Stanton Drew Parish Council - Household and Business Survey 2016

June 2016

FINAL REPORT

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Contents

1. **Executive Summary** 3

2. **Survey Results – Household Survey** 7

3. **Survey Results – Business Survey** 21

4. **Conclusion** 27

5. **Appendix 1.1 Comments** 29

1. Executive Summary

Background and aims

In May 2016, Worcester Research was commissioned by Stanton Drew Parish Council to undertake a Housing and Business survey in the Parish. This was commissioned to aid the creation of a Neighbourhood Development Plan as a robust sample of local views was fundamental to future planning in the Parish.

The research sought engagement with local households in Stanton Drew in order to fully understand their current and future housing needs, including what sorts of houses they would require, the number of bedrooms and if any members of their family had moved away from the Parish due to difficulty in finding an affordable or suitable home locally.

The research was conducted through two separate surveys: a household survey and a business survey. Both surveys were hand delivered to every household and business with various options available to return completed forms. Worcester Research also created an on-line version of each survey to maximise the opportunity for residents and businesses to respond. The closing date for the household survey was the 3rd June 2016, although Worcester Research continued to accept completed surveys for analysis up to and including the 10th June 2016. The closing date for the business survey was the 24th June 2016 although Worcester Research collected responses up to the 28th June 2016.

Of the 357 household surveys distributed in the Parish, a total of 115 were completed. This represents a response rate of 32% which is very high for a piece of unsolicited mail. 102 of the questionnaires were returned to Worcester Research, the remaining 13 were completed on-line.

In total, 66 business surveys were distributed in the Parish and 22 were returned to Worcester Research. This represents a response rate of 33%. All of the responses were returned using the paper survey via the freepost envelope to Worcester Research.

The final question in both surveys (household Q.19, business Q.10) was an open question asking for any further comments the respondent would like to make. These comments have been removed from the questionnaires and are contained in the appendix for your perusal.

Key Findings

Household Survey

- 115 households took part in the survey, accounting for 162 household members.

- Approximately half (50.6%) of all responses came from the 18-64 age group.

- A further one-third (34.6%) of surveys were returned by the 65+ age group.

- When describing their household, more than one-quarter (27.8%) described their make up as a 'two parent family'. Households who described themselves as a 'couple' or 'retired couple' amounted to 46.1%.

- The overwhelming majority (80%) of households owned their own home either with or without a mortgage. Slightly more than one-tenth (12.2%) of households rented their homes from either a private landlord or a housing association. Shared ownership accounted for 3.4%.

- Almost all respondents stated their home was their permanent residence (98.2%).

- Over three-quarters (76.5%) described their home as a 'house'. A further 15.6% stated their home was a 'bungalow'.

- Two-fifths (40%) of homes have 3 bedroom and a further on-third (30%) have 4 bedrooms.

- The vast majority (88.7%) of households stated their property had not been adapted to improve physical accessibility.

- Two-thirds (67.8%) stated their home would not need adapting in the next 5 years. Just 3.4% of households stated their home would need adaptations.

- Less than one-tenth (7%) stated that a family member had moved out of Stanton Drew due to being unable to find a suitable property. The majority (88.7%) stated this had not been an issue.

- 94.8% of households stated they were not registered on the council's 'Homesearch' register or the national 'Help to Buy' register. Only 1.7% confirmed they were registered on the council register, while none were registered on the 'Help to Buy' scheme.

- One-fifth (20.9%) of households stated either they or a member of their household hoped to move in the next 5 years. Almost three-quarters (74.8%) stated this was not the case.

- One-quarter (25%) of those households wishing to move stated they planned to move within the Parish. The remaining three-quarters (75%) stated they planned to move away from the area entirely or stay within the Chew Valley.

- The main reason given for wanting to move was 'to set up a new independent home' which was given by 41.6% of respondents. A further one-quarter (25%) stated the reason was to downsize to a smaller home.

- The biggest issue given that may prevent residents from moving was 'wrong type of homes to buy i.e. lack of smaller home on the market'. This was given by one-quarter (25%). A further 25% stated they didn't know the reason or simply chose not to disclose an answer to this question.

- Almost half (47.6%) of residents stated the type of tenure they most wanted to buy was housing purchased on the open market. This was followed by one-quarter (25.4%) stating they would prefer affordable home ownership.

- The most sought-after sized property was one with either 2 or 3 bedrooms which was stated by just under one-third (31.7%) for each size.

- Slightly more than two-thirds (68.2%) of households stated they could afford a property of £250,000 or more.

- Three-fifths (61.9%) of households stated they had a sum of £30,000 or more to use as a deposit for a new home.

- Over one-third (37%) had an annual joint household income of £50,000 or more. Less than 5% had an income of less than £10,000.

Business Survey

- Two-fifths of respondents stated their business was based at home

- Most employees travelled into the parish to work, just one-quarter (25.8%) lived in the parish.

- Two-fifths (40.9%) of businesses stated that having accommodation available in the parish would be of no benefit to their employees.

- More than two-fifths (45.5%) stated there were no constraints when recruiting new employees.

- Of those businesses that felt there were constraints when recruiting, less than 5% felt these were related to housing issues in the parish.

- The proposal of a business hub was not seen as a needed facility by more than three-quarters (77.3%) of businesses who stated they would not use such a resource.

- In general almost half (45.4%) stated their workforce was expected to stay about the same size in the next 5 years,

- In terms of the favoured facilities or service the local neighbour plan should encourage the establishment of was: small businesses (68.1%) and a local shop (40.9%).

- The introduction of better broadband, mobile phone reception and a reduction in business rates would be businesses preferred options on measures that could be taken to encourage new small businesses to the parish.

2. Survey Results – Household Survey

Composition of Household Members

The household survey was completed by 115 households. Within these households, there were 162 household members.

As can be seen from table 1.1 below, approximately half (50.6%) of household members were aged 18-64, which corresponds approximately with the general working age population (18-65).

More than one-tenth of household members (14.8%) were aged 17 or younger; these household members were unlikely to be in work.

Of the household members, slightly more than one-third (34.6%) were aged 65 or older, which broadly corresponds with the general age of retirement.

Table 1.1 Age of household members

Age of household members	Number of household members	Percentage of household members
0-14 yrs	16	9.9%
14-17 yrs	8	4.9%
18-25 yrs	12	7.4%
26-64 yrs	70	43.2%
65+ yrs	56	34.6%
Total	**162**	**100.0%**

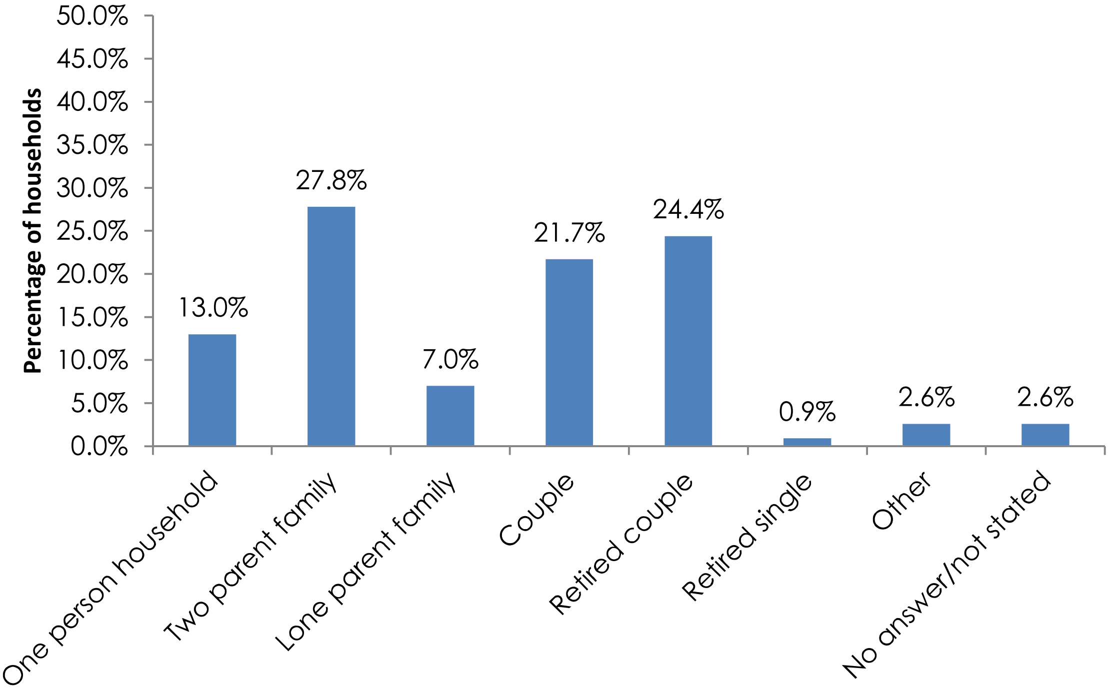
Source: Stanton Drew Housing Survey, Worcester Research, 2016

From chart 1.1 below, it can be seen that the types of households surveyed were quite varied. Slightly less than half (46.1%) of households described themselves as a couple or *retired* couple. Slightly more than a third of households were families with either one or both parents present (34.8%).

More than one-tenth (13.9%) of households stated they were a one person or a retired single household.

Of the 'other' types of households, this was a shared home with a lodger, the others were not specified.

Chart 1.1 Percentage of households by type



Source: Stanton Drew Housing Survey, Worcester Research, 2016

The 115 surveyed households were asked about what would best describe the tenure of where they currently lived. The full results are shown in table 1.2 below.

The overwhelming majority of households stated that they owned their own home (80%) either with or without a mortgage.

In total, only 12.2% of households stated that they rented their homes either from a housing association or a private landlord.

Less than one-twentieth (3.4%) stated their tenure was a shared ownership with a Housing Association.

Table 1.2 Tenure of housing

Tenure	Number of households	Percentage of households
Owned – with or without a mortgage	92	80.0%
Shared ownership	4	3.4%
Rented from Housing Association	8	7.0%
Rented from Private Landlord	6	5.2%
Tied to a job	1	0.9%

No answer/not stated	4	3.5%
Total	**115**	**100.0%**

Source: Stanton Drew Housing Survey, Worcester Research, 2016

The overwhelming majority of the households surveyed stated that their residence in Stanton Drew their 'main home' (98.2%). No respondents stated the property wasn't their main home, however a minority (1.8%) did not answer this question.

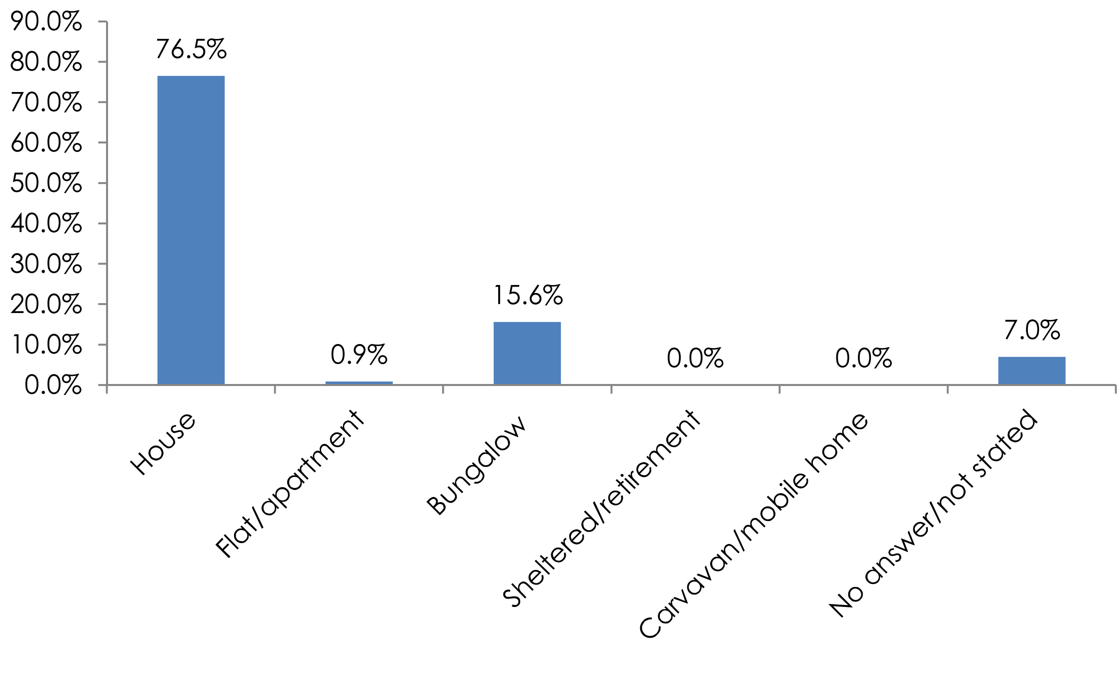
Table 1.3 Type of Residence

Type of Residence	**Number of households**	**Percentage of households**
Main home	113	98.2%
Not main home	0	0%
Not stated/no answer	2	1.8%
Total	**115**	**100.0%**

Source: Stanton Drew Housing Survey, Worcester Research, 2016

Chart 1.2 below shows the types of homes respondents currently live in in Stanton Drew. The vast majority of households and just over three-quarters of respondents (76.5%) live in a house. Over one-tenth (15.6%) described their home as a bungalow. No respondents stated their home was either sheltered/retirement or a caravan/mobile home. Seven % did not give an answer to this question.

Chart 1.2 Percentage of responses: how would you describe your home?

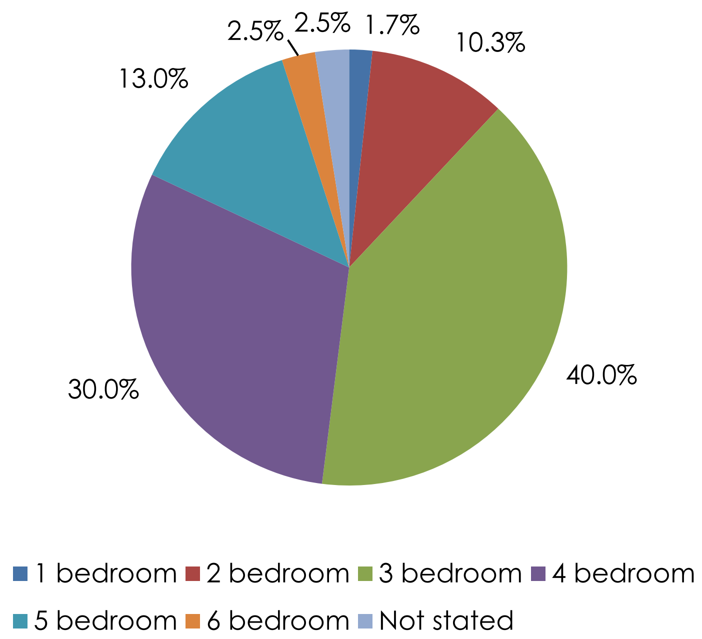


Source: Stanton Drew Housing Survey, Worcester Research, 2016

The survey sought to further understand the amount of bedrooms respondents had in their home. Chart 1.3 below reviews responses from Stanton Drew residents in response to this question.

Two-fifths (40%) of respondents stated they were living in a home with 3 bedrooms, almost a further one-third (30%) stated they had 4 bedrooms. Only a very small amount (1.7%) of homes had a single bedroom, at the other end of the spectrum 2.5% of respondents said their homes had 6 bedrooms.

Chart 1.3 How many bedrooms does your home have?

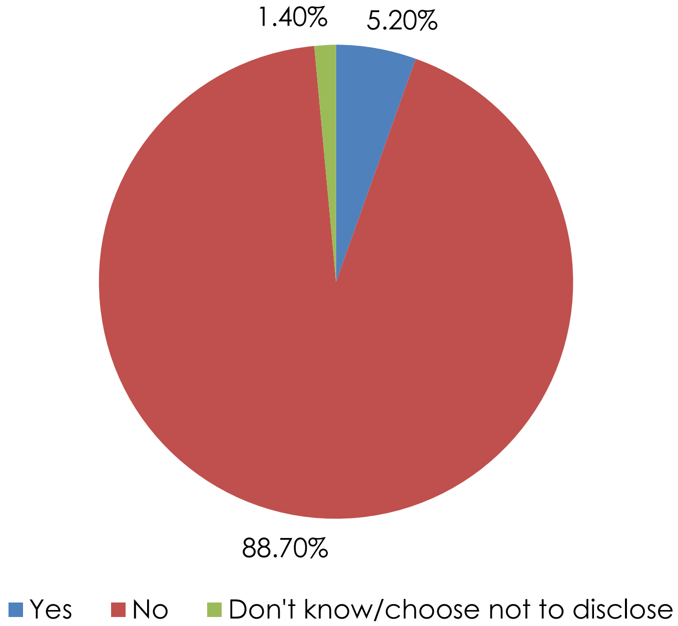


Source: Stanton Drew Housing Survey, Worcester Research, 2016

The household survey asked residents of Stanton Drew to state if their home had been adapted to increase physical accessibility. Furthermore it also asked residents to consider if their home would need adapting to improve physical accessibility in the next five years.

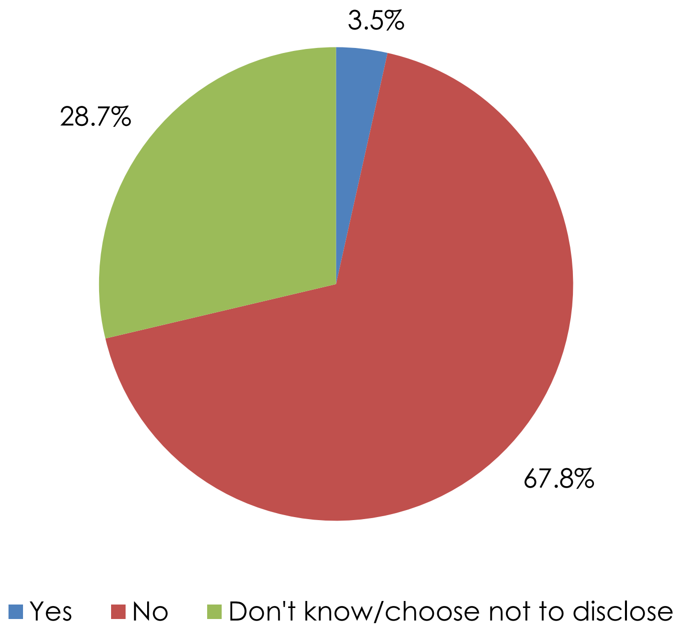
Chart 1.4a shows that the overwhelming majority (88.7%) of respondents stated their home had not been adapted. Chart 1.4b illustrates that two-thirds (67.8%) stated that their home would not need adapting in the next 5 years. It is worth nothing that for this question one-quarter (25.2%) stated that did not know or chose not to disclose an answer. Only a minority (3.4%) stated their home would need adapting in the next five years.

Chart 1.4a Has your home been adapted to increase physical accessibility?



Source: Stanton Drew Housing Survey, Worcester Research, 2016

Chart 1.4b Will your home need adapting to improve physical accessibility in the next five years?

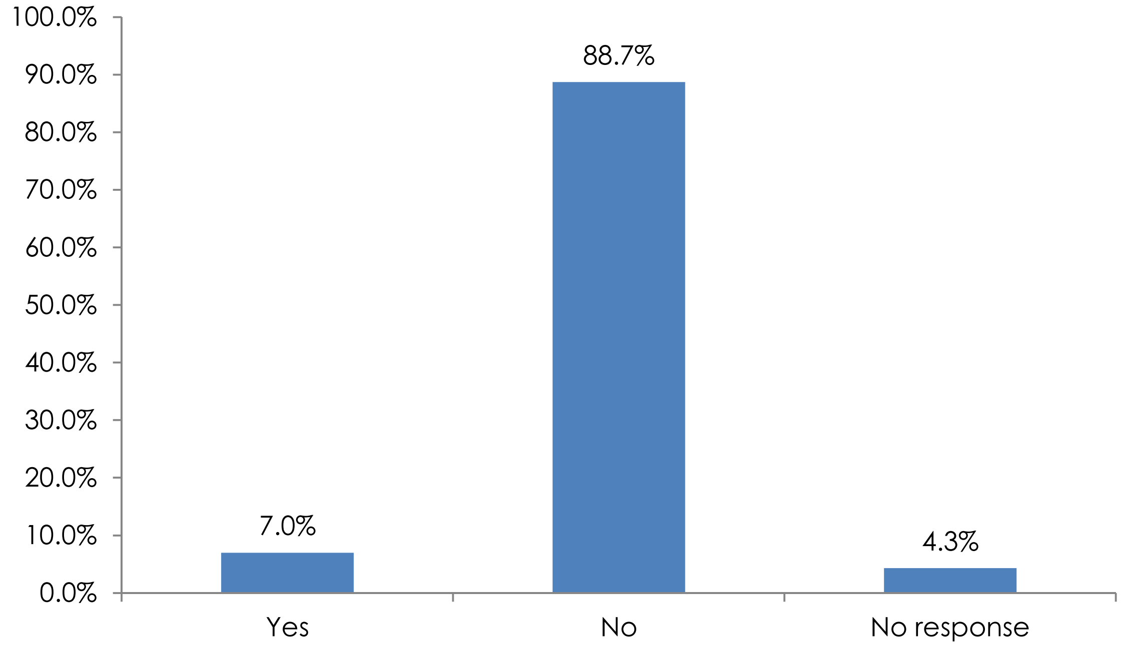


Source: Stanton Drew Housing Survey, Worcester Research, 2016

A key aspect of the household survey was to understand if members of existing households had experienced any difficulty in finding an affordable or suitable home in Stanton Drew. And if so, had this caused the family member to move away.

Less than one-tenth (7%) stated that a family member had moved away due to being unable to find a suitable property, however, the vast majority (88.7%) stated this had not been an issue. However, it should be acknowledged that the data does not accurately reflect that these households have *not* had any issues, but more likely that the household has not had a family member who has wanted to move out independently.

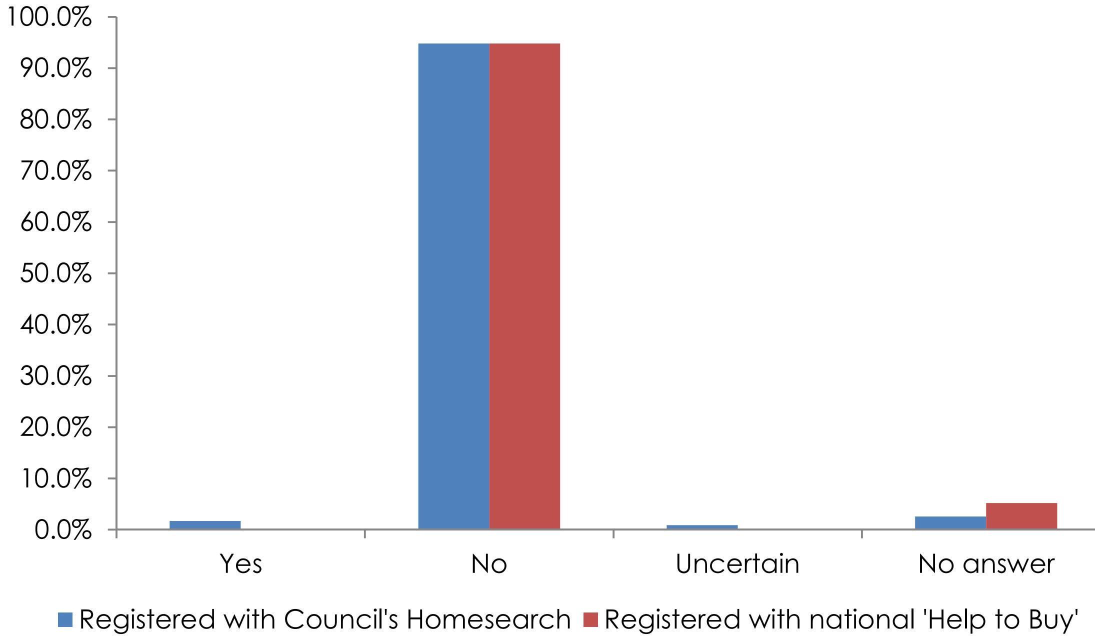
Chart 1.5 Have any family members moved away from Stanton Drew due to difficulties in finding an affordable or suitable home locally?



Source: Stanton Drew Housing Survey, Worcester Research, 2016

Chart 1.6 below shows the data collected in relation to residents who are registered on either the Council's Homesearch register or the national Help to Buy register for an affordable share ownership. An overwhelming majority (94.8%) stated they were not registered on either scheme. A very small minority (1.7%) confirmed they were registered with the Council, while none were registered on the national Help to Buy scheme.

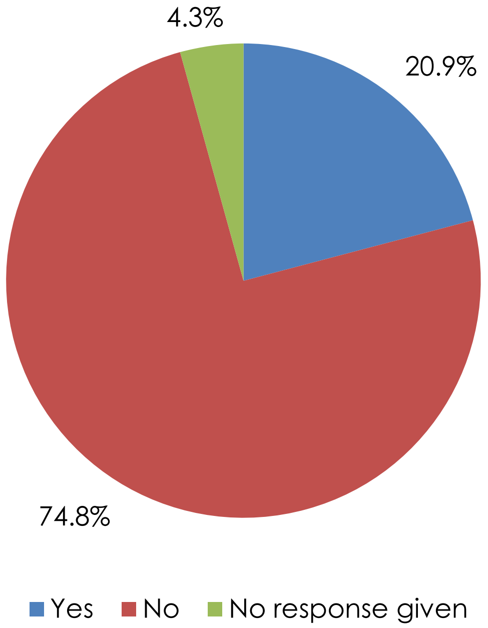
Chart 1.6 Members of households registered with either 'Homesearch' or 'Help to Buy' schemes.



Source: Stanton Drew Housing Survey, Worcester Research, 2016

To aid future housing planning needs, residents where asked if anyone in their household hopes to move house in the next 5 years. The results show that of those households who responded to the household survey, one-fifth (20.9%) stated they do have a household member who hopes to move in this time-frame. However, almost three-quarters (74.8%) stated this was not the case. A minority (4.3%) did not give a response to this question.

Chart 1.7 Analysis of households who hope to move in the next 5 years.



Source: Stanton Drew Housing Survey, Worcester Research, 2016

As shown in chart 1.7 above, just over one-fifth of residents confirmed either the whole household or a member within the existing household hopes to move in the next 5 years. To aid further understanding, to clarify the reasons for this and to identify any barriers, the survey asked these households to answer a further three related questions. For your information 20.9% is 24 households.

Firstly these households were asked to comment on where they hoped to move to. Responses are shown in table 1 below:

Table 1 where do households hope to move to?

Response	**Number of households**	**Percentage of households**
Within the parish	6	25.0%
Within the Chew Valley	9	37.5%
Away from the Chew Valley	9	37.5%
Total	**24**	**100%**

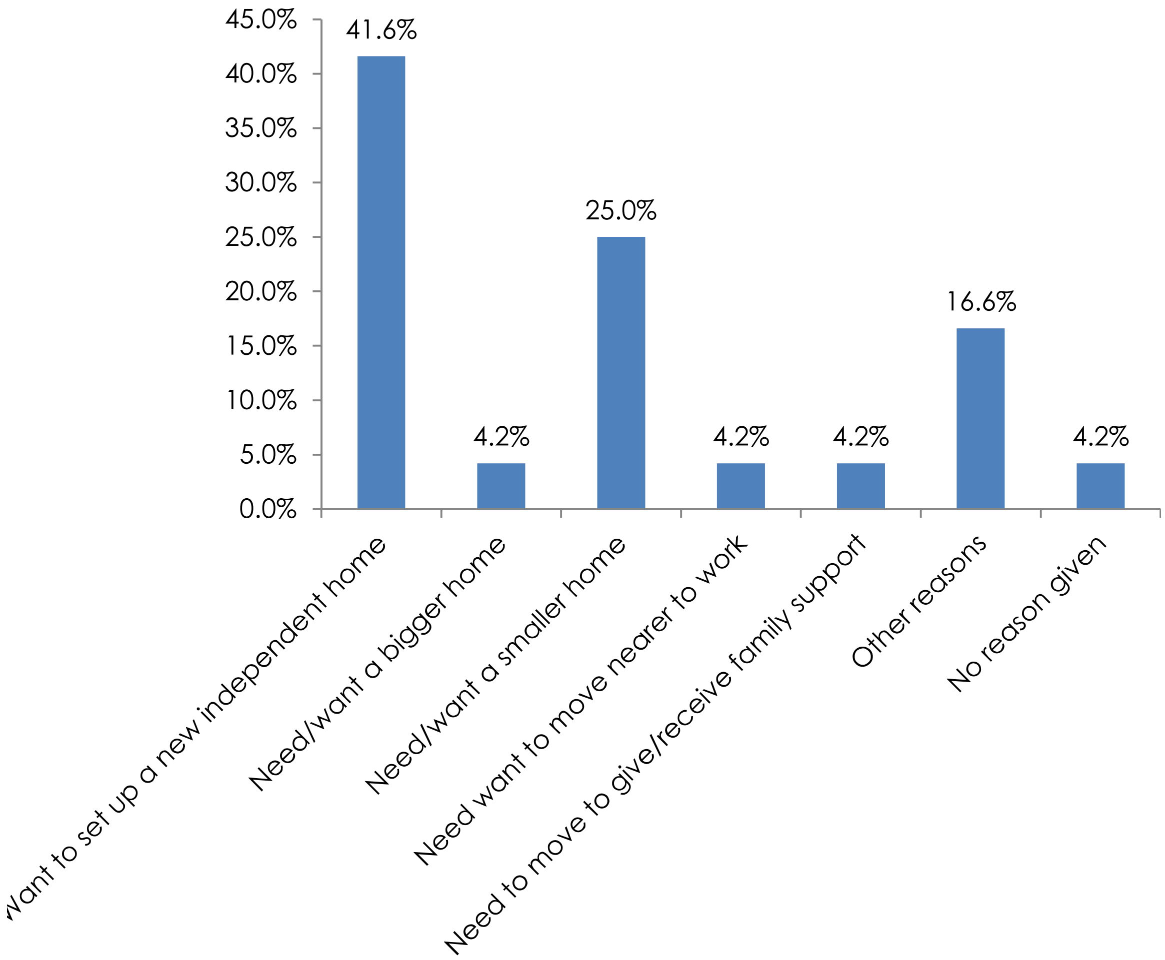
Source: Stanton Drew Housing Survey, Worcester Research, 2016

One-quarter (25%) of those households who expressed they would like to move stated they intended to move within the parish of Stanton Drew, while three-quarters (75%) stated they wished to move outside the parish either away from the Chew Valley area entirely or with a view to staying in the area.

The next question sought to understand the main reason for household members wanting to move. Chart 1.8 below shows the reasons given. The main reason given by slightly more than two-fifths (41.6%) of these households was from members who 'want to set up a new independent home'. These are most likely to be young adults/teenagers from within the family looking towards leaving home over the next 5 years. This was followed by one-quarter (25%) stating they wished to move in order to downsize to a smaller home.

Within the 'other' category (16.6%) there were answers such as wishing to move 'away from neighbours', wanting a smaller garden, moving to another village within Chew Valley to be closer to parents and moving to an entirely different part of the country.

Chart 1.8 Reasons given for wanting to move



Source: Stanton Drew Housing Survey, Worcester Research, 2016

The final question in this set relating to the reasons for moving was to explore any issues that may be preventing residents from doing this. A set of pre-determined answers were offered in the survey, however, respondents also had the opportunity to offer a different reason if theirs did not correspond with those presented.

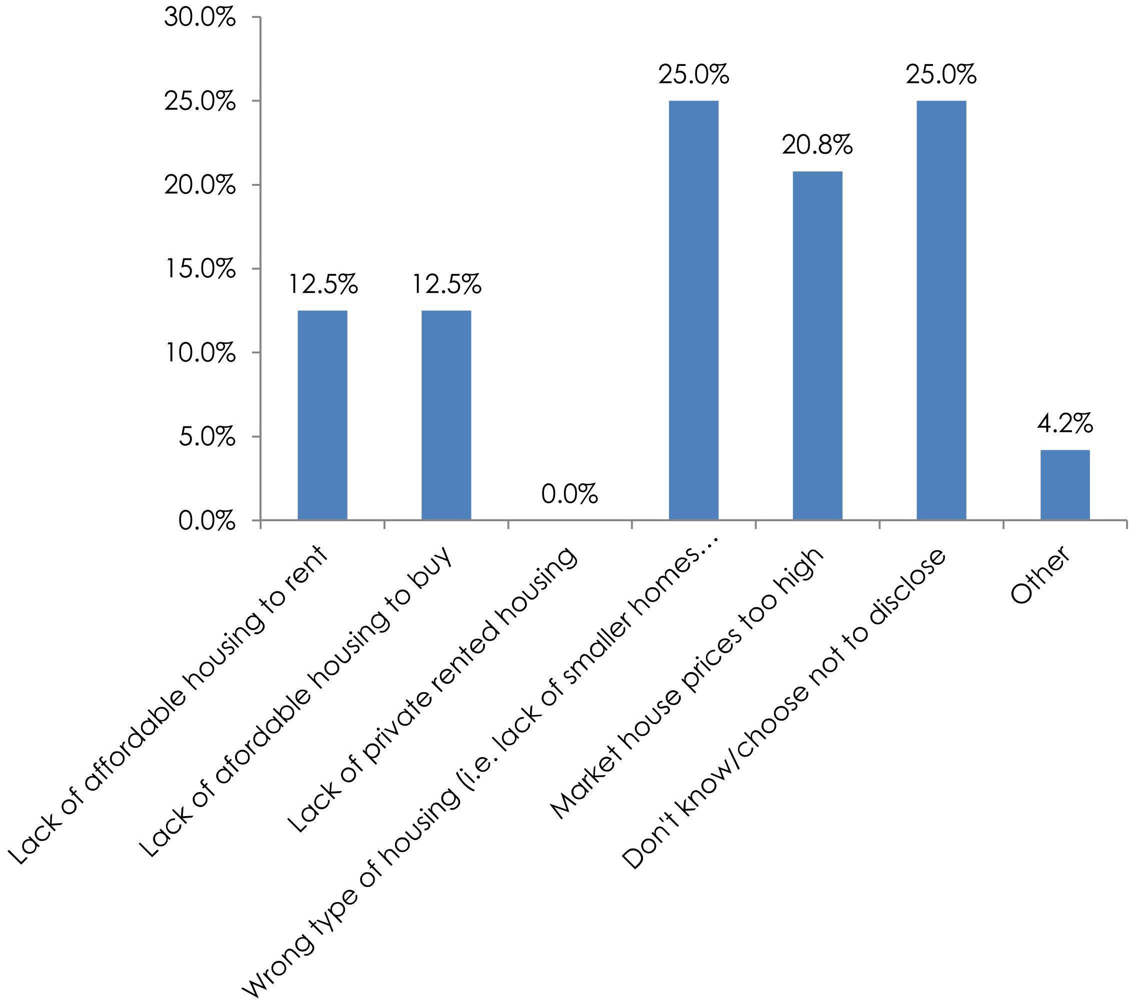
The two top answers given were 'wrong type of homes to buy (i.e. lack of smaller homes on the market) which was given by one-quarter (25%) of respondents and a further 25% did not offer an answer to this, choosing the 'don't know/choose not to disclose' option.

The top answers were very closely followed by 'market prices too high' which was given in one-fifth (20.8%) of replies.

One respondent stated the biggest issue that may prevent them from moving was 'it is too stressful.' This is recorded under 'other'.

Chart 1.9 below shows the full results.

Chart 1.9 Issues that may prevent residents from moving



Source: Stanton Drew Housing Survey, Worcester Research, 2016

Next the survey sought to understand what type of future housing residents of Stanton Drew felt they would need. Respondents were asked to state what their preferred type of property is and what type of tenure was favoured.

This question was a 'universal' question i.e. all respondents could answer this question, not only those who had previously stated they wished to move in the next 5 years. Interestingly, over half (54%) of respondents to the survey gave an answer to this question.

Table 2 below shows an analysis of all responses received to this universal question.

	Affordable rented	Affordable home ownership	Private rented	Open market housing	Self or custom build	Other	Total
1 bed	2	0	1	0	0	1	**6.4%**
2 bed	3	8	0	7	1	1	**31.7%**
3 bed	3	4	0	11	1	1	**31.7%**
4 bed	0	3	2	10	0	0	**23.8%**
5+ bed	1	0	0	1	0	0	**3.2%**
Sheltered 1 bed	0	0	0	0	0	0	**0%**
Sheltered 2 bed	0	1	0	1	0	0	**3.2%**
Total %	**14.2%**	**25.4%**	**4.8%**	**47.6%**	**3.2%**	**4.8%**	**100%**

Source: Stanton Drew Housing Survey, Worcester Research, 2016

The table shows that the most sought after type of tenure is housing purchased on the open market, this answer was given in almost half (47.6%) of responses. This was followed by affordable home ownership which one-quarter (25.4%) stated would be their preferred tenure. More than one-tenth (14.2%) stated they would favour an affordable rental property.

Only a small amount of respondents stated they would choose a private rented home or a self or custom build property, analysis showed these were 4.8% and 3.2% respectively.

Slightly less than one-twentieth (4.8%) stated they would like a property outside of the options stated. Unfortunately the 3 respondents did not offer any other detail to their answer so we are unable to offer a comment or expand on the type/nature of these properties.

The most sought-after size of property was either a 2 or 3 bedroom property which was indicated by just under one-third (31.7%) of respondents for both sized homes. Next were four-bedroom properties which were specified by just under one-quarter (23.8%) of respondents.

Overall the most sought-after property size and tenure were 3 bedroom properties purchased on the open market.

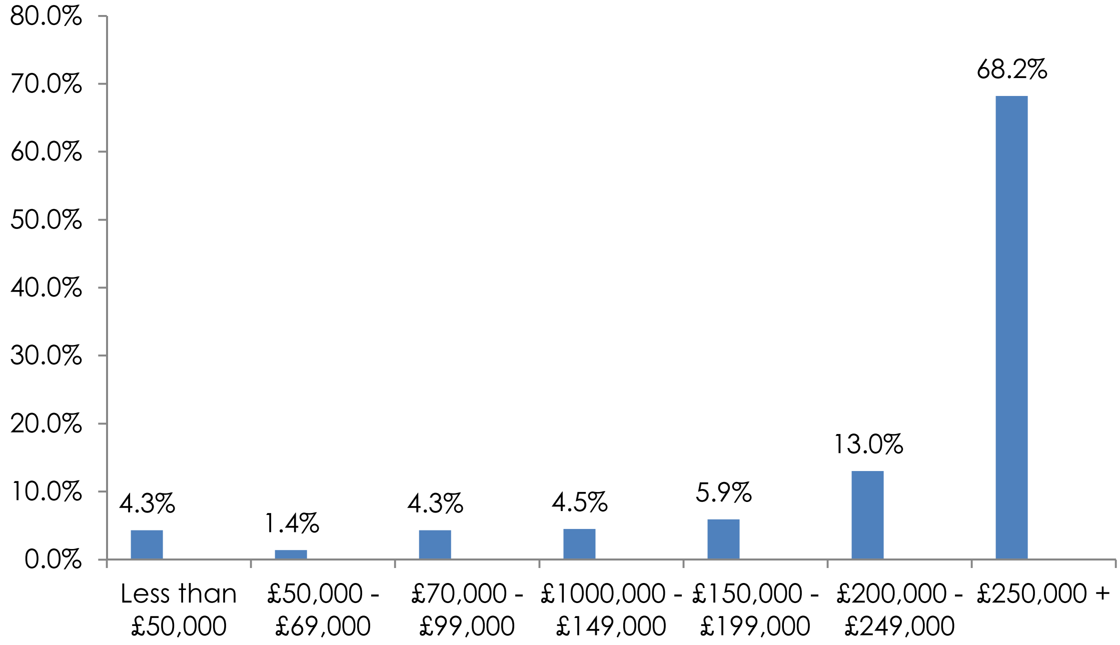
To close the survey, 3 final questions were asked enquiring about residents financial position.

The first question related to how much the respondent felt they could afford if they wished to buy a home. There was a 60% response rate to this open question.

More than two-thirds (68.2%) of responses stated they could afford a property of £250,000 or more.

13% of responses stated they could afford a property in the £200,000-£249,000 band. Chart 1.10 below shows the full analysis of the data collected for this question.

Chart 1.10 How much can respondents afford to spend on a new home?

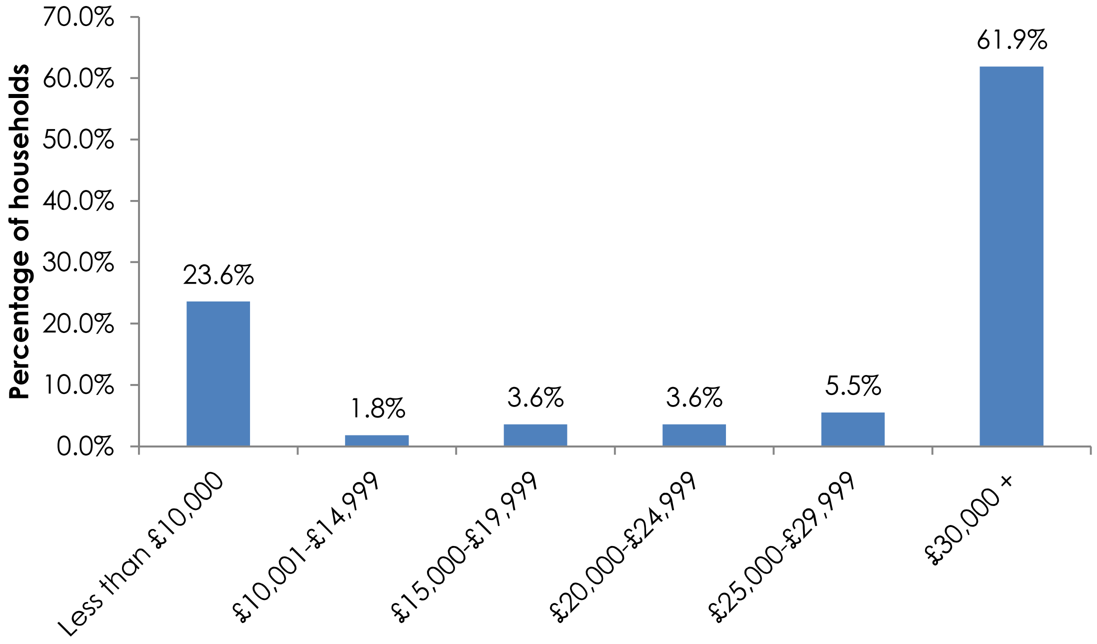


Source: Stanton Drew Housing Survey, Worcester Research, 2016

The second financial question related to savings or financial support that would be used as a desposit for a new home. There was a 47% response rate to this open question.

Analysis of the data provided to this question shows that slightly more than three-fifths (61.9%) of respondents had a sum of £30,000 or more to use as a deposit should they wish to buy a home. Around one-quarter (23.6%) indicated they had less than £10,000 for a deposit. The full results are shown in chart 1.11 below.

Chart 1.11 What savings or financial support do residents have to use as a deposit

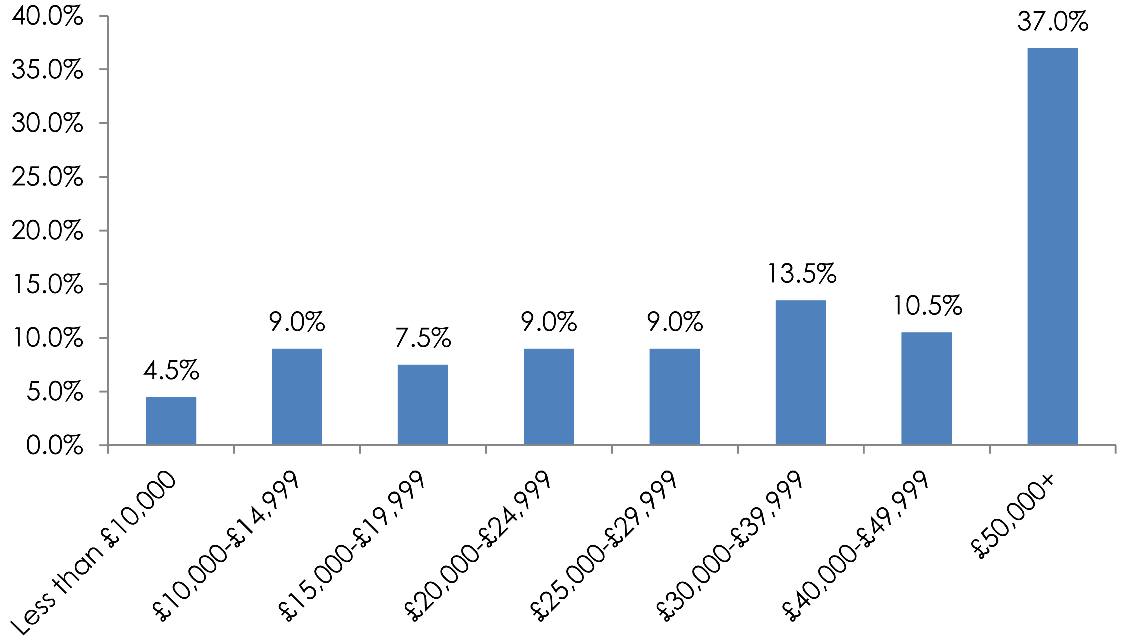


Source: Stanton Drew Housing Survey, Worcester Research, 2016

The final financially related question in this survey enquired about the total yearly take home household income (before tax). There was a 58% response rate to this open question.

Over one-third (37%) of households answering this question stated that their annual income was £50,000+. At the other end of the scale there was less than one-twentieth (4.5%) of households with an annual income of less than £10,000. Chart 1.12 below shows the full data.

Chart 1.12



Source: Stanton Drew Housing Survey, Worcester Research, 2016

The household survey closed with the opportunity for residents of Stanton Drew to share any comments on their current housing situation.

14.7% of respondents gave a comment which we have examined to see if there are any main themes.

The main theme concerned current house prices in Stanton Drew and the impact this was having on family members who want to set up a new independent home in the future. Linked with this and made known by respondents was there are not enough affordable homes or council/housing association properties available for residents in Stanton Drew.

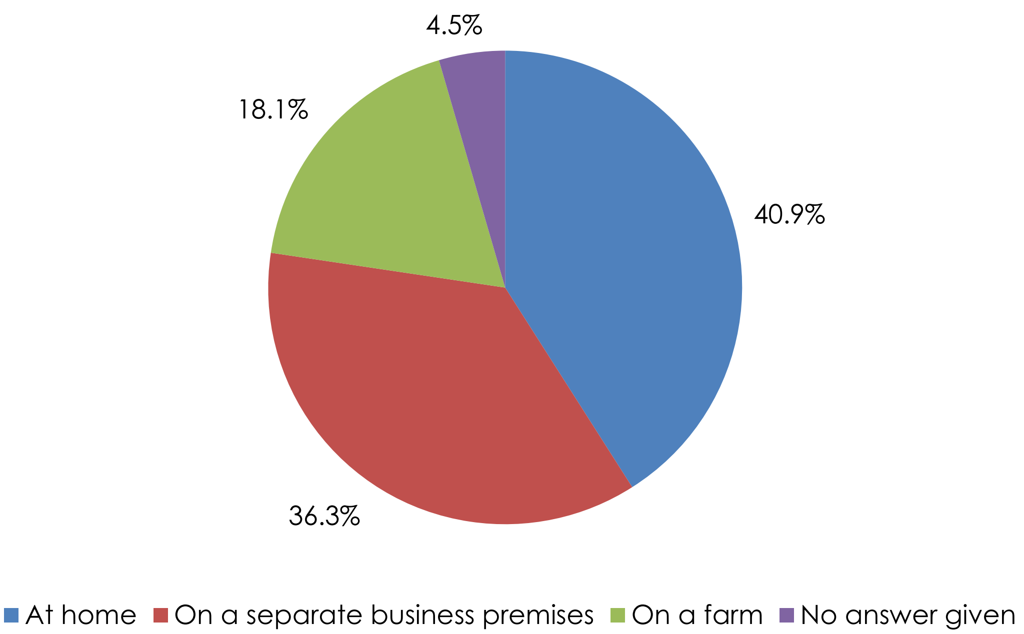
The second theme related to facilities in Stanton Drew. Some residents expressed they would like additional facilities i.e. a local shop, a post office, street lights and an improved bus service through the Parish.

The verbatim comments can be found in the appendix at the end of this report.

3. Survey Results – Business Survey

To begin, the business survey sought to identify on what type of premises the business was based. Two-fifths (40.9%) stated the business was based at home, while just over one-third (36.3%) confirmed their business was based at a separate business premises. In addition slightly less than one-fifth (18.1%) confirmed their business was conducted on a farm. Only one respondent did not give a response to this question. Chart 2.1 below shows the results.

Chart 2.1 Where is the business based?



Source: Stanton Drew Housing Survey, Worcester Research, 2016

It was found that in total the 22 business employed 163 people which included the business owners. The lowest number employed was one rising to a maximum of 60 employees. Therefore the average number of employees amounted to 7.4 per business.

The survey asked businesses to supply information on where their employs lived and if it was outside the parish of Stanton Drew to confirm if it was more of less than 5 miles away. The results showed that more than one-third (36.8%) of employees live more than 5 mile outside the parish, a further 31.9% live within 5 miles and one-quarter (25.8) live in the parish of Stanton Drew. Table 2.1 below brings together the results.

Table 2.1 Breakdown of where employees live

Where do employees live?	Count	%
In the parish	42	25.8%
Within 5 miles of the parish	52	31.9%
Further than 5 miles from the parish	60	36.8%
Don't know/choose not to say	9	5.5%

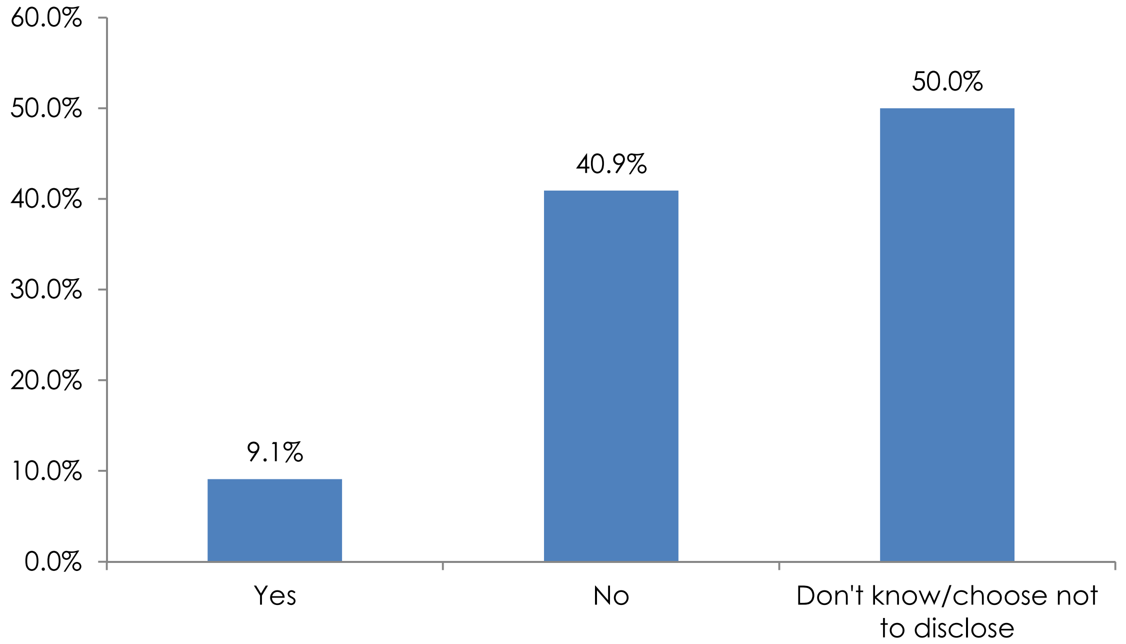
Total	163	100%

Source: Stanton Drew Housing Survey, Worcester Research, 2016

To aid future planning needs, it was important to further understand if it would benefit any employees of Stanton Drew businesses (who currently live more than five miles from the parish) if suitable accommodation was available for them.

As chart 2.2 below shows, this was clearly not something that business owners felt was of benefit as just less than one-tenth (9.1%) agreed this could be benefit their employees. Two-fifths (40.9%) stated this would be of no benefit and the remaining half of businesses stated they didn't know or chose not to answer the question.

Chart 2.2 Would accommodation in the parish benefit some employees?



Source: Stanton Drew Housing Survey, Worcester Research, 2016

The survey sought to understand if there were any constraints for local businesses when recruiting new employees and if so where these constraints due to housing issues. Charts 2.3a & b below show the full results.

As can be seen almost half (45.5%) of businesses felt there were no constraints when recruiting new employees. More than one-third (36.4%) of businesses stated they either didn't know or chose not to disclose. Slightly less than one-fifth (18.2%) felt there were constraints, however, of those only one-twentieth (4.5%) felt the constraint was directly due to housing issues.

Chart 2.3a Are there any constraints when recruiting new employees?

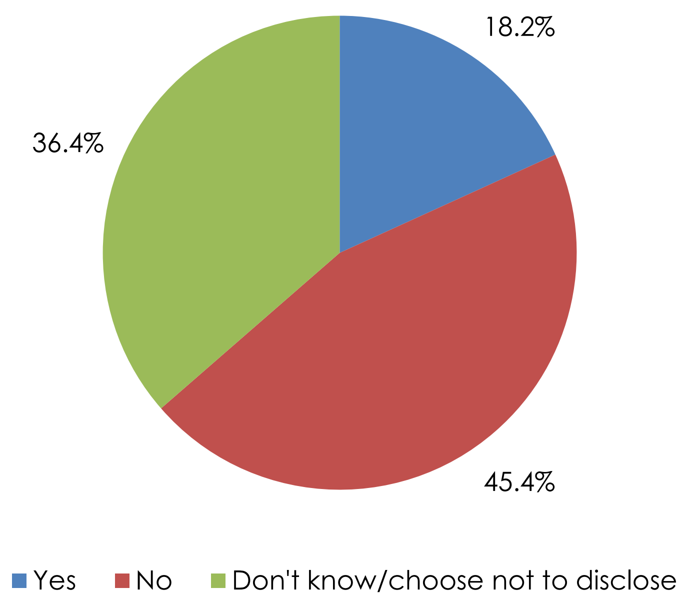
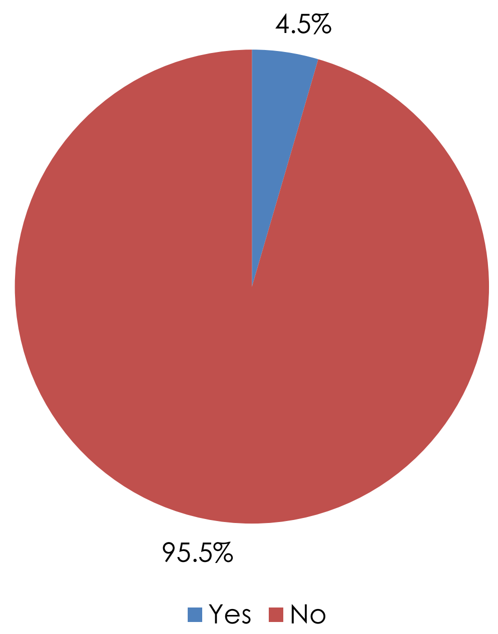


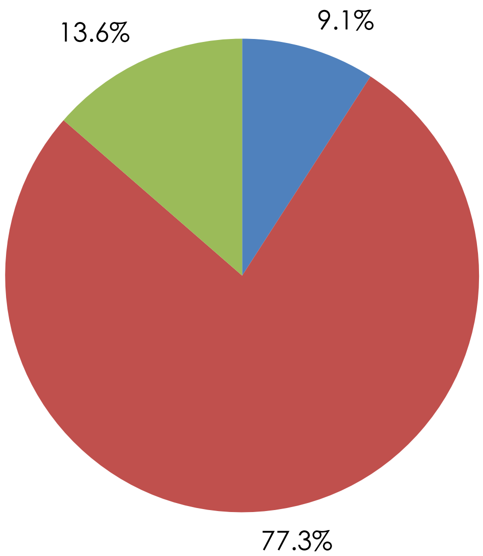
Chart 2.3b Are constraints due to housing issues?



Source: Stanton Drew Housing Survey, Worcester Research, 2016

The proposal of a new business hub offering shared office space and meeting rooms was suggested to local businesses asking if this was available would their business be likely to use it. Only a minority of businesses (9.1%) confirmed they would use such a facility if it were available while more than three-quarters (77.3%) stated they would not use a facility of this type.

Chart 2.4 Would your business be likely to use a business hub?



Source: Stanton Drew Housing Survey, Worcester Research, 2016

Businesses were asked to indicate what they anticipated would happen to their workforce over the next 5 years, in relation to either growth, reduction or stay the same size.

More than two-fifths (45.4%) of local businesses anticipated their workface would likely stay about the same, while those businesses who anticipated growth, either a little or a lot, amounted to slightly less than one-third (31.8%). Approximately 18% of businesses predicted that their workforce would decrease by more than 25% over the next 5 years. The full results are shown in table 2.2 below.

Table 2.2 Changes to size of workforce over the next 5 years

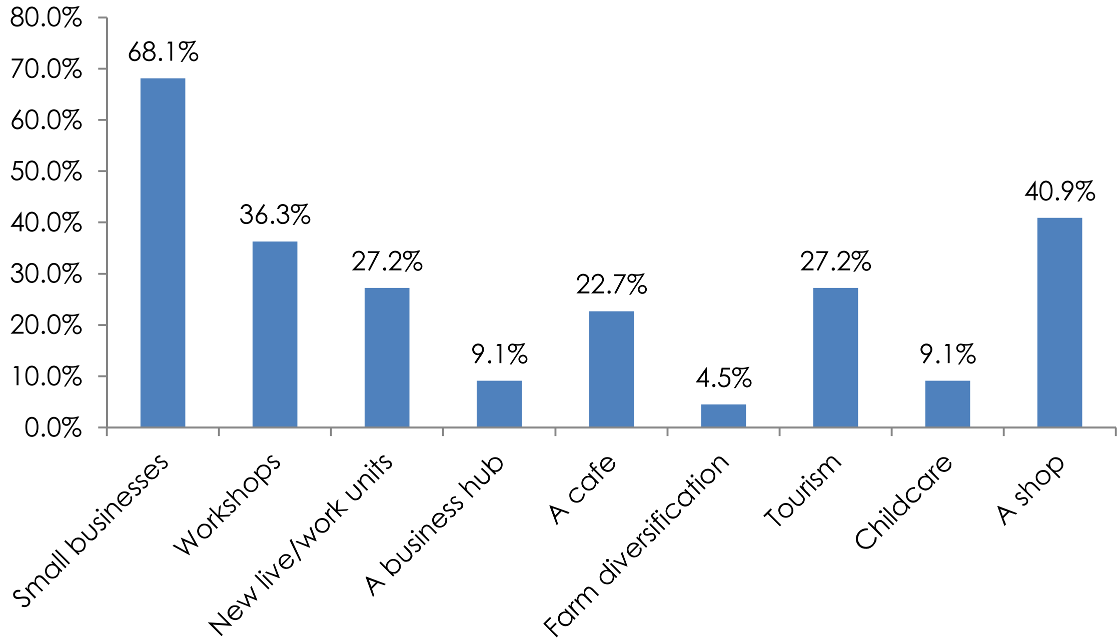
Change in workforce indicated	Count	%
Increase a lot (by more than 25%)	3	13.6
Increase a little (by less than 25%)	4	18.2
Stay about the same	10	45.4
Decrease a little (by less than 25%)	0	0
Decrease a lot (by more than 25%)	4	18.2
Don't know/choose not to disclose	1	4.6
TOTAL	**22**	**100%**

Source: Stanton Drew Housing Survey, Worcester Research, 2016

The business survey sought to understand from the business owner's perspective what, if any, suggested services and facilities should the local neighbourhood plan encourage. A list of 9 suggestions was presented giving the respondent the opportunity to choose multiple answers if required.

Businesses overwhelmingly wanted the local neighbourhood plan to encourage the establishment of small businesses, more than two-thirds (68.1%) supported this. Following this, and suggested by two-fifths (40.9%) of business respondents, was the establishment of a shop in Stanton Drew. The next suggestion that businesses felt should be encouraged via the local neighbourhood plan was workshops, this was suggested by just over one-third (36.3%) of those taking part in the survey. The detailed results are shown in chart 2.5 below.

Chart 2.5 What service or facility should the local neighbourhood plan encourage the establishment of?

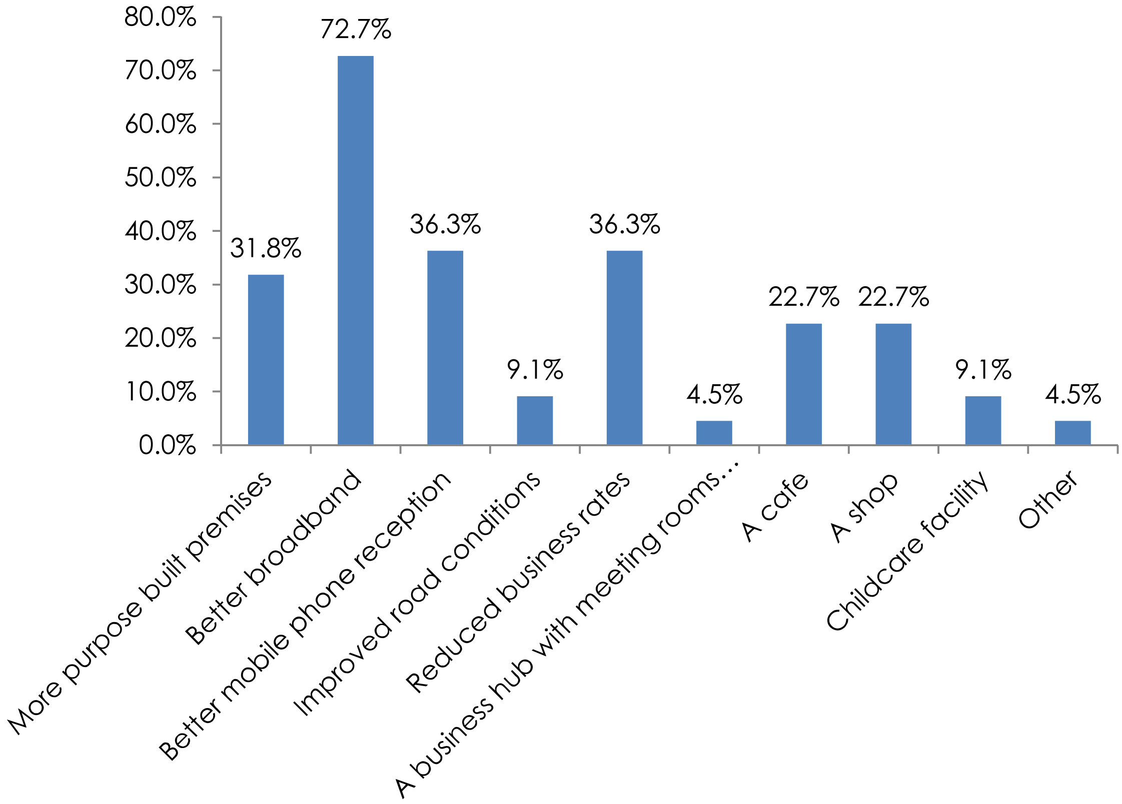


Source: Stanton Drew Housing Survey, Worcester Research, 2016

The final question in the business survey asked businesses for their thoughts on what measures could be taken to encourage new small businesses to the parish. Similar to the previous question, a pre-set list of suggestions was presented giving the respondent the opportunity to choose multiple answers or make a suggestion of their own.

The highest answer given to this question by almost three-quarters of businesses (72.7%) was a better broadband service. Following this was a better mobile phone reception and reduced business rates, both of these were suggested by 36.3% of responses. The only other suggestion offered, outside the pre-set list, was the introduction of a better public transport service for the parish. The full results are collated in chart 2.6 below.

Chart 2.6 What would encourage new small businesses in the parish?



Source: Stanton Drew Housing Survey, Worcester Research, 2016

To end the business survey there was an opportunity for any further comments to be given in relation on the future housing provision within the parish and the effect it could have on their businesses.

Only 5 businesses took the opportunity to make further comments which we have reviewed and examined to seek common themes.

With only a small sample to work with it there was little by way of common themes, however, 4 of the 5 comments suggested that affordable housing for young people and first time buyers would be welcome rather than luxury or executive housing.

The full verbatim comments can be found in the index 1.2 below.

4. Conclusion

From the results of the household survey, it was found the most sought-after property in Stanton Drew was 2 or 3 bedroom homes for purchase on the open market. There was also a desire for affordable home ownership in the parish which is likely to come from two sectors of the parish: **younger family members** who, in the next 5 years, will wish to set up their own new independent home and **retirees** who wish to downsize their property.

While one-fifth of households stated either they or a member of the household wished to move in the next 5 years only one-quarter of these hope to stay in the parish. A further quarter felt they were prevented from moving due to the wrong types of housing available in the parish and the market prices being too high.

A large proportion of residents stated they could afford to spend in excess of £250,000 on a new property, in addition most stated they had savings or a deposit of £30,000+. This reflects the annual income of many households in Stanton Drew of £50,000+. However, for young people wishing to move in the next 5 years, their income and deposit is likely to be very much lower than the figures suggested in the survey.

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

- Primarily **2 or 3 bedroom homes;**
- Primarily for **small families, young people** and **elderly people;**
- Should include a proportion of **affordable properties** perhaps shared ownership with a housing association, whilst the majority should be available to **buy on the open market.**

The business survey found that on average 75% of the workforce lived outside the parish, although most businesses felt that there were few constraints when recruiting and these were not connected to housing issues in the parish.

Almost half of businesses felt there workforce would likely to stay about the same size over the next 5 years.

It was clear that businesses would like the local neighbourhood plan to encourage more small businesses in the parish, along with a shop, workshops and tourism. In addition, businesses felt that improvements in the broadband, mobile phone reception and reduced business rates could encourage new small businesses to the parish.

In order to meet the needs of the business community within the neighbourhood plan, the parish council should consider the following:

- Review the current **broadband speed** in the parish to determine if this can be enhanced.
- Consider ways to improve the **mobile phone reception** in the parish.

- Use the local neighbourhood plan positively to encourage the establishment of:

  Further small businesses
  A shop in the parish
  Workshops
  Tourism

5. Appendix 1.1 Comments from the household survey

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

- Not enough places for elderly people to move to.
- We plan to remain in Stanton Drew for the next 15 years at least while our children are at school. We are happy with our current home.
- Stanton drew is an expensive Parish to buy a home in.
- There are not enough houses in the Chew Valley area (council) to rent. We need a shop in the village.
- I need to move to a smaller house, preferably a bungalow. There are currently few smaller homes available to buy locally.
- Concerned for local children who will wish to buy as they become independent adults. They will not be able to afford to live in Chew Valley. There is no incentive to provide affordable housing as there is no profit in this.
- There are not enough affordable homes for young adults/families to set up home in the area. We want more homes of this type built.
- No plans to change my housing, however for your information I know of several families who attend Stanton Drew School and would love to move into the village but cannot afford to.
- No post office, no local shop, poor bus availability
- There is a lack of affordable housing for young people to get on the property ladder
- We wish whoever designed this house they could have made a utility room or something like that so you could make more room in the kitchen and also if they designed the bathrooms differently. Also if there was a door in the living room straight out to the garden instead of going out the side door. And they could also put up street lights as all the other villages have them except Stanton Drew. Could there be a speed limit through the village as there are always children running around and cars and vans do not keep to the speed limit.
- I own a cottage which my daughter rents from me. If I did not have a cottage she would have to move out of the village. I have lived in the village all my life – 68 years – and lots of houses have been build, but not the ones that village people can afford.
- Like where we are but probably too big and too big a garden. Am also totally reliant on a car to have any social life or go to the shops.
- Older residents would like to downsize but the cost on 2 beds/bungalows are the same cost as 4 bed detached. There is no incentive to downsize
- What a waste of time and tax-payers money
- We do not want Stanton Drew to be flooded with new homes. We feel it needs to be balanced with the village atmosphere & any new housing to be sympathetic to the character of the village & environment.
- Build 3 & 4 bed council houses and keep them owned not selling to tenants. All housing is over priced at present so please build more council homes & offer to local people first.

- We do not feel SD required additional housing due to lack of amenities & transport links. There are many villages in the Chew Valley with larger and more accessible housing development which support housing requirements in the Chew Valley. 1 small building development caused significant access issues and disruption to the village on Bromley Road, the village could not support any more housing developments.

6. Appendix 1.2 Comments from the business survey

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

- Any new development should focus on affordable family homes rather than the executive type of homes that are un-affordable to younger people
  Survey 3
- We need better internet!
- This is a small village and I think it would spoil the very nature of it if you start building everywhere. Large farm vehicles already do damage. Speed of vehicles is another concern. A small number of rented homes provided by BANES would be beneficial to young families but they should be located near the centre of the village in order to reduce car use.
- Is this questionnaire about housing or business?
  Having housing may be important in terms of availability of affordable high quality small dwellings/flats for young people to get started but public transport - reliable and frequent is a real block to recruiting. Shortage of skilled & motivated staff more a blockage to expanding business
- I would prefer to see any new housing directed towards first time buyers within the parish not luxury homes for new comers to the village