

Reydon Local Housing Survey 2016 - Full Results

A total of 597 responses were received, spread across 75 road names throughout the village (Question 9).

Respondents showed a good spread of time of residency (Question 8), as follows:

- 28% under 10 years
- 23% 10 to 19 years
- 15% 20 to 29 years
- 10% 30 to 39 years
- 6% 40 to 49 years
- 8% 50 to 59 years
- 10% 60 years or longer.

This suggests that the responses received are from a balanced cross-section of the population and so are genuinely representative of the views of the community.

89% of respondents own their home, 75% without mortgage. Of the remainder, most are Council or Housing Association, with just 3.5% being private lettings or tied to employment (Question 2).

Correlation of responses to Questions 1,2 and 3 shows that larger, detached properties are invariably owner-occupied. Council and housing association properties are almost all of 3-bedrooms or fewer, and none are detached.

52 responses (9%) are from second-home owners (Question 3a). This is lower than the figure from the Village Plan Survey, which was 12%. A few responses indicated that this is a temporary state, e.g. preparing to move here permanently, or in the process of moving into care.

30 (5%) say they have household members living there because they can't find or afford their own accommodation, a total of 35 people. (Question 4)

27 (4.5%) say that members of their household have moved out of Reydon because they can't find accommodation here, a total of 39 people. (Question 5)

56 (9.4%) say that members of their household will need accommodation within the next 5 years, a total of 81 people. (Question 6)

Correlation of responses to Questions 4,5,and 6 with Questions 1,2 and 3 shows that there is no type, size or tenure that stands out as an indicator of likelihood of housing need – that is to say, respondents to Questions 4,5,and 6 are from the range of tenures, types and sizes in very similar proportions to the response overall.

Question 7 asked whether respondents' current accommodation satisfies their needs. The vast majority of respondents (94%) indicated that their current housing does meet their needs.

However, 35 respondents (6%) say it does not.

The issues they raise are as follows:

- 10 need a larger home
- 9 need a bungalow
- 6 need a smaller home
- 3 need to be near to their family
- 2 need adapted accommodation
- 2 want to move away from Reydon (at least one of these to be near family)
- 2 want or need improved bathroom/toilet facilities
- 2 expect to lose their current home to erosion
- 2 need to or foresee needing to move for financial reasons
- 1 needs a smaller garden
- 1 needs to move to full-time residential care
- 1 needs a bedroom (currently in a bed-sit)

Please note that some respondents indicated multiple needs, so the sum of these responses is actually greater than 35.

There were 2 Questions numbered 9 on the Survey form; responses to the second of those have been recorded and dealt with here as Question 10.

Question 10 asked as an open question, what sort of housing respondents think is needed in Reydon.

- 22 (3.7%) said expressly that no further building is wanted
- 65 (10.9%) gave no answer to this question. Whether this indicates they oppose further building, or simply that they have no opinion as to what type or tenure is needed, is open to interpretation.

Even if all abstainers are taken as opponents of development, these would still constitute a small minority of the whole (14.6%).

The remaining 510 (85.4%) offer a wide assortment of suggestions, from single word or very short answers ('affordable', or 'council, affordable for local people'), to much longer lists of types, sizes and tenures, by whom they should be occupied and how they should be passed on subsequently.

Mining these answers for key terms gives the range of these suggestions and the relative frequency with which specific elements occur.

However, it would be unwise to take these as absolute indications of favour or disfavour for each element; the impression one gets from reading all these answers is that most respondents tended to pick a few elements to give the sense of a response, rather than constructing a definitive list of the things they favour to the exclusion of all others. Of course, a few respondents did give very definitive descriptions of what they approve or disapprove.

The general sense of the responses, though, is that a majority of respondents favour the development of single or small groups of modest homes of a mixture of types and tenancy terms, preferably occupied full-time and accessible to local people, couples and families, and to those making a permanent home within the Reydon community. Additionally, that these homes should not subsequently be sold on for profit, nor as holiday lets or second homes left unoccupied for much or the year.

One specific element stands out head and shoulders above all others, being mentioned in more than half of all responses:

- 305 (51%) Affordable

The other key elements that were mentioned quite frequently were Council (25.3%) and Rented (22.4%) – but Ownership (18.3%) and Shared ownership (12.4%) also featured strongly.

Here are the detailed figures:

With regard to housing types:

- 55 (9.2%) suggest a mixture of all types
- 52 (8.7%) mention bungalows
- 48 (8.0%) mention houses
- 29 (4.9%) mention flats
- 55 (9.2%) mention semi-detached
- 46 (7.7%) mention terraced
- 19 (3.2%) mention detached
- 22 suggest sizes, in various combinations:
 - 7 say 1-bed
 - 15 say 2-bed
 - 13 say 3-bed
 - 4 say 4-bed

With regard to tenure:

- 39 (6.5%) suggest a mixture of all tenures
- 151 (25.3%) mention Council
- 134 (22.4%) mention rented
- 109 (18.3%) mention ownership
- 74 (12.4%) mention shared ownership
- 21 (3.5%) mention Housing Association

With regard to occupancy:

- 45 (7.5%) want some restriction on second-home or holiday usage
- 39 (6.5%) want homes for young people
- 38 (6.4%) want preference for local people
- 29 (4.9%) want properties for couples or families
- 25 (4.2%) want starter homes or homes for first-time buyers
- 7 (1.2%) want properties for single people

(For clarification, the percentages given above are the % of all 597 responses received, not the percentage of respondents who gave an answer to this question)

The final question (not numbered) asked about issues with flooding. 119 responses were received to this, although 28 of these were raising concerns about other infrastructure issues, and a few more were anecdotal, addressing non-specific concerns or historic or trivial issues.

20 complain of sewage or foul water overflowing from combined drains, usually after heavy rain. This is primarily in the central area, along a line from Green Lane - Windsor Road – Churchill Road – Covert road and on down to Hillside Road. **The volume and nature of these responses indicates that this is still a serious problem which merits action.**

68 of the responses (11.4% of all responses) relate to the flooding of roads by surface water after heavy rain. Places most frequently mentioned are:

- Wangford Road (15)
- Covert Road / Churchill Road / Nicholas Drive /Jermyns Road . (14)
- Green Lane / Green Lane Close / Windsor Road (7)
- Halesworth Road / Keens Lane (5)
- Nightingale Avenue / Shearwater Way (4)
- Gorse Lane / Three Marsh Lane / Lakeside Park Drive (4)
- Cox's Lane (3)
- Mount Pleasant (2)
- Rissemere Lane East (2)
- Non-specific / general (6)
- Other locations getting single mentions are:
 - Reydon Corner
 - Old School Drive
 - Loftus Avenue
 - The Crescents
 - School Lane
 - Fairfield Road

14 responses complain of the smell from drains or from the sewage processing plant. 8 of these are from the lower end of the village, i.e. around or below Halesworth Road, and the remainder are evenly spread through the rest of the village.

The 28 responses relating to other infrastructure issues break down as follows:

- 10 complain of the condition of the footpaths, and lack of clearance of vegetation etc encroaching on the footpath and roads. Locations mentioned are Wangford Road, Cox's Lane, Covert Road and Reydon Corner.
- 6 complain of the volume, size and speed of traffic, especially through Cox's Lane
- 3 complain of poor water pressure, especially in the summer
- 4 complain of poor mobile reception and/or broadband, and interruptions in service
- 2 complain of road subsidence, in Wangford Road and Lakeside Park Drive
- Plus individual complaints of:
 - Poor street lighting at Reydon Corner
 - Youths misbehaving on the Primary School Grounds at night
 - Waste burning in Rissemere Lane East
 - Frequent power cuts in Lakeside Park Drive
 - Dog fouling in Hillfield Court
 - Drinking water tainted / smelly in Mallard Road

(Again, please note that some responses mention more than one problem, so the total number of items mentioned exceeds the number of responses (28))

Around 15 respondents requested advice on housing issues and these were passed on to councillors in December for follow-up.

(John Skinner, 8/1/2017)