Housing Needs in Kingston St Mary 2021

Conducted by Kingston Community Partnership (KCP) in conjunction with KSM Parish Council and Wessex Community Housing Hub

Kingston St Mary
Community Partnership

The Kingston Community Partnership (KCP) would like to share the main results of the Housing Needs Survey and additional research findings relating to the housing situation in Kingston St Mary.

Thanks to everyone who completed the Kingston St Mary Housing Needs survey: 35% of you responded which is well over the average rate for surveys of this nature.

What was asked?

The survey was undertaken by KCP to identify any gaps in the housing stock for residents of Kingston St Mary Parish*.

What are your views on housing in Kingston?

- 58% want more affordable housing for people with a local connection to buy; 47% for people with a local connection to rent
- 54% want more homes to downsize to,
- 49% want more starter homes, and 50% of households with dependent children want more family houses
- only 2% felt there was need for more executive homes

What did you say about your own needs?

- 92% of respondents are satisfied with their own housing situation
- But 26% see a need to move in the foreseeable future, of whom 89% want to stay in Kingston, 68% want to downsize, and 18% want to upsize

You also said

- 47% intend to work from home at least one day a week post-pandemic
- Over half said they would use a village shop regularly and 42% would be willing to volunteer in a community shop!
- 13% would be interested in membership of a local Community Land Trust.

* Kingston St Mary village and the hamlets of Fulford, Yarford, Pickney, Nailsbourne and Dodhill.

The Housing Needs Survey has highlighted the gaps in the current housing stock which are not being met by recent development.

Additional research shows that a comparison of Council Tax Band properties highlights the almost 40/60 split between bands A to D (into which starter, family and affordable housing will fall) and bands E to I properties. This is the reverse of national and local averages.

We have looked into trends impacting Parish facilities with the housing situation as a possible underlying cause.

We await the findings of the 2021 census but data from the Office of National Statistics shows that between 2001 and 2011:

- the number of 30-44 year olds in the Parish reduced by 66
- the number of primary school aged children reduced from 87 to 55

Research has also shown that:

- the **55** children from within Kingston Parish attending the Primary School in 2001 represented **58%** of the school roll.
- that number has now fallen to **26** representing only **28%** of the school roll.

The closure of the pre-school, the falling numbers of children of primary school age and of those children attending the primary school, and the reducing number of 30-44 year olds highlights the change in demographic and the increase in Kingston's age profile over the last twenty years. Some of this change could be attributed to housing, as could some of the solutions.

What is needed?

More 2/3 bedroom houses in price brackets up to £400,000 are needed to meet the requirements of fifteen of the twenty two residents who said they wish to downsize to 2/3 beds in the next 3 to 5 years and remain in the parish; those who wish to upsize from 2 to 3 beds in the same time frame; and those renters who would like to buy.

We need to look further into the situations of those with local connections who may wish to return to the parish, and those registered with Somerset Homefinder.

There is therefore competition for the limited supply of 2/3 bed houses which has to be shared between downsizers, upsizers, renters who want to buy, and families with dependent children looking to return or move to Kingston. Information on Rightmove would indicate that only three 2 bed houses and eight 3 bed houses have changed hands since the Community Plan was written in 2017 and 2021.

A large percentage of respondents want to see more affordable housing for people with a local connection. Affordable housing accounts for only 11% of Kingston Parish's housing stock. The most recent provision has been one bungalow for rent in 1986 and 6 affordable properties for rent on the Sawyers Leigh development in 1999. There have been only 3 affordable rent lets in the Parish in the last 4 years*.

What next?

One way of helping to address our local housing needs is through Community-led housing, using a Community Land Trust (CLT) to promote smaller market and affordable homes for people with a local connection. If you are interested in being part of a Kingston CLT please email cp-housing@kstm.uk

The survey was anonymous. If you are currently renting and wish to buy, need to upsize or have family who moved away in the last five years due to lack of affordability and would return if suitable housing were available please email cp-housing@kstm.uk
or contact David Stripp on 451455 or 07557550485

*information from SWT