



# Guildford Borough Council

## Housing Needs Assessment

Prepared by **SMSR Ltd**

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**Report** (v06)  
**May 2013**

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# 1.0 Introduction

## Background

In 2007 Guildford Borough Council conducted a Strategic Housing Market Assessment which provided significant information on the local housing area including neighbouring boroughs. A Housing Needs Survey (HNS) formed part of this assessment and in 2012 the Council commissioned Social and Market Strategic Research (SMSR Ltd) to repeat this survey to measure how the housing market has changed in the last five years.

It is important that information be representative of the 54,000 households within the borough to ensure the Council has a complete understanding of local housing needs. The information gathered from the survey will play a crucial role in assisting the Council in their decision making and resource allocation processes.

The questionnaire covered the following topics:

- Current housing
- Previous and future housing needs
- Financial information
- Specific support needs

## Report Structure

Included in the report is a set of topline findings which provides quick reference to all the questions asked throughout the survey. In addition, all questions have been analysed by demographic group, ward and any other question which was of interest; any significant differences are commented on throughout the report.

It should be noted that when the results are discussed within the report, often percentages will be rounded up or down to the nearest one per cent. Therefore occasionally figures may add up to 101% or 99%. Data in this report is not weighted.

## Acknowledgements

SMSR would like to thank David Webb at Guildford Borough Council for the help provided in conducting this survey and regular input and interest in the overall process, as well as the 1,012 residents who took part in this consultation.

This report has been checked & approved by:

Selene Vann-Plevey  
Ifelanwa Ajayi

## 2.0 Methodology

The consultation was undertaken using a questionnaire which was designed by SMSR Ltd in conjunction with officers at Guildford Borough Council, a copy of which can be found in the appendices.

An overall sample of 1,000 residents was agreed to ensure the results were +/-5% accurate as the population of Guildford is over 50,000. While increasing a sample size increases its reliability, after a sample of around 1,000 the gains are less pronounced. The approach was two-fold with 700 residents completing the questionnaire over the telephone and a further 300 questionnaires being carried out with residents face to face. The face to face interviews were incorporated to capture hard to reach groups and improve the demographic profile of the survey; the questionnaire used and the manner in which the residents were guided through the questionnaire was consistent across both methodologies. All interviewing took place between Monday 3<sup>rd</sup> December and Friday 21<sup>st</sup> December 2012.

### Telephone

Residents were contacted at random from across the Guildford borough and asked if they would be willing to take part in the consultation. Those who were willing to take part then completed the survey with a trained telephone interviewer; if any respondents had any specific queries before taking part a contact telephone number for both Guildford Borough Council and SMSR Ltd were provided.

### Face to Face

It was acknowledged that some groups of residents could not be contacted over the telephone (for reasons including not having a landline or being ex-directory) therefore to ensure these hard to reach groups were represented in the sample, 300 surveys were conducted using a face to face methodology.

Officers at Guildford Borough Council identified six wards for SMSR's field force team to prioritise for face to face interviewing. The demographic profile of these wards meant their selection would assist in achieving a more balanced overall sample and representation of tenure.

A notification letter (appendix 3) was sent to 1,500 residences which were randomly generated across these wards. This letter explained the purpose of the consultation, the dates which an interviewer may visit and gave residents the opportunity to opt-out if they did not wish to take part.

All interviews were conducted on doorsteps by SMSR's field force interviewing team, who are specifically trained in face to face interviewing and are fully briefed on the Market Research Society Code of Conduct, along with the Data Protection Act 1998. Interviewing was undertaken between 9 am and 9 pm Monday to Friday, and 10 am to 6 pm Saturday and Sunday. After completing the questionnaire, residents were handed a letter to thank them for taking part and provided contact details for both the council and SMSR if they were to have any further questions (appendix 4).

### 3.0 Sample

In total 1,012 residents took part in the consultation; 712 over the telephone and 300 face to face. This gives a confidence level in the data of 95% (+/-3%).

To ensure representation across the Guildford borough, quotas were set for each ward and representation within each ward was monitored throughout the process. The numbers of surveys completed within each ward and sub-area was as follows:

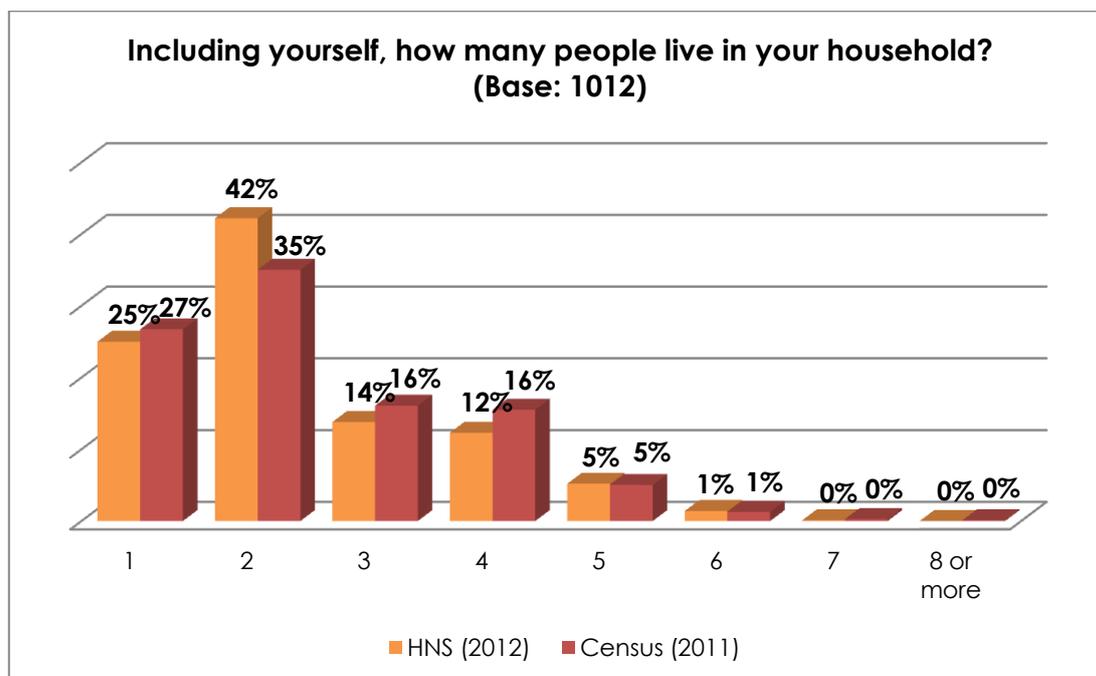
Sub-area	Number	Ward	Number
Ash, Ash Vale and Tongham	141	Ash South & Tongham	44
		Ash Vale	47
		Ash Wharf	50
Guildford West	132	Normandy	43
		Pirbright	44
		Worplesdon	45
Guildford East	183	Clandon & Horsley	44
		Effingham	50
		Lovelace	44
		Send	45
Guildford South	134	Pilgrims	45
		Shalford	45
		Tillingbourne	44
Guildford Urban	422	Burpham	45
		Christchurch	50
		Friary & St Nicholas	49
		Holy Trinity	45
		Merrow	45
		Onslow	44
		Stoke	43
		Stoughton	52
Westborough	49		

## 4.0 Findings

### 4.1 Current Housing

#### 4.1.1 Resident Profile

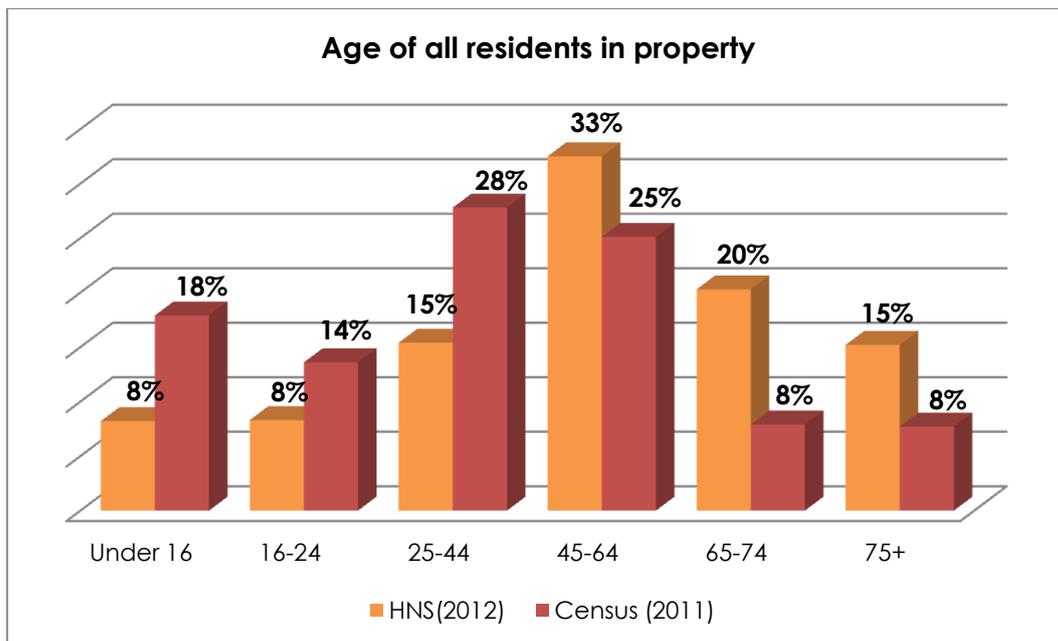
##### Number of Residents



A large proportion of the households surveyed consisted of either one (253, 25%) or two (427, 42%) residents; around a quarter of the households had three (140, 14%) and four (124, 12%) people living there, with 7% of households occupied by 5 or more people. No households involved in the consultation contained seven or more residents.

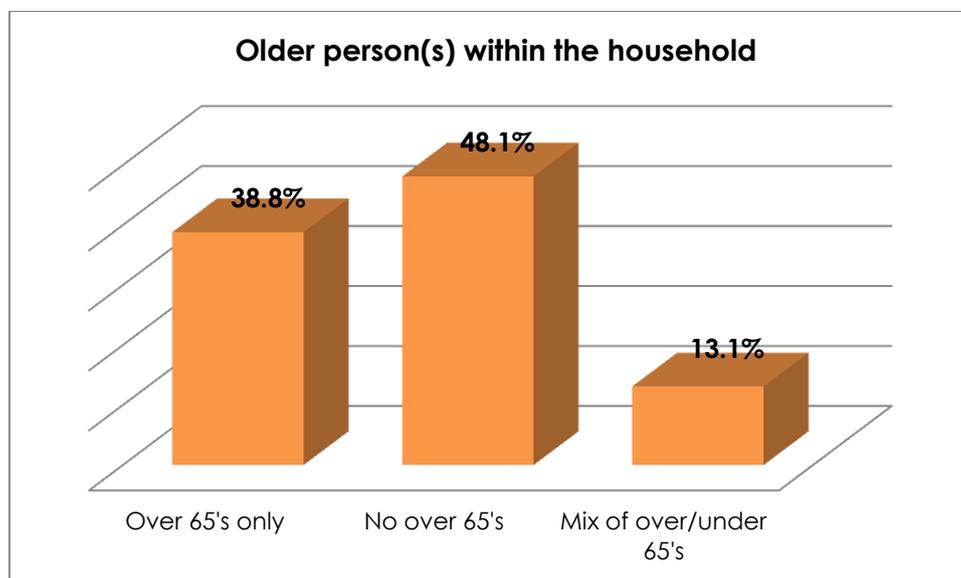
The profile of number of residents in the household is in line with the Census (2011), although 7% more households included in the HNS were made up of two residents (42% HNS, 35% Census).

## Age



The breakdown of the age of all residents living within the households sampled is shown in the chart above. When compared with the Census (2011), the sample included a higher percentage of residents in age bands 45 and over but this is in keeping with this type of survey methodology.

## Older Persons



Within the sample 382 households (38%) were made up solely of residents who were 65 and over<sup>1</sup>, while 474 households (47%) included no residents of this age. Fewer households (129, 13%) within the sample included residents who were both over and under the age of 65.

<sup>1</sup> Throughout the report 'older person(s)' refers to residents aged 65 and over

## Household Composition

Household composition (Base: 1012)		
Composition	Number	Percentage (%)
Single person	73	7.2
Single with child / children over 16	28	2.8
Single with child / children under 16	9	0.9
Single with child / children both under and over 16	6	0.6
Couple	134	13.2
Couple with child / children over 16	110	10.9
Couple with child / children under 16	98	9.7
Couple with child / children both under and over 16	43	4.2
Elderly single (65+)	174	17.2
Elderly couple (65+)	234	23.1
Two people but not partners	9	0.9
Extended family or other	73	7.2
Refused	21	2.1

Around a quarter (23%) of all households were made up of a couple aged 65 and over while a further 13% of households consisted of a couple aged 64 and under.

In addition to the couples who lived alone, a further quarter of households comprised couples who lived with one or more children. Around a tenth (11%) of households consisted of a couple who lived with one or more independent children (i.e. over the age of 16), while a further tenth of households were made up of a couple and one or more child under the age of 16. 4% of households consisted of a couple who also lived with children aged both over and under 16.

Across the sample, 24% of households consisted of a single person, with 17% of households being residents aged 65 and over who lived alone. Just 4% of households within the sample included a single person with one or more child (regardless of the child or children's age).

## 4.1.2 Support Needs

<b>Do you or anyone in your household need any support for the reasons listed below? (Base:1012)</b>		
<b>Support required</b>	<b>Number</b>	<b>Percentage (%)</b>
Needs support with a physical condition	74	7.3
Needs support with a medical condition	65	6.4
Needs support with a sensory disability	20	2.0
Needs support with a mental health problem	17	1.7
Needs support with a learning disability	12	1.2
Other support need	7	0.7
No-one in the household with support needs	872	86.2
Person over 65 years	41	4.1
Person aged under 18	6	0.6

Respondents were initially asked to provide details of the support needs of all residents within their household. The majority (86%) of respondents indicated that no residents within the household had any type of support need.

In households where one or more of the residents had a support need, it was more common for this to be support for either a physical (7%) or medical (6%) condition. Few households (0.6%) included a resident under 18 who required support.

<b>Thinking <u>only</u> about the person with the greatest support needs, what support do they need? (Base:140 – more than one option could be chosen)</b>		
<b>Support required</b>	<b>Number</b>	<b>Percentage (%)</b>
Needs support with a physical condition	70	50.0
Needs support with a medical condition	62	44.3
Needs support with a mental health problem	17	12.1
Needs support with a sensory disability	17	12.1
Needs support with a learning disability	10	7.1
Other support need	6	4.3
Person over 65 years	39	27.9
Person aged under 18	5	3.6

Respondents were then asked to only consider the person with the greatest support needs and to specify their support needs. Respondents most frequently said that this support was for either a physical (50%) or medical (44%) condition.

**How could your accommodation or the services for their support needs be improved?  
(Base:137 – more than one option could be chosen)**

<b>Improvement</b>	<b>Number</b>	<b>Percentage (%)</b>
Help with maintaining the home	33	24.1
Improved bathroom facilities	32	23.4
Alterations to improve accessibility	27	19.7
Emergency alarms	19	13.9
Need support services to your home	17	12.4
Car parking improvements	14	10.2
Alternative housing with specialist adaptations or care / support	13	9.5
Need personal support	11	8.0
Kitchen alterations	7	5.1
Other improvement	5	3.6
No improvement needed	49	35.8

Respondents were then asked how either their home or the services which they received could be improved to further assist these support needs. Around a quarter of respondents said they would benefit from having help with maintaining the home (24%) or improved bathroom facilities (23%); a further fifth of respondents said alterations were needed to improve accessibility.

More than a third (36%) of households which included at least one resident with support needs said that no improvements or additional services were needed for their support needs to be improved.

The five respondents who suggested services or improvements other to those listed above most frequently said:

- Regular local transport (2 respondents)
- Support with cleaning services (1 respondent)
- Support with refuse (1 respondent)
- Outbound doctor service for delivery of prescriptions etc (1 respondent)

### 4.1.3 Tenure

Do you own or rent your home? (Base:1012)		
Tenure	Number	Percentage (%)
Own outright	536	53.0
Own with a mortgage or loan	252	24.9
Rent from the council	110	10.9
Rent from a private landlord / letting agent	77	7.6
Rent from a housing association	15	1.5
Shared ownership	5	0.5
Rent from a relative or friend or household member	3	0.3
Tied or linked to a job	2	0.2
Rent a room in a shared house	1	0.1
Forces accommodation	0	0.0
Other	10	1.0

Around half (53%) of the sample owned their home outright and a further 25% were purchasing their home with a mortgage or loan. Around a fifth of respondents rented their home, with 11% renting from the council and 8% renting from a private landlord / letting agent.

Do you own or rent your home?		
Tenure	HNS (2012) (%)	Census (2011) (%)
Owned	77.9	68.8
Social rented <sup>2</sup>	12.4	12.8
Private rented <sup>3</sup>	8.0	15.8
Shared ownership	0.5	1.3

When compared with the Census (2011), a higher proportion of the HNS sample owned their home (either outright or with a mortgage or loan) (+9%), while fewer households rented their home privately (-8%). The representation of those living in a social rented or shared ownership property was consistent with the Census (2011) (to a maximum of +/- 0.8%).

<sup>2</sup> Social rental includes 'renting from the council' and 'renting from a housing association'

<sup>3</sup> Private rental includes 'renting from a private landlord / letting agency' and 'renting from a relative or friend or household member'

Do you own or rent your home? (By sub-area)					
Tenure	Ash, Ash Vale, Tongham (%)	Guildford West (%)	Guildford East (%)	Guildford South (%)	Guildford Urban (%)
<b>Base</b>	<b>140</b>	<b>132</b>	<b>183</b>	<b>134</b>	<b>422</b>
Own outright	52.9	65.9	50.8	60.4	47.6
Own with a mortgage or loan	32.1	25.8	30.1	14.9	23.2
Rent from the council	8.6	3.8	9.3	12.7	14.0
Rent from a private landlord / letting agent	3.6	1.5	5.5	6.7	12.1
Rent from a housing association	1.4	1.5	2.7	0.7	1.2
Shared ownership	0.0	0.8	0.0	1.5	0.5
Rent from a relative or friend or household member	0.7	0.0	0.5	0.0	0.2
Tied or linked to a job	0.0	0.0	0.5	0.0	0.2
Rent a room in a shared house	0.0	0.0	0.0	0.0	0.2
Forces accommodation	0.0	0.0	0.0	0.0	0.0
Other	0.7	0.8	0.5	3.0	0.7

Among those sampled, the greatest proportion of households who owned their home outright lived within the Guildford West (66%) and Guildford South (60%) sub-areas; those living in the Ash, Ash Vale and Tongham (32%) and Guildford East (30%) sub-areas most frequently reported purchasing their home using a mortgage / loan.

The greatest variation in tenure occurred within the Guildford Urban sub-area, particularly as more than a quarter of households in this sub-area rented their home.

Do you own or rent your home? (By household composition)												
Tenure	Single (%)				Couple (%)				Elderly (65+) (%)		Other (%)	
	Alone	Children over 16	Children under 16	Children over and under 16	Alone	Children over 16	Children under 16	Children over and under 16	Single	Couple	Two people – not partners	Extended family or other
<b>Base</b>	<b>72</b>	<b>28</b>	<b>9</b>	<b>6</b>	<b>134</b>	<b>110</b>	<b>98</b>	<b>43</b>	<b>174</b>	<b>234</b>	<b>9</b>	<b>73</b>
Own outright	<b>38.9</b>	<b>39.3</b>	11.1	0.0	<b>52.2</b>	<b>46.4</b>	11.2	25.6	<b>69.0</b>	<b>82.9</b>	<b>66.7</b>	<b>31.5</b>
Own with a mortgage or loan	30.6	14.3	<b>55.6</b>	<b>66.7</b>	29.9	43.6	<b>62.2</b>	<b>55.8</b>	4.0	6.0	22.2	19.2
Rent from the council	13.9	25.0	0.0	33.3	5.2	8.2	7.1	11.6	19.0	8.5	0.0	11.0
Rent from a private landlord / letting agent	12.5	10.7	11.1	0.0	9.7	0.9	15.3	2.3	5.2	0.4	11.1	<b>30.1</b>
Rent from a housing association	2.8	7.1	22.2	0.0	0.0	0.0	0.0	0.0	2.3	1.3	0.0	2.7
Shared ownership	0.0	0.0	0.0	0.0	0.7	0.9	1.0	2.3	0.0	0.0	0.0	1.4
Rent from a relative or friend or household member	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.4	0.0	1.4
Tied or linked to a job	0.0	0.0	0.0	0.0	0.7	0.0	1.0	0.0	0.0	0.0	0.0	0.0
Rent a room in a shared house	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.4
Forces accommodation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other	1.4	3.6	0.0	0.0	0.7	0.0	2.0	2.3	0.6	0.4	0.0	1.4

The most frequently selected tenure for each of the household compositions has been highlighted in bold in the table above. The largest proportion of elderly households, regardless of whether they lived alone or with a partner, owned their home outright (69% single, 83% couple); it was most common for elderly people who did not own their home to rent it from the council (19% single, 9% couple).

Couples and single residents with children most frequently indicated that they owned their home with a mortgage or loan (60%); only 15% of these households owned their home outright. In contrast single residents and couples who did not have children in the household or where children within the household were 16 or over most frequently said their home was owned outright (47%).

It was more common for a household consisting of a single resident (either with or without children) rather than a couple (with or without children) to say their home was rented from the council (17% compared with 7%).

Do you own or rent your home? (By total household income)							
Tenure	£0- £9,999 (%)	£10,00- £19,999 (%)	£20,00- £29,999 (%)	£30,00- £39,999 (%)	£40,00- £49,999 (%)	£50,00- £69,999 (%)	£70,000 +
<b>Base</b>	<b>138</b>	<b>116</b>	<b>95</b>	<b>68</b>	<b>62</b>	<b>80</b>	<b>88</b>
Own outright	<b>35.5</b>	<b>57.8</b>	<b>60.0</b>	<b>48.5</b>	<b>43.5</b>	<b>43.8</b>	29.5
Own with a mortgage or loan	7.2	12.9	15.8	36.8	<b>48.4</b>	<b>47.5</b>	<b>60.2</b>
Rent from the council	<b>37.0</b>	16.4	8.4	0.0	0.0	0.0	1.1
Rent from a private landlord / letting agent	13.8	10.3	10.5	14.7	8.1	6.3	8.0
Rent from a housing association	5.1	1.7	2.1	0.0	0.0	0.0	0.0
Shared ownership	0.0	0.9	1.1	0.0	0.0	2.5	0.0
Rent from a relative or friend or household member	0.0	0.0	1.1	0.0	0.0	0.0	0.0
Tied or linked to a job	0.0	0.0	0.0	0.0	0.0	0.0	1.1
Rent a room in a shared house	0.7	0.0	0.0	0.0	0.0	0.0	0.0
Forces accommodation	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other	0.7	0.0	1.1	0.0	0.0	0.0	0.0

The table above shows tenure by household income; the most frequently selected tenures among each of the income bands have been highlighted in bold.

It was more common for respondents with the lowest household income (£0 - £9,999) to say their home was rented from the council (37%). Of the 36% whose household income was below £10,000 and owned their home outright, 71% (35 out of 49) were pensioners.

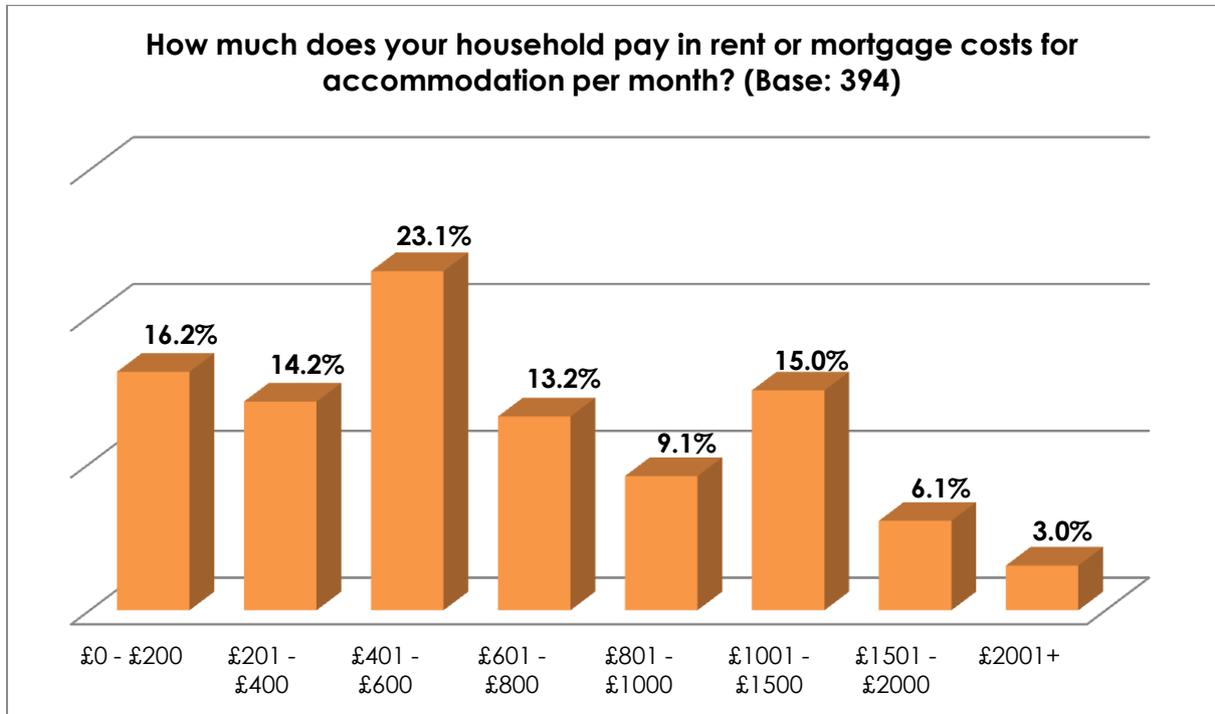
The vast majority of respondents whose household income exceeded £50,000 owned their home, either outright (36%) or with a mortgage or loan (54%).

Do you own or rent your home? (By total household income)														
Tenure	£0-£9,999 (%)		£10,000-£19,999 (%)		£20,000-£29,999 (%)		£30,000-£39,999 (%)		£40,000-£49,999 (%)		£50,000-£69,999 (%)		£70,000+ (%)	
	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No
<b>Benefit or support?</b>														
<b>Base</b>	<b>57</b>	<b>31</b>	<b>16</b>	<b>33</b>	<b>1</b>	<b>37</b>	<b>0</b>	<b>35</b>	<b>0</b>	<b>35</b>	<b>1</b>	<b>44</b>	<b>0</b>	<b>36</b>
Own with a mortgage or loan	7	19	7	<b>33</b>	0	<b>45</b>	0	<b>71</b>	0	<b>86</b>	0	<b>86</b>	0	<b>83</b>
Rent from the council	<b>68</b>	<b>35</b>	16	0	<b>100</b>	21	0	0	0	0	0	0	0	3
Rent from a private landlord / letting agent	18	29	5	27	0	30	0	29	0	14	<b>100</b>	9	0	11
Rent from a housing association	7	10	0	6	0	3	0	0	0	0	0	0	0	0
Shared ownership	0	0	0	3	0	3	0	0	0	0	0	5	0	0
Rent from a relative or friend or household member	0	0	0	0	0	3	0	0	0	0	0	0	0	0
Tied or linked to a job	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Rent a room in a shared house	0	3	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	3	0	0	0	3	0	0	0	0	0	0	0	0

The table above shows tenure by household income, with household income divided into those who were and were not in receipt of benefit or support towards their rent / mortgage costs. Although caution should be taken as some base numbers are low the table provides an overview of tenure and highlighted in bold are the most frequently selected tenures according to household income (separated into those who were in receipt of benefit / support and those who were not).

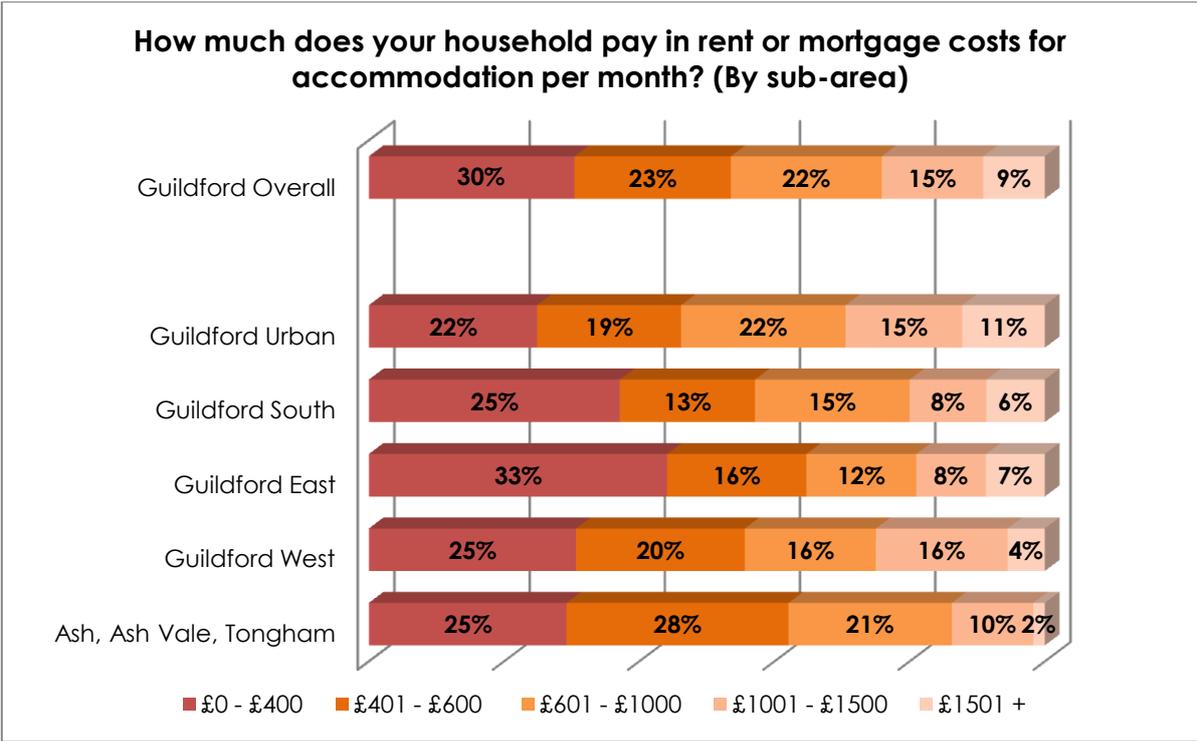
#### 4.1.4 Housing Costs

Residents were asked to specify how much their household paid in rent or mortgage costs per month. It should be noted that 536 respondents did not answer this question as they owned their home outright and a further 82 respondents refused to answer this question.

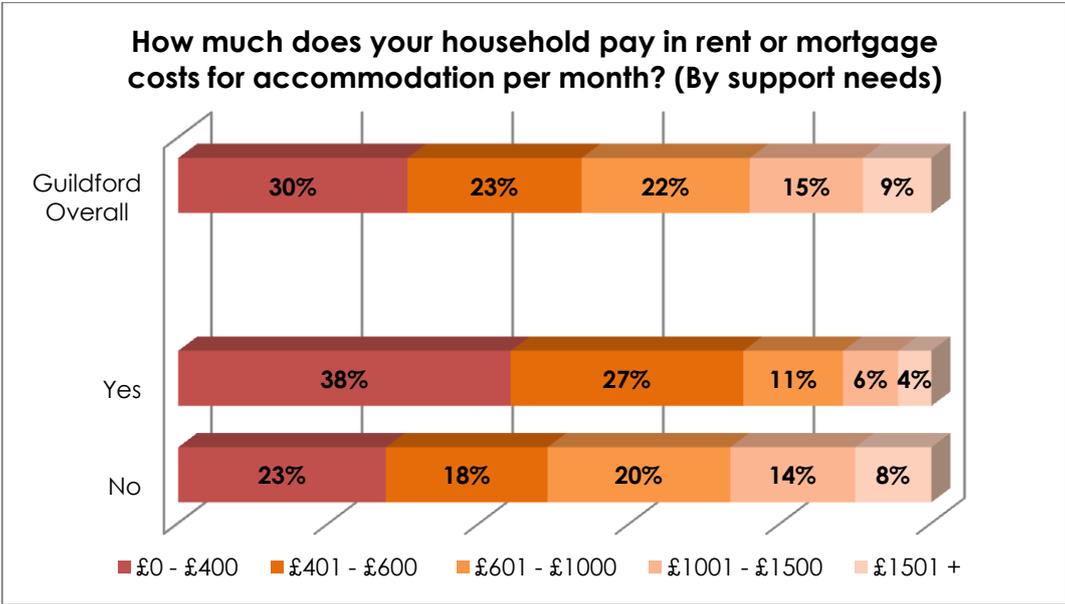


When asked to specify how much the household pays in rent or mortgage costs for accommodation per month, the greatest proportion paid between £401 and £600 (91 households, 23%). In addition 64 households (16%) said their rent or mortgage costs were £200 or less and 56 households (14%) paid between £201 and £400 in rent / mortgage costs.

Few households paid in excess of £1,500 (36, 9%), with only 12 households (3%) reporting paying more than £2,000 per month.



When considering rent and mortgage costs by sub-area, it was those living in Guildford Urban who tended to pay the highest costs, with 11% of households in this area paying more than £1,500 per month and a further 15% paying £1,001 to £1,500.



Almost two fifths (38%) of households which included at least one resident with support needs (refer to section 4.1.2) paid £400 or less for rent or mortgage costs each month; this was 15% higher than those whose household did not have a resident with support needs (23%).

More than a fifth (22%) of households which did not include a resident with support needs paid in excess of £1000 each month; only a tenth of households with a resident with support needs paid this amount per month.

How much does your household pay in rent or mortgage costs for accommodation per month? (By tenure)							
Monthly rent / mortgage costs	Own (%)	Rent (%)					Shared ownership (%)
	Mortgage or loan	Relative/friend	Council	Private landlord/letting agency	Housing association	Shared house	
<b>Base</b>	<b>204</b>	<b>2</b>	<b>93</b>	<b>71</b>	<b>13</b>	<b>1</b>	<b>5</b>
£0 - £200	9.5	<b>33.3</b>	<b>28.2</b>	20.0	6.7	0.0	20.0
£201 - £400	13.1	0.0	12.7	<b>40.0</b>	20.0	0.0	<b>40.0</b>
£401 - £600	<b>15.1</b>	0.0	<b>36.4</b>	20.0	<b>53.3</b>	0.0	20.0
£601 - £800	11.1	<b>33.3</b>	2.7	0.0	0.0	0.0	0.0
£801 - £1000	9.1	0.0	0.9	20.0	0.0	0.0	20.0
£1001 - £1500	<b>14.7</b>	0.0	0.0	0.0	6.7	0.0	0.0
£1501 - £2000	6.0	0.0	0.9	0.0	0.0	<b>100.0</b>	0.0
£2001+	2.4	0.0	0.9	0.0	0.0	0.0	0.0

Across all tenures the amount paid on mortgage and rent costs varied greatly, particularly among those who owned their home with a mortgage or loan. Around a quarter (23%) of those who were purchasing their property with a mortgage or loan paid £400 or less in mortgage costs each month, while a similar proportion paid in excess of £1,000 (23%).

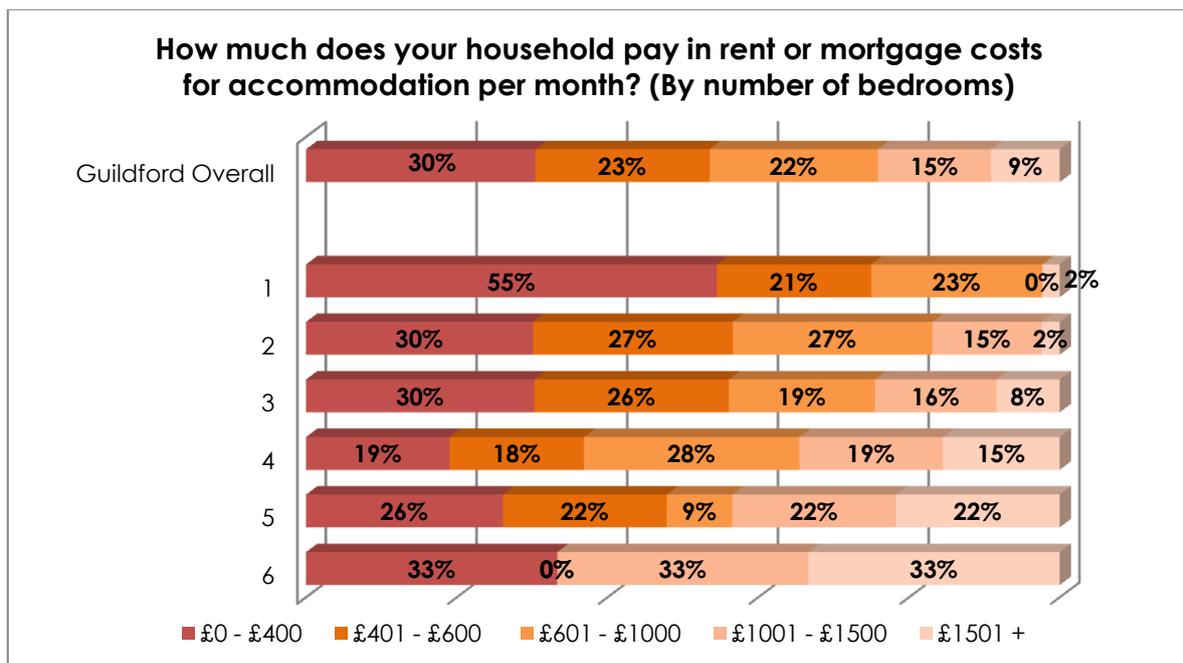
Residents living in a property which was rented from the council tended to pay less in rental costs as around three quarters paid less than £600 per month (with 28% paying £200 or less).

Figures highlighted in bold in the table above show the most frequently selected monthly rent / mortgage band among each of the tenures. It should be noted that in some cases base numbers are low and therefore the highlighted figure should be used as a guide only.

Percentage of monthly income used on monthly rent / mortgage costs (By tenure)							
% of income	Own (%)	Rent (%)					Shared ownership (%)
	Mortgage or loan	Relative/friend	Council	Private landlord/letting agency	Housing association	Shared house	
<b>Base</b>	<b>144</b>	<b>1</b>	<b>37</b>	<b>54</b>	<b>7</b>	<b>1</b>	<b>4</b>
Less than 40%	93.8	100.0	35.1	46.3	14.3	0.0	100.0
40% or more	6.3	0.0	64.9	53.7	85.7	100.0	0.0

The percentage of household income which was spent on rent / mortgage costs was calculated and grouped into those who paid less than 40% and households who paid 40% or more.

Overall, respondents who owned their home through a mortgage or loan most frequently reported mortgage costs which were less than 40% of their household's income (94%). In contrast almost half (46%) of respondents said their rent costs were less than 40% of their households income, meaning a slightly higher proportion reported rent costs which were 40% or more.



The amount paid per month in rent or mortgage costs tended to increase with the number of bedrooms in the property.

More than half (55%) of households with one bedroom paid £400 or less in monthly rent / mortgage costs; only 2% of households living in a one bedroom property reported paying more than £1,000 in monthly rent or mortgage costs.

In comparison around a fifth (19%) of respondents living in a four bedroom residence paid less than £400 per month, while around a third (34%) paid in excess of £1,000 for monthly rent / mortgage costs.

How much does your household pay in rent or mortgage costs for accommodation per month? (By household composition)												
Monthly rent / mortgage costs	Single (%)				Couple (%)				Elderly (65+) (%)		Other (%)	
	Alone	Children over 16	Children under 16	Children over and under 16	Alone	Children over 16	Children under 16	Children over and under 16	Single	Couple	Two people – not partners	Extended family or other
<b>Base</b>	<b>45</b>	<b>17</b>	<b>8</b>	<b>6</b>	<b>64</b>	<b>59</b>	<b>87</b>	<b>32</b>	<b>54</b>	<b>40</b>	<b>3</b>	<b>50</b>
£0 - £200	17.8	<b>23.5</b>	0.0	0.0	6.3	8.5	3.4	9.4	<b>38.9</b>	<b>25.0</b>	0.0	12.0
£201 - £400	17.8	11.8	12.5	0.0	17.2	11.9	6.9	6.3	14.8	15.0	<b>33.3</b>	4.0
£401 - £600	17.8	<b>23.5</b>	<b>50.0</b>	<b>33.3</b>	17.2	<b>25.4</b>	13.8	18.8	22.2	22.5	0.0	14.0
£601 - £800	<b>20.0</b>	11.8	0.0	16.7	<b>18.8</b>	11.9	13.8	9.4	5.6	0.0	0.0	6.0
£801 - £1000	6.7	0.0	12.5	16.7	14.1	6.8	13.8	0.0	0.0	0.0	<b>33.3</b>	10.0
£1001 - £1500	6.7	5.9	12.5	0.0	9.4	8.5	<b>25.3</b>	<b>25.0</b>	0.0	0.0	0.0	<b>26.0</b>
£1501 - £2000	0.0	0.0	0.0	16.7	3.1	6.8	8.0	3.1	3.7	2.5	0.0	12.0
£2001+	0.0	5.9	0.0	0.0	3.1	3.4	4.6	3.1	1.9	0.0	0.0	2.0

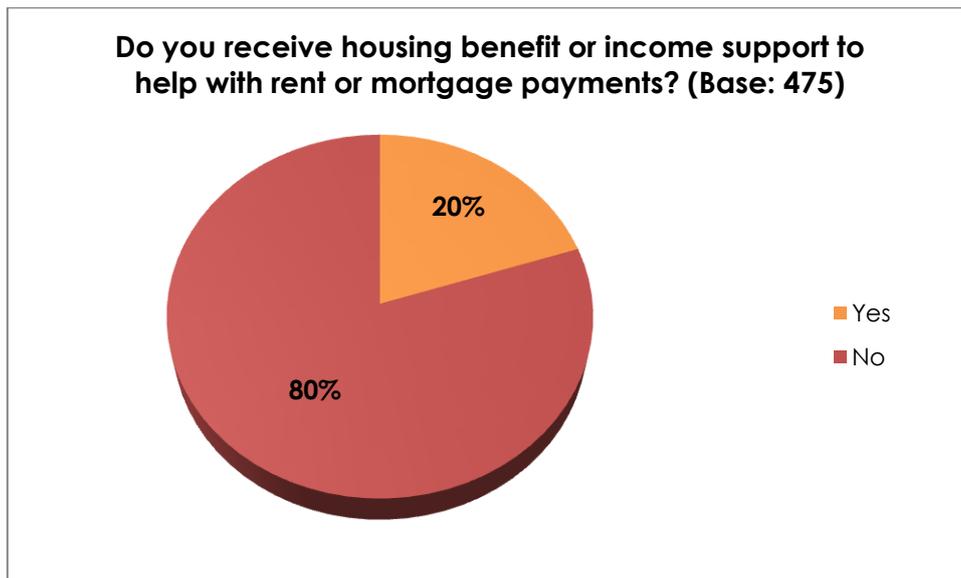
Elderly people tended to pay less in rent or mortgage costs each month, with 39% of elderly singles and 25% of elderly couples paying less than £200 each month. Around a tenth (11%) of elderly people who lived alone and only 3% of elderly couples paid in excess of £600 per month towards the rent or mortgage costs for their accommodation.

Overall, single residents tended to pay less than couples (regardless of whether there was a child or children within the home).

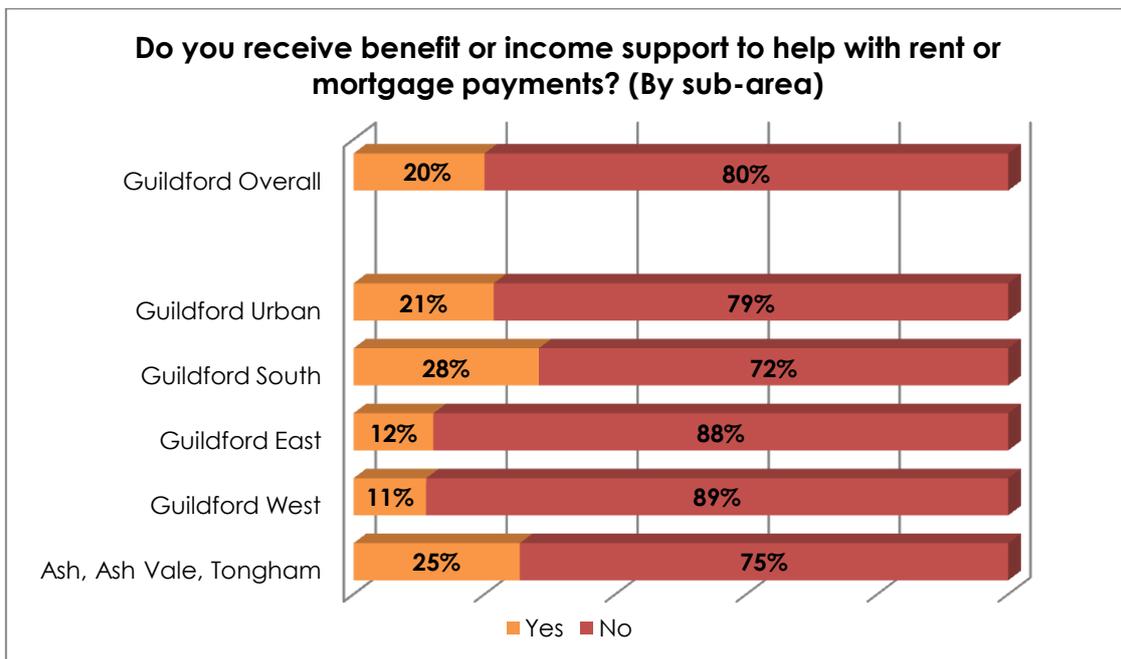
Couples with a child or children who was aged under 16 indicated the highest monthly rent or mortgage costs, with a quarter paying between £1001 and £1500 per month and a further 13% paying an amount which exceeded this. In contrast couples who lived with a child or children aged over 16 tended to pay a lower amount, with almost half (46%) saying they paid £600 or below.

More than half (55%) of single residents who lived with a child or children of any age paid less than £600 per month in rent or mortgage costs; only 13% of these households paid rent or mortgage costs which exceeded £1000 per month.

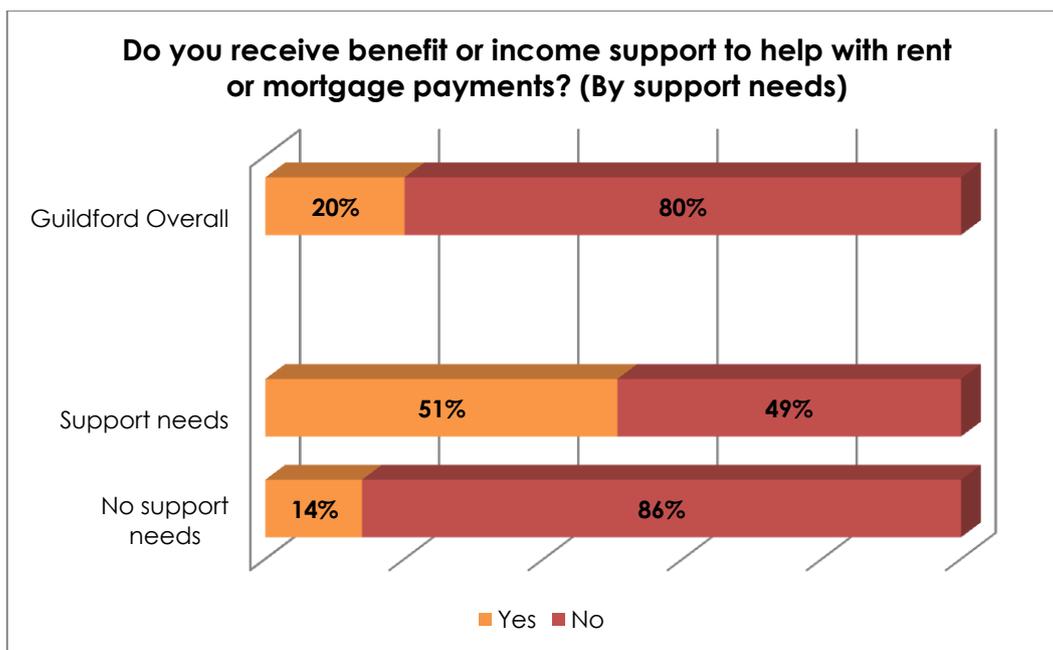
### 4.1.5 Support with Housing Costs



A fifth of households indicated that they were in receipt of housing benefit or income support to help with rent or mortgage payments, meaning eight out of ten households were not. As with the previous question, this was not asked to respondents who owned their home outright.



It was more common for residents living in the Guildford South (28%), Ash, Ash Vale and Tongham (25%) and Guildford Urban (21%) sub-areas to be in receipt of benefits or income support to help with rent / mortgage payments. Fewer respondents living in the Guildford East (12%) and Guildford West (11%) sub-areas received such benefits / support.



Around half (51%) of households which included at least one resident with support needs reported receiving benefit or income support to help with their rental or mortgage payments; this is 37% higher than those whose household did not include a resident with support needs (14%).

<b>Do you receive benefit or income support to help with rent or mortgage payments? (By tenure)</b>							
	Own (%)		Rent (%)				Shared ownership (%)
	Mortgage or loan	Relative/friend	Council	Private landlord/letting agency	Housing association	Shared house	
<b>Base</b>	<b>252</b>	<b>2</b>	<b>109</b>	<b>77</b>	<b>15</b>	<b>1</b>	<b>5</b>
Yes	3.6	0.0	59.6	19.5	40.0	0.0	0.0
No	96.4	100.0	40.4	80.5	60.0	100.0	100.0

The receipt of benefit or income support varied greatly by tenure. It was more common for residents whose property was rented from the council to be in receipt of benefit or income support to assist with monthly rent payments, as three fifths of residents in this type of property said that this was the case. Few respondents who owned their home with a mortgage or loan received benefit or income support (4%).

Do you receive benefit or income support to help with rent or mortgage payments? (By monthly rent / mortgage costs)							
	£0 – £200 (%)	£201 – £400 (%)	£401 – £600 (%)	£601 – £800 (%)	£801 – £1,000 (%)	£1,001 – £1,500 (%)	£1,500 + (%)
<b>Base</b>	<b>64</b>	<b>56</b>	<b>91</b>	<b>52</b>	<b>36</b>	<b>59</b>	<b>36</b>
Yes	56.3	17.9	28.6	13.5	8.3	5.1	0.0
No	43.8	82.1	71.4	86.5	91.7	94.9	100.0

The likelihood that households were in receipt of benefit or income support to help with their rent or mortgage payments decreased with the amount which was paid in rent / mortgage costs each month.

More than half (56%) of households who paid £200 or below in monthly rent / mortgage costs were in receipt of either benefit or income support, whereas no respondents whose monthly costs were £1,500 or greater received such support.

Do you receive benefit or income support to help with rent or mortgage payments? (By housing type)									
	House (%)			Bungalow (%)		Flat (%)			Caravan/temp structure (%)
	Detached	Semi-detached	Terraced	Detached	Semi-detached/ terraced	Converted/ shared house	Commercial building	Purpose built	
<b>Base</b>	<b>114</b>	<b>190</b>	<b>71</b>	<b>18</b>	<b>18</b>	<b>12</b>	<b>3</b>	<b>46</b>	<b>3</b>
Yes	3.5	20.5	26.8	16.7	38.9	25.0	0.0	41.3	33.3
No	96.5	79.5	73.2	83.3	61.1	75.0	100.0	58.7	66.6

The table above shows those who were in receipt of benefit or income support to help with rent / mortgage payments by housing type.

Those living in semi-detached / terraced bungalows (39%) and purpose built flats (41%) most frequently said they were in receipt of either benefit or income support to help with their monthly rent or mortgage payments.

Do you receive benefit or income support to help with rent or mortgage payments? (By household composition)												
	Single (%)				Couple (%)				Elderly (65+) (%)		Other (%)	
	Alone	Children over 16	Children under 16	Children over and under 16	Alone	Children over 16	Children under 16	Children over and under 16	Single	Couple	Two people – not partners	Extended family or other
<b>Base</b>	<b>44</b>	<b>17</b>	<b>8</b>	<b>6</b>	<b>64</b>	<b>59</b>	<b>87</b>	<b>32</b>	<b>54</b>	<b>40</b>	<b>3</b>	<b>50</b>
Yes	29.5	29.4	37.5	16.7	7.8	0.0	8.0	12.5	57.4	30.0	0.0	24.0
No	70.5	70.6	62.5	83.3	92.2	100.0	92.0	87.5	42.6	70.0	100.0	76.0

Fewer couples received benefit or income support to help with their rent or mortgage payments, and no couples who lived with a child or children over the age of 16 received such support.

Around three tenths of single residents both with (29%) and without (30%) a child or children within the home indicated that they were in receipt of housing benefit or income support to assist with rent / mortgage payments. Receiving such benefit or support was also more common among elderly residents, particular those who lived alone (57%).

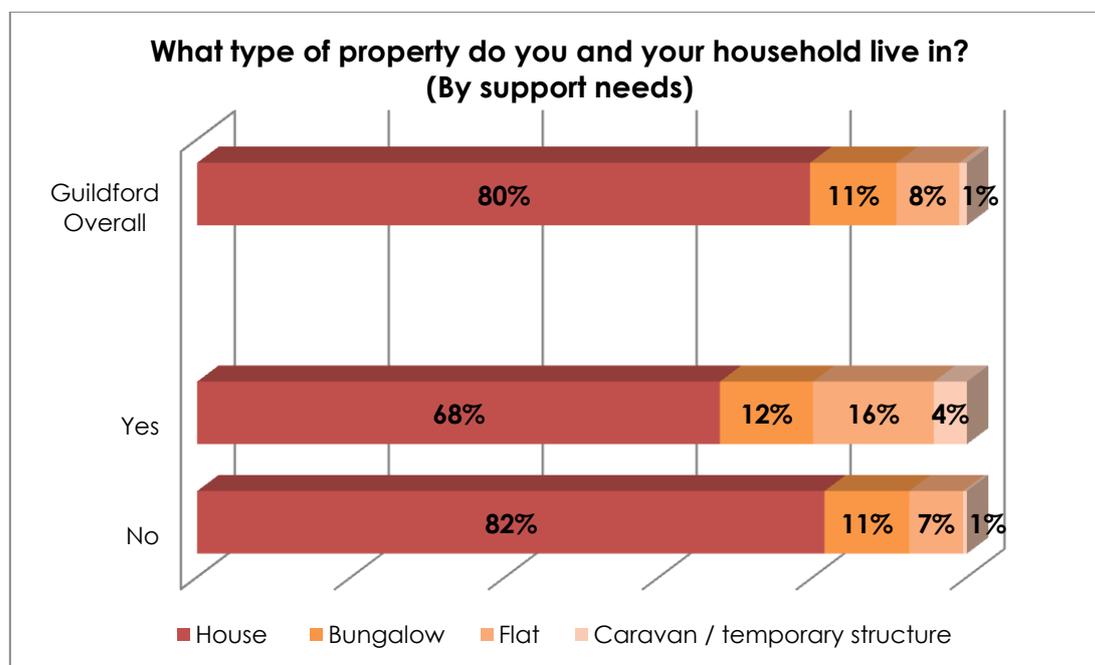
#### 4.1.6 Property Type

What type of property do you and your household live in? (Base:1012)		
Property type	Number	Percentage (%)
House – detached	346	34.2
House – semi-detached	354	35.0
House – terraced	106	10.5
Bungalow - detached	71	7.0
Bungalow – semi-detached / terraced	42	4.2
Flat – converted / shared house	14	1.4
Flat – commercial building	4	0.4
Flat – purpose built block	65	6.4
Caravan or other mobile or temporary structure	10	1.0

Around a third (346) of the properties included in the sample were detached houses and a further third (354) were semi-detached housing. Around a tenth of those interviewed lived in a flat, predominantly in purpose built blocks (65, 6%).

What type of property do you and your household live in?		
Property type	HNS (2012) (%)	Census (2011) (%)
Detached (house / bungalow)	41.2	34.1
Semi-detached or terraced (house / bungalow)	49.7	46.7
Flat – converted / shared house	1.4	3.4
Flat – commercial building	0.4	0.8
Flat – purpose built block	6.4	14.1
Caravan or other mobile or temporary structure	1.0	0.8

When compared with the Census (2011), the sample included a higher proportion of households living in detached properties (including houses and bungalows) (+7%); fewer households living in flats within purpose built blocks took part in this consultation (-8%).



It was less common for households where at least one person had support needs to live in a house; 82% of those with no residents with support needs lived in a house compared with 68% of residences without.

Households which included at least one person with some type of support need were more likely than those where no residents had support needs to live in a flat (+9%).

What type of property do you and your household live in? (By tenure)									
Tenure	House (%)			Bungalow (%)		Flat (%)			Caravan/temp structure (%)
	Detached	Semi-detached	Terraced	Detached	Semi-detached/ terraced	Converted/ shared house	Commercial building	Purpose built	
<b>Base</b>	<b>346</b>	<b>353</b>	<b>106</b>	<b>71</b>	<b>42</b>	<b>14</b>	<b>4</b>	<b>65</b>	<b>10</b>
Own outright	<b>67.1</b>	<b>46.5</b>	<b>33.0</b>	<b>74.6</b>	<b>57.1</b>	7.1	25.0	<b>29.2</b>	<b>70.0</b>
Own with a mortgage or loan	28.0	26.3	<b>29.2</b>	18.3	14.3	21.4	<b>50.0</b>	9.2	10.0
Rent from relative / friend / household member	0.3	0.3	0.0	1.4	0.0	0.0	0.0	0.0	0.0
Rent from council	1.7	15.0	16.0	1.4	16.7	21.4	0.0	<b>33.8</b>	10.0
Rent from private landlord / letting agency	1.2	10.8	13.2	1.4	2.4	<b>42.9</b>	25.0	16.9	10.0
Shared ownership	0.3	0.8	0.9	0.0	0.0	0.0	0.0	0.0	0.0
Rent from housing association	0.0	0.0	4.7	0.0	7.1	7.1	0.0	9.2	0.0
Rent a room in a shared house	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0
Tied / linked to a job	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

The chart above shows tenure by the type of property. Figures shown in bold are the most frequently selected tenure for each of the property types.

It was most common for residents living in either a house or bungalow to own the property (either outright or with a mortgage / loan) whereas, there was more variation when considering the tenure of those living in flats.

Around two thirds (67%) of those living in detached housing owned their property outright, while this was the case for three quarters of those living in a detached bungalow.

Only a quarter of residents living in any type of flat owned their property outright and a further 13% were purchasing it with a mortgage or loan.

Eight households (1%) in the sample lived in dedicated student accommodation, while a slightly higher amount were living in housing dedicated for older people (36, 4%).

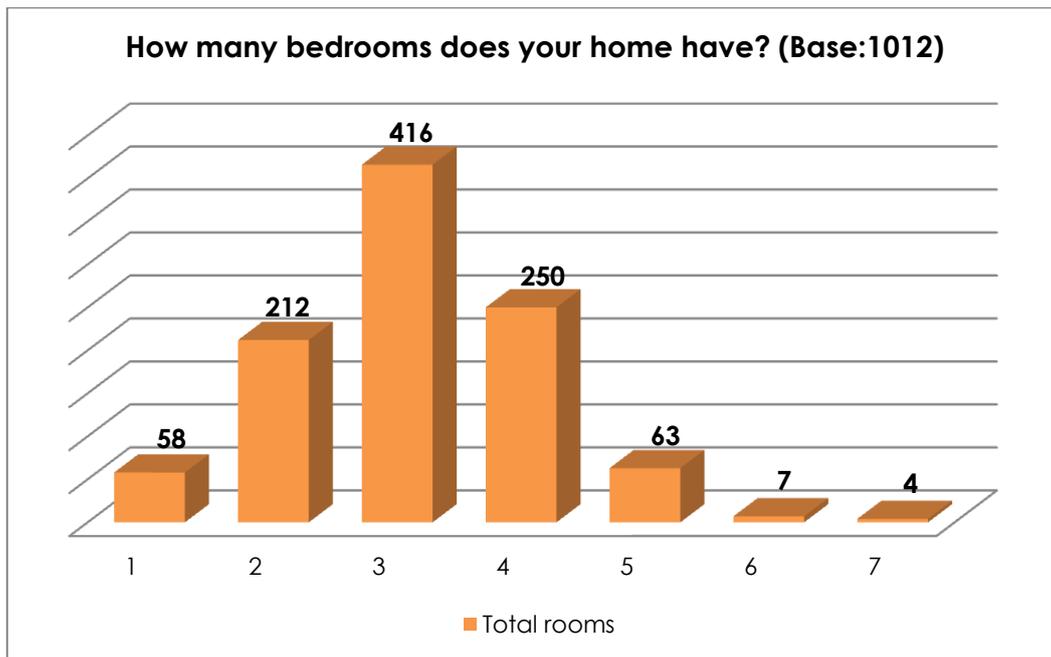
What type of property do you and your household live in? (By household composition)												
Housing type	Single (%)				Couple (%)				Elderly (65+) (%)		Other (%)	
	Alone	Children over 16	Children under 16	Children over and under 16	Alone	Children over 16	Children under 16	Children over and under 16	Single	Couple	Two people – not partners	Extended family or other
<b>Base</b>	<b>73</b>	<b>28</b>	<b>9</b>	<b>6</b>	<b>134</b>	<b>110</b>	<b>98</b>	<b>43</b>	<b>174</b>	<b>234</b>	<b>9</b>	<b>73</b>
House – detached	21.9	10.7	11.1	<b>50.0</b>	35.8	<b>53.6</b>	27.6	39.5	23.6	<b>43.6</b>	22.2	26.0
House – semi-detached	<b>31.5</b>	<b>60.7</b>	22.2	33.3	<b>39.6</b>	28.2	<b>55.1</b>	<b>46.5</b>	<b>24.7</b>	27.4	33.3	<b>49.3</b>
House – terraced	13.7	21.4	<b>44.4</b>	16.7	6.0	8.2	12.2	9.3	14.4	5.1	11.1	13.7
Bungalow – detached	5.5	7.1	0.0	0.0	5.2	6.4	1.0	2.3	5.7	13.2	0.0	8.2
Bungalow – semi-detached / terraced	5.5	0.0	0.0	0.0	5.2	1.8	0.0	2.3	8.0	6.0	0.0	0.0
Flat – converted / shared house	9.6	0.0	11.1	0.0	1.5	0.0	1.0	0.0	1.1	0.0	0.0	1.4
Flat – commercial building	0.0	0.0	0.0	0.0	0.7	1.8	0.0	0.0	0.6	0.0	0.0	0.0
Flat – purpose built block	12.3	0.0	11.1	0.0	6.0	0.0	3.1	0.0	19.0	3.0	22.2	1.4
A caravan or other mobile or temporary structure	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.9	1.7	11.1	0.0

Across all household compositions it was most common to live in a house rather than a bungalow or flat (as highlighted in the table above).

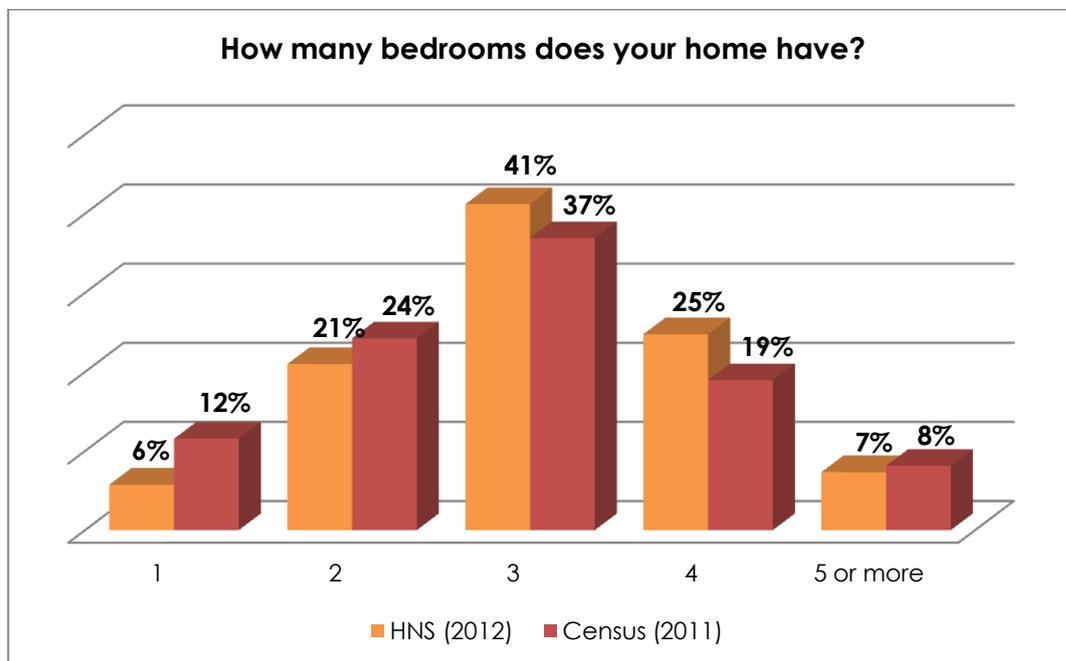
Elderly couples (44%) and couples with a child or children aged 16 and over (54%) most frequently reported living in a detached house, while for most other household compositions it was more frequent to report living in a semi-detached house.

Single residents most frequently said they lived in a flat, with 22% of single residents under 65 living in this type of accommodation compared with 21% of elderly single residents (i.e. those aged 65 and over).

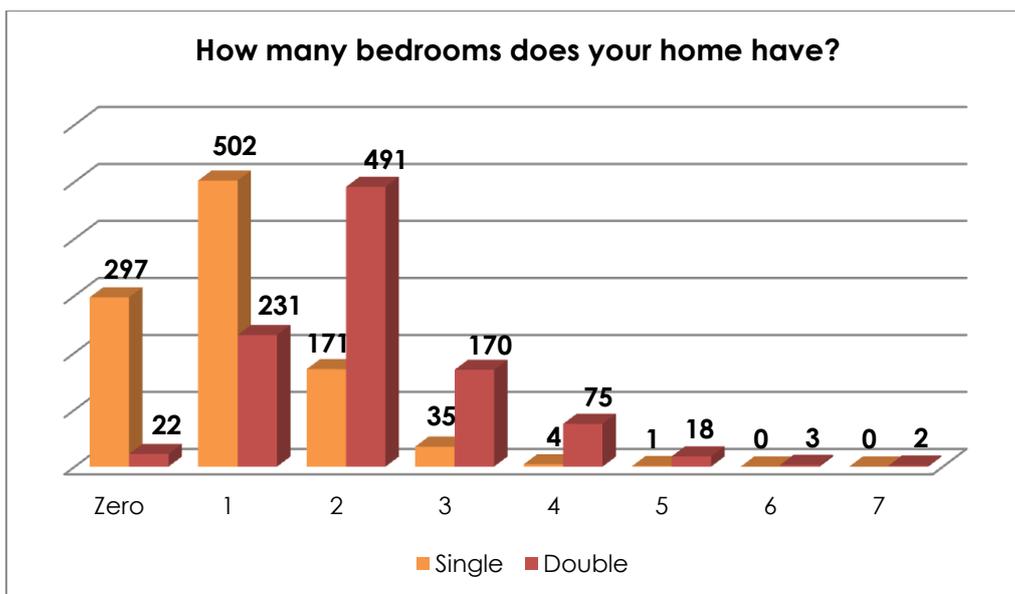
### 4.1.7 Bedrooms



A significant proportion of the sample had a total of three bedrooms in their home (416, 41%); with an additional two fifths of the sample having either two (212, 21%) or four (250, 25%) bedrooms. Few households including in the survey had 6 or more bedrooms in their home (11, 1%).



The number of bedrooms within the household was similar to the information gathered by the Census, with the greatest proportion of households within both having three bedrooms (41% NHS, 37% Census).



Almost a third of properties (297) had only double sized bedrooms, whereas 22 properties had single bedrooms only. Of the properties consisting of single bedrooms only, 6 were accommodation dedicated to either students or older people. It was more common for properties to include one single bedroom and two double bedrooms (28%) or two double bedrooms and no single bedrooms (12%).

<b>How many bedrooms does your home have? (By number of people in household)</b>							
<b>Bedrooms</b>	<b>Residents in households</b>						
	<b>1 (%)</b>	<b>2 (%)</b>	<b>3 (%)</b>	<b>4 (%)</b>	<b>5 (%)</b>	<b>6 (%)</b>	<b>7 (%)</b>
<b>Base</b>	<b>253</b>	<b>427</b>	<b>140</b>	<b>124</b>	<b>53</b>	<b>14</b>	<b>1</b>
1 bedroom	16.2	3.7	0.7	0.0	0.0	0.0	0.0
2 bedrooms	<b>34.8</b>	20.6	17.9	6.5	3.8	7.1	0.0
3 bedrooms	<b>38.7</b>	<b>45.0</b>	40.7	40.3	24.5	35.7	100.0
4 bedrooms	<b>9.5</b>	<b>25.3</b>	<b>27.9</b>	37.9	52.8	28.6	0.0
5 bedrooms	<b>0.8</b>	<b>4.2</b>	<b>10.0</b>	<b>14.5</b>	15.1	21.4	0.0
6 bedrooms	<b>0.0</b>	<b>0.5</b>	<b>1.4</b>	<b>0.8</b>	<b>1.9</b>	7.1	0.0
7 bedrooms	<b>0.0</b>	<b>0.5</b>	<b>1.4</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	0.0

Perhaps unsurprisingly, the number of bedrooms tended to increase with the number of occupants within the household. Boxes shaded in grey represent households where the number of bedrooms was lower than the number of residents and those where text is in bold are households in which the number of bedrooms exceeds the number of occupants.

Households with lone occupants most frequently reported having either two or three bedrooms (35% and 39% respectively), while just 1% of one person households had 5 or more bedrooms. Seven tenths of households consisting of five residents had four or more bedrooms, while 94% of households with four residents had three or more bedrooms.

As a guide for housing issues, calculations have been undertaken to determine how many bedrooms a household requires. This can then be used to determine how many households are living in housing which is suitable for their needs; over-crowded or under-occupied. When calculating the number of bedrooms the following requirements have been used:

- Single adult 16 or over - 1 bedroom
- Couple aged 16 or over – 1 bedroom
- Child aged 15 or under – 1 bedroom per two children<sup>4</sup>

How many bedrooms does your home have? (By bedrooms required)					
Current number of bedrooms	Bedrooms required				
	1 (%)	2 (%)	3 (%)	4 (%)	5 (%)
<b>Base</b>	<b>632</b>	<b>217</b>	<b>105</b>	<b>51</b>	<b>5</b>
1 bedroom	8.9	0.9	0.0	0.0	0.0
2 bedrooms	<b>25.3</b>	20.7	5.7	2.0	0.0
3 bedrooms	<b>41.9</b>	<b>43.3</b>	42.9	19.6	40.0
4 bedrooms	<b>20.4</b>	<b>22.6</b>	<b>38.1</b>	60.8	20.0
5 bedrooms	<b>2.8</b>	<b>10.1</b>	<b>12.4</b>	<b>17.6</b>	20.0
6 bedrooms	<b>0.3</b>	<b>1.4</b>	<b>1.0</b>	<b>0.0</b>	<b>20.0</b>
7 bedrooms	<b>0.3</b>	<b>0.9</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>

The table above highlights the number of bedrooms in the current home compared with the number of bedrooms that the household requires. Boxes shaded in grey represent households who do not have enough bedrooms to meet their requirements (e.g. over-crowded households) and figures shown in bold highlight homes which are under-occupied.

More than two fifths (42%) who required one bedroom were living in a property with three bedrooms, while a further fifth had four bedrooms despite only one being required.

A large proportion of households with three bedrooms, required all of these bedrooms, and this was the case for households who needed four bedrooms to accommodate the residents in the household.

Overall, 2% of households were categorised as over-crowded, whereas the majority (80%) were living in a home which was under-occupied; 18% of households had the exact number of bedrooms to accommodate the residents in their household.

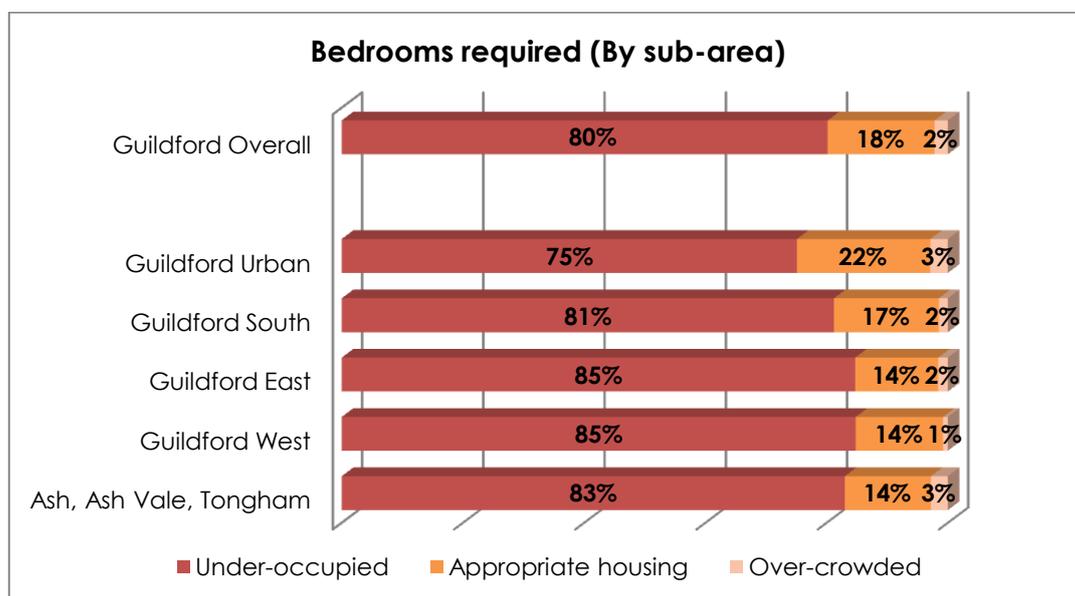
<sup>4</sup> These categories are based on those set out by the Bedroom Standard however, the Bedroom Standard allocates bedrooms for children based on gender and age (10 and under and 11 to 16). As this consultation groups all children in the household together (aged 15 and under), it has been assumed that one bedroom can be given to any two children aged 15 and under, regardless of gender.

How many bedrooms does your home have? (By sub-area)					
Bedrooms	Ash, Ash Vale & Tongham (%)	Guildford West (%)	Guildford East (%)	Guildford South (%)	Guildford Urban (%)
<b>Base</b>	<b>141</b>	<b>132</b>	<b>183</b>	<b>134</b>	<b>422</b>
1 bedroom	5.7	3.0	3.3	2.2	8.8
2 bedrooms	23.4	22.0	19.1	21.6	20.4
3 bedrooms	<b>43.3</b>	<b>43.9</b>	<b>41.0</b>	<b>49.3</b>	<b>37.0</b>
4 bedrooms	24.8	25.0	24.0	17.9	27.0
5 bedrooms	2.8	4.5	12.6	6.7	5.0
6 bedrooms	0.0	1.5	0.0	0.7	0.9
7 bedrooms	0.0	0.0	0.0	0.7	0.7

Across all sub-areas it was most common for households to have three bedrooms (highlighted in bold in the table above); particularly within the Guildford South sub-area where almost half (49%) of households indicated this number of bedrooms.

Although the largest proportion of households within the Guildford Urban sub-area reported having three bedrooms (37%), within this sub-area almost a tenth of households had a property with only one bedroom.

Respondents living within Guildford East tended to have the greatest number of bedrooms, with 13% of households within this sub-area indicating that they had 5 bedrooms.



Using the previously mentioned formula, it is evident that over-crowding was not a significant issue within any of the sub-areas (3% or below). Fewer respondents living in the Guildford Urban sub-area were categorised as having a home which was larger than their requirements (75%), with 3% of households in this sub-area being considered to be over-crowded.

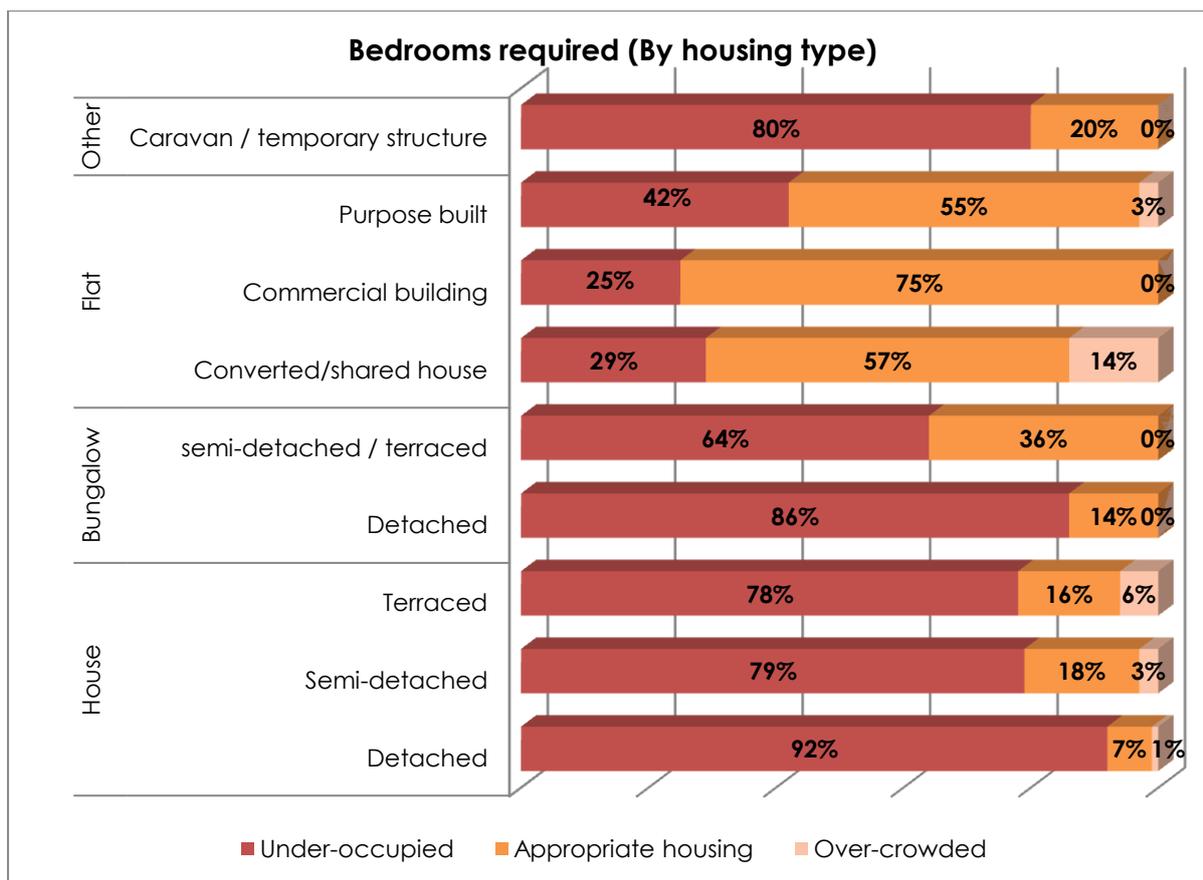
How many bedrooms does your home have? (By housing type)									
Bedrooms	House (%)			Bungalow (%)		Flat (%)			Caravan/temp structure (%)
	Detached	Semi-detached	Terraced	Detached	Semi-detached/ terraced	Converted/ shared house	Commercial building	Purpose built	
<b>Base</b>	<b>344</b>	<b>354</b>	<b>106</b>	<b>71</b>	<b>42</b>	<b>14</b>	<b>4</b>	<b>65</b>	<b>10</b>
1 bedroom	0.0	0.3	1.9	0.0	31.0	<b>57.1</b>	25.0	49.2	10.0
2 bedrooms	3.5	21.2	29.2	36.6	<b>45.2</b>	28.6	<b>75.0</b>	<b>50.8</b>	<b>90.0</b>
3 bedrooms	30.8	<b>58.5</b>	<b>57.5</b>	<b>46.5</b>	19.0	7.1	0.0	0.0	0.0
4 bedrooms	<b>47.1</b>	17.8	10.4	15.5	4.8	7.1	0.0	0.0	0.0
5 bedrooms	16.0	2.3	0.0	1.4	0.0	0.0	0.0	0.0	0.0
6 bedrooms	1.7	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0
7 bedrooms	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

The table above shows the number of bedrooms by the type of housing; highlighted in bold are the bedrooms which were selected most frequently for each of the housing types.

Detached houses tended to have the greatest number of bedrooms, as almost half (47%) of households living in this type of property had four bedrooms and a further 19% had five bedrooms or more. No households living in a detached house or bungalow reported having one bedroom.

Only 2% of respondents living in any type of flat indicated that they had three bedrooms or more; almost half (49%) of those living in a flat had one bedroom while 48% had two bedrooms.

The majority of those living in a house (85%) or bungalow (78%) were living in an under-occupied home; no respondents living in a bungalow and only 2% of those living in a house had a home which was over-crowded. Almost four out of ten (39%) households living in a flat were in a property which was under-occupied, while a greater proportion (57%) had a home which was appropriate for their needs.



Over 90% of households living in a detached house and 86% in a bungalow were categorised as under-occupied; as was a significant proportion of households living in semi-detached or terraced properties (79% house, 64% bungalow). No households living in a bungalow had too few bedrooms to accommodate the residents in the property.

A significantly higher proportion of those living in flats had sufficient bedrooms to accommodate the residents within the household, particularly those whose flat was in a commercial building (75%). In addition, more households living in flats within converted / shared houses were classed as over-crowded (14%).

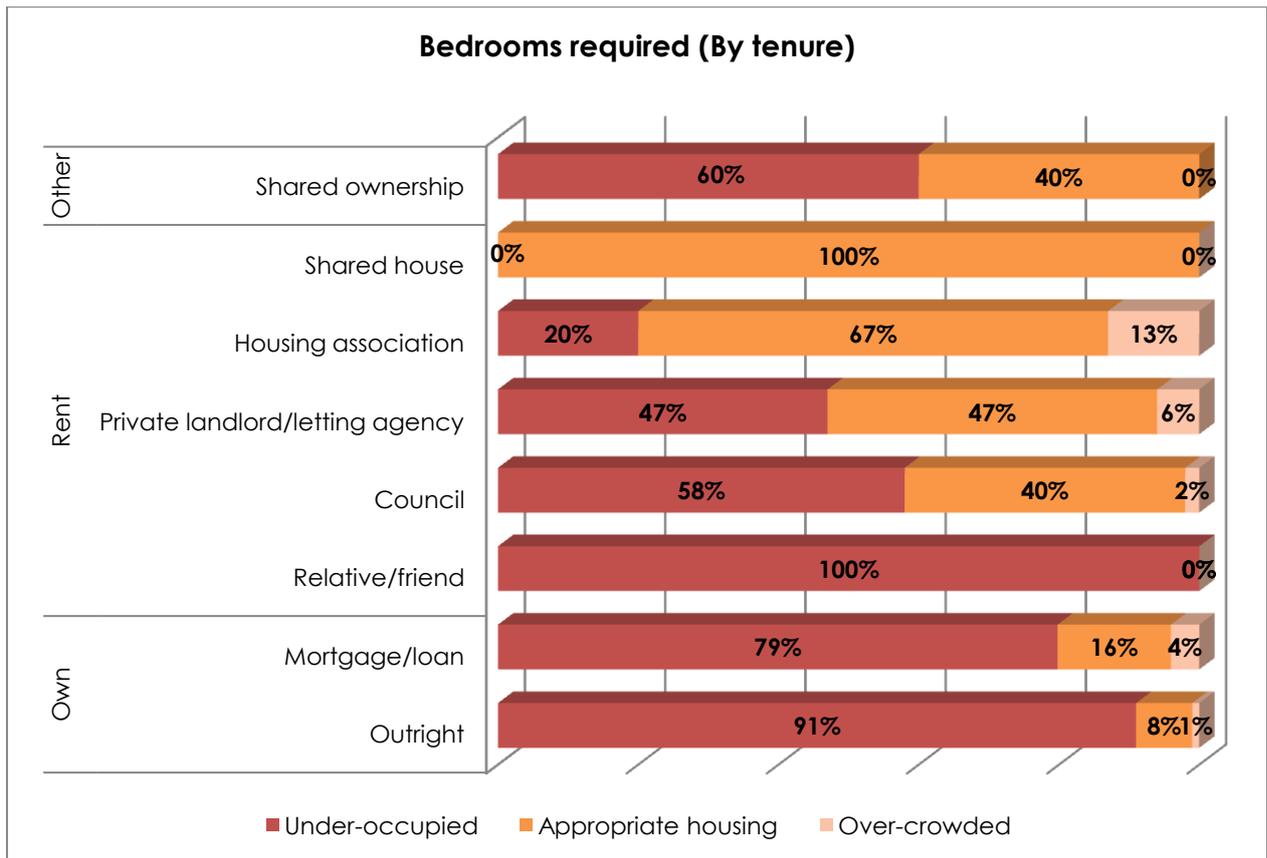
Please note the sample size for 'caravan/temporary structure' was low.

How many bedrooms does your home have? (By tenure)								
Bedrooms	Own (%)		Rent (%)				Shared ownership (%)	
	Outright	Mortgage or loan	Relative/friend	Council	Private landlord/letting agency	Housing association		Shared house
<b>Base</b>	<b>535</b>	<b>251</b>	<b>3</b>	<b>110</b>	<b>77</b>	<b>15</b>	<b>1</b>	<b>5</b>
1 bedroom	1.7	1.2	0.0	25.5	14.3	<b>46.7</b>	0.0	0.0
2 bedrooms	19.6	16.7	<b>33.3</b>	25.5	<b>35.1</b>	33.3	0.0	20.0
3 bedrooms	<b>44.2</b>	<b>37.3</b>	<b>33.3</b>	<b>42.7</b>	33.8	20.0	0.0	<b>80.0</b>
4 bedrooms	26.9	32.1	<b>33.3</b>	6.4	15.6	0.0	<b>100.0</b>	0.0
5 bedrooms	6.3	10.7	0.0	0.0	1.3	0.0	0.0	0.0
6 bedrooms	0.4	1.6	0.0	0.0	0.0	0.0	0.0	0.0
7 bedrooms	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Tenure did impact on the number of bedrooms within the property, as shown in the table above. Highlighted in bold are the most frequently reported number of bedrooms for each tenure type.

When considering those who owned their home, those whose ownership was through a mortgage or loan tended to have a greater number of bedrooms than those who owned their property outright (44% of those purchasing with a mortgage / loan had four bedrooms or more compared with 34% who owned the property outright).

Home owners tended to have a greater number of bedrooms than those who rented the property, as almost a quarter (22%) of those in rented property had one bedroom compared with 2% of those who owned their property. In contrast almost a tenth (9%) of households living in a property which they owned reported having five bedrooms or more; 8% higher than those in rented accommodation who reported having this number of bedrooms.



Residents who owned their home tended to have a greater number of bedrooms than they required, with this being the case for 91% of households who owned the home outright and 79% of those who were purchasing it through a mortgage or loan. Across most tenures it was common for the largest proportion to live in a house which was under-occupied, aside from those whose home was rented from a housing association (67% appropriate housing).

Overcrowding tended to be more common in housing which was rented from a housing association, as 13% of these households were living in a property which was categorised as over-crowded.

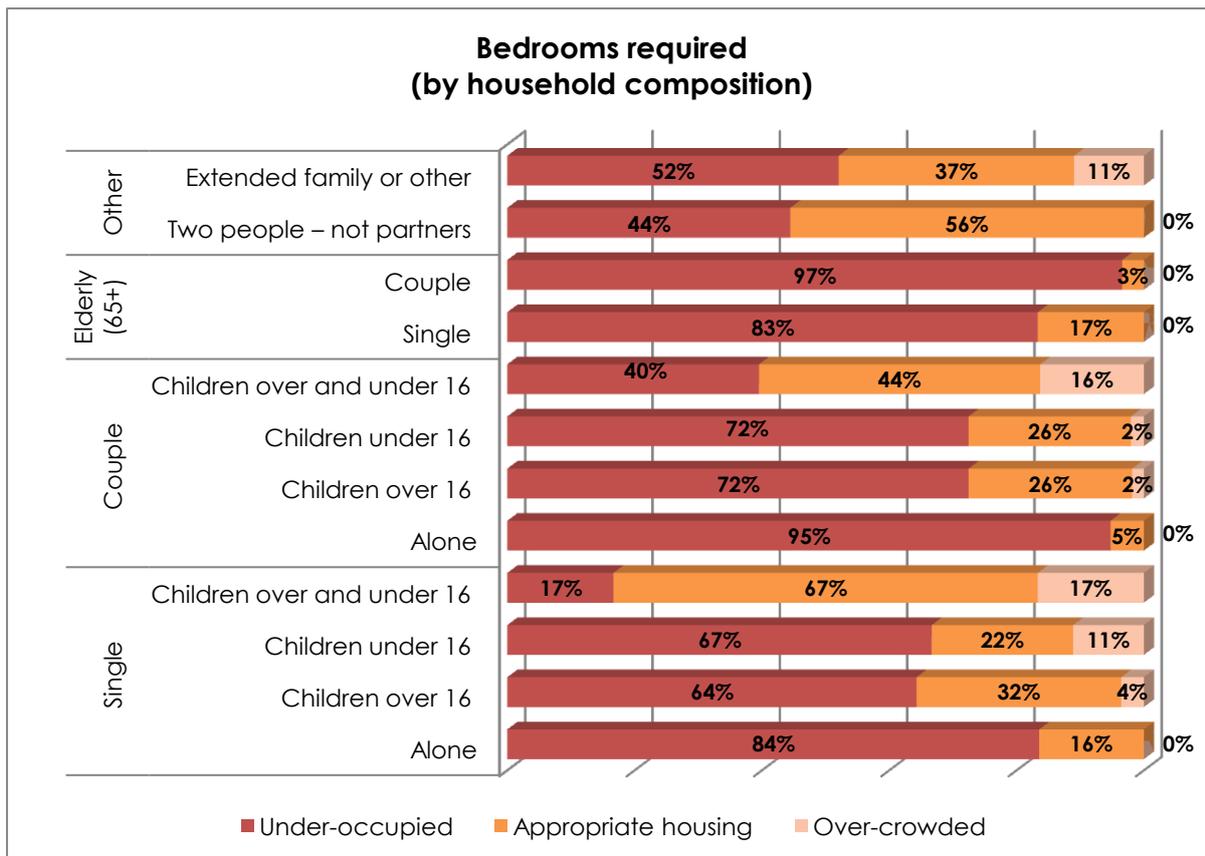
However, do please note the information on page 30 regarding the definition of over/under crowding used in this report and differences from the Bedroom Standard.

How many bedrooms does your home have? (By household composition)												
Bedrooms	Single (%)				Couple (%)				Elderly (65+) (%)		Other (%)	
	Alone	Children over 16	Children under 16	Children over and under 16	Alone	Children over 16	Children under 16	Children over and under 16	Single	Couple	Two people - not partners	Extended family or other
<b>Base</b>	<b>73</b>	<b>28</b>	<b>9</b>	<b>6</b>	<b>134</b>	<b>110</b>	<b>98</b>	<b>43</b>	<b>174</b>	<b>234</b>	<b>9</b>	<b>73</b>
1 bedroom	16.4	0.0	11.1	0.0	5.2	0.0	1.0	0.0	16.7	3.0	0.0	0.0
2 bedrooms	<b>35.6</b>	28.6	11.1	16.7	17.2	7.3	19.4	2.3	33.9	20.9	<b>55.6</b>	9.6
3 bedrooms	<b>35.6</b>	<b>53.6</b>	<b>66.7</b>	<b>50.0</b>	<b>47.8</b>	30.9	<b>44.9</b>	<b>44.2</b>	<b>39.7</b>	<b>41.5</b>	22.2	<b>41.1</b>
4 bedrooms	9.6	14.3	11.1	16.7	25.4	<b>42.7</b>	24.5	32.6	9.8	29.1	11.1	37.0
5 bedrooms	2.7	3.6	0.0	16.7	4.5	16.4	9.2	18.6	0.0	3.8	11.1	8.2
6 bedrooms	0.0	0.0	0.0	0.0	0.0	0.9	1.0	2.3	0.0	0.9	0.0	2.7
7 bedrooms	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.9	0.0	1.4

The table above shows the number of bedrooms by household composition; the most frequently selected number of bedrooms for each household composition is highlighted in bold.

More than a third of single residents occupied a property with two bedrooms (36%); this was also the case for 34% of elderly residents who lived alone. In addition these household compositions had the highest proportion of residents living in one bedroom properties (single adult: 16%, single elderly: 17%).

Couples who lived with a child or children aged 16 or over tended to have the greatest number of bedrooms as 43% had four bedrooms and a further 18% had 5 bedrooms or more; no couples living with a child or children of this age had only one bedroom in their property.



Households which did not include children (of any age) most frequently resided in a property which was larger than their requirements, particularly elderly couples (97% under-occupied) and couples living alone (95% under-occupied).

It was most common for residents who lived with children above/below the age of 16 to occupy a property which was categorised as over-crowded (regardless of whether they were a single person or a couple).

No elderly residents (including those who lived alone and couples) resided in a property which was over-crowded.

### 4.1.8 Housing Issues

Are any of the following a problem for your household? (Base 1012)				
Issue	Yes		No	
	Number	%	Number	%
You're finding it hard to keep up with rental / mortgage costs <sup>5</sup>	46	9.7	430	90.3
Someone in the household has difficulty using stairs / lifts in or to the property	97	9.6	915	90.4
You do not have enough rooms for the people in your household	74	7.3	938	92.7
You or someone in your household is suffering harassment or threats from neighbours or others living near to your home	17	1.7	995	98.3
You have to share a bathroom, kitchen or toilet with another household	16	1.6	996	98.4
Your home is in a state of disrepair or lacks basic facilities, for example, bathroom, toilet, kitchen	10	1.0	1002	99.0
Your household will need more bedroom space because a family member is pregnant	9	0.9	1003	99.1
You are under threat of eviction, repossession or notice to vacate your home	4	0.4	1008	99.6

Respondents were given a list of potential issues and asked which, if any, applied to their current home.

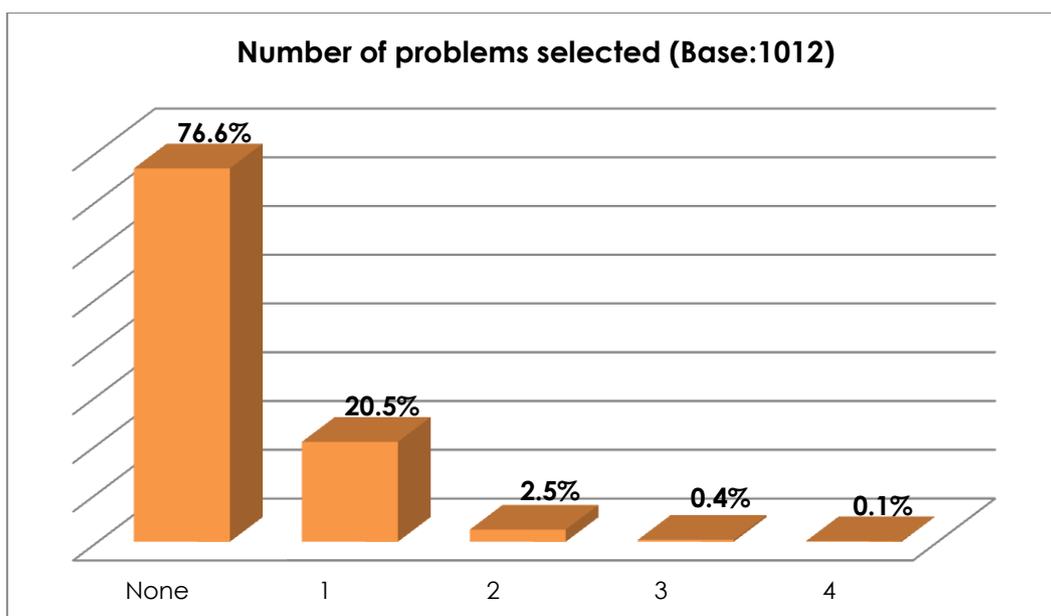
At least nine tenths of respondents said each issue was not a problem for their household with almost all (99% or above) saying their home was not in a state of disrepair / lacked basic facilities, nor was additional bedroom space required due to pregnancy.

Although a tenth of respondents reported finding it difficult to keep up with rental / mortgage costs, only 4 respondents said their household was under threat of eviction, repossession or notice to vacate their home.

One in ten of respondents said that someone in their household had difficulty using either stairs or lifts in or to their property, meaning the majority (90%) said this was not a problem for their household.

Only 7% of respondents indicated that their home did not have enough rooms for the people in their household; 5% higher than residences which were categorised as overcrowded in the 'Bedrooms required by sub area' graph in section 4.1.7.

<sup>5</sup> This question was not asked to those who owned their house outright.



More than three quarters (77%) of households indicated that none of the issues mentioned were a problem for their home, while around a fifth (21%) identified only one problem as something which applied to them.

Less than 1% of households said they were affected by three or more of the issues mentioned.

<b>Are any of the following a problem for your household? Yes (By housing type)</b>									
<b>Number of issues selected</b>	<b>House (%)</b>			<b>Bungalow (%)</b>		<b>Flat (%)</b>			<b>Caravan/temp structure (%)</b>
	<b>Detached</b>	<b>Semi-detached</b>	<b>Terraced</b>	<b>Detached</b>	<b>Semi-detached/terraced</b>	<b>Converted/shared house</b>	<b>Commercial building</b>	<b>Purpose built</b>	
<b>Base</b>	<b>346</b>	<b>354</b>	<b>106</b>	<b>71</b>	<b>42</b>	<b>14</b>	<b>4</b>	<b>65</b>	<b>10</b>
None	80.9	75.7	68.9	78.9	69.0	71.4	75.0	78.5	50.0
1	17.9	21.5	25.5	16.9	28.6	7.1	25.0	18.5	40.0
2	0.9	2.3	3.8	4.2	2.4	21.4	0.0	3.1	10.0
3	0.0	0.6	1.9	0.0	0.0	0.0	0.0	0.0	0.0
4	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

More than eight out of ten respondents (81%) living in detached housing said none of the issues applied to their household, this was also the case for 79% of respondents living in detached bungalows and purpose built flats.

Respondents living in terraced housing (31%) and semi-detached / terraced bungalows (31%) most frequently said one or more of the issues mentioned was a problem for their household.

Difficulties using stairs / lifts within or to enter the property were particularly problematic for those living in terraced housing (14%), while a lack of rooms when compared with the number of people within the household tended to be a problem for those living in semi-detached / terraced bungalows (17%).

Are any of the following a problem for your household? Yes (By tenure)								
Number of issues selected	Own (%)		Rent (%)				Shared ownership (%)	
	Outright	Mortgage or loan	Relative/friend	Council	Private landlord/letting agency	Housing association		Shared house
<b>Base</b>	<b>536</b>	<b>252</b>	<b>3</b>	<b>110</b>	<b>77</b>	<b>15</b>	<b>1</b>	<b>5</b>
None	81.7	75.8	100.0	60.0	68.8	66.7	0.0	80.0
1	17.0	20.2	0.0	33.6	24.7	26.7	100.0	20.0
2	1.3	3.6	0.0	5.5	2.6	6.7	0.0	0.0
3	0.0	0.0	0.0	0.9	3.9	0.0	0.0	0.0
4	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0

Overall, fewer respondents who owned their home (whether outright or through a mortgage / loan) indicated issues with their home, with eight out of ten saying that none of the issues mentioned were a problem for their household.

In contrast 65% of respondents living in rented accommodation said none of the mentioned issues affected their household while 6% indicated that two or more of the issues were a problem for their household.

Are any of the following a problem for your household? (By household composition)												
Number of issues selected	Single (%)				Couple (%)				Elderly (65+) (%)		Other (%)	
	Alone	Children over 16	Children under 16	Children over and under 16	Alone	Children over 16	Children under 16	Children over and under 16	Single	Couple	Two people - not partners	Extended family or other
<b>Base</b>	<b>73</b>	<b>28</b>	<b>9</b>	<b>6</b>	<b>134</b>	<b>110</b>	<b>98</b>	<b>43</b>	<b>174</b>	<b>234</b>	<b>9</b>	<b>73</b>
None	80.8	60.7	66.7	83.3	84.3	73.6	75.5	81.4	78.7	79.1	77.8	53.4
1	16.4	32.1	22.2	16.7	14.9	23.6	19.4	11.6	18.4	20.1	22.2	38.4
2	2.7	7.1	11.1	0.0	0.7	1.8	5.1	4.7	2.3	0.9	0.0	5.5
3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.3	0.6	0.0	0.0	2.7
4	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0

Almost four fifths (79%) of elderly residents and couples (both with and without children living in the home) said none of the issues mentioned were a problem for their household; although still high (75%), fewer households with single residents (both with and without children in the home) said none of the issues applied to their home.

Reporting at least one issue in the home was significantly higher among households which consisted of extended family or other household compositions, with 38% indicating that one of the issues applied to their household and 8% saying two or more of the issues caused them problems. In particular this household composition reported accessibility problems due to difficulties using stairs / lifts (19%) and sharing a bathroom, kitchen or toilet with another household (15%) as issues which were problems for their household.

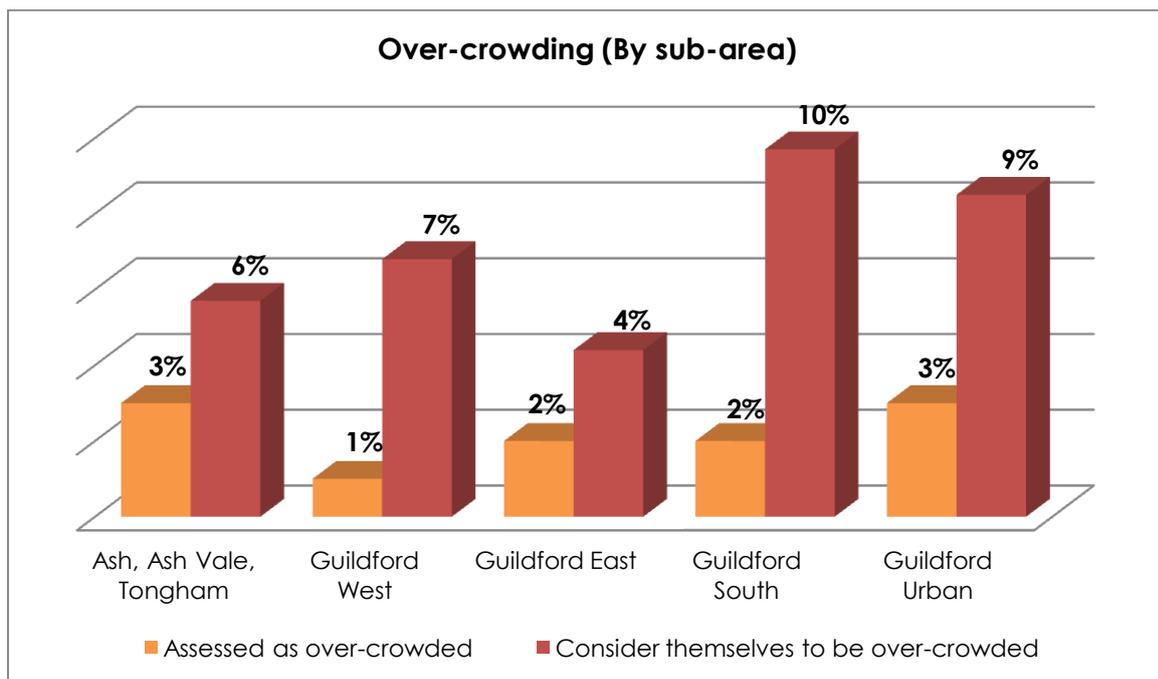
Are any of the following a problem for your household? Yes (By monthly rent / mortgage costs)							
Number of issues selected	£0 – £200 (%)	£201 - £400 (%)	£401 - £600 (%)	£601 - £800 (%)	£801 - £1,000 (%)	£1,001 - £1,500 (%)	£1,500 + (%)
<b>Base</b>	<b>64</b>	<b>56</b>	<b>91</b>	<b>52</b>	<b>36</b>	<b>59</b>	<b>36</b>
None	67.2	82.1	64.8	80.8	77.8	71.2	63.9
1	25.0	10.7	30.8	15.4	22.2	23.7	25.0
2	6.3	7.1	3.3	1.9	0.0	3.4	8.3
3	1.6	0.0	1.1	1.9	0.0	1.7	0.0
4	0.0	0.0	0.0	0.0	0.0	0.0	2.8

It was more common for respondents whose monthly rent / mortgage costs were either £201 to £400 per month (82%) or £601 to £800 per month (81%) to say that none of the issues mentioned were a problem for their household; fewer households who paid less than £200 (67%) or £401 to £600 (65%) per month said that none of the issues applied to their home.

Are any of the following a problem for your household? Yes (By sub-area)					
Number of issues selected	Ash, Ash Vale & Tongham (%)	Guildford West (%)	Guildford East (%)	Guildford South (%)	Guildford Urban (%)
<b>Base</b>	<b>141</b>	<b>132</b>	<b>183</b>	<b>134</b>	<b>422</b>
None	82.3	78.0	80.3	67.9	75.4
1	16.3	18.9	18.6	27.6	20.9
2	1.4	2.3	1.1	3.7	3.1
3	0.0	0.0	0.0	0.7	0.7
4	0.0	0.8	0.0	0.0	0.0

Although respondents living in the Guildford South sub-area most frequently said at least one of the issues mentioned was a problem for their household (32%) a larger proportion (68%) said that none of the issues applied to them.

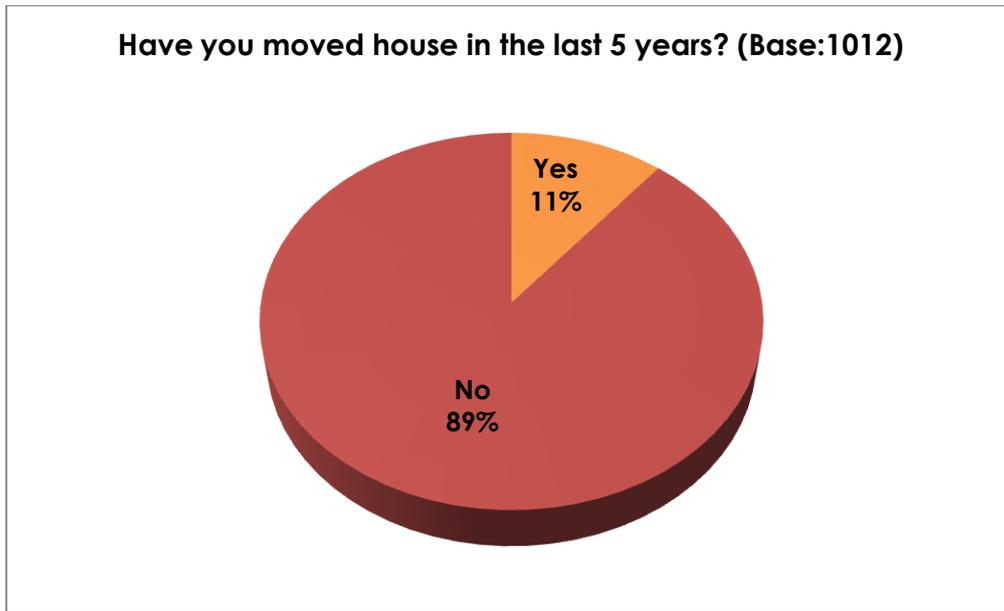
Respondents living in the sub-areas of Ash, Ash Vale and Tongham and Guildford East had fewer issues with their homes, as 82% and 80% respectively said that none of the issues mentioned were a problem for their household.



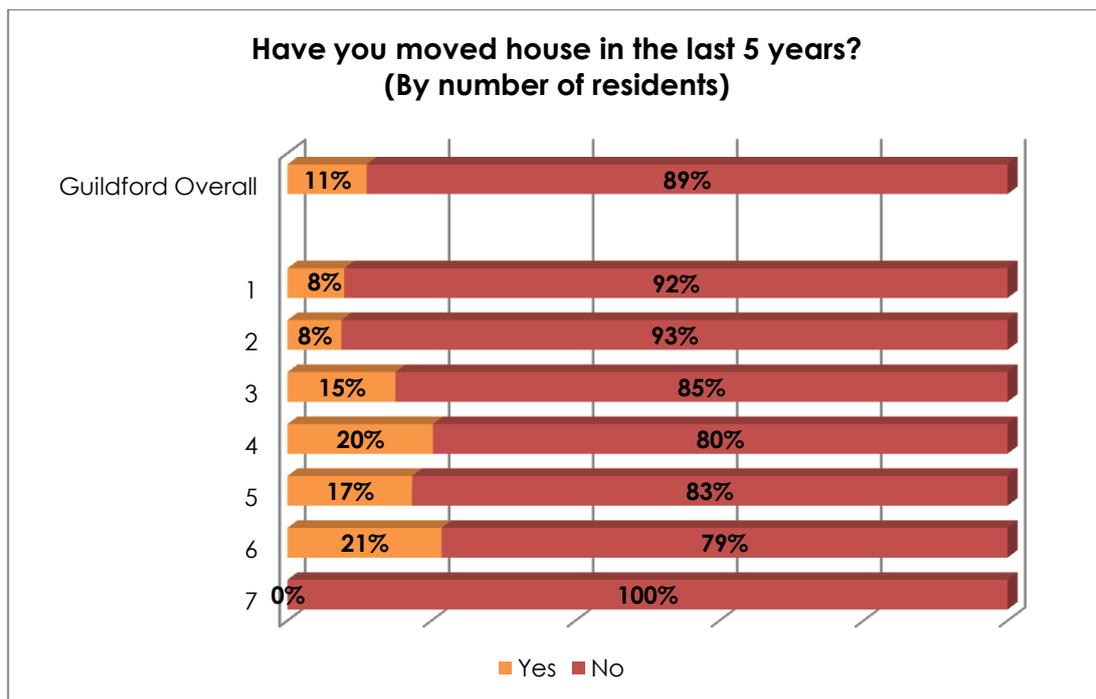
The chart above compared households who were deemed to be over-crowded using the formula (see p.31) compared with those who said they 'do not have enough rooms for the people in the household'.

In all sub-areas the personal perception of over-crowding was greater than those who were categorised as being overcrowded. This difference was particularly significant among those living in the Guildford South sub-area (10% perceived, 1% categorised).

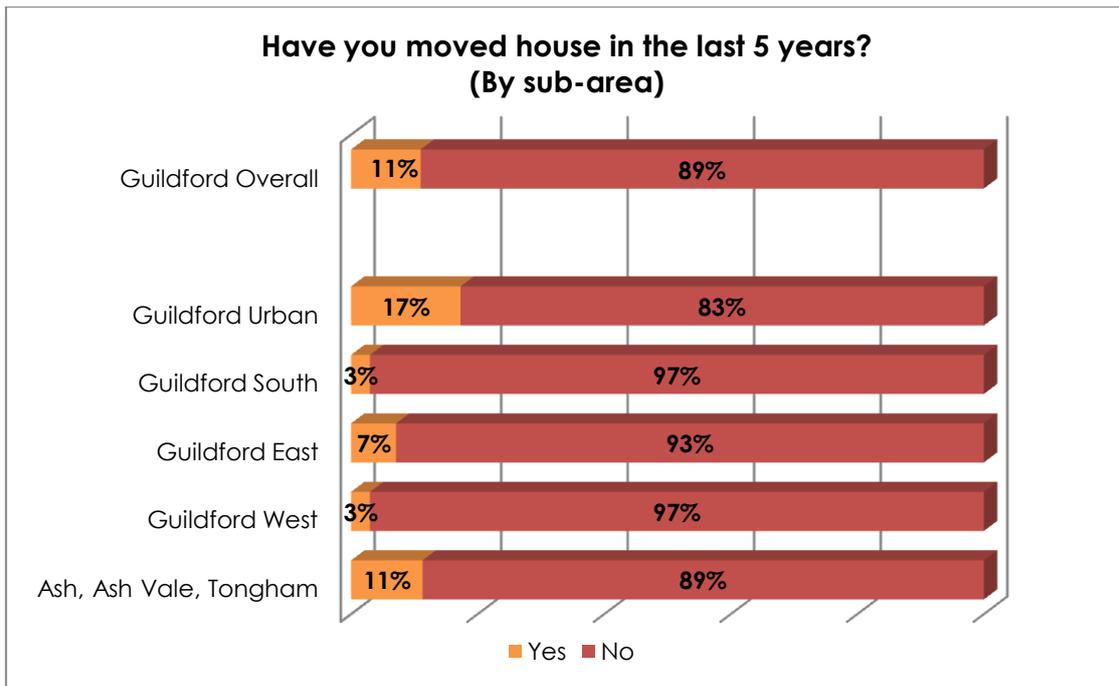
## 4.2 Previous Housing



Around one in every ten respondents (11%, 111 households) had moved house within the last five years, meaning the majority (89%, 901 households) had not.



The likelihood that the resident had moved home in the five years prior to taking part in the consultation tended to increase with the number of residents in the household, with only 8% of those with either one or two residents in the household having moved compared with 19% of those with four or more residents.



Respondents who currently lived within the Guildford Urban (17%) and Ash, Ash Vale and Tongham (11%) sub-areas most frequently said they had moved in the last five years; few respondents living in the Guildford West (3%) and Guildford South (3%) sub-areas had moved house in this period.

#### 4.2.1 Location

Where was your last house? (Base:111)		
Location	Number	Percentage (%)
In Guildford borough	71	64.0
Neighbouring borough	21	18.9
In Greater London	5	4.5
Elsewhere in South East	8	7.2
Elsewhere in UK	5	4.5
Abroad	1	0.9

Almost two thirds (64%) of respondents who had moved home in the last five years had previously lived within the Guildford borough, while an additional 19% had lived in a neighbouring borough.

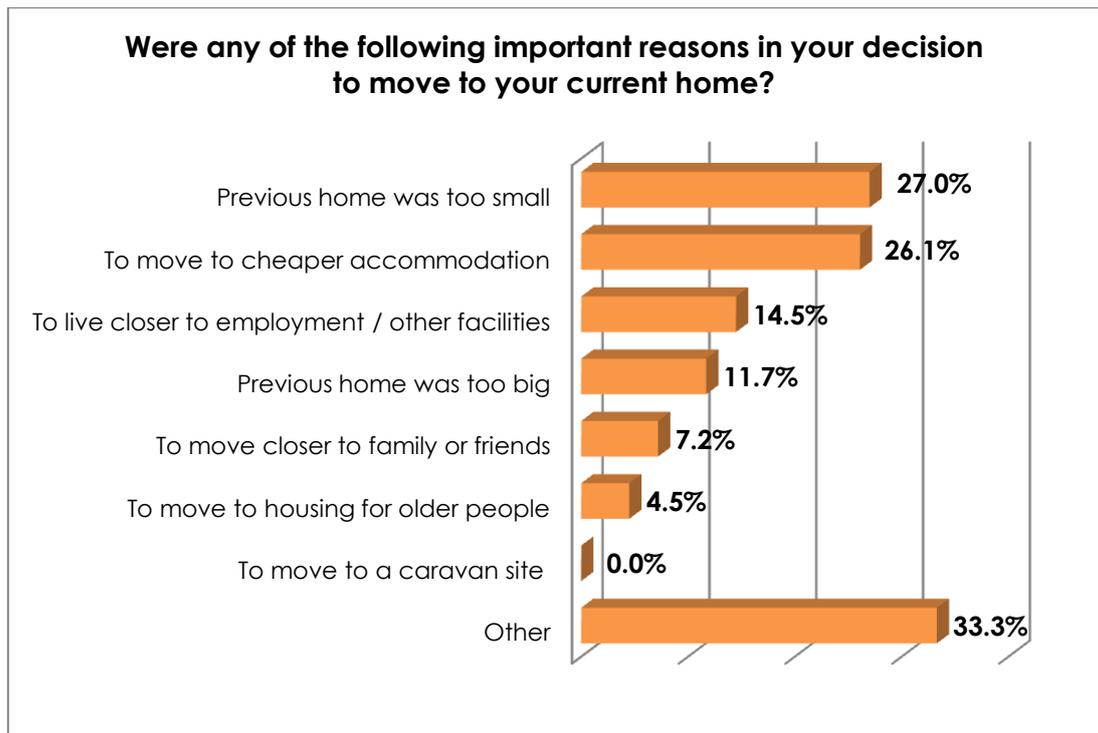
Where was your last house? Location (Base:20)		
	Number	Percentage (%)
Mole Valley	4	19.1
Elmbridge	3	14.3
Woking	3	14.3
Waverley	2	9.5
Aldershot	2	9.5
Runnymede	1	4.8
Surrey Heath	1	4.8

Where was your last house? (By location of employment)						
Location of last home	Location of employment (%)					
	Guildford borough	Neighbouring borough	In Greater London	Elsewhere in South East	Elsewhere in UK	Abroad
<b>Base</b>	<b>49</b>	<b>9</b>	<b>3</b>	<b>6</b>	<b>4</b>	<b>1</b>
In Guildford borough	65.3	55.6	33.3	50.0	50.0	100.0
Neighbouring borough	18.4	33.3	33.3	0.0	25.0	0.0
In Greater London	2.0	0.0	33.3	33.3	25.0	0.0
Elsewhere in South East	6.1	11.1	0.0	16.7	0.0	0.0
Elsewhere in UK	6.1	0.0	0.0	0.0	0.0	0.0
Abroad	2.0	0.0	0.0	0.0	0.0	0.0

The table above highlights the location of the last home compared with the location of current employment. Due to low base numbers this table should be used as a guide only.

The majority of those who had previously lived within the Guildford borough worked within Guildford (65%) or another of the neighbouring boroughs (18%).

## 4.2.2 Reasons for Moving

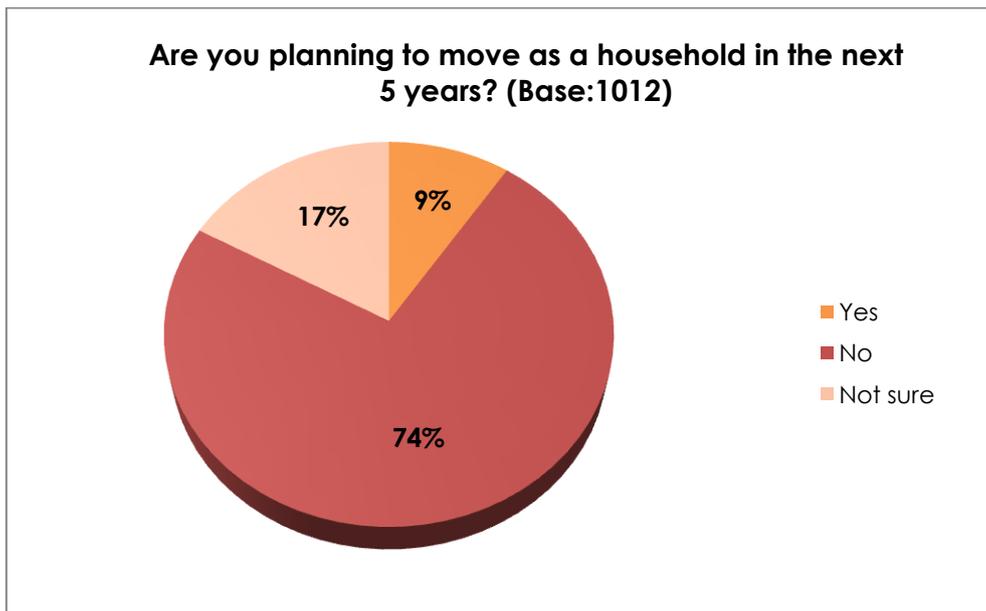


More than a quarter (27%) of respondents who had moved home in the last 5 years said it had been due to their previous home being too small; in contrast 12% of respondents said they had moved as their last home had been too large.

A further quarter (26%) of respondents said they had left their previous home in order to move to cheaper accommodation.

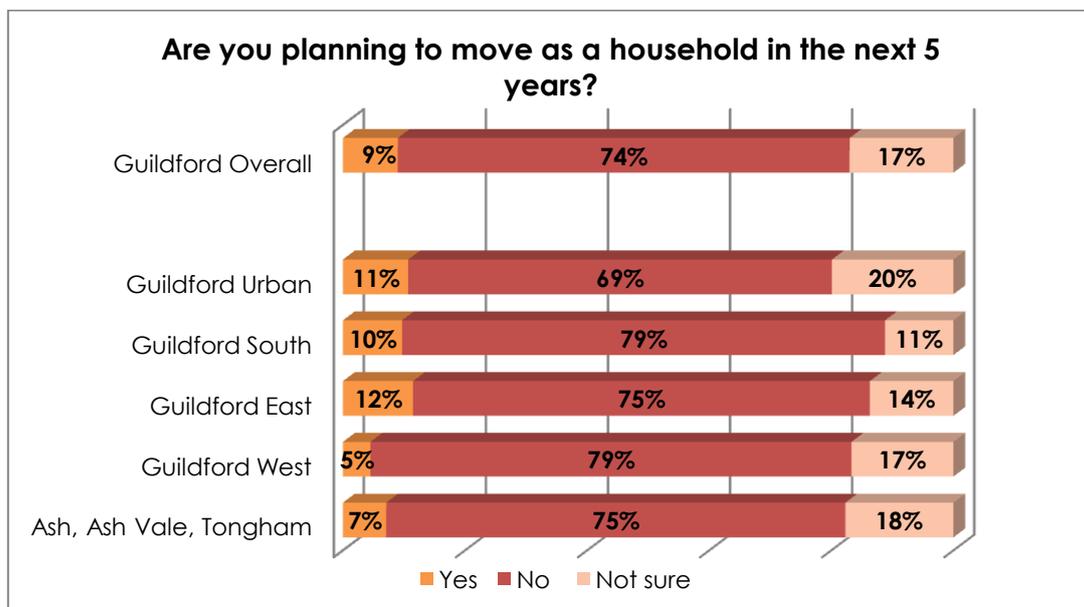
Other reasons for moving included: wanting to buy / own the home (8 respondents), to move to a better / nicer property or area (3 respondents), separating from a partner or spouse (3 respondents) and for schools (3 respondents).

### 4.3 Future Housing (Entire Household)



Although around a tenth (9%, 95 households) of households planned to move as a household in the coming five years, 17% of households said they were not sure if their entire household would be moving within this timeframe with almost three quarters (74%, 746 households) not planning such a move at this moment.

Households which consisted of only older residents most frequently said they were not planning to move in the coming five years (68%); those with younger residents only were more likely to say they were planning to move within this time frame (15%).



Respondents living within the Guildford Urban sub-area most frequently said their household was planning to move as a whole within the next five years, with 11% planning such a move and a further fifth not sure if they would be moving.

Are you planning to move as a household in the next 5 years? (By household composition)												
	Single (%)				Couple (%)				Elderly (65+) (%)		Other (%)	
	Alone	Children over 16	Children under 16	Children over and under 16	Alone	Children over 16	Children under 16	Children over and under 16	Single	Couple	Two people – not partners	Extended family or other
<b>Base</b>	<b>73</b>	<b>28</b>	<b>9</b>	<b>6</b>	<b>134</b>	<b>110</b>	<b>98</b>	<b>43</b>	<b>174</b>	<b>234</b>	<b>9</b>	<b>73</b>
Yes	17.8	17.9	33.3	16.7	15.7	8.2	16.3	4.7	3.4	3.8	11.1	12.3
No	58.9	75.0	33.3	83.3	69.4	76.4	67.3	76.7	83.3	75.2	88.9	74.0
Not sure	23.3	7.1	33.3	0.0	14.9	15.5	16.3	18.6	13.2	20.9	0.0	13.7

Few elderly households indicated a desire to move home in the next five years (single: 3%, couple: 4%); eight out of ten households consisting only of residents aged 65 and over said they would not be moving within this timeframe.

Around two fifths (41%) of single residents not living with a child or children said were either planning to move in the following five years, or said this was something which they may consider doing.

Almost a fifth (18%) of households with a child or children under the age of 16 said their entire household was planning to move within the next five years; fewer households with a child or children over 16 (10%) or children aged both under and over 16 (6%) said they would be moving in the following five years.

### 4.3.1 Tenure

Do you plan to own or rent the new home? (Base:95)		
Future tenure	Number	Percentage (%)
Own outright	47	49.5
Own with a mortgage or loan	21	22.1
Rent from the council	17	17.9
Rent from a private landlord / letting agent	7	7.4
Rent from a housing association	2	2.1
Rent from a relative or friend or household member	1	1.1

Half of respondents who were planning to move within the next five years said that they would aim to own their next home and a further 22% were hoping to own the home with a mortgage or loan.

Among those who were planning to rent their next home, the largest proportion were planning to rent from the council (18%).

Do you plan to own or rent the new home? (By current tenure)				
Future tenure	Current tenure (%)			
	Own outright	Own with a mortgage/loan	Private rented	Social rented
<b>Base</b>	<b>33</b>	<b>26</b>	<b>23</b>	<b>11</b>
Own outright	<b>87.9</b>	<b>50.0</b>	13.0	0.0
Own with a mortgage or loan	6.1	<b>42.3</b>	<b>34.8</b>	0.0
Private rent	3.0	7.7	21.7	0.0
Social rent	3.0	0.0	<b>30.4</b>	<b>100.0</b>

The table above shows the current tenure compared with the future tenure. The figures highlighted in bold represent the most frequently selected future tenure among each of the categories.

The planned tenure for the next property tended to match the current tenure, particularly when considering those who planned to own their next home outright (88% owned their current home outright) and those who were planning to move into social rented property.

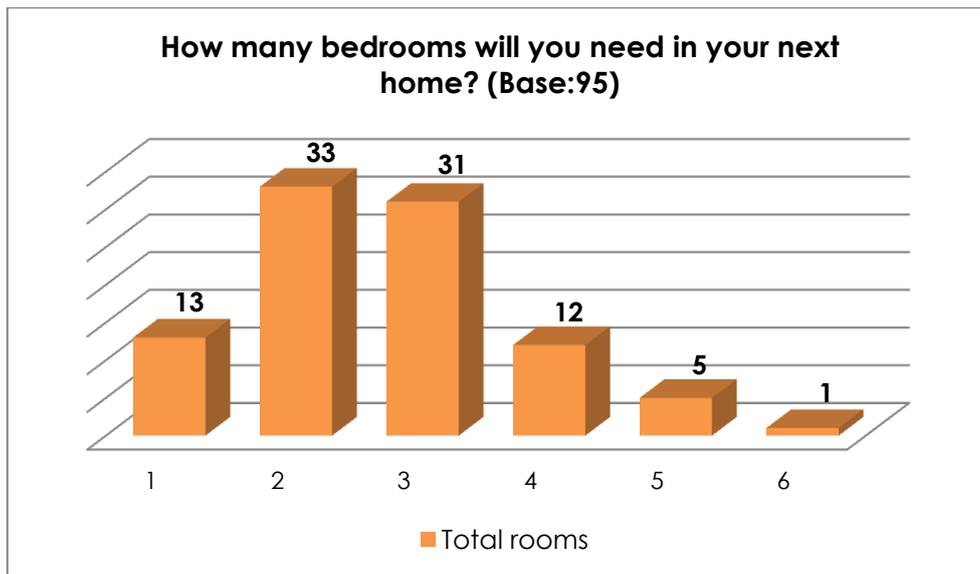
There was more variation in the future tenure of households who currently lived in private rented property, as around 35% planned to own their future home with a mortgage or loan, while a similar amount were planning to move into social rented accommodation (30%).

### 4.3.2 Property Type

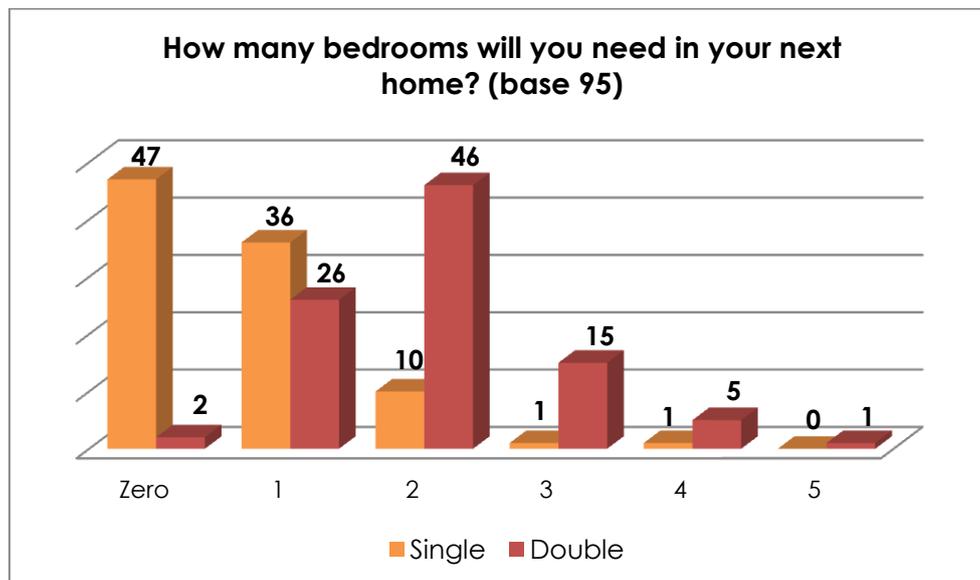
What type of property would you prefer to move to? (Base:93)		
Future housing type	Number	Percentage (%)
House – detached	38	40.9
Bungalow - detached	21	22.6
House – semi-detached	15	16.1
Flat	13	14.0
House – terraced	3	3.2
Bungalow – semi detached / terraced	3	3.2
Building your own home	0	0.0
Forces accommodation	0	0.0

When asked to select the preferred property type, around two fifths (41%) of those planning to move indicated a preference for a detached house, while around a quarter (23%) were hoping to move to a detached bungalow. Few respondents wanted to move to terraced housing or a terraced / semi-detached bungalow and no respondents indicated a desire to build their own home or live in forces accommodation.

### 4.3.3 Bedrooms



Among the 95 respondents who were definitely planning to move as a household in the following five years, 33 (35%) said they would require two bedrooms, while 31 (33%) said they would need three. Only six residents (6%) said they would need five or more bedrooms in their next home.



When considering the preferred split between single and double sized bedrooms, a half of respondents said they would prefer their next home to have no single bedrooms and a further 38% (36 respondents) said they would like just one single bedroom.

Only 2 respondents said they would not need a double bedroom in their next home, whereas around seven out of ten (71%, 67 respondents) said they would need at least two double bedrooms. The preferred split of bedrooms was to have either two double bedrooms and no single bedrooms (24%, 23) or one single bedroom and two double bedrooms (20%, 19).

Although base numbers are low the table below provides an overview of how many bedrooms were needed in the next home compared with the number of bedrooms within the current property.

<b>How many bedrooms will you need in your next home? (By current bedrooms) (Base:95)</b>					
<b>Future bedrooms</b>	<b>Current number of bedrooms (%)</b>				
	<b>1 bedroom</b>	<b>2 bedrooms</b>	<b>3 bedrooms</b>	<b>4 bedrooms</b>	<b>5 bedrooms</b>
<b>Base</b>	<b>9</b>	<b>27</b>	<b>30</b>	<b>20</b>	<b>9</b>
1	55.6	14.8	13.3	0.0	0.0
2	44.4	33.3	43.3	30.0	11.1
3	0.0	44.4	30.0	25.0	55.6
4	0.0	7.4	13.3	25.0	11.1
5	0.0	0.0	0.0	15.0	22.2
6	0.0	0.0	0.0	5.0	0.0

#### 4.3.4 Location

<b>Which area would you prefer to move to? (Base:95)</b>		
<b>Future location</b>	<b>Number</b>	<b>Percentage (%)</b>
In Guildford borough	58	61.1
Elsewhere in UK	16	16.8
Elsewhere in South East	10	10.5
Neighbouring borough	9	9.5
In Greater London	2	2.1
Abroad	0	0.0

Around three fifths (61%) said they were planning to move to a property within the Guildford borough when moving as a household, whereas a further tenth were hoping to move to a neighbouring borough or elsewhere in the South East.

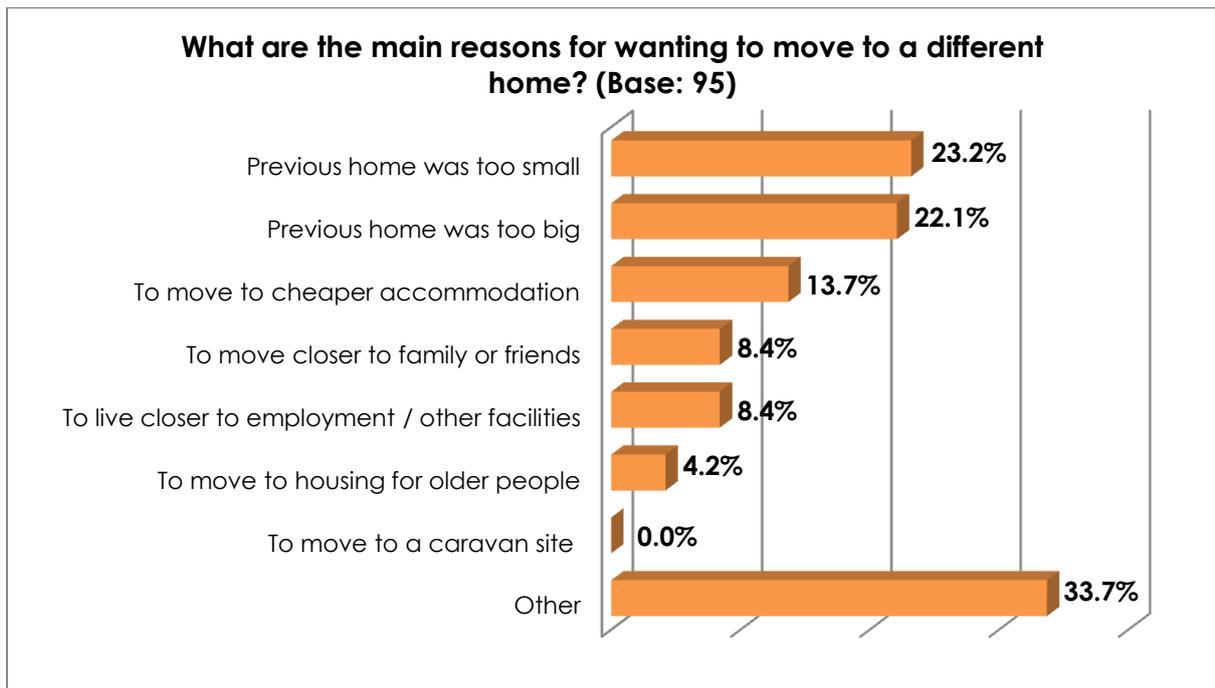
Almost a fifth (17%) of respondents were planning to move to somewhere in the UK other than the South East.

<b>Which area would you prefer to move to? (By location of employment) (Base:52)</b>				
<b>Future location of home</b>	<b>Location of employment (%)</b>			
	<b>Guildford borough</b>	<b>Neighbouring borough</b>	<b>Elsewhere in South East</b>	<b>Elsewhere in UK</b>
<b>Base</b>	<b>34</b>	<b>4</b>	<b>6</b>	<b>8</b>
In Guildford borough	61.8	50.0	50.0	37.5
Neighbouring borough	17.6	50.0	0.0	37.5
In Greater London	14.7	0.0	0.0	0.0
Elsewhere in South East	5.9	0.0	50.0	0.0
Elsewhere in UK	0.0	0.0	0.0	12.5
Abroad	0.0	0.0	0.0	12.5

The table above shows the planned location of the new home compared with the location to which the respondent travelled to work, however caution should be taken as base numbers are low.

The majority of those who worked in Guildford were planning to move either within the Guildford borough (62%) or to a neighbouring borough (18%). In addition the four respondents who currently worked within a neighbouring borough wanted their new home to be either within Guildford or one of its neighbouring boroughs.

### 4.3.5 Reasons for Moving



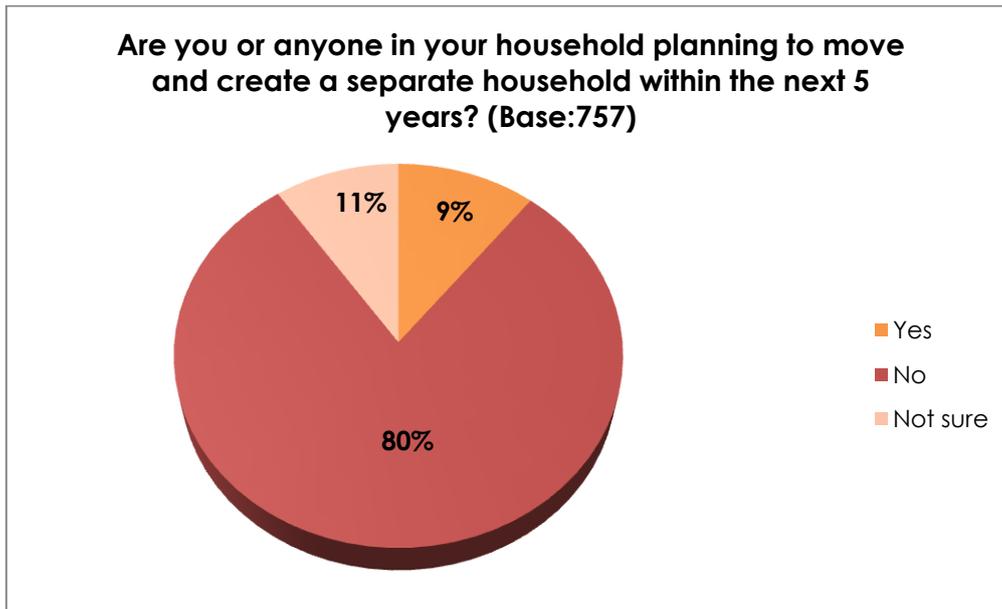
Respondents were asked to specify their reasons for wanting to move to a new home.

Almost half of those who were planning to move said they were doing so due to the size of their property, with 23% saying their current home was too small compared with 22% who considered their current home to be too large.

Around a third (34%) of respondents said they were moving for a reason not mentioned previously; the other reasons given most frequently were:

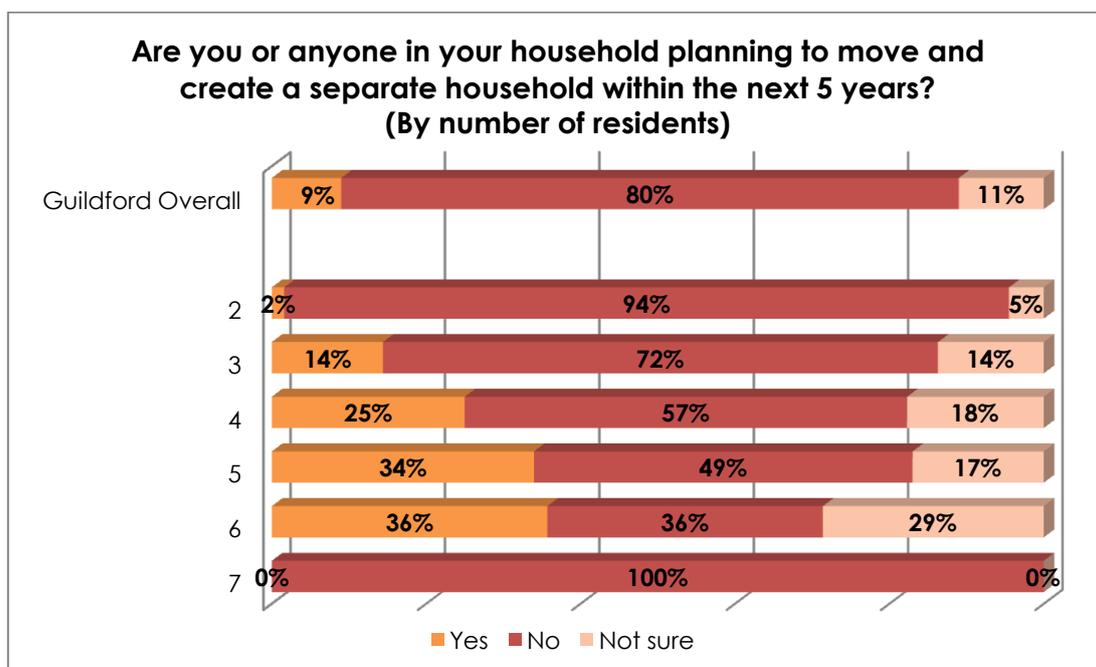
- The property was not suitable for disabled / older people (6 respondents)
- Wanting to move to a better / nicer property or area (6 respondents)
- Wanting to buy / own the home (4 respondents)
- Wanting a home with better parking facilities (3 respondents)

#### 4.4 Future Housing (New Households)

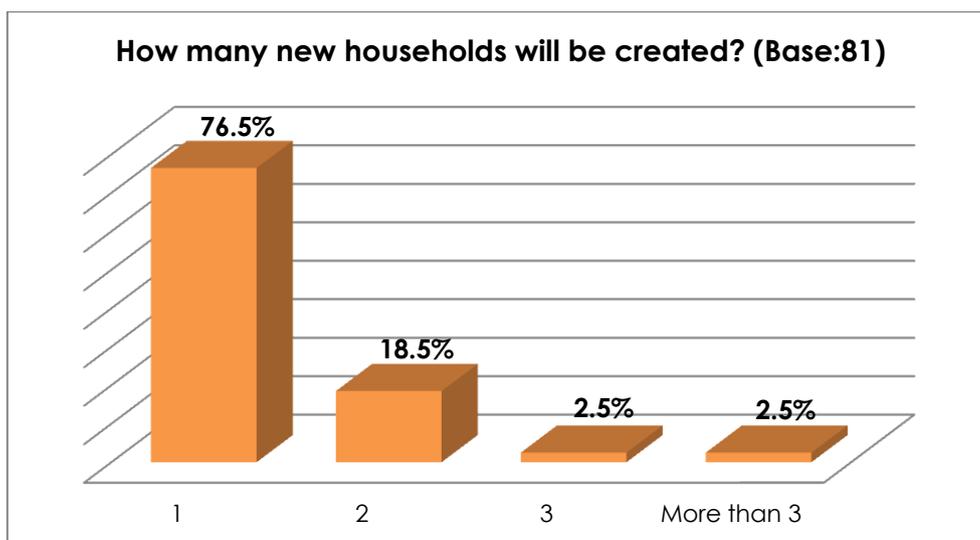


Around a tenth of respondents said that someone within the household was planning to move and create a new household within five years, and a further 11% said that they were not sure if a new household would be created within this period. Four fifths of respondents said that neither themselves nor someone within their household was planning to move and create a separate household in the following five years.

The likelihood that a new household would be created tended to increase with the number of residents within the household, as shown in the chart below.



#### 4.4.1 Number of Households



Of those who said a separate household would be created, 77% (62) said that one new household would be created and 19% (15) said they were expecting two new households to be created.

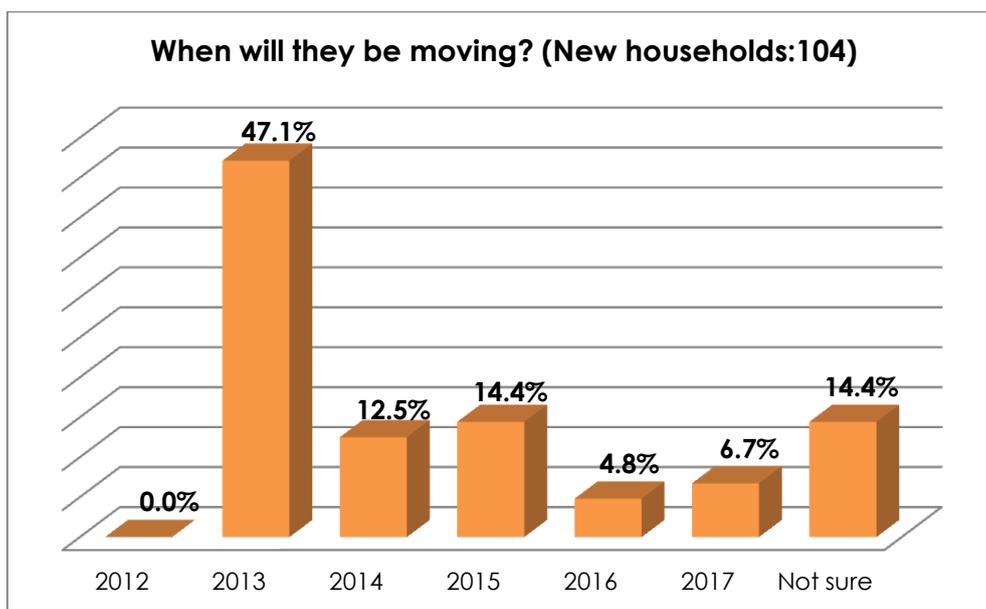
The 81 respondents who reported another household being created were asked to give further information about these new households (to a maximum of three). It should be noted that the base numbers in the following tables refer to the number of new households which will be created rather than the number of respondents to each question.

#### 4.4.2 Residents

Who will be creating a separate household? (Number of households:104)		
Household information	Number	Percentage (%)
Son	40	38.8
Daughter	35	34.0
Friend	12	11.7
Myself	6	5.8
Son and partner	4	3.9
Daughter and partner	2	1.9
Myself and partner	2	1.9
Two daughters	1	1.0
Sister	1	1.0

The new households created most frequently consisted of a respondent's son (43%) or daughter (36%), whether this was on their own or with a partner. More than a tenth (12%) of new households would be formed by a friend of the respondent creating a new household, while 6% of new households would be made up of the resident who took part in the consultation.

### 4.4.3 Year Moving



The majority of new households would be created within the three years following the consultation, with almost half (47%) of these new households expected to be created in 2013.

Around a fifth (14%) of respondents said that although the new household was planned, they were not sure when this household would be created.

### 4.4.4 Tenure

Do they plan to buy or rent this home? (Base:104)		
Future tenure	Number	Percentage (%)
Renting from private landlord or a letting agency	57	56.4
Buying own home	31	30.7
Renting from council	10	9.9
Renting from Housing Association	2	2.0
Privately rented pitch / plot	1	1.0

Of those who would be creating a separate household, more than half (56%) were expecting the household to rent the home from a private landlord / letting agency and a further tenth were expecting the new household to rent from the council.

Around three out of ten new households would be buying their home, either outright or with a mortgage.

The table below shows the planned future tenure by the occupancy of the household. As figures for some occupancy types are low, results should only be used to provide a guide for responses.

<b>Do they plan to buy or rent this home? (By occupancy)</b>			
<b>Future tenure</b>	<b>Over-crowded (%)</b>	<b>Under-occupied (%)</b>	<b>Adequate (%)</b>
<b>Base</b>	<b>5</b>	<b>51</b>	<b>31</b>
Renting from private landlord or a letting agency	0.0	56.9	57.8
Buying own home	0.0	27.5	37.8
Renting from council	60.0	11.8	2.2
Renting from Housing Association	40.0	3.9	0.0
Privately rented pitch / plot	0.0	0.0	2.2



Around a tenth (7%) of those who would be creating a new household were currently registered on a housing register or a traveller site waiting list, therefore the majority (93%) were not.

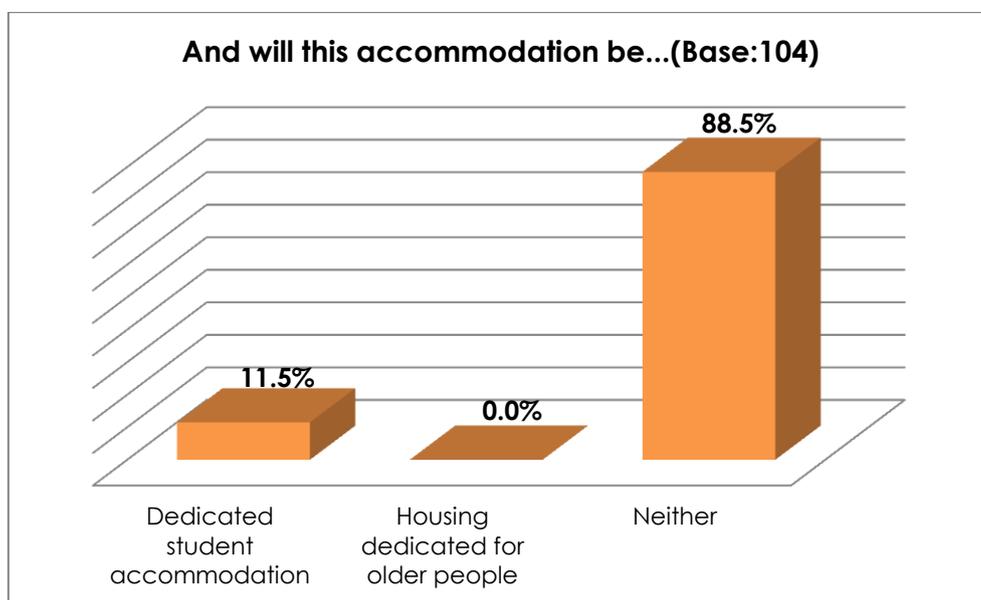
Although only 7% of new households were registered on such a list, it should be noted that the question does not capture those who were planning to register in the future (for example children aged under 16 who were planning to move within the next 5 years would not be able to register).

#### 4.4.5 Property Type

What type of home do they plan to move to? (Base:104)		
Future housing type	Number	Percentage (%)
Flat, maisonette or apartment	70	68.0
House – semi-detached	14	13.6
House – detached	11	10.7
House – terraced	6	5.8
Bungalow - detached	1	1.0
Caravan or other mobile or temporary structure – council site	1	1.0
Forces accommodation	0	0.0
Building their own home	0	0.0

When asked what type of home the new household were planning to move to, the largest proportion (68%) were expecting the new household to be living in a flat, maisonette or apartment.

Around a third households would be moving to a house, however, fewer specified that this would be terraced housing (6%). No respondents indicated that the new household would be in forces accommodation or a home that they had built themselves.



Of the 104 future new households, approximately one tenth (12%) planned to move to dedicated student accommodation. There were no new households planning to move to housing dedicated for older people.

#### 4.4.6 Location

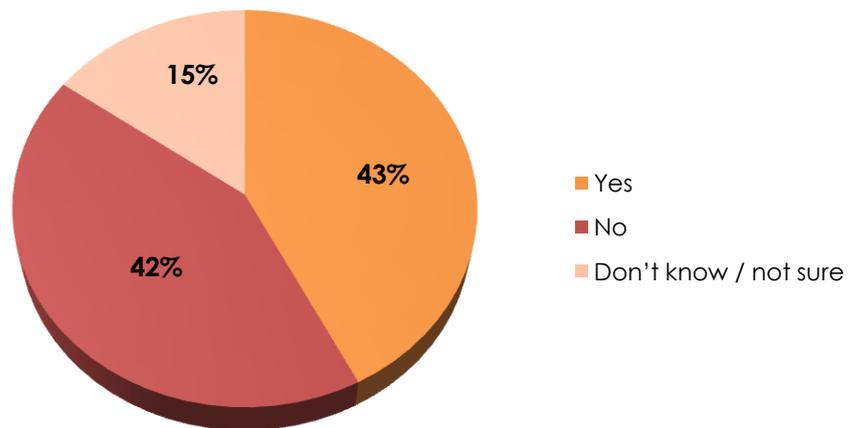
<b>Where would they prefer to move? (New households:104)</b>		
<b>Future location</b>	<b>Number</b>	<b>Percentage (%)</b>
In Guildford borough	32	31.1
In Greater London	25	24.3
Elsewhere in UK	18	17.5
Neighbouring borough	15	14.6
Elsewhere in South East	12	11.7
Abroad	1	1.0

Almost a third (31%) of new households would be created within the Guildford borough, while around a quarter (24%) said the new household would prefer to move to housing in Greater London. Only 1% of new households would be created abroad.

Of the 12 households which planned to move to dedicated student accommodation, 6 were expected to be within the UK but outside of the South East whereas 3 of the households planned to live in the Guildford borough.

<b>Where would they prefer to move? Dedicated student accommodation (New households:12)</b>		
<b>Future location</b>	<b>Student</b>	<b>Percentage (%)</b>
Elsewhere in UK	6	50.0
In Guildford borough	3	25.0
Neighbouring borough	1	8.3
In Greater London	1	8.3
Not sure / no preference	1	8.3

**In your opinion, will this person / these people be able to afford suitable housing in Guildford Borough, either rented or bought? (Base:32)**



When considering the 32 new households planning to live in Guildford, 43% of respondents said that in their opinion the household would be able to afford suitable owned or rented housing within the borough, however, a similar proportion (42%) said the household would not.

## 4.5 Finance

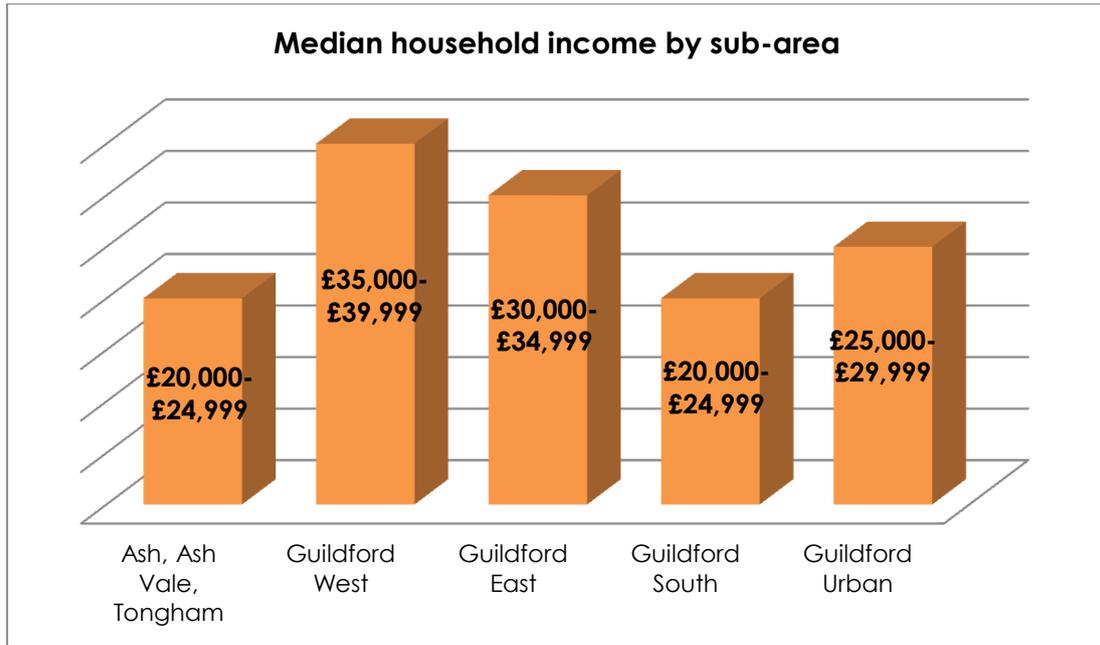
### 4.5.1 Household Income

What is your total income (before tax) of your household? This should include income from investments and household state benefits.			
Per year (per month)	Number	Including refused	Excluding refused
		Percentage (%)	Percentage (%)
£0 - £4,999 (£0 - £417)	64	6.3	9.9
£5,000 - £9,999 (£418 - £833)	74	7.3	11.4
£10,000 - £14,999 (£834 - £1,250)	60	5.9	9.3
£15,000 - £19,999 (£1,251 - £1,667)	57	5.6	8.8
£20,000 - £24,999 (£1,668 - £2,083)	46	4.5	7.1
£25,000 - £29,999 (£2,084 - £2,500)	49	4.8	7.6
£30,000 - £34,999 (£2,501 - £2,917)	36	3.6	5.6
£35,000 - £39,999 (£2,918 - £3,333)	32	3.2	4.9
£40,000 - £49,999 (£3,334 - £4,167)	62	6.1	9.6
£50,000 - £69,999 (£4,168 - £5,833)	80	7.9	12.3
£70,000 - £99,999 (£5,834 - £8,333)	49	4.8	7.6
More than £100,000 (More than £8,333)	39	3.9	6.0
Refused	363	35.9	

The distribution of total income was fairly equally spread across the range of band options, with somewhat more respondents indicating that their total household income was between £5,000 and £9,999 (7%) and £50,000 and £69,999 (8%). It was less common for households to have an income of between £30,000 and £34,999 (4%) or £35,000 and £39,999 (3%).

With those who refused to answer excluded from the total percentage, the median of the total household incomes fell between £25,000 and £29,999.

Households with at least one resident with support needs tended to earn less on average than those with no residents with support needs (median with support needs: £10,000 to £14,999, median without support needs: £30,000 to £39,999). This was also the case when comparing those living in a household consisting of older residents only (median: £10,000 to £14,999) with households which were made up of no older residents (median: £35,000 to £39,999).



The median income tended to vary by sub-area, with those living in Ash, Ash Vale and Tongham and Guildford South having a lower average income (£20,000 to £24,999) than those in other areas. Households within the Guildford West sub-area had the highest average household income as the median for this sub-area was £35,000 to £39,999. However this does reflect housing costs in these different parts of Guildford. Local Housing Allowance is set at different rates for the two areas, Guildford and Blackwater Valley (which includes Ash, Ash Vale and Tongham).

**What is the total income (before tax) of your household? This should include income from investments and household state benefits. (By monthly rent / mortgage costs)**

Annual income	£0 - £200 (%)	£201 - £400 (%)	£401 - £600 (%)	£601 - £800 (%)	£801 - £1,000 (%)	£1,001 - £1,500 (%)	£1,500 + (%)
<b>Base</b>	<b>48</b>	<b>48</b>	<b>75</b>	<b>51</b>	<b>29</b>	<b>53</b>	<b>36</b>
£0 - £4,999	<b>33.3</b>	<b>14.6</b>	9.3	2.0	6.9	3.8	5.6
£5,000 - £9,999	<b>22.9</b>	<b>16.7</b>	<b>20.0</b>	11.8	3.4	3.8	5.6
£10,000 - £14,999	10.4	12.5	10.7	5.9	0.0	3.8	2.8
£15,000 - £19,999	8.3	0.0	12.0	7.8	3.4	5.7	0.0
£20,000 - £24,999	0.0	4.2	8.0	3.9	3.4	5.7	0.0
£25,000 - £29,999	0.0	<b>14.6</b>	9.3	5.9	6.9	3.8	2.8
£30,000 - £34,999	4.2	6.2	4.0	7.8	10.3	1.9	2.8
£35,000 - £39,999	4.2	8.3	1.3	11.8	10.3	1.9	2.8
£40,000 - £49,999	6.2	6.2	6.7	11.8	<b>20.7</b>	15.1	2.8
£50,000 - £69,999	0.0	10.4	9.3	<b>15.7</b>	<b>20.7</b>	<b>18.9</b>	<b>19.4</b>
£70,000 - £99,999	4.2	4.2	5.3	<b>13.7</b>	10.3	<b>22.6</b>	11.1
£100,000 +	6.2	2.1	4.0	2.0	3.4	13.2	11.1

The amount households paid in rent / mortgage each month tended to increase with the household's annual income, with households who earned the lowest amount (i.e. less than £10,000) being more likely to say they paid less than £400 per month in rent / mortgage costs.

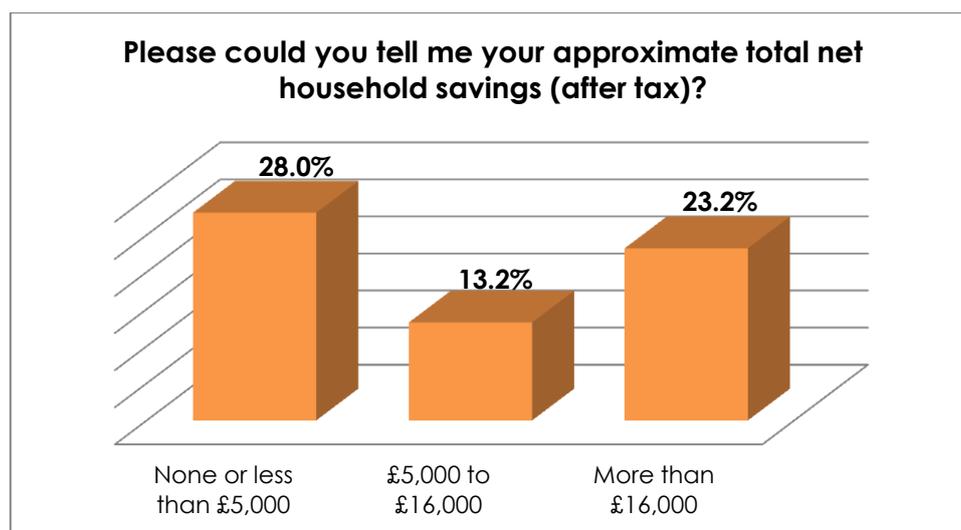
The figures highlighted in bold show the most frequently selected annual incomes for each of the monthly rent / mortgage costs.

Percentage of monthly income used on monthly rent / mortgage costs (By household income)								
% of income	£0- £4,999 (%)	£5,000- £9,999 (%)	£10,00- £14,999 (%)	£15,00- £19,999 (%)	£20,00- £29,999 (%)	£30,00- £39,999 (%)	£40,00- £49,999 (%)	£50,000+ (%)
<b>Base</b>	<b>21</b>	<b>26</b>	<b>11</b>	<b>10</b>	<b>32</b>	<b>30</b>	<b>24</b>	<b>95</b>
Less than 40%	0	0	45	40	78	93	96	100
40% or more	100	100	55	60	22	7	4	0

The percentage of the household income which was spent on monthly rent / mortgage costs tended to be greater among those on lower incomes; all households with an income of less than £10,000 per year had rent / mortgage costs which equated to 40% or more of their annual income.

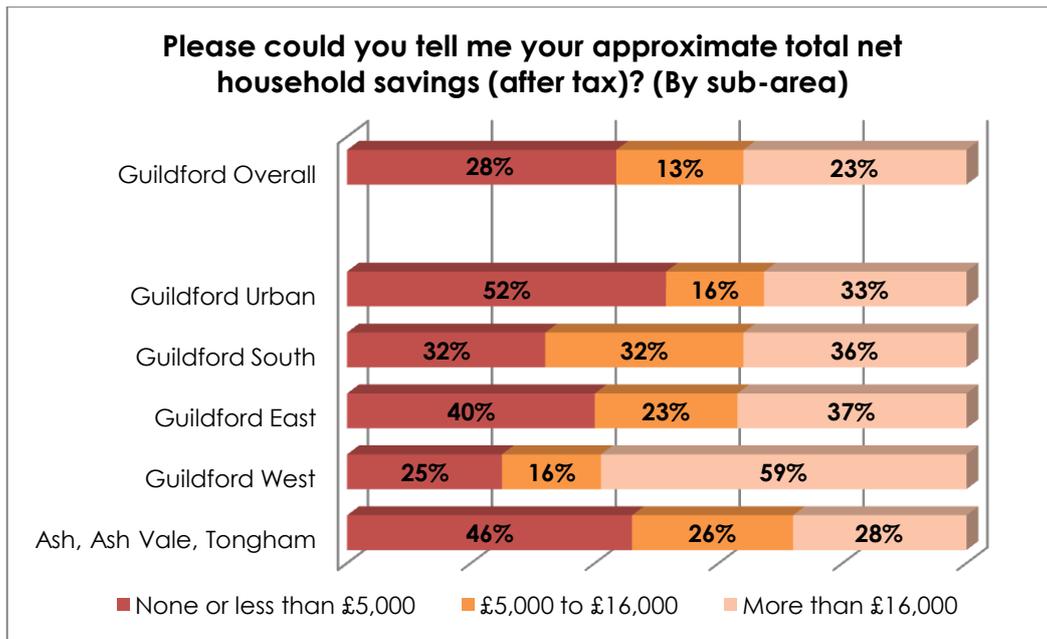
In contrast more than nine tenths of respondents whose household income was £30,000 or more indicated rent / mortgage costs which were less than 40% of their household income.

#### 4.5.2 Savings



As a proportion of those who agreed to give their household savings<sup>6</sup>, two fifths (283 respondents) indicated that their household either had no savings or had savings which did not exceed £5,000 whereas in contrast 36% (235 respondents) had savings which exceeded £16,000.

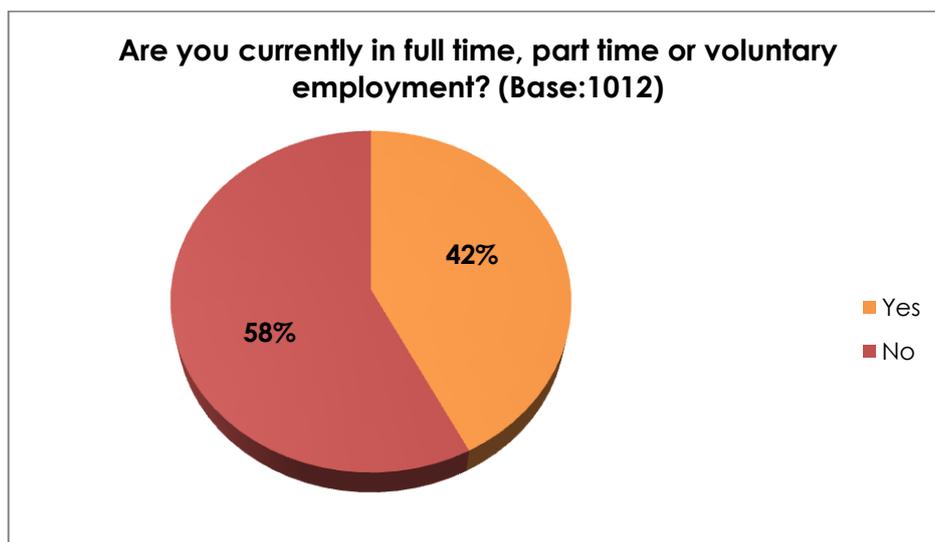
<sup>6</sup> 360 residents refused to answer this question



The level of savings which households reported to have varied by sub-area; households living within Guildford West most frequently reported having savings of £16,000 or more (59%); only a quarter of residents in this area said their household's savings were £5,000 or below.

More than half (52%) of respondents within the Guildford Urban sub-area said their household had savings to the value of £5,000 or less, as did 46% of residents in the Ash, Ash Vale and Tongham sub-area.

### 4.5.3 Employment



Respondents were asked to specify their own employment status only and therefore this data does not cover all household members.

More than four out of ten respondents (42%) were employed in either a full time, part time or voluntary basis. This therefore means that a larger proportion (58%) of respondents were not in any type of employment.

Employment increased significantly when considering those who were of employment age, with seven out of ten respondents aged 16 to 64 being in full time, part time or voluntary employment.

<b>Total monthly rent / mortgage costs by employment</b>		
<b>Monthly rent / mortgage cost</b>	<b>Employed – Yes (%) (Base:250)</b>	<b>Employed – No (%) (Base:144)</b>
£0 - £200	7.6	31.3
£201 - £400	14.8	13.2
£401 - £600	20.4	27.8
£601 - £800	16.8	6.9
£801 - £1,000	11.2	5.6
£1,001 - £1,500	19.2	7.6
£1,501 - £2,000	7.2	4.2
£2,001 +	2.8	3.5

Those in employment tended to pay more towards their rent / mortgage costs than those who were not employed (whether full time, part time or on a voluntary basis); an example of this is those who paid the lowest amount in rent / mortgage costs (£0 - £200, employed: 8%, not employed: 31%).

Around three out of ten respondents who were employed reported that their household paid more than £1,000 in rent / mortgage costs; this is 15% higher than those who were not employed who paid this amount each month towards their rent / mortgage.

<b>Where do you travel to work? (Base:429)</b>		
<b>Location</b>	<b>Number</b>	<b>Percentage (%)</b>
In Guildford borough	237	55.2
Neighbouring borough	103	24.0
In Greater London	32	7.5
Elsewhere in South East	31	7.2
Elsewhere in UK	21	4.9
Abroad	5	1.2

Respondents who were currently employed most frequently said they worked within the Guildford borough (55%); a further quarter said they travelled to a neighbouring borough for work.

Only 6% of respondents travelled outside of the South-East of England to work, with just 1% travelling to a location outside of the United Kingdom.

Among the 103 respondents who travelled to a neighbouring borough, almost a fifth travelled to either Waverley (19%) or Woking (19%). A list of all boroughs mentioned is shown in the table below:

<b>Where do you travel to work? Location (Base:103)</b>		
	<b>Number</b>	<b>Percentage (%)</b>
Waverley	20	19.4
Woking	20	19.4
Hampshire	11	10.7
Other South-east	9	8.7
Mole Valley	7	6.9
Rushmoor	6	5.9
Aldershot	5	4.9
Elmbridge	5	4.9
Surrey Heath	4	3.9
Spelthorne	4	3.9
Runnymede	2	1.9
Berkshire	2	1.9
Basingstoke and Deane	1	1.0

## Appendices

### Appendix 1 – Respondent Profile

In addition to gathering household information some demographic questions were included to capture information about the resident who completed the survey. The demographic breakdown of those completing the survey was as follows (for a breakdown by all household members see section 4.1):

Gender	Number	Percentage (%)
Male	412	40.7
Female	600	59.3

Age	Number	Percentage (%)
16-24	23	2.3
25-34	46	4.6
35-44	90	9.1
45-54	156	15.7
55-64	208	21.0
65-74	255	25.7
75+	213	21.5

Disability	Number	Percentage (%)
Yes	111	11.0
No	896	89.0

Ethnicity	Number	Percentage (%)
White	975	97.2
Black or Minority Ethnic (BME)	28	2.8

UK Citizen	Number	Percentage (%)
Yes	991	97.9
No	21	2.1

Gypsy or Traveller	Number	Percentage (%)
Yes	8	0.8
No	1004	99.2

## Appendix 2 - Questionnaire

Page 1

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### Guildford Housing Needs 2012

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Hello, my name is \_\_\_\_\_ I work for SMSR Ltd, an independent Market Research Company who have been commissioned by Guildford Borough Council to conduct a Housing Needs Survey with local residents. This is to help the Council understand both current and future housing needs. A letter was sent to this household from the Council on 28th November to explain more about this survey. Would you be willing to spare 10 minutes to complete the survey?

If yes, continue to the questions, if no establish why or a more convenient time to visit.

Can I just confirm that you are aged 16 or over?

If yes, continue to questions. If no, ask if anyone else over the age of 16 would be willing to complete the survey.

SMSR contact: SELENE VANN-PLEVEY on 0800 1380845.  
Guildford Borough Council contact:: Customer Services Team on 01483 505050

S1 Can I just check... What is your FULL postcode?

### Section 1 - Your household and home

Q1a Are you currently in full time, part time or voluntary employment? (Tick one box only)

Yes.....  Go to Q1b  
No.....  Go to Q2a

Q1b Where do you travel to work? (Tick one box only)

In Guildford borough .....   
Neighbouring borough (please state below).....   
In Greater London .....   
Elsewhere in South East .....   
Elsewhere in UK.....   
Abroad .....

**Q2a What type of property do you and your household live in? Please note 'flat' includes maisonettes or apartments. (Tick one box)**

- House - detached .....
- House - semi-detached .....
- House - terraced (including end of terrace) .....
- Bungalow - detached .....
- Bungalow - semi-detached/terraced .....
- Flat in a converted/shared house .....
- Flat in a commercial building .....
- Flat in a purpose built block .....
- A caravan or other mobile or temporary structure .....

**Q2b And is this accommodation: (Tick one box)**

- Dedicated student accommodation .....
- Housing dedicated for older people, with or without support .....
- Neither .....

**Q2c Do you own or rent the home? (Tick one box)**

- Own outright .....
- Own with a mortgage or loan .....
- Rent from a relative or friend or household member .....
- Rent from the Council .....
- Rent from a private landlord/letting agency .....
- Shared Ownership .....
- Rent from a housing association .....
- Rent a room in a shared house .....
- Tied or linked to a job but not forces accommodation .....
- Forces Accommodation .....
- Other (please state) .....

**Q2d How many bedrooms does your home have? (include bedsits/studios as one double-sized bedroom)**

Single-size bedrooms (enter number) .....

Double-size bedrooms (enter number) .....

**Q2e Are any of the following a problem for your household...? (Tick one box only for each)**

	Yes	No
You have to share a bathroom, kitchen or toilet with another household	<input type="checkbox"/>	<input type="checkbox"/>
Someone in the household has difficulty using stairs/lifts in or to the property	<input type="checkbox"/>	<input type="checkbox"/>
You are under threat of eviction, repossession or notice to vacate your home	<input type="checkbox"/>	<input type="checkbox"/>
You or someone in your household is suffering harassment or threats from neighbours or others living near to your home	<input type="checkbox"/>	<input type="checkbox"/>
You do not have enough rooms for the people in your household	<input type="checkbox"/>	<input type="checkbox"/>
You need minor improvements to your home	<input type="checkbox"/>	<input type="checkbox"/>
Your home is in a state of disrepair or lacks basic facilities, for example, bathroom, toilet, kitchen	<input type="checkbox"/>	<input type="checkbox"/>
Your household will need more bedroom space because a family member is pregnant	<input type="checkbox"/>	<input type="checkbox"/>
You are finding it hard to keep up with rental/mortgage costs	<input type="checkbox"/>	<input type="checkbox"/>

**Section 2 - Your existing household - previous and future moves**

**Q3a Have you moved house in the last 5 years? (Tick one box only)**

- Yes.....  Go to Q3b  
 No.....  Go to Q3k

**Q3b Where was your last house? (Tick one box only)**

- In Guildford borough .....   
 Neighbouring borough (please state below).....   
 In Greater London .....   
 Elsewhere in South East .....   
 Elsewhere in UK.....   
 Abroad .....

**Q3c** Were any of the following important reasons in your decision to move to your current home? (Tick one box only for each)

	Yes	No
To move to cheaper accommodation	<input type="checkbox"/>	<input type="checkbox"/>
To live closer to employment/other facilities	<input type="checkbox"/>	<input type="checkbox"/>
Previous home was too small	<input type="checkbox"/>	<input type="checkbox"/>
Previous home was too big	<input type="checkbox"/>	<input type="checkbox"/>
To move to housing for older people	<input type="checkbox"/>	<input type="checkbox"/>
To move closer to family or friends	<input type="checkbox"/>	<input type="checkbox"/>
To move to a caravan site	<input type="checkbox"/>	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>	<input type="checkbox"/>

**Q3k** Are you planning to move as a household in the next 5 years? (Tick one box only)

Yes .....  Go to Q3I

No .....  Section 3

Not Sure .....  Section 3

**Q3I** How many bedrooms will you need in your next home? (Please enter number. If not sure please ask for approximate number):

**Q3m** How many of these will be... (Please enter number. If not sure, please ask for ideal / preferred split)

Single-size bedrooms (enter number) .....

Double-size bedrooms (enter number) .....

**Q3n** What are the main reasons for wanting to move to a different home? (Tick all that apply)

To move to cheaper accommodation .....

To live closer to employment/other facilities .....

Previous home was too small .....

Previous home was too big .....

To move to housing for older people .....

To move closer to family or friends .....

To move to a caravan site .....

Other (please state) .....

**Q3o Which area would you prefer to move to? (Tick one box)**

- In Guildford borough .....
- In neighbouring borough .....
- Elsewhere in South East .....
- In Greater London .....
- Elsewhere in UK.....
- Abroad .....

**Q3p What type of property would you prefer to move to? (Tick one box) Please note 'flat' includes maisonettes or apartments.**

- House - detached .....
- House - semi-detached .....
- House - terraced (including end of terrace) .....
- Bungalow - detached .....
- Bungalow - semi-detached/terraced .....
- Flat, maisonette or apartment .....
- A caravan or other mobile or temporary structure on a council site .....
- A caravan or other mobile or temporary structure on a private site .....
- Building your own home .....
- Forces Accommodation .....

**Q3q Do you plan to own or rent the new home? (Tick one box)**

- Own outright .....
- Own with a mortgage or loan .....
- Shared Ownership .....
- Rent from a relative or friend or household member .....
- Rent from the Council .....
- Rent from a private landlord/letting agency .....
- Rent from a housing association .....
- Rent a room in a shared house .....
- Tied or linked to a job .....
- Other (please state) .....

### Section 3 - Newly formed households

**Q4** Including yourself, how many people live in your household? (Tick one box only)

1 .....	4 .....	7 .....
2 .....	5 .....	8 .....
3 .....	6 .....	More than 8 .....

**INTERVIEWER NOTE: If respondent is the only person in the household skip to SECTION 4.**

Please could you tell me about the other people who live in your house: (note: if more than eight, eight oldest).

**Q4a** Thinking about Person 1 what is their relationship to you and their age?

Relationship .....

Age

Under 16.....	35-44 .....	65-74 .....
16-24 .....	45-54 .....	75+ .....
25-34 .....	55-64 .....	Refused (do not read) ..

**Q4b** Thinking about Person 2 what is their relationship to you and their age?

Relationship .....

Age

Under 16.....	35-44 .....	65-74 .....
16-24 .....	45-54 .....	75+ .....
25-34 .....	55-64 .....	Refused (do not read) ..

**Q4c** Thinking about Person 3 what is their relationship to you and their age?

Relationship .....

Age

Under 16.....	35-44 .....	65-74 .....
16-24 .....	45-54 .....	75+ .....
25-34 .....	55-64 .....	Refused (do not read) ..

**Q4d** Thinking about Person 4 what is their relationship to you and their age?

Relationship .....

Age

Under 16.....	35-44 .....	65-74 .....
16-24 .....	45-54 .....	75+ .....
25-34 .....	55-64 .....	Refused (do not read) ..

Q4e Thinking about Person 5 what is their relationship to you and their age?

Relationship .....

Age

Under 16.....	<input type="checkbox"/>	35-44.....	<input type="checkbox"/>	65-74.....	<input type="checkbox"/>
16-24.....	<input type="checkbox"/>	45-54.....	<input type="checkbox"/>	75+.....	<input type="checkbox"/>
25-34.....	<input type="checkbox"/>	55-64.....	<input type="checkbox"/>	Refused (do not read).....	<input type="checkbox"/>

Q4f Thinking about Person 6 what is their relationship to you and their age?

Relationship .....

Age

Under 16.....	<input type="checkbox"/>	35-44.....	<input type="checkbox"/>	65-74.....	<input type="checkbox"/>
16-24.....	<input type="checkbox"/>	45-54.....	<input type="checkbox"/>	75+.....	<input type="checkbox"/>
25-34.....	<input type="checkbox"/>	55-64.....	<input type="checkbox"/>	Refused (do not read).....	<input type="checkbox"/>

Q4g Thinking about Person 7 what is their relationship to you and their age?

Relationship .....

Age

Under 16.....	<input type="checkbox"/>	35-44.....	<input type="checkbox"/>	65-74.....	<input type="checkbox"/>
16-24.....	<input type="checkbox"/>	45-54.....	<input type="checkbox"/>	75+.....	<input type="checkbox"/>
25-34.....	<input type="checkbox"/>	55-64.....	<input type="checkbox"/>	Refused (do not read).....	<input type="checkbox"/>

Q4h Thinking about Person 8 what is their relationship to you and their age?

Relationship .....

Age

Under 16.....	<input type="checkbox"/>	35-44.....	<input type="checkbox"/>	65-74.....	<input type="checkbox"/>
16-24.....	<input type="checkbox"/>	45-54.....	<input type="checkbox"/>	75+.....	<input type="checkbox"/>
25-34.....	<input type="checkbox"/>	55-64.....	<input type="checkbox"/>	Refused (do not read).....	<input type="checkbox"/>

Q5a Are you or anyone in your household planning to move and create a separate household within the next five years? (Tick one box only)

Yes.....	<input type="checkbox"/>	Go to Q5b
No.....	<input type="checkbox"/>	Section 4
Not sure.....	<input type="checkbox"/>	Section 4

Q5b How many new households will be created? (Tick one box)

1.....	<input type="checkbox"/>
2.....	<input type="checkbox"/>
3.....	<input type="checkbox"/>
More than 3.....	<input type="checkbox"/>

**INTERVIEWER: COMPLETE SECTIONS HOUSE 1, 2 & 3 DEPENDING ON RESPONDENT ANSWER TO Q3b. IF 'More than 3' IS ANSWERED, COMPLETE SECTION HOUSE 1, 2 & 3.**

## **HOUSE 1**

**Q5c Who will be creating a separate household? (e.g. daughter and son in law)**

--

**Q5d When will they be moving? (If not sure, please ask for approximate year)**

- 2012 .....
- 2013 .....
- 2014 .....
- 2015 .....
- 2016 .....
- 2017 .....
- Not sure (do not read out) .....

**Q5e Do they plan to buy or rent this home? (Tick one box)**

- Buying own home .....
- Renting from Council .....
- Renting from Housing Association .....
- Renting from private landlord or a letting agency .....
- Privately rented pitch/plot .....

**Q5f What type of home do they plan to move to? (Tick one box)**

- House - detached .....
- House - semi-detached .....
- House - terraced (including end of terrace) .....
- Bungalow - detached .....
- Bungalow - semi-detached/terraced .....
- Flat, maisonette or apartment .....
- A caravan or other mobile or temporary structure on a council site .....
- A caravan or other mobile or temporary structure on a private site .....
- Building your own home .....
- Forces Accommodation .....

**Q5g Is this person / are these people registered on the housing register or traveller site waiting list ? (Tick one box only)**

- Yes .....
- No .....

**Q5h** Where would they prefer to move? (Tick one box)

- In Guildford borough .....  Go to Q5i
- In neighbouring borough .....  Go to Q5j
- In Greater London .....  Go to Q5j
- Elsewhere in UK .....  Go to Q5j
- Elsewhere in South East .....  Go to Q5j
- Abroad .....  Go to Q5j

**Q5i** In your opinion, will this person / these people be able to afford suitable housing in Guildford Borough, either rented (excluding housing benefit) or bought? (Tick one box only)

- Yes .....
- No .....
- Don't know/not sure .....

**Q5j** And will this accommodation be: (Tick one box only)

- Dedicated student accommodation .....
- Housing dedicated for older people .....
- Neither .....

## **HOUSE 2**

**Q6a** Who will be creating a separate household? (e.g. daughter and son in law)

**Q6b** When will they be moving? (If not sure, please ask for approximate year)

- 2012 .....
- 2013 .....
- 2014 .....
- 2015 .....
- 2016 .....
- 2017 .....
- Not sure (do not read out) .....

**Q6c** Do they plan to buy or rent this home? (Tick one box)

- Buying own home .....
- Renting from Council .....
- Renting from Housing Association .....
- Renting from private landlord or a letting agency .....
- Privately rented pitch/plot .....

**Q6d What type of home do they plan to move to? (Tick one box)**

- House - detached .....
- House - semi-detached .....
- House - terraced (including end of terrace) .....
- Bungalow - detached .....
- Bungalow - semi-detached/terraced .....
- Flat, maisonette or apartment .....
- A caravan or other mobile or temporary structure on a council site .....
- A caravan or other mobile or temporary structure on a private site .....
- Building your own home .....
- Forces Accommodation .....

**Q6e Is this person / are these people registered on the housing register or traveller site waiting list ? (Tick one box only)**

- Yes .....
- No .....

**Q6f Where would they prefer to move? (Tick one box)**

- In Guildford borough .....  Go to Q6g
- In neighbouring borough .....  Go to Q6h
- In Greater London .....  Go to Q6h
- Elsewhere in UK .....  Go to Q6h
- Elsewhere in South East .....  Go to Q6h
- Abroad .....  Go to Q6h

**Q6g In your opinion, will this person / these people be able to afford suitable housing in Guildford Borough, either rented (excluding housing benefit) or bought? (Tick one box only)**

- Yes .....
- No .....
- Don't know/not sure .....

**Q6h And will this accommodation be: (Tick one box only)**

- Dedicated student accommodation .....
- Housing dedicated for older people .....
- Neither .....

**HOUSE 3**

**Q7a Who will be creating a separate household? (e.g. daughter and son in law)**

**Q7b When will they be moving? (If not sure, please ask for approximate year)**

2012 .....

2013 .....

2014 .....

2015 .....

2016 .....

2017 .....

Not sure (do not read out) .....

**Q7c Do they plan to buy or rent this home? (Tick one box)**

Buying own home .....

Renting from Council .....

Renting from Housing Association .....

Renting from private landlord or a letting agency .....

Privately rented pitch/plot .....

**Q7d What type of home do they plan to move to? (Tick one box)**

House - detached .....

House - semi-detached .....

House - terraced (including end of terrace) .....

Bungalow - detached .....

Bungalow - semi-detached/terraced .....

Flat, maisonette or apartment .....

A caravan or other mobile or temporary structure on a council site .....

A caravan or other mobile or temporary structure on a private site .....

Building your own home .....

Forces Accommodation .....

**Q7e Is this person / are these people registered on the housing register or traveller site waiting list ? (Tick one box only)**

Yes .....

No .....

**Q7f Where would they prefer to move? (Tick one box)**

In Guildford borough .....  Go to Q7g

In neighbouring borough .....  Go to Q7h

In Greater London .....  Go to Q7h

Elsewhere in UK .....  Go to Q7h

Elsewhere in South East .....  Go to Q7h

Abroad .....  Go to Q7h

**Q7g** In your opinion, will this person / these people be able to afford suitable housing in Guildford Borough, either rented (excluding housing benefit) or bought? (Tick one box only)

- Yes .....
- No .....
- Don't know/not sure.....

**Q7h** And will this accommodation be: (Tick one box only)

- Dedicated student accommodation .....
- Housing dedicated for older people .....
- Neither.....

**Section 4 - Support Needs**

**Q8a** Do you or anyone in your household need any support for any of the reasons listed below? (Tick all that apply)

- Person over 65 years.....  Go to Q8b
- Person aged under 18 .....  Go to Q8b
- Needs support with a physical condition .....  Go to Q8b
- Needs support with a sensory disability .....  Go to Q8b
- Needs support with a learning difficulty .....  Go to Q8b
- Needs support with a medical condition .....  Go to Q8b
- Needs support with a mental health problem.....  Go to Q8b
- Other support need.....  Go to Q8b
- No-one in the household with support needs.....  Go to Section 5

**Q8b** Thinking only about the person with the greatest support needs, what support do they need? (Use only options selected in Q8a. Tick all that apply)

- Person over 65 years .....
- Person aged under 18.....
- Needs support with a physical condition .....
- Needs support with a sensory disability .....
- Needs support with a learning difficulty.....
- Needs support with a medical condition.....
- Needs support with a mental health problem .....
- Other support need .....

**Q8c** How could your accommodation or the services for their support needs be improved?  
(Read list and tick all that apply)

- Alterations to improve accessibility (e.g. lifts, handrails, ramps).....
- Car parking improvements (e.g. dedicated parking).....
- Improved bathroom facilities (e.g. a low level shower, extra toilet).....
- Kitchen alterations (e.g. low level units) .....
- Emergency alarms .....
- Help with maintaining the home (e.g. a handyperson service).....
- Alternative housing with specialist adaptations or care/support .....
- Need support services to your home (e.g. home help, meals on wheels) .....
- Need personal support (e.g. help with forms, managing finance) .....

**Section 5 - Household information**

Please note this survey is confidential and all information provided will be used only for this survey and not for any other purpose.

**Q9a** 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 the building or grounds.  
(Tick one box only)

- | Month                          | Week             |                          |
|--------------------------------|------------------|--------------------------|
| £0 - £200                      | £0 - £50.....    | <input type="checkbox"/> |
| £201 - £400                    | £51 - £100.....  | <input type="checkbox"/> |
| £401 - £600                    | £101 - £150..... | <input type="checkbox"/> |
| £601 - £800                    | £151 - £200..... | <input type="checkbox"/> |
| £801 - £1000                   | £201 - £250..... | <input type="checkbox"/> |
| £1001 - £1500                  | £251 - £375..... | <input type="checkbox"/> |
| £1501 - £2000                  | £376 - £500..... | <input type="checkbox"/> |
| £2001 +                        | £501 +.....      | <input type="checkbox"/> |
| Refused (do not read out)..... |                  | <input type="checkbox"/> |

**Q9b** Do you receive housing benefit or income support to help with rent or mortgage payments?  
(Tick one box only)

- Yes .....
- No .....

**Q9c** Is your household currently on a council housing register or a housing association waiting/transfer list? (Tick one box only)

- Yes .....
- No .....

## Section 6 - Equalities

**Q10 Gender (do not read out)**

- Male .....
- Female .....

**Q11 What age were you on your last birthday? (Tick one box only)**

- 16-24 .....
- 25-34 .....
- 35-44 .....
- 45-54 .....
- 55-64 .....
- 65-74 .....
- 75+ .....
- Refused (do not read out) .....

**Q12 What is your ethnic group? (Tick one box only)**

- Asian or Asian British - Indian .....
- Asian or Asian British - Pakistani .....
- Asian or Asian British - Bangladeshi .....
- Asian or Asian British - Any other Asian background (please specify below) .....
- Black or Black British - Caribbean .....
- Black or Black British - African .....
- Black or Black British - Any other Black background (please specify below) .....
- Chinese .....
- Mixed - White and Black Caribbean .....
- Mixed - White and Black African .....
- Mixed - White and Asian .....
- Mixed - Any other mixed background (please specify below) .....
- White - British .....
- White - Irish .....
- White - Any other White Background (please specify below) .....
- Other ethnic group (please specify below) .....
- Refused (do not read out) .....

Q12a Do you consider yourself to have a disability as defined in the Equality Act 2010?

**IF REQUIRED READ:** The Equality Act 2010 states that 'a person has a disability if he/she has a physical or mental impairment which has substantial and long term adverse effect on his/her ability to carry out normal day-to-day activities'.

- Yes .....
- No .....
- Refused (do not read out).....

Q12b Are you a UK citizen? (Tick one box only)

- Yes .....
- No .....

Q13 If not a UK citizen please state which country you are from here:

Q13a Do you consider yourself to be a Gypsy or Traveller? (Tick one box only)

- Yes .....
- No .....

Q14a What is the total income (before tax) of your household. This should include income from investments and household state benefits. (Please add the incomes of all household members.) (Tick one box only)

- £0 - £4,999 (£0 - £417 per month) .....
- £5,000 - £9,999 (£418 - £833 per month) .....
- £10,000 - £14,999 (£834 - £1,250 per month) .....
- £15,000 - £19,999 (£1,251 - £1,667 per month) .....
- £20,000 - £24,999 (£1,668 - £2,083 per month) .....
- £25,000 - £29,999 (£2,084 - £2,500 per month) .....
- £30,000 - £34,999 (£2,501 - £2,917 per month) .....
- £35,000 - £39,999 (£2,918 - £3,333 per month) .....
- £40,000 - £49,999 (£3,334 - £4,167 per month) .....
- £50,000 - £69,999 (£4,168 - £5,833 per month) .....
- £70,000 - £99,999 (£5,834 - £8,333 per month) .....
- More than £100,000 (More than £8,333 per month).....
- Refused (do not read out).....

Q14b Please could you tell me your approximate total net household savings (after tax)? (Tick one box only)

- £5,000 to £16,000 .....
- More than £16,000 .....
- None or less than £5,000 .....
- Refused (do not read out).....

## Appendix 3 - Notification Letter

Dear Householder

If you are contacted – please help us with our Housing Needs Survey

Guildford Borough Council is responsible for making sure that local housing reflects the current and future needs of our residents. We need to understand what type of homes our residents currently live in, what type of homes they need, and where they would like to live. To help us do this, we are carrying out a Housing Needs Survey across the borough.

We have commissioned Social and Market Strategic Research (SMSR Ltd), an independent market research company, to do the survey on our behalf. Your household has been chosen at random and this letter is to give notice that you may receive a visit to ask for your feedback in person.

An interviewer from SMSR Ltd may knock on your door asking you or a member of your household to take part in the survey. If you are contacted, I hope that you will be able to help us and answer some questions about housing. The information you give is very important and will help us better understand local needs both now and in the future.

All SMSR representatives will have appropriate identification that you can ask them to produce. They will be contacting residents to conduct interviews between Monday 3 December 2012 and Thursday 20 December. If you do not wish to take part in the survey or would like to arrange a time of interview, please call the following free phone number at SMSR Ltd: 0800 1380845. Please ask for Selene Vann-Plevey or Darren Hornby.

I would like to reassure you that all interviews will be confidential and anonymous, and no names will be recorded against any response given. SMSR Ltd will only report the outcome of the survey as a whole to Guildford Borough Council and will not pass on any individual addresses. May I also reassure you about the security of all personal details. This survey is conducted in full accordance with the Data Protection Act 1998. If you would like to talk to anyone at the Council about the survey, then please contact David Webb in the Housing Advice Team by emailing [david.webb@guildford.gov.uk](mailto:david.webb@guildford.gov.uk) or calling 01483 444238.

Thank you in anticipation of your help.

Yours sincerely,

**Kim Rippet**  
**Head of Housing Advice Services**

## Appendix 4 – Face to Face Letter

Dear Householder

Housing Needs Survey

Thank you for agreeing to take part in our research. Please be assured that all interviews will be confidential and anonymous, and no names will be recorded against any response given. May I also reassure you about the security of all personal details. This survey is conducted in full accordance with the Data Protection Act 1998.

Guildford Borough Council is responsible for making sure that local housing reflects the current and future needs of our residents. We need to understand what type of homes our residents currently live in, what type of homes they need, and where they would like to live. To help us do this, we are carrying out a Housing Needs Survey across the borough.

Guildford Borough Council commissioned Social and Market Strategic Research (SMSR Ltd), an independent market research company, to do the survey on our behalf. If you would like to confirm the credentials of SMSR please call them on 0800 1380845, or alternatively if you would like to talk to anyone at the Council please contact David Webb in the Housing Advice Team by emailing [david.webb@guildford.gov.uk](mailto:david.webb@guildford.gov.uk) or calling 01483 444238.

Thank you again for your help

Yours sincerely,

**Kim Rippet**  
**Head of Housing Advice Services**