

# Lawrence weston Housing needs summary

## Introduction to the Housing Needs Survey

Lawrence Weston Planning group has conducted a series of planning days and a survey, in order to gain an accurate insight into the residents' current and predicted future housing needs. The findings from this collection of information will be used to prioritise the residents' needs in future developments, understanding the type, size and amount of housing required.

## A Profile of Survey Respondents

*The surveys respondents represent a fairly mixed and balanced collection of ages, gender, house sizes, and occupying styles from the Lawrence Weston Community.*

- The composition of the household was fairly balanced, with figures not reaching below 9.5% or above 23% for any of the following categories; one adult under 60; one adult 60 or over; two adults both under 60; two adults at least one over 60; three adults 16 or over; single parent family with at least one child under 16; both parent family with at least one child under 16 (highest responder, 23%).
- The majority of the respondents came from a White British ethnic background (93.5%).
- 27.6% of the respondents consider themselves to have a disability.
- The highest response rate was from people aged 31-65 (62.1%), followed by over 65 (23.5%), 18-30's (12.9%) and Under 18's received 2 responses (1.5%).
- The highest response rate when asked how long they have lived in their current home was 21 years + (35.2%), the rest of the timescale categories represent a balanced result.

## Summary of Survey Results

- 43.8% of respondents currently rent from Bristol city Council, 5.6% rent from a Housing association, 3.5% from a private Landlord, 25% were home owners paying a mortgage and 22.2% were home owners not paying a mortgage.
- Although it is the minority figure, when respondents were asked would they be actively seeking to move in the next five years (32.8%) responded yes, it is still a significant figure which needs to be taken into consideration for their housing needs to be incorporated into developments.
- The barriers which were identified as most influential in preventing the respondents from moving were, the suitable home not being available (28.6%) and not being able to afford a different home (45.5%).
- The need for 2 and 3 bedroom properties showed the highest response rates with 38.9% each
- When asked to identify their preference in ways of obtaining a property, by selecting 1 for most preferred up to 5 for least preferred from a set of options, the responses clearly identified a desire to own their own property or to rent from the Council. while identified the least preferred options to be renting from a housing association, renting from a private Landlord, shared ownerships and self builds.

<b>16. Thinking about your preferred home, out of the options below, please indicate your preference (1-5) where 1=most preferred and 5=least preferred.</b>						
	<b>1 Most preferred</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 Least preferred</b>	<b>Rating Count</b>
Rent from Council	<b>54.8% (51)</b>	9.7% (9)	7.5% (7)	2.2% (2)	25.8% (24)	93
Rent from Housing Association	25.4% (18)	15.5% (11)	7.0% (5)	12.7% (9)	<b>39.4% (28)</b>	71
Rent from private landlord	9.5% (6)	4.8% (3)	15.9% (10)	11.1% (7)	<b>58.7% (37)</b>	63
Own your own property	<b>67.9% (55)</b>	6.2% (5)	4.9% (4)	6.2% (5)	14.8% (12)	81
Shared ownership	3.3% (2)	8.3% (5)	16.7% (10)	18.3% (11)	<b>53.3% (32)</b>	60
Self build	14.0% (8)	22.8% (13)	12.3% (7)	1.8% (1)	<b>49.1% (28)</b>	57
				Other (please specify)		3
				<b>answered question</b>		<b>114</b>
				<b>skipped question</b>		<b>31</b>

- 98.6% of respondents are not registered with a local Homebuy agent or Housing Association for Affordable housing.
- Only 34.1% of respondents are registered on the Council's Housing Register.
- Only 10.5% of responses suggested that a member of a current household is likely to create a separate household within the next three years.

## Planning Group Findings

*The Lawrence Weston Planning Group has been meeting to discuss various housing issues for one year, with around 25 people attending each meeting from a mixture of all age groups.*

Housing tenure makes a significant impact on the community structure. There has been a focus on small family units and flatted development since the early days of the estate, the preference is for housing rather than flats as the residents would like to encourage families to stay in the area. The Planning group has identified the following as the focus for future developments:

- Focus on 2 and 3 bedroom family housing,
- Traditional massing and overall form – pitch roofs with potential for some contemporary layout, detailing and materials,
- Housing developments to consider their relationship with the public realm – friendly, safe, pedestrian friendly, integrated parking and landscape design, space for refuse storage and Recycling,
- Good connections between new developments and other parts of the neighbourhood – on foot, by bicycle, bus and car,
- Maintaining key views to Blaise Estates, Kingsweston House, Avonmouth Docks, and long views to the Estuary,
- Maximum 3 full stories with majority 2 story plus habitable roof space,
- The Building for Life 12 toolkit is used by the resident planning committee as a framework to respond to new development applications.

## Conclusion

The Housing Needs Survey and the Planning Group Consultation meetings show clear evidence for the need for 2 and 3 bedroom family housing. The main issue following from this is the affordability of housing in the area, although people desire to own their own property the results from the survey suggest that people do not have the financial backing to do so. The second most preferred option, is to rent from Council, clearly identifying the options of private landlord renting and housing association as not preferred, which should be considered in the planning of future developments. The design and access statement should clearly set out a design style desired by the local population, which will be realised through further community consultation. Any housing developments needs to work in conjunction with a community infrastructure plan, identifying sustainable and affordable modes of transport, which will give the community access to areas of work and services which cannot be found within Lawrence Weston itself.