



# **Norton Juxta Kempsey Parish Housing Needs Survey**

## **Analysis of Survey Results**

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## 1. Introduction

Wychavon District Council has undertaken a housing needs survey of the Norton Juxta Kempsey Parish during March 2019.

1001 surveys were delivered to households within the Parish of Norton Juxta Kempsey. The survey was designed for every household within the Parish to complete the survey to look at current and future housing need.

The survey provided the option for additional forms to be sent out to households who had more than one housing requirement or if households were aware of residents who had previously lived in the area and moved away, or may be looking to return to the Parish. One (1) further form was sent; making a total of 1002.

All households were sent a paper copy of the survey and a pre paid envelope to return it to Wychavon District Council. Additional methods through an online website link and via the telephone were also offered.

Officers from the Housing Team also conducted site visits on two occasions during March 2019 to speak to local employers and residents to fully engage with the local community.

The deadline for responses to this survey was Friday 29<sup>th</sup> March 2019. In total 256 valid responses were received, showing a response rate of 26%.

*With a 90% reliability factor the data is to be true to a margin of error + / - 4.0%.*

	Postal	Online	Telephone
<b>Total Surveys</b>	229	27	0
<b>%</b>	89%	11%	0%

Three (3) surveys were classed as void as they did not answer the survey questions fully to enable us to clearly understand their housing requirements.

Twelve (12) surveys were received after the deadline, so the data from these surveys are unable to be included.

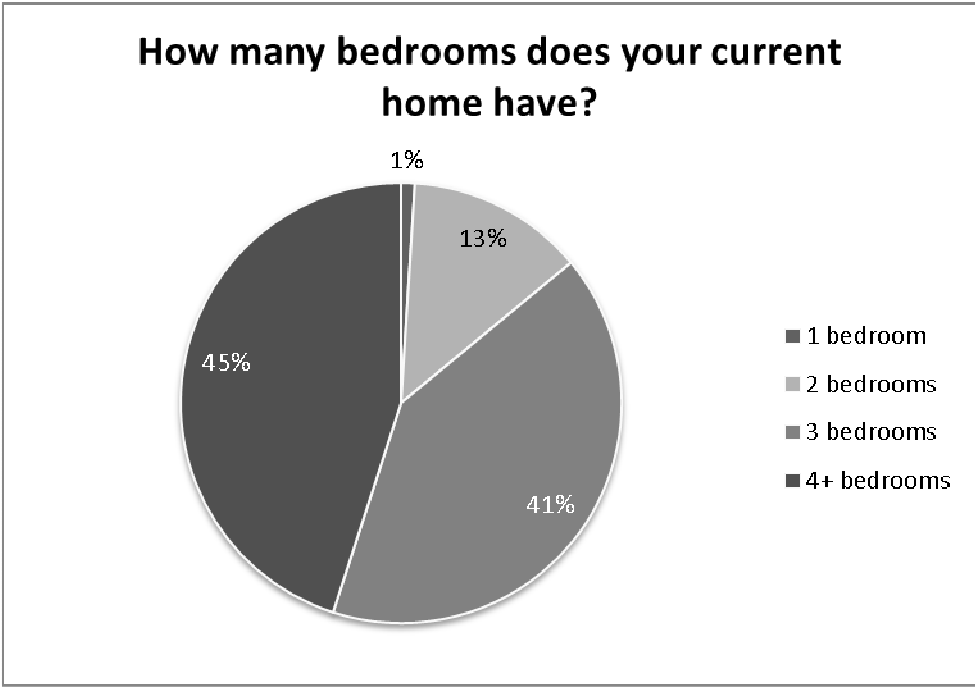
## 2. Analysis

The first question on the survey asked whether this was the households' primary household to which they are registered as an elector. All 256 respondents stated "yes" which equates to 100%.

### Q2. How many bedrooms does your current home have?

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
<b>Number</b>	4	33	105	114
<b>Percentage</b>	1%	13%	41%	45%

The majority of respondents stated that they were currently living in a property with four or more bedrooms (45%), 41% stated 3 bedrooms, 13% stated two bedrooms and 1% stated 1 bedroom.

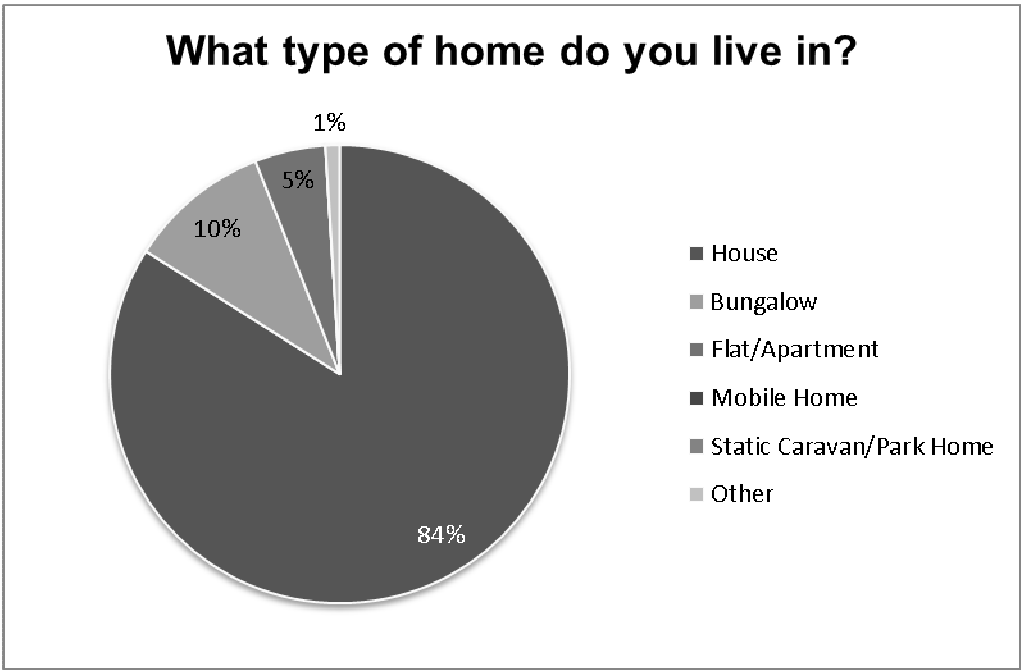


**Q3. What type of home do you live in?**

	House	Bungalow	Flat/ Apartment	Mobile Home	Static Caravan/ Park Home	Other
<b>Number</b>	216	26	13	0	0	1
<b>Percentage</b>	84%	10%	5%	0%	0%	1%

One (1) respondent stated “other” and stated that they lived in a barn. No responses were received from anyone living in a mobile home or static caravan/park home.

The largest response was from those living within a house at 84%, 10% stated bungalow, 5% a flat or apartment and 1% stated “other.”

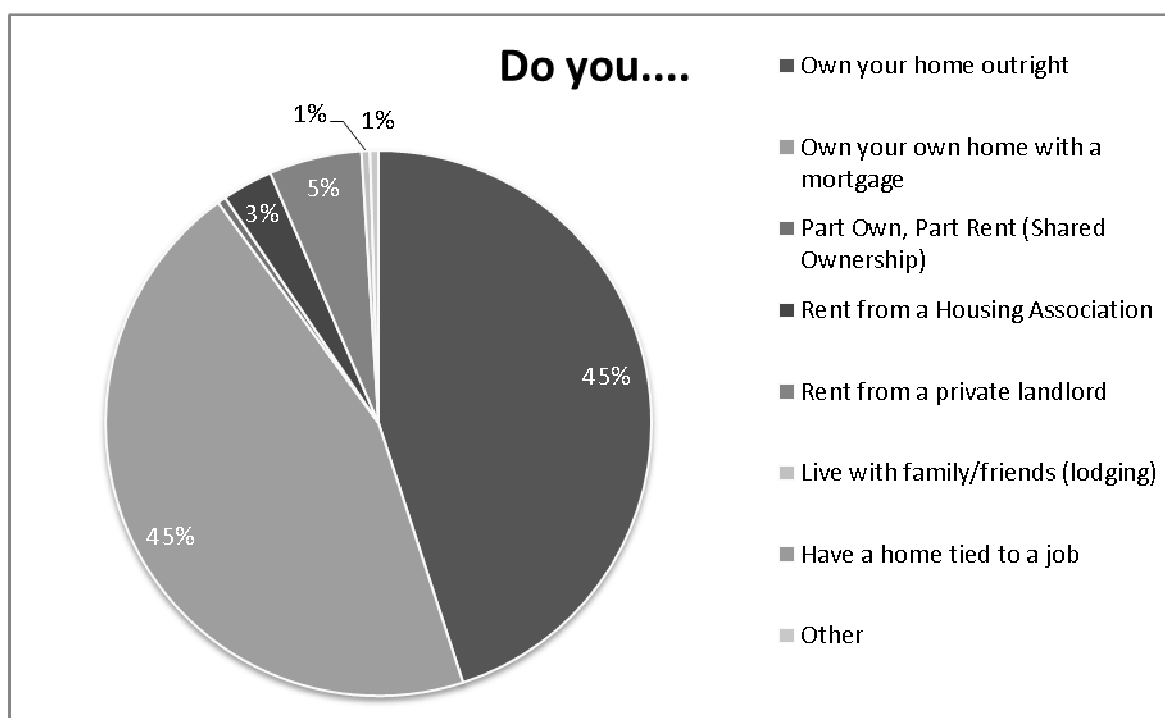


#### Q4. Do you....

	Number	Percentage
Own your home outright	115	45%
Own your own home with a mortgage	115	45%
Part Own, Part Rent (Shared Ownership)	1	0.5%
Rent from a Housing Association	8	3%
Rent from a private landlord	14	5.5%
Live with family/friends (lodging)	1	0.5%
Have a home tied to a job	0	0%
Other	1	0.5%
No Response	1	

Of those that responded to the question, 90% owned their home outright or owned with a mortgage (45% each), a further 5.5% rented from a private landlord, 3% from a housing association and 0.5% had a shared ownership property, lodging with family or friends or other “stated that they were living above a pub.”

No one had accommodation tied to employment.



#### Q5. Ages of the people in your household

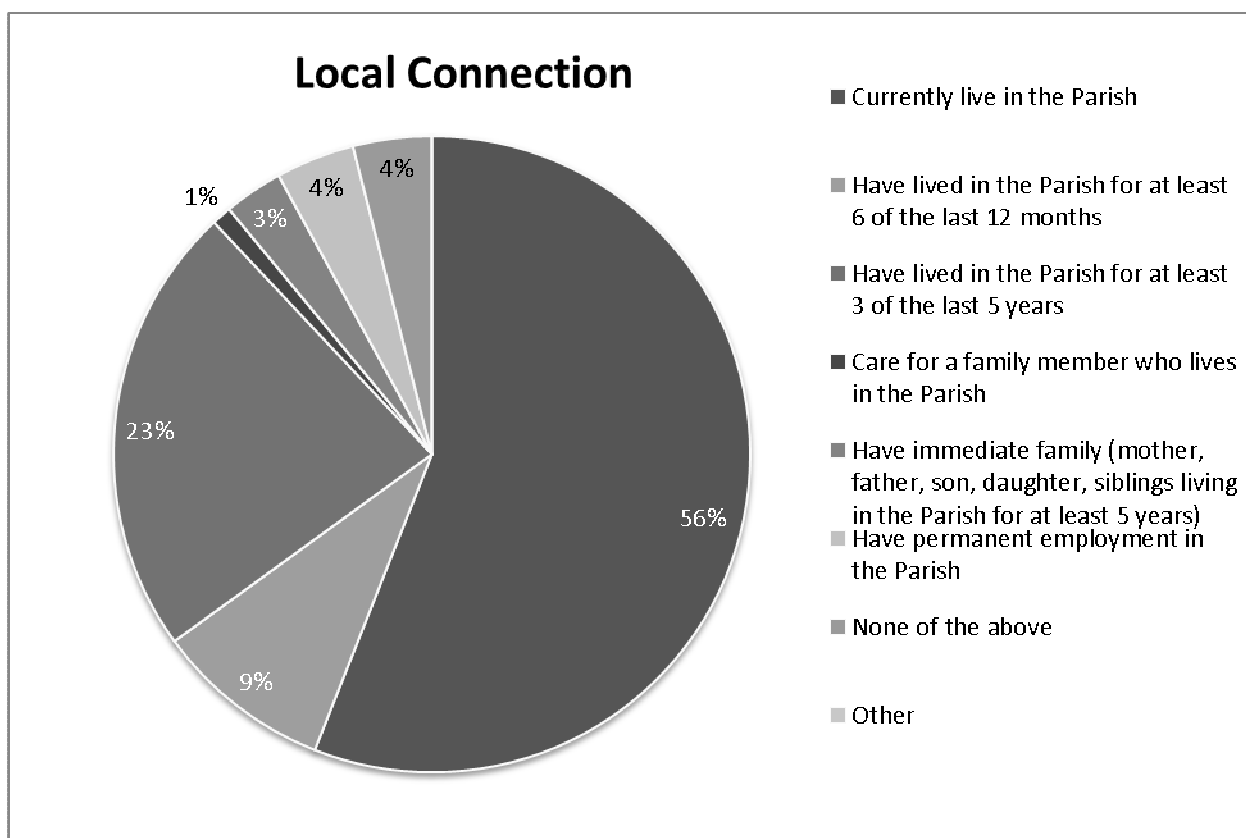
Under 10 years of age	39 households with 1 or 2 members
10 – 15 years of age	27 households with 1 or 2 members
16 – 17 years of age	17 households with 1 or 2 members
18 – 34 years of age	76 households with 1, 2 or 3 members
35 – 54 years of age	110 households with 1 or 2 members
55 – 64 years of age	78 households with 1 or 2 members
65 + years of age	84 households with 1, 2 or 4 members

**Q6. Do any of the following apply to any members of your household?**

	<b>Number</b>	<b>Percentage</b>
<b>Currently live in the Parish</b>	191	56%
<b>Have lived in the Parish for at least 6 of the last 12 months</b>	30	9%
<b>Have lived in the Parish for at least 3 of the last 5 years</b>	81	23%
<b>Care for a family member who lives in the Parish</b>	3	1%
<b>Have immediate family (mother, father, son, daughter, siblings living in the Parish for at least 5 years)</b>	10	3%
<b>Have permanent employment in the Parish</b>	12	4%
<b>None of the above</b>	14	4%
<b>Other</b>	0	0%
<b>TOTAL</b>	<b>341</b>	

Respondents were able to select more than one option for this question.

This question is determined to find a local connection or need to live in the Parish due to immediate family or employment for example. This is line with the Home Choice Plus Allocations Policy.

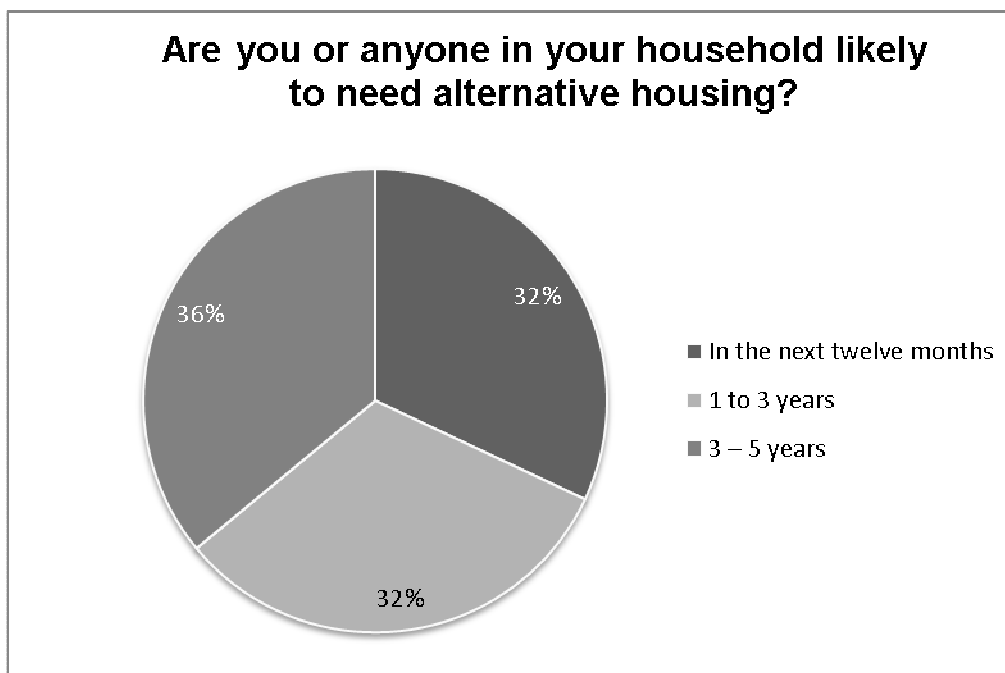


## Your Future Need

### Q7. Are you or anyone in your household likely to need alternative housing?

Twenty eight (28) households stated that they were looking for alternative accommodation within the next five years. 11% of responding households answered that they would, these answers are listed in the below table.

	<b>In the next twelve months</b>	<b>1 to 3 years</b>	<b>3 – 5 years</b>
<b>Number</b>	9	9	10
<b>Percentage of those requiring to move</b>	32%	32%	36%



### Q8. How many people will require this housing?

This question is asked to determine the bedroom need for the households requiring housing within the next 5 years. The below table lists those looking to move in the next 5 years:

	<b>In the next twelve months</b>	<b>1 – 3 years</b>	<b>3 – 5 years</b>
<b>Reason for needing to move</b>	Larger home (1)	Larger home (4)	Smaller home (3)
	Set up an independent home (3)	Adapted property (1)	Set up an independent home (4)
	Family break up (1)	Set up an independent home (3)	To Buy (1)
	Need a cheaper home (1)	Smaller home (1)	Need to be bear public transport (1)
	Smaller home (1)		Bungalow (1)
	Moving to University (1)		
	Adapted property (1)		

**Q9. What is the main reason for needing to move:**

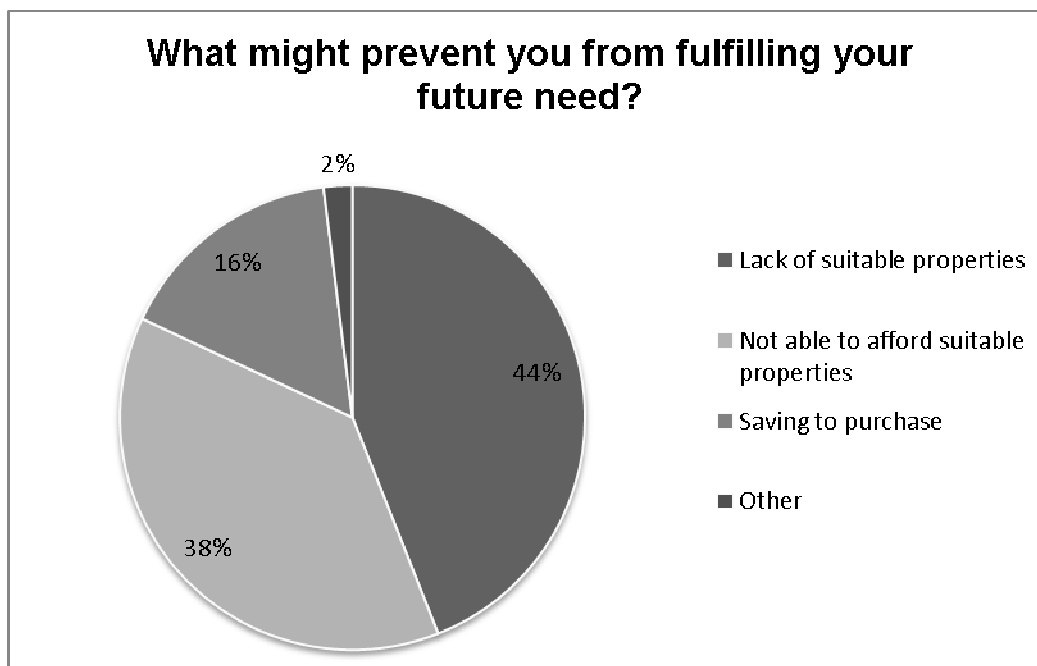
<b>Reason</b>	<b>Household Make Up</b>	<b>Property Tenure (to move to)</b>
Smaller home	65 + (2)	Buy on the open market
Smaller home	55 – 64 (2)	Buy on the open market
Larger home	18 – 34 (1) 35 – 54 (2)	Buy on the open market
Set up independent home	18 – 34 (1)	Buy on the open market
Larger home	18 – 34 (2)	Buy on the open market
Set up independent home	18 – 34 (1)	Buy on the open market
Set up independent home	16 – 17 (1) 18 – 34 (1)	Buy on the open market
Adapted property	65 + (2)	Housing Association Rent
Family break up	16 – 17 (1) 18 – 34 (1) 35 – 54 (1)	Buy on the open market
Need a cheaper home	18 – 34 (1) 55 – 64 (1) 65 + (1)	Shared ownership
Need to be near Public Transport	65 +	Housing Association
Set up independent home	18 – 34 (1)	Buy on the open market
Set up independent home	18 – 34 (1)	Buy on the open market
Larger home	Under 10 (2) 18 – 34 (2)	Buy on the open market
Smaller home	65 + (2)	Buy on the open market
Set up independent home	18 – 34 (1)	Buy on the open market
To buy a home	Under 10 (2) 18 – 34 (2)	Buy on the open market
Set up independent home	18 – 34 (1)	Buy on the open market
Set up independent home	18 – 34 (2)	Buy on the open market
Larger home	Under 10 (1) 18 - 34 (2)	Buy on the open market
Larger home	Under 10 (1) 35 – 54 (2)	Buy on the open market
Smaller home	65 + (1)	Buy on the open market
Bungalow	65 + (2)	Buy on the open market
Smaller home	18 – 34 (3) 55 – 64 (1)	Buy on the open market
University Move	18 – 34 (1)	Buy on the open market
Set up independent home	16 – 17 (1) 18 – 34 (1) 35 – 54 (2)	No answer provided
Set up independent home	18 – 34 (2)	Buy on the open market
Adapted property	18 – 34 91)	Rent from a Housing Association

**Q10. What might prevent you from fulfilling your future need?**

*Respondents were able to select all options that applied.*

	<b>Lack of suitable properties</b>	<b>Not able to afford suitable properties</b>	<b>Saving to purchase</b>	<b>Other</b>
<b>Number</b>	14	12	5	1
<b>Percentage</b>	44%	38%	16%	2%

One respondent selected “other” and stated that they were unable to sell their current property.

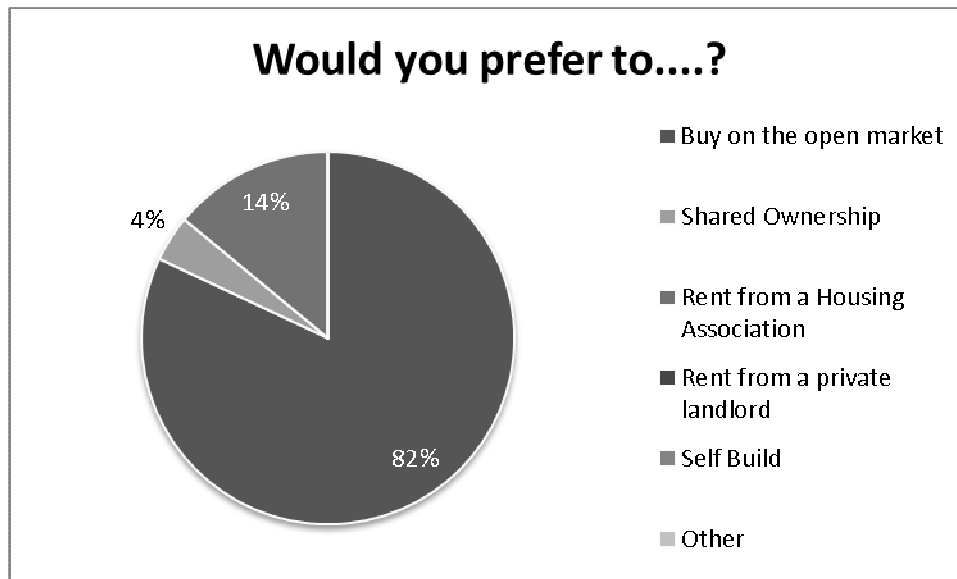


**Q11. Would you prefer to? (one respondent did not complete the question fully).**

	<b>Buy on the open market</b>	<b>Shared Ownership</b>	<b>Rent from a Housing Association</b>	<b>Rent from a private landlord</b>	<b>Self Build</b>	<b>Other</b>
<b>Number</b>	23	1	3	0	0	0
<b>Percentage</b>	82%	4%	14%	0%	0%	0%

One respondent did not provide an answer to the question.



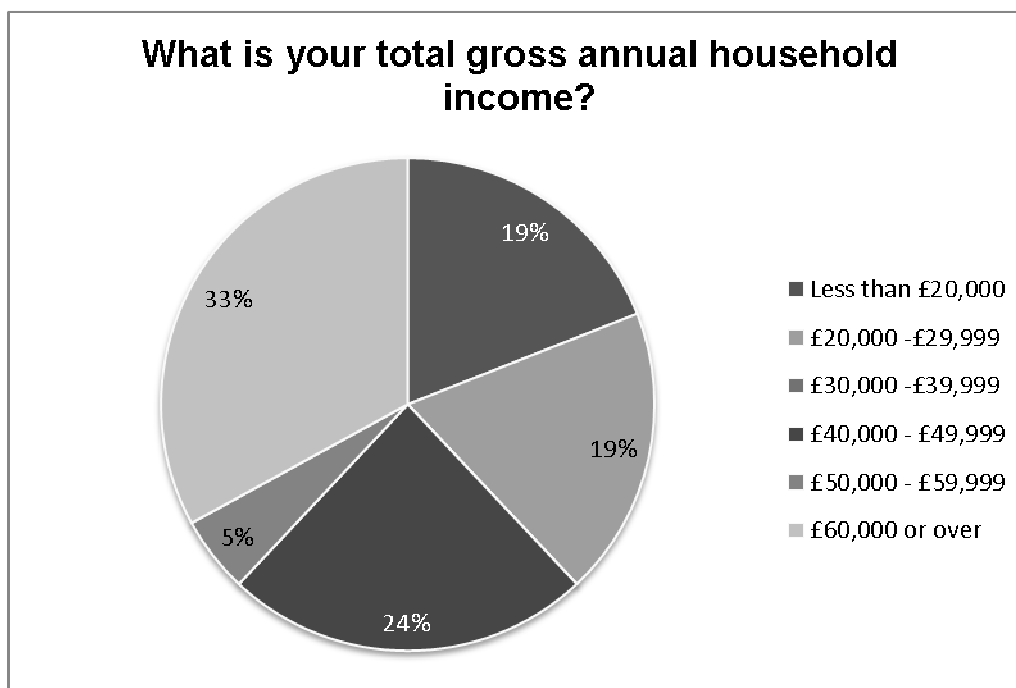


Of those respondents stating that they will need to move within the next 5 years, 82% stated that they would like to purchase on the open market, the remaining 18% would consider affordable housing options through renting from a housing association or shared ownership (part buy / part rent). No one wished to private rent or self build their own property.

#### Q12. What is your total gross annual household income?

This question received responses only from those wishing to buy on the open market or shared ownership.

	Less than £20,000	£20,000 - £29,999	£30,000 - £39,999	£40,000 - £49,999	£50,000 - £59,999	£60,000 or over
<b>Number</b>	4	4	0	5	1	7
<b>Percentage</b>	19%	19%	0%	24%	5%	33%

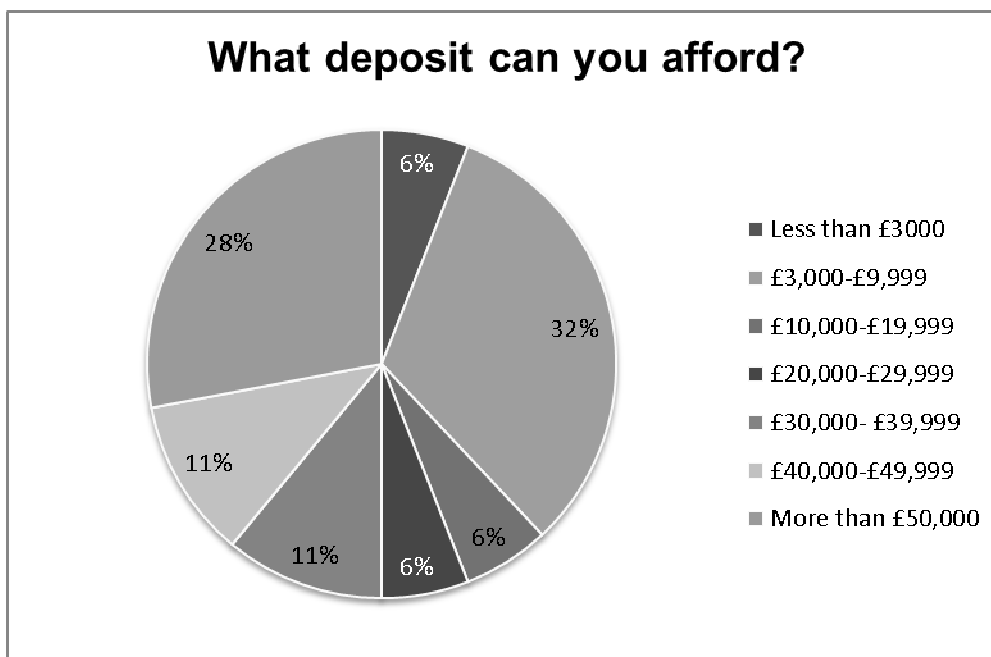


Three respondents did not disclose their income, and stated "prefer not to say."

**Q13. What deposit can you afford?**

(This does not apply if you wish to seek a rented property). This question received responses only from those wishing to buy on the open market or shared ownership.

	<b>Less than £3000</b>	<b>£3,000-£9,999</b>	<b>£10,000-£19,999</b>	<b>£20,000-£29,999</b>	<b>£30,000-£39,999</b>	<b>£40,000-£49,999</b>	<b>More than £50,000</b>
<b>Number</b>	1	6	1	1	2	2	5
<b>%</b>	6%	32%	6%	6%	11%	11%	28%



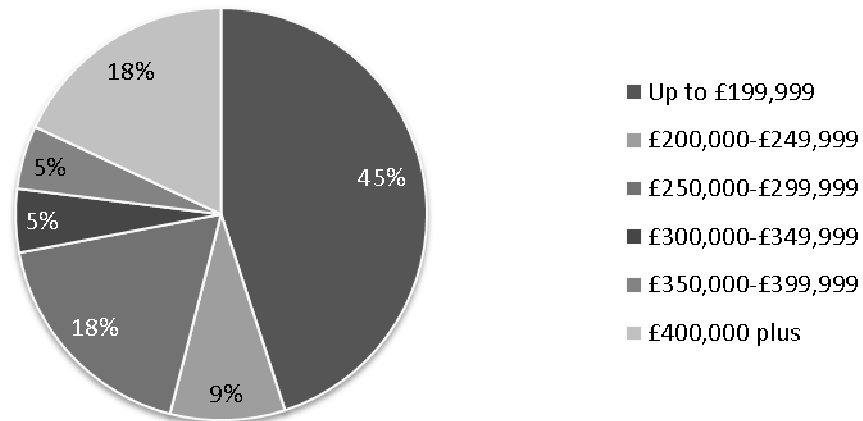
Six respondents did not want to disclose how much deposit they could afford.

**Q14. If owner occupier accommodation including low cost home ownership at what price range can you afford to purchase?**

This question received responses only from those wishing to buy on the open market or shared ownership.

	<b>Up to £199,999</b>	<b>£200,000-£249,999</b>	<b>£250,000-£299,999</b>	<b>£300,000-£349,999</b>	<b>£350,000-£399,999</b>	<b>£400,000 plus</b>
<b>Number</b>	10	2	4	1	1	4
<b>Percentage</b>	45%	9%	18%	5%	5%	18%

**If owner occupier accommodation including low cost home ownership at what price range can you afford to purchase?**

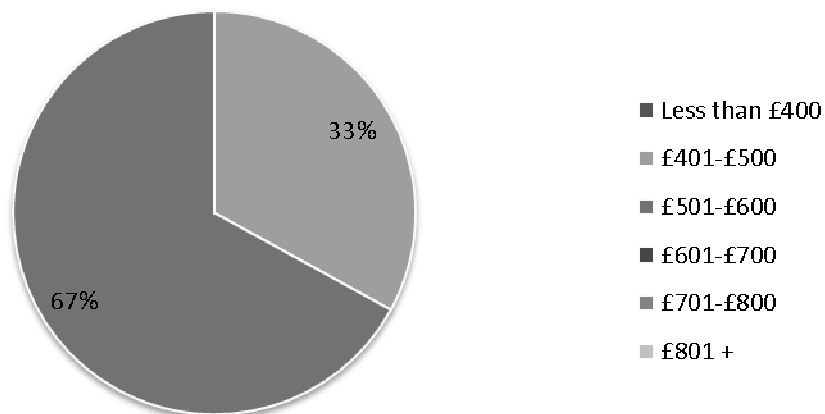


Two did not want to state how much they wished to spend on purchasing a property.

**Q15. If rented accommodation is required, what amount can you afford to pay on a monthly basis?** This was completed by those seeking rented accommodation only.

	Less than £400	£401-£500	£501-£600	£601-£700	£701-£800	£801 +
<b>Number</b>	0	1	2	0	0	0
<b>Percentage</b>	0	33%	67%	0%	0%	0%

**If rented accommodation is required, what amount can you afford to pay on a monthly basis?**



This rent was based on renting from a housing association, as no respondents selected that they wished to private rent.

**Q16. Is there a member of your family or someone else you know about who would like to move to return to the Parish to live?**

	<b>Yes</b>	<b>No</b>
<b>Number</b>	2	254
<b>Percentage</b>	1%	99%

Two respondents stated that they had a member of their family or someone else who they knew that wanted to return to the Parish.

One out of the two provided a postal address and a postal survey was sent out. The other respondent did not provide any contact details.

**Q17. Is your Parish....?**

*Respondents were able to select all that applied to their household.*

	<b>Friendly</b>	<b>Has good community spirit</b>	<b>Crime is an issue</b>
<b>Yes</b>	228 (89%)	117 (46%)	20 (8%)
<b>No</b>	28 (11%)	139 (54%)	236 (92%)

- 89% of respondents stated it was a friendly Parish to live within
- 46% of respondents stated that the Parish had a good community spirit
- 8% of respondents stated that they felt crime was an issue in the Parish.

**Q17a. Over the past three years, do you feel that your parish has:**

<b>Changed for the better</b>	<b>Not changed</b>	<b>Changed for the worse</b>
37 (14%)	170 (66%)	49 (20%)

- The majority (66%) stated that the Parish had not changed in the last 3 years
- 20% stated they believed that the Parish had changed for the worse
- 14% felt that the Parish had changed for the better.

**Q17b. How much of a problem is traffic congestion?**

<b>Regular</b>	<b>Occasional</b>	<b>Not a problem</b>
64 (25%)	107 (42%)	85 (33%)

- 33% of respondents did not feel that traffic caused a problem
- 42% stated it was an occasional problem
- 25% felt that it was a regular problem

**Q17c. How much of a problem is parking?**

<b>Regular</b>	<b>Occasional</b>	<b>Not a problem</b>
54 (21%)	87 (34%)	115 (45%)

- The majority (45%) stated that they did not feel that parking is a problem within Norton Juxta Kempsey.
- 34% felt parking was an occasional problem
- 21% felt that parking was a regular problem

**Q17d. What is access to public transport like in your parish?**

Regular	Irregular	No Access
76 (30%)	163 (63%)	17 (7%)

- The majority (63%) felt that there was irregular access to public transport
- 30% stated that they believed public transport was regular
- 7% felt that there is no access to public transport.

**Q17e. If regular public transport was available how often would you use it?**

Sometimes	Never	Frequently
106 (65%)	22 (14%)	35 (21%)

- The majority (65%) stated that if public transport was available that would sometimes use it
- 21% stated that if public transport was available they would use it frequently
- 14% stated that they would never use public transport.

**If you would like to make any further comments, please use this space to do so:**

Seventy nine (79) responses were received to this question. The comments can be seen below, they have been grouped together in categories.

Traffic / Parking
SLR is helping but not creating spare capacity on road network
Speeding cars are a problem on rural roads. Large heavy lorries moving soil a nuisance. Too large for narrow rural roads. Damages verges and road surface.
Cars parking at the end of school puts the road down to one lane. Parents take no notice of the yellow lines.
The school needs a car park, gets very congested on school arrival and pick up.
More building and lots of road works
Users of cricket ground do not use allocated parking area at the Club on our road, meaning we have trouble finding anywhere close.
The parking on Wadborough Road is now a problem; large vans are now parking regularly. The school run causes chaos and is very dangerous with inconsiderate parking.
Woodbury Lane is used as a rat run - hopefully this will ease once there is a traffic lights at the railway bridge. Drivers seem unable to drive at 30 mph.
Traffic bad and worsening as Norton used to be a cut through for lots of speeding cars. Multi car household means lots of cars parked on pavements and roads.
Roads cannot support more houses and would make it an awful place to live.
Our village is congested during school runs.
Parking problem - other parking outside the property causing obstruction view getting off own driveway, completely obscured causing danger.
1. Parking problem round school am and pm 2. Transport is too infrequent to be useful
Cars parked for the school run are a nuisance, twice daily they make Wadborough Road a single lane for traffic in both directions. Other road users have to try and tuck in or reverse if gaps aren't left.
It gets congested around the school and onto our road.
Traffic congestion and parking is currently only a problem due to primary school
Congestion on the A444
Parents do not use the walking bus situated at both ends of the village, making congestion a problem. Also recently parents leave their cars running; it's either too cold or too hot in summer months. I.e. Chocking fumes through the village.

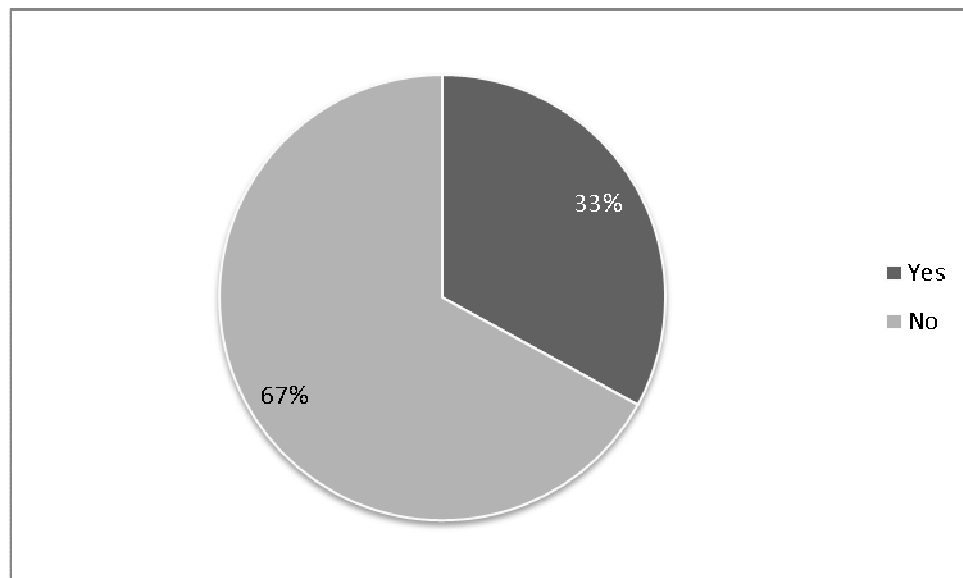
Concerned about speeding cars and roads being used as a cut through.
School parking is a problem
Mandalay parking is so congested as some homes have very small driveways. The grass verges could be turned into parking bays.
Regarding traffic - hopefully will not be a direct route to new station
Some residents and their visitors, use the road to park instead of their drives
Traffic congestion will change regularly once there are 2500 extra houses and 5000 more cars making 2 - 3 journeys per day
With the increase of more houses in the parish it will affect the roads and congestion in the area. Also the new parkway railway will cause more traffic in the area.
<b>Roadworks</b>
Road works are disruptive, had them for a long time, rat run from motorway at rush hour, nitrous oxide canisters at cricket pitch.
<b>Properties / Future Need</b>
The Parish has enough houses in my opinion
<b>Public Transport</b>
Two buses a day into town for the elderly or less mobile is not good enough. Even if a small mini bus was provided for those wanting to get into town or Tesco would help those who can't drive.
Buses - 1 in the morning and last bus at 16.50. How can we get out to doctors, hospital appointments, shopping and being active. None to Pershore except for school bus.
Buses are a problem - some will travel into Worcester but very irregular coming back to Norton. Involving walking back to Norton from St Peters. (Over the very busy Southern Link Road).
The bus service from Norton has declined and is not regular enough and does not service evenings.
First bus are pathetic
Would like to see an improved public transport once the Parkway Station is open to facilitate access there.
Regular public transport would be beneficial for family members who visit from other areas such as Pershore, Drake Broughton etc.
But my children would use it more regularly (bus). I would like to have the choice. I feel that some people don't drive, and would benefit from this service.
Public transport to access trains to Cheltenham from Worcester is not available
The new railway station will help with public transport solutions but parking, traffic and congestion and litter will become worse.
382 was a great service with a good timetable, new timetable is rarely at convenient times, so we no longer consider it as an option.
Except Littleworth which we have no bus service to use to get there - difficult to cross the a440 to access a regular bus service. It is too dangerous.
Although the bus route is regular each day- there are only 1 - 2 buses a day.
Bus service to Worcester city centre does not run frequently enough, especially on evenings.
Once the parkway station opens, regular buses to and from it would be helpful.
Nice bus shelters, hardly any buses
Need more buses
Bus service from Norton to Worcester is very limited and would not necessarily be suitable for those commuting into the city.
If there was regular public transport at the weekend my children would use the buses
Buses are very poorly run services should be better available to serve the parish and reduce the need to use cars and taxis.
Bus service - not regular now
The Pershore to Worcester bus 11 years ago was very good and we could use it to go into Worcester at weekends instead of taxis. Not we always have to use taxis.
Decent bus service needs to be restored
Buses are regular but not frequent
Inadequate bus service

Bus service exists, but only for short number of hours a day and not very frequent.
A regular reliable bus service is required, 3 buses a day is ridiculous.
I am looking forward to new railway station at Norton Parkway and will use it more often.
Transport should be provided to town (bus)
I have recently been widowed and I do not drive and the bus service from Norton is terrible. I feel trapped and will have to use taxis. Also on kidney dialysis which affects my health.
There should be a more regular bus service in place; we use the 17 more regularly.
Return bus fare to Worcester is extortionate
Public transport is impracticable as the last bus leaves Worcester before full time workers finish for the day
There was a regularly bus service to town, but it was so infrequent/unreliable I (and many others) couldn't rely on it to get to work and instead I would walk to St Peters where buses are more reliable. We were then chastised for not using the poor service and the service was cut to the point that is it unusable for commuting.
Bus timetable to Worcester city has drastically reduced; there should be more regular buses throughout the week for the needs of the community. Therefore reducing congestion and pollution to the environment.
The bus service was excellent, but unfortunately when I used to use it most (in the evening to get into town around 7pm) it has been completely cut.
<b>Facilities</b>
More facilities are required such as shops, doctors, pub
Apart from the garden centre which has limited facilities, we have no access to a shop, a community room.
Too many new houses around the village and Worcester as a whole, the infrastructure, can't cope especially the hospital.
There is not enough provision in the community for teenagers which results in a increase in petty crime.
School has outgrown community
We need more hospitals and schools not housing. We waited 5 hours in the back of an ambulance before getting into hospital.
No more housing infrastructure cannot cope. Roads, doctors, hospital, there are 5 + 6 hours of waiting at accident and emergency in hospitals.
I feel there are enough houses in the parish and no more should be built in the short to medium term. We need to keep the green open spaces. Doctors and school places are becoming a real issue already and traffic is terrible at times. Please don't make things worse by throwing up more houses that aren't yet required.
Better internet
<b>Rubbish</b>
Rubbish and dumping is a problem, a lot of rats running around which then spreads germs.
<b>The Parish</b>
Too many houses proposed for an already overstretched infrastructure (roads, schools, hospitals)
Too many houses
In my opinion, there is far too much house-building going on or planned. It is negatively changing the area.
The whole neighbourhood has gone downhill in recent years with encroachment of factories from one end and massive housing, which is not for residents of the area but for West Midlands commuters, at the other end.
I aim to leave here asap.
Community feel as it stands. Would not like to see any more housing as infrastructure cannot cope with additional housing even with bypass improvements
The Parish is about to get worse as the Planning Department are allowing a Gypsy Site on Woodbury Lane.
<b>Crime</b>

I feel that the local cricket ground has become a youth hang out and evidence of drug misuse can be seen on the littered ground.
Although on the whole, Norton is a lovely friendly place to live, I've noticed some low level vandalism that did not take place before the most recent houses were built.
Crime has become a problem and coincides with the newly built housing association houses. Drugs is the main issue.
Drug problem
There has been an increase in anti social behaviour since the construction of Housing Association properties.
<b>Dog Fouling</b>
Dog fouling - it has become a problem since living here
<b>General</b>
Loss green space
Too many properties for the current infrastructure - more properties would bring in more social housing prompting the related increase in crime. I do not want to see social / affordable housing growing in this area.
All of the above will become problematic when parkway station opens.
Too many houses being built on green belt disappearing.

**Q18. Do you feel there are enough amenities in your parish?**

Yes	No
84 (33%)	172 (67%)



**Which of the following amenities would you like to see in your Parish?**

Respondents were able to select all options that applied.

Pub	Restaurant	Fitness Facility	Local Shop	Social Events	Cycle Routes	Electric charge point	Public Footpath	Designated walking areas
48	31	31	141	23	49	21	22	39
12%	8%	8%	34%	6%	12%	5%	5%	10%

There was also an option to select other, the responses received (20) are listed below:

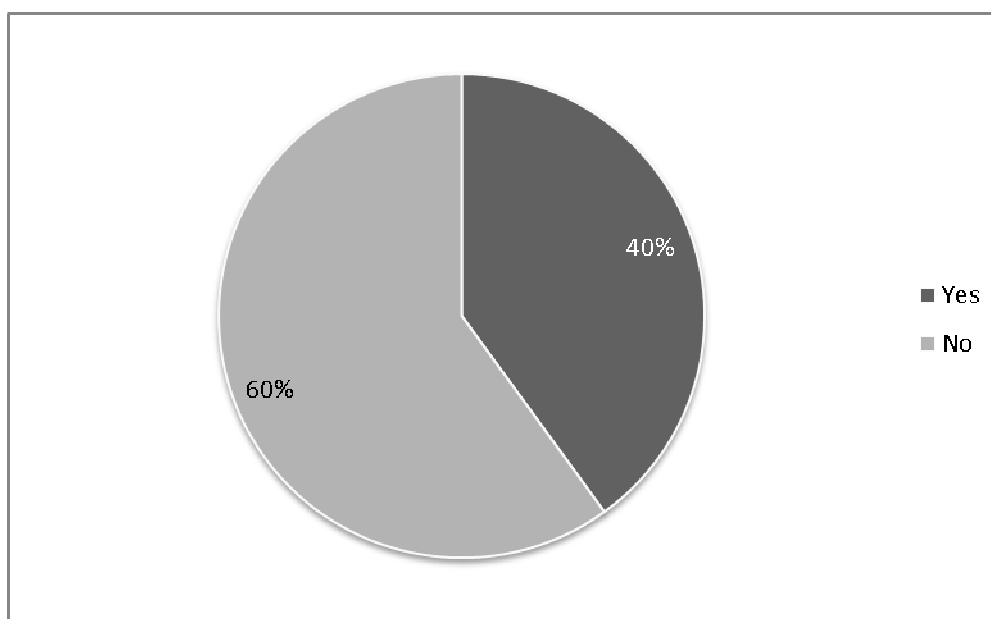
- Better use of the green space available, i.e. not sold off to a third party to maintain but given/sold to the Parish
- Council to develop for the benefit of the community, ie: play areas.
- Household waste site
- Play area for children



- Off lead areas for dogs x 2
- Play park for children x 4
- Regular market for local producers and makers
- Bus service x 2
- Street lighting
- Evening fitness class
- Post office x 3
- Permanent recycling facilities for paper and glass
- Cycle lanes
- Allotments
- Community room in Norton
- Café
- Deli
- Local Shop
- Maintained public footpaths

**Q19. Do you know of any opportunities for businesses to run from within the parish to create extra local employment?**

Yes	No
102 (40%)	154 (60%)



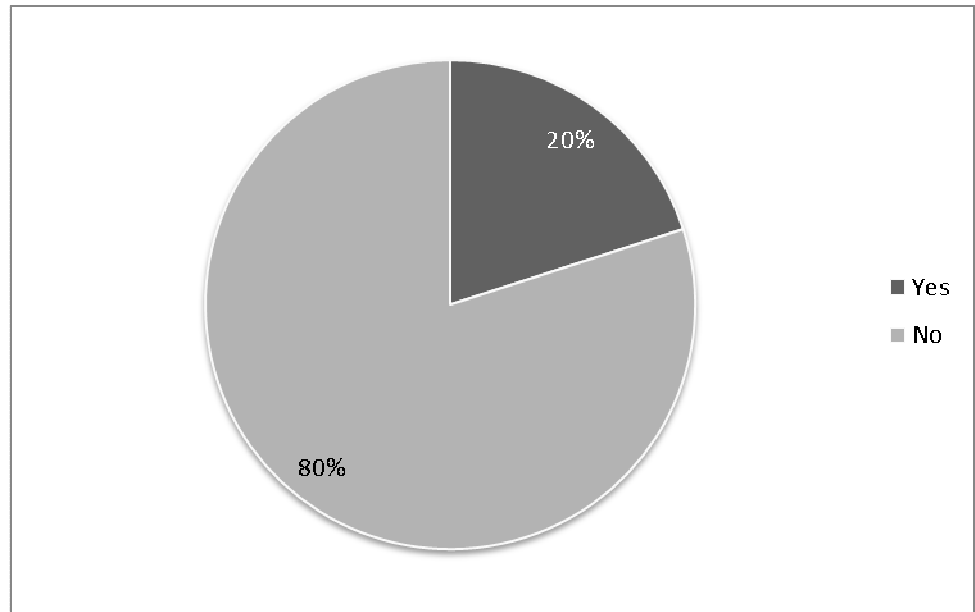
Forty six (46) comments were received:

Suggestions
St Peters development is set to provide sufficient local employment.
Open a local shop or bar
Local income would support a shop.
Local shop x 2
Shop, restaurant, local shop
Facility for rural business or for home work / home offices
More sporting events at the cricket and croquet clubs, open to all.
Pub
Computer / IT Business
Only limited to brown field sites, e.g. ex Margarita expansion. Could be located by SMH in Church Lane, Norton.
With the new railway station opening soon at Worcester Parkway, there must be opportunities for businesses to open.
Further development of the Parish Hall.

Local town hall could be run better with small local shop etc., with employment opportunities.
Play groups
Tutoring
New Worcester parkway will open soon so possibly a new shop could be provided there.
A complete lack of local independent shops restricts new starters due to the large initial outlay required to create a business area.
Area is needed for creators, makers and producers to promote and sell their products and promote the local area.
Home employment - provided there are enough amenities to support this.
<b>Facilities</b>
The internet in parts of the Parish is not up to speed
New Parkway station
Starter units for home based businesses wishing to expand may be required
<b>Already Existing Businesses'</b>
Garden centre, pub, school, envirosort and other companies
Norton Business Park
<b>Traffic / Transport / Parking</b>
Easy access to the motorway for distribution
Develop land adjacent to A4440 between Whittington and Norton roundabout
This is a quiet rural location - please can it stay like this. There is already business expansion with the new railway station.
With the new rail link more businesses may become interested in coming to the area.
Lack of parking or regular bus service or even a local shop to buy a sandwich. Who would be overly keen to work in this village?
Businesses already operate from Norton - any increase = increased traffic
New railway station - opening soon
<b>Other</b>
Only from home though
We don't require further amenities, currently and serviced well by our local existing businesses in Worcester.
No industrial units
Small businesses in certain locations
Want Parish to remain the same
No local business units (small for starter businesses) in the area
Village any additional buildings would add to more congestion.
Currently increasing employment new industry opening
This would ruin the residential feel of the village
No suitable space
Very few places to operate from, but question whether it would be viable.
Due to lack of suitable premises
Location is ideal but unsuitable for major units. Perfect for start up businesses.
No facility available for opportunities to create businesses
Perhaps requires small business units to be made available.
Street parking, this is becoming more of an issue. People are parking several hundred yards from their home, and on junctions.

**Q20. Is there anything in your parish that is causing an 'eyesore' e.g. derelict or empty property?**

Yes	No
52 (20%)	204 (80%)

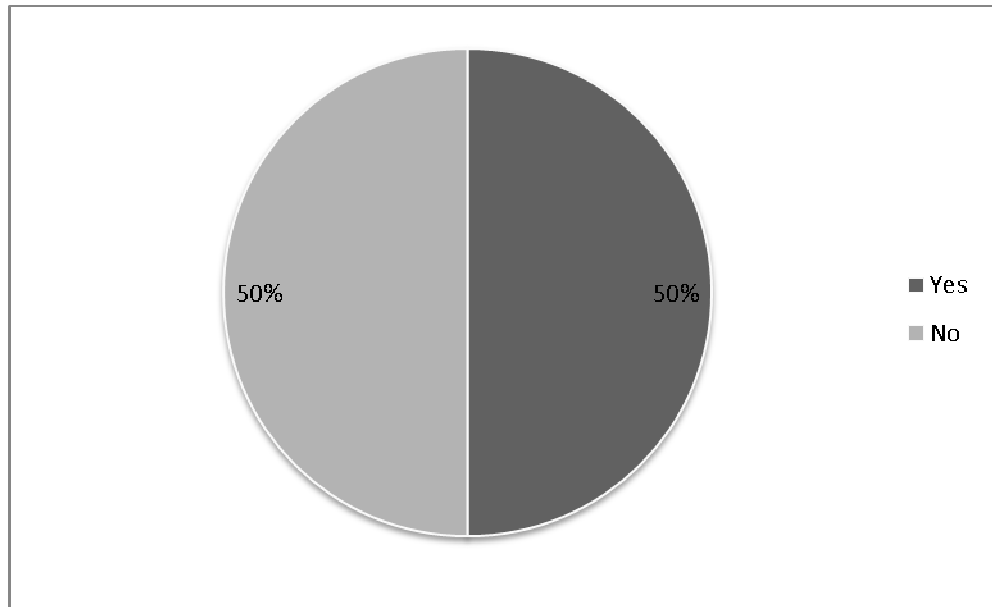


<b>Empty / Derelict Properties</b>
House on Hatfield Bank
Farm - In a state of disrepair (listed building).
A semi detached house just before the allotments.
Driving up Hatfield Bank, houses on the left, very scruffy and there are about 5 abandoned cars regularly outside. Needs council to sort the mess, its really bad.
Land halfway down Salamanca Drive is an eyesore. It is never maintained. We wish for this to be acquired by the Parish.
Yard - entrance
Gazala Drive use the green space in front of their property to permanently park their trailer
Scrap yard
Unkempt field in Woodbury Lane
Cricket club buildings in very poor repair.
Some of the housing association houses can look unkempt - repair work and front gardens.
The bank on Salamanca Drive and Cambrai Drive - very bad - everybody uses it as a tip. It needs cutting down as rats are all over it, and it looks a mess.
The shared ownership housing here is already an eyesore. Walking past you know which ones are owned privately.
Farm, Hatfield Lane, is a permanent eyesore. They remove hedges and don't replace them and the place is a tip.
Houses opposite village hall
The Gypsy Site
Neglected privately owned bank leading into Cambrai Drive and running alongside Club. It has become a dumping ground into Cambrai Drive, and overgrown. Rats have been seen often.
<b>Fly Tipping / Rubbish / Litter</b>
Litter is becoming a problem
Litter seems to have increased a little.
Farm, Hatfield Lane - piles of rubbish, derelict boats full of weeds and rubbish thrown into hedges etc. Smells from manure heaps close to where people are walking in the lane.
Untidy land used as a dumping ground
Litter because of recycling plant, extra speeding traffic
Rubbish on roadside, ad a lot of rats running between the rubbish.

More and more rubbish is clearly evident
<b>Vandalism</b>
Destruction and vandalism on play area off Talavera Road, Norton
<b>Traffic / Road Works / Parking</b>
Poor condition of some of the roads and verges.
Cars parking on pavements
Trees and hedges over hanging pavements and roads, and part blocking some.
Rural atmosphere has deteriorated "in filling" reduces views and heavy traffic (lorries carrying) makes roads dangerous for pedestrians and vehicular use.
Parking in villages seems biggest issue, often on side street or on kerbs causing difficulty for passing traffic at peak travel times.
<b>General Up Keep</b>
Keep grassed areas mowed down more regularly and broken down bushes and trees to be removed.
Hedges need better maintenance
<b>Dog Fouling / Birds</b>
Dog fouling x 6
Dog mess on pathways
<b>Issues</b>
Barbed wire in children's play area.
Revealed underground pipe and cable in children's play area.
Gate always broken and fencing needs fixing in the play area.
Some street signs are breaking
Some hedges and wind damaged trees are a possible safety risk as cars pull to the centre of the road when passing them, especially on narrow village lanes, this is a hazard.
Unkempt hedgerows blocking footpaths
Foot paths in need of repair
Playground on Talavera Road in very bad condition (believe developers responsible for maintenance).
<b>Wildlife</b>
Understand the Southern link road is important but horrified at the amount of natural destruction - will this be replaced? Areas for wildlife needs to be added and that is being lost around here at a rapid rate. We moved here for the purpose of not being in a built up residential area.
<b>Other</b>
Roundabouts could have more planting
St Peters Road development provides enough of an eyesore / inconvenience for a wide area, and has done so far for the nine years that I have lived here.
We don't want any further development or building. It is nice how it is, which is why it is attractive. If the Parish loose this appeal it will decline.
Social housing
Electricity pylons
Too many cars
Caravans parked on drives, commercial vans (night and day) large types.
Some of the houses are not as well kept as they used to be. And the number of cars per house is high.
Norton Cricket Club - it could be a brilliant community HUB rather like Norton Parish Hall is for Littleworth. A new building and Brockhill Village Hall could replace it. Fitness classes, etc. could be held there.
Worcester Norton Sports Club needs to spend money on its buildings and the old married quarters linked to the grade II listed keep.

**Q21. Would you support a small affordable housing development for local people in your parish or surrounding parishes?**

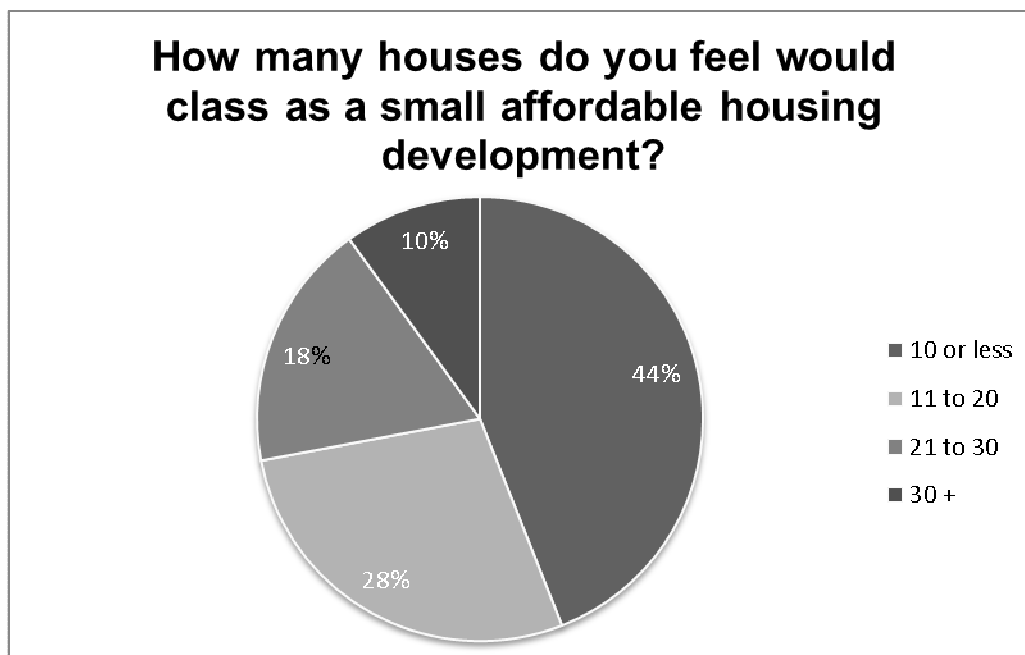
Yes	No
128 (50%)	128 (50%)



**How many houses do you feel would class as a small affordable housing development?**

10 or less	11 - 20	21 - 30	30 +
55	35	23	12
44%	28%	18%	10%

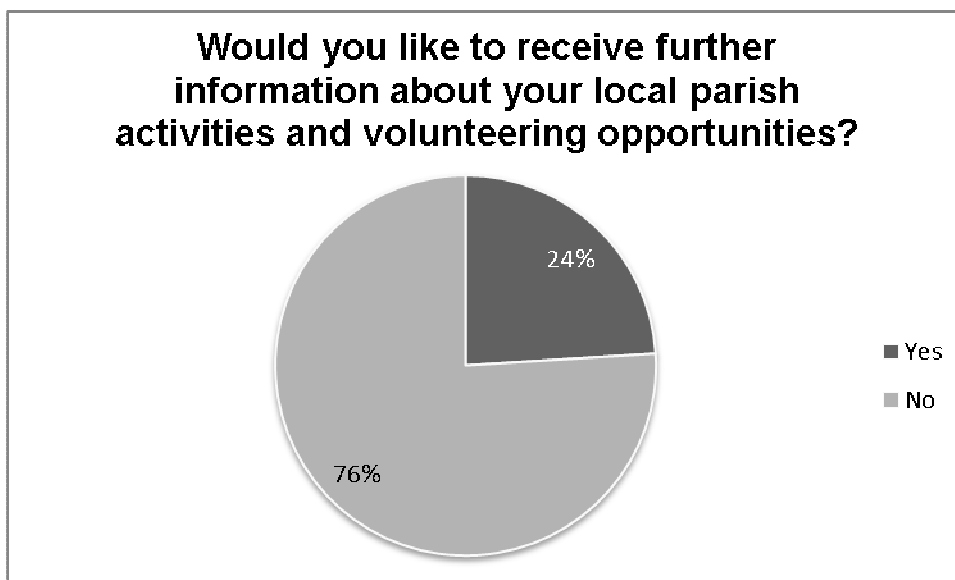
3 respondents did not state an answer to this question, but did support affordable housing.



**Q22. Would you like to receive further information about your local parish activities and volunteering opportunities?**

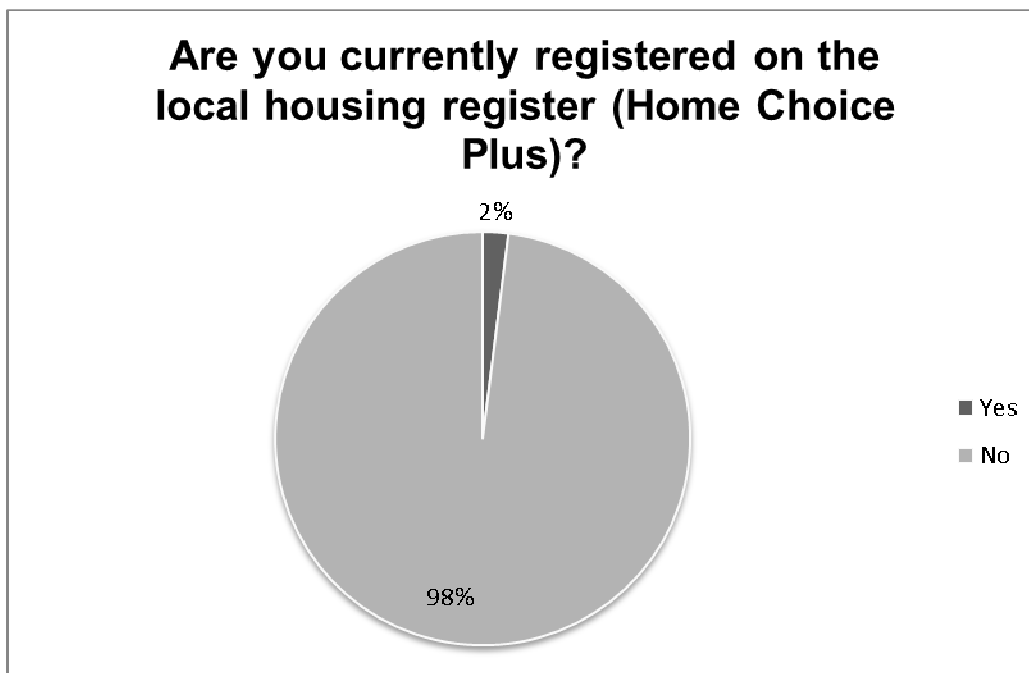
Yes	No
62 (24%)	194 (76%)

*45 out of the 62 who stated “yes” provided contact details. These will be passed to the Parish Council to make them aware of interested households within their Parish for them to follow up.*



**Q24. Are you currently registered on the local housing register (Home Choice Plus)?**

Yes	No
5 (2%)	251 (98%)



A report was pulled from Home Choice Plus on 8<sup>th</sup> April 2019, which showed the following housing need:

- 1 bed property – 9 households
- 2 bed property – 5 households
- 3 bed property – 2 households

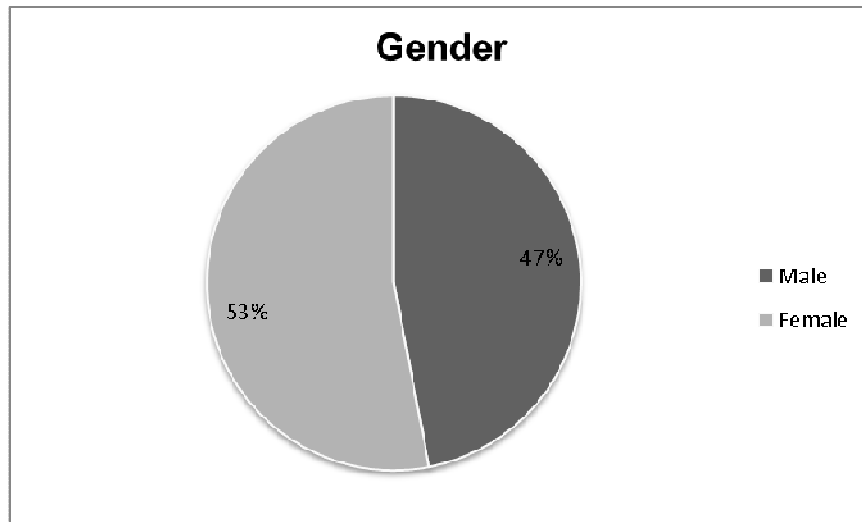
### 3. About the Parish of Off Norton Juxta Kempsey

#### Population Statistics (Estimated at 2017)

As of December 2018, 2557 people were living within the Parish of Norton Juxta Kempsey.

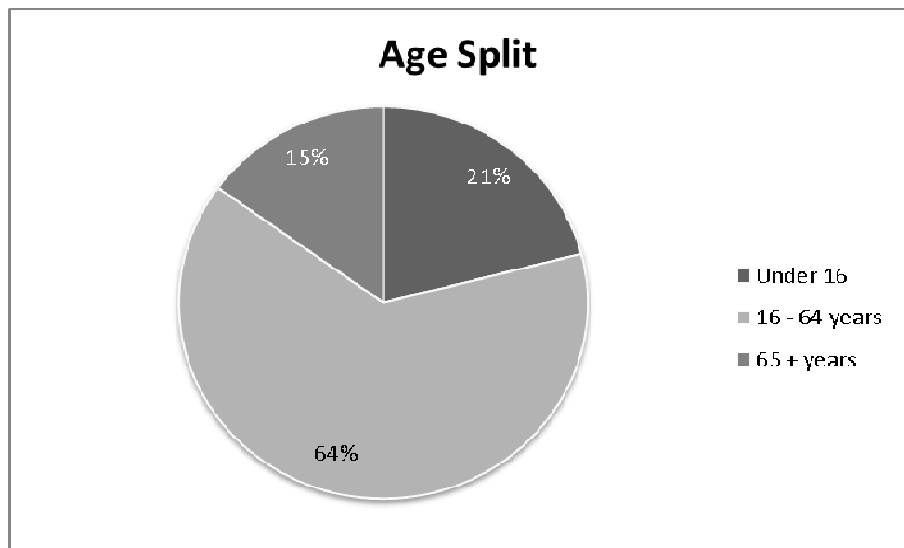
#### Figures (Estimated at 2017)

Male	Female
1202	1355
47%	53%



#### Age Groups (Estimated at 2017)

Under 16	16 - 64 years	65 + years
535	1637	384
21%	64%	15%



#### Data sourced from:

<https://www.wychavon.gov.uk/documents/10586/8831312/Parish+profile+Norton+Juxta+Kempsey.pdf/a0d70aea-6c0a-c729-031f-37b5aba673b3>

#### 4. Norton Juxta Kempsey Current Housing Market

During the previous 12 months, up until March 2018, 28 properties have been sold, a list of these can be found below:

##### 4.1 Purchases on the open market

Road	Number of bedrooms	Type of Property	Date Sold	Value
66 Mandalay Drive	2 bed	Semi Detached	January 2019	£180,000
12 Peninsula Road	3 bed	Detached House	January 2019	£275,000
16 Rolica Fields		Detached House	January 2019	£338,500
4 Mons Drive		Terraced House	December 2018	£230,000
12 Mandalay Drive	3 bed	Semi Detached	December 2018	£230,000
41 Vimiera Close	4 bed	Detached House	December 2018	£385,000
18 Charlemont	1 bed	Flat	November 2018	£92,000
57 Talavera Road	3 bed	Semi Detached	November 2018	£242,000
6 Mons Drive		Terraced House	October 2018	£215,000
29 Mandalay Drive	3 bed	Semi Detached	October 2018	£235,000
44 Peninsula Road			September 2018	£355,000
43 Peninsula Road	3 bed	Semi-detached	September 2018	£234,000
1 Hatfield Cottage		Terraced House	September 2018	£360,000
39 Toulouse Drive	4 bed	Detached House	August 2018	£360,000
36 Orchard Grove	3 bed	Terraced House	August 2018	£205,000
6 Wadborough Road	3 bed	Detached House	August 2018	£372,000
1 Peninsula Road	4 bed	Detached House	July 2018	£370,000
2 Peninsula Road	4 bed	Detached House	July 2018	£324,000
4 Dunkirk Drive	3 bed	Semi detached	July 2018	£245,000
11 Mandalay Drive	3 bed	Terraced House	July 2018	£215,000
7 Mandalay Drive	3 bed	Semi Detached	June 2018	£187,000
1 Orchard Grove		Flat	June 2018	£346,000
44 Toulouse Drive	4 bed	Detached House	June 2018	£356,000
39 Peninsula Road	3 bed	Semi Detached	May 2018	£242,000
Wadborough Road		Detached House	May 2018	£400,000
4 Vimiera Road	4 bed	Detached House	May 2018	£335,000
8 Rolica Fields	4 bed	Detached House	May 2018	£305,000
25 Mandalay Drive	4 bed	Detached House	April 2018	£275,000

Data Source: <https://www.rightmove.co.uk/house-prices> and [https://www.zoopla.co.uk/house-prices/worcester/norton/?num\\_months=12](https://www.zoopla.co.uk/house-prices/worcester/norton/?num_months=12) (8th April 2019)

In total 28 were sold within the Parish of Norton Juxta Kempsey within the previous 12 months.

The average price of these properties sold within the previous 12 month period is £269,589.29.



## 4.2 Currently on the market

When looking at properties for sale available in Norton Juxta Kempsey, as of the 8<sup>th</sup> April, the following properties were available (all properties are re-sales and no new build).

Church Lane	7 bed	Detached House	£895,000	Allan Morris
Woodbury Lane	5 bed	Detached House	£649,950	Allan Morris
Wadborough Road	5 bed	Detached House	£575,000	Allan Morris
Toulouse Drive	4 bed	Detached House	£350,000	Purple Bricks
Rolica Fields	4 bed	Detached House	£330,000	Connells
Vimiera Close	4 bed	Detached House	£325,000	Andrew Grant
Somme Crescent	4 bed	Detached House	£325,000	Nicol and Co
Corunna Close	4 bed	Detached House	£325,000	Nicol and Co
Mandalay Drive	3 bed	Detached House	£270,000	Purple Bricks
Mandalay Drive	3 bed	Detached House	£260,000	Free Agent 24/7
Salamanca Drive	3 bed	Detached House	£250,000	C J Hole
Salamanca Drive	3 bed	Detached House	£250,000	Reeds Rains
Gallipoli Drive	3 bed	Semi Detached	£249,950	House Network
St James Close	3 bed	Terraced House	£240,000	Hills
Charlemont	2 bed	Apartment	£230,000	Andrew Grant

Based on the 15 properties with sale values advertised, the average price across all properties for sale in Norton Juxta Kempsey is £ 368,326.67.

## 4.3 Private Rental

When looking at private rental properties available in Norton Juxta Kempsey, as of the 8<sup>th</sup> April, two properties were being advertised in Norton Juxta Kempsey Parish.

St James Close	2 bed	Terraced House	£725 pcm	Unfurnished Long term lease	Leaders
Norton (no road name listed)	4 bed	Detached House	£2600 pcm	Unfurnished	Andrew Grant

There is an opportunity for Wychmove to look at possible opportunities around building property availability within the Parish of Norton Juxta Kempsey.

Wychmove is a social lettings agency. It helps to find suitable private rented accommodation for those in need of housing. This service is provided by Wychavon District Council. More information is available on <https://www.wychavon.gov.uk/wychmove>

## 5. Conclusion

The survey received a response rate of 26% showing a margin of error to 90% as + / - 4.0%. A further 12 surveys were received after the deadline, and could not be included within the report, and 3 surveys were not fully completed so are classed as void, and could not be include in the data.

It is possible that not all residents with a housing need will have responded, although the covering letter sent to all households with the survey clearly stated the purpose of the survey.

The survey has identified that 28 households stated they would have a different housing need within the next 5 years. 23 (85%) stating that they would be bought on the open market, 1 (4%) shared ownership and 3 (11%) renting from a housing association. No housing need was identified for private rentals or self build properties. One respondent did not state their preferred tenure. All of those stating that their housing need would change in the next 5 years, had a local connection to the Parish, and all currently lived in the Parish.

There is a low number of private rental properties currently listed as being available to let within the Parish of Norton Juxta Kempsey. There is an opportunity for Wychmove to look at marketing the service available to private landlords in the area.

### 5.1 Market Housing Need Identified

Time scale	House hold Type	Current Tenure	Need	Reason to move	Preferred tenure	Bed room need *	Price
In the next 12 months	18 – 34 (1) 35 – 54 (1)	Rent from a Housing Association	Lack of suitable properties	Need a larger home	Buy on open market	1	£250,000-299,999
In the next 12 months	18 – 34 (1)	Lodging with family/friends	Not able to afford	Independent home	Buy on open market	1	Up to £199,999
In the next 12 months	16 – 17 (1) 18 – 34 (1) 35 – 54 (1)	Own home with a mortgage	Lack of suitable properties	Family break up	Buy on the open market	3	Up to £199,999
In the next 12 months	18-34 (1)	Own home with a mortgage	Lack of suitable properties / unable to afford	Independent home	Buy on the open market	1	Up to £199,999
In the next 12 months	18-34 (1)	Own outright	Not able to afford	Independent home	Buy on the open market	1	
In the next 12 months	65+ (1)	Own home outright	Failure to sell current property	Need a smaller home	Buy on the open market	1	£400,000+
In the next 12 months	18-34 (1)	Own home with a mortgage			Buy on the open market	1	£400,000+
1 – 3 years	18 – 34 (2)	Own home with a mortgage	Lack of suitable properties	Need a larger home	Buy on the open market	1	£400,000 +

1 – 3 years	Under 10 (2) 18 – 34 (2)	Own home with a mortgage	Lack of suitable properties / unable to afford	Need a larger home	Buy on the open market	2	£250,000-299,999
1 – 3 years	18 – 34 (1)	Own home with a mortgage	Unable to afford	Independent home	Buy on the open market	1	Up to £199,999
1 – 3 years	18 – 34 (1)	Rent from a private landlord	Unable to afford	Independent home	Buy on the open market	1	£200,000-249,999
1 – 3 years	Under 10 (2) 18 – 34 (2)	Own home with a mortgage	Unable to afford	Need a larger home	Buy on the open market	2/3	£250,000-299,999
1 – 3 years	Under 10 (1) 35 – 54 (1)	Own home with a mortgage	Lack of suitable property	Need a larger home	Buy on the open market	2/3	£400,000+
1 – 3 years	18 – 34 (3) 55 – 64 (1)	Own home with a mortgage	Lack of suitable properties	Need a smaller home	Buy on the open market	4	Up to £199,999
1 – 3 years	18 – 34 (2)	Own home outright		Independent home	Buy on the open market	2	Up to £199,999
3 – 5 years	65+ (2)	Own outright		Need a smaller home	Buy on open market	1	£300,000 – 349,999
3 – 5 years	55 – 64 (2)	Own outright	Lack of suitable properties	Need a smaller home	Buy on open market	1	£200,000 – 249,999
3 – 5 years	18 – 34 (1)	Own home with a mortgage	Lack of suitable property, affordability and currently saving	Independent home	Buy on the open market	1	Up to £199,999
3 – 5 years	16 – 17 (1) 18 – 34 (1)	Own home with a mortgage	Unable to afford	Independent home	Buy on the open market	1	Up to £199,999
3 – 5 years	18 – 34 (1)	Own home with a mortgage		Independent home	Buy on the open market	1	
3 – 5 years	65+ (2)	Own outright	Lack of suitable properties	Need a smaller home	Buy on the open market	1	£350,000-399,999
3 – 5 years	Under 10 (2) 18 – 34 (2)	Rent from a private landlord	Not able to afford / saving	To buy a home	Buy on the open market	2/3	Up to £199,999
3 – 5 years	65+ (2)	Own home outright	Lack of suitable property	Bungalow	Buy on the open market	1	£250,000-£299,999
3 – 5 years	16 – 17 (1) 18 – 34 (1) 35 – 54 (2)	Own home with a mortgage		Independent home		3	

\*Bedroom need identified via the Home Choice Plus calculation for bedroom need.

## 5.2 Affordable Housing Need Identified

Time scale	House hold Type	Current Tenure	Need	Reason to move	Preferred tenure	Bedroom need **	Rent per month
In the next 12 months	55 – 64 (1) 65+ (1)	Own home outright	Lack of suitable properties	Adapted property	Rent from a Housing Association	1/2	£500-599
In the next 12 months	18 – 34 (1) 35 – 54 (1) 65+ (1)	Private Rent	Not able to afford	Cheaper home	Shared ownership	2/3	Up to £199,999
1 – 3 years	65+ (2)	Private Rent	Lack of suitable properties	Adapted property	Rent from Housing Association	1	£400 - 499
3 – 5 years	65+ (1)	Own home with a mortgage	Unable to afford	Need to be near public transport	Rent from a Housing Association	1	£500-£599

\*\*Bedroom need identified via the Home Choice Plus calculation for bedroom need.

