

Clutton Parish Council Housing Needs Survey 2013

January 2013

Produced by:

Marc Bayliss
Jamie Unwin



Office 234
79 Friar Street
Worcester
Worcestershire, WR1 2NT
Tel. 01905 729276

www.worcester-research.co.uk

Contents

1. Executive Summary	3
2. Survey Results – Part 1	6
3. Survey Results – Part 2.....	19
4. Conclusion	34
5. Appendix A - Comments.....	36
6. Appendix B - Additional Data.....	38

1. Executive Summary

Background and aims

In November 2013, Worcester Research was commissioned by Clutton Parish Council to aid in the analysis of their housing needs survey, which was commissioned to support the Council's Neighbourhood Plan.

The research sought engagement with local households in Clutton in order to fully understand their housing needs, including what sorts of houses they would require, the number of bedrooms and whether they would object to a small number of new houses being built. The research was conducted through 176 completed, written surveys from households in Clutton, in order to gather relevant data on their feelings and demands for new housing in the village. The surveys were distributed by Royal Mail to every address on the electoral roll in Clutton (600 households) and were completed by hand and then posted back to Worcester Research for analysis.

The 176 households who responded accounted for approximately 29% of the total number of households in Clutton.

Additional data from the survey can be found in the appendix, including all comments made by households and results of questions which are not directly related to the development of the neighbourhood plan.

Key Findings

Part 1

- 176 households took part in the survey, accounting for 416 household members.
- The overwhelming majority (91%) of households owned their own home. Less than one-tenth (8.5%) of households rented their homes.
- More than one-fifth (20.5%) of households had a total household income of more than £801 per week. Approximately only one-twentieth (5.7%) had a total household income of less than £200 per week.
- The majority (51.2%) of households had lived in Clutton for more than 20 years.
- The most common occupation amongst household members who were working was 'professional occupations' (18.7%) and 'managers, directors and senior officials' (11.1%). 'Retired' was the most common occupation overall, accounting for more than a quarter of all household members (26.4%). Less than one-tenth (9.3%) of household members were either 'process, plant and machine operatives' or 'elementary occupations.'

- More than one-tenth (13.1%) of households stated that they had any members who worked from home.
- Almost half (46.5%) of household members only travelled 14 miles or less to work. Less than one-tenth (9.8%) of household members travelled 25 or more miles to work.
- More than one-third (38.6%) felt that 'no more homes' were needed in Clutton.
- The most needed types of homes were felt to be 2 and 3 bedroom houses (mean score of 2.9/5 and 2.3/5 respectively).
- The groups which it was felt most needed housing in Clutton were 'young people' and 'small families' (mean score of 3.8/7 each).
- One-third (33.0%) of households would object to a small number of new homes being built in Clutton. Almost two-thirds (64.8%) of households would not object to a small number of new homes being built in Clutton.
- The most common reason households objected to new homes being built in Clutton was the 'limited existing infrastructure' of Clutton (26%). A further 17% felt any new homes should be limited to only a small number.
- The most commonly suggested sites for building new homes were the 'Bromilows site' (35%).
- Less than one-twelfth (6.8%) of households stated they would need to move to another home in Clutton within the next 5 years. However, more than one-eighth (13.6%) of households stated that someone living with them will need to set up their own home separately within the next 5 years.
- The majority (77.3%) of households have not had any of their members leave Clutton in the last 5 years. Of the houses who have lost members, more than half have only lost one member.
- The most common reason household members had left Clutton was due to having 'jobs elsewhere' (29%).

Part 2

- 16 households completed part 2 of the survey, accounting for 33 household members who need to move to another house in Clutton in the next 5 years.
- Half (50%) of households needed to move 'within 5 years.' Less than one-fifth (19%) needed to move in less than one year.
- The most common reasons households needed to move were that the 'present home is too large' (44%) and members are 'setting up home for the

first time' (31%).

- The **main reasons** households needed to move to another home in Clutton were that their 'present home is too large' (38%) and they are 'setting up home for the first time' (25%).
- The most common type of home ownership was 'own home with no mortgage' (44%). Only 26% of households which needed to move rented their homes.
- Half (50%) of households which needed to move had 3 bedrooms. A further 38% had 4 bedrooms. The remaining 12% had 2 bedrooms.
- The overwhelming majority (81%) felt that their current homes were in either 'very good' or 'good' condition. Only 12% felt they were 'very bad' or 'bad.'
- Only 25% of households rented their current homes.
- Amongst households that owned their own homes, the most common value of their current homes was £250,000-£300,000 (23%).
- The most common gross weekly incomes of those wanting to move were 'under £100' and '£301-£350' (19% each).
- One-third (33%) of household members travel 9 miles or less to work. Only 9% travel more than 10 miles to work.
- More than two-thirds (69%) of households wanted 'houses' as their new homes. More than one-third (38%) of households wanted 'bungalows' as their new homes. Only 6% of households required a 'flat' as their new homes. (There more than one choice stated in some cases).
- Almost two-thirds (62.5%) of households were looking to 'buy their new home on the open market.' The remaining 37.5% would prefer 'renting' their next home.
- It was most commonly felt that those households looking to buy would be able to afford to pay £200,000-£250,000 (30%). Another 20% would be able to afford £125,000-£150,000.
- Half (50%) of households would not be willing to move away from Clutton. 44% of households would only be willing to move 20 miles or less from Clutton.

2. Survey Results – Part 1

Composition of Household Members

Part one of the survey was completed by 176 households. Within these households, there were 416 household members, including 85 aged 0-19 years old.

From table 1 below, it can be seen that almost half (44.3%) of the households had two occupants. More than one-fifth (20.5%) of households only had one occupant. Almost one-third (31.3%) had 3 or 4 occupants. Only 4% had 5 or more occupants.

Table 1. Number of occupants

Number of occupants per household	Number of houses	Percentage of houses
1	36	20.5%
2	78	44.3%
3	35	19.9%
4	20	11.4%
5	4	2.3%
6	2	1.1%
7	1	0.6%
Total	176	100.0%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

As can be seen from table 2 below, almost two-third (62.5%) of household members were aged 20-69, which corresponds approximately with the working age population (18-65).

Slightly more than one-fifth of household members (20.4%) were aged 19 or younger; these household members were unlikely to be in work.

Of the household members, 17% were aged 70 or older, which approximately corresponds to the age of retirement.

Table 2. Age of household members

Age of household members	Number of household members	Percentage of household members
0-4	18	4.3%
5-9	17	4.1%
10-14	18	4.3%
15-19	32	7.7%
20-29	21	5.0%
30-39	31	7.5%
40-49	59	14.2%
50-59	73	17.5%
60-69	76	18.3%
70-79	43	10.3%
80-89	25	6.0%
89+	3	0.7%
Total	416	100.0%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

From table 3 below, it can be seen that the household members were equally divided between males and females.

Table 3. Gender of household members

Gender of household members	Number of household members	Percentage of household members
Male	208	50.0%
Female	208	50.0%
Total	416	100.0%

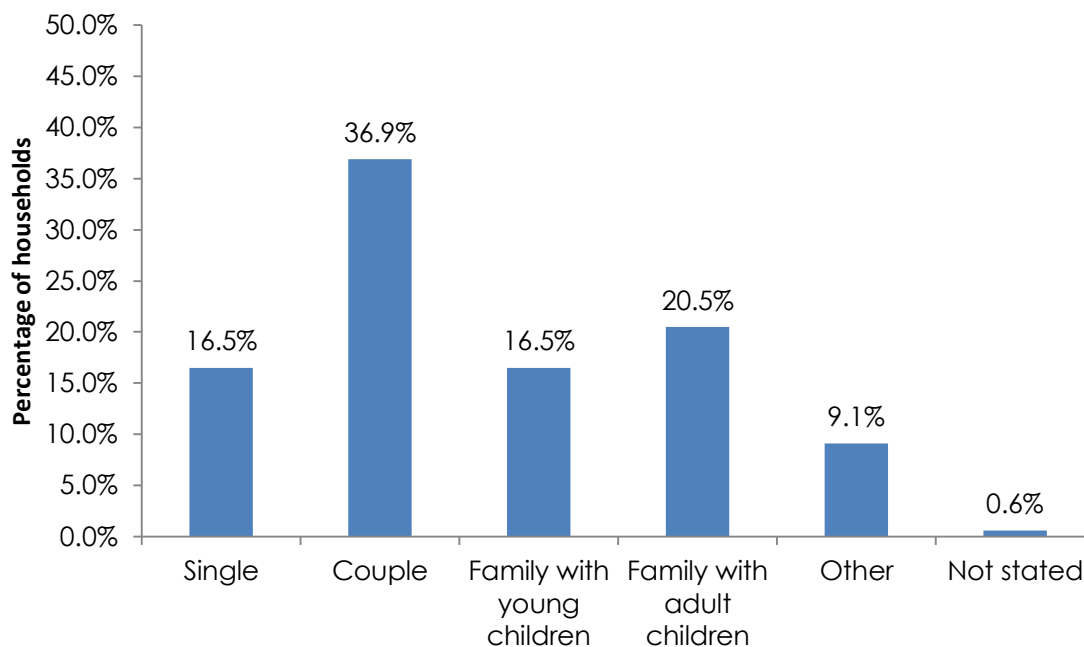
Source: Clutton Housing Needs Survey, Worcester Research, 2013

From chart 4 below, it can be seen that the types of households surveyed were quite varied. Slightly more than one-third (36.9%) of households were couples. A comparable portion of households were families with adult children (20.5%) and another 16.5% were families with young children.

Less than one-fifth (16.5%) of households stated they were single people living alone. This is lower than the proportion of households which stated they only had one occupant (20.5%), as can be seen in table x.x above.

Of the 'other' types of households, five were widows/widowers, three were people living with relatives and the rest included tenants, older people living together who were not related and a single parent with children.

Chart 4. Percentage of households by type



Source: Clutton Housing Needs Survey, Worcester Research, 2013

The 176 surveyed households were asked about what would best describe the tenure of where they currently lived.

The overwhelming majority of households stated that they owned their own home (91%). The majority of households also owned their home without a mortgage (56.3%). This is nearly double the figure for England and Wales as a whole, according to the 2011 census (30.8%).

In total, only 8.5% of households stated that they rented their homes. Slightly more households stated that they rented from the Council or Housing Associations (5.1%) compared to renting from private landlords (3.4%).

One household did not state what type of tenure their home had.

Table 5. Tenure of housing

Tenure	Number of households	Percentage of households
Own home – no mortgage	99	56.3%
Own home with mortgage	61	34.7%
Rented from Council or Housing Association	9	5.1%
Rented from Private Landlord	6	3.4%
None stated	1	0.6%
Total	176	100.0%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

The overwhelming majority of the households surveyed stated that their residence in Clutton is 'permanent' (96.6%). The overwhelming majority of the views were from full time Clutton residents e.g. the people who will be most affected by any changes in the number of houses.

Only one household stated that their home in Clutton was a 'weekend/holiday home.' A further five households did not state what type of residence their household was.

Table 6. Type of Residence

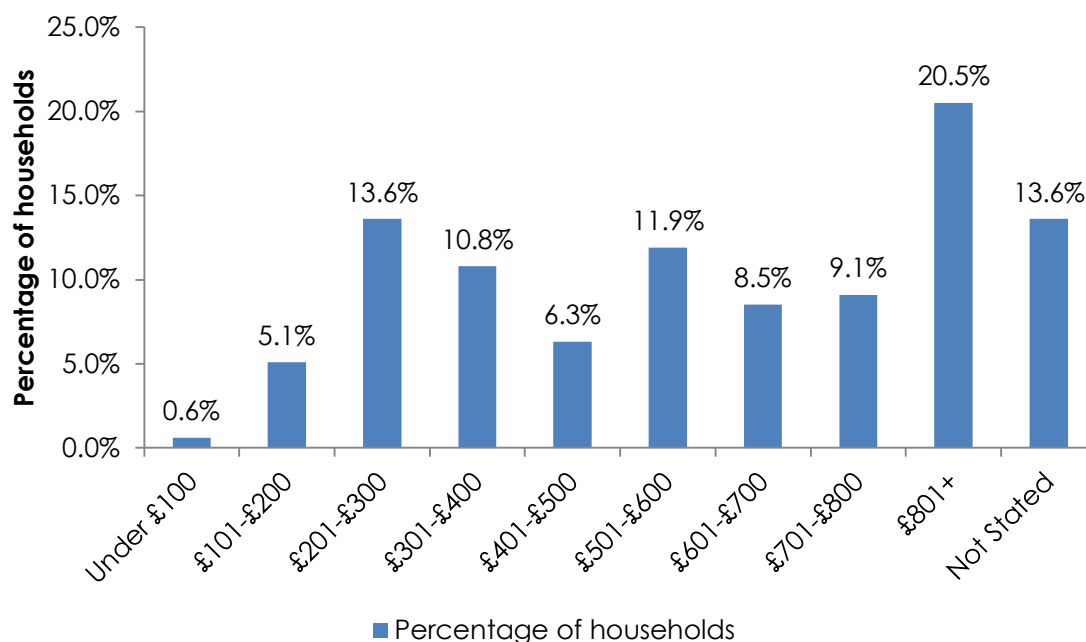
Type of Residence	Number of households	Percentage of households
Permanent	170	96.6%
Weekend/Holiday home	1	0.6%
Not stated	5	2.8%
Total	176	100.0%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Chart 7 below shows the number and percentage of households by their total household income per week.

It can be seen that the largest proportion of households were those who had a total household income of £801+ per week (20.5%). Overall, a larger proportion of households had a total household income of £501-£801+ per week than under £100-£500 per week (50.0% compared to 36.4% respectively). The mean average total household income per week was £534.

Chart 7. Total household income per week



Source: Clutton Housing Needs Survey, Worcester Research, 2013

As can be seen from table 8 below, the proportion of household's decreases by the length of time they have lived in Clutton. More than one-tenth (11.9%) of households had lived in Clutton for less than five years, only one-tenth had lived for five to nine years, more than one-fifth (22.2%) had lived in Clutton for 10-19 years, less than one-fifth (19.4%) had lived in Clutton for 20-29 years, only 8.5% had lived in the area for 30-39 years and this pattern continues.

There is a slightly larger proportion of households which have lived in Clutton for 70-79 years compared to those who have lived there for 60-69 years (4.0% compared to 2.3% respectively).

Table 8. How long have you lived in Clutton?

How long have you lived in Clutton?	Number of households	Percentage of households
1-4	21	11.9%
5-9	18	10.2%
10-14	23	13.1%
15-19	16	9.1%
20-29	34	19.4%
30-39	15	8.5%
40-49	14	8.0%
50-59	11	6.3%
60-69	4	2.3%
70-79	7	4.0%
80-89	2	1.1%
Not stated	8	4.5%
Total	176	100.0%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Occupations

In order to analyse the occupations, they have been divided into the nine major groups used by the ONS Standard Occupation Classification (SOC) hierarchy, which can be seen in table 9 below.

235 household members stated their occupation, which accounts for 70% of all household members aged 19+.

As can be seen from the table, the largest single occupation amongst household members was 'retired' (26.4%). This is not surprising as 17.0% of household members were aged 70 years or more.

'Professional occupations' account for almost one-fifth (18.7%) of all household members, with a further 11.1% stating they were 'managers, directors and senior officials.'

A further 17.5% of household members were in 'administrative and secretarial occupations,' 'skilled trades and occupations' and 'caring, leisure and other service occupations.'

Less than one-tenth (9.3%) of household members were either 'process, plant and machine operatives' or worked in 'elementary occupations.'

Some of the other occupations not included in the SOC hierarchy include those who stated they were 'self-employed' (2.1%), 'students' (0.9%), 'housewives' (0.4%) and unemployed (0.4%). Combined together, these occupations only account for 3.8% of the household members.

Table 9. SOC Occupations

Occupations	Number of household members	Percentage of household members
Managers, Directors and Senior Officials	26	11.1%
Professional Occupations	44	18.7%
Associate Professional and Technical Occupations	25	10.6%
Administrative and Secretarial Occupations	9	3.8%
Skilled Trades and Occupations	18	7.7%
Caring, Leisure and other service occupations	14	6.0%
Sales and Customer service occupations	6	2.6%
Process, plant and machine operatives	5	2.1%
Elementary occupations	17	7.2%
Retired	62	26.4%
Self-employed	5	2.1%
Student	2	0.9%
Housewife/Full time mother	1	0.4%
Unemployed	1	0.4%
Total	235	100.0%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

13.1% of households stated that anyone within them worked from home. This is quite a high proportion; almost three times the proportion who worked from home in England as a whole.¹ This is in line with the higher proportion of 'managers, directors and senior officials' and 'professional occupations' included in the survey sample.

Table 10. Does anyone in your household work from home?

Does anyone in your household work from home?	Number of households	Percentage of households
Yes	23	13.1%
No	148	84.1%
Not stated	5	2.8%
Total	176	100.0%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

¹ 'Census reveals details of how we travel to work in England and Wales,' *Office for National Statistics*, 13 February 2013, <<http://www.ons.gov.uk/ons/rel/mro/news-release/travel-to-work/census-reveals-details-of-how-we-travel-to-work-in-england-and-wales.html>>, (23rd January 2013)

It is interesting to note that, whilst 13.1% of households have at least one person working from home, only 2.8% of household members work exclusively from home.

There was a small proportion (5.6%) of household members who travelled various distances to get to work, such as carpenters, fitters and design consultants.

Table 11. Distance travelled to work

How far do you travel to work (one way) in miles?	Number of household members	Percentage of household members
1-4	23	10.8%
5-9	37	17.4%
10-14	39	18.3%
15-19	16	7.5
20-24	10	4.7
25-29	2	0.9
30-34	4	1.9
35-39	1	0.5
40-44	0	0.0
45-49	2	0.9
50+	12	5.6
Various	12	5.6
Work from home	6	2.8
Retired	49	23.0
Total	213	100.0%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Housing needs in Clutton

In order to understand what types of housing local residents felt was most needed in Clutton, households were asked to rate the need for houses by both the number of bedrooms and which types of people require housing most.

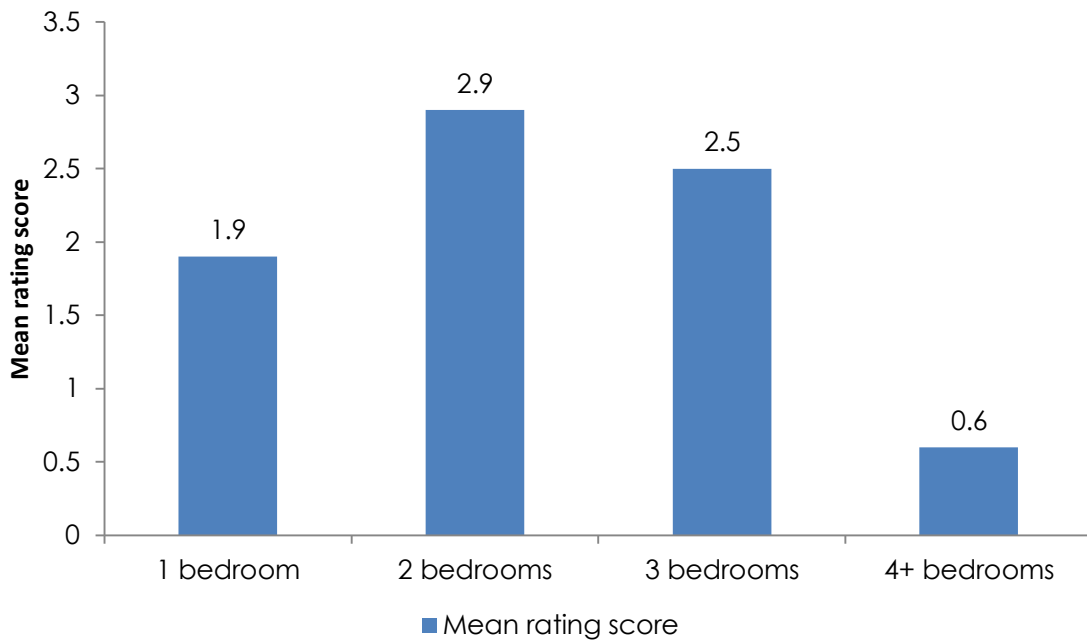
If households stated that no more homes were needed, they were asked to skip to question 10 (Would you object to a small number of new homes in the parish to meet the needs of local people?)

More than one-third (38.6%) of households felt that 'no more homes [were] needed' in Clutton (see appendix **B** table **12** for further detail).

In order to examine the number of bedrooms most approved of, it is necessary to find the mean scores for each.

The households were most likely to feel that there was most need for 2 bedroom (2.9) and 3 bedroom houses (2.5). Whilst 1 bedroom houses were slightly less likely to be felt to be necessary (1.9), 4+ bedrooms were far less likely to be needed (0.6). Almost half of households (46.6%) felt there was no need for houses with 4+ bedrooms and only 4% felt the 4+ bedroom houses were the highest priority, which was the smallest proportion for any number of bedrooms.

Chart 13. Mean Rating score of households for the need for each number of bedrooms



Source: Clutton Housing Needs Survey, Worcester Research, 2013

Households were also asked what types of people most needed housing in Clutton, as shown in table **14** in appendix **B**.

The groups which were felt to have the highest need (i.e. the proportion of households which rated their housing need to be '7') were felt to be 'small families' (16.5%) and 'young people' (15.3%).

'Large families' (33.5%) and 'other groups' (56.3%) were the most likely to be considered to have no need for housing in Clutton (i.e. the proportion of households which rated their housing needs to be '0') (see appendix x.x for more information).

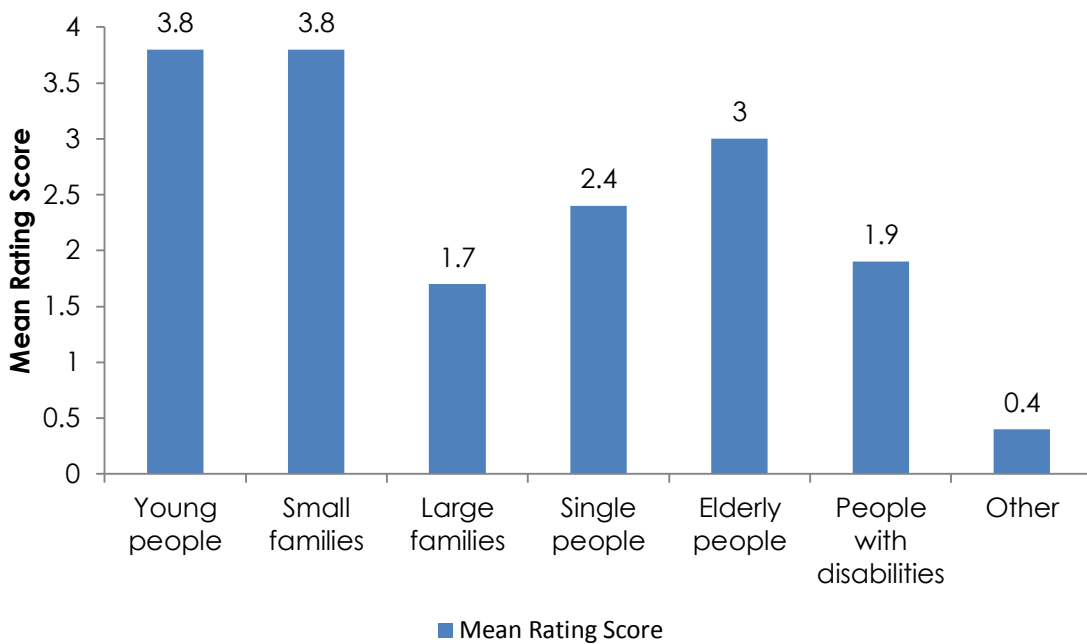
In order to understand which group's households in Clutton felt most needed housing, it is necessary to find the mean score for each group. These can be seen in chart **15** below.

From the chart, it can be seen that, on average, households felt that 'young people' and 'small families' had the most need for housing, with a mean rating score of 3.8 for each

Elderly people were also likely to be felt to need housing, with a mean rating score of 3. Single people were also likely to have a higher score with a mean rating score of 2.4.

However, people with disabilities (1.9) and large families (1.7) were less likely to be felt to require housing in Clutton.

Table 15. Mean Rating score of households for which groups most need housing in Clutton



Source: Clutton Housing Needs Survey, Worcester Research, 2013

From table **16** (which can be found in appendix **B**), it can be seen that almost two-thirds (64.2%) of households stated that they would not object to a small number of new homes in the parish to meet the needs of local people.

However, almost one-third (33.0%) of households stated that they would object to a small number of new homes in the parish to meet the needs of local people. This is a significant minority.

Those 58 households who did object to a small number of new houses were asked why they felt like this. From table **17** below, it can be seen that there were a variety of reasons.

The main reason households objected was due to the limited infrastructure in Clutton (26%). The primary school and roads especially were felt to be struggling already to deal with the demands placed upon them and would be placed under further pressure if the population of Clutton increased.

The second largest proportion of households would object unless the number of new homes was very small (17%). This 'small number' of new homes ranged from 6 to 40, with the average being between a maximum of 10-15 new homes.

Combined with concerns about the limited infrastructure, 10% of households were concerned that new homes may lead to Clutton becoming a town, rather than a village. These households were concerned about the village losing its own identity and becoming just another town. This is linked with the 9% of households which were concerned about the pre-existing permission for new houses; if other houses were also developed, it was felt that there would be too many homes in Clutton.

Table 17. Why would you object to a small number of new houses being built?

Why would you object to a small number of new houses being built?	Number of households	Percentage of households who object
Limited infrastructure	15	26%
Small number of houses only	10	17%
May lead to Clutton becoming a town, rather than a village	6	10%
Already permission for new houses	5	9%
Would not actually be for local people	4	7%
Not on Greenfield sites/Brownfield sites only	4	7%
Will include unwanted types of housing e.g. social housing	3	5%
Already too many houses	2	3%
Depends of location	2	3%
No need for new housing	2	3%
Not a 'right' to have affordable housing	1	2%
Extra housing encourages 'undesirable social trends' e.g. immigration, divorce	1	2%
Would only be for the profit of landowners/contractors	1	2%
Too many large houses	1	2%
What are these needs? Requires more information	1	2%
Total	58	100.0%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Households were also asked about potential sites for building any new homes on. Only 67 households suggested potential sites for houses to be built on, with a total of 106 suggested sites.

Table **18** below shows the number and percentage of households which suggested each of the potential building sites.

Table 18. Potential building sites for new homes

Potential building site	Number of suggestions	Percentage of suggestions
Bromilow's site	37	35%
Non-specific Brownfield sites	21	20%
Near the A37	10	9%
Maynard Terrace	6	6%
Maypole Close/Lower Bristol Road	7	7%
Around the cabin area	2	2%
Bendalls Bridge/Marsh Lane	2	2%
Church farm	2	2%
No Greenbelt/Infill development	2	2%
Clutton Hill	2	2%
Other	15	14%
Total	106	100%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

The most commonly suggested potential sites for building new homes are the 'Bromilow's site' and 'Brownfield sites' (20% each). As Bromilow's itself is a Brownfield site, this shows a strong desire amongst local residents for housing development to be on Brownfield sites.

Most of the suggested potential sites include Brownfield sites, such as the 'old railway yard/siding developments' (11%), and another 2% specifically stating that they do not want any 'greenbelt/infill development.'

Personal housing needs

Households were asked if they would need to move to another home in Clutton in the next 5 years. Table 19 below shows that only 6.8% of households stated that they would need to move within Clutton in the next 5 years.

Table 19. Do you need to move to another home in Clutton within the next 5 years?

Do you need to move to another home in Clutton in the next 5 years?	Number of households	Percentage of households
Yes	12	6.8%
No	164	93.2%
Total	176	100.0%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Households were also asked if anyone living with them would need to set up home separately within the next 5 years. As table 20 below shows, almost double the proportion of households responded 'yes' than those who had needed to move to another home in Clutton.

Table 20. Does anyone living with you need to set up home separately within the next 5 years?

Does anyone living with you need to set up home separately within the next 5 years?	Number of households	Percentage of households
Yes	24	13.6%
No	152	86.4%
Total	176	100.0%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Households were asked how many members had left Clutton in the last 5 years. As would be expected, the majority of households (77.3%) have not had any of their members leave Clutton in the last 5 years.

37 (21%) households stated the number of people who had left, whilst three did not state how many people had left. Half of the households that have lost at least one member have only lost one person (11.4%). From table **21** it can be seen that the majority of people leave due to reasons that only affect one person, such as 'finding jobs elsewhere' or 'further education.'

Table 21. How many members of your household have left Clutton in the last 5 years

How many members of your household have left Clutton in the last 5 years	Number of households	Percentage of households
0	136	77.3%
1	20	11.4%
2	10	5.7%
3	6	3.4%
4	1	0.6%
Not stated	3	1.7%
Total	176	100.0%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

If a householder member had left within the last 5 years, the households were asked why they had left. The reasons can be seen in table **22** below.

The most common reason for household members to leave Clutton was due to moving to a 'job elsewhere' (29%).

The 'lack of affordable housing' was another concern, with 19% of people leaving Clutton in the last 5 years due to it. 'Marriage' and 'further education' are also less important issues for causing individuals to have moved away (only 19% each).

'Other reasons' members had left Clutton included divorce (5%) and entering a care home (3%).

One-twentieth of people did not give an actual reason for why they had lost members in Clutton over the past 5 years.

Table 22. Why did members of your household leave Clutton in the last 5 years?

Why did members of your household leave Clutton in the last 5 years?	Number of Households	Percentage of households
Job elsewhere	12	29%
Lack of affordable housing	8	19%
Further education	8	19%
Marriage	8	19%
Other	3	7%
Not stated	2	5%
Total	42	100%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Nb: Number of reasons (42) is larger than the number of households (40) as more than one reason was given for moving at some households

3. Survey Results – Part 2

If anyone within a household needed to move to another home within Clutton, they were asked to also complete part 2 of the survey, in order to have a greater understanding of their housing needs and situation.

However, whilst 12 households stated that they would need to move to another home in Clutton in the next 5 years and 24 households stated that at least one household member would need to move to another home in the next 5 years separately, only 16 households completed part two of the survey.

Whilst it will still be possible to analyse this data, it is a very small sample size, which should be taken into account when drawing conclusions based upon the results. If a quarter of these households agree with a need for new housing, this is only four households.

Composition of household members

16 households completed part 2 of the survey, which accounts for 33 household members who need to move to another house in Clutton in the next 5 years. This is an average of 2.1 household members who need to move per household.

The greatest proportions of household members who need to move to another house in Clutton in the next five years, by age, are those aged 15-29 (30%). The most common main reason for these household members to move to another house in the next 5 years are 'setting up home for the first time' (33%) and because their 'present home is too small.' (33%)

More than one-fifth (21%) of household members were aged 60-89. As can be seen in table **23** below, the most common reason for needing to move was due to the 'house being too large.'

The most common single age group of household members were those aged '40-49' (18%). The most common reason for household members needing to move to another home amongst the 40-49 year old group was that their 'present home [was] too small.' Almost one-third of 40-49 year olds stated that their main reason for moving in the next 5 years was to 'set up a home for the first time.'

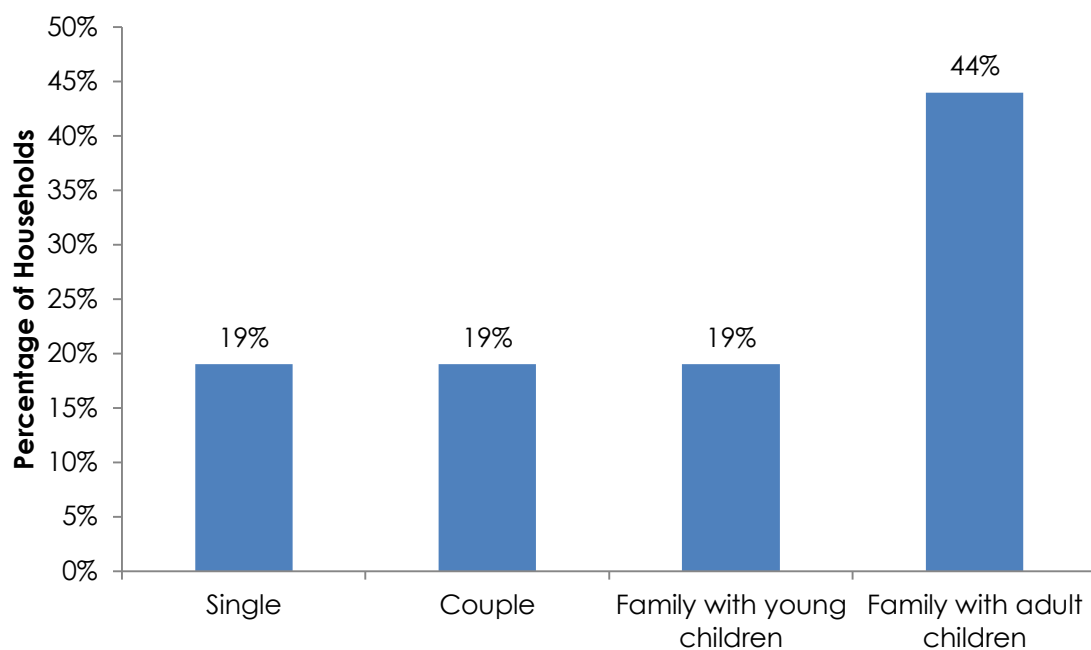
Table 23. Age of household members who need to move to another home in Clutton in the next 5 years

Age of household members	Number of household members	Percentage of household members
0-4	3	9%
5-9	1	3%
10-14	2	6%
15-19	5	15%
20-29	5	15%
30-39	2	6%
40-49	6	18%
50-59	2	6%
60-69	5	15%
70-79	1	3%
80-89	1	3%
Total	33	100%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

As can be seen in chart 24 below, the most common type of family having to move to another home in the Clutton area were 'families with adult children' (44%). This was more than double the proportion of any of the other types of families who needed to move in the next 5 years.

Chart 24. Percentage of households by type

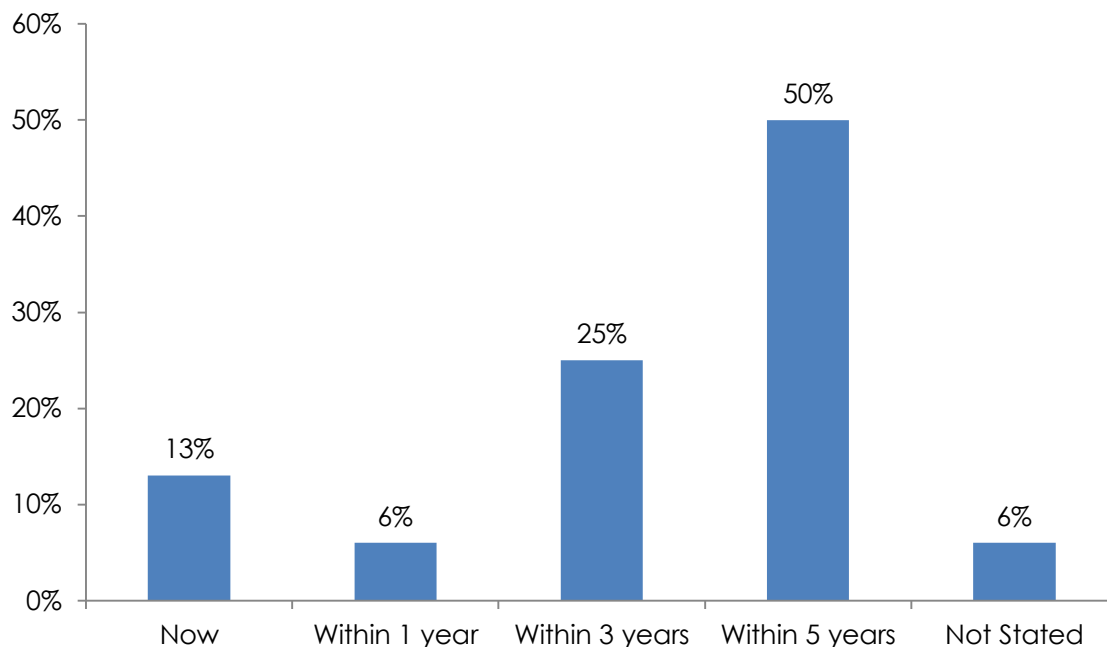


Source: Clutton Housing Needs Survey, Worcester Research, 2013

Moving in Clutton

The 16 households were asked when they needed to move to another house in Clutton. Chart **25** below shows the proportion of households which needed to move to another home in Clutton, by when they have to move.

Chart 25. When do you need to move to another house in Clutton?



Source: Clutton Housing Needs Survey, Worcester Research, 2013

As can be seen from chart **25** above, half of the households who will need to move to another home in Clutton felt it would be 'within 5 years.'

13% felt that they needed to move 'now' (e.g. in the immediate, short term), with a further 6% needing to move 'within 1 year.'

Q19) Households were asked what the main reason was for them needing to move to another house in Clutton, which can be seen in table **26** below.

The most common main reason for having to move was that the household's 'present home was too large.' (38%) This means that one household that stated their 'present home was too large' did not consider it to be their main reason for having to move.

One quarter of households stated their main reason for moving was because someone in their house would be 'setting up home for the first time.' Another 6% stated that they were a 'couple setting up home together.' Almost one-third of households are looking for starter homes.

The 'present home being too small' was the main reason for 13% of the households. These were generally younger people.

Only 1 household felt that their 'present home [was] in poor condition', another felt that they are currently 'renting but would like to buy' and one more stated that they would be moving 'to give/receive family support.'

Table 26. Main reason for needing to move to another home in Clutton

Main reason for having to move	Number of households	Percentage of households
Setting up home for the first time	4	25%
Couple setting up home together	1	6%
Present home too small	2	13%
Present home too large	6	38%
Present home in poor condition	1	6%
Renting but would like to buy	1	6%
To give/receive family support	1	6%
Total	16	100%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

The main reason why people living in these different types of homes needed to move are varied and suggest there are significant differences between how different households feel. For fuller details of reasons to move see appendix **B** table **27**.

Table **28** shows the main reason why different types of households need to move to another home in Clutton in the next 5 years.

As can be seen, an equal proportion of detached households felt they had to move because their 'present home was too large' and that their 'present home was too small' (33%). It was also equally likely for detached households to need to move due to 'setting up home for the first time' and being a 'couple, setting up home together' (17%).

This seems to show that the type of house is a less important factor in why houses need to move than the particular circumstances of the household e.g. age.

Table 28. Main reason for moving by house type

Type of house	Main reason for moving							Total
	Setting up home for the first time	Couple, setting up home together	Present home too small	Present home too large	Present home in poor condition	Renting but would like to buy	To give/receive family support	
Detached	1 (17%)	1 (17%)	2 (33%)	2 (33%)	0 (0%)	0 (0%)	0 (0%)	6
Semi-detached	2 (40%)	0 (0%)	0 (0%)	1 (20%)	1 (20%)	1 (20%)	0 (0%)	5
Bungalow	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1
Cottage	0 (0%)	0 (0%)	0 (0%)	1 (100%)	0 (0%)	0 (0%)	0 (0%)	1
Flat	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1 (100%)	1
Small	0 (0%)	0 (0%)	0 (0%)	1 (100%)	0 (0%)	0 (0%)	0 (0%)	1
Terraced	0 (0%)	0 (0%)	0 (0%)	1 (100%)	0 (0%)	0 (0%)	0 (0%)	1
Total	4 (25%)	1 (6%)	2 (13%)	6 (38%)	1 (6%)	1 (6%)	1 (6%)	16

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Details of current home

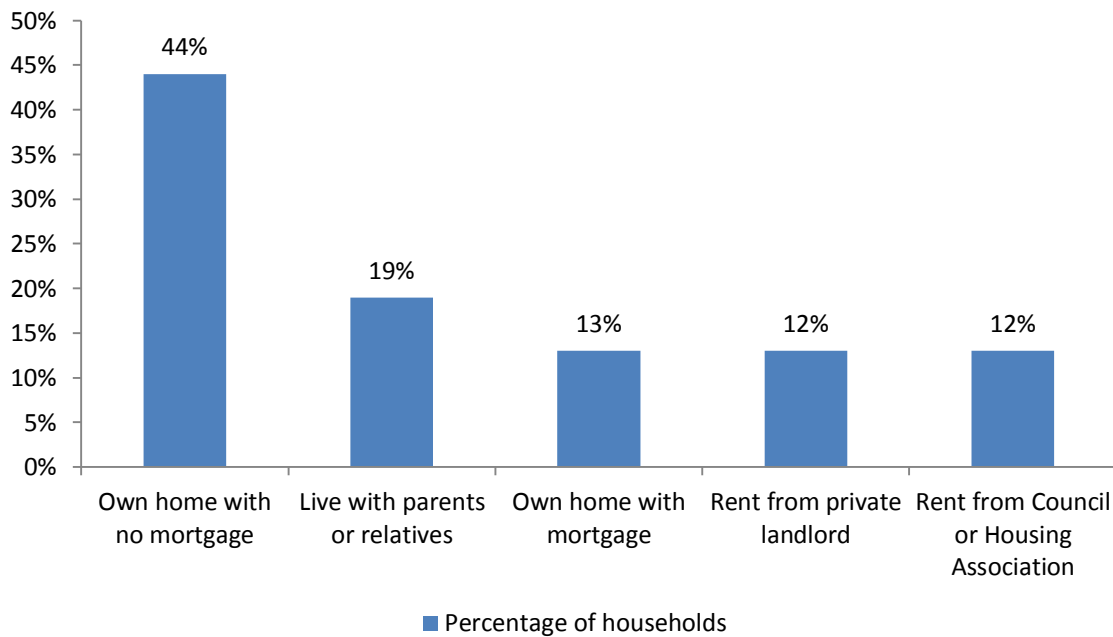
The households, which stated that they would need to move to another house in Clutton, were also asked about details of their current home.

As table **29** below shows, the most common type of home ownership amongst these households was 'own home with no mortgage' (44%). This is lower than the proportion of the households in Clutton as a whole, but still notably higher than the UK average (30.8%).

Nearly one-fifth of the household members 'lived with parents or relatives' (19%). These households account for the majority of the homes that stated the main reason they had to move was due to 'setting up home for the first time.'

Only 26% of households rented their current home; half of these rented from private landlords and half from the local Council or Housing Associations. Households were asked to list all of their reasons for moving, so there were more than 16 stated reasons for moving. The percentage of households is based on the total number of households, rather than the total number of reasons.

Table 29. Type of current home ownership



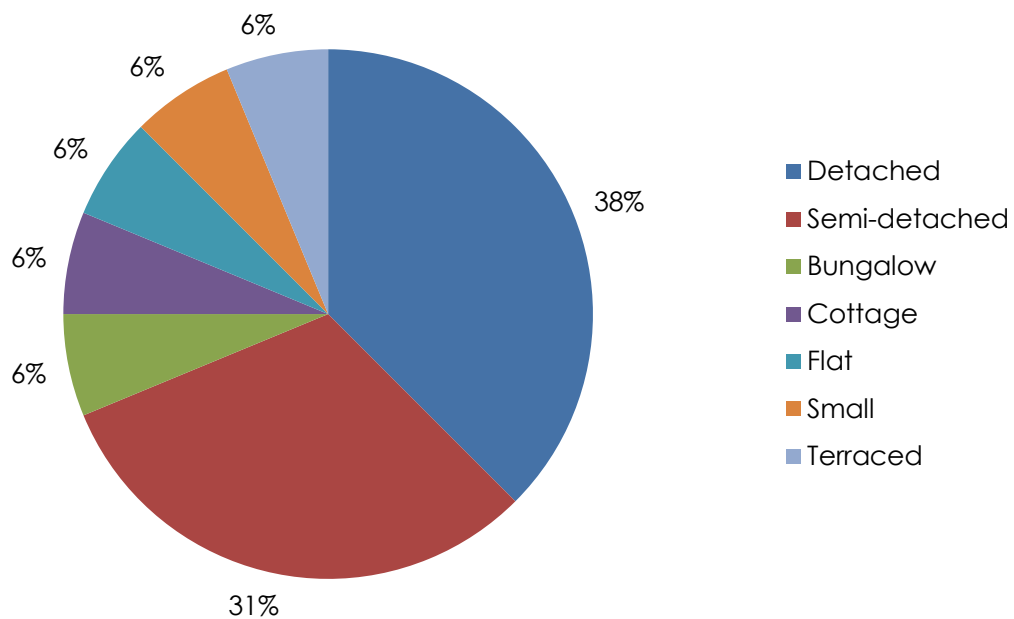
Source: Clutton Housing Needs Survey, Worcester Research, 2013

As seen in table **29** above, only four households (25%) stated that they rented their current homes. Of these, only three stated an actual amount that they paid in rent each week.

One stated that they spent £76-£100 per week and the two others stated that they spent 'more than £100 a week' (one gave the exact amount of £180). All three houses who stated the amount that they rented were in homes with 3 bedrooms. However, there is a high degree of difference between the amount they pay per week. This suggests that the price of rent is highly varied in Clutton.

Chart **30** below shows that the most common forms of housing of households who need to move to another home in Clutton in the next five years were 'detached' (38%) and 'semi-detached' (31%). For all other forms of housing, there was only 1 household who lived in each type, such as 'bungalows', 'cottages', 'flats', 'terraced' and (the very vague) 'small house.'

Chart 30. What type of house do you live in now?



Source: Clutton Housing Needs Survey, Worcester Research, 2013

Household members were also asked about the number of bedrooms in their homes; the results of this can be seen in chart **31** below.

Half of households who needed to move home in the next 5 years had 3 bedrooms and a further 38% had 4 bedrooms. Only 13% had 2 bedrooms.

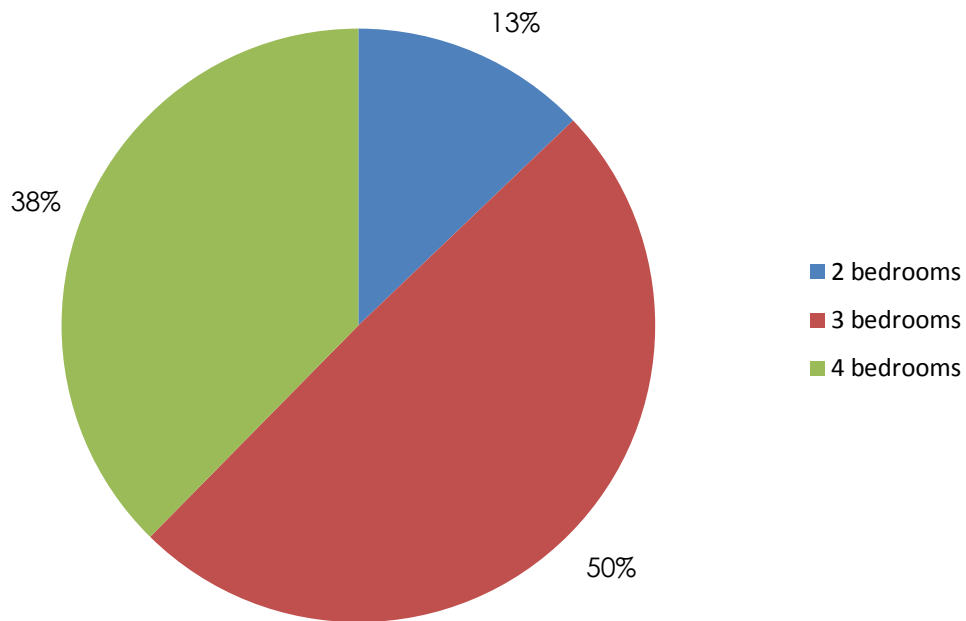
The main reason for needing to move did vary by the number of bedrooms the households have.

2 bedrooms homes were equally likely to feel that their 'present home was too large' and 'to give/receive family support' (50% each).

3 bedroom houses were most likely to be 'setting up home for the first time' (50%), with each other reason only having one household stating each of the reasons, such as 'present homes is too small,' 'present home is too large,' 'present home in poor condition' and 'renting but would like to buy' (13% each).

4 bedrooms houses were most likely to feel that their 'present home is too large' (75%), which would be expected with the largest homes. Only one household each stated the reason they needed to move was due to being a 'couple, setting up home together' and 'present home too small' (13% each).

Chart 31. Number of bedrooms



Source: Clutton Housing Needs Survey, Worcester Research, 2013

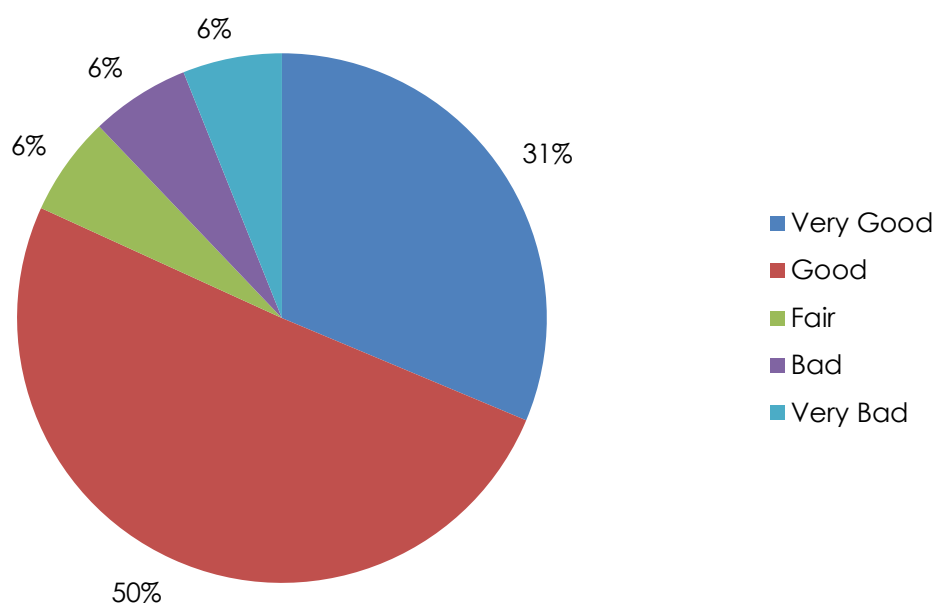
The households were asked about the condition of their current home, as can be seen in chart **32** below.

The overwhelming majority (81%) felt that their current homes were in 'very good' or 'good' condition.

Only 6% felt that their homes were in 'fair condition.'

A further 13% felt that their homes were in 'bad' or 'very bad' condition. The reasons these homes were felt to be 'bad' or 'very bad' condition were: 'cold, mould, poor roof' and 'damp, cold, mould, leaks, ceilings peeling, woodworm in floorboards and joists, half of kitchen is missing and a garden that is not a real garden.' Only one of these homes stated that the main reason for moving home in the next 5 years, due to the 'poor condition' of their current home

Chart 32. Condition of homes



Source: Clutton Housing Needs Survey, Worcester Research, 2013

Tenure

It was also important to understand the details of how much these households were currently paying for their housing.

The households were asked if they currently receive housing benefit. Only one of the households (6%) stated that they currently received housing benefit. The main reason that they needed to move was to 'give/receive family support.'

Finances and occupations

In order to understand the types of housing households would be able to afford, the households were asked about their gross weekly earning, their savings and their occupations.

The mean Gross Weekly Income was £288; this is 46% lower than for all households in Clutton.

As can be seen from table **33** below, 14 households stated their gross weekly income. The most common gross weekly incomes are under £100 and £301-£350 (19% each). Less than half (44%) of households receive more than £351 per week.

Households which earn less money are more likely to be 'setting up home for the first time' or be a 'couple, setting up home together' than those who earned more money. Half of the households who were setting up home for the first time earned less than £100 per week and the only households who stated their 'present home is too small' earned £450-£650 per week.

Table 33. Gross Weekly Income

Gross weekly income	Number of Households	Percentage of households
Under £100	3	19%
£201-£250	1	6%
£301-£350	3	19%
£351-£400	2	13%
£401-£450	2	13%
£451-£500	1	6%
£601-£650	1	6%
£701-£750	1	6%
Not Stated	2	13%
Total	16	100%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Households were also asked if they had any savings or funds that could be used towards the purchase of a new home. As can be seen from table 34 below, the most common amount these households had saved is nothing (44%).

Only a minority (43%) of households had any savings or funds that could be used towards the purchase of a new home. Only 38% of households had more than £5k in savings.

Table 34. Savings or funds that could be used towards the purchase of a home

Savings or funds that could be used towards the purchase of a home	Number of households	Percentage of households
No savings	7	44%
Under £5k	1	6%
£5k-£10k	2	13%
£10k-£20k	3	19%
£20k-£30k	1	6%
Not stated	2	13%
Total	16	100%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Of the household members who needed to move to another home in Clutton in the next 5 years, 17 stated how far they had to travel to work (one way in miles.) This can be seen in table 35 below.

Amongst these household members, half of household members travelled less than 10 miles to work. Only 6% of household members travelled further than 14 miles to get to work. This is almost a third of the proportion in part one of the survey.

Based upon the 14 household members who stated an exact figure for how far they travelled to work, the mean average distance travelled to work amongst these household members is 7.4 miles. This is ten miles less than the mean distance travelled in part one of the survey.

3% of household members worked from home, compared to 2.8% of those in part one of the survey. Due to the small sample sizes of these results, it is not possible to see if there is any real correlation between working at home and needing to work from home.

Table 35. Average miles to work

How far do you travel to work (one way) in miles?	Number of household members	Percentage of household members
1-4	4	12%
5-9	7	21%
10-14	2	6%
30-34	1	3%
Work from home	1	3%
Retired	2	6%
Not Stated	11	33%
Total	33	100%

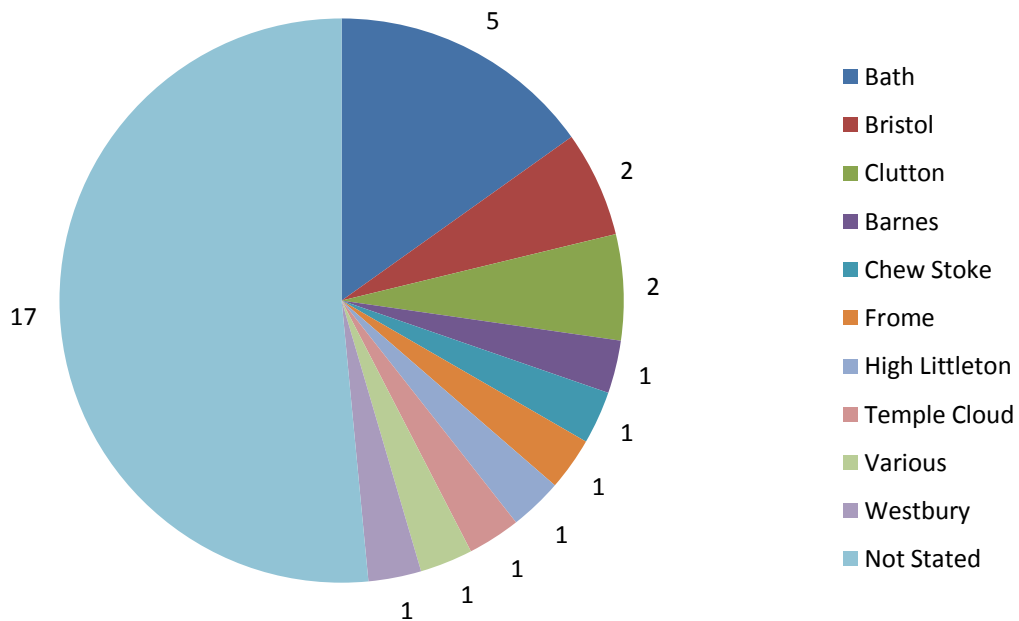
Source: Clutton Housing Needs Survey, Worcester Research, 2013

The household members were asked where they currently worked. 16 household members stated the towns or villages where they currently worked, which can be seen in chart **36** below.

The most common place of work for household members was not Clutton (6%), but Bath (15%). Bristol was as likely a location for household members to have worked in as Clutton (6% each).

The other locations accounted for only 21% combined, and only one household member stated that they worked at each of the other locations, which were usually only small villages and towns.

Table 36. Towns and villages members of the household work at



Source: Clutton Housing Needs Survey, Worcester Research, 2013

Waiting lists

The households were asked if they were currently on any waiting lists, such as Local Authorities, local housing associations or private landlord.

Only 12% of households were on local authority waiting lists/housing registers, 6% were on local housing association waiting lists and another 6% were on Local Private Landlord waiting lists.

One household was on the local authority and local housing association lists; one was just on the local authority waiting list and another was just on a local private landlord waiting list.

Housing needs

Households were also asked what they needed from their new homes, such as the type, number of rooms and any particular health or mobility needs.

Table 37 below shows the type of houses and the number of rooms that each household required.

More than two-thirds (69%) of households required houses as their new home. There were a variety of different bedrooms required; 27% required 1 bedroom houses, 36% required 2 bedrooms, 18% required 3 bedrooms and 18% required 4 bedrooms.

More than one-third (38%) of households required bungalows as their new homes. Of these, 17% required 1 bedroom, 50% required 2 bedrooms and 34% required 3

bedrooms.

Only 6% of households required a flat and these all wanted 1 bedroom flats. Those households who want to move to a flat all earn less than £350 per week.

Table 37. Type of house and number of rooms required by each household

Household	Type of house and number of rooms		
	House	Bungalow	Flat
1	0	2	0
2	4	0	0
3	1	0	0
4	2	2	0
5	0	3	0
6	3	0	0
7	4	0	0
8	2	0	0
9	0	2	0
10	0	3	0
11	2	0	0
12	1	0	0
13	0	0	1
14	1	1	1
15	2	0	0
16	3	0	0

Source: Clutton Housing Needs Survey, Worcester Research, 2013

The households were asked if they had any health or mobility needs, such as accommodation on one level.

A quarter of households stated that they would require 'accommodation on one level.'

The majority of households (75%) had no health or mobility needs that affect their choice of new homes.

The households were also asked if there were any other health and mobility issues that may affect their future housing needs. Only three households had any further health/mobility issues which may affect their future homes; these were:

- 'Anticipated age-related problems';
- 'Finding stairs increasingly difficult'; and
- 'May need to get house to accommodate elderly parent.'

The households were also asked which method of tenure would best meet their housing needs, which can be seen in table **38** below.

The majority (63%) of households would rather 'buy on the open market' whilst 38% would rather 'rent.' One of the households which would rather rent would also consider using a shared ownership scheme.

Households looking to rent are more likely to make less than £100 per week than those buying on the open market (50% compared to 0% of houses that are looking to buy.) 17% of households looking to rent made more than £400, compared to 60% of households looking to buy on the open market.

Table 38. Which method would best meet your housing needs?

Method of tenure	Number of households	Percentage of households
Renting	6	38%
Buying on open market	10	63%
Total	16	100%

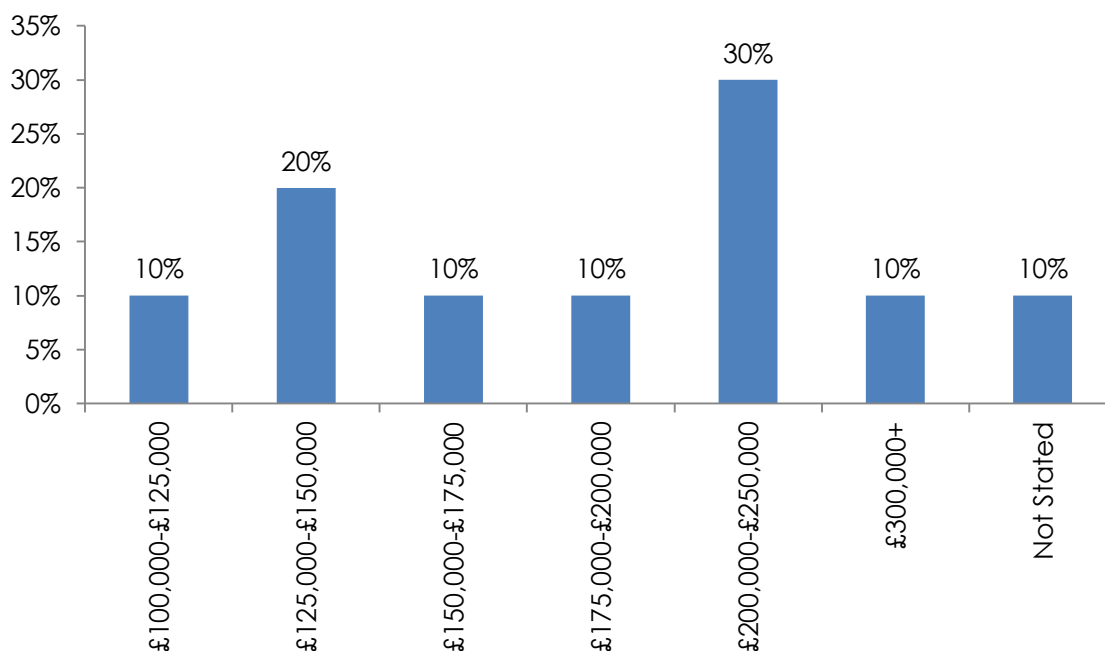
Source: Clutton Housing Needs Survey, Worcester Research, 2013

The 10 households looking to buy were asked how much they thought they could afford, which can be seen in chart 39 below.

The most common price households felt they could afford for a house was £200,000-£250,000 (30%).

Only one household felt they would be able to afford £300,000+ for a new home.

Chart 39. How much do you think you could afford?



Source: Clutton Housing Needs Survey, Worcester Research, 2013

Living in Clutton

Households were also asked about the reasons why they wanted to live in Clutton.

As can be seen in table 40 below, the main reason people wanted to live in Clutton was because they already lived in Clutton (88%).

'Family links' and 'growing up in Clutton' were also important factors for 13% of households each. The village has a strong sense of nostalgia for people.

Two households stated that they were currently employed in Clutton; one for 2 years and another for 13 years.

The amenities of Clutton are also important, with 13% of households stating that they wanted to move in Clutton due to their children going to playschool in the village.

The 'beautiful' nature of Clutton village was the reason 6% of households wanted to live in Clutton.

Table 40. Why do you wish to live in Clutton?

Please tell us why you want to live in Clutton?	Number of households	Percentage of households
I live in Clutton now	14	88%
I was born/grew up in Clutton	2	13%
I have close family ties in Clutton	2	13%
I am currently employed in Clutton and I have been employed here for x years	2	13%
Children go to playschool in Clutton	2	13%
Beautiful village	1	6%
Moved to High Littleton in 1965; Clutton in 1993	1	6%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

The households were asked if they were only employed in Clutton, and where they lived now. Only one household lived outside of Clutton at present and they lived in Temple Cloud (2 miles away).

Additional data is listed in Appendix **B**.

4. Conclusion

From the results of the survey, it can be seen that the majority of households would not object to a small number of new homes being built in Clutton. It was especially felt that there is a need for 2 and 3 bedroom homes in Clutton, with an emphasis on housing for **young people** and **small families**, with a slightly lesser concern for **elderly people**. The size of the houses which are felt to most be needed would be perfect for young people planning on starting new families.

However, it should still be considered that more than one-third of households felt that no new homes should be built in Clutton. This was due to the limited existing infrastructure in Clutton and concerns that new homes may result in a loss of the traditional identity of the village e.g. Clutton would grow too large and become a town, the new homes would not be for local people, it may damage the local environment etc. These concerns could be mitigated via two different methods which could work in conjunction; limiting the number of new houses and by developing new houses on Brownfield sites, such as the Bromilows site. This would minimise the impact on the environment of the village and prevent damage to the greenbelt surrounding it.

The majority of households in the survey are owned by their occupants. Less than 10% of homes were rented; however, almost 40% of household members who needed to move in the next 5 years would prefer to rent. It would be important to ensure that rented accommodation is still available when developing any new houses.

Only a small proportion of current residents needed to move to new homes in Clutton in the next 5 years. This suggests that it will be highly important to match the new homes to local resident's specific needs, or the new homes will be bought up by people from outside the village.

Of the household members who do need to move to another home in the next 5 years, almost one-third are aged 15-29 and more than one-fifth are aged 60-89. Linked with this, almost one-third of movers will be 'setting up home for the first time' and nearly half felt that their 'present home is too large.' When asked about specific housing needs, all households which had an issue had problems related to increasing age such as finding stairs increasingly difficult and 'anticipated age-related problems.'

These groups (young people setting up home for the first time and elderly people) should be the target market for any new homes.

Less than 40% of household members who need to move were in any type of work and less than half of household members had any savings or funds that could be used towards the purchase of a new home. People wishing to move to another

home within Clutton overwhelmingly want to do so because they currently live in Clutton. The most common reason residents had left the village was due to having 'jobs elsewhere.' 'Lack of affordable housing' was only as common a reason as 'further education' and 'marriage.' The majority of household members have lived in Clutton for more than 20 years. This suggests that Clutton is a highly desirable location for its residents, and it is important to ensure that local people will be able to remain in the village.

In conclusion, in order to meet the needs of local people, any new houses should meet the following conditions:

- Primarily **2 or 3 bedrooms**;
- Primarily for **young people, families and the elderly**;
- Should be built on **Brownfield sites** and **limited in number**;
- Mixture of **houses and bungalows**;
- Should include a proportion of **rented accommodation**, whilst the majority should be available to buy on the open market; and,
- A **limited number of homes**, which should be open to **consultation from local residents**.

5. Appendix A - Comments

As part of the survey, local people were requested to make comments or suggestions. Below are the collected comments and suggestions from the surveys:

- A comprehensive survey was carried out throughout the village a few years ago. The conclusion of that survey was published and showed a significant majority voted for a very limited expansion of housing in the village on brown field and fill in sites. Subsequently, this survey has had its conclusion agreed by both BANES and Clutton Parish Council [which was] totally disregarded by the Government policy of 'the default answer to development is YES.' [This] was used as the blunt instrument to kill off the objections and outline planning permissions has been granted for the Maynard Terrace Site.
It seems that whatever local aspirations and needs are these will be disregarded by some higher authority. Why bother with this Survey?
- Bungalows in a wide radius of Clutton have/are converted to houses or pulled down to build 2/3 room houses on the same site. The remaining stock of bungalows of large/completely out of my price range.
- I do not believe that Clutton needs more housing over and above the current development area of Bromilows (which already has planning permission).
- New houses being built should be built to look like the older houses in Clutton. No more 'council' looking houses.
- Not Here (*this is assumed to mean that there should not be any more homes developed in Clutton area*).
- Our village has no infrastructure to support developments of houses, mainly lived in by young people/any people with no means of transport. You can't get anywhere.
- People should be selecting their housing according to: their means, availability of suitable accommodation, location (i.e. access to work, public transport etc.) The number of Clutton residents who work within the village is very small so for the majority this is not a reason for 'needing' to live in Clutton. No one has the 'right' to live in a particular location. We have worked our way up the housing ladder in a variety of locations before being able to buy and live in Clutton. We could not afford to buy a home in the areas where we grew up and where our families live, however we do not consider it our 'right' to be able to live there.
- Seeking investment in clearing up brown-field sites to make them more attractive to developers. No green-belt should be built on while there is other land available. We need land for growing food in the future (as well as other reasons).

- The design of the housing needs to be in keeping with the village, not ultra-modern. Protect our greenbelt and preserve our wildlife. The countryside does not need sprawling housing estates, Clutton does not have many shops only 1 Butcher and 1 Post office, and it needs to remain a small village. The primary school cannot be oversubscribed.
- This survey is really badly designed. My son will be leaving home in next 5 years but part 2 is incomprehensible. I am sure this will affect the number of respondents- probably this is deliberate so they can say 'no one bothered to reply.' We only have one form (but it was in two bits so we thought it was 2). Couldn't get another one this closing date is not sufficient time.
- We will be moving out of Clutton in the next 1-2 years to be closer to our jobs.
- What a waste of paper!
- Young people are not able to afford homes in the village where they have grown up. Need affordable housing to enable the local younger people to remain within the family unit where they can provide support for the young and old.

6. Appendix B - Additional Data

Part One

Households were asked what types of homes they believed were most needed in Clutton; the results of this can be seen in table 12 below.

Almost 40% of households stated that there were 'no more homes needed' in Clutton.

'2 bedroom' homes were the most likely to be felt to be most needed, with 21.0% of households rating them 5. '3 bedroom' homes were slightly less likely to be rated most important, with only 18.2% of households rating them at 5.

Almost half (46.6%) of households felt that '4+ bedroom' homes were the 'least needed' and more than one quarter (28.4%) felt that '1 bedroom' homes were the 'least needed.'

Table 12. What types of homes are most needed in Clutton?

What types of homes are most needed in Clutton?	Number and percentage of households							Total
	0	1	2	3	4	5	No more homes needed	
No more homes needed	108 (61.4%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	68 (38.6%)	176 (100.0%)
1 bedroom	50 (28.4%)	2 (1.1%)	10 (5.7%)	15 (8.5%)	11 (6.3%)	20 (11.4%)	68 (38.6%)	176 (100.0%)
2 bedrooms	31 (17.6%)	2 (1.1%)	5 (2.8%)	10 (5.7%)	23 (13.1%)	37 (21.0%)	68 (38.6%)	176 (100.0%)
3 bedrooms	40 (22.7%)	3 (1.7%)	5 (2.8%)	17 (9.7%)	11 (6.3%)	32 (18.2%)	68 (38.6%)	176 (100.0%)
4+ bedrooms	82 (46.6%)	6 (3.4%)	9 (5.1%)	3 (1.7%)	1 (0.6%)	7 (4.0%)	68 (38.6%)	176 (100.0%)

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Households were also asked which groups required housing the most; the results of this can be seen in table x.x below.

It was most commonly felt that 'small families' (16.5%) and 'young people' (15.3%) were most in need of housing in Clutton.

'Large families' (33.5%) and 'people with disabilities' (29.5%) were most commonly felt to have the least need for new housing in Clutton. More than a quarter (25.6%) of households stated that 'single people' least needed new housing.

Table 14. Which groups need housing most in Clutton?

Who needs housing most?	Number and percentage of households									Total
	0	1	2	3	4	5	6	7	No more homes needed	
Young people	30 (17.0%)	4 (2.3%)	5 (2.8%)	4 (2.3%)	12 (6.8%)	8 (4.5%)	18 (10.2%)	27 (15.3%)	68 (38.6%)	176 (100.0%)
Small families	31 (17.6%)	2 (1.1%)	4 (2.1%)	8 (4.5%)	7 (4.0%)	13 (7.4%)	14 (8.0%)	29 (16.5%)	68 (38.6%)	176 (100.0%)
Large families	59 (33.5%)	2 (1.1%)	13 (7.4%)	11 (6.3%)	4 (2.3%)	9 (5.1%)	6 (3.4%)	4 (2.3%)	68 (38.6%)	176 (100.0%)
Single people	45 (25.6%)	5 (2.8%)	12 (6.8%)	5 (2.8%)	12 (6.8%)	12 (6.8%)	9 (5.1%)	8 (4.5%)	68 (38.6%)	176 (100.0%)
Elderly people	38 (21.6%)	2 (1.1%)	5 (2.8%)	11 (6.3%)	13 (7.4%)	19 (10.8%)	6 (3.4%)	14 (8.0%)	68 (38.6%)	176 (100.0%)
People with disabilities	52 (29.5%)	3 (1.7%)	10 (5.7%)	14 (8.0%)	14 (8.0%)	11 (6.3%)	0 (0.0%)	4 (2.3%)	68 (38.6%)	176 (100.0%)
Other	99 (56.3%)	4 (2.3%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	5 (2.8%)	68 (38.6%)	176 (100.0%)

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Households were asked if they would object to a small number of new homes in the parish to meet the needs of old people.

Almost one-third (33.0%) of households stated that they would object to new homes being built within the parish. Almost two-thirds (64.2%) of households stated that they would not object to a small number of new homes being built.

A further 2.8% of households did not state whether or not they would object to a small number of new homes in the parish. Even if all of these households would object, this would still mean that almost double the proportion would not object compared to those who would object.

Table 16. Would you object to a small number of new homes in the parish to meet the needs of local people?

Would you object to a small number of new homes in the parish to meet the needs of local people?	Number of households	Percentage of households
Yes	58	33.0%
No	113	64.2%
Not stated	5	2.8%
Total	176	100.0%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Part Two

The households were also asked why they needed to move to another home in Clutton; the results of this can be seen in table **27** below. Households were asked to list all of their reasons for moving so there were more than 16 reasons given.

Table 27. Why do you need to move? There may be more than one reason. Tick all that apply.

Why do you need to move?	Number of households	Percentage of households
Setting up home for the first time	5	31%
Couple setting up home together	3	19%
Present home too small	2	13%
Present home too large	7	44%
Family breakup	1	6%
Cannot manage stairs	2	13%
Present home in poor condition	2	13%
Renting but would like to buy	2	13%
Moved away but wish to return	1	6%
To give/receive family support	2	13%
To be nearer for child's education	1	6%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

The most common reason households were having to move is due to their current houses being 'too large' (44%).

Another key reason for people to move was that they were 'setting up home for the first time' (31%). A further 19% stated they would need to move in order to be a 'couple setting up home together.'

Of the 16 households, 15 (94%) currently had central heating; the majority (88%) had gas central heating and 6% used oil for central heating.

Only one household did not have central heating (6%). This single household used a gas fire and wood burner for heating.

Table 41. Do you have central heating?

Do you have central heating	Number of households	Percentage of households
Yes, Gas	14	88%
Yes, Oil	1	6%
No	1	6%
Total	16	100%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Households were asked if they had double glazing in their homes. The majority of households stated that their current house had double glazing (87.5%). Only 1 household (6%) stated they did not have any double glazing.

One household (6%) did not state whether they had any double glazing or not.

The houses which did not state whether they had double glazing both felt that the main reason they had to move was due to their 'present home [being] in poor condition.

The other households which did not rent their current houses were asked how much their current property is worth. Of these 12 households, 4 did not state the value of the current homes.

The most common value of the current property was £250,000-£300,000 (23%). A further 23% felt that their property was worth more than £300,000. Only 23% felt that their property was worth less than £250,000.

There is a high degree of variance between the amount properties are worth and the number of bedrooms they have. Whilst the only property valued at between £150,000-£175,000 is a 2 bedroom home, 4 bedroom homes are valued between £200,000 to more than £350,000.

Table 42. How much is the current property worth?

Value of property	Number of households	Percentage of households
£150,000-£175,000	1	8%
£200,000-£250,000	2	15%
£250,000-£300,000	3	23%
£300,000-£350,000	2	15%
Over £350,000	1	8%
Not stated	4	31%
Total	13	100%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

The households which did not rent were asked whether they had a mortgage on their existing property. Only two households (12.5%) did have mortgages and, of these, only one stated how much of their mortgage they still owned (£80,000 over 10 years).

The main reasons these households felt that they needed to move to another house in Clutton are diametrically opposite; one felt that their 'present home is too small' and the other felt that their 'present home is too large.'

The households were asked what their current council tax band is, as can be seen in table 43 below. As would be expected, not all of the households were able to state their current tax band.

Only 69% of homes stated their Council tax band. The majority (56%) of households who needed to move homes in the next 5 years are in the first half (A-D) of the Council tax bands. Only 12% are in the second half (E-H) of the council tax bands.

The main reasons these households need to move vary according to tax band. The B grade house were the only one which stated that they needed to move because their 'present home is in poor condition,' which would be expected, as they are paying less tax for the property, so it is likely to be less valuable.

Households in the C and D bands had a variety of different reasons for why they need to move; C households need to move because they are either 'too small', 'too big' or need to 'give/receive support from their families.' The D households were either 'setting up home for the first time', 'their present home were too large' or they are 'a couple setting up home together.'

Both of the grade E and F households stated that the reason they had to move was due to their 'present house being too large.'

Table 43. Council tax band

Council tax band	Number of Households	Percentage of Households
B	1	6%
C	3	19%
D	5	31%
E	1	6%
F	1	6%
Not known	5	31%
Total	16	100%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Table **44** below shows the number of household members aged over 19 who are working in different occupations. The most common occupation for household members was 'in full time/higher education' which accounts for 36% of household members. This reflects the relatively high proportion of the household members aged 15-29, who are the most likely to be in full time/higher education.

Only 39% of household members were working, in either full or part time employment.

Nearly one-sixth (14%) of household members are retired. All of these household members stated that their 'present home is too large' and retired household members account for 75% of all household members who stated their 'present home is too large.' Three-quarters of retired household members lived in homes with 4 bedrooms and one-quarter lived in a 2 bedroom house.

Table 44. How many are working in each occupation

Occupation	Number of household members	Percentage of household members
Working full time	5	18%
Working part time	6	21%
Unemployed seeking work	1	4%
Retired	4	14%
In full time/Higher education	10	36%
Full time parent	2	7%
Not Stated	5	15%
Total	33	100%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

In order to analyse the occupations, they have been divided into the nine major groups used by the ONS Standard Occupation Classification (SOC) hierarchy, which can be seen in table x.x below.

17 household members stated their occupation, which accounts for 77% of all household members aged 19+.

The largest single occupations, amongst household members who need to move to another home in Clutton in the next 5 years, are those who are 'retired' and 'self-employed' (18% each).

Amongst the others who need to move, only 6% were in generally lower salaried occupations e.g. 'process, plant and machine operatives.' 30% are in the three occupations which are generally higher earners ('managers, directors and senior officials,' 'professional occupations,' and 'associate professional and technical occupations.')

Only 18% of household members were in 'caring, leisure and other service occupations' or 'sales and customer service occupations.'

Those in 'other' occupations such as 'students' (6%) and 'housewife/full time mother' (6%) are only a minority of household members who will need to move to another home in Clutton within the next 5 years.

Table 45. SOC Occupations

Occupations	Number of household members	Percentage of household members
Managers, Directors and Senior Officials	2	12%
Professional Occupations	1	6%
Associate Professional and Technical Occupations	2	12%
Caring, Leisure and other service occupations	2	12%
Sales and Customer service occupations	1	6%
Process, plant and machine operatives	1	6%
Retired	3	18%
Self-employed	3	18%
Student	1	6%
Housewife/Full time mother	1	6%
Total	17	100%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

The household members were asked how long they had been working at their current occupation. 16 household members stated how long they were had been working in their current occupations.

As can be seen in table **46** below, the majority of household members who stated how long they had been working at their current job stated they have been their for 'over 5 years' (27%). Only 3% of household members stated that they had been working at the same job for '3-5 years'

Almost half of the household members who stated how long they were working in their current job (42%) stated that they had been in their current occupations for less than 3 years.

Table 46. How long working at the current occupation

How long working at the current occupation	Number of household members	Percentage of household members
Less than 1 year	3	9%
1-3 years	4	12%
3-5 years	1	3%
Over 5 years	9	27%
Not stated	16	48%
Total	33	100%

Source: Clutton Housing Needs Survey, Worcester Research, 2013

Households were also asked what the furthest away from Clutton they would be prepared to move to.

Half of households did not state how far they would be willing to move from Clutton, suggesting that they would not be prepared to move away from Clutton.

Of the households who stated they would be willing to move a distance, the greatest proportion stated that they would only move 5-10 miles from Clutton (31%). A further 13% would move 10-20 miles from Clutton and only 6% of households would be willing to move 50 or more miles from Clutton.

Table 47. If you could not live Clutton, how far away would you be willing to move?

What is the furthest away would be prepared to move?	Number of households	Percentage of households
5-10 miles	5	31%
10-20 miles	2	13%
50+ miles	1	6%
Not Stated	8	50%
Total	16	100%

Source: Clutton Housing Needs Survey, Worcester Resea Only 1 household was a former resident wishing to return to Clutton. They had lived in Clutton for 21 years and had moved away due to a lack of affordable housing in the parish.