

Stowey Sutton Neighbourhood Plan

Housing Survey Results

March - April 2014

Stowey Sutton Parish Council Neighbourhood Plan

Part 1

Composition of Respondents

In total, 215 households completed the survey, accounting for 579 respondents.

More than two-thirds (70.2%) of households had three or fewer occupants. Almost one quarter (21.4%) had 4 occupants, with only 8.5% having more than 4 occupants.

Table 1.1 Number of occupants

Number of occupants	Frequency	Percentage of Households
1	33	15.3%
2	91	42.3%
3	27	12.6%
4	46	21.4%
5	10	4.7%
6	7	3.3%
7	1	0.5%
Total	215	100.0%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

The largest single age group for respondents was those aged 50-59 (18.3%) and 40-49 (13.5%).

Table 1.2 Age of Respondents

Age of Respondents	Frequency	Percentage of Respondents
0-4	26	4.5%
5-9	49	8.5%
10-14	33	5.7%
15-19	33	5.7%
20-29	46	7.9%
30-39	41	7.1%
40-49	78	13.5%
50-59	106	18.3%
60-69	73	12.6%
70-79	74	12.8%
80-89	16	2.8%
89+	4	0.7%
Total	579	100.0%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

The breakdown of the gender of respondents was almost equal with 50.9% male and 49.1% female.

From table 1.3 below, it can be seen that 'couples' are the most common type of household (36.3%). Families with young children and those with adult children account for a combined total of 43.2%.

Table 1.3 Type of households

Which of the following best describes your household?	Frequency	Percentage of Households
Single	33	15.3%
Couple	78	36.3%
Family with young children	48	22.3%
Family with adult children	45	20.9%
Other	6	2.8%
None Stated	5	2.3%
Total	215	100.0%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Households were also asked what the tenure of their homes were. The vast majority were 'own homes' (91.6%); 52.1% had no mortgages and 39.5% had mortgages.

Of the remaining households, 3.3% were 'rented from council or housing associations,' 2.3% were 'rented from private landlord' and only 0.5% was a 'shared ownership with housing associations.'

2.3% of households did not state the tenure of their homes.

Table 1.4 Tenure of your home

Tenure of Home	Frequency	Percentage of households
Own home – no mortgage	112	52.1%
Own home with mortgage	85	39.5%
Rented from Council or Housing Association	7	3.3%
Rented from Private Landlord	5	2.3%
Shared Ownership with Housing Association	1	0.5%
None stated	5	2.3%
Total	215	100.0%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

The overwhelming majority of households stated that their homes were their 'permanent residence' (94.9%), with only one households stated it was a 'weekend/holiday home' (0.5%).

4.7% of households did not state the tenure of their households.

From table 1.5 below, it can be seen that the most common weekly income after tax was £801+, which accounts for almost one-third of households (28.8%). The second most common weekly income was £501-£600 (10.2%).

The medium household income in the UK is £359 per week.¹ The median in Stowey Sutton is more than double at £726. This shows that Stowey Sutton is significantly wealthier than the national average. Only 18.0% of households earned less than the UK national average per week.

Table 1.5 Households weekly income

Household weekly income	Frequency	Percentage of households
Under £100	1	0.5%
£101-£200	14	6.5%
£201-£300	13	6.0%
£301-£400	18	8.4%
£401-£500	21	9.8%
£501-£600	22	10.2%
£601-£700	16	7.4%
£701-£800	12	5.6%
£800+	62	28.8%
Not Stated	36	16.7%
Total	215	100.0%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

From table 1.6 below, it can be seen that there is a mix of people recently having started living in Stowey Sutton and those who have been living for more than 10 years.

Nearly one-third (31.6%) of households had been living in Stowey Sutton for less than 10 years, 23.3% had lived there for 10-19 years, 35.4% had lived there for 20-59 years and only 7.1% had lived there for 50 or more years (7.1%).

Table 1.6 How long have households lived in Stowey Sutton?

How long have	Frequency	Percentage of
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¹ 'Average income falls in the last year,' ONS, 20 September 2012, <
<http://www.ons.gov.uk/ons/rel/mro/news-release/average-income-falls-in-the-last-year/wbnr18sep.html>>,
 (accessed in 13 March 2014)

households lived in Stowey Sutton?		households
1-4	25	11.6%
5-9	43	20.0%
10-14	26	12.1%
15-19	24	11.2%
20-29	29	13.5%
30-39	24	11.2%
40-49	23	10.7%
50-59	4	1.9%
60-69	4	1.9%
70-79	6	2.8%
80-89	1	0.5%
Not stated	6	2.8%
Total	215	100.0%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Occupations

More than one-quarter of households had at least one resident work at home (27.0%), with almost eight percent working from home full time.

More than two-thirds of households do not have any residents working from home (69.3%).

3.7% of households did not state whether they worked from home.

Table 2.1 Does anyone in your household work from home?

Does anyone in your household work from home?	Frequency	Percentage of households
Full time	17	7.9%
Part time	41	19.1%
No	149	69.3%
Not stated	8	3.7%
Total	215	100.0%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Respondents were asked to list all of the occupations of members in their household. 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 2.2 below.

331 respondents stated their occupation, which accounts for 75.6% of all respondents aged 19+.

'Retired' is most common occupation, with more than a quarter (26.9%) of the respondents stating they are retired. This is more than double the proportion of the next most common occupation 'professional occupations' (12.7%). This is in line with the 28.9% of the respondents who are aged 60+.

Table 2.2 SOC Occupations of respondents

Occupations	Number of respondents	Percentage of Respondents
Managers, Directors and Senior Officials	35	10.6%
Professional Occupations	42	12.7%
Associate Professional and Technical Occupations	32	9.7%
Administrative and Secretarial Occupations	36	10.9%
Skilled Trades and Occupations	32	9.7%
Caring, Leisure and other service occupations	21	6.3%
Sales and Customer service occupations	5	1.5%
Process, plant and machine operatives	10	3.0%
Elementary occupations	13	3.9%
Retired	89	26.9%
Student	11	3.3%
Self-employed	5	1.5%
Total	331	100%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

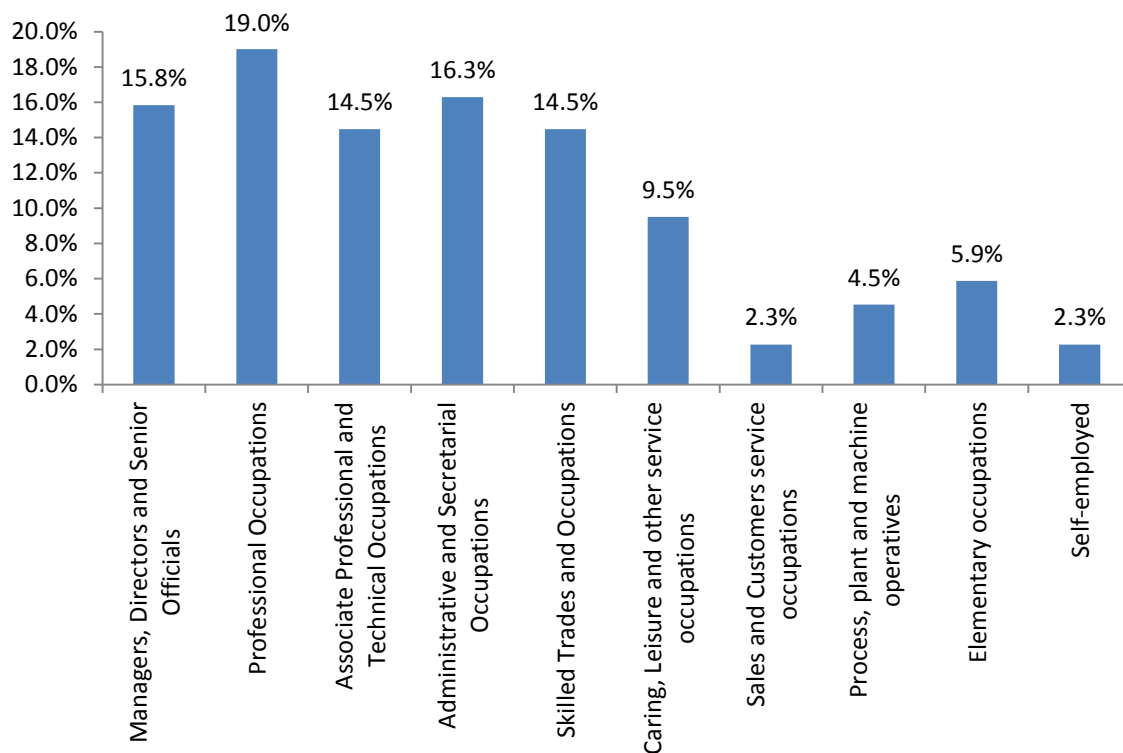
In order to fully understand occupations of the working age population, it is necessary to remove the retired and student groups from the results, which shows the data just for those in employment. The results can be seen in chart 2.1 below.

Amongst the working age respondents, the most common occupations are 'professional occupations' (19.0%) with 'administrative and secretarial occupations' (16.3%) as the next most common.

Almost half (49.3%) of the workforce are in the top three occupations in the hierarchy, whilst only approximately one-eighth (12.7%) are in the lowest three occupations.

2.3% of the respondents stated that they were self-employed. This is far lower than the national average of 14%.

Chart 2.1 SOC occupations of working age respondents



Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

In total, 320 respondents stated how far they travelled to work. More than a quarter (26.9%) of respondents stated that they were retired, with a further 4.1% working from home full time.

Almost half (48.7%) of the respondents travelled less than 15 miles to work and only 13.5% travel 15-49 miles to work. Only 3.4% of respondents travelled more than 50 miles to work, with a similar proportion having to travel various distances to work.

For the 217 respondents who stated an exact figure for the distance they travelled to work, the mean average distance travelled was 13.7 miles.

Table 2.3 Miles travelled one-way to work

Miles travelled one-way to work	Frequency	Percentage of respondents
1-4	43	13.4%
5-9	39	12.2%
10-14	74	23.1%
15-19	22	6.9%
20-24	8	2.5%
25-29	4	1.3%
30-34	6	1.9%
35-39	2	0.6%
40-44	1	0.3%
45-49	0	0.0%

50+	11	3.4%
Various	11	3.4%
Work from home	13	4.1%
Retired	86	26.9%
Total	320	100.0%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Housing needs in Stowey Sutton

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

If households stated that no more homes were needed they were asked to skip to question 10 (Do you need to move to another home in Stowey Sutton within the next 5 years?)

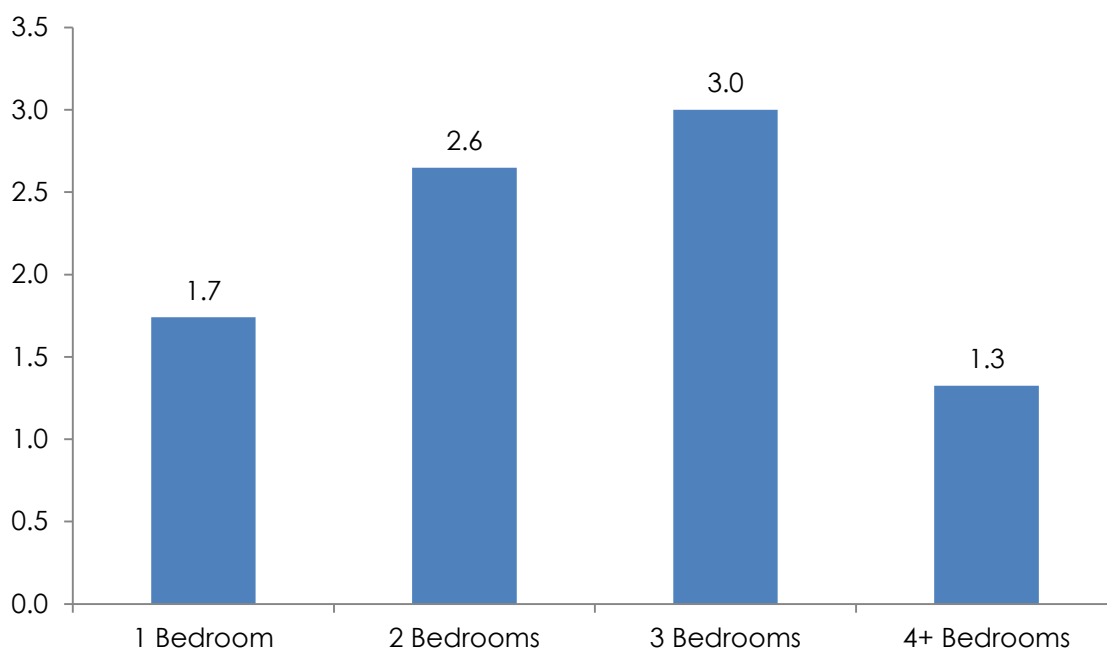
Almost half (49.8%) of households felt that 'no more homes [were] needed' in Stowey Sutton. A further 3.8% felt to some extent that no more homes were needed, which shows a majority of households oppose new homes being built in Stowey Sutton.

In order to examine the number of bedrooms most approved of, it is necessary to find the mean scores for each. The scores can be seen below in chart 3.1 below.

The households were most likely to feel that there was most need for 3 bedroom houses (3.0) and 2 bedroom houses (2.6).

4+ bedroom houses were felt to be least needed in Stowey Sutton, with a mean score of 1.3, with 1 bedroom houses only slightly more supported (1.7).

Chart 3.1 Mean Rating score of households for the need for each number of bedrooms



Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Households were also asked what types of people most needed housing in Stowey Sutton.

Six households stated that 'other' groups who needed housing such as two respondents stating that 'many retired pensioners who would like to move into 1 bedroom properties/bungalows,' one stating that 'everyone needs them', one stating 'professionals,' one stating 'temporary accommodation, social housing' and one saying 'young couples.'

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 'young people' (16.3%) and 'small families' (15.8%).

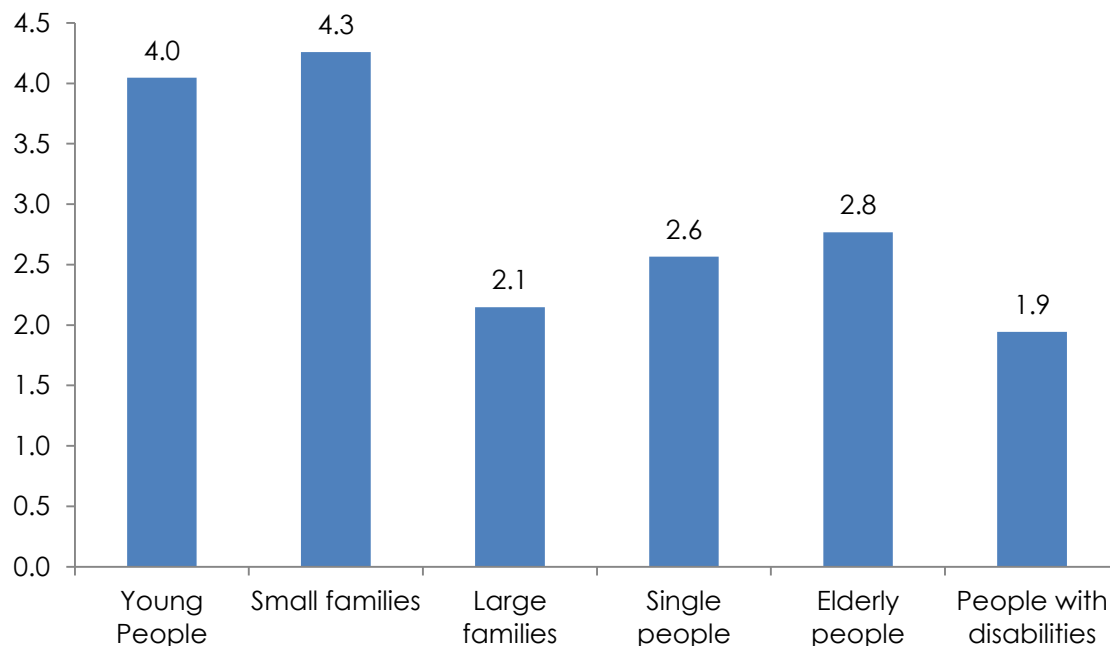
'Large families' (21.9%) and 'people with disabilities' (21.4%) were the most likely to be considered to have no need for housing in Stowey Sutton (i.e. the proportion of households which rated their housing needs to be 0).

In order to fully understand which group's households in Stowey Sutton felt most needed housing, it is necessary to find the mean score for each group. These can be seen in chart 3.2 below.

Small families (4.3) and young people (4.0) had the highest mean scores for groups which require additional housing in Stowey Sutton. This is significantly higher than the next highest group, elderly people (2.8).

People with disabilities (1.9) and large families (2.1) had the lowest mean score for housing needs.

Chart 3.2 Mean Rating score of households for the need of different groups



Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Personal housing needs

Households were asked if they would need to move to another home in Stowey Sutton in the next 5 years.

Only 11.2% of households felt that they would need to move to another home in Stowey Sutton in the next 5 years. This is a relatively small proportion of households; unless only a small number of new houses are built, they will be occupied by people from outside of Stowey Sutton, rather than local residents.

Table 4.1 Need to move to another home in Stowey Sutton in the next 5 years

Do you need to move to another home in Stowey Sutton in the next 5 years?	Frequency	Percentage of Households
Yes	24	11.2%
No	191	88.8%
Total	215	100.0%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Of the 24 households looking to move, almost one-third (29.2%) are looking to move into a larger home, with the vast majority (70.8%) looking for a smaller property.

Table 4.2 Larger or smaller property

If yes, will you be looking for larger or smaller?	Frequency	Percentage of Households
Larger	7	29.2%
Smaller	17	70.8%
Total	24	100.0%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

A slightly greater proportion of households stated that someone living with them needed to set up home separately within the next 5 years compared to those that felt the entire household would have to move. (16.3% compared to 11.2% respectively)

The vast majority (83.7%) of households did not have anyone living there who needed to move to another separate home.

Table 4.3 Anyone 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?	Frequency	Percentage of Households
Yes	35	16.3%
No	180	83.7%
Total	215	100.0%

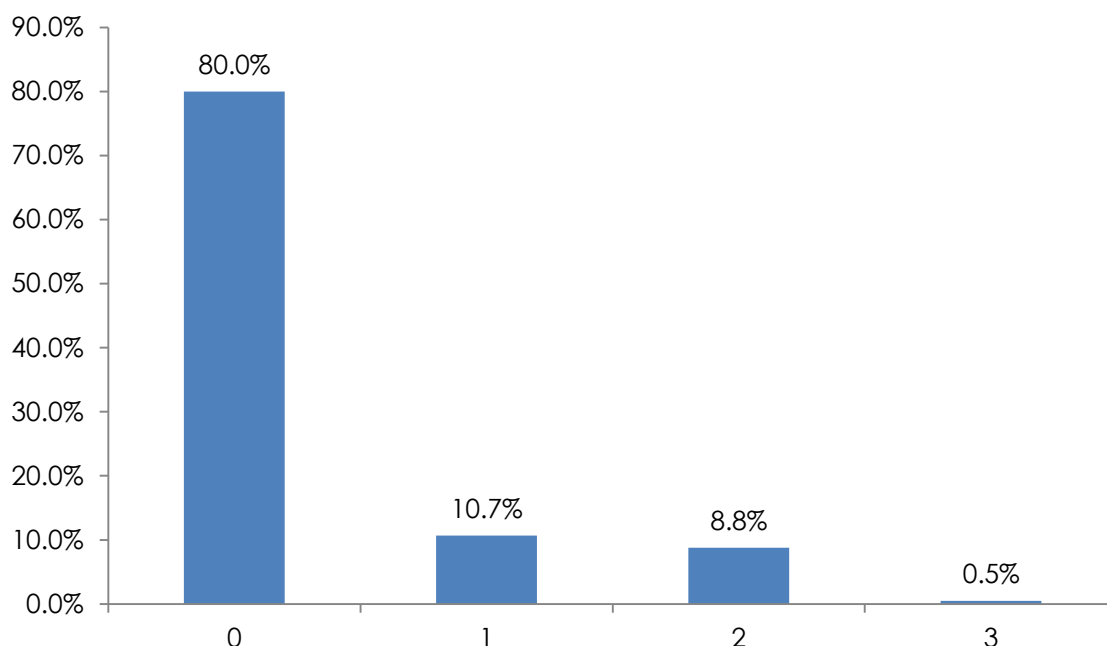
Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Households were also asked how many of their members had left Stowey Sutton in the last 5 years.

As would be expected, the overwhelming majority (80.0%) of households had no members leave in the last 5 years. This shows that people have preferred to stay in Stowey Sutton in the last 5 years.

19% of households did have members leave them in the last 5 years. 10.7% had only 1 member leave, 8.8% had two members leave and a single household (0.5%) had 3 members leave.

Chart 4.1 Proportion of households by number of members of household that have left Stowey Sutton in the last 5 years



Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Households were asked why members had left Stowey Sutton in the last 5 years also. The reasons can be seen in table 4.4 below.

More than a quarter of household members left for 'jobs elsewhere' (28.6%) with almost another quarter leaving during to a 'lack of affordable housing' (24.5%) These are both worrying signs for Stowey Sutton, as people cannot live in the area due to a lack of sustainable jobs to afford local homes. This problem seems to be compounded by the 'lack of public transport' which led to 8.2% of members leaving.

Almost a fifth (18.4%) of members left due to marriage and a further 2% left due to death. 3.1% of households stated they had 'other' reasons for moving, without stating exactly what they were.

Table 4.4 Why did household members leave Stowey Sutton?

If household members left, why was this?	Frequency	Percentage of households
Jobs elsewhere	14	28.6%
Lack of affordable housing	12	24.5%
Marriage	9	18.4%
Further Education	7	14.3%
Lack of public transport	4	8.2%
Death	1	2.0%
Other	2	4.1%
Total	49	100.0%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Quality of local infrastructure

Households were asked to give their views on the quality of local infrastructure provision. The total score can be seen in table 5.1 below.

The water supply (22.3%) and the electricity supply (21.9%) were the most likely to be felt to be 'very good.'

Public transport (38.1%) and broadband (36.7%) were the most likely to be felt to be 'very poor' which may have serious issues for businesses and workers in the area.

Table 5.1 Views on Infrastructure provision

Infrastructure	View of Households					
	Very Good	Good	Adequate	Poor	Very Poor	Not Stated
Electricity supply	47 (21.9%)	88 (40.9%)	49 (22.8%)	10 (4.7%)	3 (1.4%)	18 (8.4%)
Surface water drainage	7 (3.3%)	27 (12.6%)	65 (30.2%)	68 (31.6%)	31 (14.4%)	17 (7.9%)
Water Supply	48 (22.3%)	101 (47.0%)	46 (21.4%)	3 (1.4%)	3 (1.4%)	14 (6.5%)
Sewage System	37 (17.2%)	106 (49.3%)	48 (22.3%)	3 (1.4%)	3 (1.4%)	18 (8.4%)
Mains gas supply	41 (19.1%)	85 (39.5%)	25 (11.6%)	8 (3.7%)	12 (5.6%)	44 (20.5%)
Telephone	26 (12.1%)	88 (40.9%)	55 (25.6%)	22 (10.2%)	8 (3.7%)	15 (7.0%)
Broadband	3 (1.4%)	10 (4.7%)	33 (15.3%)	64 (29.8%)	79 (36.7%)	26 (12.1%)
Parking Provision	6 (2.8%)	33 (15.3%)	72 (33.5%)	64 (29.8%)	22 (10.2%)	18 (8.4%)
Public transport	0 (0.0%)	6 (2.8%)	28 (13.0%)	80 (37.2%)	82 (38.1%)	19 (8.8%)

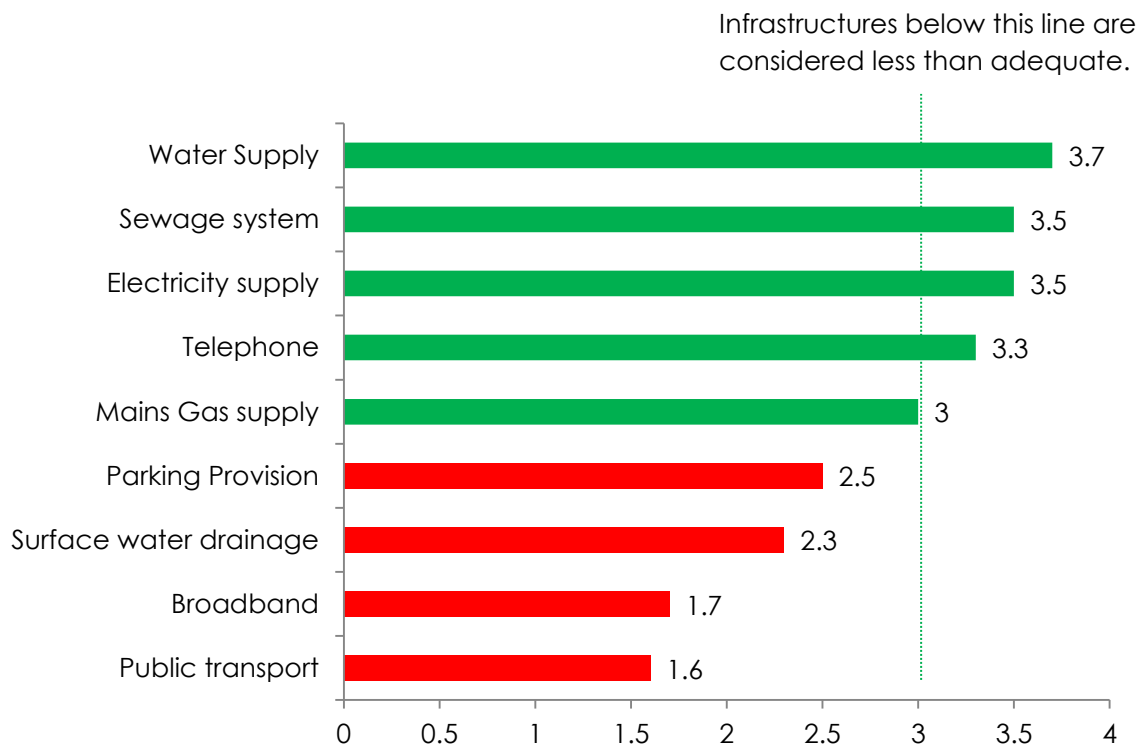
Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

From this it is possible to work out the mean score felt for each part of local infrastructure provision, by giving scores to the views e.g. Very good = 5, Very Poor = 1 and Not Stated=0.

On average, four parts of the infrastructure are less than adequate; public transport (1.6), broadband (1.7%), surface water drainage (2.3) and parking provision (2.5). These are all key areas which will require improvement.

Overall, the average score for all of the infrastructure combined is 2.8, which is less than adequate.

Chart 5.1 Mean scores of views of households of infrastructure provision



Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Part 2

Composition of Respondents

26 households, which accounts for 72 respondents, completed Part 2 of the survey, showing either the entire household or members of it would need to move to another home in Stowey Sutton in the next 5 years. This is a very small sample size and all of the inferences from this data must be taken with caution as it represents only 12% of households and 12% of respondents.

Of these 26 households, almost three-quarters (73%) have the entire household moving in the next 5 years. Only 7 (3%) have only some members of the households moving.

Table 6.1 below shows the ages of the respondents who need to move to another home in Stowey Sutton in the next 5 years.

The age groups most likely to need to move are 20-29 year olds (19%) and 40-49 year olds (17%). This is understandable, as these age groups are the most likely to be able to afford or have the most need for new homes e.g. moving out of parents homes or needing additional space when they become parents.

Table 6.1 Age of respondents

Age of Respondents	Frequency	Percentage of Respondents
0-4	6	8%
5-9	8	11%
10-14	4	6%
15-19	3	4%
20-29	14	19%
30-39	6	8%
40-49	12	17%
50-59	9	13%
60-69	6	8%
70-79	4	6%
Total	72	100%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

53% of respondents are male and 47% are female, which is not a statistically significant difference with this small a sample size.

Households were asked when they needed to move to another home in Stowey Sutton; this can be seen in table 6.2 below.

Only slightly more than one-quarter (27%) of households need to move within one year from when the survey was completed. Almost one-third will need to

move within 3 years and slightly more than one-third (35%) will need to move within 5 years. This suggests that respondents do not need to move quickly and it is a long term, vague goal rather than a high priority.

Table 6.2 When do households need to move to another home in Stowey Sutton?

When do you need to move to another home in Stowey Sutton?	Frequency	Percentage of Households
Now	1	4%
Within 1 year	6	23%
Within 3 years	8	31%
Within 5 years	9	35%
Not stated	2	8%
Total	26	100%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Households were asked why they needed to move to another home. Table 6.3 below shows the reasons.

The most common reason for households having to move was 'present home is too large' (35%) This is greater than the proportion of people aged 60 or more, who would be expected to need smaller homes. This suggests younger people also need smaller homes. This may be linked with the 19% who stated that their 'present home is too expensive.'

Almost one-quarter (23%) of households stated they were 'setting up home for the first time.' A further 15% stated that they were a 'couple, setting up home together.'

The 'other' reasons households gave for moving were 'needing a bigger garden' (8%) and 'to live at business premises farm' (4%).

Table 6.3 Reasons for needing to move

Why do you need to move?	Frequency	Percentage of Households
Setting up home for the first time	6	23%
Couple, setting up home together	4	15%
Present home too small	5	19%
Present home too large	9	35%
Present home too expensive	5	19%
Cannot manage stairs	2	8%
Present home in poor condition	1	4%

Renting, but would like to buy	2	8%
Moved away and wish to return	1	4%
Disabled, need specially adapted home	1	4%
To give/receive family support	1	4%
To be closer to employment	3	12%
Other	3	12%

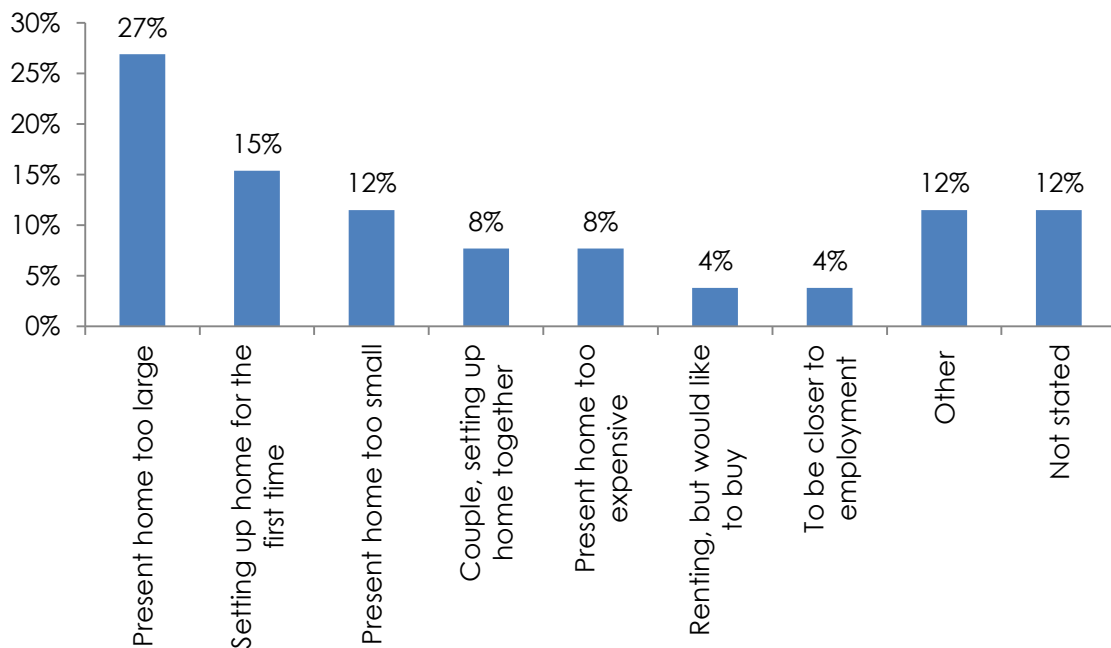
Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Households were also asked what their main reason was for moving, which can be seen in chart 6.1.

The most common, main reason for needing to move is 'present home too large' (27%) followed by 'setting up home for the first time.' (15%).

All homes which stated they had 'other reasons' for moving stated that it was the most important reason.

Chart 6.1 Main reasons for needing to move



Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

It is also useful to examine the main reasons why people want to move, by the number of bedrooms they currently have.

The most common reason for moving for 3, 4 and 5 bedroom households were that the 'present homes [were] too large. This suggests that there will be a need for smaller homes with fewer bedrooms in the future.

Even amongst the two bedroom households, 25% stated that their 'present home [was] too expensive,' which suggests it may be too large for the household.

Only 12% of households overall stated that their present home was too small, and these were both 3 and 4 bedroom houses. This suggests there is a need for some 5 or more bedroom homes, but they will be a minority rather than the majority of new homes in the area.

Table 6.3 Reasons households need to move by the number of bedrooms they currently have.

Number of bedrooms currently	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 too expensive	Renting, but would like to buy	To be closer to employment	Other	Not stated	
1	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1 (100%)	0 (0%)	0 (0%)	1 (100%)
2	0 (0%)	1 (25%)	0 (0%)	0 (0%)	1 (25%)	0 (0%)	0 (0%)	1 (25%)	1 (25%)	4 (100%)
3	2 (20%)	0 (0%)	2 (20%)	3 (30%)	1 (10%)	1 (10%)	0 (0%)	0 (0%)	1 (10%)	10 (100%)
4	1 (14%)	1 (14%)	1 (14%)	3 (43%)	0 (0%)	0 (0%)	0 (0%)	1 (14%)	0 (0%)	7 (100%)
5	1 (33%)	0 (0%)	0 (0%)	1 (33%)	0 (0%)	0 (0%)	0 (0%)	1 (33%)	0 (0%)	3 (100%)
6	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1 (100%)	1 (100%)

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Households were also asked about the type of tenure of their current homes.

The majority of households own their own homes (62%) with half having mortgages and the other half not. Almost one-quarter (23%) of households are 'living with parents or relatives' which is the same as the proportion who state they will be moving to 'set up home for the first time.'

Only 15% of households rented their current homes, with the majority (12%) of these renting from private landlords.

Table 6.4 Tenure of housing at present

Which of the following applies to you at the moment?	Frequency	Percentage of households
Own home with no mortgage	8	31%
Own home with mortgage	8	31%
Lives with parents or relatives	6	23%
Rent from private landlord	3	12%
Rent from Council or Housing Association	1	4%
Total	26	100%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

The households were also asked about their current Council tax bracket.

Unsurprisingly, the majority (58%) did not know their current Council tax bracket.

Of the homes which did know, the brackets ranged from C to H. The most common brackets for homes which needed to move were D (19%) and E (8%). All of the other brackets only included one household each (3.8%)

The households were also asked what types of houses they lived in at the time of the survey. This can be seen in table 6.5 below.

The most common types of housing lived in by people needing to move are semi-detached (35%) and detached (31%).

15% of respondents lived in bungalows, with a further 12% living in terraced housing. Only 8% lived in flats.

Table 6.5 Types of house lived in now

What type of house do you live in now?	Frequency	Percentage of Households
Semi-detached	9	35%
Detached	8	31%
Bungalow	4	15%
Terraced	3	12%
Flat	2	8%
Total	26	100%

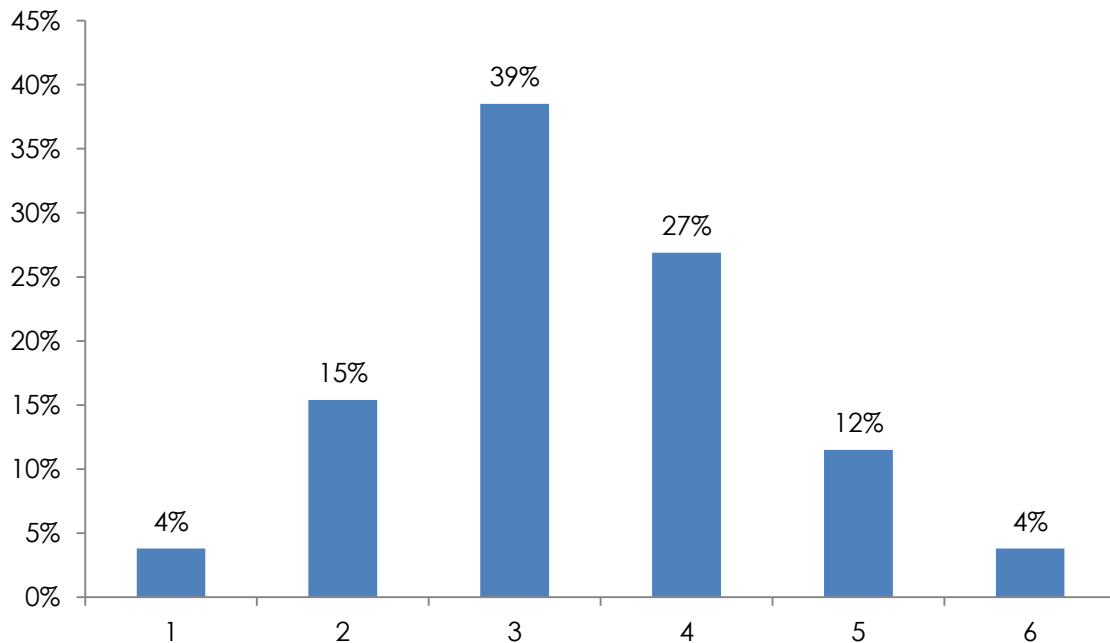
Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

The households were also asked how many bedrooms there current homes had.

The most common numbers of bedrooms were 3 (39%) and 4 (27%) This makes sense as it equates closely to the number of detached and semi-detached houses.

Only 15% of households had more than 4 bedrooms and less than one fifth (19%) had fewer than 3 bedrooms.

Chart 6.2 Number of bedrooms



Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Households were also asked about the condition of their current homes. Overall, the conditions were positive; 39% were 'very good' and 30.8% were 'good.' More than a quarter (27%) stated their homes were 'fair.'

Only one household (4%) stated that their home was in a 'bad' condition. They stated that the home was 'cold, damp [and] draughty.'

Employment and Occupations

The households were asked how many people were in the different types of employment. 51 respondents stated their occupations, out of the 72 total respondents.

More than one-third (35%) of respondents were in full time employment with an further 18% in part time employment. This means that more than half of respondents are in some form of employment.

Nearly one-fifth (20%) of respondents are retired, with the same proportion in full time or higher education.

Only 4% of respondents who needed to move were unemployed, with half of these seeking employment and the other half not seeking it.

Of the respondents in 'other' types of employment, 2% were in 'teacher training' and the other 2% did not give further details.

Table 7.1 Number of people wishing to move in different types of employment

Types of employment	Frequency	Percentage of respondents
Full time employment	18	35%
Retired	10	20%
In Full time/Higher education	10	20%
Part time employment	9	18%
Unemployed seeking employment	1	2%
Unemployed not seeking employment	1	2%
Other	2	4%
Total	52	100%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Households were asked to list the occupations of all members living there.

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 7.2 below.

40 respondents stated their occupation, which accounts for 76% of all respondents aged 19+.

The most common occupations are 'associate professional and technical occupations', 'administrative and secretarial occupations' and 'retired' (13% each)

Retired respondents makes up more than one-eighth (13%) of those who need to move homes. This is in line with the 13.9% of respondents who were aged 60+, as not all of these may be retired.

Table 7.2 SOC Occupations

Occupations	Number of respondents	Percentage of Respondents
Managers, Directors and Senior Officials	4	10%
Professional Occupations	3	8%

Associate Professional and Technical Occupations	5	13%
Administrative and Secretarial Occupations	5	13%
Skilled Trades and Occupations	3	8%
Caring, Leisure and other service occupations	4	10%
Sales and Customer service occupations	3	8%
Process, plant and machine operatives	4	10%
Retired	5	13%
Student	1	3%
Self-employed	2	5%
Total	40	100%

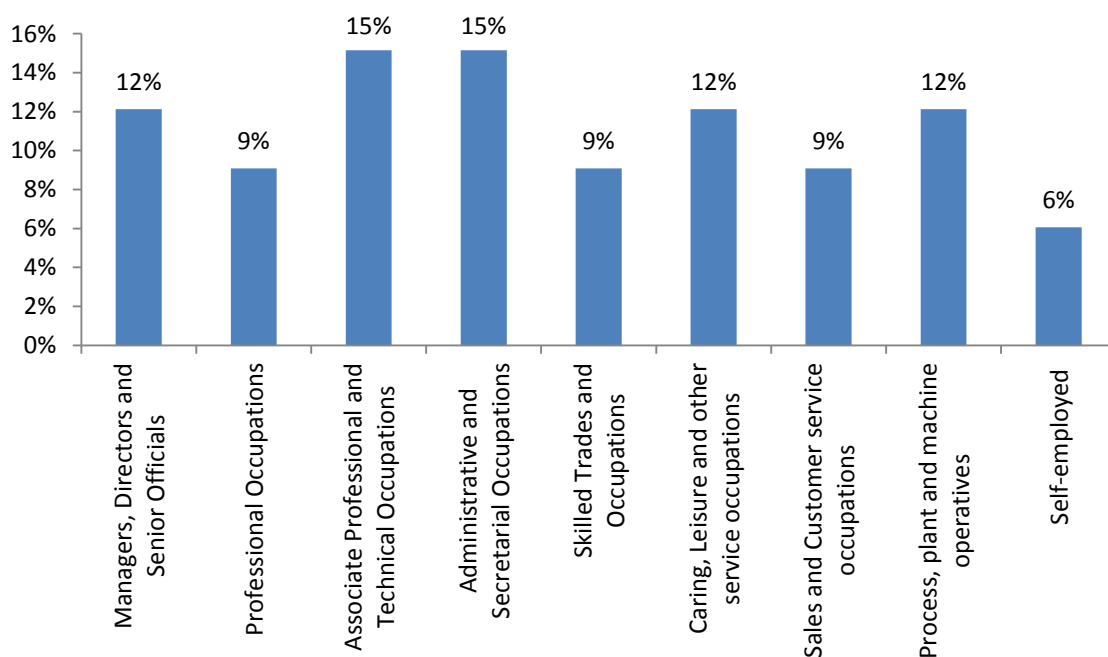
Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

In order to analyse the occupations of the working age respondents, it is necessary to remove the students and retired respondents from the results. These results can be seen in chart 7.1 below.

The most common occupation amongst the working age respondents are 'associate professional and technical occupations' and 'administrative and secretarial occupations' (15% each)

The self-employed account for only 6% of these respondents, which is 8% lower than the UK average.

Chart 7.1 SOC occupations of working age respondents



Respondents were also asked how many miles they travelled to work. 43 respondents stated how far they travelled to work.

The most common distance was 10-14 miles (26%), which is approximately the distance from Stowey Sutton to Bristol.

Only 10% of respondents travel more than 20 miles to work, with a further 9% travelling 15-19 miles.

Surprisingly, 9% of respondents travel less than one mile to work or live on site.

Table 7.3 Miles travelled to work

Miles travelled to work	Frequency	Percentage of Respondents
0/Live onsite	4	9%
1-4	8	19%
5-9	4	9%
10-14	11	26%
15-20	4	9%
21-49	2	5%
50+	2	5%
Retired	6	14%
Various	2	5%
Total	43	100%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

These households were asked if any members of the household worked from home.

Similar proportions of households work at home full time for both those needing to move and all of the homes (8% each). Similarly, only 4% fewer households had at least one member work part time at home amongst those who needed to move compared to all households (15% compared to 19% respectively).

Table 7.4 Any of the household work from home

Does any of your household work from home?	Frequency	Percentage of Households
Full time	2	8%
Part time	4	15%
No	16	62%
Not stated	4	15%
Total	26	100%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Households were asked in which towns or villages their members worked. These locations can be seen in table 7.5 below.

The most common location for people for respondents to be employed at is Bristol, with almost one-fifth of respondents working there. This is higher than the proportion working in Bishop Sutton itself (13%). This is not unexpected, as Bristol is a large city, which typically has better paying jobs than a small village.

Midsomer Norton and Chew Valley/Magna each receive 9% of the workers.

All of the other locations, including 'various' locations, are worked at by only one respondent each (3%).

Table 7.5 Towns/villages where respondents worked

Towns/villages where respondents work	Frequency	Percentage of Respondents
Bristol	6	19%
Bishop Sutton	4	13%
Midsomer Norton	3	9%
Chew Valley/Magna	3	9%
Bath	1	3%
Blagdon	1	3%
Churchill	1	3%
Circencester	1	3%
Dunbury	1	3%
East Hartree	1	3%
Farthington Gurney	1	3%
Harrington	1	3%
Somerset	1	3%
Swindon	1	3%
Weston	1	3%
Whitchurch	1	3%
Winsford	1	3%
Wrington	1	3%
Writhington	1	3%
Various	1	3%
Total	32	100%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

The respondents were also asked how long they had worked at each of the locations, which can be seen in table 7.6 below. 26 respondents stated how long they had been working in their current occupation

More than two-fifths (42%) of respondents have been working at their current occupations for more than five years. This could be explained by the fact that this is approximately when the credit crunch and global recession began, which made people more careful about trying to find new jobs.

15% of respondents have only been in their current occupation for less than one year.

42% of respondents have been in their current occupations for one to five years.

Table 7.6 How long working at the current occupation

How long working at the current occupation	Number of respondents	Percentage of respondents
Less than 1 year	4	15%
1-3 years	7	27%
3-5 years	4	15%
Over 5 years	11	42%
Total	26	100%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Housing needs

The households needing to move were asked about what type of housing they required and the number of bedrooms they would require.

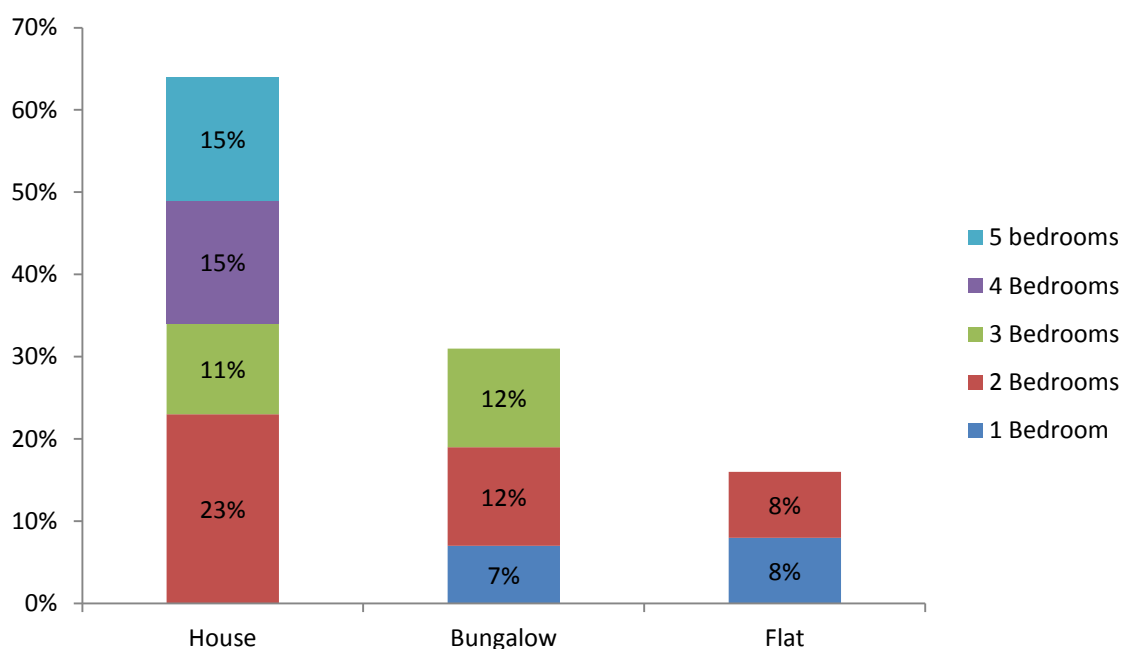
17 (65%) households required houses, 8 (31%) required bungalows and 4 (15%) required flats. Only 2 (8%) households considered more than one type of housing.

The most common number of bedrooms needed for those requiring houses was 2, which was needed by more than a third (34%) of households needing houses. 18% required 3 bedrooms, 24% required 4 bedrooms and another 24% required 5 bedrooms

For flats, the most common numbers of bedrooms needed were 2 and 3 (38% each). One-quarter of those requiring flats needed 3 bedrooms.

Households requiring flats were equally likely to require 1 or 2 bedrooms.

Chart 8.1 Types of house and the number of rooms needed



Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

It is possible to examine the number of homes required compared to the number of rooms households already have, which can be seen in table 8.1 below.

From the table below, it can be seen that the majority (53%) of households are looking to move into a smaller household. Slightly more than one-quarter (27%) of households are looking to move into a new home with a greater number of bedrooms than they already have and 20% are looking to move into a home with the same number of bedrooms.

It can also be seen that only 13% of households required 5 bedrooms with a further 13% requiring 4 bedroom houses. The most commonly required number of bedrooms required were 2 bedrooms (37%).

Table 8.1 Number of bedrooms required compared to the number of bedrooms households currently have

How many bedrooms does your home have?	How many bedrooms will you require in your next home?					Total
	1	2	3	4	5	
1	1 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1 (100%)
2	2 (40%)	1 (20%)	1 (20%)	1 (20%)	0 (0%)	5 (100%)
3	1 (8%)	4 (33%)	3 (25%)	3 (25%)	1 (8%)	12 (100%)
4	0 (0%)	5 (63%)	1 (13%)	0 (0%)	2 (25%)	8 (100%)
5	1	0	1	0	1	3

	(33%)	(0%)	(33%)	(0%)	(33%)	(100%)
6	0 (0%)	1 (100%)	0 (0%)	0 (0%)	0 (0%)	1 (100%)

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

It is also possible to examine the main reasons for moving by the number of bedrooms households are looking to move into in the future.

Households requiring 1 bedroom properties have a wide variety of different reasons for moving. Equally, new homes are required due to the households 'setting up home for the first time,' 'present home too large,' 'present home too expensive' and 'to be closer to employment' (25% each)

The most common reason amongst households requiring 2 bedroom properties was that their 'present home is too large' (27%) with an additional 18% stating that their 'present home is too expensive.' 36% stated they were setting up home for the first time, either alone or as a couple; 2 bedroom houses would make a good starter home.

The majority for households looking to move into 3 bedroom households stated that that their 'present home is too large' (60%). Only 40% stated they were looking to move into a home for the first time, with an equal proportion doing it alone or as a couple.

Amongst households looking for 4 bedroom properties, only 50% stated a reason. Amongst those which stated a reason, half felt that their current home was too small and the other half were currently 'renting but would like to buy.' The only reason households stated for moving into 5 bedroom households was that their present home is too small.

This suggests that there is a demand for both larger and smaller properties. Less than a quarter (24%) of properties should be 4 or 5 bedroom, with a greater number of smaller properties for first time buyers and older people looking to move into smaller properties.

Table 8.2 Reasons households need to move by the number of bedrooms they will require

Number of bedrooms required	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 too expensive	Renting, but would like to buy	To be closer to employment	Other	Not stated	
1	1 (25%)	0 (0%)	0 (0%)	1 (25%)	1 (25%)	0 (0%)	1 (25%)	0 (0%)	0 (0%)	4 (100%)
2	2	2	0	3	2	0	0	1	1	11

	(18%)	(18%)	(0%)	(27%)	(18%)	(0%)	(0%)	(9%)	(9%)	(100%)
3	1 (20%)	1 (20%)	0 (0%)	3 (60%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	5 (100%)
4	0 (0%)	0 (0%)	1 (25%)	0 (0%)	0 (0%)	1 (25%)	0 (0%)	0 (0%)	2 (50%)	4 (100%)
5	0 (0%)	0 (0%)	2 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	2 (100%)

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

The households were also asked whether they were registered on any waiting lists for local housing.

No households were registered on the local authority, Housing Association or Private landlord waiting list.

The households were also asked whether they had any special needs for moving. Only 2 households (8%) had any needs, and these were both for having 'accommodation on one level.' They did not have any health or mobility problems which could affect their housing needs.

Households were asked which type of tenure would best suit their housing needs.

The most common type of tenure was 'buying on the open market' (77%). 15% felt that shared ownership would best suit their needs with a further 12% feeling that renting would be most appropriate.

The 'other' types of tenure included one household requiring a 'self-build' and one requesting 'permission to build on farm premises to continue farming.'

Table 8.3 Type of tenure to best suit your housing needs

Which would best suit your housing needs?	Frequency	Percentage
Buying on open market	20	77%
Shared Ownership	4	15%
Renting	3	12%
Other	2	8%

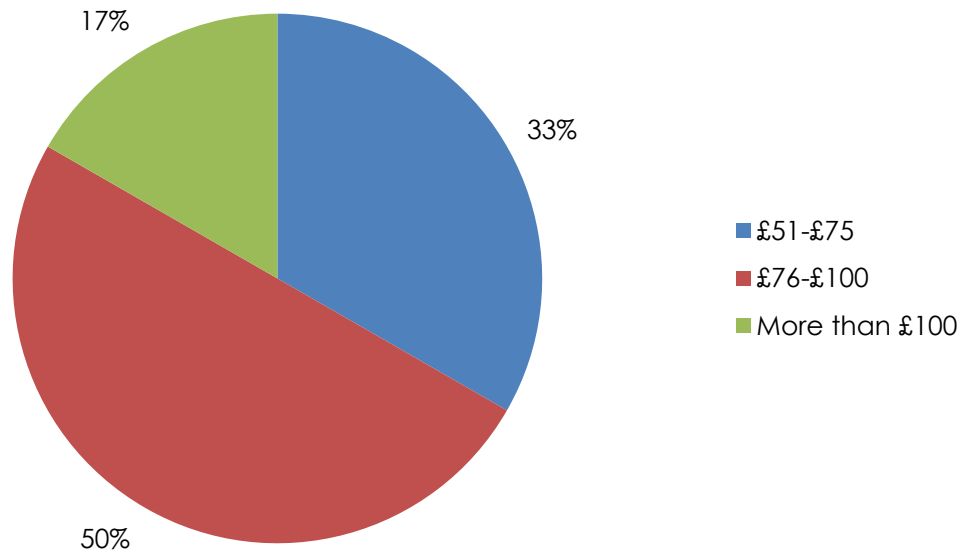
Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Whilst only three homes felt that renting would best suit their housing needs, six homes stated the amount they would be willing to pay in rent per week.

Half of the households stated they would be willing to pay a maximum of £76-£10 (0%)0 (0%) per week on rent.

One-third of respondents stated they would be willing to pay £51-£75 per week and only one household (17%) were willing to spend more than £100 – stating they would spend up to £150 per week for rent.

Chart 8.2 Amount households would be willing to pay for rent per week



Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 20 14

Households were asked what their total gross weekly income was. 20 households answered this question, with six not stating their income.

There are a range of different gross weekly incomes for households which need to move to another home. The most common gross weekly income was £901+ (20 %) and £351-£400 (15%). However, households had incomes as low as £151-£200 per week.

Table 8.4 Gross weekly income for the whole household

Gross weekly income for the whole household	Frequency	Percentage of Households
£151-£200	1	5%
£201-£250	2	10%
£251-£300	1	5%
£301-£350	1	5%
£351-£400	3	15%
£450 -£500	1	5%
£551-£600	1	5%
£601-£650	1	5%
£651-£700	2	10%
£701-£750	2	10%
£851-£900	1	5%
£901+	4	20%

Total	20	100%
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Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Stowey Sutton

Households were asked why they wanted to live in Stowey Sutton.

The most common reasons households wanted to live in Stowey Sutton were 'I live in Stowey Sutton' (62%) and 'I was born/grew up in the local area' (54%). People want to remain where they already live.

The 'other' reasons households stated for wanting to live in Stowey Sutton include their 'children going to local schools' (12%) and that they 'like the countryside and village life' (4%).

Table 9.1 Why households want to live in Stowey Sutton

Please tell us why you want to live in Stowey Sutton	Frequency	Percentage of Households
I live in Stowey Sutton	16	62%
I was born/grew up in the local area	14	54%
I have close family ties in Stowey Sutton	12	46%
I am currently employed in the local area and I have been employed here for x years	9	35%
Other	4	15%

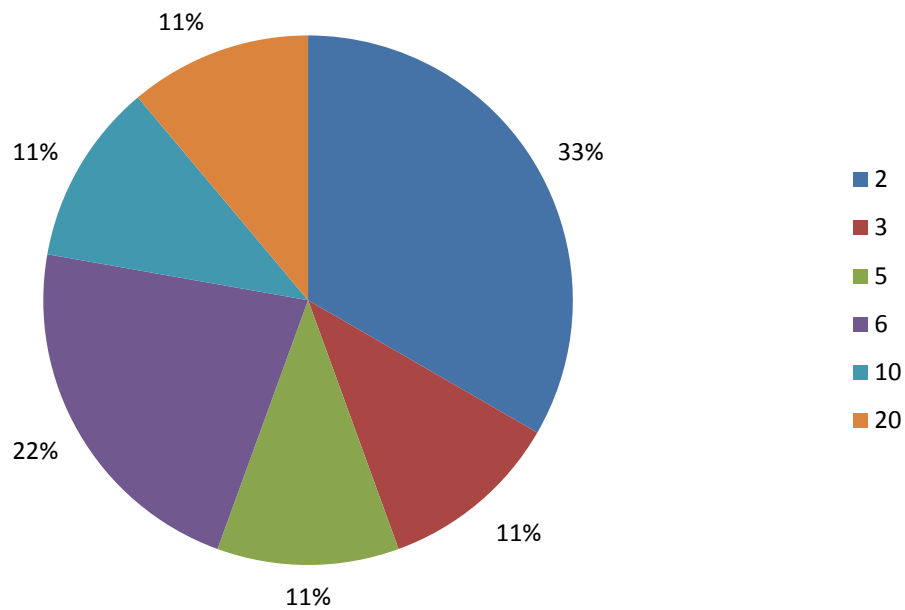
Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Households who stated that they were 'currently employed in the local area' were asked about how many years they had been working in Stowey Sutton. 9 respondents had stated that they were currently employed in the local area.

More than half (56%) of those who are employed in the area who need to move houses have been working in the area for 5 years or less. One-third have been employed for only 2 years.

Nearly one-quarter (22%) have been working for 6 years with the same proportion having been employed for 10 years or more.

Chart 9.1 Years employed in local area



Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 2014

Only one household (3.8%) needing to move in the next 5 years are employed in the area, but do not currently live there. They lived in Stockwood.

Households were asked what the furthest away they would be prepared to move if they could not live in Stowey Sutton.

Almost half (46%) of households would remain in the local area, only moving 5-10 miles away from Stowey Sutton. Almost one-fifth (19%) would move 10-20 miles from it with only 12% being prepared to move 20 -30 miles from Stowey Sutton.

Six households (12%) did not state how far they would move from Stowey Sutton.

Households were asked if they are a former resident of Stowey Sutton, wishing to return, which can be seen in table 9.2 below.

Only three households (12%) were former residents wishing to return. 15% of households did not state whether they were or not.

Table 9.2 Former resident of Stowey Sutton, wishing to return.

Are you a former resident of Stowey Sutton, wishing to return?	Frequency	Percentage of households
Yes	3	12%

No	19	73%
Not Stated	4	15%
Total	26	100%

Source: Stowey Sutton Neighbourhood Plan, Stowey Sutton Parish Council, 20 (0%) 14

The three households who stated they are former residents wishing to return were asked how long they lived in Stowey Sutton. Only two of these households did; one lived there for 12 years, the other for 26 years.

They were also asked why they had left Stowey Sutton; one stated it was to 'to take up further/higher education,' one stated it was due to the 'lack of affordable housing' and one merely stated it was due to 'other' reasons.

Key Themes

- More than one quarter of respondents were aged 60 (0%) + and over a quarter of respondents are retired. This is a smaller proportion than in some other neighbourhood plans (typically, 30 (0%)-35%) However, it is still a large proportion and has a significant impact on the results of the survey. Approximately one-quarter of respondents looking for new homes are looking for bungalows.

However, elderly people are not felt to be especially in need of new homes in the area. This may be due to the small proportion of households which felt that they had any special needs for moving.

Similarly, respondents do not feel there is a need for disabled housing in the area, as it is felt the area lacks the infrastructure for disabled people.

- Stowey Sutton is a very wealthy area, with more than one-third of households earning more than £80 (0%)0 (0%) per week. Despite this, the demand for households is primarily for a maximum of 3 bedrooms. Even amongst those looking to move to another home, only 24% were planning on moving to a four or five bedroom home.

This is also shown by the majority of households being people's own homes and the majority of households which wish to move are looking to buy their own home on the open market. There are no households looking to buy which are on any waiting lists, such as local housing associations or private landlord waiting lists. There is very little need for rented or shared ownership housing in the area.

- Almost one-third of respondents are young people aged 15-30 (0%), who are the most likely to be moving into a new home in the next five years. This may explain why small families and young people are felt to have the most need for homes in the area, as families want their adult to leave home, and the children will likely wish to leave to; 16% of households have at least one person planning on moving in the next 5 years.
- People living in Stowey Sutton tend to live there long term, and the key reasons for wanting to live in the area are due to having grown up in the area. This means that homes will have to be built with long-term desires in mind, rather than just being starter homes for new residents to the area. It will be necessary to consider both the growth of families and, potentially, people growing older to the point of infirmity.
- Infrastructure in the area is felt to be poor overall, with an average satisfaction score of only 2.8. Parking, surface water drainage,

broadband and public transport were all felt to be less than adequate, which could have major impacts on the area and prevent any growth. Public transport is vital for linking people with the local cities, such as Bristol and Bath.

New Homes

Based upon these themes, new homes in Stowey Sutton should be:

- Primarily smaller homes with the majority having a maximum of 3 bedrooms, with a smaller number requiring 4 and 5 bedrooms for small families and young people
- Small number of bungalows for the elderly.
- High quality housing to match higher earnings in the area
- Overwhelming majority should be privately owned, with limited number of rented properties.

Appendix 1: Comments

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

- Much as we respect people with disabilities, we feel that Bishop Sutton is not a disability friendly village i.e. lack of footpaths and street lighting, and a main road. Running through the middle of the village, also general lack of local facilities including public transport.
- I'm 90 (0%) years old and I'm staying where I am on my own.
- We need to stop building in the villages and preserve their unique character. The rural roads are becoming too congested and commuting is stressful. Hence the working from home. Brown field sites in towns should be used for building and people encouraged to walk to work/school. That would also help with the obesity problem.
- Bishop Sutton is overdeveloped as it is so BANES, NO MORE HOUSES.
- Stowey Sutton doesn't need anymore homes unless the amenities are improved: parking, school, outdoor areas (parks), shop, pavements, street lighting.
- Seeing we live in Bath and North East Somerset, the public transport to bath is non-existent, its not much better to Bristol. A regular link to the A37 is all it would take to rectify this situation to Bristol, not so much Bath.
- The infrastructure of the village can not support any more development. Especially with the current proposed and stated expansion.
- Due to the recent onslaught of development in the area, I consider the character of the village will be completely lost and extra pressure put on infrastructure, so I am considering moving away.
- As a family looking for a house, we are pleased about the recent housing development at the Batch. However, I do feel that village is too under-equipped to take any more houses now. Enough is enough.
- This survey is 5 years too late. The village is about to be over run with new houses, which the school and infrastructure can't support.

Add-on: Simplified results of households needing to move.

Of the 26 homes which stated they need to move to another home in Stowey Sutton in the next 5 years:

- Two thirds (66%) of respondents are looking to move 'within 3 to 5 years.' Only 4% stated they need to move immediately, with a further 23% needing to move 'within 1 year.'
- The most common number of bedrooms amongst households were 3, accounting for 39%. 4 bedrooms account for more than one-quarter (27%). 2 bedrooms account for 15%, 5 bedrooms account for 12%. 1 and 6 bedroom households accounted for 4% each.
- The majority of households which need to move to another house own their own home (62%), with half of these homes having a mortgage. 16% of households rent their current homes. Almost a quarter (23%) live with their parents or relatives.
- The most commonly type of home households wanted to move into were houses, accounting for 65% of households. 2 bedroom houses were the most commonly required (23%) followed by 5 and 4 bedrooms (15% each). A further 11% required 3 bedroom houses.

Bungalows were required by 31% of households. 20% of households required either 2 or 3 bedroom homes, with a further 7% requiring 1 bedroom households.

Flats were required by 15% of households. An equal proportion of households required 1 or 2 bedroom flats.

- The majority of households are looking to buy their new home on the open market (77%). Only 15% are looking for 'shared ownership' with a further 12% looking to rent their new property.
- The most common main reason households have for moving is that their 'present home is too large' (27%). This is the most common reason for moving amongst homes with 3, 4 or 5 bedroom households.

The second most common main reason was to be 'setting up home for the first time.' (15%)