

# Churchill and Blakedown Parish Housing Needs Survey

## Analysis of Results

April 2010

**For more information contact:**

**Chris Baker**

Research and Intelligence Unit  
Worcestershire County Council

Email: [cbaker1@worcestershire.gov.uk](mailto:cbaker1@worcestershire.gov.uk)

Website: [www.worcestershire.gov.uk/research](http://www.worcestershire.gov.uk/research)

Tel: 01905 768333



**Community First**  
*Building better communities*



**worcestershire**  
county council

## **Contents**

|                                                  |   |
|--------------------------------------------------|---|
| Introduction.....                                | 2 |
| Parish Profile.....                              | 3 |
| Analysis for Churchill and Blakedown Parish..... | 4 |
| Part A.....                                      | 5 |
| Part B.....                                      | 8 |

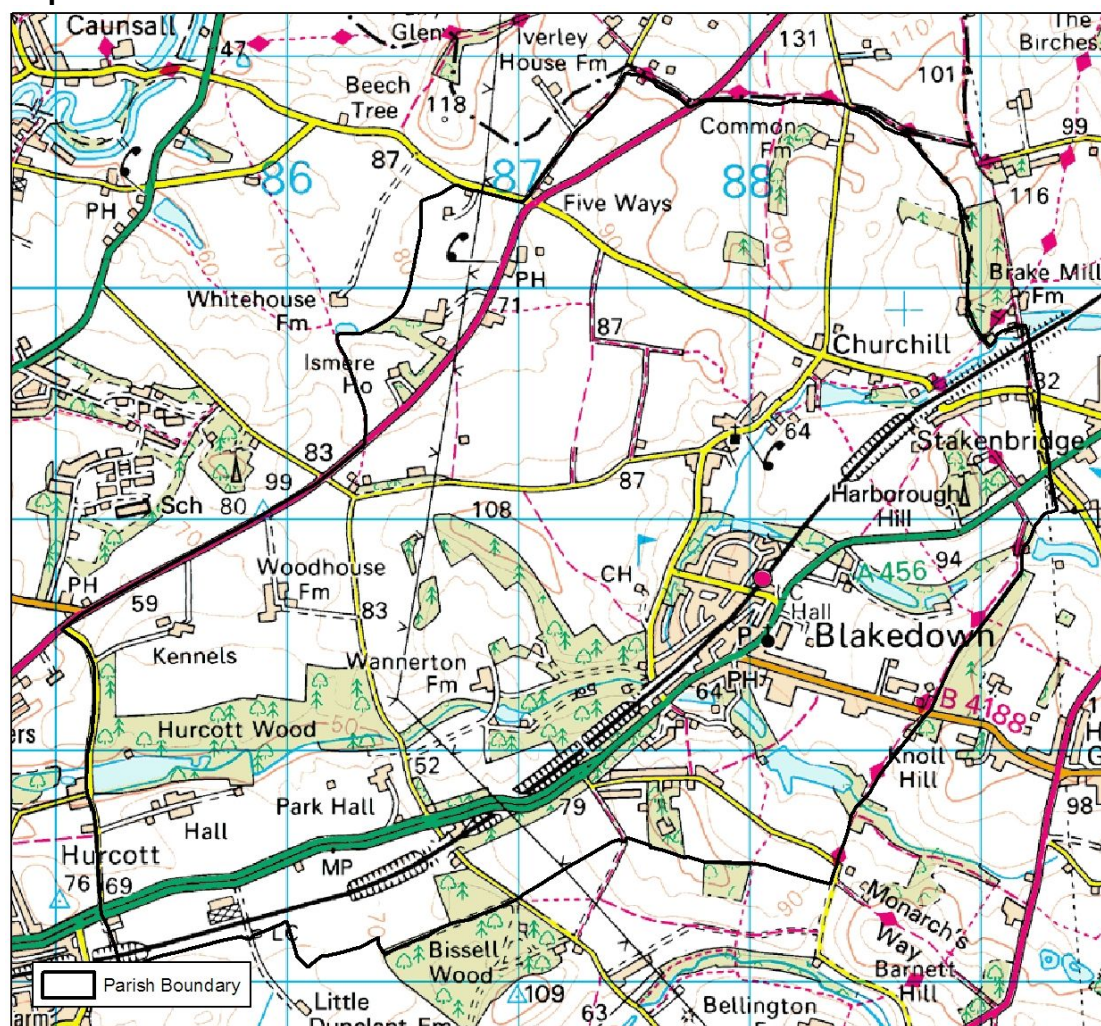
## **Introduction**

Worcestershire County Council undertook a rural housing needs survey in the Parish of Churchill and Blakedown during February 2010, on behalf of Community First.

A total of 709 surveys were sent out to each household within the Parish. The survey is designed to be completed by every householder in order to build a profile of the current households within the Parish (Part A), but also examine households with a current or future housing need (Part B).

By the deadline of Friday 26<sup>th</sup> February, 193 surveys were completed and returned, which represents a response rate of 27.2%. Different coloured forms were sent to residents of Churchill (31 responses) and Blakedown (162 responses). Results have been broken down by settlement where appropriate.

### Map of Parish



Churchill and Blakedown Parish

© Crown copyright. All rights reserved.  
Worcestershire County Council 100015914  
For reference purposes only.  
No further copies may be made.

### Parish Profile

The following statistics are taken from the 2001 Census.

Table 1: Parish Statistics

|                                       | <b>Churchill and Blakedown</b> | <b>Worcestershire</b> |
|---------------------------------------|--------------------------------|-----------------------|
| Area (Hectares)                       | 1,043                          | 173,529               |
| Number of Households                  | 667                            | 223,049               |
| Number of People Living in Households | 1,566                          | 532,823               |
| Average Household Size                | 2.35                           | 2.39                  |

Table 2: Household Types

| <b>Household Type</b>    |                                                | <b>Churchill and Blakedown</b> | <b>Worcestershire</b> |
|--------------------------|------------------------------------------------|--------------------------------|-----------------------|
| One person               | Pensioner                                      | 13.2%                          | 13.7%                 |
|                          | Other                                          | 11.2%                          | 12.8%                 |
| One Family and no others | Pensioner                                      | 13.5%                          | 10.1%                 |
|                          | Couple households with no children             | 21.4%                          | 20.8%                 |
|                          | Couple households with dependent children      | 22.3%                          | 22.8%                 |
|                          | Lone parent households with dependent children | 2.5%                           | 4.9%                  |
|                          | All children non-dependent                     | 12.6%                          | 10.0%                 |
| Other                    | Other                                          | 3.1%                           | 4.9%                  |

Table 3: Tenure

|                  | <b>Churchill and Blakedown</b> | <b>Worcestershire</b> |
|------------------|--------------------------------|-----------------------|
| Owner Occupier   | 79.7%                          | 75.5%                 |
| Shared Ownership | 0.0%                           | 0.5%                  |
| Social Rented    | 11.1%                          | 15.2%                 |
| Private Rented   | 6.2%                           | 5.9%                  |
| Rent from Other  | 3.0%                           | 2.9%                  |

Table 4: Property Type

|                                                | <b>Churchill and Blakedown</b> | <b>Worcestershire</b> |
|------------------------------------------------|--------------------------------|-----------------------|
| House or Bungalow – Detached                   | 49.6%                          | 34.8%                 |
| House or Bungalow – Semi-detached              | 31.5%                          | 34.1%                 |
| House or Bungalow – Terraced                   | 9.0%                           | 18.8%                 |
| Flat, maisonette or apartment                  | 10.0%                          | 11.6%                 |
| Caravan or other mobile or temporary structure | 0.0%                           | 0.8%                  |

### **Analysis for Churchill and Blakedown Parish**

## Part A

### Q1: Do you live in Churchill and Blakedown Parish?

All respondents stated they live in Churchill and Blakedown Parish.

### Q2: Which of the following best describes your household composition?

**Table 5**

| Household Composition               | Number of Responses | % of Total Respondents |
|-------------------------------------|---------------------|------------------------|
| Single (under 60)                   | 4                   | 2.2                    |
| Single (60+)                        | 32                  | 17.2                   |
| Couple (Under 60)                   | 24                  | 12.9                   |
| Couple (60+)                        | 59                  | 31.7                   |
| Lone parent (one child)             | 3                   | 1.6                    |
| Lone parent (two children)          | 2                   | 1.1                    |
| Lone parent (three children)        | 0                   | 0.0                    |
| Lone parent (four children or more) | 1                   | 0.5                    |
| Family (one child)                  | 16                  | 8.6                    |
| Family (two children)               | 25                  | 13.4                   |
| Family (three children)             | 3                   | 1.6                    |
| Family (four children or more)      | 1                   | 0.5                    |
| Other                               | 16                  | 8.6                    |

Base 186 respondents

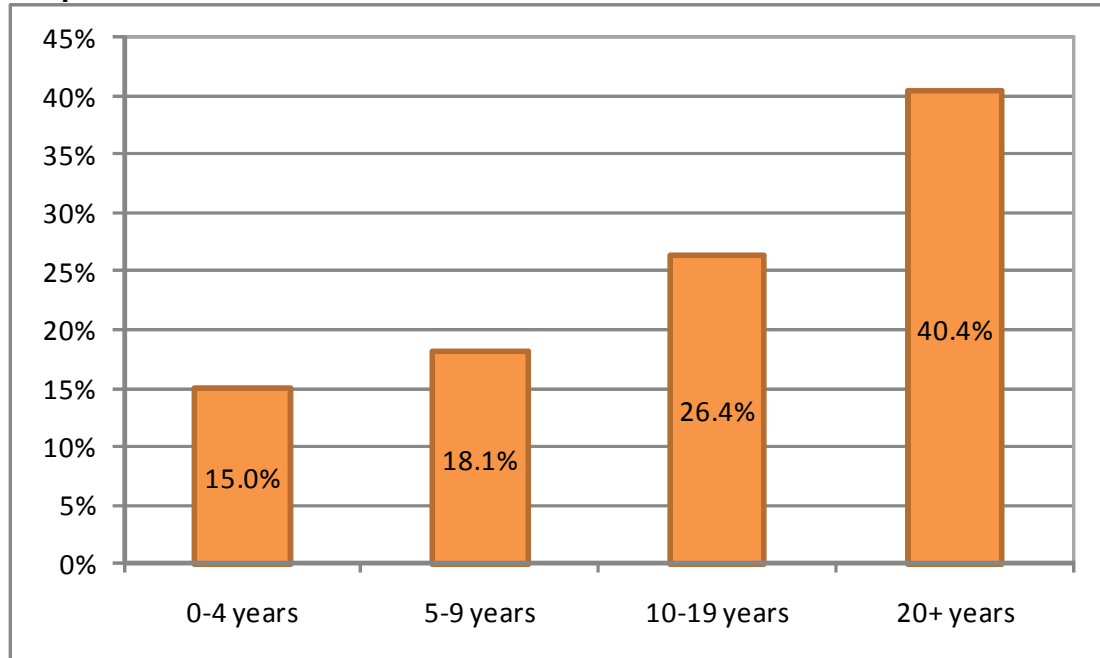
The most common household composition in Churchill and Blakedown Parish is those containing couples over the age of 60 (31.7%), followed by single households over the age of 60 (17.2%). Couple households make up 44.6% of the households compared to just 19.4% of households made up of single people. There are 6 lone parent households (3.2%) and family households make up 23.6% of Churchill and Blakedown Parish. There were 16 respondents who selected other and their comments are listed below:

- Couple 1 under 60 1 over 60 & daughter 21yrs
- 1 over 60 & 1 under 60
- Widow
- Widowed
- Couple under 60, 2 children, one dependent medical needs
- Couple 60+ one adult son
- Couple 1 under 60 1 over 60
- Couple 1 over 60, 1 under 60
- 2 single under 60, 1 single 60+
- Couple with 1 child & a parent
- Widow live on my own
- Widow 70+
- Couple male 60+ female 50+
- Widow
- Couple 1 60+, 1 under 60
- Widow

- 2 brothers

**Q3: How long have you lived in your present home?**

**Graph 1**



Base: 193 respondents

Two thirds of households (66.8%) have lived in the parish for 10 years or more.

**Q4: What is your current tenure?**

**Table 6**

|                                      | Number of Responses | % of Total Respondents |
|--------------------------------------|---------------------|------------------------|
| Owner Occupier                       | 165                 | 86.4                   |
| Privately Renting                    | 11                  | 5.8                    |
| Housing Association Renting          | 14                  | 7.3                    |
| Housing Association Shared Ownership | 0                   | 0                      |
| Immediate Rent                       | 0                   | 0                      |
| Lodging with Another Household       | 0                   | 0                      |
| Living with Parents/Relatives        | 0                   | 0                      |
| In Housing Tied to Your Job          | 1                   | 0.5                    |
| Other                                | 0                   | 0                      |

Base: 191 respondents

The vast majority of respondents (86.4%) are currently owner occupiers.

**Q5: What type of accommodation do you live in? And Q6: How many rooms does your current home have?**

**Table 7**

|                             | <b>Number of Responses</b> | <b>% of Total Respondents</b> |
|-----------------------------|----------------------------|-------------------------------|
| House                       | 160                        | 82.9                          |
| Bungalow                    | 23                         | 11.9                          |
| Flat or Apartment           | 9                          | 4.7                           |
| Mobile Home                 | 0                          | 0                             |
| Static Caravan or Park Home | 0                          | 0                             |
| Other                       | 1                          | 0.5                           |

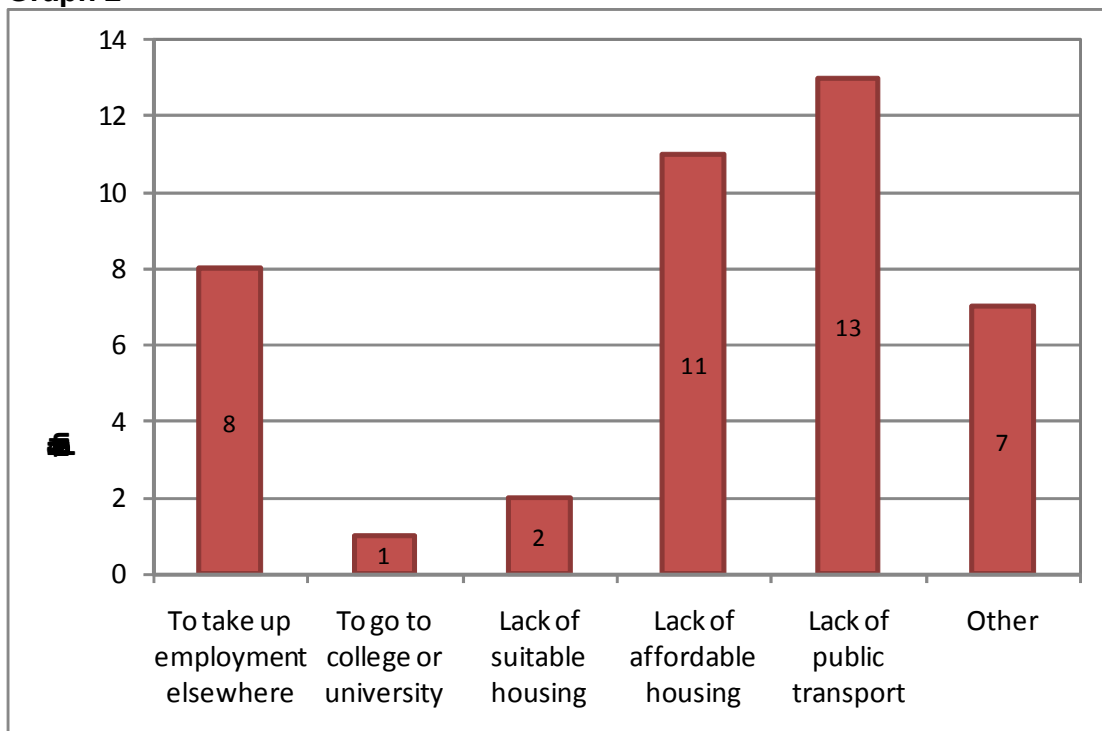
Base: 193 respondents

82.9% of respondents live in a house with most having three (35.2%) or four (37.8%) bedrooms. 11.9% of respondents live in a bungalow with most respondents having 2 bedrooms. One respondent who said other stated they live in a cottage.

**Q7: Have any members of your household moved away from the parish in the last five years? And Q8: Why did they leave?**

35 (18.9%) respondents stated members of their household have moved away in the last 5 years.

**Graph 2**



Base: 35 respondents

As shown in Graph 2, 13 respondents said the reason members of their household left was due to lack of public transport. 11 respondents said the

reason was due to lack of affordable housing, 8 respondents who said it was to take up employment elsewhere, and two respondents said lack of suitable housing. 6 respondents said other and wrote the following comments:

- Divorce
- Deceased
- Relationship breakdown
- Lifestyle
- Divorce
- Emigrated to Australia
- Got married but would prefer to live in Blakedown to be near aging parents

**Q9: Are you in favour of additional affordable housing being provided within Churchill and Blakedown Parish for local people?**

59.8% of respondents stated they were in favour of additional affordable housing being provided within the parish for local people. 22.8% said they were not in favour and 17.5% were unsure.

**Table 8**

|        | Churchill           |                  | Blakedown           |                  | Total               |                        |
|--------|---------------------|------------------|---------------------|------------------|---------------------|------------------------|
|        | Number of Responses | % of Respondents | Number of Responses | % of Respondents | Number of Responses | % of Total Respondents |
| Yes    | 17                  | 54.8             | 96                  | 60.8             | 113                 | 59.8                   |
| No     | 8                   | 25.8             | 35                  | 22.2             | 43                  | 22.8                   |
| Unsure | 6                   | 19.4             | 27                  | 17.1             | 33                  | 17.5                   |

Base: 189 respondents

**Q10: Are you, or anyone else from your household (they may currently be residing temporarily elsewhere) likely to need affordable housing within the Churchill and Blakedown Parish area now or in the next five years?**

15.5% of respondents (30 respondents) commented they or someone else from their household will need affordable housing within the Churchill and Blakedown Parish area now or in the next five years.

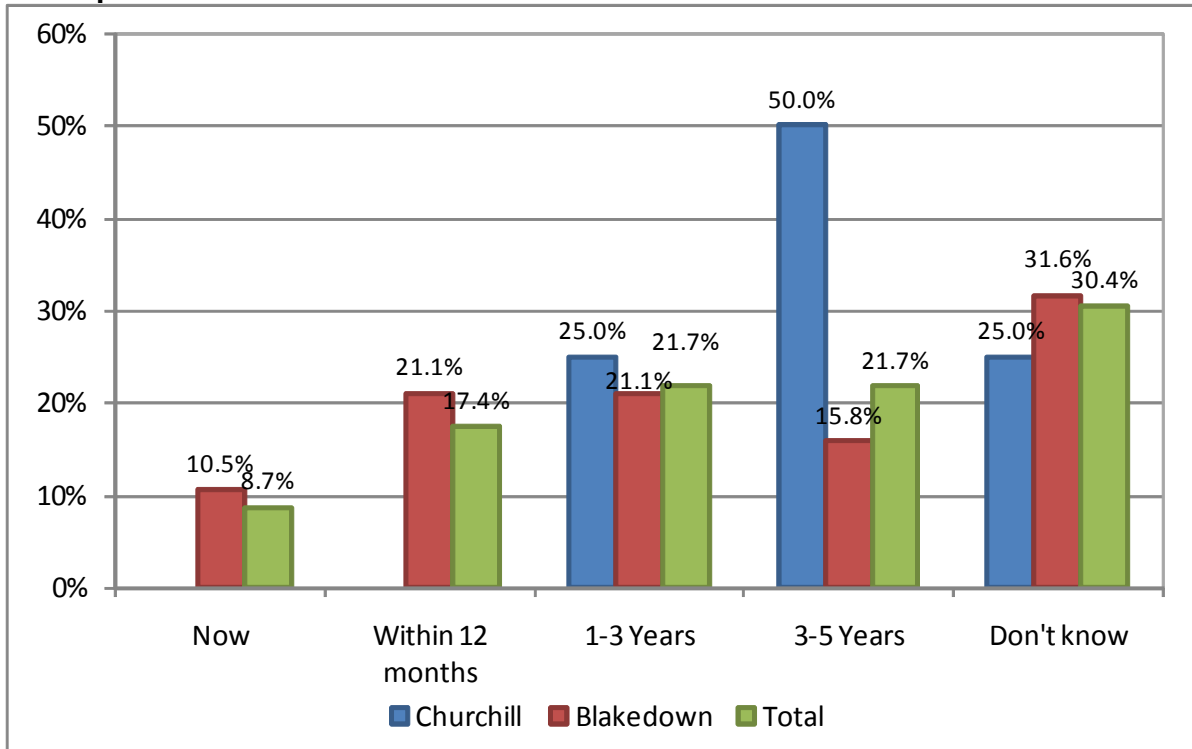
**Part B**



A total of 30 respondents (15.5% of total respondents) stated they are likely to need affordable housing with the Parish now or in the next 5 years and were subsequently directed to complete Part B of the survey, which asks about their housing need.

**Q11: When will you need to change your accommodation?**

**Graph 3**



Base: 23 respondents (4 Churchill and 19 Blakedown)

The time period required for respondents to change their accommodation varies significantly. 8.7% stated they need to move now, 17.4 % within a year and 21.7% between 1 and 3 years. Three in ten respondents don't know when they will need to change their accommodation.

**Q12: What is the main reason why you need to move?**

**Table 9**

| Reason                               | Churchill | Blakedown | Total |
|--------------------------------------|-----------|-----------|-------|
| Need independent accommodation       | 0.0%      | 20.8%     | 18.5% |
| Need larger accommodation            | 0.0%      | 12.5%     | 11.1% |
| Need smaller accommodation           | 33.3%     | 8.3%      | 11.1% |
| Present home in poor state of repair | 0.0%      | 4.2%      | 3.7%  |
| Need permanent accommodation         | 33.3%     | 0.0%      | 3.7%  |
| Need older persons accommodation     | 33.3%     | 16.7%     | 18.5% |
| Need specially adapted home          | 0.0%      | 4.2%      | 3.7%  |
| Need to be closer to relatives       | 0.0%      | 8.3%      | 7.4%  |
| Moved away and wish to return        | 0.0%      | 8.3%      | 7.4%  |
| Other                                | 0.0%      | 16.7%     | 14.8% |

Base: 24 respondents (3 Churchill and 21 Blakedown)

6 respondents said other and wrote the following comments:

- The need is for an elderly relative who requires housing close to us because of failing health
- Dependent disabled child will need independent/supported housing/flat
- Need a bungalow
- Live and work in Blakedown but struggling to afford the high rent as I am single parent
- Move out of parents house
- Daughter and her husband have a ground floor flat (council) with enormous garden, too much to handle while out of work. Problems with older neighbours not appreciating young family and baby. Damp bedrooms.

### Q13: What is your current housing status?

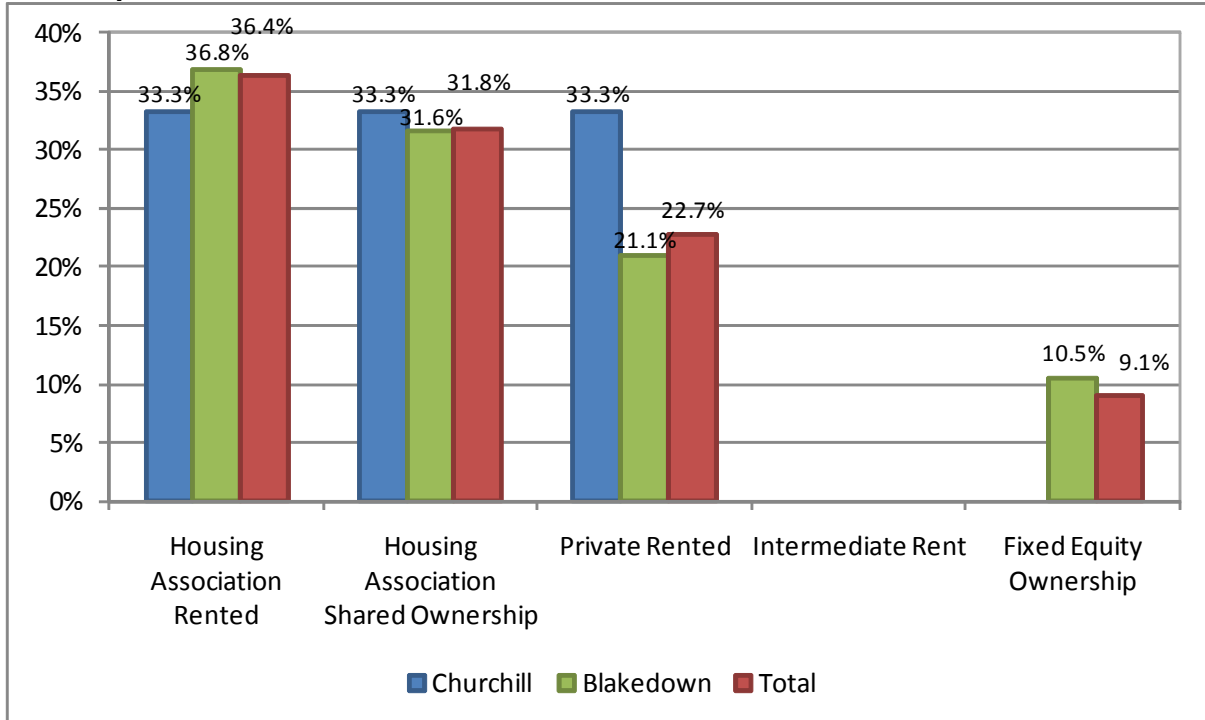
**Table 10**

| Tenure                               | Churchill |                  | Blakedown |                  | Total |                        |
|--------------------------------------|-----------|------------------|-----------|------------------|-------|------------------------|
|                                      | No.       | % of Respondents | No.       | % of Respondents | No.   | % of Total Respondents |
| A home owner                         | 1         | 25.0             | 11        | 52.4             | 12    | 48.0                   |
| Privately Renting                    | 3         | 75.0             | 4         | 19.0             | 7     | 28.0                   |
| Housing Association Renting          | 0         | 0.0              | 2         | 9.5              | 2     | 8.0                    |
| Housing Association Shared Ownership | 0         | 0.0              | 0         | 0.0              | 0     | 0.0                    |
| Lodging with another household       | 0         | 0.0              | 0         | 0.0              | 0     | 0.0                    |
| Living with parents/relatives        | 0         | 0.0              | 1         | 4.8              | 1     | 4.0                    |
| Fixed Equity Ownership               | 0         | 0.0              | 3         | 14.3             | 3     | 12.0                   |
| In housing tied to your job          | 0         | 0.0              | 0         | 0.0              | 0     | 0.0                    |
| Other                                | 0         | 0.0              | 0         | 0.0              | 0     | 0.0                    |

Base: 25 respondents (4 Churchill and 21 Blakedown)

### Q14: What type of accommodation would you prefer?

**Graph 5**



Base: 22 respondents (3 Churchill and 19 Blakedown)

**Q15: If you would prefer to buy and want to apply for shared ownership, please give the maximum mortgage you could afford?**

**Table 11**

| Maximum Mortgage | Number of Responses | % of Total Respondents |
|------------------|---------------------|------------------------|
| Below £50,000    | 0                   | 0.0                    |
| £50,000-55,000   | 1                   | 8.3                    |
| £55,000-60,000   | 0                   | 0.0                    |
| £60,000-65,000   | 2                   | 16.7                   |
| £65,000-70,000   | 2                   | 16.7                   |
| £70,000-75,000   | 0                   | 0.0                    |
| £75,000-80,000   | 1                   | 8.3                    |
| £80,000-85,000   | 1                   | 8.3                    |
| £85,000-90,000   | 0                   | 0.0                    |
| £90,000-95,000   | 0                   | 0.0                    |
| £95,000-100,000  | 2                   | 16.7                   |
| Above £100,000   | 3                   | 25.0                   |

Base: 12 respondents

**Q16: If you would prefer to rent from a Housing Association, please give the maximum rent you could afford on a monthly basis?**

**Table 12**

| Maximum Rent | Number of Responses | % of Total Respondents |
|--------------|---------------------|------------------------|
| Below £200   | 1                   | 6.7                    |
| £200-250     | 2                   | 13.3                   |
| £250-300     | 3                   | 20.0                   |
| £300-350     | 4                   | 26.7                   |
| £350-400     | 1                   | 6.7                    |
| £400-450     | 0                   | 0.0                    |
| £450-500     | 2                   | 13.3                   |
| £500+        | 2                   | 13.3                   |

Base: 15 respondents

**Q17: Please tell us the household composition of those that will need to move into affordable housing?**

**Table 13**

| Household Composition          | Churchill           |                        | Blakedown           |                        |
|--------------------------------|---------------------|------------------------|---------------------|------------------------|
|                                | Number of Responses | % of Total Respondents | Number of Responses | % of Total Respondents |
| Single (under 60)              | 1                   | 25.0                   | 5                   | 26.3                   |
| Single (60+)                   | 0                   | 0.0                    | 1                   | 5.3                    |
| Couple (Under 60)              | 0                   | 0.0                    | 3                   | 15.8                   |
| Couple (60+)                   | 2                   | 50.0                   | 3                   | 15.8                   |
| Lone parent (one child)        | 0                   | 0.0                    | 1                   | 5.3                    |
| Lone parent (two children)     | 0                   | 0.0                    | 0                   | 0.0                    |
| Lone parent (three children)   | 0                   | 0.0                    | 0                   | 0.0                    |
| Lone parent (four children +)  | 0                   | 0.0                    | 0                   | 0.0                    |
| Family (one child)             | 1                   | 25.0                   | 2                   | 10.5                   |
| Family (two children)          | 0                   | 0.0                    | 1                   | 5.3                    |
| Family (three children)        | 0                   | 0.0                    | 1                   | 5.3                    |
| Family (four children or more) | 0                   | 0.0                    | 0                   | 0.0                    |
| Other                          | 0                   | 0.0                    | 2                   | 10.5                   |

Base: 23 respondents (4 Churchill and 19 Blakedown)

2 respondents wrote the following comments:

- Special needs accommodation for young adult
- Couple 1 over 60 and 1 under 60

**Q18: Do you have a local connection with Churchill and Blakedown Parish based on the lettings criteria detailed below?**

20 out of 22 (90.9%) respondents do have a local connection with Churchill and Blakedown Parish. 8 respondents did not answer this question.

**Q19: Do you have a local involvement in the Parish with any of the following?**

**Table 14**

| <b>Local Involvement</b>    | <b>Number of Responses</b> | <b>% of Total Respondents</b> |
|-----------------------------|----------------------------|-------------------------------|
| Child in Local School       | 7                          | 31.8                          |
| Child in Local Organisation | 3                          | 13.6                          |
| Member of Local Sports Club | 3                          | 13.6                          |
| Affiliated to Local Church  | 6                          | 27.3                          |
| Member of Local Social Club | 5                          | 22.7                          |
| Local Voluntary Helper      | 7                          | 31.8                          |
| Other                       | 2                          | 9.1                           |

Base: 22 Respondents

Two respondents wrote the following comments:

- PTA, Running Group
- Work in Blakedown

**Q20: If affordable housing was built in Churchill and Blakedown Parish, which part of the parish would be your preferred choice?**

24 respondents wrote the following comments:

- 12 x Blakedown
- No preferred choice
- Anywhere
- Blakedown or Churchill
- Station Road, on land which has development approval
- It does necessarily have to be affordable as I would be selling my current house
- Churchill
- Playgroups
- Blakedown, Belbroughton Rd (Nursery site)
- Blakedown, Belbroughton Rd
- Churchill village
- Either preferably Blakedown
- Churchill Lane - currently a gypsy site (unauthorised)

**Q21: If you prefer to rent or want to apply for shared ownership, are you currently registered with Wyre Forest District Council on their Home Choice Plus Common Housing Register?**

81.0% of respondents who answered this question said they were not currently registered with Home Choice Plus.

**Q22: If No, would you like us to send you an application form and if so please record your name and address at the end of this form (Part C).**

Four respondents stated they would to be sent an application form, although 12 respondents completed their details in Part C.

## 1. Conclusion

A response rate of 27.2% was achieved for this survey but it is possible not all residents with a housing need will have responded although in their interests to do so.

This survey highlights the need for a minimum of 17 additional affordable housing units within the parish for people with a local connection (i.e. excludes those who do not have a local connection or would prefer private rented accommodation).

Five households stating they will need to change their accommodation in the next year. The demand is split between the different tenures; Fixed Equity Ownership, Housing Association Shared Ownership and Housing Association Rented accommodation.

**Note:** Five respondents (2 in Churchill and 3 in Blakedown) who stated they are likely to need affordable housing within the parish area did not complete enough information in Part B to establish what their housing need would be.

**Table 15: Need to Change Accommodation - Churchill Parish**

| Timescale  | Household Type    | Current Tenure    | LC  | Preferred Tenure                                       |
|------------|-------------------|-------------------|-----|--------------------------------------------------------|
| 1-3 years  | Family (1 child)  | Privately renting | Y   | Housing Association Shared Ownership (£65,000-£70,000) |
| 3-5 years  | Couple (60+)      | Privately renting | Y   | Housing Association Renting (£500+)                    |
| 3-5 years  | Couple (60+)      | Owner occupier    | N/A | Private Rent                                           |
| Don't know | Single (Under 60) | Privately renting | Y   | Unknown                                                |

**Table 16: Need to Change Accommodation - Blakedown Parish**

| Timescale        | Household Type        | Current Tenure                | LC | Preferred Tenure                                 |
|------------------|-----------------------|-------------------------------|----|--------------------------------------------------|
| Now              | Lone parent (1 child) | Privately renting             | Y  | Housing association rented (£450-£500)           |
| Now              | Single (Under 60)     | Owner occupier                | Y  | Fixed equity ownership (£95,000-£100,000)        |
| Within 12 months | Single (60+)          | Owner occupier                | Y  | Housing Association Shared Ownership (£100,000+) |
| Within 12 months | Single (Under 60)     | Living with parents/relatives | Y  | Private Rent                                     |
| Within 12 months | Family (1 child)      | Housing Association Renting   | Y  | Housing Association Rented (£300-£350)           |
| Within 12 months | Family (2 children)   | Privately Renting             | Y  | Housing Association Rented (£450-£500)           |
| 1-3 years        | Couple (60+)          | Owner occupier                | Y  | Fixed Equity Ownership                           |
| 1-3 years        | Single (Under 60)     | Owner occupier                | Y  | Housing association rented (£300-£350)           |
| 1-3 years        | Other (Couple)        | Housing Association Renting   | Y  | Housing association rented (£200-£250)           |
| 1-3 years        | Family (3 children)   | Owner occupier                | N  | Housing Association Shared Ownership (£100,000+) |

**Table 16 Continued: Need to Change Accommodation - Blakedown Parish**

| Timescale  | Household Type                         | Current Tenure                 | LC  | Preferred Tenure                                       |
|------------|----------------------------------------|--------------------------------|-----|--------------------------------------------------------|
| 3-5 years  | Single (Under 60)                      | Living with parents/relatives  | Y   | Housing Association Shared Ownership (£60,000-£65,000) |
| 3-5 years  | Couple (under 60)                      | Lodging with another household | Y   | Housing Association Shared Ownership (£75,000-£80,000) |
| 3-5 years  | Couple (60+)                           | Owner occupier                 | Y   | Private Rent                                           |
| Don't know | Family (1 child)                       | Privately rented               | Y   | Housing Association Rented (£500+)                     |
| Don't know | Other (Young adult with special needs) | Owner occupier                 | Y   | Private Rent                                           |
| Don't know | Couple (Under 60)                      | Owner occupier                 | N/A | Unknown                                                |
| Don't know | Couple (60+)                           | Privately rented               | N   | Housing Association Rented (£250-£300)                 |
| Don't know | Single (60+)                           | Owner occupier                 | N/A | Unknown                                                |
| Don't know | Couple (Under 60)                      | Owner occupier                 | Y   | Housing Association Shared Ownership                   |
| Unknown    | Single (Under 60)                      | Living with parents/relatives  | Y   | Housing Association Shared Ownership (£60,000-£65,000) |
| Unknown    | Single (60+)                           | Owner occupier                 | Y   | Private Rent                                           |

Table 15 and 16 summarises the current household/tenure and preferred tenure of all respondents who stated they are likely to have a need for affordable housing in the next five years. Of the 24 respondents who supplied enough information to assess their housing need, at least 20 have a local connection to Churchill and Blakedown Parish. Of these 20 respondents, 17 stated they would prefer an affordable housing tenure.

Churchill and Blakedown is a rural parish, with two thirds of residents having lived in their homes for 10 years or more. The majority of households within the parish are made up of couples without children. 86.4% of households in the parish are owner occupiers, who live in predominantly 3 or 4 bedroom houses.

The mean household income for Churchill and Blakedown Parish is £47,816 compared to £36,251 for Worcestershire<sup>1</sup>. Those in housing need are likely to have household incomes much lower than this average figure making it extremely difficult to raise a large enough mortgages to buy on the open market. Hence, if they would like to stay living within the parish, forms of affordable housing such as social rent, shared ownership or low cost home ownership is required.

<sup>1</sup> Source: CACI, PayCheck 2009.