

Staploe Parish Housing Needs Survey

Wednesday, April 14, 2021

1

41

Total Responses

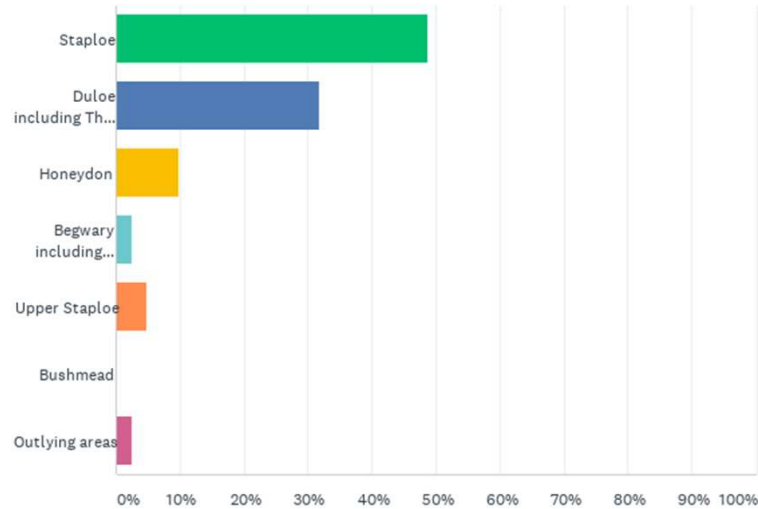
Date Created: Thursday, March 25, 2021

Complete Responses: 39

2

Q1: A.1 Where do you live?

Answered: 41 Skipped: 0



3

Q1: A.1 Where do you live?

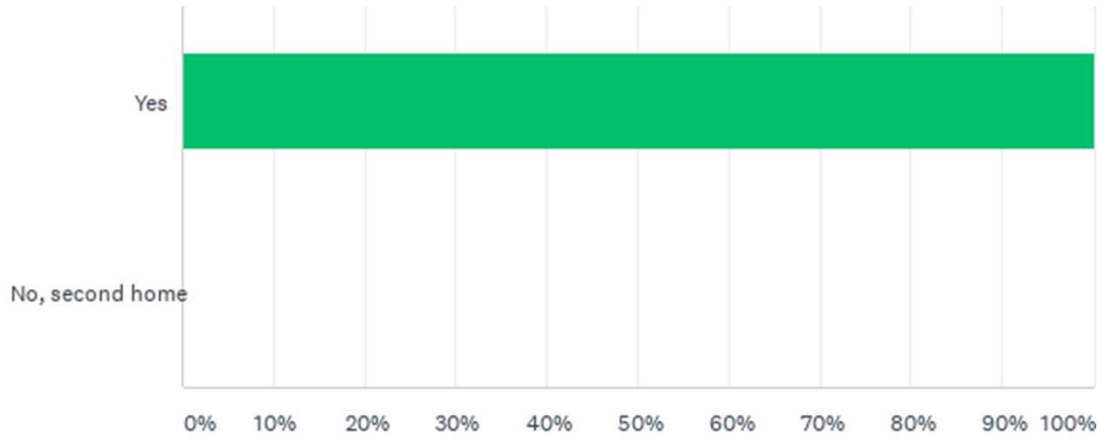
Answered: 41 Skipped: 0

ANSWER CHOICES	RESPONSES	
Staploe	48.78%	20
Duloe including The Butts and Orchard Cottage	31.71%	13
Honeydon	9.76%	4
Begwary including Honeydon Road	2.44%	1
Upper Staploe	4.88%	2
Bushmead	0.00%	0
Outlying areas	2.44%	1
TOTAL		41

4

Q2: A.2 Is this your main home?

Answered: 41 Skipped: 0



5

Q2: A.2 Is this your main home?

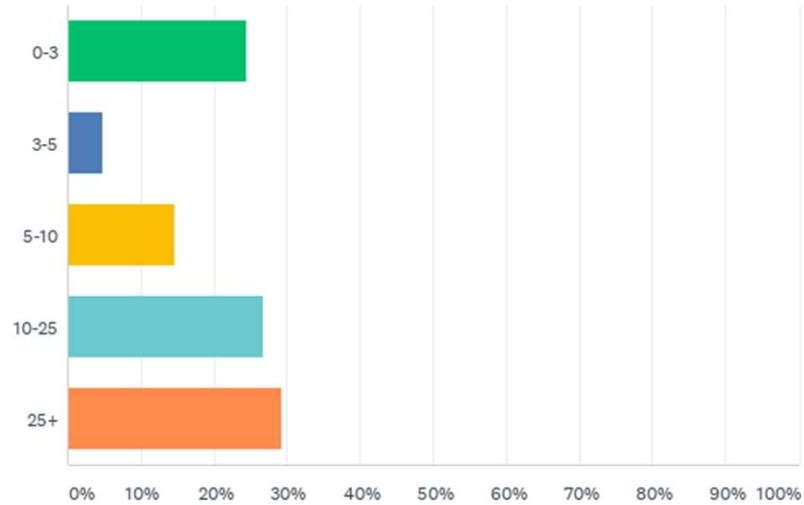
Answered: 41 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	100.00%	41
No, second home	0.00%	0
TOTAL		41

6

Q3: A.3 How long have you lived in this home (years)

Answered: 41 Skipped: 0



7

Q3: A.3 How long have you lived in this home (years)

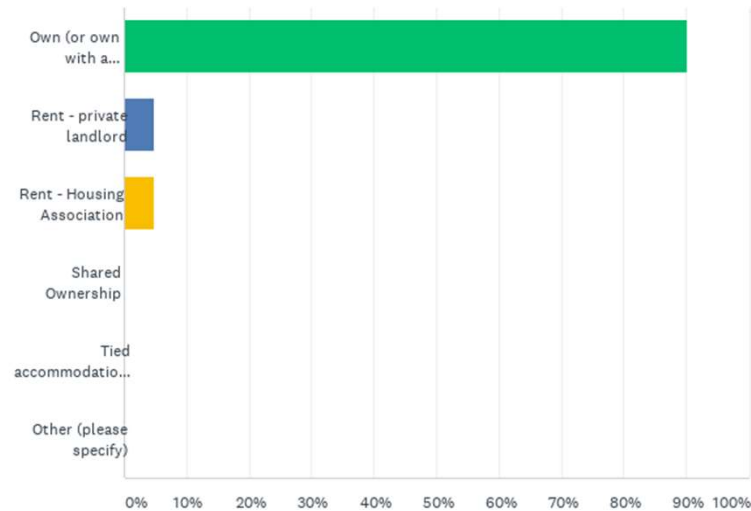
Answered: 41 Skipped: 0

ANSWER CHOICES	RESPONSES	
0-3	24.39%	10
3-5	4.88%	2
5-10	14.63%	6
10-25	26.83%	11
25+	29.27%	12
TOTAL		41

8

Q4: A.4 Do you own or rent this home?

Answered: 41 Skipped: 0



9

Q4: A.4 Do you own or rent this home?

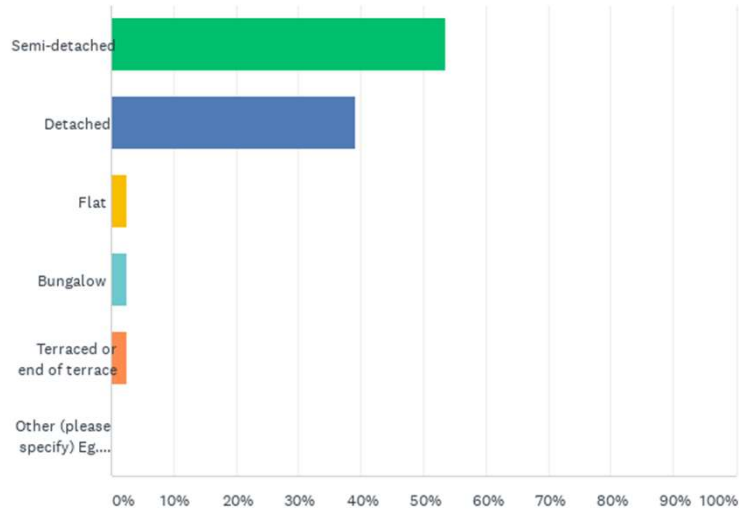
Answered: 41 Skipped: 0

ANSWER CHOICES	RESPONSES	
Own (or own with a mortgage)	90.24%	37
Rent - private landlord	4.88%	2
Rent - Housing Association	4.88%	2
Shared Ownership	0.00%	0
Tied accommodation with employment	0.00%	0
Other (please specify)	0.00%	0
TOTAL		41

10

Q5: A.5 What type of home do you live in?

Answered: 41 Skipped: 0



11

Q5: A.5 What type of home do you live in?

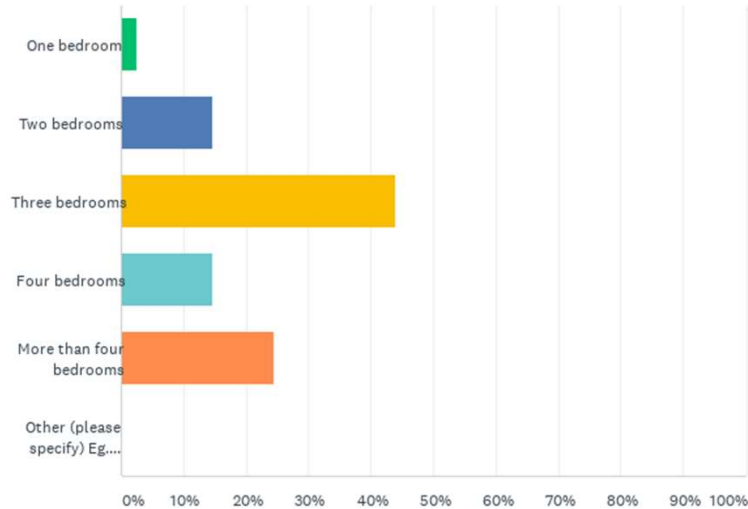
Answered: 41 Skipped: 0

ANSWER CHOICES	RESPONSES	
Semi-detached	53.66%	22
Detached	39.02%	16
Flat	2.44%	1
Bungalow	2.44%	1
Terraced or end of terrace	2.44%	1
Other (please specify) Eg. static / mobile home	0.00%	0
TOTAL		41

12

Q6: A.6 What size is your property?

Answered: 41 Skipped: 0



13

Q6: A.6 What size is your property?

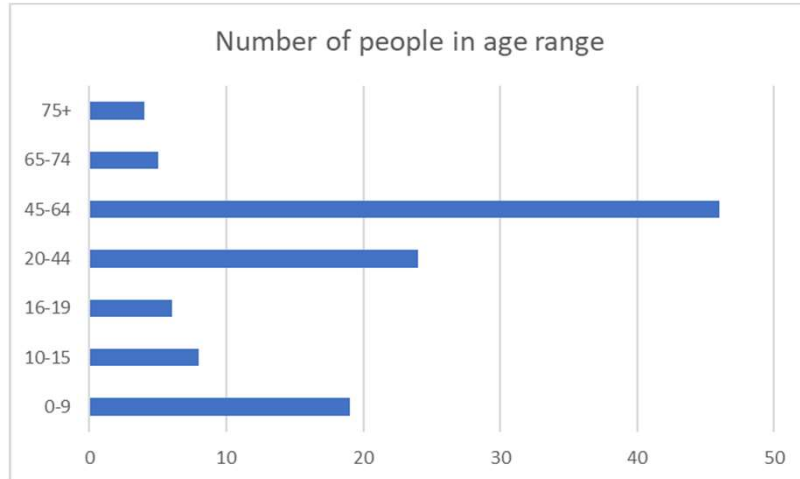
Answered: 41 Skipped: 0

ANSWER CHOICES	RESPONSES	
One bedroom	2.44%	1
Two bedrooms	14.63%	6
Three bedrooms	43.90%	18
Four bedrooms	14.63%	6
More than four bedrooms	24.39%	10
Other (please specify) Eg. 3 bed home with annex	0.00%	0
TOTAL		41

14

Q7: A.7 How many people live in your household currently? Please give the number in each age range listed.

Answered: 41 Skipped: 0



15

Q7: A.7 How many people live in your household currently? Please give the number in each age range listed.

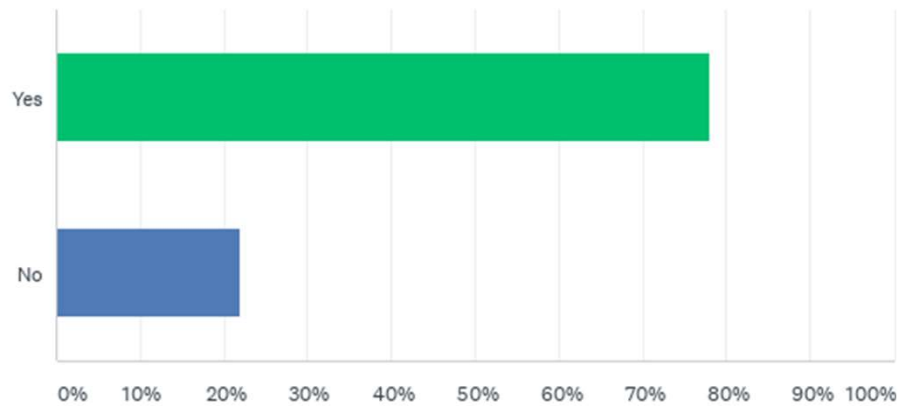
Answered: 41 Skipped: 0

ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
0-9	2	19	12
10-15	1	8	8
16-19	1	6	8
20-44	2	24	15
45-64	2	46	25
65-74	1	5	6
75+	1	4	6
Total Respondents: 41			

16

Q8: A.8 Is your current home suitable for your current household for the next 10 years? (You, your partner, your children and dependents).

Answered: 41 Skipped: 0



17

Q8: A.8 Is your current home suitable for your current household for the next 10 years? (You, your partner, your children and dependents).

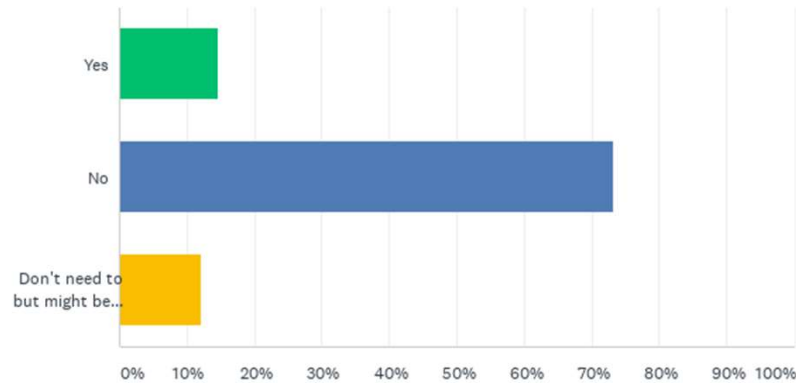
Answered: 41 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	78.05%	32
No	21.95%	9
TOTAL		41

18

Q9: A.9 Does your household as a whole or anyone in your household or closely connected to it (eg. sibling, parents, children) expect to need to move or want to move WITHIN OR INTO THE PARISH within the next 10 years?

Answered: 41 Skipped: 0



19

Q9: A.9 Does your household as a whole or anyone in your household or closely connected to it (eg. sibling, parents, children) expect to need to move or want to move WITHIN OR INTO THE PARISH within the next 10 years?

Answered: 41 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	14.63%	6
No	73.17%	30
Don't need to but might be interested	12.20%	5
TOTAL		41

20

Housing Needs Detail

Following the initial survey it became clear that some households had housing needs for several parts of their household eg. for a new house for the whole family soon but for a house for a home leaver in 5-10 years. Therefore we conducted a follow up with those who had expressed a need to capture those with several needs.

There were 6 households who expressed a housing need and 5 who expressed an interest.

Of these 11 households three had multiple needs.

This means that 15 new homes are needed or of interest in total. The results are shown for those 15 in the following slides.

9 are needed, 6 may be of interest.

21

Housing Needs Detail

If the 4 households who expressed a need or interest in moving did move then the following houses would become available:

Of those with a housing need

- 1 x 4 bedroom semi in Duloe would be available in 0-3 years

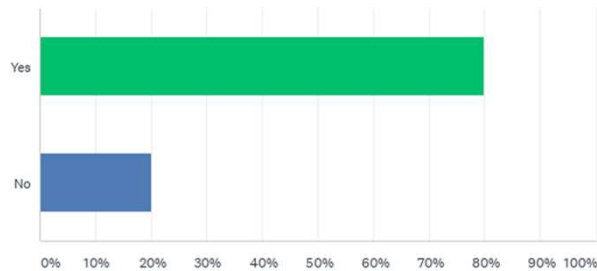
Of those with an interest in housing

- 1 x 3 bedroom semi in Staploe would be available in 3-5 years
- 1 x >4 bedroom detached house in Staploe would be available in 5-10 years
- 1 x >4 bedroom detached house in Upper Staploe would be available in 5-10 years
- The 4 bedroom semi-detached house in Duloe may be of interest to one of the three households interested in a 4 bedroom house to buy. Unfortunately none of the remainder are likely to meet any of the other needs or interests on the previous slide. The >4 bedroom houses are likely to be available too late for the household needing a larger house.

22

Q10: B.1 Would the household consider moving into a newly built home within the parish?

Answered: 15 Skipped: 0



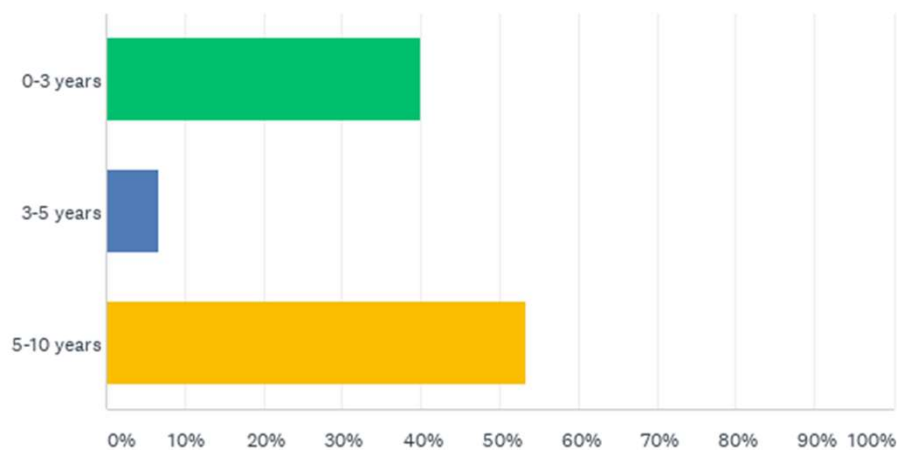
One of the no's was for the household who want to build an annex in their garden. The other two came from one household and may be an error as the houses they want are not really available at present so they would have to be new builds.

ANSWER CHOICES	RESPONSES	
Yes	80.00%	12
No	20.00%	3
TOTAL		15

23

Q12: B.3 When would the household / individuals expect to move?

Answered: 15 Skipped: 0



24

Q12: B.3 When would the household / individuals expect to move?

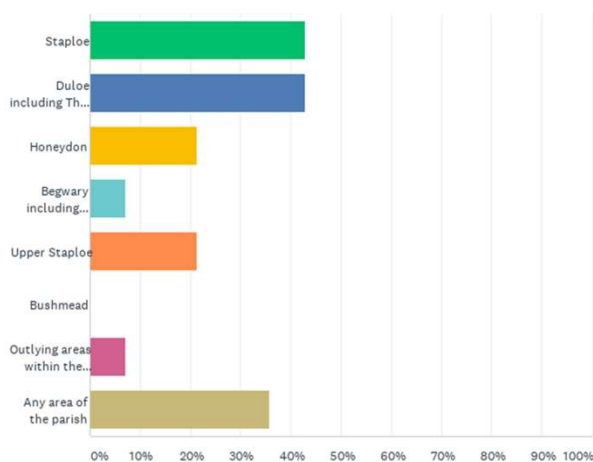
Answered: 15 Skipped: 0

ANSWER CHOICES	RESPONSES	
0-3 years	40.00%	6
3-5 years	6.67%	1
5-10 years	53.33%	8
TOTAL		15

25

Q13: B.4 In which area of the parish would the household / individuals consider living? Tick all that apply.

Answered: 14 Skipped: 1



Respondents could choose multiple locations

26

Q13: B.4 In which area of the parish would the household / individuals consider living? Tick all that apply.

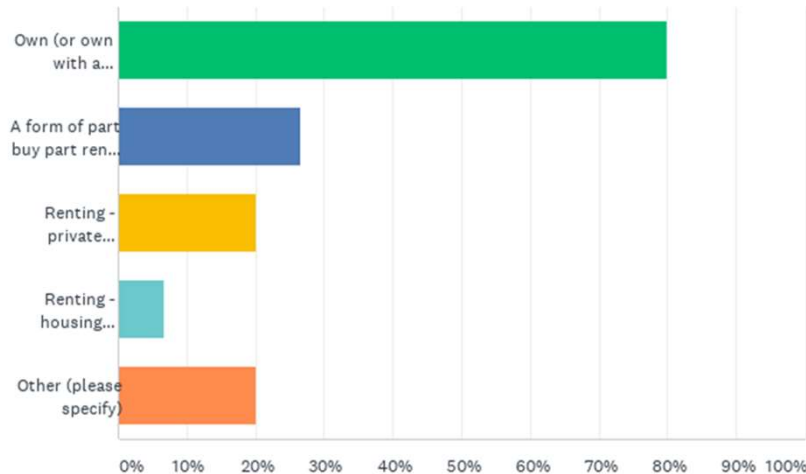
Answered: 14 Skipped: 1

ANSWER CHOICES	RESPONSES	
Staploe	42.86%	6
Duloe including The Butts and Orchard Cottage	42.86%	6
Honeydon	21.43%	3
Begwary including Honeydon Road	7.14%	1
Upper Staploe	21.43%	3
Bushmead	0.00%	0
Outlying areas within the parish	7.14%	1
Any area of the parish	35.71%	5
Total Respondents: 14		

27

Q14: B.5 What type of property ownership would the household / individuals be seeking?

Answered: 15 Skipped: 0



Respondents could choose multiple options. Other referred to:

- “Annex” – for the household who want to build an annex in their garden for an elderly relative
- “any of the above depending on affordability”

28

Q14: B.5 What type of property ownership would the household / individuals be seeking?

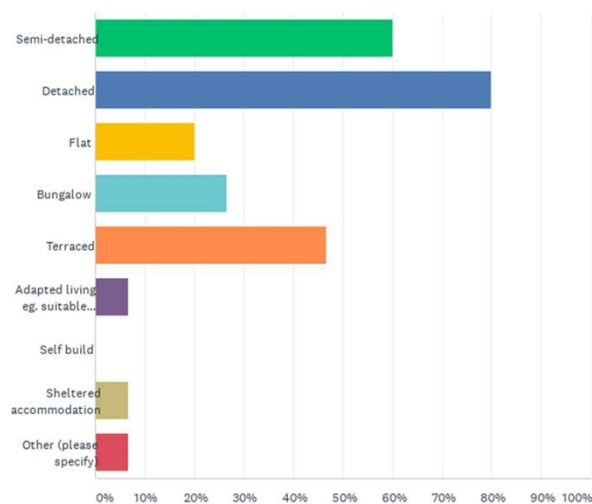
Answered: 15 Skipped: 0

ANSWER CHOICES	RESPONSES	
Own (or own with a mortgage)	80.00%	12
A form of part buy part rent scheme	26.67%	4
Renting - private landlord	20.00%	3
Renting - housing association	6.67%	1
Other (please specify)	20.00%	3
Total Respondents: 15		

29

Q15: B.6 What kind of housing would the first household / individuals be seeking? Tick all that would be considered

Answered: 15 Skipped: 0



Other was for Annex
see explanation for
question B.5

Respondents could
choose multiple
options.

30

Q15: B.6 What kind of housing would the household / individuals be seeking? Tick all that would be considered

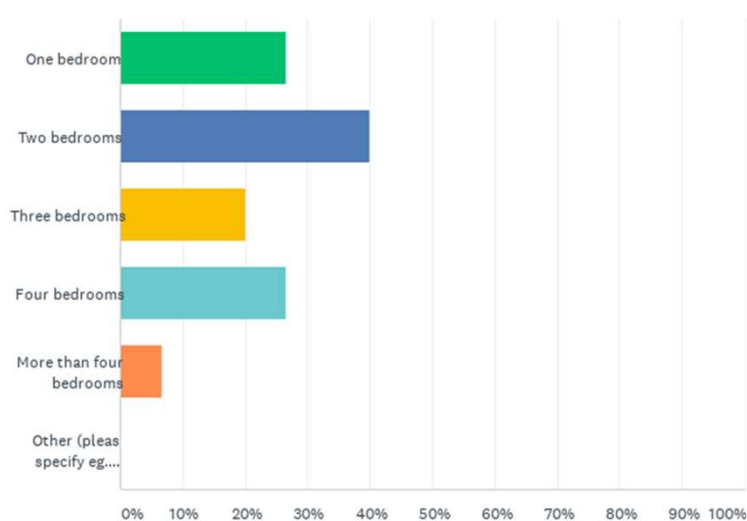
Answered: 15 Skipped: 0

ANSWER CHOICES	RESPONSES	
Semi-detached	60.00%	9
Detached	80.00%	12
Flat	20.00%	3
Bungalow	26.67%	4
Terraced	46.67%	7
Adapted living eg. suitable for a wheelchair	6.67%	1
Self build	0.00%	0
Sheltered accommodation	6.67%	1
Other (please specify)	6.67%	1
Total Respondents: 15		

31

Q16: B.7 What size of property would the individuals / household be looking for?

Answered: 15 Skipped: 0



The greatest demand is for one, two and four bedroom homes.

According to the responses in section A the majority of houses in the parish are 3 bedroom houses (44% of respondents) or more than 4 bedroom houses (24% of respondents).

32

Q16: B.7 What size of property would the individuals / household be looking for?

Answered: 15 Skipped: 0

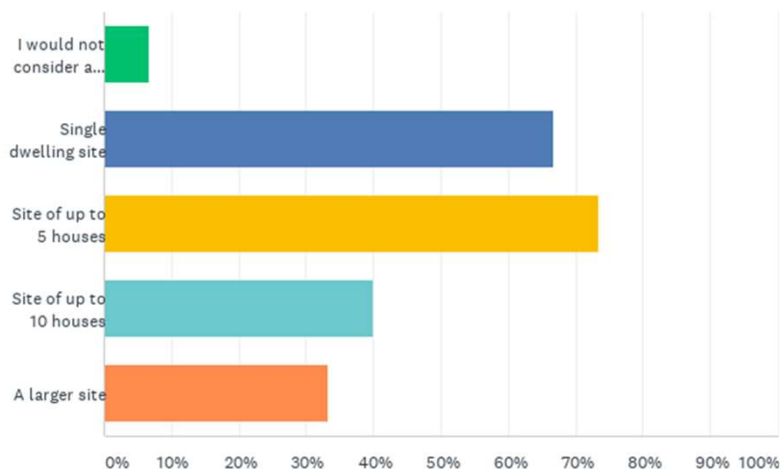
ANSWER CHOICES	RESPONSES	
One bedroom	26.67%	4
Two bedrooms	40.00%	6
Three bedrooms	20.00%	3
Four bedrooms	26.67%	4
More than four bedrooms	6.67%	1
Other (pleas specify eg. with self contained annex)	0.00%	0
Total Respondents: 15		

3 respondents ticked one and two bedroom so 15 respondents lead to 18 property choices

33

Q17: B.8 What type of new development would the household consider living in?

Answered: 15 Skipped: 0



34

Q17: B.8 What type of new development would the household consider living in?

Answered: 15 Skipped: 0

ANSWER CHOICES	RESPONSES	
I would not consider a newly built property	6.67%	1
Single dwelling site	66.67%	10
Site of up to 5 houses	73.33%	11
Site of up to 10 houses	40.00%	6
A larger site	33.33%	5
Total Respondents: 15		

The household who would not consider a newly built property want to build an annex for an elderly relative in their garden. Many respondents ticked several options. See next slide for the maximum size site respondents would consider.

35

Maximum site size respondents would consider

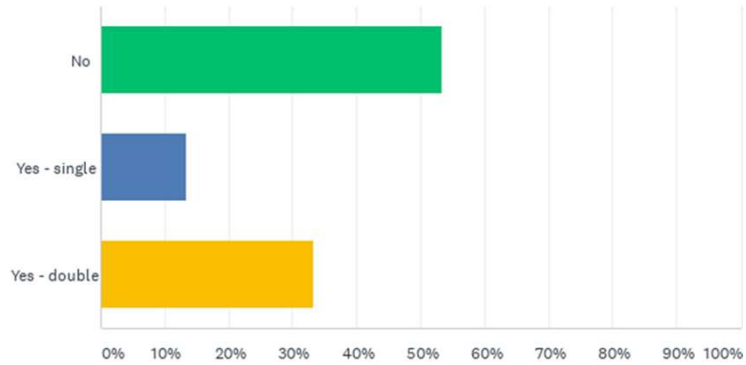
Many respondents chose multiple options in the previous slide

Answer Choice	%	Number
I would not consider a newly built property	6.7%	1
Single site	20.0%	3
Up to 5	33.3%	5
Up to 10	6.7%	1
Larger site	33.3%	5

36

Q18: B.9 Would it be essential for the household to have a garage?

Answered: 15 Skipped: 0

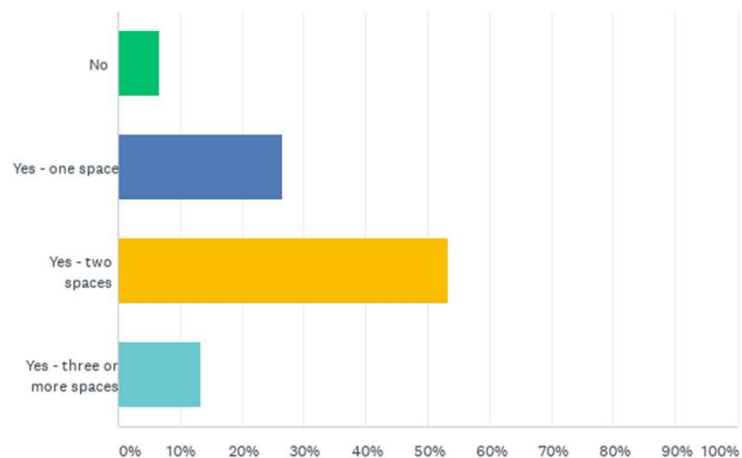


ANSWER CHOICES	RESPONSES	
No	53.33%	8
Yes - single	13.33%	2
Yes - double	33.33%	5
TOTAL		15

37

Q19: B.10 Would it be essential for the household to have off road parking?

Answered: 15 Skipped: 0



38

Q19: B.10 Would it be essential for the household to have off road parking?

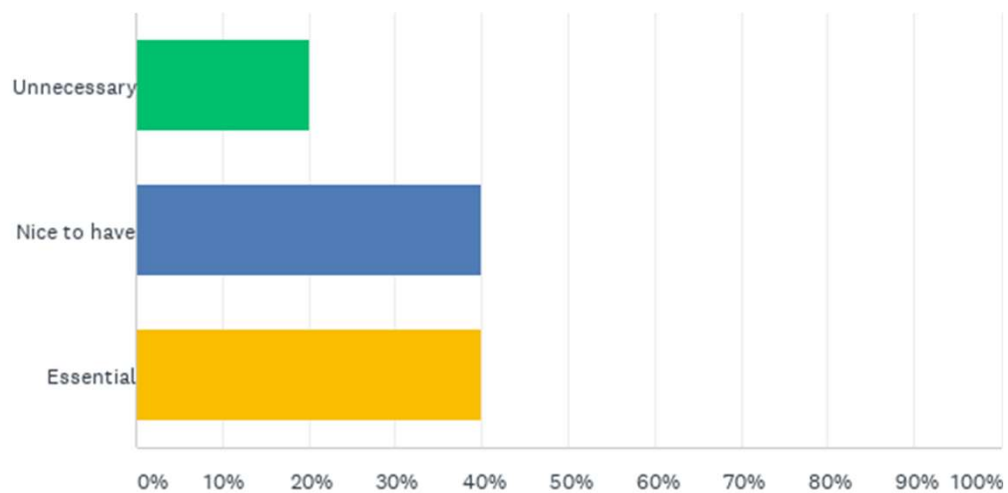
Answered: 15 Skipped: 0

ANSWER CHOICES	RESPONSES	
No	6.67%	1
Yes - one space	26.67%	4
Yes - two spaces	53.33%	8
Yes - three or more spaces	13.33%	2
TOTAL		15

39

Q20: B.11 Would the household consider a place to work at home to be:

Answered: 15 Skipped: 0



40

Q20: B.11 Would the household consider a place to work at home to be:

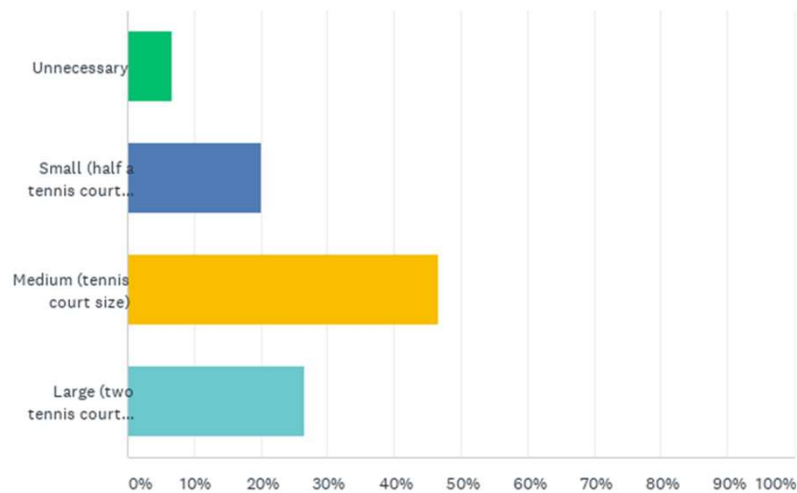
Answered: 15 Skipped: 0

ANSWER CHOICES	RESPONSES	
Unnecessary	20.00%	3
Nice to have	40.00%	6
Essential	40.00%	6
TOTAL		15

41

Q21: B.12 What size garden would the household expect / need within your anticipated budget? (A tennis court is 27 feet x 36 feet).

Answered: 15 Skipped: 0



42

Q21: B.12 What size garden would the household expect / need within your anticipated budget? (A tennis court is 27 feet x 36 feet).

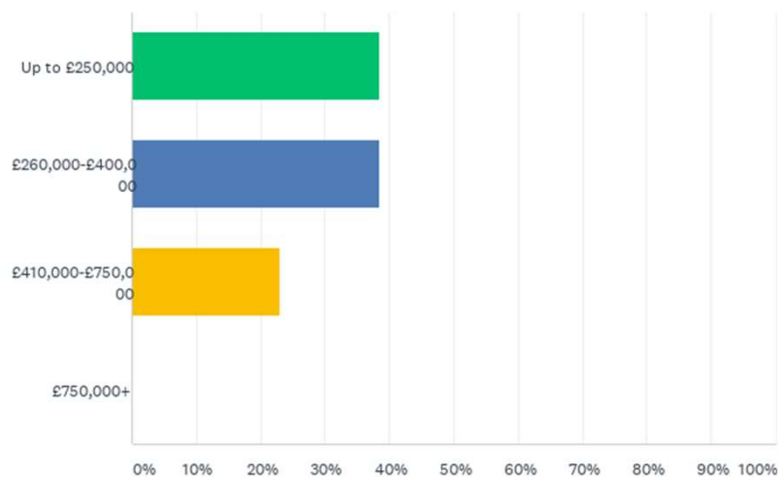
Answered: 15 Skipped: 0

ANSWER CHOICES	RESPONSES	
Unnecessary	6.67%	1
Small (half a tennis court in area)	20.00%	3
Medium (tennis court size)	46.67%	7
Large (two tennis courts or larger)	26.67%	4
TOTAL		15

43

Q22: B.13 If the household would be looking to buy and assuming house prices remain as they are today what price range would you / they be able / expect to pay for the new home?

Answered: 13 Skipped: 2



44

Q22: B.13 If the household would be looking to buy and assuming house prices remain as they are today what price range would you / they be able / expect to pay for the new home?

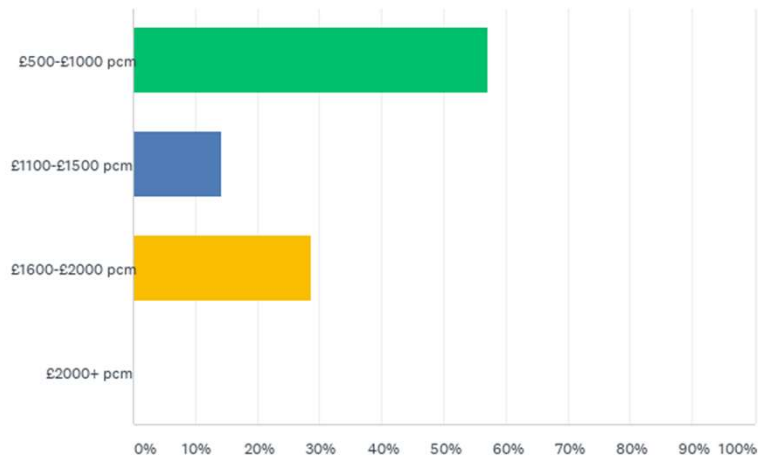
Answered: 13 Skipped: 2

ANSWER CHOICES	RESPONSES	
Up to £250,000	38.46%	5
£260,000-£400,000	38.46%	5
£410,000-£750,000	23.08%	3
£750,000+	0.00%	0
TOTAL		13

45

Q23: B.14 If the household is looking to rent and assuming rents remain as they are then what price range would you / the household expect to be able to pay for the new rental property:

Answered: 7 Skipped: 8



46

Q23: B.14 If the household is looking to rent and assuming rents remain as they are then what price range would you / the household expect to be able to pay for the new rental property:

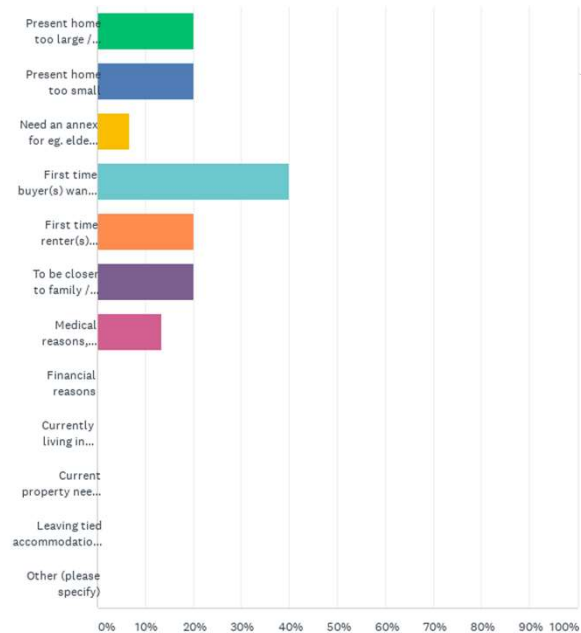
Answered: 7 Skipped: 8

ANSWER CHOICES	RESPONSES	
£500-£1000 pcm	57.14%	4
£1100-£1500 pcm	14.29%	1
£1600-£2000 pcm	28.57%	2
£2000+ pcm	0.00%	0
TOTAL		7

47

Q24: B.15 Why does the household / individuals need different housing? Tick any that apply.

Answered: 15 Skipped: 0



48

Q24: B.15 Why does the household / individuals need different housing? Tick any that apply.

Answered: 15 Skipped: 0

ANSWER CHOICES	RESPONSES	
Present home too large / would like to downsize	20.00%	3
Present home too small	20.00%	3
Need an annex for eg. elderly relative	6.67%	1
First time buyer(s) want to get on the property ladder	40.00%	6
First time renter(s) leaving home	20.00%	3
To be closer to family / carer support	20.00%	3
Medical reasons, disability, or physical needs	13.33%	2
Financial reasons	0.00%	0
Currently living in temporary accommodation	0.00%	0
Current property needs major repair	0.00%	0
Leaving tied accommodation - change of employment	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 15		

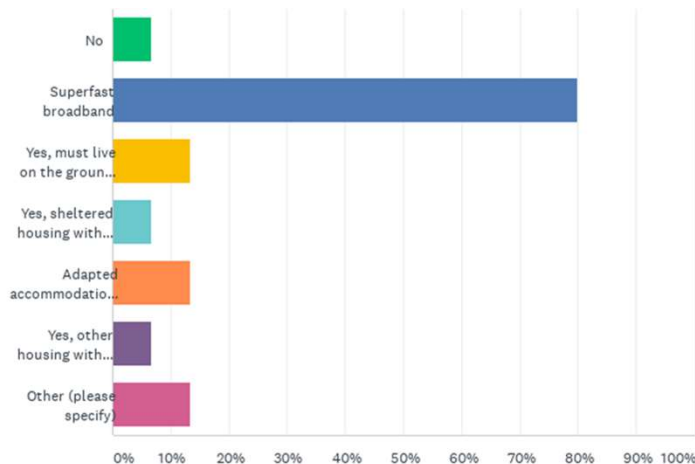
Some respondents ticked multiple choices

Hence 21 answer choices from 15 new households

49

Q25: B.16 Does / do the household / individuals have any other specific requirements?

Answered: 15 Skipped: 0



Several respondents ticked multiple options.

50

Q25: B.16 Does / do the household / individuals have any other specific requirements?

Answered: 15 Skipped: 0

ANSWER CHOICES	RESPONSES	
No	6.67%	1
Superfast broadband	80.00%	12
Yes, must live on the ground floor	13.33%	2
Yes, sheltered housing with support services	6.67%	1
Adapted accommodation eg. for wheelchair	13.33%	2
Yes, other housing with support services	6.67%	1
Other (please specify)	13.33%	2
Total Respondents: 15		

51

Household 1

Need a 2 bedroom house for each of their two children in the next 5-10 years.
 To own or part own / part rent in any area of the parish
 Semi or a detached
 Any site size
 Garage not essential but need 2 off road spaces
 Medium garden.
 Home office nice to have.
 Up to £250K
 For first time buyers to get on the property ladder
 2 homes in total

52

Household 2

Family need a house with more than 4 bedrooms for their family in 0-3 years and a one or two bedroom house for each of their two older children in the next 5-10 years.

Family house >4 bedrooms: in Staploe or Duloe, detached, on a site of up to 10 houses, to own.

Need 2 off road parking spaces, garage not essential,

Detached on a site of up to 10 houses

Garage not essential but need 2 off road spaces and a large garden.

Home office nice to have.

£410 - £750K. Current house too small. Need superfast broadband.

(One 4 bedroom house would be released in Duloe when they move).

For first time buyers to get on the property ladder in 5-10 years they need:

2 x 1 or 2 bedroom home, would consider detached, semi, terraced or a flat

They would consider a larger site, a garage would not be essential but one off road parking space would be needed. A place to work from home would be essential.

Small garden. Up to £250K or £500-1000pcm for rent. Need superfast broadband.

53

Household 3

Need a 4 bedroom house for their daughter and her family as soon as possible.
(Daughter has lived in the parish in the past).

Housing association rental in Staploe, Duloe or Upper Staploe

Semi or a detached or terraced

Any site size

Garage and off road parking not essential

Medium garden.

Home office unnecessary

Rent 500-1000pcm

Present home too small and want to be closer to family

Superfast broadband nice to have

54

Household 4

Need a 1 bedroom home for one home leaver to rent in the next 5-10 years.
 To rent in any area of the parish except Bushmead
 Detached, semi, terrace, bungalow on a single dwelling site
 Garage not essential but need 1 off road space
 Large garden. Home office essential. £500-1000 pcm
 For first time renter leaving home. Need superfast broadband

55

Household 5

Need to build a one bedroom annex for an elderly relative in their garden
 In 0-3 years
 Needs a double garage and three off road parking spaces but no garden

56

Household 6

Need a 2 bedroom house to buy for a sister aged 65-74 in 0-3 years. Only Duloe would be considered.

Semi, terraced or a bungalow on a site of up to 5 houses.

Single garage and one off road parking space needed.

Medium garden.

Home office unnecessary

Up to £250K

Present home too large and want to be closer to family

Superfast broadband essential

57

Household 7

May be interested in a 3 bedroom house for 2 people of 45-64 years in Staploe or Honeydon to own. Detached, bungalow, adapted / sheltered accommodation – depends on their health at the time.

On a site of up to 5 houses max. Single garage 2 off road spaces, somewhere to work from home would be nice to have. Small garden. £260-400K

Present home will be too large and the new house may be needed for physical / medical reasons in 5-10 years. They may need ground floor accommodation, sheltered accommodation etc. depending on their needs.

This would release one 5 bedroom house in Staploe if the household moved.

“Any future decision about moving within the parish will depend to a significant extent on how badly the parish is affected by: 1. BBC Local plan 2030 and the proposals to develop 5,000+ houses in the Parish; 2. Luton airport stack over the Parish; 3. East West rail noise – especially if this becomes a night freight route close to the Parish. If any of these degrade the current Parish living environment we will move away.”

58

Household 8

May be interested in a 4 bedroom house for each of their two home leavers getting onto the property ladder in 0-3 years and an annex / bungalow for themselves in 5-10 years.

Home leavers may be interested in a 4 bed detached home each in any area of the parish to own on a site of up to 5 houses. Need a double garage, 2 car parking spaces, place to work from home, medium garden, £260-£400K and superfast broadband

A couple of 65-74 may be interested in a bungalow for themselves in 5-10 years to own with three bedrooms on a site of up to 5 houses. They may move into their existing ground floor annex or they may be interested in a bungalow on a site of up to 5 houses. They would be moving for health reasons. If they moved to a bungalow it would be to own, with three bedrooms, detached with a double garage, three or more parking spaces, a home office would be essential, they would want a medium garden at a cost of £260-400K. They may need adapted accommodation.

A house of more than 4 bedrooms in Upper Staploe would be released if the couple of 65-74 were to move.

59

Household 9

May be interested in a 2 bedroom bungalow for an elderly relative in 0-3 years in an outlying area.

Double garage, 3 parking spaces, medium garden, up to 250K to be closer to family. (Lucy Crawford: I am not 100% sure about this one. It was from someone in Staploe who I have not been able to trace. They say they want a bungalow in an outlying area which seems a bit odd if they are in Staploe).

60

Household 10

May be interested in a 4 bedroom house for two 20-44 year olds because they are planning to have a family and need more space.

They would consider a new build, in 3-5 years in any area of the parish to own.

Detached or semi with 4 bedrooms, on a single dwelling site with a double garage, two parking spaces. A home office would be nice to have. Large garden.

£260-£400K

If renting £1600-£2000pcm

They would need superfast broadband.

A 3 bedroom house in Staploe would be released if the couple moved.

61

Household 11

May be interested in a 3 bedroom house for 2 people of 20-44 years in 5-10 years.

They would want to own a detached or semi 3 bedroom house on a single dwelling site.

A garage would not be essential but they would need 2 parking spaces.

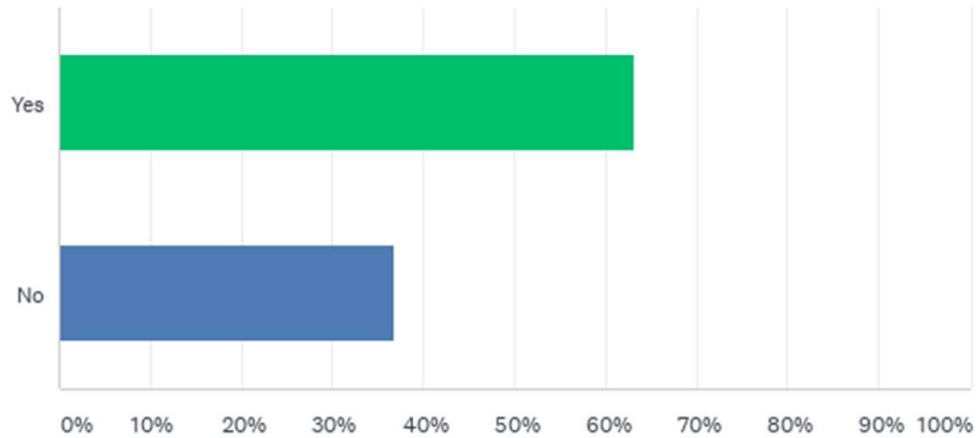
A home office would be nice to have, they would want a large garden. £410-£750K or £1100-£1500pcm to rent.

To be closer to family / carer support. Would need superfast broadband.

62

Q26: C.1 If a local need is identified and a suitable site is available, would you support new housing / new affordable housing for LOCAL people from the parish?

Answered: 38 Skipped: 3



63

Q26: C.1 If a local need is identified and a suitable site is available, would you support new housing / new affordable housing for LOCAL people from the parish?

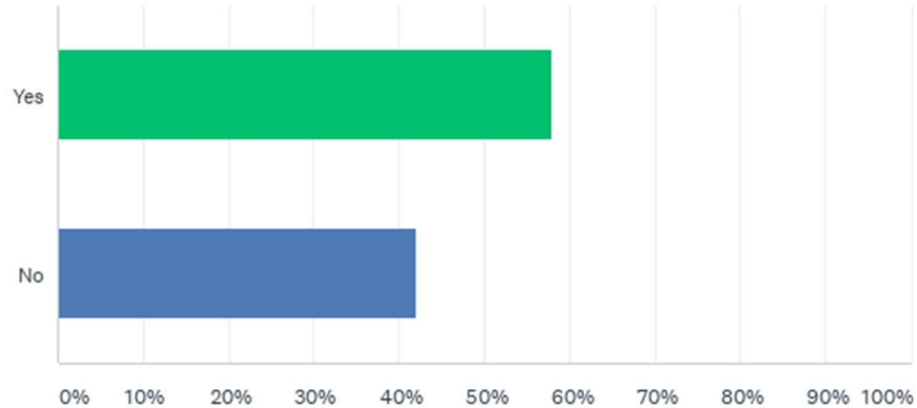
Answered: 38 Skipped: 3

ANSWER CHOICES	RESPONSES	
Yes	63.16%	24
No	36.84%	14
TOTAL		38

64

Q27: C.2 If a local need is identified and a suitable site is available, would you support new housing / new affordable housing for people with a local connection to the parish (Eg. previously lived in parish or immediate family member(parent, child or sibling) lives in the parish.

Answered: 38 Skipped: 3



65

Q27: C.2 If a local need is identified and a suitable site is available, would you support new housing / new affordable housing for people with a local connection to the parish (Eg. previously lived in parish or immediate family member(parent, child or sibling) lives in the parish.

Answered: 38 Skipped: 3

ANSWER CHOICES	RESPONSES	
Yes	57.89%	22
No	42.11%	16
TOTAL		38

66

Other Comments

Any future decision about moving within the parish will depend to a significant extent on how badly the parish is affected by:

1. BBC Local plan 2030 and the proposals to develop 5,000+ houses in the Parish;
2. Luton airport stack over the Parish;
3. East West rail noise – especially if this becomes a night freight route close to the Parish. If any of these degrade the current Parish living environment we will move away