

ORC INTERNATIONAL

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Westminster City Council

Overcrowding Research 2007

Church St Ward

Submitted to

Daniel McCarthy

Prepared by

Peter Myant

ORC INTERNATIONAL

Angel Corner House

1 Islington High Street

London N1 9AH

www.orc.co.uk

Tel. 020 7675 1026

Fax. 020 7675 1908

E-mail peter.myant@orc.co.uk

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Contents

Page

1	Executive Summary	2
2	Introduction	6
3	Occupancy levels in Church St	8
4	Current and Future Housing Need	16
5	Housing Aspirations	23
6	Support requirements	38
7	Income and Socio-economic profile	42
8	Conclusion	48
Appendix A	Bedroom Standard	50
Appendix B	Questionnaire	52

1 Executive Summary

1.1 Introduction

This report relays the findings of the 2007 research into overcrowding and future housing need in Westminster City Council's Church St ward. In total 425 households were interviewed by ORC International on the Council's behalf. These were conducted through a combination of face-to-face (290) and telephone interviews (135).

1.2 Overcrowding

Using the data collected from the survey, an overcrowding calculation was devised by ORC International using Westminster City Council's Bedroom Standard¹.

- In total 143 households were calculated as being overcrowded, 119 were appropriately housed and 140 were under-occupied.
- Bangladeshi households had very high levels of overcrowding (66%).
- Those households with English as their first language were less likely to be living in overcrowded housing.
- Overcrowding was highest amongst younger households, with seventy-two percent of households with one or more household member under 18 living in overcrowded conditions, and 22% of households that contained one or more household member over 60 year olds.

A larger proportion of overcrowded households received library services, activities for children and local activities for young people than other types of household. However, under-occupied households were more likely to receive winter fuel and cold weather payments.

¹ The standard requires the relationship status and the age of the household members to be available. Where there was no age available, the person was assumed to be aged 18 or over. It is important to note that due to this assumption the level of overcrowding is likely to have been overestimated.

1.3 Current and future housing needs

Fifty-two percent of households had someone registered on the housing list, 42% did not and 6% were unsure.

- Overcrowded households were more likely to be registered than other types of household.
- Those households from a Mixed ethnic background were least likely to contain any members registered on the housing list.
- The housing list age profile was a close reflection of the age profile of the whole of Church St.²

Residents were asked whether there were any household members approaching 18, or over 18, who were looking to move out. There were 50 such households and 41 were looking to stay within Westminster

In total, 17 respondents indicated that there was a person in their household pregnant. This is a key question as it is important when determining future housing needs for a house.

- Five of the households that have been classified as being currently appropriately housed have a pregnant occupant, so **may** become overcrowded in the very near future.
- Eight households containing a pregnant member are already classified as being overcrowded.

1.4 Housing Aspirations

23% of respondents were currently registered for transfer to a new council home, twenty-three percent were interested in getting more information about re-housing, and a further 4% had at least a long-term thought of moving.

- Overcrowded households were more likely to want to move³ than those with the right number of rooms or those that were under-occupied.

² Although please note that a substantial number of household members did not have an age available, therefore this comparison is based on incomplete data.

³ This is a cumulative of all respondents who are registered for transfer, want more information on transferring or who expressed a more long-term objective to move.

- Desire to move was lowest amongst the smaller households, with 29% of 1-person households and 32% of 2-person households considering moving. This compared with 60% of 4-person households and 57% of 5-person households.
- Three-quarters of those aged 18-34 wanted to move, but only a quarter of those aged 60 or over similarly wanted to move.

The most common requirements from respondents in terms of size was for a two or three bedroom home.

Three-quarters of those wanting to move wanted to stay within Westminster and a further 11% within London.

- The vast majority of overcrowded households wanted to stay within Westminster (86%).
- There was little difference with regards to preferred language for those wishing to stay within Westminster and not.

Out of the 99 respondents that were registered for a transfer, about half (49%) had actually bid for a property.

- There was a marginally higher proportion of English speaking respondents who had bid for a property.

The main reasons for having not bid for a property were being unfamiliar with how the bidding process worked and having no access to property information via the internet.

1.6 Affordability of different housing options

All respondents who were interested in moving home were asked what their income level was, and as this is a sensitive subject, nearly a quarter of respondents refused to answer this question (23%). Therefore, it is important to realise therefore that the robustness of this subsequent section on affordability is affected by this potential source of bias; and as such making conclusions based on this section should be treated with care.

In terms of affordability of different housing options⁴, analysis of the income levels showed only 15 respondents had the potential to be able to afford even a 1 bedroom

⁴ The figures that the affordability are based mainly from the 2006 Westminster Housing Needs Survey, and have been worked out according to the assumption that a maximum of 45% of net income can be spent on housing.

property on the open rental market in Westminster⁵. In fact there was only 1 household that needed a 1 bedroom home and was within the highest income banding.

In terms of buying a house on the open market⁶, only 15 respondents even had the potential to be able to afford to buy a 1 bed property on the open market.

⁵ It should be noted that the lower band of the highest income band is below the threshold to afford a one bedroom flat.

⁶ This is calculated on the assumption of a 6% interest rate and again it should be noted that the lower band of the highest income band is below the threshold to afford a one bedroom flat.

2 Introduction

2.1 Background

In 2005, research was undertaken by PPRE into potential occupancy levels of social landlord tenanted households (excluding temporary accommodation) in the Church St ward. Each landlord provided information on each individual household, regarding size and tenants. The aim of the research was to cross reference people with other data sets in order to build a profile of each property in terms of occupancy level and the socio-economic circumstances of the people living in the household. This profile gave indicative information on whether a household was living in over-crowded or under-occupied housing. Both the majority of under-occupied and over-crowded housing is in council owned, City West Homes managed stock. However, what the PPRE research did not identify was detailed information on exact occupancy levels, household composition, property characteristics, support requirements of households to sustain current housing conditions and re-housing aspirations of the members of the household.

Therefore ORC International was commissioned to undertake interviews with the households identified as under-occupied or over-crowded in order to:

- conduct a tenancy audit, checking precise occupancy levels and property characteristics
- determine the support needs of overcrowded households and where households could be referred to local support services or provided with information on services / local community activities which might help alleviate the effects of current living arrangements
- target marketing of alternative housing options available to households and incentive schemes (for giving up or moving to smaller properties) to under-occupied households.

2.2 Methodology

The research was undertaken using telephone initially and then followed up by face-to-face interviews with residents of Church St ward. In total 425 interviews were completed, this included 135 using telephone methodology and 290 face-to-face interviews. This is out of a total usable database of 898 households, and represents a response rate of 47%.

The questionnaire was devised by ORC International in conjunction with Westminster City Council

It covers the following topics:

- Household occupancy
- Household profile
- Future housing aspirations
- Desire of children to move home
- Support services usage and requirements

2.3 Data

The overall data is accurate to +/- 3.5% at the 95% confidence interval. This means that if 50% of people want to move within five years, we know that between 46.5% and 53.5% of all residents hold this view.

All results in this report are based on un-weighted data.

Where percentages do not add up to 100, this may be due to computer rounding, or multiple questions. Throughout the report an asterisk (*) denotes any value more than zero but less than 0.5%.

3 Occupancy levels in Church St

Key findings:

Identifying the number of overcrowded households within the sample was achieved by applying Westminster's bedroom standard to the survey data. The bedroom standard is a locally adopted formula that sets out bedroom requirements of a household based on the relationship status and age of the household members. Households with fewer bedrooms than the bedroom standard determines they require are deemed overcrowded, those with sufficient rooms are appropriately housed and those with one or more rooms than required are considered to be under occupying the property.

In total 148 households (37%) were overcrowded, 119 appropriately housed (29%) and 140 under-occupied (34%).

- Where households were overcrowded, the household generally required one more room. Similarly where households were under-occupied, the household generally had one spare room.
- In terms of the occupied stock, 47% of one-bedroom houses, 29% of 2 bedroom houses, 36% of 3 bedroom homes and 36% of 4 bedroom homes were overcrowded.
- By contrast, 42% of 2 bedroom homes, 44% of 3 bedroom homes and a half of 4 bedroom homes were under-occupied.
- When looking at ethnicity, it was found that a very high proportion of Bangladeshi households lived in overcrowded conditions.
- By looking at the age profiles of the households, it was found that 22% of households which contained a member aged 60 or over were overcrowded, compared with 72% of those households which contained a member under 18.

3.1 Overcrowding in London

Overcrowding in London detailed analysis of overcrowding in London using the 2001 Census. This found that overcrowding had risen in London since 1991, including an almost doubling in the council housing sector. Overcrowding rates differed amongst different ethnic groups, indeed Bangladeshi households were 5 times more likely to live in overcrowded conditions than White British households.

This research found almost half a million London children living in households with too few bedrooms. Overcrowding for children was 41% in inner London boroughs. Previous research has demonstrated that overcrowding can be damaging to the health of household members. Indeed overcrowding in childhood can significantly affect stature, disease and mortality in adulthood and old age⁷. Research based on data from the 1981 and 1991 Censuses showed household overcrowding to be strongly correlated to Tuberculosis mortality, and London Housing's research similarly demonstrated a strong correlation using the 2001 data.

3.2 Overcrowding in Church St Ward

Identifying the number of overcrowded households within the sample was achieved by applying Westminster's bedroom standard to the survey data. The bedroom standard is a locally adopted formula that sets out bedroom requirements of a household based on the relationship status and age of the household members. Households with fewer bedrooms than the bedroom standard determines they require are deemed overcrowded, those with sufficient rooms are appropriately housed and those with one or more rooms than required are considered to be under occupying the property. For details of the bedroom standard see Appendix A.

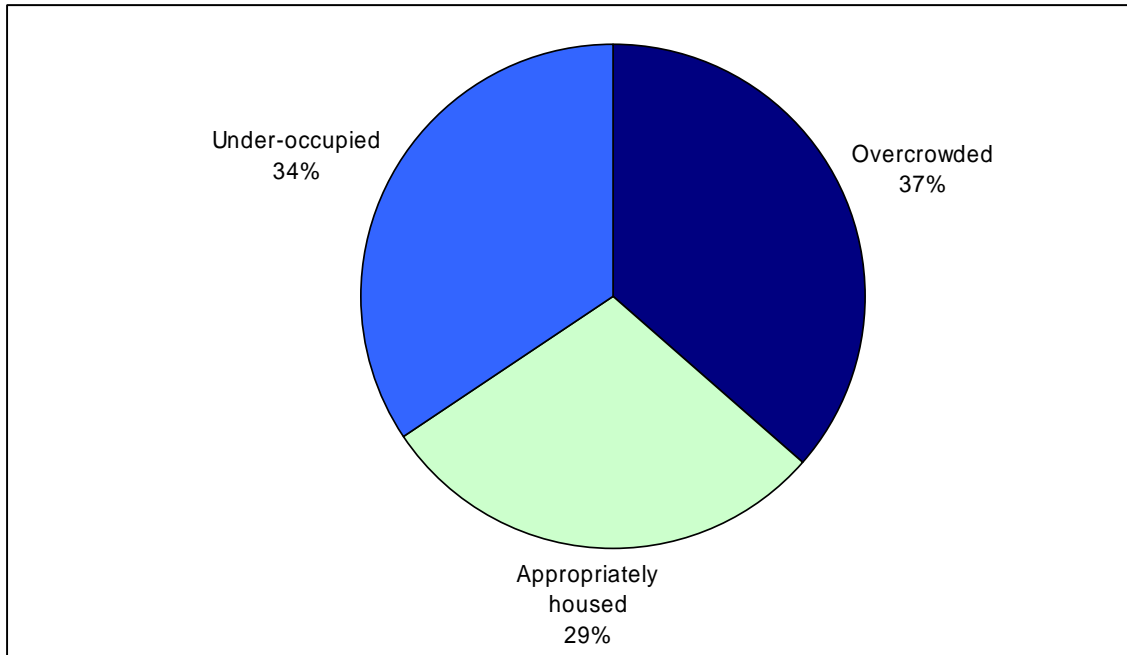
The main problem with applying this standard to the data is that it requires that all this information is available. However, with any survey age is often not given by respondents, therefore where this was not available it was assumed that the household member was over 18. This may result in a small overestimation of the number of overcrowded households. The following section analyses these results in depth.

3.3 Extent of overcrowding and under occupancy

In total there were 148 households calculated as overcrowded, 119 appropriately housed and 140 under-occupied. There were a further 18 houses where there was insufficient information available to make a calculation.

⁷ British Medical Association (2003) 'Housing and health: building for the future' cited in London Housing (2004) 'Overcrowding in London'

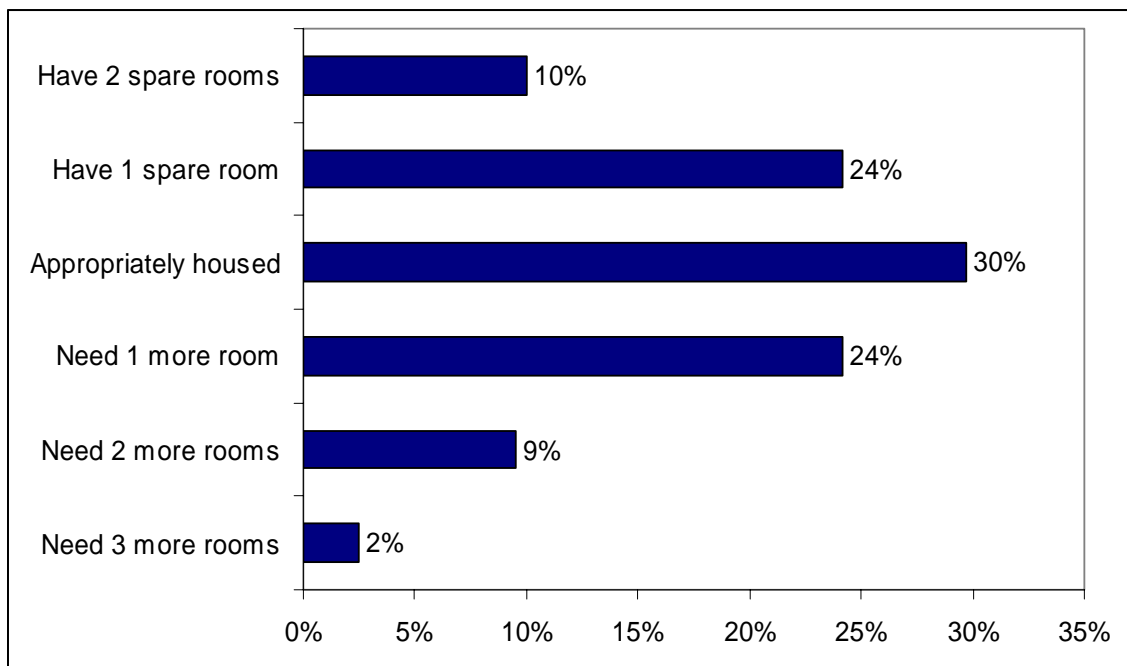
Figure 3.1 Overcrowding in Church St



Base: all households that had overcrowding calculation made (407)

Figure 3.2 shows the level of overcrowding that has been calculated for each household, it should be noted that these figures are likely to be an overestimation based on the assumptions made for those respondents who had not given an age.

Figure 3.2 Extent of overcrowding

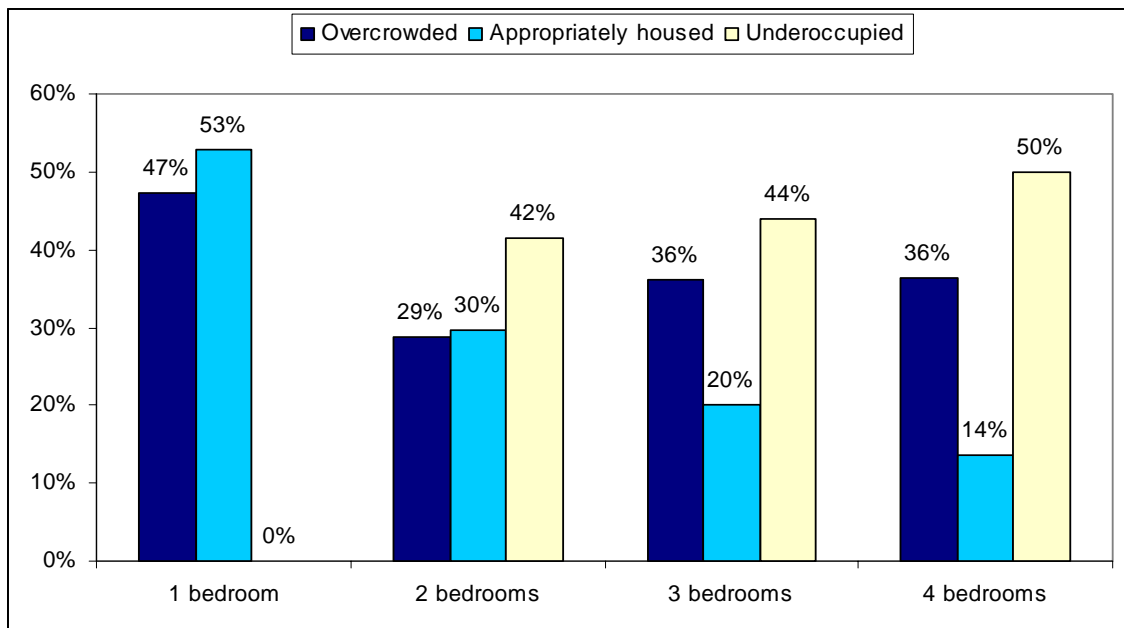


Base: all households where calculation was made (401)⁸

Figure 3.3 shows the number of bedrooms in the house analysed by whether the household lives in overcrowded, appropriate or under-occupied housing.

- 47% of 1 bedroom households were overcrowded, but 53% were appropriately housed.
- 29% of 2 bedroom households were overcrowded, 30% appropriately housed and 42% under-occupied.
- 36% of 3 bedroom households were overcrowded, 20% appropriately housed and 44% under-occupied.
- 36% of 4 bedroom households were overcrowded, 14% appropriately housed and 50% under-occupied.

Figure 3.3 Occupancy levels by size of property



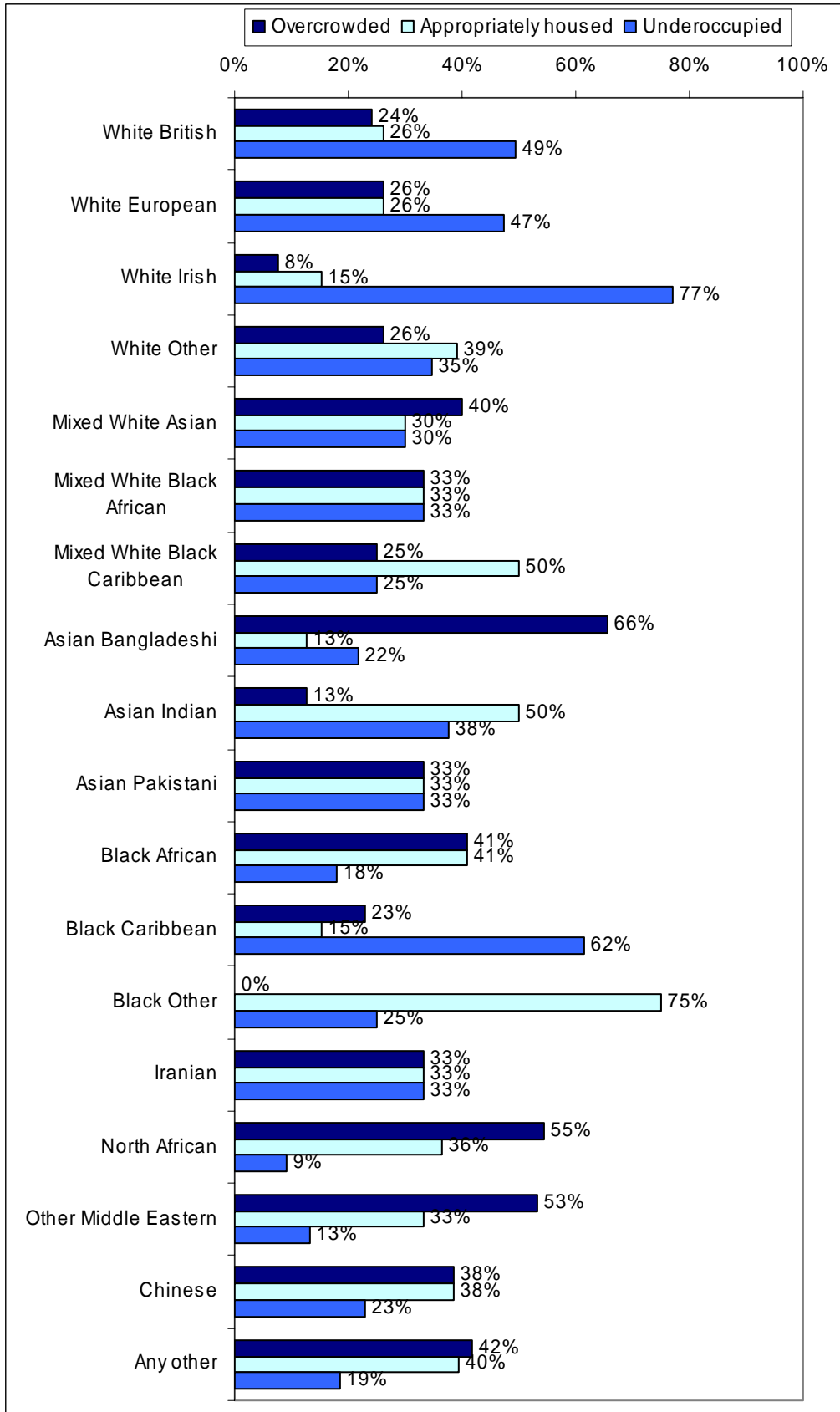
Base: all households where overcrowding calculation was carried out (1 bedroom, 89; 2 bedrooms, 118; 3 bedrooms, 155; 4 bedrooms, 44)

3.3 Profile of occupancy levels

Figure 3.4 shows the appropriateness of the home analysed by household ethnicity. This shows Bangladeshi households to have very high levels of overcrowding, this is consistent with previous research into overcrowding in London.

⁸ Note that the figures for 6 households were excluded from this graph as being outliers.

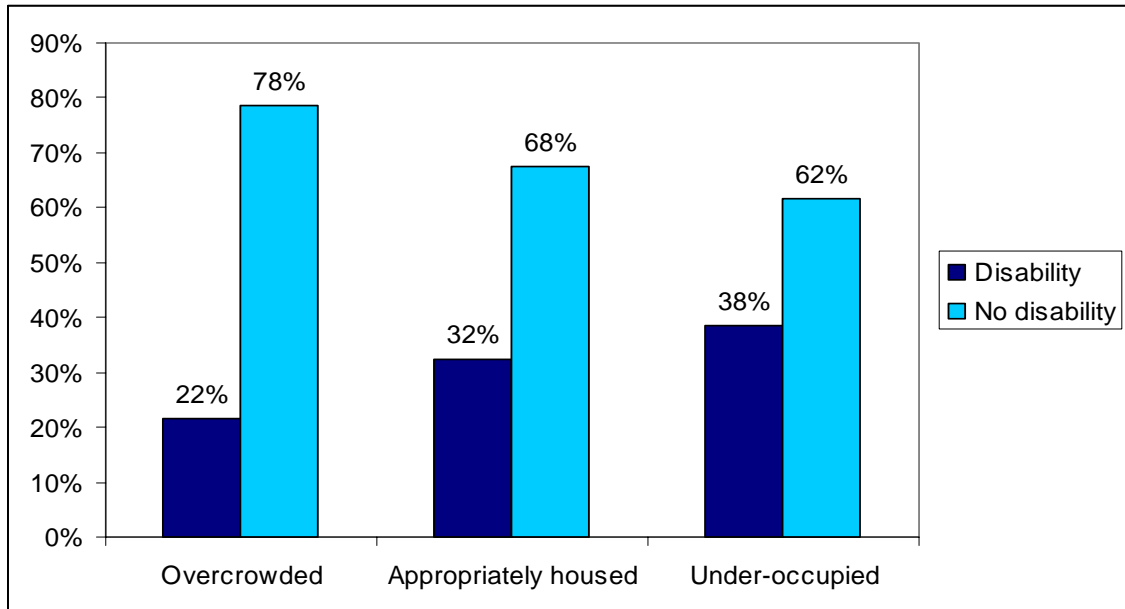
Figure 3.4 Appropriateness of home by ethnicity



Base: all respondents where calculation made and ethnicity given (399)

Figure 3.5 shows appropriateness of home analysed by whether the respondent has a disability or not, showing that those in overcrowded homes were less likely. This is consistent with the age profile of these households.

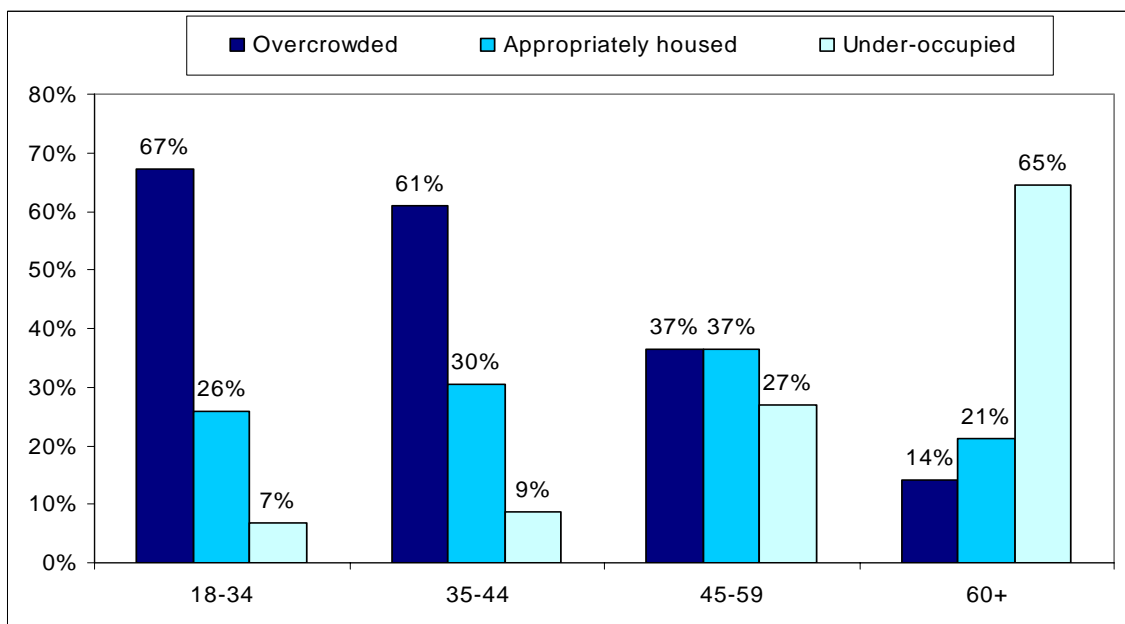
Figure 3.5 Appropriateness of home by disability



Base: all respondents where calculation made and disability question answered (disabled, 122 and not disabled, 299)

Figure 3.6 shows overcrowding broken down by the age of the respondent. This shows overcrowding to be highest amongst younger respondents.

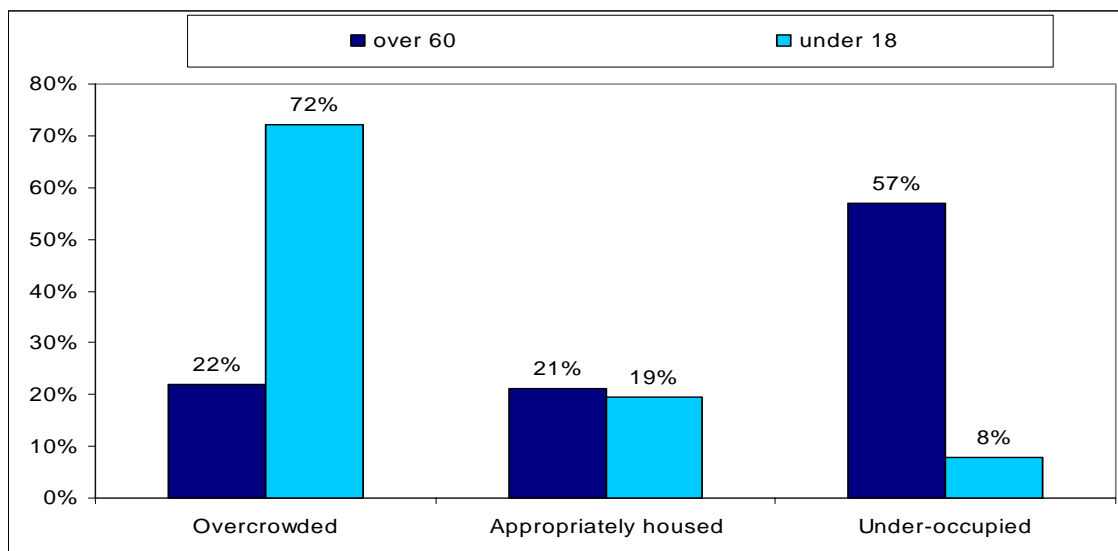
Figure 3.6 Appropriateness of home by age of respondent



Base: 18-34 (58); 35-44 (69); 45-59 (93); 60+ (127)

Figure 3.7 shows the level of occupancy split into households that contain any household members that are aged 60 or over, and those containing any members aged under 18. This re-affirms the findings of the previous chart, showing younger households to be more likely to be overcrowded.

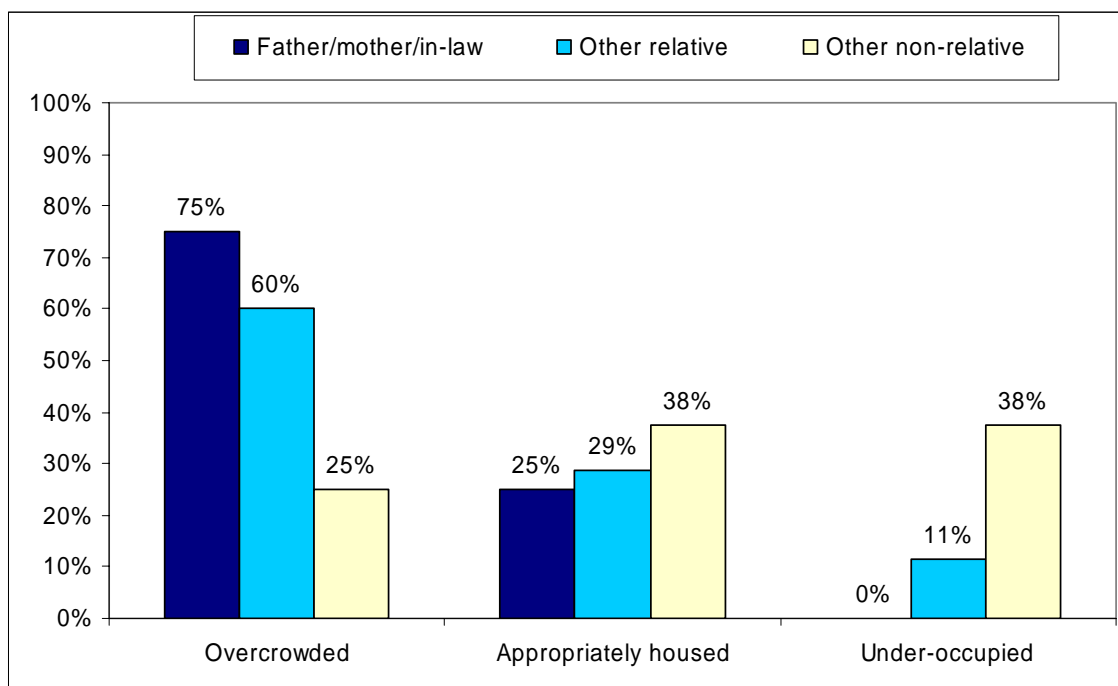
Figure 3.7 Appropriateness of home by age structure of household



Base: households with members aged 60 or over (151); households with members aged 18 or under (154)

Figure 3.8 shows the appropriateness of the home for some other less common types of household, namely those with a father/mother/in-law of tenant, another type of relative⁹ or a non-relative in them.

Figure 3.8 Appropriateness of home by other types of household



Base: father/mother/in-law (12); other relative (35); other non-relative (8)

⁹ This is another type of relative to the tenant apart from partner/spouse, [step]daughter/son, daughter/son [in-law], father/mother [in-law].

4 Current and Future Housing Need

Key findings:

52% of all households surveyed contained member(s) registered on the housing list.

- Overcrowded households were more likely to have member(s) registered on the housing list.
- However, in contrast with this, Bangladeshi speaking households, which were the most likely to be overcrowded, were less likely to be registered.
- There was little difference between the age profile of those on the housing list and that of Church St as a whole.

Respondents were asked whether there were any household members approaching 18, or over 18, who were looking to move out. There were 50 such households and 41 were looking to stay within Westminster. The most common size of home was 2 bedrooms.

In total, 17 respondents indicated that there was a person in their household pregnant. This is a key question as it is important when determining future housing needs for a house. Indeed it should be noted that 5 of the households that were classified as being currently appropriately housed had a pregnant occupant, and so **may** become overcrowded in the very near future. It is also important to note that 8 households containing a pregnant member are already classified as being overcrowded.

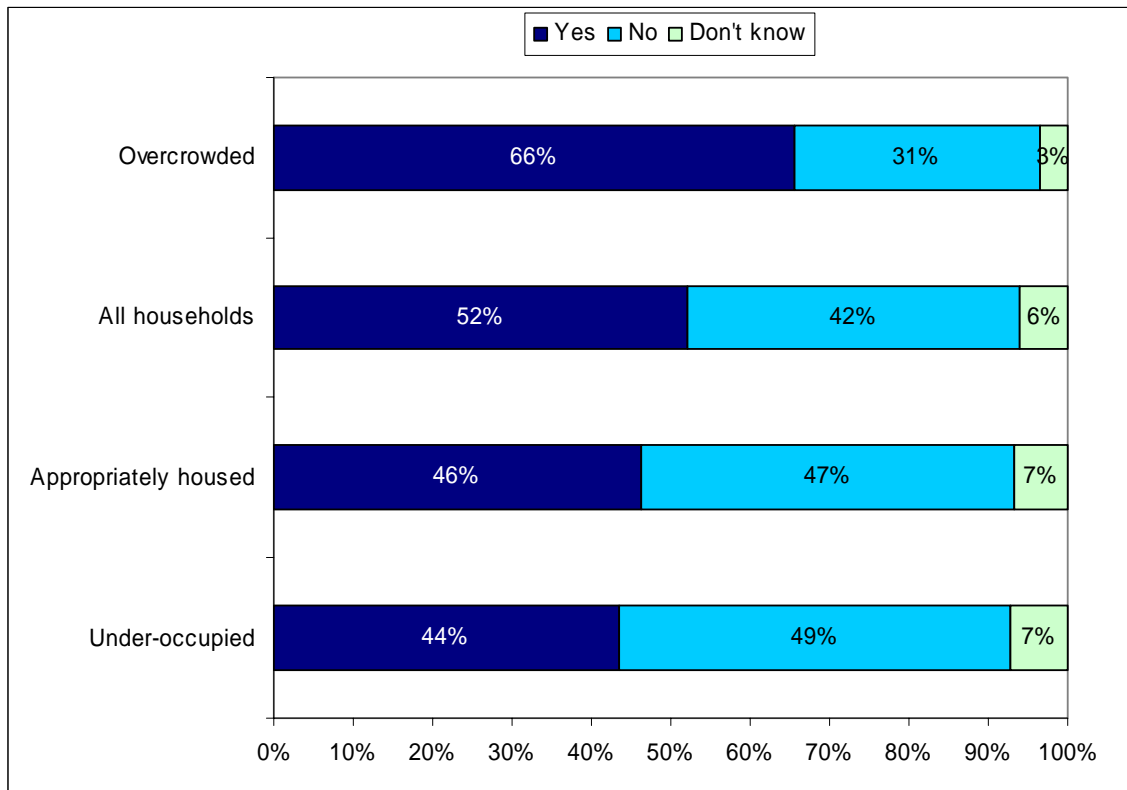
4.1 Housing Register

The Housing Register (often known to residents as the Housing List) is a list of all people that have applied to the council for help with their housing. This list captures all people wishing to move regardless of their priority group or level of need.

Respondents were asked whether any members of their household were registered on the housing list. Fifty-two percent of households had members(s) on the Housing Register, 42% did not and 6% were not sure.

Figure 4.1 shows this analysed by household occupancy levels. This confirms that overcrowded households were more likely to have a member on the Housing Register.

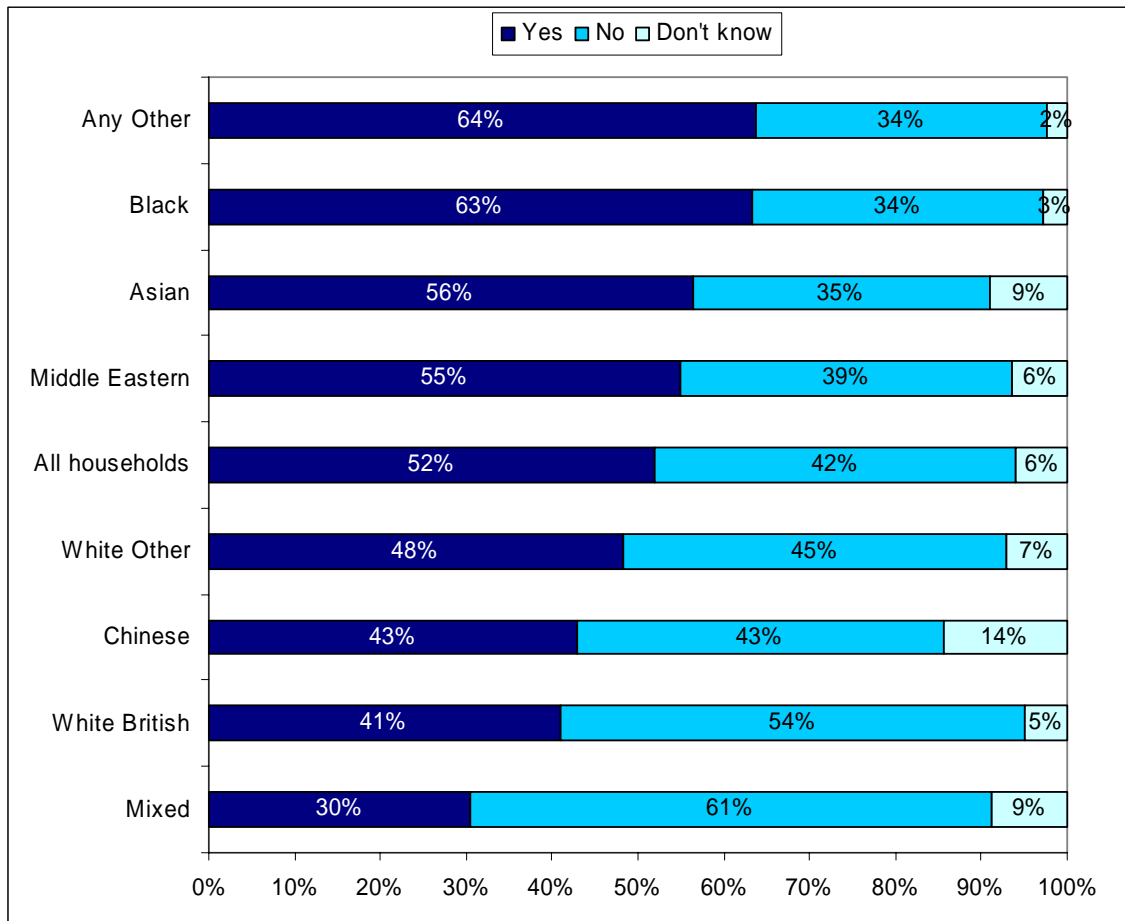
Figure 4.1 Housing list registration by appropriateness of home



Base: all respondents who had overcrowding calculation (overcrowded, 148; appropriately housed, 119; under-occupied, 140); all respondents (425)

Figure 4.2 shows those households that include a member(s) on the Housing Register by ethnicity. This shows that those households from a Mixed ethnic background were least likely to contain any members on the Housing Register.

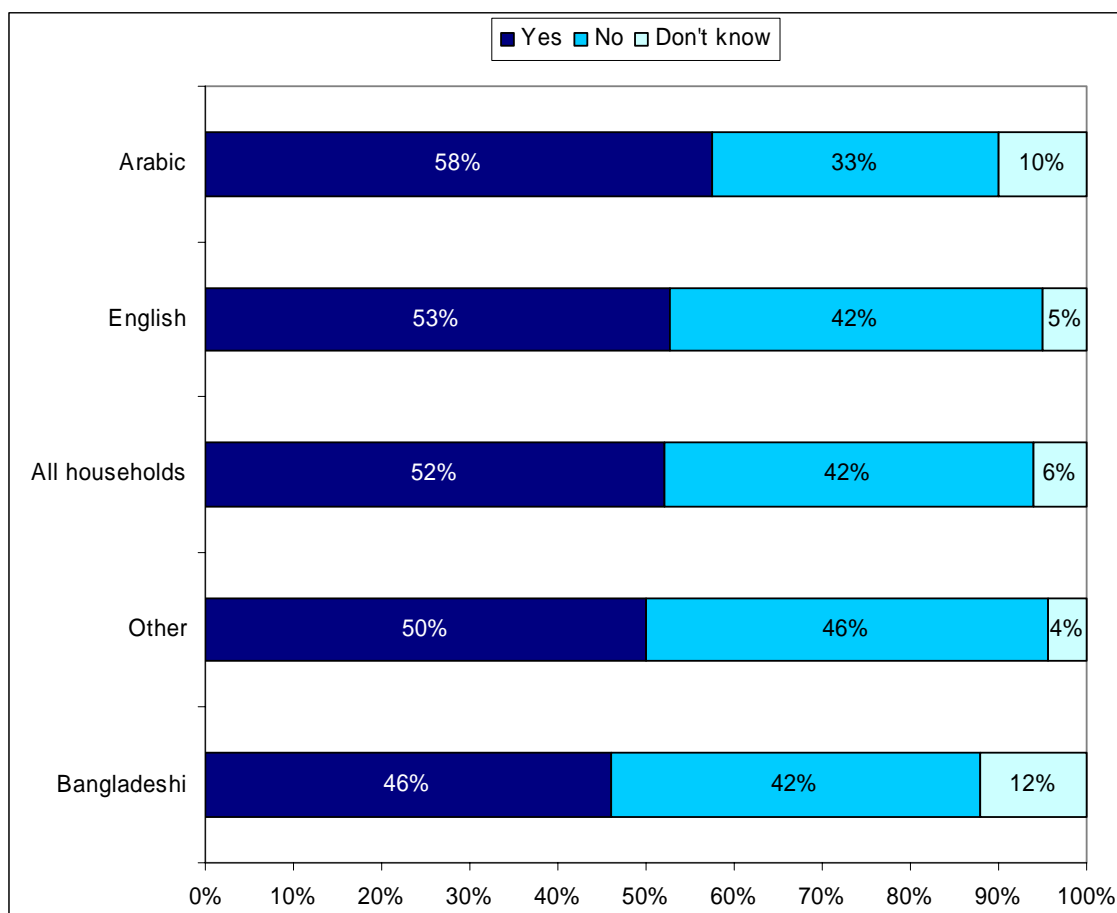
Figure 4.2 Housing list registration by ethnicity



Base: all respondents where ethnicity given (White British, 100; White Other, 56; Mixed, 23; Asian, 78; Black, 71; Middle Eastern, 31; Chinese, 14; Any other, 44); all respondents (425)

Figure 4.3 shows those households that include a member(s) on the Housing Register analysed by language spoken. Those choosing Bangladeshi as their first language were the least likely to be registered. This contrasts with the earlier findings that Bangladeshi (as an ethnic group rather than first language) households were more likely to be overcrowded.

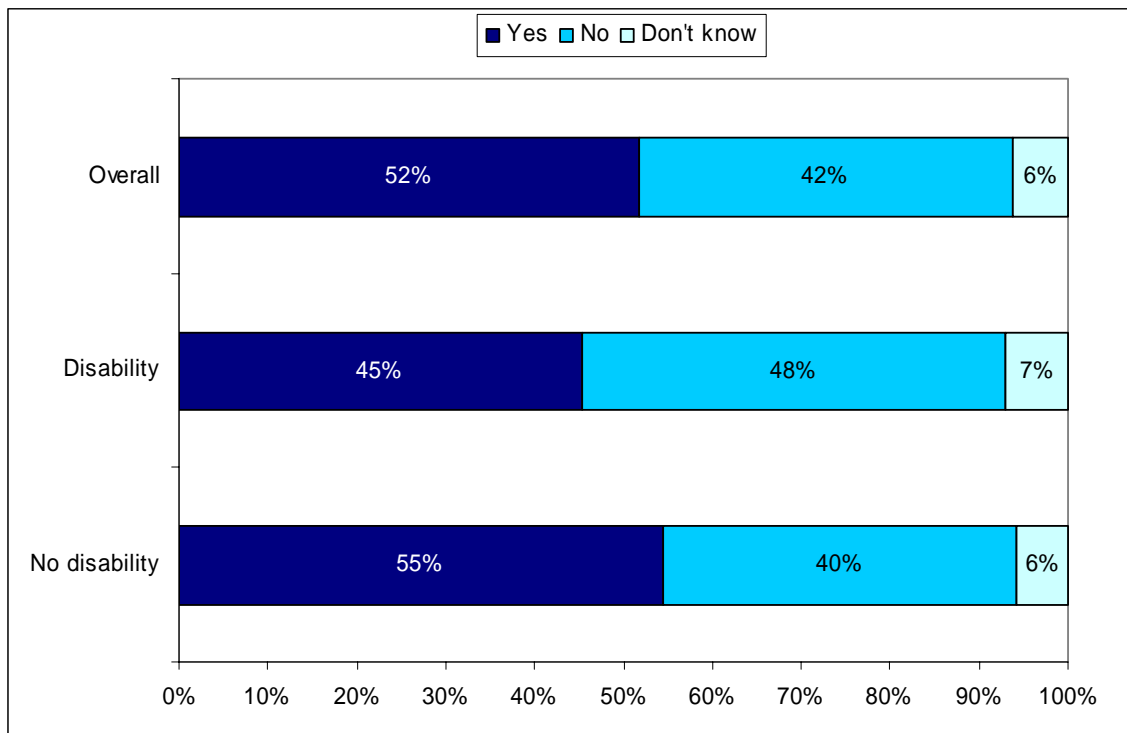
Figure 4.3 Housing list registration by language spoken



Base: all respondents where preferred language given (Arabic, 40; English, 264; Bangladeshi, 50; Other, 70); all respondents (425)

Figure 4.4 shows those households that include a member(s) on the Housing Register analysed by whether the respondent has some form of disability. This shows that those respondents with a disability were less likely to live in a household that had any households members on the Housing Register.

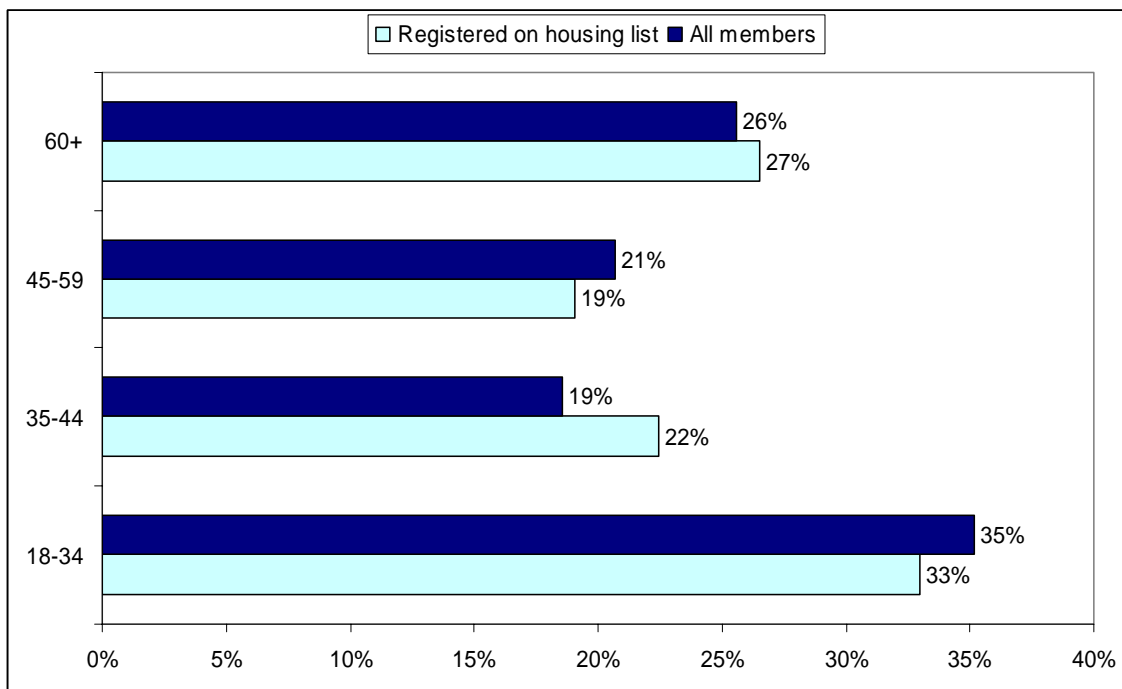
Figure 4.4 Housing list by disability



Base: all respondents (425)

Figure 4.5 shows the age profile of the people on the Housing Register compared with the whole of Church St. This indicates there to be little difference between the age profile of those on the housing list and the profile of Church St.¹⁰.

Figure 4.5 Age profile



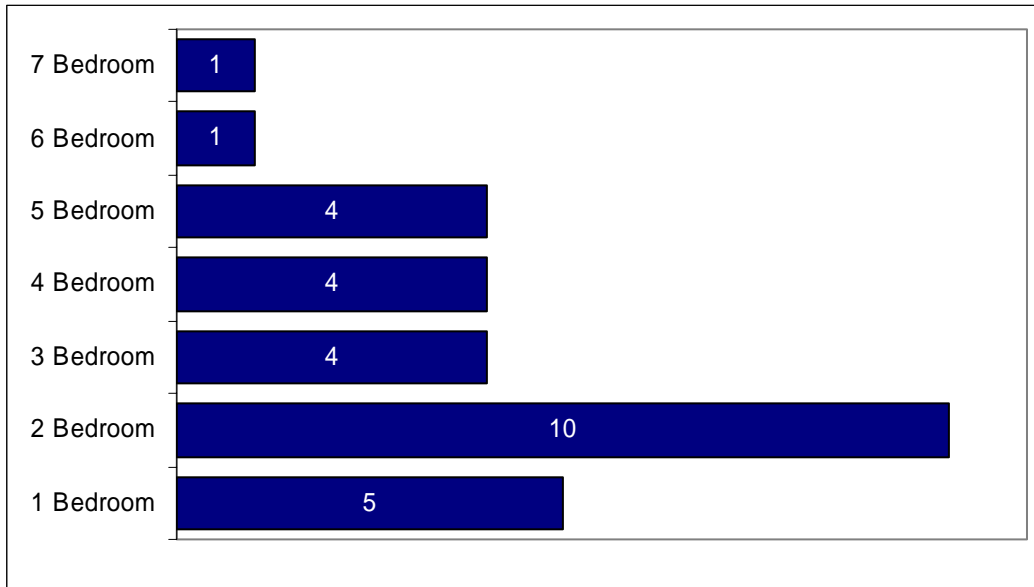
Base: all household members who gave age and over 18 (759); all members on housing list who gave age and over 18 (294)

¹⁰ Please note that this graph shows the age profile of all members in Church St, i.e. not only respondents, but also the household members.

4.2 Children looking to move out

Residents were asked whether there were any household members approaching 18, or over 18, who were looking to move out. There were 50 such households and 41 were looking to stay within Westminster; figure 4.6 shows the requirements of the household members who were looking to form a new household.

Figure 4.6 Title – *Potential Family Quota clients*



Base: 29 households

If these people are over 18 they will qualify for the Family Quota priority list on the Housing Register. The Family Quota gives priority to adult sons and daughters of Westminster Council tenants and lessees. It is open to single applicants and those with children.

4.3 Pregnancy in households

In total, 17 respondents indicated that there was a person in their household pregnant. This is a key question as it is important when determining future housing needs for a house. Indeed it should be noted that 5 of the households that were classified as being currently appropriately housed had a pregnant occupant, and so **may** become overcrowded in the very near future. It is also important to note that 8 households containing a pregnant member are already classified as being overcrowded.

5 Housing Aspirations

Key findings:

In total, 43% of households expressed some interest in moving home (in terms of either already being registered for transfer, wanting information on transferring or otherwise expressed an interest in moving), 53% had no plans to move and 4% did not know.

Two-thirds of overcrowded households wanted to move, but a third did not. This compares with 39% of appropriately housed and 28% of under-occupied households who expressed a desire to move. Even though over-crowded households were more likely to want to move, there were no substantial differences when looking at the person's preferred language. With Bangladeshi speaking households no more likely to want to move than others.

There was some difference between the different ages and the desire to move, with 76% of those aged 18-34 wanting to move, but only 25% of those aged 60 or over similarly wanting to move.

The most common types of home that respondents expressed a desire to move to were 2 bedroom (32%), 3 bedroom (26%) and 4 bedroom homes (19%). A quarter wanted a property with a garden and a fifth wanted a house. Of the quarter that wanted to move to a property with a garden, 78% want to move to a property within Westminster. Similarly of the 20% who are looking for a house, 68% want to stay within Westminster.

73% percent wanted to stay within Westminster, 11% within London and 7% outside London. The vast majority of overcrowded households wanted to stay within Westminster (86%).

Within the Housing Register there are a number of waiting lists which are used to identify the priority group of each household that applies to the Council for help with housing. Once assessed under the Allocation Scheme each household will be placed on one of these lists depending on their reason for priority. The main priority group lists are as follows:

Tenant transfer lists

These lists are for Westminster Council tenants who have applied to move to a new home, for example because of overcrowding, under occupancy, a desire to move to a different area or on medical grounds.

Homeless lists

These lists are for households who the Council has accepted a duty to house under homeless legislation and who are currently being housed in temporary accommodation until a permanent offer of accommodation can be made.

Other priority lists

There are a number of other lists within the Housing Register for priority groups including older people looking for sheltered and supported accommodation, and family quota applicants who have priority for housing as adult children of Westminster Council tenants or lessees.

5.1 Moving home

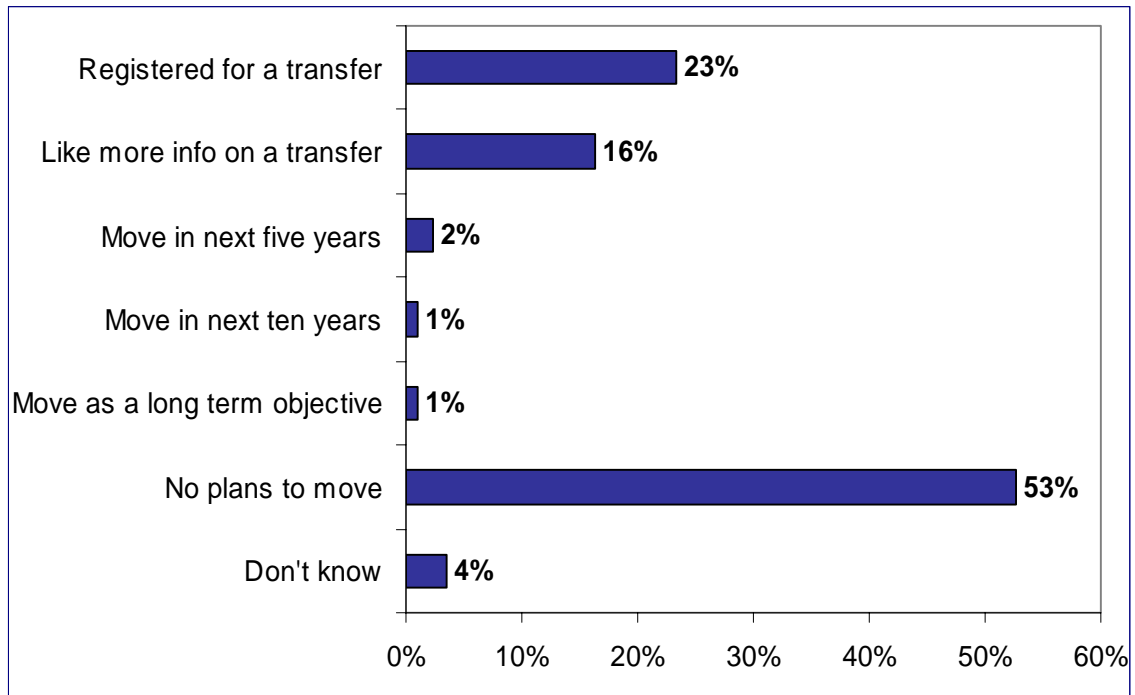
Twenty three percent of respondents were currently registered for transfer to a new council home, but 76% were not.

Those respondents who were not currently registered for transfer to a new council home, were asked whether they would like information on how to register to be re-housed, and 21%¹¹ wanted further information. The remaining 78% were not interested.

Remaining respondents were then asked whether they were interested in moving home in the next five or ten years or as a long term objective. Figure 5.1 shows respondents desire to move to a new property:

¹¹ It should be noted that this 21% is calculated from a base of those respondents who were not currently registered for a transfer.

Figure 5.1 Moving home

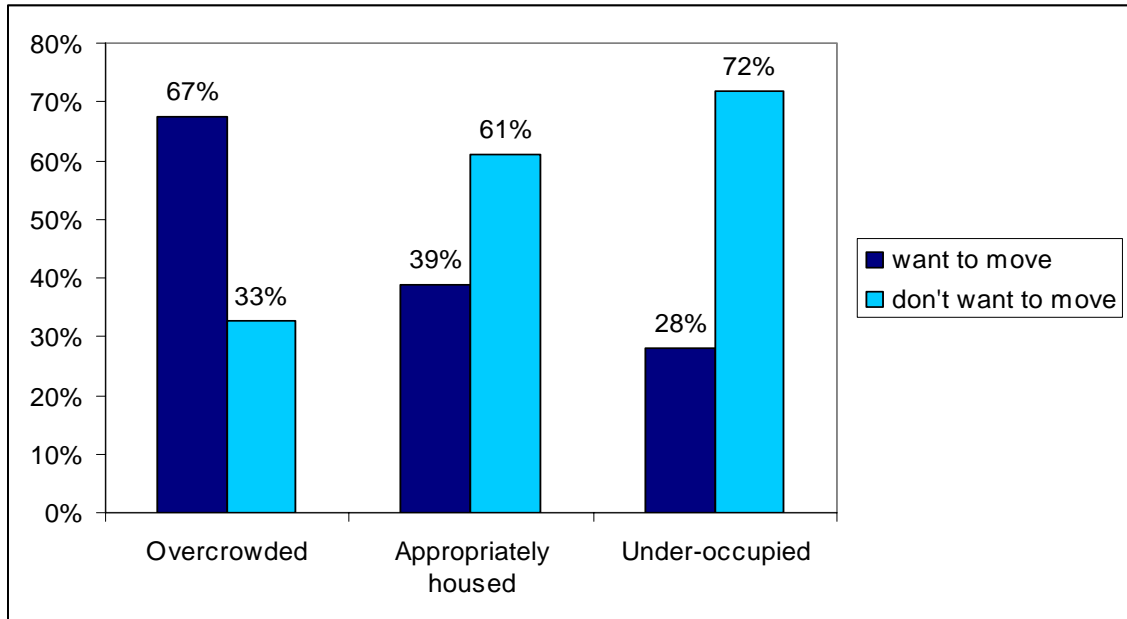


Base: All respondents (424)

Therefore in total, 43% of households expressed some interest in moving home (in terms of either already being registered for transfer, wanting information on transferring or otherwise expressed an interest in moving), 53% had no plans to move and 4% did not know.

Figure 5.2 shows the calculations of whether the house was overcrowded, had the right number of rooms, or too many rooms. This unsurprisingly shows that households which are overcrowded are more likely to want to move than those that have the right number of rooms or are under-occupied. However, interestingly it shows that even amongst overcrowded households there was still 1/3 who did not want to move. This may be that whilst the household is considered overcrowded by our calculation, the household do not consider themselves to actually be overcrowded.

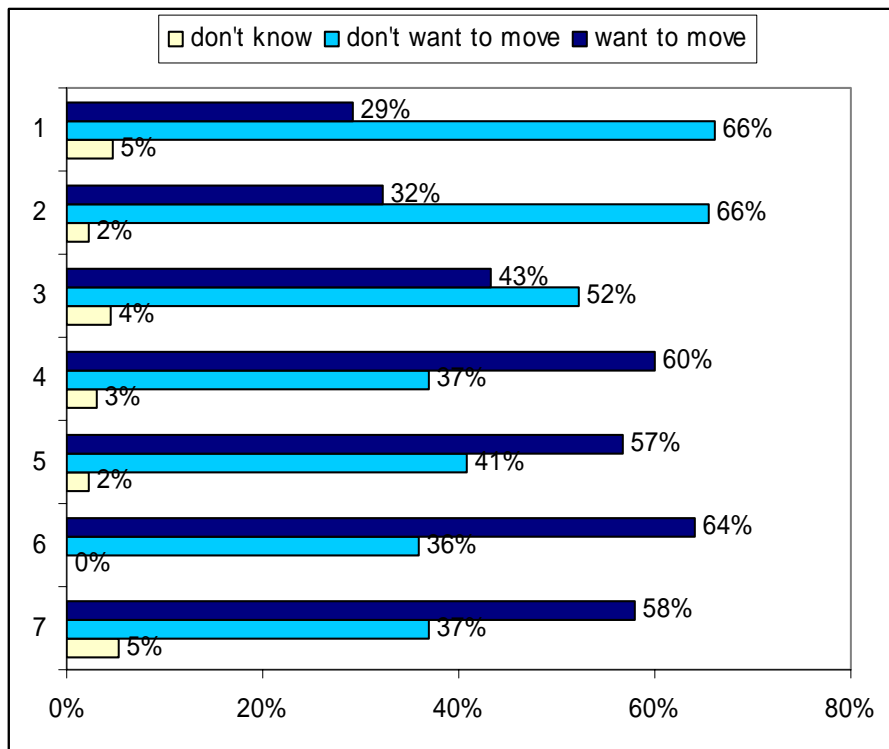
Figure 5.2 Moving home by appropriateness of home



Base: all respondents where overcrowding calculation made, excluding don't know (392)

As figure 5.3 shows desire to move was lowest amongst the smaller households, with 29% of 1-person households and 32% of 2-person households considering moving, compared with 60% of 4-person households and 57% of 5-person households.

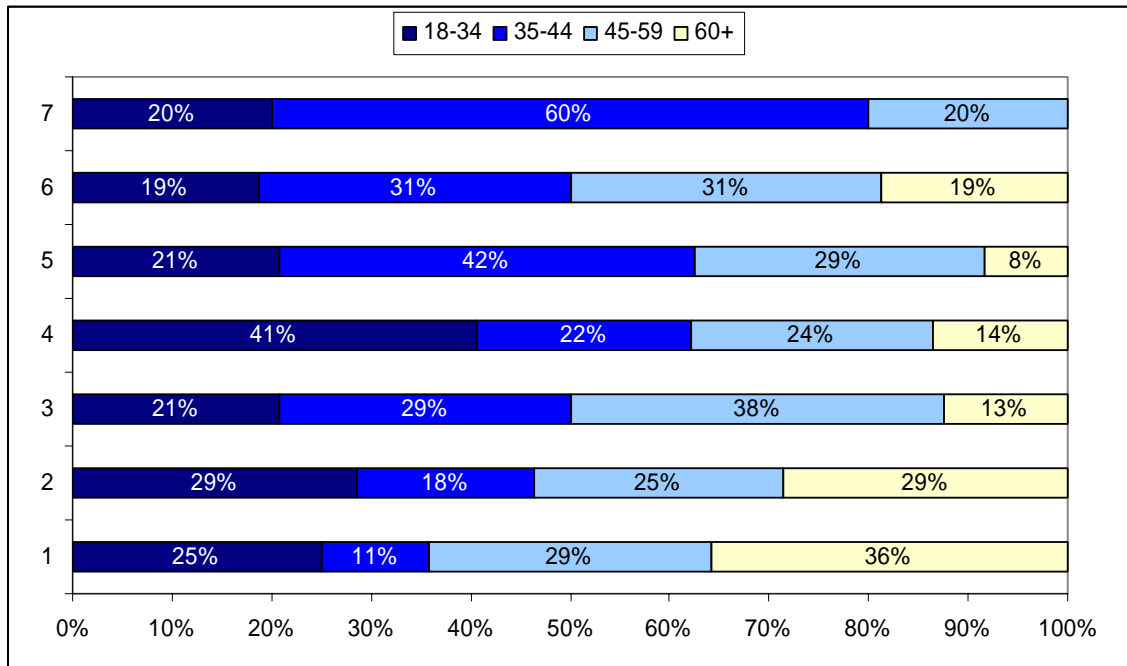
Figure 5.3 Moving home by size of household



Base: all where number of households in category was more than 10 (1, 106; 2, 90; 3, 67; 4, 65; 5, 44; 6, 25; 7, 19)

Figure 5.4 shows those who want to move home analysed by the age of the respondent. It shows that of the 1 person household that wants to move nearly two-thirds (65%) were 45 or over.

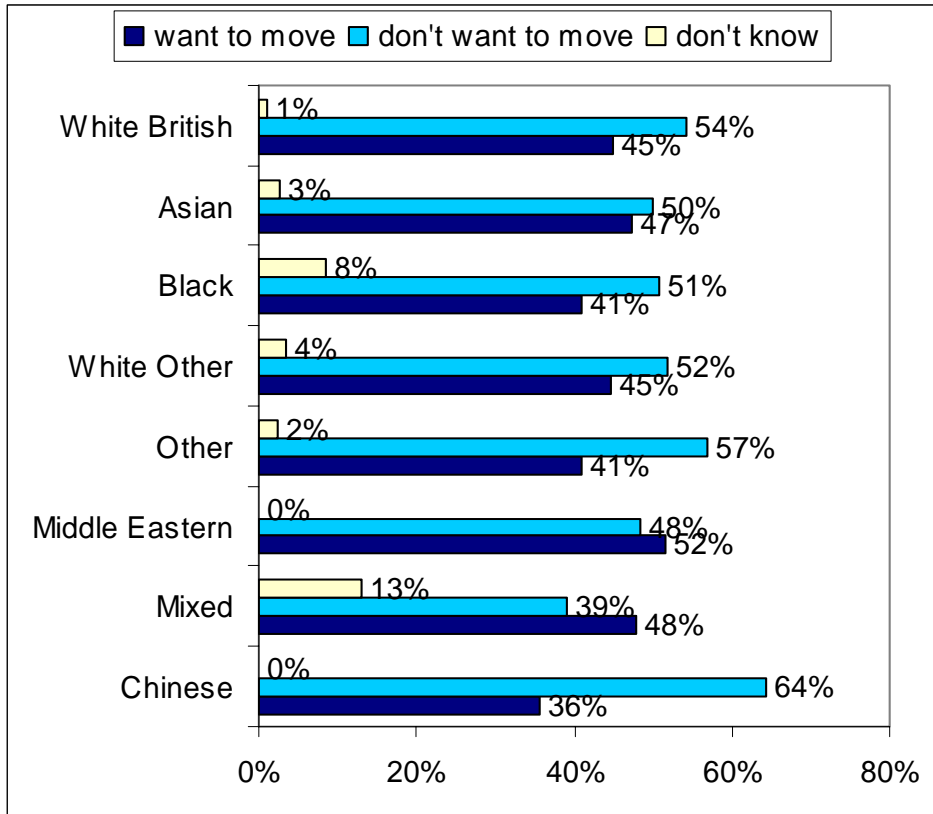
Figure 5.4 Moving home by size and age of household



Base: all who want to move (1 person households, 28; 2, 28; 3, 24; 4, 37; 5, 24; 6, 16; 7, 10)

Figure 5.5 shows that there is little substantial difference in a household desire when analysed by ethnicity.

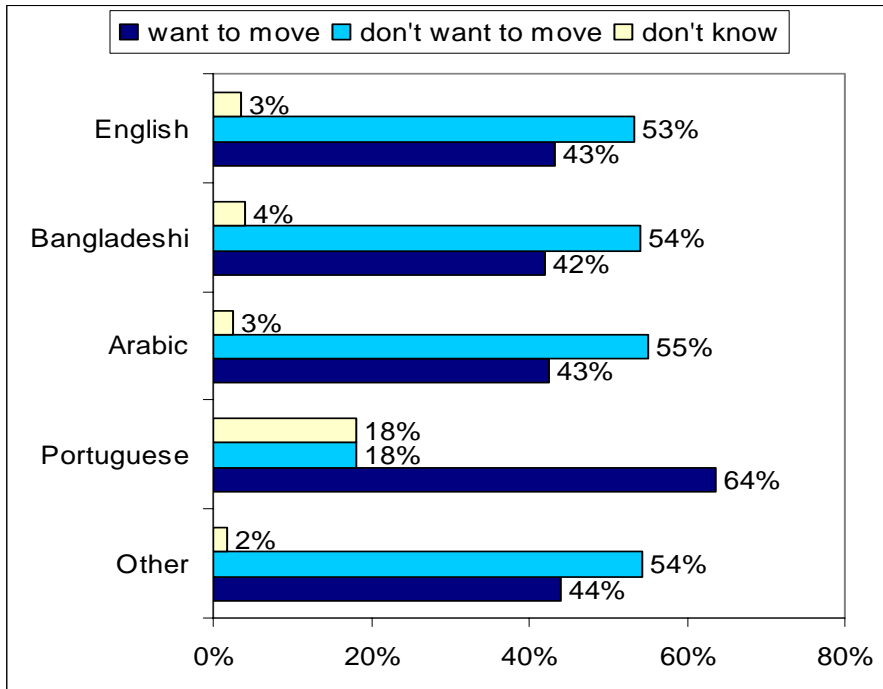
Figure 5.5 Desire to move home by ethnicity



Base: all respondents who gave ethnicity (White British, 100; White Other, 56; Asian, 78; Mixed, 23; Black, 71; Middle Eastern, 31; Chinese, 14; Other, 44)

As figure 5.6 shows there is no significant difference in desire to move when looking across the different languages. It should be noted that there are only 11 Portuguese respondents.

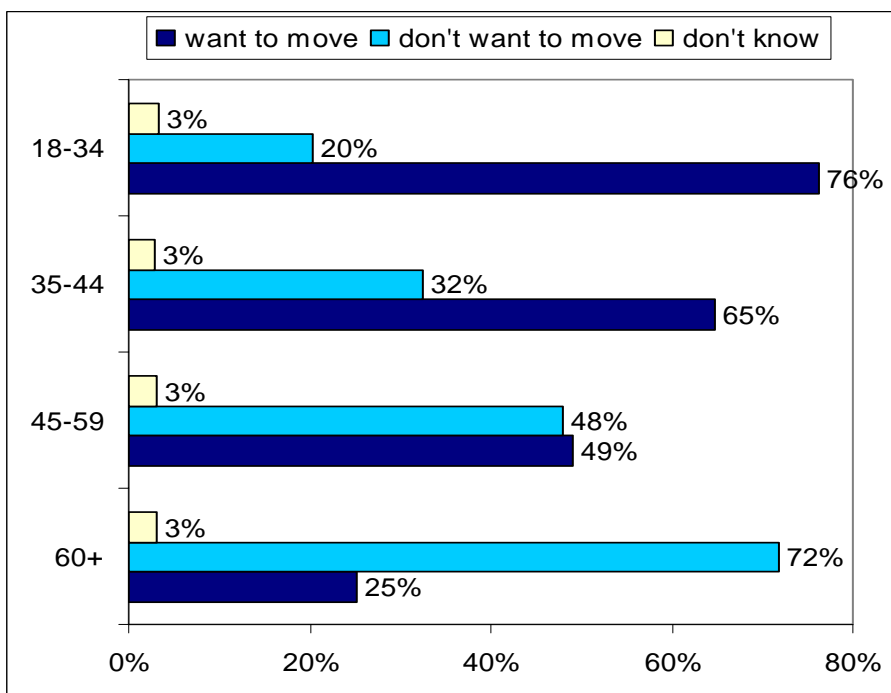
Figure 5.6 Desire to move by language spoken



Base: all respondents where language given (English, 264; Bangladeshi, 50; Arabic, 40; Portuguese, 11; Other, 59)

Figure 5.7 shows whether the person wants to move analysed by the age of the respondent. This shows that whilst three-quarters of those aged 18-34 wanted to move, only a quarter of those aged 60 or over wanted to move.

Figure 5.7 Desire to move by age of respondent

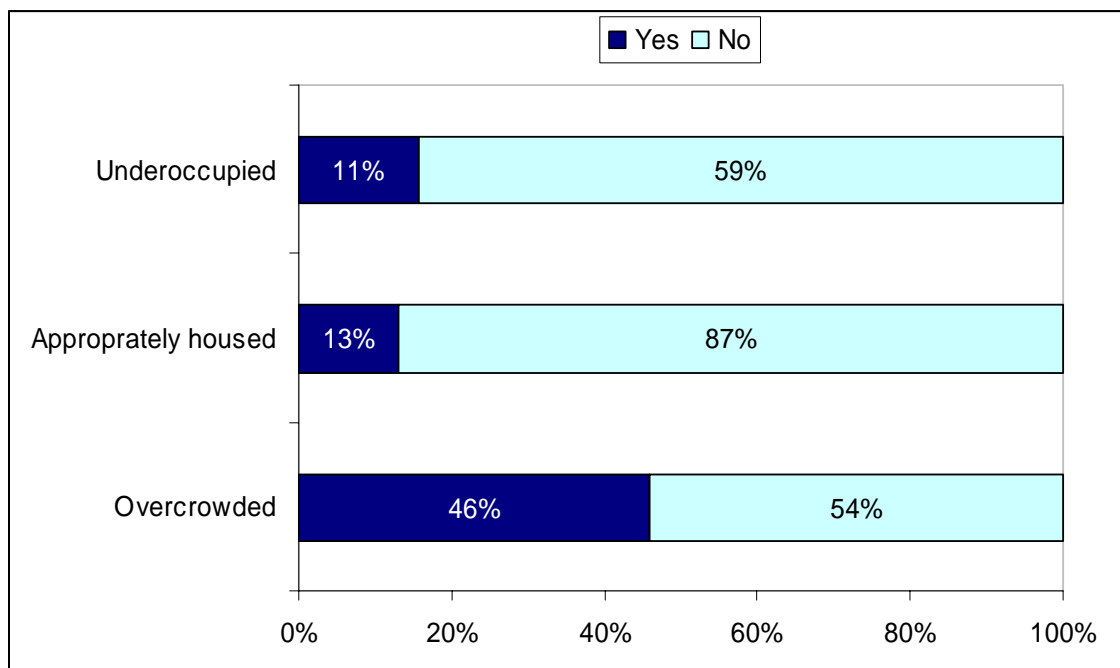


Base: all respondents, excluding where age is unavailable (18-34, 59; 35-44, 71; 45-59, 96; 60+, 131)

5.2 Housing Transfer

Figure 5.8 shows solely registration for transfer broken down into whether the household was classified as overcrowded or not¹². This shows that households that were overcrowded were more likely to be registered for a housing transfer.

Figure 5.8 Registered for housing transfer by appropriateness of home

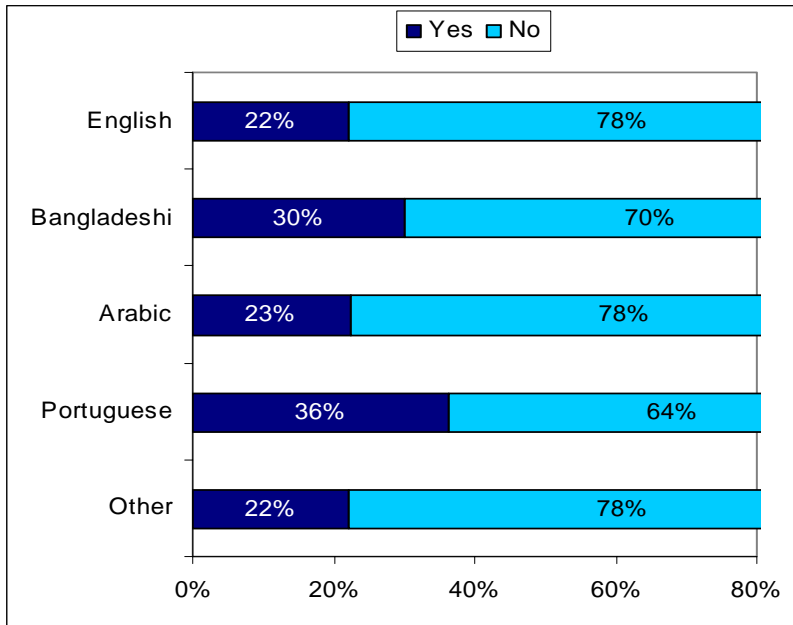


Base: all respondents where overcrowding calculation made, excluding dk (405)

¹² The previous section looked at all respondents that were interested in moving, thus included those not registered, but who had expressed an interest in moving in the survey.

Figure 5.9 shows registration for transfer broken down into the preferred languages of the respondents.

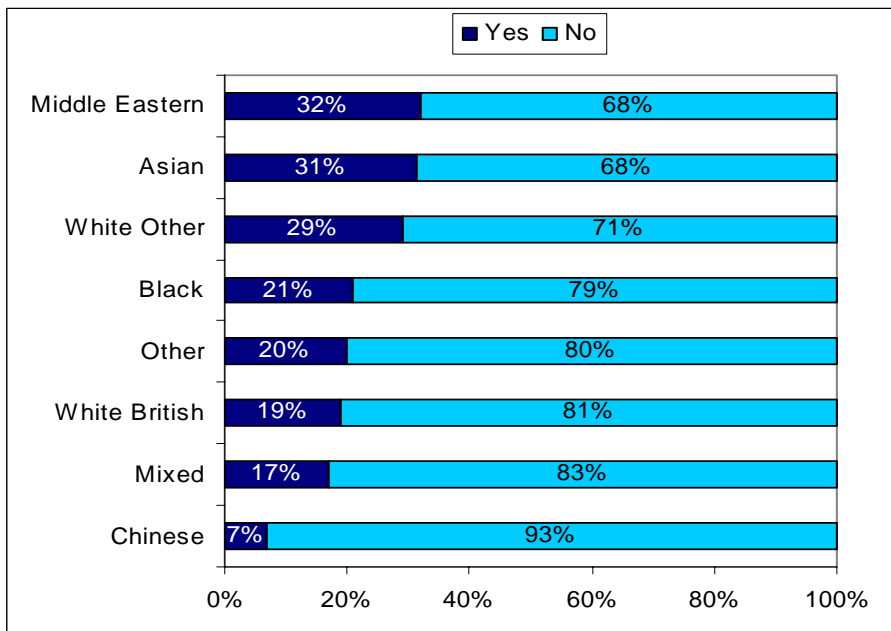
Figure 5.9 Housing transfer by language spoken



(English, 262; Bangladeshi, 50; Arabic, 40; Portuguese, 11; Other, 59)

Figure 5.10 shows registration for a transfer broken down into ethnicity of the respondents; showing Chinese respondents to have the lowest proportion registered for a transfer.

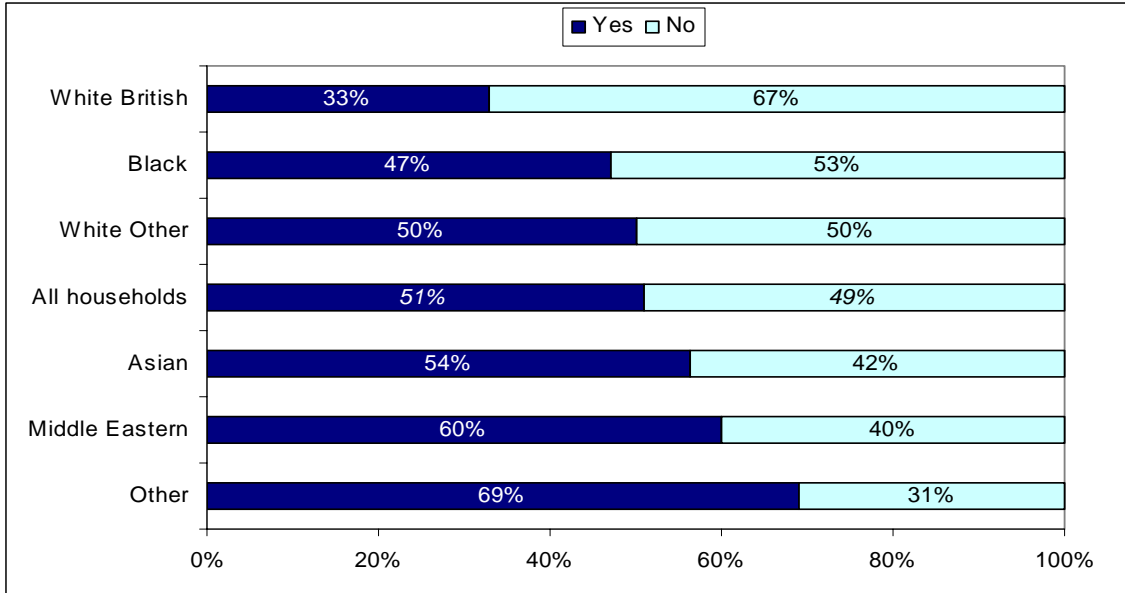
Figure 5.10 Housing transfer registration by ethnicity



Base: all respondents (Middle Eastern, 31; Asian, 78; White British, 100; White Other, 56; Black, 71; Mixed, 23; Other, 44)

Out of the 99 respondents that were registered for a transfer, about half (49%) had actually bid for a property. Figure 5.11 shows the breakdown of bidding by ethnicity of respondent, so for example only 33% of White British respondents who were registered for transfer actually bid for a property.

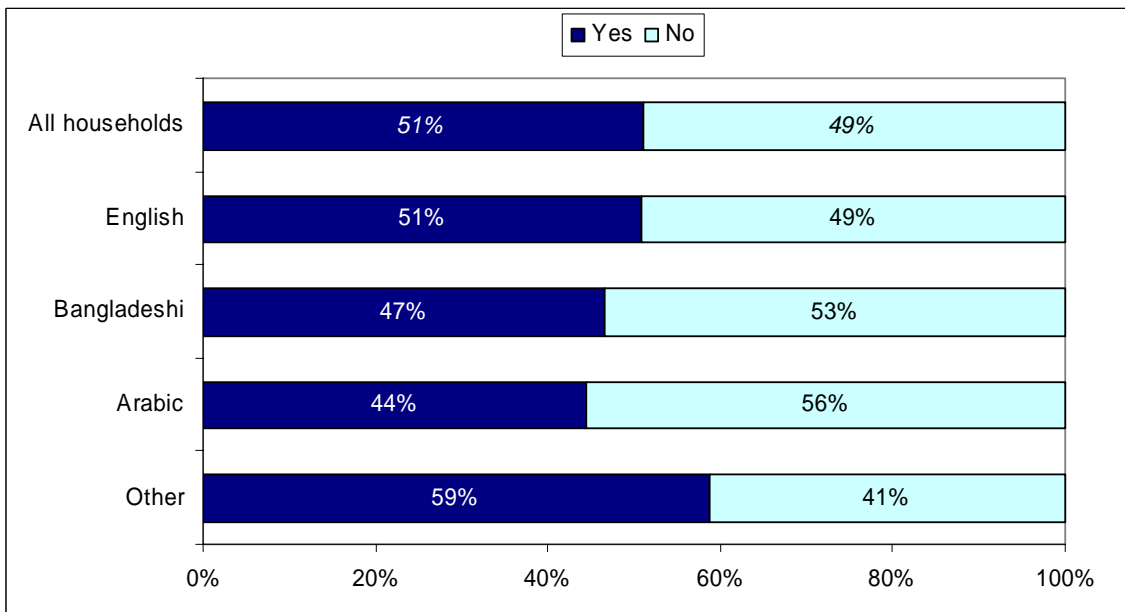
Figure 5.11 Bidding on property by ethnicity



Base: all respondents registered for transfer, excluding don't know (96); White British (18), Black (15), White Other, (16), Asian (23), Middle Eastern (10), Other (14)

Figure 5.12 shows whether the household had actually bid for a property analysed by preferred language. This shows little evidence that English speaking respondents were more likely to have bid for a property.

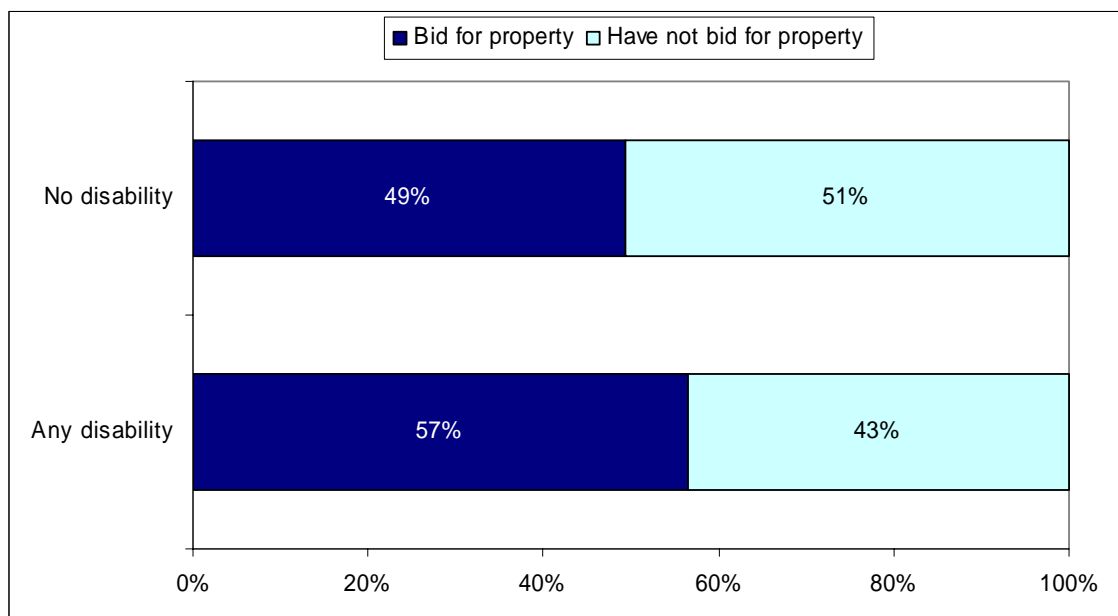
Figure 5.12 Bidding for property by language spoken



Base: all respondents registered for transfer, excluding don't know (English, 55; Bangladeshi, 15; Arabic, 9; Other, 9)

Figure 5.13 shows whether the respondent bid on the property analysed by whether they had some kind of disability.

Figure 5.13 Bidding for property by disability



Base: all respondents registered for transfer, excluding don't know (No disability, 73; Disability, 23)

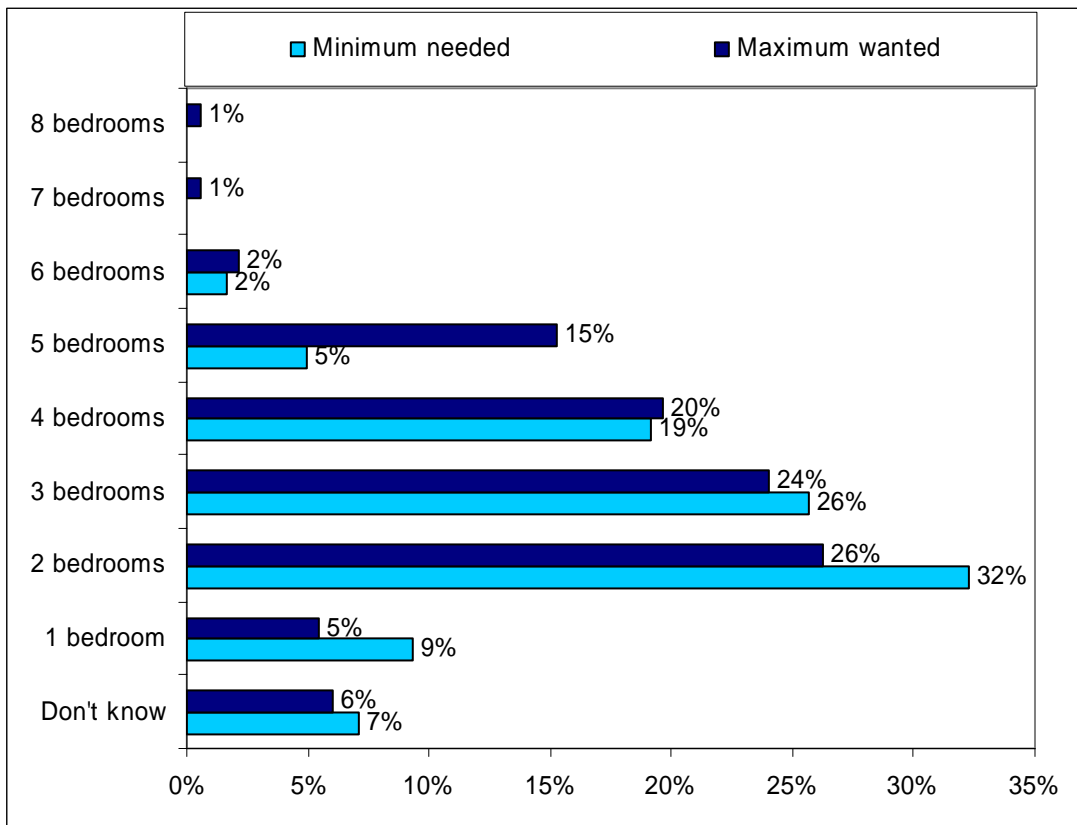
Respondents who were registered for a transfer but who had not bid for a property were asked why they had not. Reasons included:

- Being unfamiliar with how the bidding process worked
- No access to property information via the internet
- Available properties not the right property type
- Not knowing where to get a hard copy of the property listing

5.3 Size of property required

Those respondents who were currently registered for a transfer or who had indicated that they would be interested in receiving more information were asked what size of property they needed for their whole household to move. In addition those who expressed an interest in moving but were not registered for transfer or wanted more information were also asked what size of property they needed/wanted. The cumulative results of this is presented in figure 5.14.

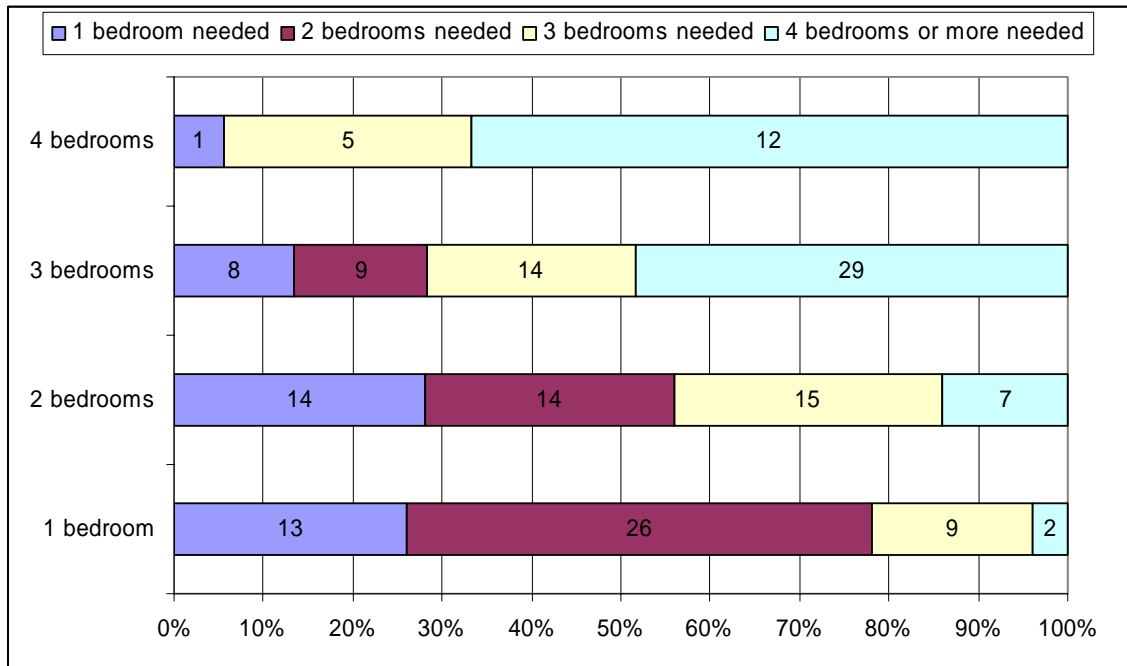
Figure 5.14 Size of property desired



Base: all respondents who want to move (183)

Figure 5.15 shows the calculated need against the property the respondent is currently in. This helps to identify households which could potentially free up a larger home if they were prepared to move to a home *potentially* more suitable to their needs.

Figure 5.15 Bedrooms in current property against bedrooms needed

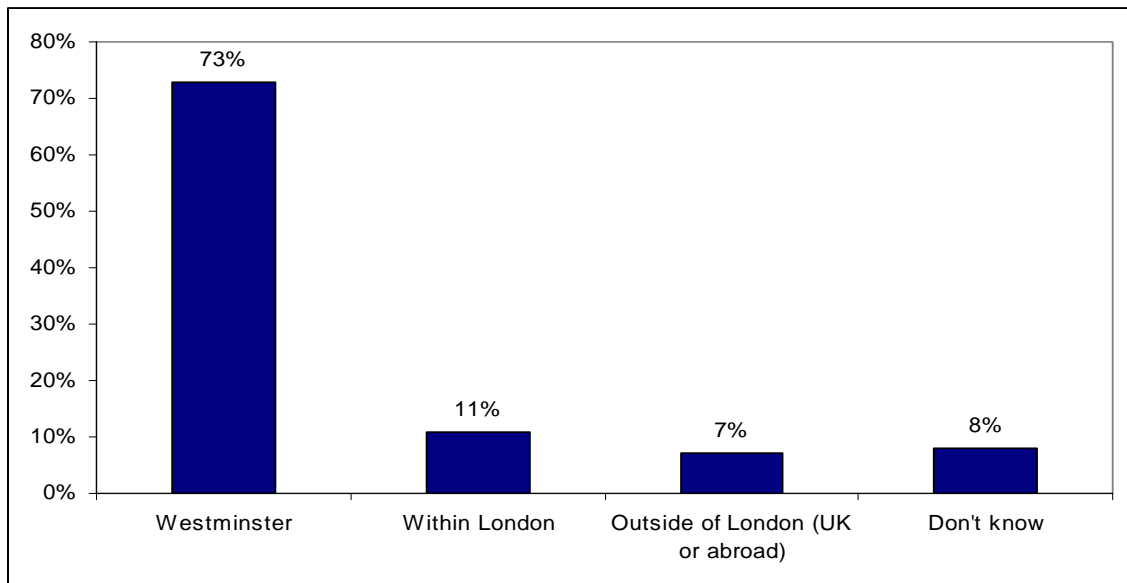


Base: 1 bedroom properties (49); 2 bedroom properties (49); 3 bedroom properties (48); 4 bedroom properties (9)

5.4 Area to move to

As shown in figure 5.16, three quarters would like to stay within Westminster and a further 11% within London.

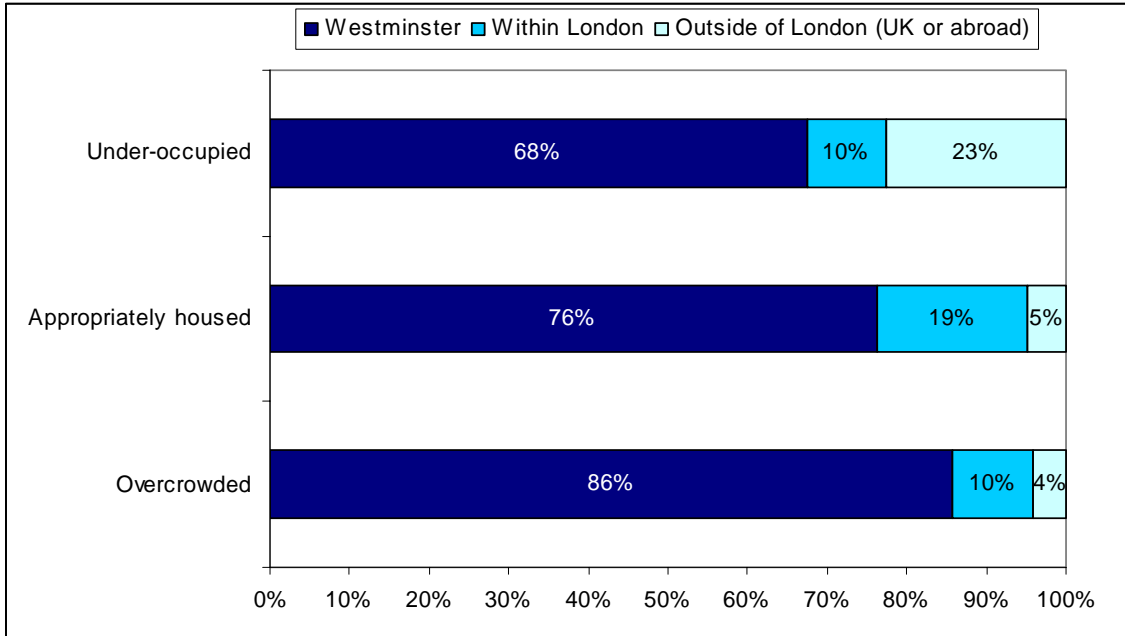
Figure 5.16 Preferred area



Base: all respondents who want to move (201)

As shown in figure 5.17 the vast majority of households that are overcrowded and who want to move want to stay within Westminster.

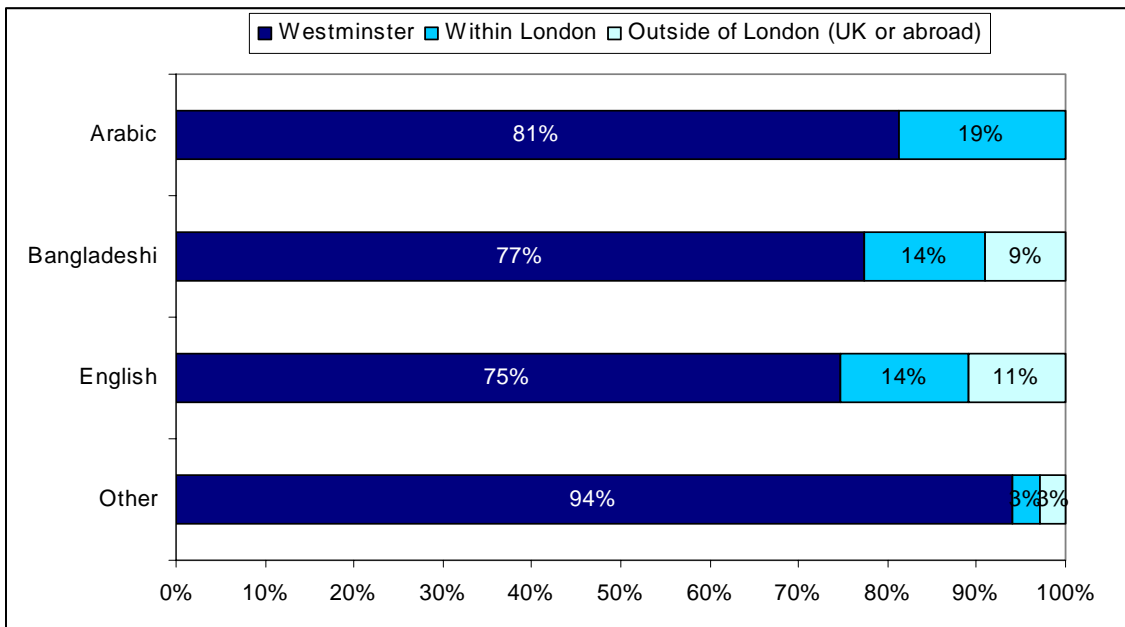
Figure 5.17 Preferred area by appropriateness of home



Base: all respondents who want to move and overcrowding calculated (180)

As figure 5.18 shows there was little difference with regards to preferred language for those wishing to stay within Westminster and not.

Figure 5.18 Preferred area by language spoken

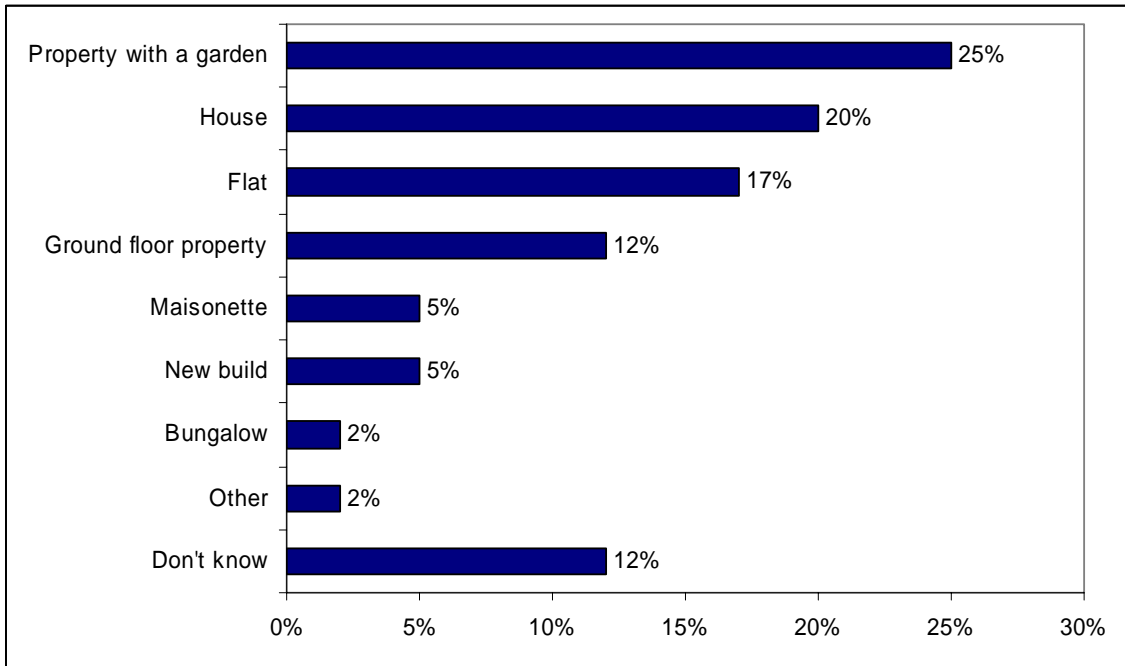


Base: all respondents who want to move and gave language (183)

5.6 Type of property

As figure 5.19 shows, a quarter wanted a property with a garden and a fifth wanted a house.

Figure 5.19 Type of property



Base: all respondents who want to move (201)

Of the quarter that want to move to a property with a garden, 78% want to move to a property within Westminster. Similarly of the 20% who are looking for a house, 68% want to stay within Westminster.

In terms of any other aspirations for a new home, 22% wanted to have access to more outdoor living space, 12% wanted to move closer to a particular school and 6% wanted to move closer to work.

6 Support requirements

Key findings:

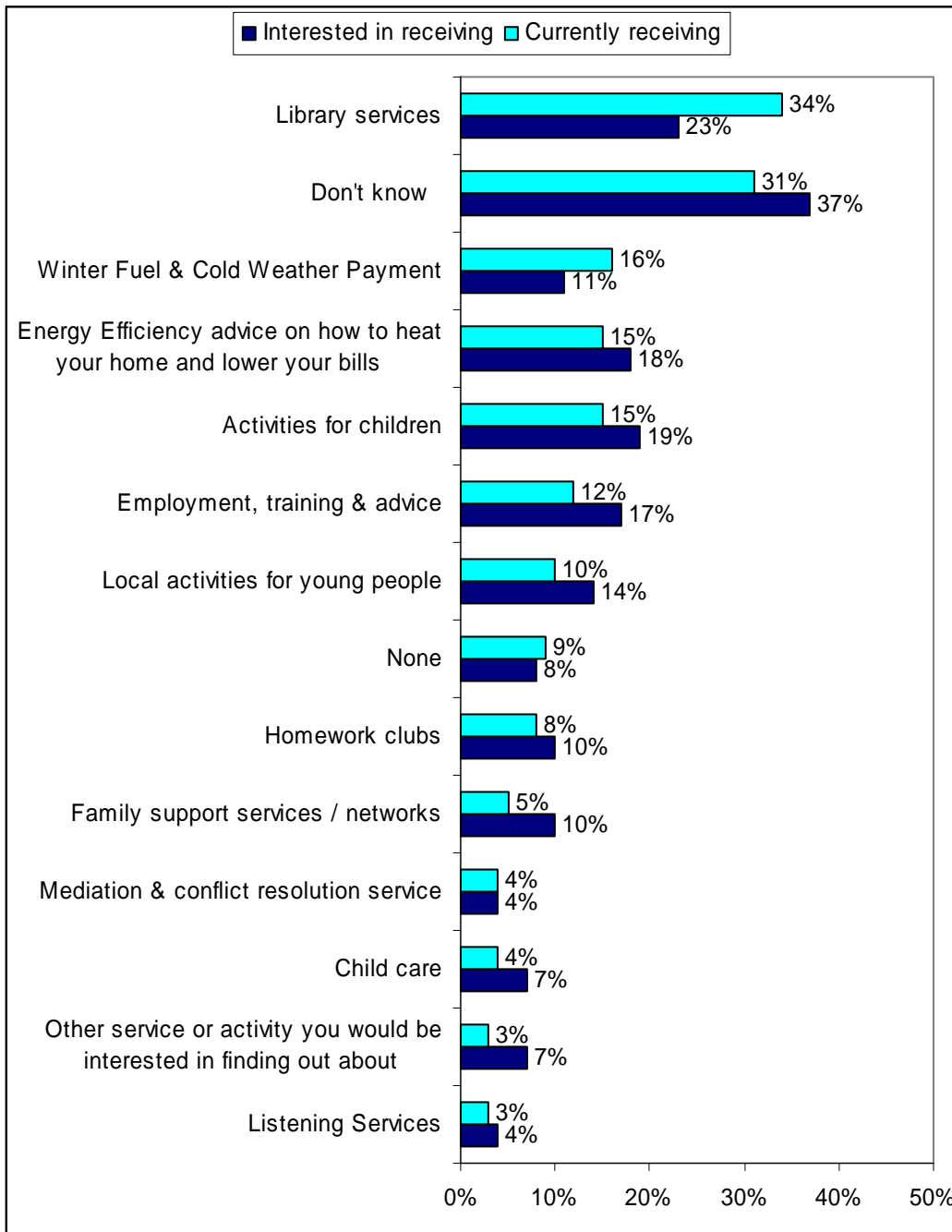
Respondents were asked to look at a number of local services and activities, and select which ones they already made use of and which ones they were interested in finding out more about.

Thirty-four percent currently receive library services, 16% Winter Fuel and Cold Weather Payment, 15% energy efficiency advice and 15% activities for children. Twenty-three percent wanted to find out more about library services, 19% activities for children, 18% energy efficiency advice and 17% employment, training and advice.

A larger proportion of overcrowded households received library services, activities for children and local activities for young people than other types of household. However, under-occupied households were more likely to receive winter fuel and cold weather payments.

All participants were asked to look at a number of local services and activities, and select which ones they already made use of and which ones they were interested in finding out more about. Their responses are shown in figure 6.1 below.

Figure 6.1 Support requirements

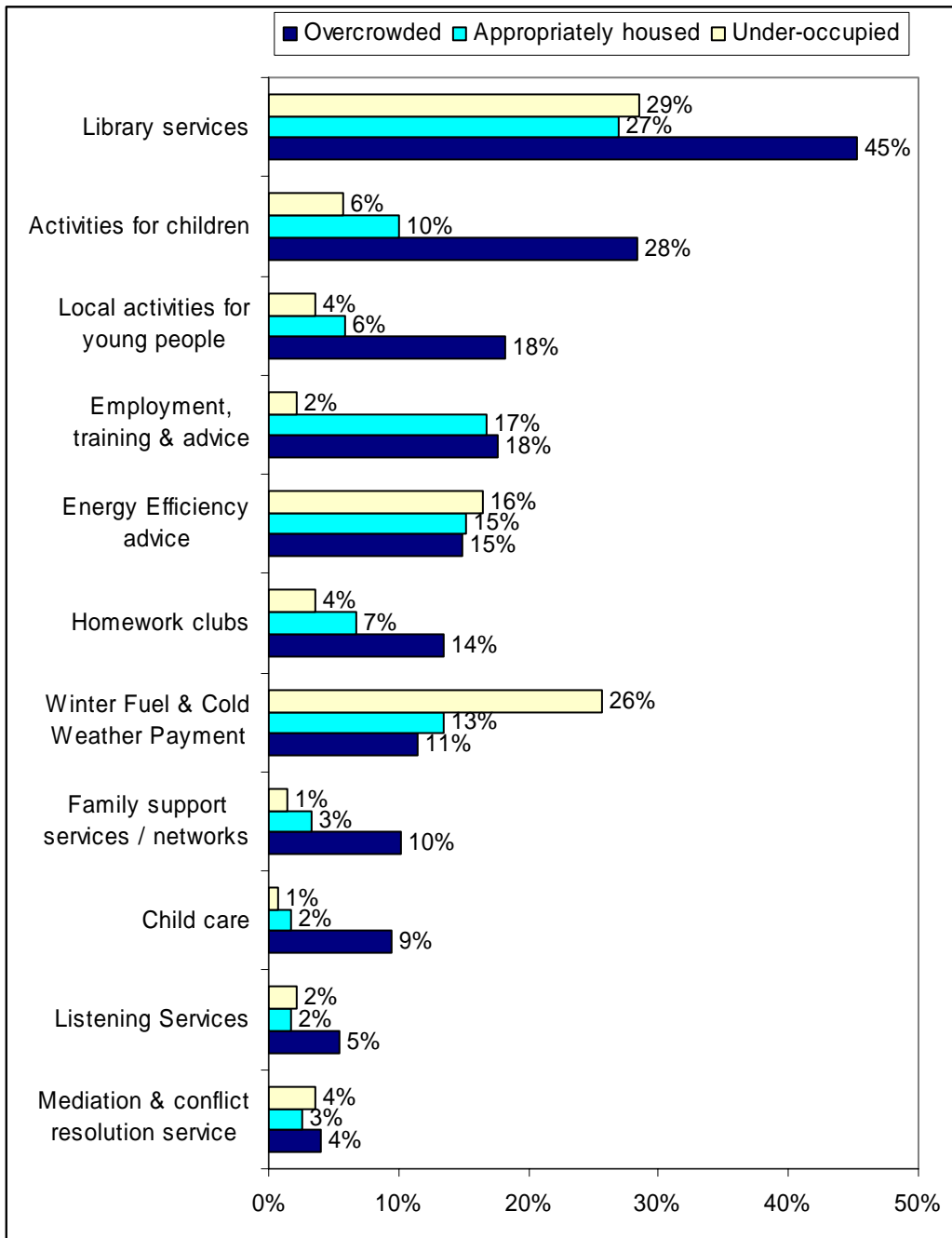


All respondents (425)

Figure 6.2 shows the different support services that overcrowded, appropriately housed and under-occupied households currently received. This shows that a larger proportion

of overcrowded households received library services, activities for children and local activities for young people than other types of household. However, under-occupied households were more likely to receive winter fuel and cold weather payments.

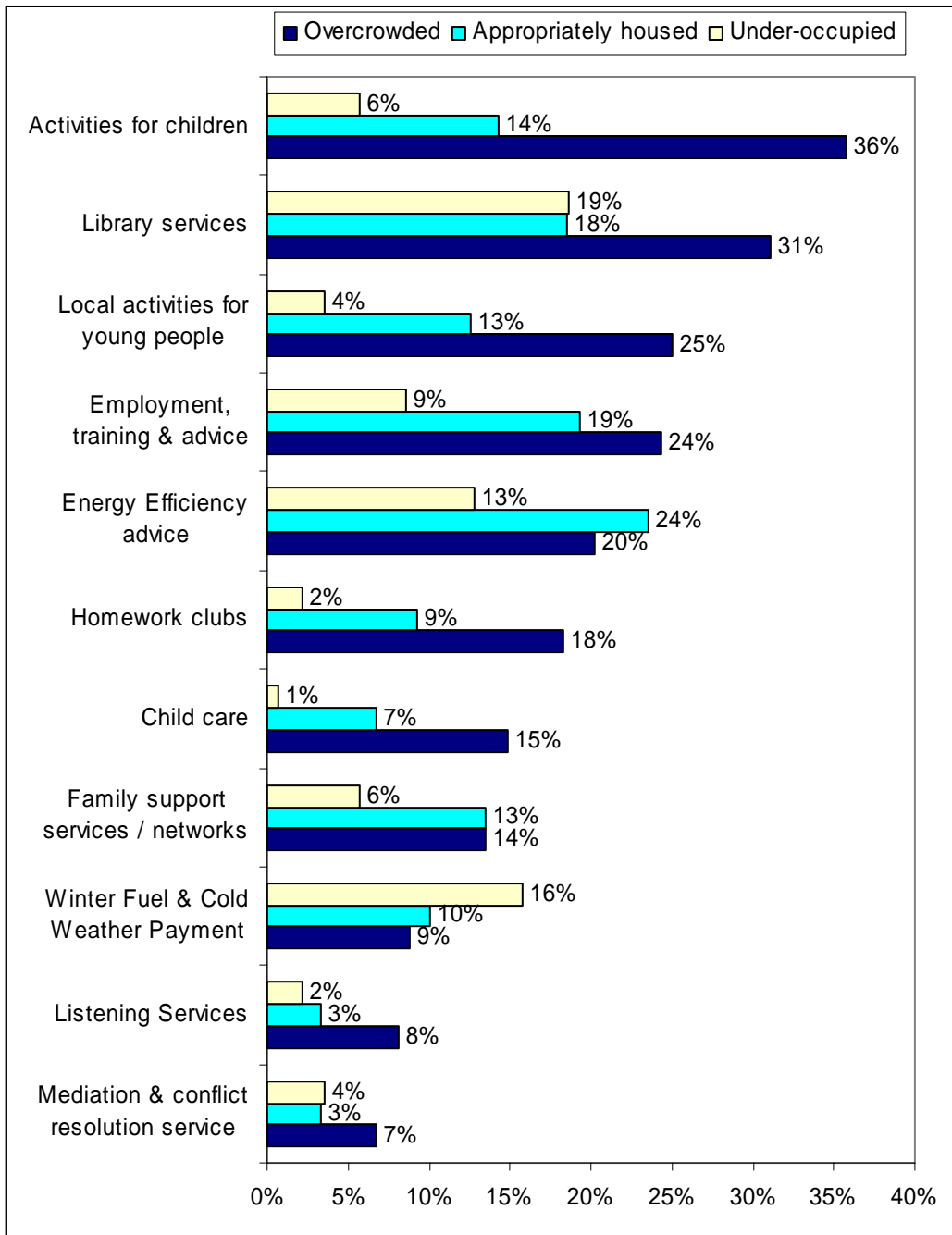
Figure 6.2 Services currently received



Base: overcrowded (148); appropriately housed (119); under-occupied (140)

Figure 6.3 shows the different support services that overcrowded, appropriately housed and under-occupied households would like to receive more information about.

Figure 6.3 Interested in receiving more information



Base: overcrowded (148); appropriately housed (119); under-occupied (140)

7 Income and Socio-economic profile

Key findings:

Using the weekly income data collected from respondents, various affordability calculations were carried out. Nearly half of respondents in the estates were living on less than £159 per week in net income. It was found that there were very few choices available when it came to looking on the open market for properties.

In terms of renting on the open market, only 15 respondents had the possibility open to them to be able to afford to rent even a 1 bedroom property, but even then these respondents were earning £400 or more per week and it was not certain that they could afford to rent this, as a one-bedroom property needed a net income of £456 per week. It was only when the rent was reduced by 20% that there were any respondents definitely¹³ able to afford to rent a one bedroom property.

When looking at housing ownership, only 15 respondents have the possibility of being able to afford to buy even a one bedroom property. It should be noted that the person needs to be earning £508 per week in net income to be able to afford to buy a 1 bed property, so it not certain that any households could afford a 1 bedroom property. It is not until the market price is reduced by 30% that it is certain that any respondents can afford to buy a one-bedroom property, and by 50% that it is certain that any respondents could afford a two-bedroom property.

Similarly shared ownership is not an option for most, if not all, households, with shared ownership of a 1 bed likely to cost £866 a month, there are only 15¹⁴ respondents even have the potential to be able to afford this.

¹³ Based on market price assumptions presented in report.

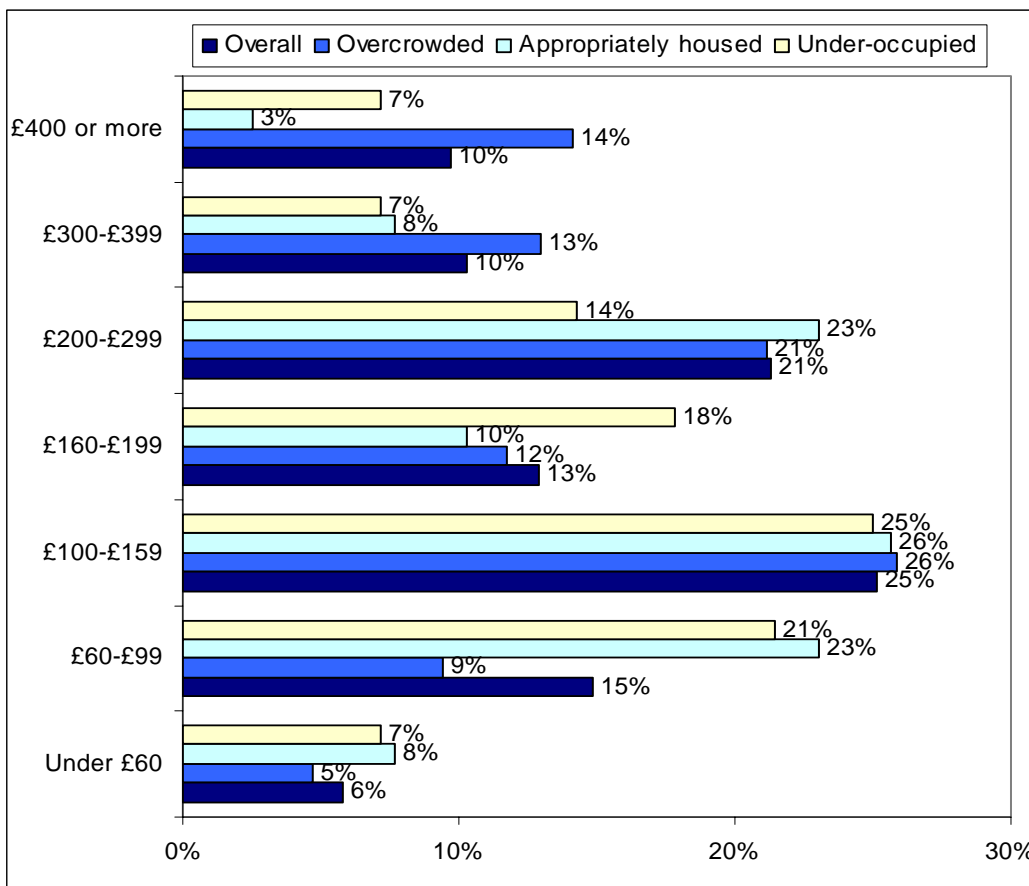
¹⁴ Again it should be noted that the lower band of the highest income band is below the threshold to afford a one bedroom flat.

7.1 Household Income

All respondents who were interested in moving home were asked what their income level was, as this is a sensitive subject, nearly a quarter of respondents refused to answer this question (23%). It is important to realise therefore that the robustness of this subsequent section on affordability of various housing options is affected by this possible source of bias; and as such making conclusions based on this section is problematic.

Figure 7.1 shows the net weekly income levels of those respondents who did not refuse to answer the question (155 out of 201), it also shows it split into the different occupancy statuses.

Figure 7.1 Weekly (net) household income levels



Base: all respondents who did not refuse to answer question (155)

7.2 Affordability

Westminster City Council were eager to look at the affordability of different options for future housing, in particular private renting, shared ownership, and buying on the open market. The next page shows the affordability calculation for private housing.

Private renting

Number of bedrooms	Full market price			Price reduced by 10%			Price reduced by 20%		
	Minimum rent / month	Minimum income needed (net)	Number of households able to afford	Minimum rent / month	Minimum income needed (net)	Number of households able to afford	Minimum rent / month	Minimum income needed (net)	Number of households able to afford
1	£890	£1,978	15*	£801	£1,780	15*	£712	£1,582	31
2	£1,290	£2,867	15*	£1,161	£2,580	15*	£1,032	£2,293	15*
3	£1,785	£3,967	15*	£1,607	£3,570	15*	£1,428	£3,173	15*
4	£2,617	£5,816	15*	£2,355	£5,234	15*	£2,094	£4,652	15*

Number of bedrooms	Price reduced by 30%			Price reduced by 40%			Price reduced by 50%		
	Minimum rent / month	Minimum income needed (net)	Number of households able to afford	Minimum rent / month	Minimum income needed (net)	Number of households able to afford	Minimum rent / month	Minimum income needed (net)	Number of households able to afford
1	£623	£1,384	31	£534	£1,187	64	£445	£989	64
2	£903	£2,007	15*	£774	£1,720	31	£645	£1,433	31
3	£1,250	£2,777	15*	£1,071	£2,380	15*	£893	£1,983	15*
4	£1,832	£4,071	15*	£1,570	£3,489	15*	£1,309	£2,908	15*

Assume housing cost (rent) should be no more than 45% of net income (or 33% of gross income).

The tables show the maximum possible number of respondents who could afford to rent the particular property, it uses the higher limit of each income banding and as such gives the best possible scenario. For making the calculations it assumes that a person should spend a maximum of 45% of their net income on housing.

This shows that only 15 have the possibility open to them to be able to afford to rent even a 1 bedroom property. It should be noted that the person needs to be earning £456 per week in net income to be able to afford a 1 bedroom property, so it is not certain that any households could afford a 1 bedroom property.

When the price is reduced by 10%, it is still not certain that any households can afford any property, with the minimum weekly net income needed £411, which is again above the lower limit of the highest income banding. It is only when the rent is reduced by 20% that there are any respondents definitely¹⁵ able to afford to rent a property.

Housing ownership

When looking at housing ownership, the tables on the next page show the maximum number of respondents who could afford to buy the particular size of property, again it uses the higher limit of each income banding and as such gives the best possible scenario. For making the affordability calculations it assumes that the person takes out a 100% interest only mortgage at 6% p.a. and costs not to exceed 45% of net income.

This table shows that only 15 respondents have the possibility of being able to afford to buy even a one bedroom property. It should be noted that the person needs to be earning £508 per week in net income to be able to afford to buy a 1 bed property, so it not certain that any households could afford a 1 bedroom property.

It is not until the market price is reduced by 30% that it is certain that any respondents can afford to buy a one-bedroom property, and by 50% that it is certain that any respondents could afford a two-bedroom property.

¹⁵ Based on market price assumptions presented in report.

Housing ownership

Number of bedrooms	Full market price			Price reduced by 10%			Price reduced by 20%		
	Minimum monthly mortgage payment	Minimum income needed (net)	Number of households able to afford	Minimum monthly mortgage payment	Minimum income needed (net)	Number of households able to afford	Minimum monthly mortgage payment	Minimum income needed (net)	Number of households able to afford
1	£990	£2,200	15*	£891	£1,980	15*	£792	£1,760	15*
2	£1,375	£3,056	15*	£1,238	£2,750	15*	£1,100	£2,444	15*
3	£1,853	£4,118	15*	£1,668	£3,706	15*	£1,482	£3,294	15*
4	£2,413	£5,362	15*	£2,172	£4,826	15*	£1,930	£4,290	15*

Number of bedrooms	Price reduced by 30%			Price reduced by 40%			Price reduced by 50%		
	Minimum monthly mortgage payment	Minimum income needed (net)	Number of households able to afford	Minimum monthly mortgage payment	Minimum income needed (net)	Number of households able to afford	Minimum monthly mortgage payment	Minimum income needed (net)	Number of households able to afford
1	£693	£1,540	31	£594	£1,320	31	£495	£1,100	64
2	£963	£2,139	15*	£825	£1,833	15*	£688	£1,528	31
3	£1,297	£2,882	15*	£1,112	£2,471	15*	£927	£2,059	15*
4	£1,689	£3,754	15*	£1,448	£3,217	15*	£1,207	£2,681	15*

Assume 50% share purchased, 100% mortgage @ 6%p.a., rent of 2.75% paid on un-owned equity, plus £100/month service charge, and costs not to exceed 45% of net income (33% of gross)

Minimum prices: 1 bed = £210k,

Shared ownership market

Westminster City Council were also keen to explore affordability of shared ownership. The income levels of households are shown in figure 7.3 below.

Figure 7.3 Income of those interested in buying share of property

Weekly Income Band	Maximum monthly income	Maximum level of housing expenditure	Number of respondents
Under £60	£256	£115	9
£60-£99	£429	£193	23
£100-£159	£689	£310	39
£160-£199	£862	£388	20
£200-£299	£1296	£583	33
£300-£399	£1729	£778	16
£400 or more	NA	NA	15

Base: all respondents who are interested in moving home, excluding those who refused to give income (155)

Shared ownership of a 1 bed, is likely to cost £866 a month, so there are only 15¹⁶ respondents even have the potential to be able to afford this.

¹⁶ Again it should be noted that the lower band of the highest income band is below the threshold to afford a one bedroom flat.

8 Conclusion

8.1 Overcrowding

One hundred and forty-three households were calculated as being overcrowded, 119 appropriately housed and 140 under-occupied. It should be noted that due to assumptions in the calculations this is likely to have overestimated overcrowding.

Levels of overcrowding varied amongst different types of households, with Bangladeshi households having very high levels of overcrowding (66%), and those that spoke English as their preferred language with lower levels. Overcrowding was highest amongst younger households, with seventy-two percent of households with any household member under 18 lived in overcrowded conditions, this compared with 22% of households that contained any household member over 60 year olds.

It is important that Westminster City Council investigates these levels of overcrowding further including analysing the data further to see whether some households that are currently under-occupied and want to move to smaller homes could be moved to smaller homes. It is important that these levels of overcrowding are tackled, especially amongst children, as overcrowding in childhood can have a detrimental impact on their present and future health and well-being.

8.2 Housing Aspirations

There was considerable demand to move home, with twenty three percent of respondents were currently registered for transfer to a new council home, twenty-three percent were interested in getting more information about being re-housed, a further 4% had at least a long-term thought of moving.

Perhaps unsurprisingly given the appropriateness of their current home, those living in overcrowded accommodation were more likely to want to move¹⁷ than those that have the right number of rooms or are under-occupied. Indeed, desire to move is lowest amongst the smaller households, with 29% of 1-person households and 32% of 2-person households considering moving, compared with 60% of 4-person households and 57% of 5-person households. The most common requirements from respondents in terms of size of a home was for a two or three bedroom home.

It is important to analyse these results fully when deciding on future housing needs, as it suggests that there is likely to be great demand for larger homes in this ward. It will be

¹⁷ This is a cumulative of all respondents who are registered for transfer, want more information on transferring or who expressed a more long-term objective to move.

important to prioritise those households considered overcrowded for the reasons already discussed.

8.4 Affordability of different housing options

All respondents who were interested in moving home were asked what their income level was, as this is a sensitive subject, nearly a quarter of respondents refused to answer this question (23%). It is important to realise therefore that the robustness of this subsequent section on affordability of various housing options is affected by this possible source of bias; and as such making conclusions based on this section is problematic.

In terms of affordability of different housing options¹⁸, analysis of the income levels showed only 15 respondents had the potential to be able to afford even a 1 bedroom flat on the open rental market in Westminster¹⁹. Indeed there was only 1 household that needed a 1 bedroom home and within the highest income banding.

These low levels of affordability of other housing options is very important in terms that it shows that the housing needs of Church St ward residents are likely to have to be met for the foreseeable future by the Council

8.5 Bangladeshi community

Overcrowding in London detailed analysis of overcrowding in London using the 2001 Census. This showed that overcrowding rates differed amongst different ethnic groups, indeed Bangladeshi households were 5 times more likely to live in overcrowded conditions than White British households. In line with this analysis, the data from this survey also suggests that Bangladeshi households were more likely to be living in overcrowded conditions.

Interestingly, whilst it was found that overcrowded households were more likely to have member(s) registered on the housing list, Bangladeshi households were less likely to be registered. Similarly whilst overcrowded households were more likely to want to move, there were no substantial differences when looking at the person's preferred language, with Bangladeshi speaking households no more likely to want to move than others.

¹⁸ The figures that the affordability are based mainly from the 2006 Westminster Housing Needs Survey, and have been worked out according to the assumption that a maximum of 45% of net income can be spent on housing.

¹⁹ It should be noted that the lower band of the highest income band is below the threshold to afford a one bedroom flat.

Appendix A Bedroom Standard

Applications will usually be limited to the main applicant and immediate family.

The Applicant may only include on their application persons who normally reside with them as a member of their family and it is for the Council to decide whether a person is normally resident as a member of the family.

In the case of children, the test of normal residence as a member of the family will require residence as opposed to “staying” or “staying access” even in cases of joint custody or joint residence or similar orders. The Council in applying the test will consider whether there is a sufficient degree of permanence or regularity to constitute normal residence as a member of the family. Account may be taken of whether the child is dependent upon the applicant.

Carers will be included in the application when it has been agreed by the Council that the applicants require re-housing with a carer and the applicants have been included within a priority group on that basis.

Overcrowding points will be awarded with regard to the original bedroom standard set out below.

Assumptions:

- A single person is entitled to one room (a bed-sit or studio); plus all facilities (some or all of which may be shared).
- A couple are entitled to one bedroom and a living room; plus all facilities (some or all of which may be shared).
- A couple (or single parent) plus one child are entitled to two bedrooms and a living room; plus all facilities (some or all of which may be shared).

Thereafter further bedrooms will be allocated as set out below:

One bedroom is appropriate for:

- An applicant
- An adult who is not the partner of the applicant (although this will be dependent on the availability of accommodation, and such households may be offered two bed-sits)

- An adult who is a carer
- An applicant and partner (unless agreed medical evidence specifies they require separate bedrooms)
- One child **or**
- Two children of the same sex where the eldest is under 18 and there is less than a ten year age gap **or**
- Two children of the opposite sex where the youngest is under 5 and the eldest is under 10.

Bedroom Standard (For Long-Term Re-housing)

H.C. 23rd March 1999 Housing Demand, and Access to Rented Accommodation and Home Ownership. Appendix A4.2

Appendix B Questionnaire

Project Westminster – Church Street Estate J94248

ORC VISIT ID NUMBER

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INTERVIEWER NAME: _____

INTERVIEWER ID NUMBER: _____

“Hello, my name isand I am conducting a survey on behalf of ORC International, a leading market research company.

The City of Westminster Council and City West Homes would like to collect up-to-date information about your household. This survey will provide valuable information about local housing needs and help the Council to plan advice and support services.

The interview length depends on the answers that you provide, but on average it should last about 10 minutes.

Household response data will be handed back to the Council and is therefore not confidential, **however, none of this information can be used against you in any way.** It will only be used to work out occupancy levels in council tenanted stock, work out the level of housing need in a neighbourhood and determine information on tenants’ aspirations for being re-housed and the characteristics of the homes sought.

Would you like to take part in this survey?”

IF ASKED ---- (We got your address details from City of Westminster Council.)

Section 1: HOUSEHOLD COMPOSITION

Q2a. How many bedrooms are there in this home?

WRITE IN BELOW. USE LEADING ZEROS (e.g. if 2 bedrooms in home, write in 02)

--	--

Q2b. How many people live in this household?

WRITE IN BELOW. USE LEADING ZEROS (e.g. if 2 people in home, write in 02)

--	--

FOR Q2C-H WRITE CODES INTO GRID ON NEXT PAGE. HOUSEHOLD MEMBER NUMBER 1 SHOULD ALWAYS BE THE RESPONDENT.

Q2c. Please could you tell me the names of all the people who normally live in this home? WRITE THE NAMES OF ALL HOUSEHOLD MEMBERS ON GRID ON NEXT PAGE.

Q2D-H SHOULD BE ASKED FOR EVERY HOUSEHOLD MEMBER.

Q2d. Could you tell me how _____ (INSERT NAME OF HOUSEHOLD MEMBER) is related to the tenant?

SHOWCARD A

	Respondent	Route
Tenant	1	GO TO Q2e
Partner/spouse	2	
Step/daughter/son	3	
Daughter/son in-law	4	
Father/mother/in-law	5	
Other relative	6	
Other non relative	7	
DK/NA	8	

Q2e. Is _____ (INSERT NAME OF HOUSEHOLD MEMBER) male or female? ONLY ASK FOR HOUSEHOLD MEMBERS NOT PRESENT

	Respondent	Route
Male	1	GO TO Q2f
Female	2	
Refused	3	

Q2f. Could you tell me _____ (INSERT NAME OF HOUSEHOLD MEMBER)'s date of birth?

WRITE IN GRID. USE LEADING ZEROS IN FORMAT DD/MM/YY (E.G IF PERSON WAS BORN ON 21ST MAY 2000, WRITE IN 210500)

Q2g. We would like to work out if the size of your property is adequate for your household, and whether any members of your household use communal spaces, like living rooms, as bedrooms. Could you tell me the which room _____ (INSERT NAME OF HOUSEHOLD MEMBER) sleeps in?

WRITE IN NUMBER OF BEDROOM

	Respondent	Route
Main Bedroom	1	GO TO Q2h
Bedroom 2	2	
Bedroom 3	3	
Bedroom 4	4	
Bedroom 5	5	
Bedroom 6	6	
Bedroom 7	7	
Bedroom 8	8	
Bedroom 9	9	
Living room	10	
Refused	11	
Other (e.g. dining room/conservatory)	12	

Q2h. Is _____ (INSERT HOUSEHOLD MEMBERS NAME) employed?

	Respondent
Yes	1
No	2
Don't know	3

REPEAT QUESTIONS Q2d-h FOR EACH HOUSEHOLD MEMBER

	Name (Q2c)	(Q2d)	(Q2e)	(Q2f)				(Q2g)	(Q2h)
1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									

Q3. Are any members of your household registered on the housing list?

Yes	<input type="checkbox"/> 1	GO TO Q4
No	<input type="checkbox"/> 2	GO TO Q5
Don't know	<input type="checkbox"/> 3	GO TO Q5

Q4. Please could you state the names of people in your household registered on the housing list:

Person 1:	Person 5:
Person 2:	Person 6:
Person 3:	Person 7:
Person 4:	Person 8:

ASK Q5 OF EVERYONE WITH CHILDREN AGED 18 OR OVER/APPROACHING 18 WHO ARE CURRENTLY LIVING IN THE HOUSEHOLD.
REFER BACK TO Q2F TO DECIDE IF THERE ARE ANY CHILDREN APPROACHING 18, THIS INCLUDES THOSE AGED 16 AND 17.

IF NO-ONE, GO TO Q7

Q5. If there are any children in the household approaching 18 or are over 18 years of age are they looking to move out?

Yes	<input type="checkbox"/> 1	GO TO Q6
No	<input type="checkbox"/> 2	GO TO Q7
Don't know	<input type="checkbox"/> 3	GO TO Q7
Not applicable	<input type="checkbox"/> 4	GO TO Q7

Q6. Are they looking to stay in Westminster?

Yes	<input type="checkbox"/> 1
No	<input type="checkbox"/> 2
Don't know	<input type="checkbox"/> 3

ASK ALL

Q7. Is anyone in your household pregnant?

Yes	<input type="checkbox"/> 1
No	<input type="checkbox"/> 2
Don't know	<input type="checkbox"/> 3
REFUSED	<input type="checkbox"/> 4

Section 2: Moving Home

Q10. Are you currently registered for a transfer to a new council home?

Yes	<input type="checkbox"/> 1	GO TO Q18
No	<input type="checkbox"/> 2	GO TO Q11

Q11. If no, would you (or member(s) of your household) like more information on how to register to be re-housed and who can be included on the application?

Yes	<input type="checkbox"/> 1	GO TO Q21A
No	<input type="checkbox"/> 2	GO TO Q12

Q12. Do you have any plans to, or would you like to move from your current home in the next five years?

Yes	<input type="checkbox"/> 1	GO TO Q20A
No	<input type="checkbox"/> 2	GO TO Q13
Don't know	<input type="checkbox"/> 3	GO TO Q13

Q13. Do you have any plans to, or would you like to move from your current home in the next five to ten years?

Yes	<input type="checkbox"/> 1	GO TO Q20A
No	<input type="checkbox"/> 2	GO TO Q14
Don't know	<input type="checkbox"/> 3	GO TO Q14

Q14. Do you have any plans to, or would you like to move from your current home as a long term objective?

Yes	<input type="checkbox"/> 1	GO TO Q20A
No	<input type="checkbox"/> 2	GO TO Q26
Don't know	<input type="checkbox"/> 3	GO TO Q20A

Q18. Have you bid for any properties in the last 12 months?

Yes	<input type="checkbox"/> 1	GO TO Q21A
No	<input type="checkbox"/> 2	GO TO Q19

Q19. What are the reasons for not bidding for any properties in the last 12 months?

SPONTANEOUS. DO NOT READ OUT.

Unfamiliar with how the bidding process works	<input type="checkbox"/> 1	GO TO Q21A
No access to property information via internet	<input type="checkbox"/> 2	
Do not know where to get a hard copy of the property listing	<input type="checkbox"/> 3	
Available properties have not been the property type you want	<input type="checkbox"/> 4	
Available properties have not been in the postcodes / area you want to live in	<input type="checkbox"/> 5	
Available properties have not been on ground floor / floor level that is acceptable to you	<input type="checkbox"/> 6	
Other (please specify)	<input type="checkbox"/> 49	

Q20a. Could you tell me a bit more about the type of home you aspire to or might aspire to move into...

In terms of tenure type:

READ OUT

Home ownership	<input type="checkbox"/> 1	GO TO Q20B
Rented with a share in ownership	<input type="checkbox"/> 2	
Rented	<input type="checkbox"/> 3	
Don't know	<input type="checkbox"/> 4	

Q20b. In terms of size, would you want to move to a smaller or larger property?

Smaller property	<input type="checkbox"/> 1	GO TO Q20C
Larger property	<input type="checkbox"/> 2	
Don't know	<input type="checkbox"/> 3	GO TO Q22

Q20c. What would be the minimum number of bedrooms needed?

1	<input type="checkbox"/> 1	GO TO Q20D
2	<input type="checkbox"/> 2	
3	<input type="checkbox"/> 3	
4	<input type="checkbox"/> 4	
5	<input type="checkbox"/> 5	
6	<input type="checkbox"/> 6	
7	<input type="checkbox"/> 7	
8	<input type="checkbox"/> 8	
9	<input type="checkbox"/> 9	
Don't know	<input type="checkbox"/> 10	

Q20d. And what would be the maximum number of bedrooms that you would want?

1	<input type="checkbox"/> 1	GO TO Q22
2	<input type="checkbox"/> 2	
3	<input type="checkbox"/> 3	
4	<input type="checkbox"/> 4	
5	<input type="checkbox"/> 5	
6	<input type="checkbox"/> 6	
7	<input type="checkbox"/> 7	
8	<input type="checkbox"/> 8	
9	<input type="checkbox"/> 9	
Don't know	<input type="checkbox"/> 10	

ONLY ASK Q21A IF SAID 'YES' TO Q5

Q21a. In terms of the size of property; for members of your households to move into their own property, what is the minimum number of bedrooms needed?

1	<input type="checkbox"/> 1	GO TO Q21B
2	<input type="checkbox"/> 2	
3	<input type="checkbox"/> 3	
4	<input type="checkbox"/> 4	
5	<input type="checkbox"/> 5	
6	<input type="checkbox"/> 6	
7	<input type="checkbox"/> 7	
8	<input type="checkbox"/> 8	
9	<input type="checkbox"/> 9	
Don't know	<input type="checkbox"/> 10	

ONLY ASK Q21B IF SAID 'YES' TO Q5

Q21b. And what is the maximum number of bedrooms wanted?

1	<input type="checkbox"/> 1	GO TO Q21C
2	<input type="checkbox"/> 2	
3	<input type="checkbox"/> 3	
4	<input type="checkbox"/> 4	
5	<input type="checkbox"/> 5	
6	<input type="checkbox"/> 6	
7	<input type="checkbox"/> 7	
8	<input type="checkbox"/> 8	
9	<input type="checkbox"/> 9	
Don't know	<input type="checkbox"/> 10	

Q21c. For all the members of the household to move into a larger property, what is the minimum number of bedrooms needed?

1	<input type="checkbox"/> 1	GO TO Q21D
2	<input type="checkbox"/> 2	
3	<input type="checkbox"/> 3	
4	<input type="checkbox"/> 4	
5	<input type="checkbox"/> 5	
6	<input type="checkbox"/> 6	
7	<input type="checkbox"/> 7	
8	<input type="checkbox"/> 8	
9	<input type="checkbox"/> 9	
Don't know	<input type="checkbox"/> 10	

Q21d. And what is the maximum number of bedrooms wanted?

1	<input type="checkbox"/> 1	GO TO Q22
2	<input type="checkbox"/> 2	
3	<input type="checkbox"/> 3	
4	<input type="checkbox"/> 4	
5	<input type="checkbox"/> 5	
6	<input type="checkbox"/> 6	
7	<input type="checkbox"/> 7	
8	<input type="checkbox"/> 8	
9	<input type="checkbox"/> 9	
Don't know	<input type="checkbox"/> 10	

Q22. What area would you like to move to?

Westminster	<input type="checkbox"/> 1	GO TO Q23
Within London	<input type="checkbox"/> 2	
Outside of London (UK or abroad)	<input type="checkbox"/> 3	
Don't know	<input type="checkbox"/> 4	

Q23. Please could you specify the type of property sought?

SHOWCARD B. MULTICODE.

New build	<input type="checkbox"/> 1	GO TO Q24
House	<input type="checkbox"/> 2	
Flat	<input type="checkbox"/> 3	
Maisonette	<input type="checkbox"/> 4	
Bungalow	<input type="checkbox"/> 5	
Ground floor property	<input type="checkbox"/> 6	
Property with a garden	<input type="checkbox"/> 7	
Other	<input type="checkbox"/> 8	
Don't know	<input type="checkbox"/> 9	

Q24. Do you have any other aspirations for a new home?

MULTICODE. SPONTANEOUS – DO NOT READ OUT.

To have access to more outdoor living space – private and/or communal	<input type="checkbox"/> 1	CONTINUE
To move closer to a particular school	<input type="checkbox"/> 2	
To move closer to work	<input type="checkbox"/> 3	
Other – please state	<input type="checkbox"/> 4	
None stated	<input type="checkbox"/> 5	

ONLY ASK Q24a IF CODED 1 AT Q24. OTHERS SKIP TO INSTRUCTION BEFORE Q24b.

Q24a. Please could you state what type of outdoor living space?

SHOWCARD C. MULTICODE.

Balcony	<input type="checkbox"/> 1
Private gardens	<input type="checkbox"/> 2
Communal gardens/space	<input type="checkbox"/> 3
Play areas	<input type="checkbox"/> 4
Parks	<input type="checkbox"/> 5
Don't know	<input type="checkbox"/> 6

ONLY ASK Q24b IF CODED 3 AT Q24. OTHERS SKIP TO Q25.

Q24b. Please could you state the location of your work?

PROMPT: AREA OR POSTCODE

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Q25. In order to help us to provide you with advice and information on re-housing options and schemes you might like to consider for renting or moving into home ownership, can you please let me know the net weekly income of your household? (Prompt to say that it's the combined income):

SHOWCARD D

Under £60	<input type="checkbox"/>	1
£60 - £99	<input type="checkbox"/>	2
£100 - £159	<input type="checkbox"/>	3
£160 - £199	<input type="checkbox"/>	4
£200 - £299	<input type="checkbox"/>	5
£300 - £399	<input type="checkbox"/>	6
£400 or more	<input type="checkbox"/>	7
Refused	<input type="checkbox"/>	8

Section 3: Support services & activities

ASK ALL

Q26. Of the following local services and activities, please could you tell us which ones you already make use of and which ones you might be interested in finding out more about?

SHOWCARD E

	Receiving	Interested in
Activities for children	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Homework clubs	<input type="checkbox"/> 2	<input type="checkbox"/> 2
Child care	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Local activities for young people	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Family support services / networks	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Employment, training & advice	<input type="checkbox"/> 6	<input type="checkbox"/> 6
Library services	<input type="checkbox"/> 7	<input type="checkbox"/> 7
Mediation & conflict resolution service	<input type="checkbox"/> 8	<input type="checkbox"/> 8
Listening Services	<input type="checkbox"/> 9	<input type="checkbox"/> 9
Winter Fuel & Cold Weather Payment from Pensions Department. (If someone in household over 60)	<input type="checkbox"/> 10	<input type="checkbox"/> 10
Energy Efficiency advice on how to heat your home and lower your bills.	<input type="checkbox"/> 11	<input type="checkbox"/> 11
Other service or activity you would be interested in finding out about: (Please specify) _____	<input type="checkbox"/> 49	<input type="checkbox"/> 49

Section 4: Diversity monitoring information

Q27. Please could you specify your ethnic origin?

SINGLE CODE

SHOWCARD F

White	
White British	<input type="checkbox"/> 1
White European	<input type="checkbox"/> 2
White Irish	<input type="checkbox"/> 3
White Other	<input type="checkbox"/> 4
Mixed	
Mixed White Asian	<input type="checkbox"/> 5
Mixed White Black African	<input type="checkbox"/> 6
Mixed White Black Caribbean	<input type="checkbox"/> 7
Asian	
Asian Bangladeshi	<input type="checkbox"/> 8
Asian Indian	<input type="checkbox"/> 9
Asian Pakistani	<input type="checkbox"/> 10
Black	
Black African	<input type="checkbox"/> 11
Black Caribbean	<input type="checkbox"/> 12
Black Other	<input type="checkbox"/> 13
Arabic	
Iranian	<input type="checkbox"/> 14
North African	<input type="checkbox"/> 15
Other Middle Eastern	<input type="checkbox"/> 16
Other	
Chinese	<input type="checkbox"/> 17
Any Other	<input type="checkbox"/> 18
Not Classified	
Unknown	<input type="checkbox"/> 19
Refused	<input type="checkbox"/> 20

Q28. Would you say you had a disability?

If so, please state what type

Mobility	<input type="checkbox"/> 1
Sensory	<input type="checkbox"/> 2
Visually impaired	<input type="checkbox"/> 3
Hearing impairment	<input type="checkbox"/> 4
Other	<input type="checkbox"/> 5
No disability	<input type="checkbox"/> 6
Refused	<input type="checkbox"/> 7

Q29. What is your preferred language?

Please state

Arabic	<input type="checkbox"/>	1
Bangladeshi	<input type="checkbox"/>	2
Cantonese	<input type="checkbox"/>	3
English	<input type="checkbox"/>	4
Hindi	<input type="checkbox"/>	5
Portuguese	<input type="checkbox"/>	6
Punjabi	<input type="checkbox"/>	7
Spanish	<input type="checkbox"/>	8
Turkish	<input type="checkbox"/>	9
Other (write in)	<input type="checkbox"/>	49

That concludes the interview. On behalf of the City of Westminster Council and City West Homes I would like to thank you very much for your time and co-operation. If you have any questions about this survey, you can contact the project manager at ORC International (Peter Myant 020 7675 1026).

PLEASE RECORD:

RESPONDENT NAME: _____

POSTCODE: _____

TELEPHONE NO: _____

Thank you for taking part in this survey

Declaration

I have completed this interview according to my instructions to the best of my ability and declare that the respondent was previously unknown to me.

Signature _____

Date _____