived here?
And if so, how?**

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Your Current Housing Circumstances

The following questions relate to your current housing circumstances. Please answer questions as fully as possible and add comments where you feel necessary.

7. What kind of accommodation do you currently live in?

- Detached house
- Semi detached house
- Terraced house
- Bungalow
- Flat or maisonette
- Flat in sheltered scheme or unit specially build for disabled
- Room in shared house
- Caravan/mobile home
- Other (please specify)

8. How many bedrooms do you have?

- Bed-sit only
- 1 bedroom
- 2 bedrooms
- 3 bedrooms
- 4 bedrooms
- More than 4 bedrooms

9. Is the amount of bedrooms you currently have sufficient for your needs?

- Yes
- No

If no, please can you say why? (if you prefer not to say then please leave blank)

10. What is the tenure of your home?

Owned outright

Owned with a mortgage

Part owned and part rented

Part owned and part rented (shared ownership scheme with a Housing Association)

Rented from a Housing Association

Rented from a private landlord

Provided as part of a job

Another type of tenure - please describe

11. How long have you lived at this address?

Less than 1 year

Between 1 and 2 years

Between 3 and 5 years

Longer than 5 years

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Your Income and Housing Expenses

This survey aims to determine the current and future housing needs for people living in the Parish of Godshill. In order to achieve this we need to establish not only what type of home people might need but also what they can afford.

By providing us with this information you will help determine what sort of housing we should be seeking for new-build housing in the locality.

Please remember that all information you provide is anonymous and confidential, thank you.

12. Which band does your income fall into?

The options are based on annual salary figures, please use income from all sources: i.e. pay, savings, state benefits, etc

Less than £2600	£10350 - £12949	£31150 - £41499
£2600 - £3849	£12950 - £15549	£41500 - £51999
£3850 - £5149	£15550 - £18149	£52000 or more
£5150 - £7749	£18150 - £20749	Don't know
£7750 - £10349	£20750 - £31149	Prefer not to say

13. How much do you pay monthly for rent or mortgage after any help you may have received through housing benefit or income support?

Please include any service charge payments or endowment payments for your mortgage.

Nothing	£350 - £429	£1300 - £1749
Less than £175	£430 - £519	£1750 or more
£175 - £249	£520 - £864	Not applicable
£250 - £349	£865 - £1299	Prefer not to say

14. Do you receive any help with your rent or mortgage, such as housing benefit, or interest payments on your mortgage through income support or mortgage protection insurance?

- No help received
- Yes - full housing benefit
- Yes - part housing benefit

Yes - full help with mortgage payments

Yes - part help with mortgage payments

Not applicable

Prefer not to say

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Godshill Parish Plan Housing Needs Survey

Your Household's Future Housing Requirements

To help plan for the potential growth in the area we would like to know if you or any member of your household has plans to move in the next five years, what type of home you would be looking for and how much you are expecting and can afford to pay?

15. How likely is it that over the next 5 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

Please comment further here if you think more than one member of your household is likely to leave

16. If you think you or a member of your household may move in the next 5 years, is it likely to be:

Within the next 12 months?

Within 2 - 3 years?

3 - 5 years

Don't know

No one likely to move

17. And do you think the move will be:

Within the Parish

Elsewhere on the Island

Off the Island

Don't know

No one likely to move

Detached house

Semi detached
house

Terraced house

Bungalow

Flat or Maisonette

Bed-sit

Sheltered housing

Other/don't know

20. 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
bedrooms

Don't know

21. Which type of tenure would you/they expect to obtain?

You (or your whole
family)

Somebody leaving the
household

Owned outright

Owned with a mortgage

Part owned part rented (shared ownership)

Rented from an affordable housing provider (i.e. Housing
Association)

Rented from a private landlord

Provided as part of a job (no rent to pay)

Don't know

22. When buying your next home, what would be the maximum price at today's prices that you would be willing to pay?

	You (or your whole family)	Somebody leaving the household
Less than £50,000		
£50,000 - £74,999		
£75,000 - £99,999		
£100,000 - £124,999		
£125,000 - £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		

23. How much mortgage do you think you/they could raise?

	You (or your whole family)	Somebody leaving the household
Less than £50,000		
£50,000 - £74,999		
£75,000 - £99,999		
£100,000 - £124,999		
£125,000 - £149,999		
£150,000 - £199,999		
£200,000 - £249,999		
£250,000 - £299,999		
£300,000 or more		
No mortgage required		
Don't know		

24. Would you/they consider renting?

No - only want to buy

Yes - might consider renting

Don't know

25. Would you/they consider shared ownership if it was available?

Yes

No

Don't know

26. What kinds of landlord would you/they consider?

	Yes	No	Don't know
Private Landlord			
Affordable housing provider (i.e. Housing Association)			

27. What would be the maximum 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?)

Nothing	£350 - £429	£1300 - £1749
Less than £175	£430 - £519	£1750 or more
£175 - £249	£520 - £864	Don't know
£250 - £349	£865 - £1299	Prefer not to say

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Godshill Parish Plan Housing Needs Survey

Your general thoughts on housing needs and development within the Parish of Godshill

In these final few questions please consider your general thoughts relating to housing needs and housing development within the Parish of Godshill.

28. Do you feel there is a need for more housing within the Parish of Godshill?

Yes

No

Maybe in the future

Not sure

Why? (please specify)

29. Do you think there are areas in the Parish that should be protected from housing development?

Yes

No

If 'Yes' please specify where and why

30. Are you for or against infill developments?

For

Against

Why? (please specify)

31. Your final thoughts on housing needs and development. Please feel free to add any further comments in the box below regarding this topic.

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