

# CPRE Rutland Housing Needs Survey

## Uppingham Pilot Report

### December 2020



## Executive Summary

### 1. Rutland 2036

1.1 The CPRE Rutland 2036 project was commissioned during the Spring of 2020 with the help of regional and national grants to address a number of issues vital to the future of Rutland.

In consultation with the local community the project, still ongoing, seeks to: -

- In collaboration with Rutland County Council and a team of supporting consultants, research and publish a community led vision for the future of the county entitled ‘Rutland 2036’
- In collaboration with Rutland County Council and a team of supporting consultants, address the key theme of ‘affordable housing’ by designing, publishing and piloting a comprehensive housing needs survey that, following testing, may be promoted for use by all parishes in Rutland
- Following community engagement, address perceived shortcomings in the emerging Rutland Local Plan by submitting a professionally researched and prepared response to the County Council final public consultation on the plan and making such subsequent representations to the Planning Inspectorate as are required
- Address how the Rutland countryside and rural environment might best be protected and enhanced post Brexit with particular regard for its market towns and villages
- Create a new online presence for CPRE Rutland incorporating a new website at [www.cpre Rutland.uk](http://www.cpre Rutland.uk) and a new social media presence on the more popular apps.

### 2. Affordable Housing Survey

2.1 This interim report looks specifically at the methodology and outcomes of the affordable housing survey pilot and makes recommendations for its enhancement and deployment across the county. CPRE Rutland is grateful to the following organisations for their support in designing and delivering the survey pilot

- The CPRE consultancy team
- Rutland County Council
- Locality
- Uppingham Homes CLT
- Uppingham Neighbourhood Forum
- Uppingham First Community Partnership

2.2 The pilot test of the new survey was undertaken in the market town of Uppingham in Rutland in September 2020. A paper copy was hand delivered to all 1900 homes in the town. Population is circa 4900, providing a substantial sample size eliciting 173 useable responses. An online survey option was also made available with an additional 8 people selecting this option.

Conscious that younger people might be more likely to respond to a shorter more tailored online needs analysis, a supplementary youth survey was deployed online using Survey Monkey. This attracted 16 respondents. A separate data report on this mini survey is being prepared.

In recognition of the support and collaboration given to deliver and collect such a large-scale pilot (1900 dwellings) in Uppingham, the CPRE Rutland Executive has agreed that the project

summary data outcomes be shared with the town's Community Land Trust, Uppingham Homes CLT (see [www.uppinghamhomes.uk](http://www.uppinghamhomes.uk)) which has embarked on a Homes England and Locality supported initiative to build affordable homes for younger people. It is noted that the CLT serves all of its adjoining parishes, not just Uppingham itself.

### **3. Methodology**

3.1 To try and ensure completion of the pilot survey by a representative sample of residents, the design team produced a four-component survey with each being capable of being customised by other villages in the county. The components are: -

- I. A 12-page A5 housing needs survey booklet on quality card
- II. An online version of the 12-page survey using Survey Monkey
- III. A supplementary online Young Person's Housing Needs Survey using Survey Monkey
- IV. A Microsoft Access/Excel Housing Survey Database Record Sheet for housing needs analysis

### **4. Survey Design**

4.1 Creation of the CPRE Rutland Housing Needs Survey has been a team effort but the survey suite has principally constructed by: -

- Technical lead - Neil Boughey - Acorn Planning - Lincolnshire
- Graphic Design and Online - Sarah Hatherill - Well Street Studio - Langham

### **5. Key Pilot Survey Outcomes**

- a) 173 households (from 1900) responded to the paper survey (9.1%) and 8 to the online survey (two of who have non Uppingham postcodes)
- b) Survey respondents reflect the present social and economic construct of Uppingham
- c) No respondent is already on the RCC housing waiting list
- d) A significant percentage of respondents wish to continue living in Rutland
- e) 19 of the respondents may move home in the next five years with a further 38 not being sure they will stay where they are. Ten respondents indicate it will be new households they will be setting up.
- f) Uppingham housing priorities identified include the need for affordable housing and homes to downsize into
- g) Both homeownership and home rental are sought by respondents.

### **6. Survey Improvements Thought Desirable Following the Pilot Study**

6.1 Aware that the survey was in a pilot phase, a number of observers and respondents made suggestions for improving the construct of the survey. These include: -

- Some renumbering would improve movement through the survey
- Greater clarity required about where to move on to where a section is not applicable
- A little more sign posting is required within the survey
- A number of typos and a numbering error in the questionnaire require correction.

## 7. Executive Summary

7.1 The project has produced a valuable research tool and viable copyrighted product for CPRE Rutland which should be of great service to Rutland parishes and the county council. Once the survey improvements listed above are made, the survey package with options can become an available download on a new commercial section of the CPRE Rutland website. Pricing is a matter for the CPRE Executive.

7.2 The Uppingham pilot revealed a range of valuable economic and social data of significance to an updated Neighbourhood Plan and to the town's Community Land Trust. It is therefore recommended that this report be published online so that access can be gained by both the community and Uppingham Town Council.

## 8. Main Report and Pilot Data Analysis

8.1 The following represents the full data analysis of received paper and online survey responses. The results quoted are an accurate transcription of the responses documented in the study's supporting Microsoft Access/Excel database and underpin the conclusions drawn in this report.

### 8.2 Paper Survey Responses

**All respondent (but two) post codes were Uppingham based with only one second home respondent. Total 181.**

**8.3 Section 1 - Household and Home** - These questions are to find out about your current housing situation and how your household interacts with the places you live, work, shop etc.

**A) Are you currently in full time, part time or voluntary employment?**

(Please circle as appropriate)

Yes 74 No 103

**If Yes where do you travel to work?**

In or near my existing town/village 39

Rutland County

(please state town or village) Cottesmore 1 Collyweston 1

Neighbouring District or Council 15

area (please state) Corby 5 Oakham 3 Harborough 4 Stamford 2

Elsewhere in East Midlands 4

(please state)

Elsewhere in UK 7

Abroad. 1

**If Yes how do you usually**

**travel to work?** (tick one)

Walk 22 Cycle 2 Train 2 Bus 0 Vehicle 40 Car Share 4 (some multiple answers)

**B) Where do you/members of your household (most often) travel to for:**

1. Daily/top up shop (please state) Uppingham 128 Oakham 11 Corby 5 Stamford 2

2. Pharmacy (please state) Uppingham 141 Oakham 12 Stamford 1

3. Weekly/supermarket shop (please state) Uppingham 26 Oakham 73 Corby 28 Stamford 14 Peterborough 1 Harborough 3 Online 19 Empingham 2

4. Town centre/ "recreational" shopping trips (please state) Uppingham 25 Oakham 12 Leicester 23 Corby 18 Stamford 15 Peterborough 15 Nottingham 1 Cambridge 1 London 1 Harborough 1

5. Cinema, eating out and other entertainments (please state) Uppingham 15 Corby 43 Oakham 7 Peterborough 8 Melton 4 Lyddington 2 Stamford 7 Kettering 2 Nottingham 1 London 1 Harborough 3 Local 4 Rutland 5 Leicester 1
6. Doctor (please state) Uppingham 145 Oakham 2 Empingham 4
7. Hospital including A & E (please state) Peterborough 68 Leicester 42 Kettering 13 Oakham 7 Corby 4 Stamford 4
8. Nursery or childminder (please state) N Luffenham 1 Oakham 1 Uppingham 5 Ketton 1 Corby 1
9. Primary school (please state) Uppingham 11 Oakham 1
10. Secondary school/college of further education (please state) Uppingham 9 Stamford 4 Leicester 1 Melton Vale 1 Oakham 2

**C) What type of property do you and your household currently live in?**

Note "flat" includes maisonettes, "bedsits" or apartments. (tick one)

House (detached) 84 House (semi-detached) 34 House (terraced) 26  
 Bungalow (detached) 16 Bungalow (semi-detached/terraced) 3  
 Flat in a converted/shared house 6 Flat in/above a commercial building/shop 2  
 Flat in a purpose built block 4 Caravan/mobile home 0 No response 6

And is this housing Student accommodation 0 For older people 1 Neither 135

**D) Do you own or rent your home?**

(tick one)

Own outright 52  
 Own with a mortgage or loan 38  
 Rent from a relative or friend or household member 1  
 Rent from a local Council 2  
 Rent from a private landlord or letting agency 8  
 Shared ownership 1  
 Rent from a housing association 9  
 Rent a room in a shared house 0  
 Tied or linked to a job other than forces accommodation 0  
 Forces accommodation 0

**E) How many bedrooms does your home have?**

(Bedsit/studio flat counts as one double bedroom)

Single bedroom 8 Two bedroom 28 Three bedroom 59 Four bedroom 60 Five bedroom 12  
 Six bedroom 3 Seven bedroom 1 No response 9

**F) Are any of the following a problem for your household? (circle as appropriate) 82 registered no problems**

1. You have to share a bathroom, kitchen or toilet with another household. Yes 1
2. Someone in the household has difficulty using stairs/lifts in/to the property. Yes 9
3. You are under threat of eviction, repossession/notice to vacate your home. Yes 0
4. You or someone in your household is suffering harassment or threats from neighbours or others living nearby. Yes 6
5. You do not have enough rooms for the people in your household. Yes 24
6. You need minor improvements to your home. Yes 35
7. Your home needs major improvements or lacks basic facilities, for example; bathroom, toilet, kitchen, re-roof. Yes 5
8. Your household will need more bedroom space because a family member is pregnant, a family member is returning home due to job loss, relationship breakdown, a person currently a student is returning or an elderly relative needs care. Yes 1
9. You are finding it hard to keep up with rental/mortgage costs. Yes 4

**8.4 Section 2 – Previous and future moves** – These questions ask about why you chose your current home and if you are looking to move home, the factors that will affect your future choice of where you will live.

**A) Have you moved house in the last 5 years? (Please circle as appropriate) Yes 68 No 105**

If yes, where was your last house? (tick one)

In or near my existing town/village/Rutland County 32

Neighbouring District or Council **18**  
area (please state)  
Else here in East Midlands **2**  
(please state)  
Else here in UK **10**  
Abroad. **1**

**B) If yes, were any of the following important reasons in your decision to move to your current home? (Tick all that apply)**

To move to cheaper accommodation **7**  
To live closer to employment/other facilities such as hospital, school, etc. **7**  
Previous home was too small **8**  
Previous home was too big **15**  
To move to housing more suitable for older people **8**  
To move closer to family or friends **21**  
To move to a caravan site **0**  
Other (specify) **12**

Divorce, St Georges, Access to services, to buy not rent, quality of life (18), move to UK, Section 21 eviction, retirement, no longer driving.

**C) Are you planning to move as a household in the next 5 years? Yes 19 No 92 Not sure 38**

**D) If yes, how many bedrooms will you need in your next home?**

One bedroom **5** Two bedroom **19** Three bedroom **16** Four bedroomed **11** Five bedroomed **1**

**E) How many of these will be:**

Single-size bedrooms **25** Double-size bedrooms **108**

**F) What are the main reasons for wanting to move to a different home (tick all that apply)**

To move to cheaper accommodation **4**  
To live closer to employment/other facilities such as hospital, school, etc. **5**  
Current home is too small **15**  
Current home is too big **8**  
To move to housing more suitable for older people **14**  
To move closer to family or friends **9**  
To move to a caravan site **0**  
Other (specify) **11**

Sharing with family; more outdoors; retirement home; bigger garden; smaller garden; to rent out house; for a change; warmer climate

**G) Which area would you prefer to move to?**

In or near my existing town/village **42**  
Rutland County **19**  
(please state town or village)  
Neighbouring District or Council area (please state) **2**  
Else here in East Midlands **1**  
(please state)  
Else here in UK. **12**  
Abroad. **3**

**H) What type of property would you prefer to move to? (tick one)**

Detached House **29** Semi-detached House **13** Terraced/end terrace **4**  
Detached Bungalow **11** Semi-detached/terraced Bungalow **0**  
Flat in a converted/shared house **0** Flat in/above a commercial building or shop **0**  
Flat in a purpose-built block **2** A caravan or mobile home **0**

**I) Do you plan to own or rent the new home? (tick one)**

Own outright **32** Own with a mortgage or loan **16**  
Rent from a relative/friend/household member **1** Rent from the Council **3**  
Rent from a private landlord/letting agency **2** Shared ownership **0**

Rent from a housing association 3      Rent a room in a shared house 0  
Tied or linked to a job 0      Other (please state) 0

**J) Do you think you will stay in Rutland County for the next 10+ years?** Yes 119 No 18 Not sure 1

**K) If No, what would change that choice and influence you to stay?**

Better access to jobs/employment 6  
Better access to schools and further education 3  
Improved environment/access to countryside and green spaces 5  
Improved leisure facilities like cinemas etc 6  
Better choice and range of shops 11  
Better access to local shops and services 8  
Better/more affordable public transport 4  
Better access to specialist housing 1

**8.5 Section 3 - New household formation** - These questions ask about whether there are family and household members who wish to move to separate accommodation from the main household and/or set up their own separate household.

**A) Including yourself, how many people live in your household?**

One person 39 Two persons 81 Three persons 10 Four persons 10 Five persons 6  
Six persons 0 Seven persons 2

**B) For each person in the household please could you tell me about the people who live in your house**

Age Under 18 : 45  
Age 18-35: 28  
Age 36-50: 34  
Age 51-65: 47  
Age 66-80: 77  
Age Over 80: 22

**C) Are you or anyone in your household planning to move and create a separate household in the next five years?** Yes 12 No 111 Don't know 8

**D) If Yes how many new households will be created?** 16

**E) Who will be creating a separate household?** Sons/Daughters 12  
(e.g. daughter and son-in-law)

**F) When will they be moving?** Within one year: 1 Within 4 years 1 Not sure: 12

**G) Do they plan to buy or rent this home? (tick one)**

Buying own home 9 Shared ownership 0 Renting from Council 0  
Renting from Housing Association 2 Renting from private landlord or letting agency 4  
Privately rented pitch/plot 0

**H) What type of home do they plan to move to? (tick one)**

House detached 3  
House semi-detached 2  
House – terraced 4  
Bungalow – detached 0  
Bungalow - semi-detached 0  
Self-contained flat/maisonette/apartment 4 Not sure 1  
Room, bedsit or apartment in a shared house 0  
A caravan or mobile home on a council site 0  
A caravan or mobile home on a private site 0



Building their own home 0  
Forces accommodation 0

I) Is this person registered on the housing register, traveller site waiting list etc. (Please circle as appropriate)

Yes 1 No 27

J) Where would they prefer to move to?

In or near my existing town/village 10

Rutland County 0  
(please state town or village)

Neighbouring District or Council 1  
area (please state)

Elsewhere in East Midlands 0  
(please state)

Elsewhere in UK 3

Abroad 0

K) In your opinion will that person be able to afford suitable housing in Rutland County, either rented (without housing benefit) or bought?

(Please circle as appropriate)

Yes 7 No 12

L) Will this accommodation need to be

(Tick one)

Dedicated student accommodation 0

Housing dedicated for older people 0

Neither 4

If the new household is a young person (aged 18-30) who will be living apart from the household for the first time, please complete "Detailed Questionnaire on young people's housing needs" (page 12).

**8.6 Section 4 - Support Needs** - These questions are about whether you need specially adapted housing and what those adaptations might be

A) Do you or anyone in your household need any support for any of the reasons listed below? (tick any)

Person over 65 years 27 Person under 18 years 4 Needs support with a physical condition 4

Needs support with a sensory disability 3 Needs support with a learning difficulty 2

Needs support with a medical condition 9 Needs support with a mental health problem 0

Other support need 2 No one in the household with support need 104

B) How could your accommodation or the services for their support needs be improved? (tick any)

Alteration to improve accessibility (e.g. lifts, handrails, ramps) 9

Car parking improvements (e.g. dedicated parking) 5

Improved bathroom facilities (e.g. low level shower, extra toilet) 3

Kitchen alteration (e.g. low level units) 2

Emergency alarms 4

Help with maintaining home (e.g. handy person) 13

Alternative housing with specialist adaptations or care/support 0

Need support services to your home (e.g. home help, meals on wheels etc.) 4

Need personal support (e.g. help with forms, managing finances) 1

**8.7 Section 5 - Household Information** - These questions are important, and help us understand your ability to 'buy into' the type of housing you might have said you need

What is the total annual income (before tax) of your household? This is combined income of all household members. Please include income from investments and state benefits: (tick one)

£0 - £4,999 (£0 - £417 per month) 1

£5,000 - £9,999 (£418 - £833 per month) 9

£10,000 - £14,999 (£834 - £1,250 per month) 8

£15,000 - £19,999 (£1,251 - £1,667 per month) 11



£20,000 - £24,999 (£1,668 - £2,083 per month) 9  
 £25,000 - £29,999 (£2,084 - £2,500 per month) 8  
 £30,000 - £34,999 (£2,501 - £2,917 per month) 12  
 £35,000 - £39,999 (£2,918 - £3,333 per month) 8  
 £40,000 - £49,999 (£3,334 - £4,167 per month) 12  
 £50,000 - £69,999 (£4,168 - £5,833 per month) 11  
 £70,000 - £99,999 (£5,834 - £8,333 per month) 20  
 More than £100,000 (more than £8,333 per month) 5  
 Prefer not to state. 40

**Please could you tell me approximate total net household savings after tax? (tick one)**

None/less than £5000 31      £5000 - £16000 8  
 More than £16000 22      Prefer not to state 70

**How much does your household pay in rent or mortgage costs for accommodation per month or per week? Please include any service charges for maintaining buildings or grounds (tick one)**

Month	Week	
£ 0 - 200	£0 - 50	56
£ 201 - £400	£51 - £100	7
£ 401 - £600	£101 - £150	14
£ 601 - £800	£151 - £200	7
£ 801 - £1000	£201 - £250	7
£1001 - £1500	£251 - £375	3
£1501 - £2000	£376 - £500	2
£2001+	£501+	0
Prefer not to state		30

**D) Do you receive housing benefit or income support to help with rent or mortgage payments?**

(Please circle as appropriate) Yes 7 No 153

**E) Is your household currently on a council housing register or a housing association waiting/transfer list? (Please circle as appropriate) Yes 0 No 160**

## 8.8 Section 6 - Equalities

**A) How would you describe your gender?**

Male (including transgender men) 76 Female (including transgender women) 89  
 Prefer to self-describe as (please specify) 0 Prefer not to say 7

**B) What is your ethnic group?**

Choose one option that best describes your ethnic group or background:

White: 1. English/Welsh/Scottish/Northern Irish/British

2. Irish

3. Gypsy or Irish Traveller

4. Any other White background (please describe)

Mixed/Multiple ethnic groups:

5. White and Black Caribbean

6. White and Black African

7. White and Asian

8. Any other Mixed/Multiple ethnic background (please describe)

Asian/Asian British:

9. Indian

10. Pakistani

11. Bangladeshi

12. Chinese

13. Any other Asian background (please describe)

Black/African/Caribbean/Black British:

14. African  
 15. Caribbean  
 16. Any other Black/African/Caribbean background (please describe)

Other ethnic group:

17. Arab  
 18. Any other ethnic group (please describe)

White 172 Any other Asian 1

C) Do you consider yourself to have a disability as defined in the Equality Act 2010? (a physical or mental impairment that has a 'substantial' and 'long-term' negative effect on your ability to do normal daily activities)  
 (Please circle as appropriate) Yes 13 No 147 Prefer not to say 3

## 8.9 Section 7 - Detail page on young people's housing needs

A) Will this be your first experience of living in your own home/as household away from the parental home etc? (circle as appropriate) Yes 7 No 35

B) Will you be solely responsible for housing costs (rent/mortgage) and bills (utilities, Council Tax etc).

Yes, sole responsibility 26  
 Parents will assist. 2  
 Joint responsibility with partner. 6  
 Joint responsibility with flatmates, house sharers etc. 2

C) Do you feel confident you have the financial management skills to run your own household? (circle as appropriate) Yes 32 No 2

If No, what assistance do you think would benefit you?

Initial advice from bank/lender before making decision to move. 3  
 Advice from Local Authority/Housing Association before making decision to move. 1  
 Ongoing support and advice from bank/lender. 1  
 Ongoing support from Local Authority/Housing Association. 2

D) Roughly how much do you think you will be able to afford in monthly rent/mortgage costs?

£ 201 - £400	£ 51 - £ 100	1
£ 401 - £600	£ 101 - £ 150	7
£ 601 - £800	£ 151 - £200	2
£ 801 - £1000	£201 - £250	4
£1001 - £1500	£251 - £375	1
£1501 - £2000	£376 - £500	0
£2001 upwards	£501 upwards	0
£2500 upwards	£625 upwards	0
£3000 upwards	£750 upwards	0
Prefer not to state		0

**Summary Data Note:** Shortfalls in numbers relate to 'non responses' to that question.

## **9. Report Summary**

9.1 To assess the total housing needs reflected in this CPRE Rutland pilot housing needs survey project it is necessary to consider together the outcomes of:-

- The 12 page paper survey detailed above
- The outcomes of its online partner Survey Monkey survey, the data outcomes of which are incorporated into this report
- The outcomes of the online Youth Housing Survey, the subject of a separate report.

Together the suite of surveys provide a comprehensive data gathering exercise which is likely to be of value to most parishes in Rutland once the pilot survey booklet is updated and minor improvements made.

9.2 The pilot data outcomes should also be of significant value to the Uppingham Homes Community Land Trust, Uppingham First, Uppingham Neighbourhood Forum and Uppingham Town Council Neighbourhood Plan Advisory Group as evidence in support of the updated Neighbourhood Plan.

CPRE Rutland  
Report dated 5.12.2020