

Distington Big Local Sheltered Housing Survey

July 2019

Results Summary 19.08.2019

Survey purpose – to test interest in the over 50s age range for a sheltered housing scheme on land which Distington Big Local has acquired on behalf of the community in Distington parish. And to gain insight into current and future needs of households.

Survey area - The survey went out to all residents in the parishes of Distington, Pica, Gilgarron, Moresby, High Harrington, Parton and Lowca.

Number of responses received - 59 usable survey forms were received

Summary of results

The survey was successful in confirming a high level of support for the proposed scheme and location amongst respondents, and showing that a majority have strong local roots. The survey also identified two main groups for whom a local sheltered housing scheme would be relevant - those on low or middle incomes without equity towards buying (circa 52%) seeking low cost rented homes, and those (circa 40%) who have sufficient equity to consider buying for cash, or with a mortgage, or shared ownership – see below.

Q1 - The two largest age groups were over 70 years of age (49%) and 61-70 years (17%)

Q6 - 41 respondents (69%) would be interested in living in the proposed scheme

Q9 – 97% of respondents would be happy to live in Distington

Q2 – 64% of respondents currently live in Distington Parish

Q3 – 75% of respondents have lived in the surveyed parishes for over 10 years

Q4 – 63% of respondents have close family in the area

Q14 - The three main reasons to downsize would be

Wanting to live in a modern energy efficient home – 53%

Wanting to live in a more community friendly development – 20%

Wanting to have support on hand – 17%

Q12 & Q17 - Comparison of current home and future tenure preferences

Current accommodation tenure	Future tenure preference
Home owner without a mortgage 58%	Buy for cash 32%
Home owner with a mortgage 5%	Buy with mortgage 3%
Shared or part ownership 3%	Shared or part ownership 5%
Private rent 8%	Private rent 7%
Housing Association rent 25%	Low cost rented home 53%

Affordability

Standard measures of affordability are that the cost of housing (rent or mortgage) would typically be 25% to 33% of gross household income.

Respondents seeking a low cost rented home

Of 31 households expressing a preference for low cost rented homes 55% have incomes below £15,000pa.

Private rented

- 4 sought private rented homes

Shared ownership

- 3 respondents are interested in shared ownership of whom 1 is already in a shared ownership home and 2 are homeowners with no mortgage.

Respondents wanting to buy a home at market value

- 20 would like to buy their next home for cash. 17 of these stated that they have equity ranging from £5,000 to £300,000 to invest (Average £122,000).
- 1 would need to buy with a mortgage

Example housing cost for a 65 yr old person with income of £20,000 pa taking out a mortgage over 10 years

Purchase price 2 bed bungalow £160,000

Equity to invest £120,000

Mortgage £40,000

Repayment at 4%pa £410pm

Mortgage as % of gross income 24%