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# APPRAISAL OF THE HOUSING, RENEWAL AND SUSTAINABILITY NEEDS OF RURAL AREAS OF GATESHEAD

## RESEARCH FINDINGS

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Sustainable Cities Research Institute

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# 1. Introduction

Gateshead Council commissioned Sustainable Cities Research Institute (SCRI) and Banks of Wear Community Projects Ltd (BOW) to carry out a housing, renewal and sustainability appraisal of rural areas of Gateshead Borough between May and August 2006.

The work involved:

- A desk-based review of relevant strategies and documents.
- A door-to-door survey of 2,342 households in Gateshead's six rural wards (Birtley; Lamesley; Ryton, Crookhill and Stella; Crawcrook and Greenside; Chopwell and Rowlands Gill; and Whickham South and Sunniside). The survey covered approximately 10% of the 23,266 households in these wards.
- Consultation with residents and other key stakeholders through focus groups and interviews. This process targeted: harder to reach groups such as younger and aspiring households, people who work, older people, and recent incomers to the area; estate agents, developers and other property professionals; local shopkeepers and traders; local businesses; public sector professionals active in relevant fields such as education, leisure, social and community services; elected members; and transport providers.

SCRI managed the project and delivered the desk-based review and survey, while BOW carried out the consultation with stakeholders as a sub-contractor to SCRI.

# 2. Policy context

This section briefly reviews national, regional, and local policy and strategy documents and other relevant reports relating to housing and sustainability within rural communities. Other information arising from the documentary analysis process – such as data relating to the geographical areas being studied - is cited in the main research findings.

## The national context

In its report *Sustainable communities: building for the future* (2003), the ODPM introduced a new regional approach to housing policy, with a rural element including 5,000 new homes in villages between 2003 and 2006, a guarantee to protect green belts, and funding to improve parks and public green spaces. The extract in the box below outlines this new approach.

> **'Sustainable rural communities**
>
> ***4.14*** *Under the new regional arrangements (see Part 6) each region will ensure that their strategic approach to investment is rural proofed to ensure the sustainability of rural communities.*
>
> ***4.15*** *We will increase the Housing Corporation's rural target to provide a total of 3,500 affordable homes over the years 2004-05 and 2005-06 in settlements below 3,000 people, in addition to the 1,600 in 2003/04.*
>
> ***4.16*** *Updated planning guidance will help improve the contribution made by good planning to securing affordable homes in our communities. This will be of benefit to rural communities.*
>
> ***4.17*** *We are making it easier for local authorities to limit the resale of ex-council housing in rural areas, so that it is reserved for local people.*
>
> ***4.18*** *We will ask CABE and the Countryside Agency to take steps to improve the quality of new developments in sensitive rural environments, particularly village extension schemes'.*
>
> ODPM, 2003

Defra's Rural Strategy (2004) introduced the Government's three priorities for rural policy: economic and social regeneration; social justice for all, by tackling rural social exclusion and providing fair access to services and opportunities; and enhancing the value of our countryside by protecting the natural environment.

The strategy also identified some of the main features of rural areas over recent years. These include:

- *Population growth:* there was a net migration of 60,000 people per year into wholly or predominantly rural districts between 1991 and 2002;

- *An ageing population:* the number of people aged 65 or over in wholly or predominantly rural districts increased by 161,000 (12%) between 1991 and 2002, whilst the number aged 16-29 decreased by 237,000 (18%);
- *Relative prosperity, especially in more accessible areas:* higher income per head than the national average – but with a disadvantaged minority;
- *Economic weaknesses and social deprivation in a minority of areas:* most often seen in areas adjusting to a decline in mining, agriculture or fishing, and more likely in more peripheral areas;
- *Convergence between the urban and rural economies:* although agriculture is still at the core of the rural economy and society, employment in agriculture has decreased by 30% (151,000) in the last 20 years; employees in rural businesses are now more likely to be in manufacturing (25%), tourism (9%) or retailing (7%), than in agriculture (6%);
- *Increased mobility through car use:* this has had the effect of reducing the customer base for public transport, and creating difficulties for those without access to a car. Half a million (14%) rural households do not have a car and many people in households which do have a car do not have access to it when they need to travel;
- *Pressures on the countryside – especially through demand for housing and transport:* rural areas remain a rich resource, valued by both residents and visitors for fine landscapes, biodiversity and open space; these contribute to enjoyment and general well-being as well as to education and health.

A 2005 report by the Commission for Rural Communities, *The State of the Countryside,* made further observations on the differences between urban and rural areas. For instance, housing tenure patterns are different: *'sparse areas have lower levels of property ownership (although higher levels of outright ownership) and a higher proportion of private rented stock (with a correspondingly lower proportion of local authority stock). In general, smaller settlements tend to have higher levels of home ownership, lower levels of socially rented housing and a greater proportion of rent-free tenure (around 1 in 20 in the smallest settlements)'.* Rural areas are also found to have different household types, with a larger proportion of married couple households without dependent children, fewer households with dependent children, only half as many lone parent households with dependent children, and fewer one-person households.

Defra (2004) made a series of predictions for the future of rural areas. One of these predictions is that there will be greater demand for rural housing in the coming years, often as a result of migration to the countryside and an increase in the number of one person households. Other predictions were that there is likely to be: further convergence between urban and rural lifestyles and economic activity in most rural communities, although with a minority of areas continuing to lag behind economically; continuing population growth mainly through migration by affluent and older people into accessible rural areas, combined with increased life expectancy; continuing ageing of the population in rural areas, with consequential demands on public and community services that support the elderly; and in some areas difficulty in maintaining facilities for young people, such as schools; continuing increases in car ownership, leading to a further reduction in local shops and other outlets and the increasing isolation of those who do not have a car (Defra, 2004).

A recent study on housing needs in rural England (Commission for Rural Communities, 2006) discusses the shortage of affordable housing in rural areas and its impact on the lives of rural residents and communities. The study calculated that for rural England as a whole, over 8,000 homes would be needed annually over the next five years just to meet the current backlog of rural housing need (homeless people, those in unsuitable accommodation, people registered on waiting lists etc.), and an additional 22,800 would be needed annually over the same period to meet the newly arising needs of those living in rural areas (e.g. new households being formed by 16-35 year olds seeking separate accommodation but unable to afford to purchase the latter within the private housing market). Thus, in total over 30,000 homes per annum would be needed to meet the affordable housing needs of the existing population of rural England between 2006 and 2011.

A significant challenge for rural communities is ensuring that they are sustainable. The ODPM (2003) identified a series of characteristics or requirements thought to contribute to a sustainable community. These are reproduced in the box below.

**'What makes a sustainable community?**

Some of the key requirements of sustainable communities are:

*A flourishing local economy to provide jobs and wealth;*

*Strong leadership to respond positively to change;*

*Effective engagement and participation by local people, groups and businesses, especially in the planning, design and long-term stewardship of their community, and an active voluntary and community sector;*

*A safe and healthy local environment with well-designed public and green space;*

*Sufficient size, scale and density, and the right layout to support basic amenities in the neighbourhood and minimise use of resources (including land);*

*Good public transport and other transport infrastructure both within the community and linking it to urban, rural and regional centres;*

*Buildings – both individually and collectively – that can meet different needs over time, and that minimise the use of resources;*

*A well-integrated mix of decent homes of different types and tenures to support a range of household sizes, ages and incomes;*

*Good quality local public services, including education and training opportunities, health care and community facilities, especially for leisure;*

*A diverse, vibrant and creative local culture, encouraging pride in the community and cohesion within it;*

*A "sense of place";*

*The right links with the wider regional, national and international community.'*

ODPM, 2003

## Housing in the North East region

The North East has four investment objectives agreed by the Housing Corporation (HC) and the North East Regional Housing Board:

*Objective 1: Market renewal, regeneration (target 70% of allocation) to rejuvenate the housing stock, replace market failure with high quality housing in the right locations to help create successful, cohesive and sustainable communities.*

*Objective 2: Other affordable housing (17%) to ensure the type and mix of new housing provides choice, supports economic growth and meets housing needs and demand. This will reflect the diversity of urban and rural communities and the needs for affordable, family and prestige housing.*

*Objective 3: Improving existing (non-LA) housing stock (0.3%) to improve and maintain existing housing in sustainable neighbourhoods so that it meets required standards.*

*Objective 4: Supported housing, community needs (12.7%) to address specific, targeted community and social needs, including an ageing population and the needs of minority communities. This will include the Supporting People programme.*

(North East Regional Housing Board)

It is possible that the areas of Gateshead being studied could qualify for funding under:

> Objective 1 if signs of market vulnerability exist, such as a lack of investment in housing conditions, low owner occupation, interest from speculative investors, high turnover of residents, high number of empty properties, high level of crime and anti-social behaviour, low community spirit and poor neighbourhood perceptions/confidence.
>
> Objective 2 if they are found to have rural characteristics.
>
> Objective 3 if the housing stock is found to be of poor condition or if a significant proportion of non-decent homes is identified.

The 2003 North East Housing Strategy outlined its intention to address *'specific community housing needs including affordability in certain rural locations'*. It went on to say:

*'A key issue facing many rural areas across the North East is the need for affordable housing for local people and to retain key workers. Factors such as a low-wage rural economy, loss of stock through right to buy and pressure from commuter markets have contributed to this need. The continued development of mixed-tenure affordable accommodation is needed in both market towns and remoter rural areas where increased provision can enhance community vitality and sustainability. The provision of additional affordable housing should continue at least at current levels in response to needs being identified. New developments should be informed by the work of rural housing enablers and based on their detailed needs assessments.'*

(North East Housing Strategy, 2003, p7).

The draft Regional Spatial Strategy (2005) includes a section on rural areas, stating that *'strategies, plans and programmes should support the development of a vibrant rural economy that makes a positive contribution to regional prosperity, whilst protecting the region's environmental assets from inappropriate development'.* It discusses how this can be achieved by regenerating the main rural settlements in the region and providing a framework to promote their economic prosperity. It also highlights the importance of safeguarding the sustainability of rural communities through improved service infrastructure (including better public transport links), physical development, and addressing affordable housing problems.

However, while the strategy mentions a number of areas in the region by name, it does not refer to - or appear to consider - any Gateshead communities in its rural plans.

A recent study of regional housing aspirations (Nathaniel Lichfield and Partners, 2005) aimed to inform the Regional Spatial Strategy (RSS) through analysis of recent strategy documents and assessment of the region's current stock profile and residents' housing aspirations.

The study reported: *'the region as a whole operates as an unbalanced housing market. Generally there is not the 'right' mix of housing types and tenures in the right locations with the appropriate environments, along with the associated quality of life factors necessary to maintain a stable and balanced demographic profile. This has led to the large urban to rural shift and the hollowing out of the urban areas.'* (Nathaniel Lichfield, 2005, p39)

Households in the region were asked to consider the types of housing developments they would prefer to move into. The most popular were new developments within existing suburbs of predominantly private housing, followed by new urban developments near to open space, parkland or woodland. Rural villages and rural market towns were also favoured by a large number of respondents: *'The aspiration for rural living, particularly within the higher socio-economic groups substantiates the migrational trends and socio-economic profile patterns highlighted in the statistical analysis'* (Nathaniel Lichfield, 2005).

A national report by the Commission for Rural Communities (2006) suggests that the need for affordable housing in rural areas of region is low. It states that significantly lower numbers of affordable homes are needed in rural areas of the North East each year compared to other regions, due in part to it being the most affordable region overall. It calculated that the need for affordable housing is 263 homes per year for all rural areas, while the requirement for market-price housing is 2,316 homes per year.

## Housing in Gateshead

Gateshead's draft Unitary Development Plan (UDP) (2006) includes a section on housing. It indicates that provision will be made for a net increase of 560 dwellings per year in the period up to 2016. This is based on a projected 630-700 new homes being built each year, plus up to 200 being demolished. The Plan identifies proposed sites for new housing development; the research findings refer to sites that lie in the geographical areas being studied.

Gateshead Council in conjunction with Bridging NewcastleGateshead (BNG), a Housing Market Renewal Pathfinder aims to revitalise some urban areas of Gateshead, this drive is likely to account for a considerable proportion of Gateshead's new housing over the next few years. Gateshead Council plans to work with the private sector to build over 5,000 new homes over the period up to 2016, although it will also demolish 2,000-3,000. The HMR Pathfinder status is also likely to influence patterns of development in other parts of Gateshead. The draft UDP states that *'in order not to undermine housing activity within the HMR Pathfinder area, there may be a need to manage the release for housing of other land outside that area and in most cases to postpone its development until later in the plan period'* (Gateshead Council, 2006). None of the areas being studied in the current research are in the BNG area.

With regard to new housing, the UDP states that *'all new housing developments on sites of 1.0 hectare or more or with the potential for the development of 25 or more dwellings…will be required to offer a range of housing choices in terms of the mix of housing sizes and types, taking account of the housing requirements of different groups'*. There will usually also be a requirement for at least 25% of each new housing development to be affordable housing. The UDP suggests that around 245 affordable dwellings are needed annually in Gateshead.

With reference to affordable rural housing, the draft UDP says:

*'The Government requires local planning authorities to consider the need for affordable housing in rural settlements in their areas ('rural exceptions housing'), and where necessary to allocate sites in the countryside for affordable housing. The scale and distribution of settlements in the rural area in Gateshead is such that the Council considers that a rural exceptions policy is not appropriate at present. At Chopwell and Kibblesworth, the identified need for affordable housing can best be met within the housing allocations made by this plan and secured by Section 106 agreements.'*

(Gateshead Council, 2006)

A regional report describing migration in the region (Jackson and Hulbert, 2006) includes data for the Borough of Gateshead. In 2003, 4,260 individuals left Gateshead for other areas. Over half of these migrants moved to destinations within Tyne and Wear, with 22% moving to Newcastle. A further 29% moved out to destinations in County Durham. Trends since 1999 indicate that County Durham is becoming a more popular destination for migrants (with the most popular localities being Derwentside at 15% and Chester-le-Street at 8%), while Newcastle is becoming less popular. 15% of migrants moved to Northumberland, with the most popular destination being Tynedale (8%). 10% moved to North Tyneside. Gateshead was a net importer of around 500 people from Tyne and Wear in 2003 (up from 300 in 1999), and a net exporter of migrants to both County Durham and Northumberland, with a net loss of 500 and 170 individuals respectively.

The Local Authority (LA) Classification system was introduced in 2005 by Defra. It defines Local Authority areas as rural or urban according to their population and settlement types. There are six classifications: Major Urban; Large Urban; Other Urban; Significant Rural; Rural-50; and Rural-80.

Gateshead Local Authority's total population is 191,146, of which 171,585 is classed as major urban population and 19,561 as rural population (including 14,383 rural town population, 1,698 village population, and 3,480 dispersed population). The rural population is 10.23% of the total. The Borough is classed as Major Urban, because more than 100,000 people or 50% of its population lives in urban areas with a population of more than 750,000.

## The areas being researched

This research focuses on a geographical area covering six of Gateshead's electoral wards: Birtley, Lamesley, Whickham South and Sunniside, Chopwell and Rowlands Gill, Crawcrook and Greenside, and Ryton, Crookhill and Stella. These wards are located in a chain which covers the West and South edges of the Borough. They were selected for study by Gateshead Council based on their low populations and distance from the urban centre of Gateshead. 2001 Census data indicates that the total population of these wards is 54,020, and that they contain 23,266 households. The table below shows the population density of each ward.

**Table 2: Ward populations and population densities**

| Ward | Population (2001 census) | Population density (persons per hectare) |
|---|---|---|
| Birtley | 8,026 | 21 |
| Lamesley | 7,812 | 3 |
| Ryton, Crookhill and Stella | 9,219 | 13 |
| Chopwell and Rowlands Gill | 9,325 | 5 |
| Crawcrook and Greenside | 10,312 | 5 |
| Whickham South and Sunniside | 9,331 | 6 |
| **Total** | **54,020** | |

The Rural Definition can be used to indicate how rural the areas being researched are. This is a measure introduced in 2004 to classify smaller areas, namely Census Output Areas (COA or OA; containing around 125 households with a population of 300), Census Super Output Areas (CSOA or SOA; containing 5 OAs, ~625 households and ~1,500 people) and wards.

Its classifications are based on morphology (urban, rural town, village, or dispersed) and context (sparse or less sparse), giving eight possible classifications as shown below.

1. Urban (Sparse)
2. Urban (Less Sparse)
3. Town (Less Sparse)
4. Town (Sparse)
5. Village (Less Sparse)
6. Village (Sparse)
7. Dispersed (Less Sparse)
8. Dispersed (Sparse)

Using the Rural Definition, all of the six wards being studied are classed as Urban, except Chopwell and Rowlands Gill, which is classed as Less Sparse Town and Fringe. Looking at Output Areas, a number of areas to the West and South of the Borough are classed variously as Less Sparse Town and Fringe, Less Sparse Village, and Less Sparse Dispersed. Most Lower Super Output Areas to the south of the Borough are classed as Less Sparse Town and Fringe, with one area being Less Sparse Village and Dispersed.

# 3. About this report

This report presents the research findings as a series of short summaries or profiles. Survey findings for rural Gateshead as a whole are given, as well as separate findings for the West of rural Gateshead and the South East area, and for particular geographical areas and groups of areas.

The latter were identified according to responses to the key question '**Which neighbourhood, area or community would you say that you live in or belong to?'** (Q2.1). The table below shows the range of responses that were given to this question, and the consequent area groupings used.

**Table 1: Neighbourhood, settlement or area groupings**

| **Area name** | **Including the areas of:** (showing number of respondents in brackets) | **Total no. of respondents** |
|---|---|---|
| **Ryton** | Ryton (229); Bar Moor (8); Ryton Village (18); Ryton Woodside (5); Stargate (12); Crookhill (38); Stella (18) | 328 |
| **Crawcrook** | Crawcrook (224); Clara Vale (15) | 239 |
| **Whickham and Fellside Park** | Whickham (102); Fellside Park (73) | 175 |
| **Greenside** | Greenside (117); Low Greenside (1); Coalburns (4); Folly (15); Dyke Heads (1) | 138 |
| **Chopwell** | Chopwell (141); West Chopwell (1); Blackhall Mill (24) | 164 |
| **Highfield** | Highfield (63); Hooker Gate (2) | 65 |
| **Rowlands Gill** | Rowlands Gill (237) | 237 |
| **Sunniside** | Sunniside (168); Marley Hill (32); Street Gate (12); Byermoor (8) | 220 |
| **Kibblesworth** | Kibblesworth (49); Lamesley (13) | 62 |
| **Birtley** | Birtley (452); Barley Mow (54); Vigo (17) | 523 |
| **Wrekenton and Eighton Banks** | Wrekenton (58); Eighton Banks (64) | 122 |
| **TOTAL** | | **2,273** |

Gateshead's rural communities are diverse and include areas with different population densities (e.g. small towns, estates on the edges of bigger towns or cities, villages, colliery rows, and quieter countryside areas), as well as places with quite distinct demographic profiles (e.g. areas with mostly older residents, housing for young families, former Council estates, and professional commuter areas). The experiences, needs and wishes of the residents of different areas are varied, and many of the research findings are relatively area-specific. The findings are therefore presented in a way that captures the area's geographical diversity fully and gives Gateshead Council the most accurate possible picture of the housing needs of its rural areas.

# 4. RURAL GATESHEAD PROFILE

## SUMMARY

- Nine out of ten people lived in a house. 5% lived in a flat. Half lived in three-bedroom homes and 37% in two-bedroom homes.
- Nearly 70% of people were owner-occupiers. A quarter were Gateshead Housing Company tenants and 6% rented privately or from a Housing Association.
- Eight out of ten people had lived in their homes for at least five years, and six out of ten for at least ten years.
- Eight out of ten people were satisfied with the state of repair of their home. This compares favourably with Gateshead as a whole, where just seven out of ten were satisfied with the state of repair of their home.
- Over half of people found it easy to afford their rent or mortgage. Nearly one in ten found it difficult.
- Half of households had two occupants, a quarter had just one, and most others had either three or four.
- Over half of survey respondents were aged 60 years or over. Nearly two thirds were female.
- Around fifty people expressed a need for bathroom adaptations for disabled people, and a smaller number expressed interest in various other adaptations for disabled people, e.g. external handrails (48), external ramp (40), and a downstairs toilet (37).
- The most common general support needs were for gardening work (136 people) and general repairs (121 people).

- Three-quarters of people were happy with the appearance and reputation of their neighbourhood. Over half thought vandalism and hooliganism, crime, litter and rubbish, harassment, or dogs and dog mess were not a problem in their neighbourhood.

- Over half of people were happy with the choice of housing to buy locally, and four in ten were happy with the choice of housing to rent.

- High satisfaction levels were displayed with regard to local amenities such as schools and shops, and people generally thought local access to amenities was good, with most living in walking distance of a bus stop, doctor’s surgery, pub, bank/cash machine, and primary school.

- One third of households had no access to a car. However, a number of amenities were accessible by foot or within a twenty minute bus journey, with the main exception being the nearest general hospital.

- 368 people had moved house in the last five years. The most popular reason for moving was the need for more space. Property size, property condition, and affordability were the most important factors for these people when they chose their current home.

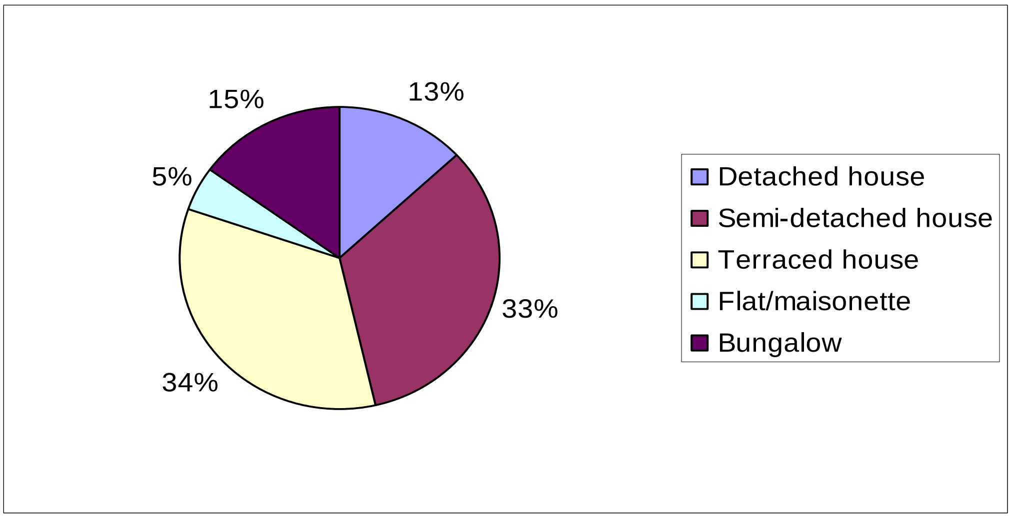
- Nearly 300 people thought they would be likely to move home in the next five years, and 81 people said a member of their household wanted to move into separate accommodation. The need for a smaller property, a larger property, or a different type of property were the most common reasons for wanting to move.

- Most people who wanted to move wanted to remain in rural areas of Gateshead (321 preferences). Areas outside Gateshead received 81 preferences and other parts of Gateshead 51 preferences.

*About the data: The survey data is based on 2342 responses. To avoid unnecessary duplication, all comparative data (for Gateshead as a whole, the North East region, other rural areas, or England) can be found in this section. Where comparative data is provided for Gateshead as a whole, the source is the Gateshead 2006 Housing Needs and Support Survey (David Cumberland Housing Regeneration Ltd).*

# Property details

## Property type




More than nine out of ten respondents lived in a house, whether it was a detached house (13.1%; n=304), semi-detached (33.3%; n=770), terraced house (33.8%; n=783) or bungalow (14.9%; n=435). Only 5% (n=112) lived in a flat, apartment or maisonette. The table below compares this data with information for Gateshead as a whole. It shows that a higher proportion of people in rural Gateshead lived in detached houses, terraced houses, and bungalows, while fewer lived in flats or semi-detached housing.

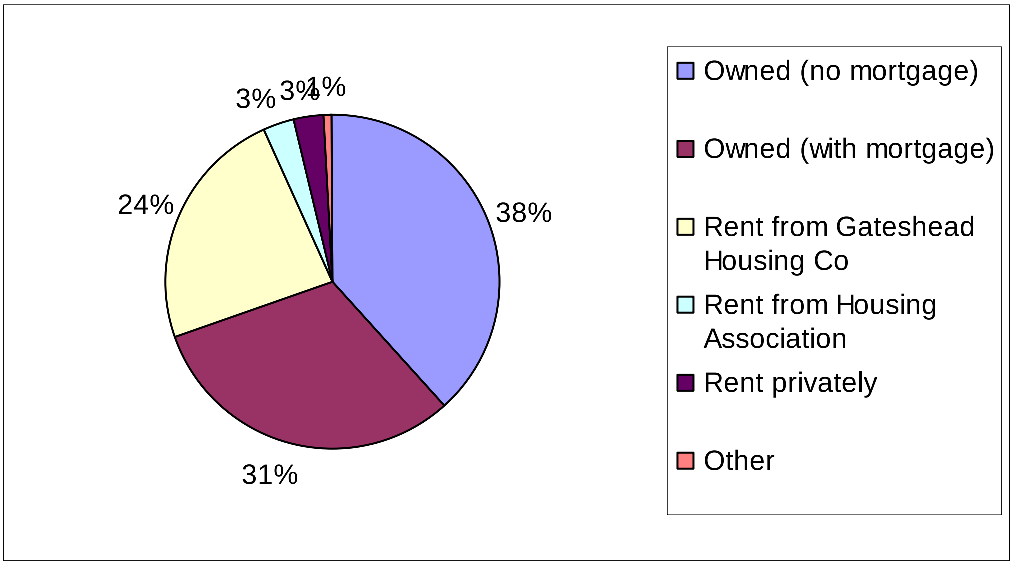
| Property type | Rural Gateshead % | Gateshead % | North East % | England % |
|---|---|---|---|---|
| Detached house | 13.1% | 8.2% | 15% | 22% |
| Semi-detached house | 33.3% | 41.4% | 41% | 33% |
| Terraced house | 33.8% | 27.2% | 32% | 27% |
| Bungalow | 14.9% | 9.2% | - | - |
| Flat/maisonette | 5% | 14.1% | 13% | 17% |

*(Source of NE and England data: DCLG (2004))*

Nearly half of respondents (46.8%; n=1082) lived in a property with three bedrooms. 36.9% (n=854) had a two bedroom home and 5.7% (n=131) had just one bedroom. The remaining 10.4% (n=239) had four or more bedrooms. The table below shows that these figures are similar to those for Gateshead as a whole.

| Number of bedrooms | Rural Gateshead % | Gateshead % |
|---|---|---|
| One | 5.7% | 6.9% |
| Two | 36.9% | 37.3% |
| Three | 46.8% | 45.7% |
| Four+ | 10.4% | 10.1% |

## Tenure



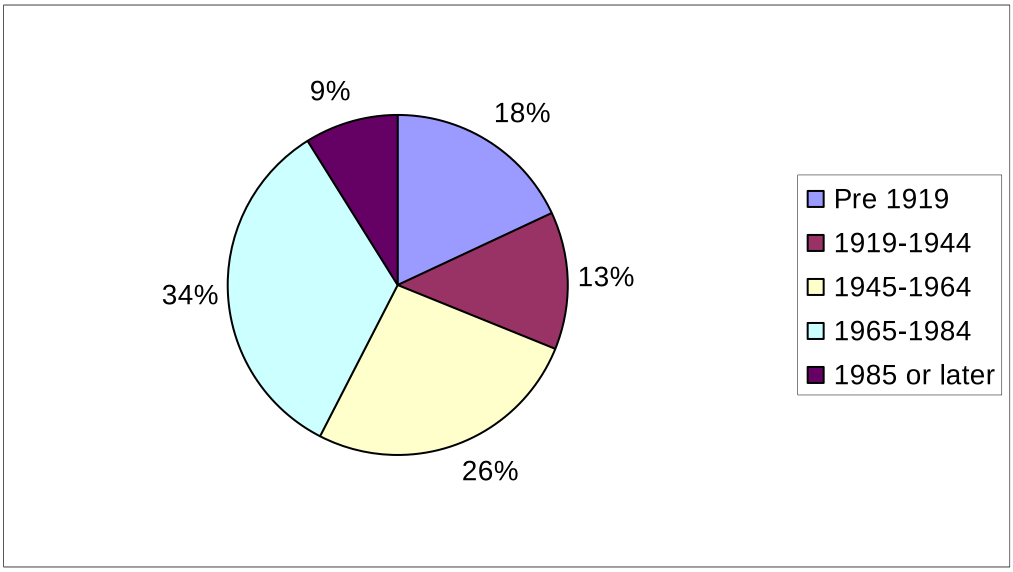

Over two thirds of respondents (69.4%; n=1606) owned their own home, whether outright (38.4%; n=888) or with a mortgage (31%; n=718). A quarter of respondents were Gateshead Housing Company tenants (n=554; 24%), while 2.8% (n=65) rented privately and 3% (n=70) rented from a Housing Association.

The table below compares housing tenure in rural Gateshead with that of Gateshead as a whole. A larger proportion of properties was owner-occupied in rural Gateshead compared to Gateshead as a whole. Of these, a larger proportion was owned outright while fewer had mortgages attached. Comparatively fewer people rented their homes privately, although a similar proportion either rented from Gateshead Housing Company or a Housing Association.

| Tenure | Rural Gateshead % | Gateshead % | North East % | England % |
|---|---|---|---|---|
| Owned (no mortgage) | 38.4% | 24.9% | 25.2% | 29.1% |
| Owned (with mortgage) | 31% | 38.8% | 37.9% | 38.9% |
| Rent from Local Authority/ALMO | 24% | 26.8% | 22.4% | 13.2% |
| Rent from Housing Association | 3% | 3.7% | 5.2% | 6% |
| Rent privately | 2.8% | 4.6% | 7.2% | 9.9% |
| Other | 1% | 0.5% | - | |

*(Source of NE and England data: 2001 Census)*

## Property age



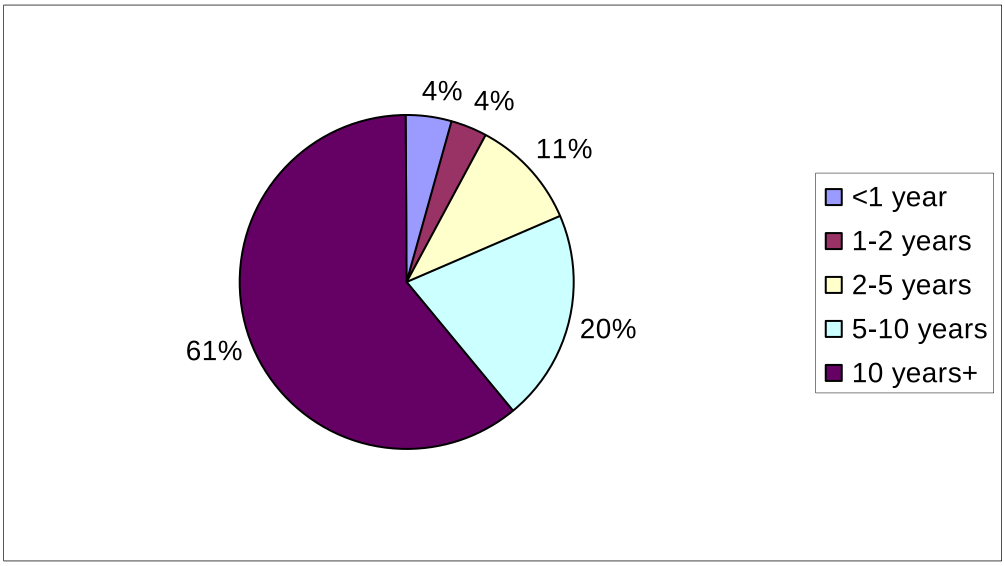

Property age was variable. About a third were older properties, with 17.9% (n=378) having been built before 1919, and 13.2% (n=278) between 1919 and 1944. The other two-thirds of homes had been built since 1945, with a quarter of the total dating from 1945-1964 (26.4%; n=557), and a third from 1965-1984 (33.5%; n=706). The final 8.9% (n=187) had been built since 1984.

The table below shows that a slightly bigger proportion of rural Gateshead's housing dated from before 1919, compared with housing in Gateshead as a whole. However, considerably fewer homes dated from between 1919 and 1944 in rural areas. Most significantly, a third of rural homes were built during the period 1965-1984, while only a fifth of housing across Gateshead was built during this time. Proportionately fewer properties were built since 1985 in rural areas compared with Gateshead as a whole.

| Property age | Rural Gateshead % | Gateshead % | North East % | England % |
|---|---|---|---|---|
| Pre 1919 | 17.9% | 16% | 15% | 19% |
| 1919-1944 | 13.2% | 21.5% | 19% | 19% |
| 1945-1964 | 26.4% | 28.3% | 25% | 22% |
| 1965-1984 | 33.5% | 21.7% | 25% | 26% |
| 1985 or later | 8.9% | 12.5% | 16% | 14% |

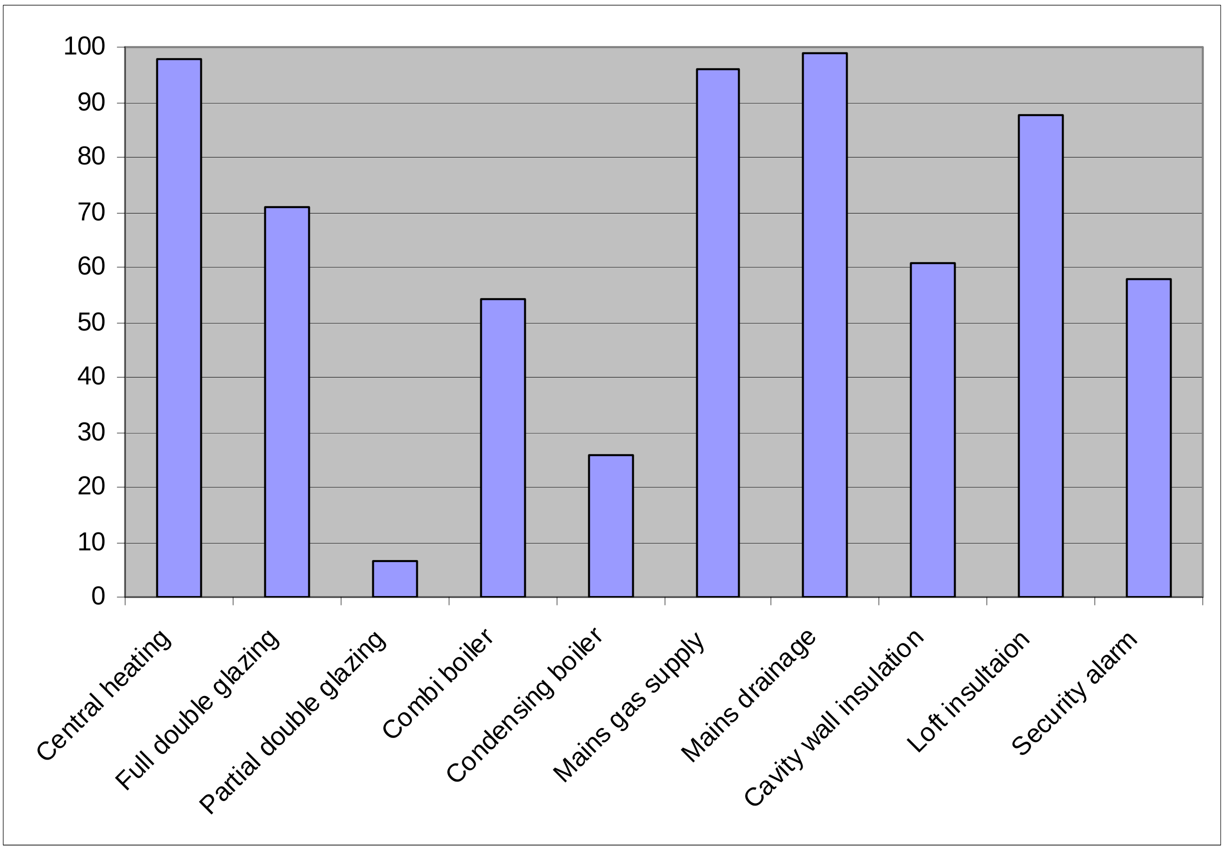
*(Source of NE and England data: NERIP based on DCLG data (2004))*

## Length of time people have lived in their property




Most respondents had lived at the same address for a long period of time. Six out of ten had lived in their home for ten years or more (61%; n=1413), while a further two in every ten had lived there for between five and ten years (20.3%; n=469). Of the remaining respondents, 10.6% (n=246) had lived at the same address for 2-5 years, 3.6% (n=84) for 1-2 years, and 4.5% (n=104) had moved there within the last year.

## Property features and condition



More than 90% of homes had central heating (97.8%; n=2276), mains gas supply (95.9%; n=2225) and mains drainage (99%; n=2297), and nearly as many (87.6%; n=2004) had loft insulation. 71% of homes (n=1644) were fully double glazed, and a further 6% (n=145) had partial double glazing. Six out of ten homes (60.8%; n=1372) had cavity wall insulation, and 228 respondents expressed a need for insulation. 273 expressed a need for a security alarm, which just under six out of ten households had (57.9%; n=1322). 54% (n=1234) of homes had a combi boiler, and 26% (n=344) had a condensing boiler.

83.1% of respondents (n=1893) reported that they were either satisfied or very satisfied with the state of repair of their home. This figure was higher than for Gateshead as a whole, where 70.6% of respondents were satisfied or very satisfied with the condition of their home. In rural Gateshead, 155 (6.8%) were dissatisfied and 34 (1.5%) very dissatisfied (N=2278), while across the whole of Gateshead, 14.8% expressed dissatisfaction. 1678 respondents in rural areas said their property had no repair problems. Problems that were reported are shown in the table below.

**Table 3: Repair problems reported by respondents**

| Problem with: | Reported by (no. of people) | Problem with: | Reported by (no. of people) |
|---|---|---|---|
| Windows | 315 | Cold/heating problems | 100 |
| Kitchen | 138 | Garden walls/fence | 88 |
| Doors | 115 | Roof | 58 |
| Bathroom/toilet | 110 | Dampness | 41 |
| Brick/stonework/structure | 102 | | |

The 2003 English House Condition Survey shows that around 263,000 North East dwellings (23.3% of the total) do not meet the Decent Homes Standard. This figure includes 189,000 private sector dwellings (23.2%) and 73,000 social sector dwellings (24%). By comparison, 31.3% of dwellings across England do not meet the DHS, including 30.3% of private sector housing and 35.4% of social sector housing. The same report shows that 142,000 (13%) of North East dwellings had liveability problems in 2003, compared to 15.7% of dwellings nationally.

## Affordability

54.9% of respondents (n=760) found it fairly or very easy to afford their rent or mortgage. 35.3% (n=488) thought it was neither difficult nor easy, and 9.6% (134 people) found it fairly or very difficult (N=1383). However, around 1,000 respondents did not give an answer to this question (possibly because they did not want to discuss their finances), and there may in fact be a larger proportion of households than indicated that are finding it difficult to afford their mortgage or rent.

# Households

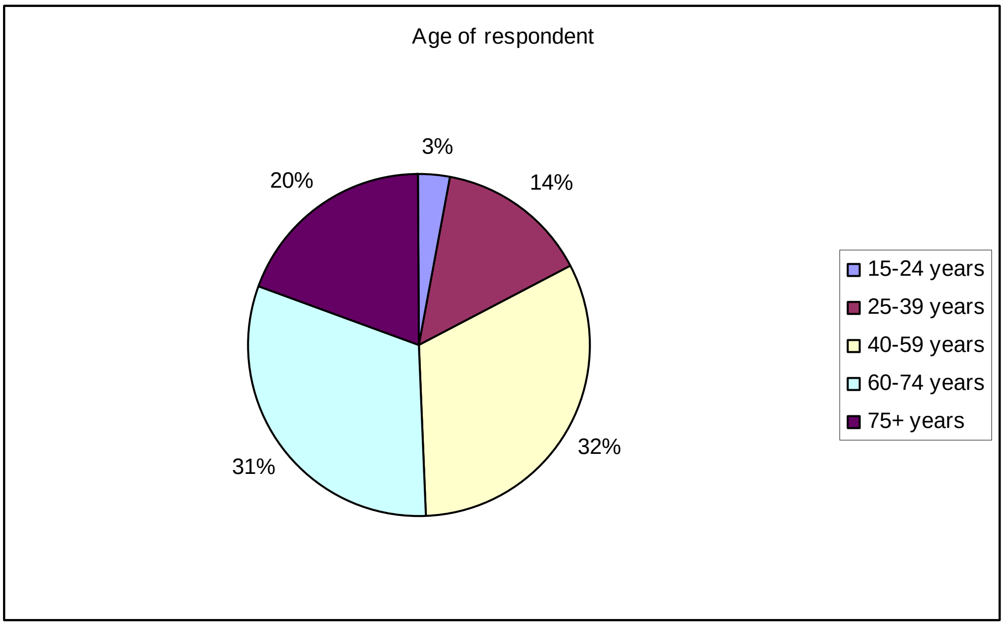
## People living in households

Just over a quarter of households (626; 27%) had only one occupant, while nearly half (1045; 45%) had two. 14.7% of households (n=341) had three occupants, while 10.2% (n=236) had four. The remaining 3% (69 households) had between five and nine occupants. This gives an average of approximately 2.19 persons per household. 2004 local authority data suggests that the average number of persons per household is 2.15 in Gateshead and 2.28 in the North East.

## Temporary accommodation

51 respondents (2.4%) said they had provided temporary accommodation for other people in the past year. In most cases (n=31) this was for one person only. In 11 cases it was for two people and in four cases for three or four people. No information was gathered about the length of time accommodation was provided for.

## Age and gender of respondents




Over half of respondents (51%; n=1160) were aged over 60 years. 70 (3%) were aged between 16 and 24 years; 328 (14%) were aged 25-39 years; 718 (32%) were aged 40-59 years; 716 (31%) were aged 60-74 years; and 444 (20%) were aged 75 years or more. No one under the age of 16 was asked to take part in the survey. The age profile of Gateshead is shown in the table below (source: 2001 Census). It can be seen that older people were overrepresented in the survey, while 16-39 year olds were underrepresented.

| Age group | 0-15 years | 16-39 years | 40-59 years | 60-74 years | 75+ years |
|---|---|---|---|---|---|
| Survey respondents | n/a | 17% | 32% | 31% | 20% |
| Gateshead population | 19.3% | 31.6% | 26.2% | 15.2% | 7.6% |

1471 respondents (63.1%) were female and 845 (36.9%) were male, meaning that women were overrepresented in the survey. Mid-2003 National Statistics data shows that in Gateshead, 51.47% of the population was female and 48.53% was male (in the North East, 51.42% of people were female and 48.58% male, and in England, 51.03% were female and 48.97% male).

# Support needs

## Disability and housing needs

There were 52 wheelchair users (22 of whom were only occasional users) and 13 motorized scooter users among the households targeted by the survey. 2001 Census data shows that 23.9% of Gateshead residents, 22.7% of North East residents, and 17.9% of England residents have a limiting long-term illness.

A low level of need was expressed for home adaptations for disabled people (see table below). The greatest need was for bathroom adaptations (expressed by 52 households), while 48 were in need of external handrails, 40 an external ramp, and 37 a downstairs toilet.  Asked if they thought they might need home adaptations in the next five years, at least forty respondents thought they might have need of each of the following: bathroom adaptations, internal handrails, kitchen adaptations, external handrails, and a stairlift.

**Table 4: Reported need for home adaptations for disabled people**

| Type of adaptation | Number of households (%) | | |
|---|---|---|---|
| | Already have | Need now | May need in the next 5 years |
| Kitchen adaptations | 50 (2.2%) | 30 (1.3%) | 51 (2.3%) |
| Bathroom adaptations | 259 (11.4%) | 52 (2.3%) | 54 (2.4%) |
| Internal handrails | 263 (11.2%) | 32 (1.4%) | 53 (2.4%) |
| Downstairs toilet | 317 (13.5%) | 37 (1.6%) | 26 (1.2%) |
| Stairlift | 57 (2.4%) | 21 (0.9%) | 46 (2%) |
| Vertical lift | 7 (0.3%) | 2 (0.1%) | 7 (0.3%) |
| Wide internal doors | 45 (2%) | 10 (0.4%) | 11 (0.5%) |
| Accessible plug sockets | 184 (8.2%) | 46 (2%) | 24 (1.1%) |
| External ramp | 84 (3.7%) | 40 (1.8%) | 39 (1.7%) |
| External handrails | 219 (9.7%) | 48 (2.1%) | 47 (2.1%) |

## Older people’s support needs

Older respondents were asked which housing options they would consider now or in the next five years, if needed. The responses given are shown in the table below (no percentages are given, as people only answered the question if they felt it was relevant to them).

**Table 5: Older people’s preferred housing options**

| | |
|---|---|
| Continue to live in current home with support when needed e.g. home visits and appropriate adaptations | 930 people |
| Buying a property more suitable for your household needs | 224 people |
| Renting property more suitable for your household needs | 149 people |
| Sheltered accommodation | 150 people |
| Residential care home/Extra Care scheme (e.g. 24 hour staff support) | 50 people |
| Buying a shared ownership property | 13 people |
| Renting a property in a retirement/care village | 41 people |
| Buying a property in a retirement/care village | 43 people |

## Other support needs

Respondents were also asked to indicate whether they had a range of other support needs. These are shown in the table below, arranged according to level of current expressed need.

While a fairly low proportion of respondents expressed a need for any kind of help or support, the most common needs were for help with gardening, general repairs, bigger home improvements, safety and security improvements, household tasks, and energy efficiency. At least one hundred respondents thought they needed help with each of these types of task. Less than fifty people expressed a need for help with any of the other types of task they were asked about. In particular, very few respondents said they had any need for help in tasks like taking care of a new baby, learning to cook, clean and look after oneself, or for emotional support. Looking at the next five years, at least one hundred respondents thought they may have need for help with each of the following: general repairs, carrying out household tasks, bigger home improvements, keeping the garden tidy, setting up a new home, and energy efficiency.

**Table 6: Other support needs**

| Support or advice with: | Number of households (%) | |
|---|---|---|
| | Need now | May need in the next 5 years |
| Keeping the garden tidy | 136 (6%) | 146 (6.4%) |
| General repairs | 121 (5.2%) | 217 (9.3%) |
| Bigger home improvements | 111 (4.7%) | 167 (7.1%) |
| Improving home safety and security | 111 (4.9%) | 93 (4.1%) |
| Carrying out household tasks | 107 (4.6%) | 188 (8%) |
| Energy efficiency | 100 (4.4%) | 104 (4.6%) |
| Setting up a new home | 49 (2.1%) | 119 (5.1%) |
| Tasks outside the home | 45 (2%) | 81 (3.6%) |
| Taking medication | 27 (1.2%) | 18 (0.8%) |
| Finding another home | 23 (1%) | 34 (1.5%) |
| Managing money or claiming benefits | 23 (1%) | 24 (1.1%) |
| Personal safety and security | 22 (1%) | 27 (1.2%) |
| Going to college, leisure centre or work to meet people and take part in activities | 21 (0.9%) | 25 (1.1%) |
| Emotional support | 18 (0.8%) | 25 (1.1%) |
| Learning to clean, cook and look after oneself | 9 (0.4%) | 13 (0.6%) |
| Learning to take care of a new baby | 6 (0.3%) | 6 (0.3%) |

# The local neighbourhood

## Appearance and reputation

77% of respondents (n=1812) were satisfied or very satisfied with the general appearance of their local area. 13.7% (n=317) expressed dissatisfaction (N=2324). 74.5% (n=1733) were satisfied or very satisfied with their area's general reputation, while 13.9% (n=324) were dissatisfied (N=2325). A 2002 Gateshead Residents Survey reported that 83% of Gateshead residents were satisfied or very satisfied with their neighbourhood as a place to live (MORI, 2002).

## Local housing

55.9% of respondents (n=1253) were satisfied or very satisfied with the choice of housing to buy in their neighbourhood, with only 7.6% (n=170) saying they were dissatisfied. 26.6% (n=597) did not know (N=2241).

39.3% of respondents (n=870) were satisfied or very satisfied with the choice of housing to rent in their neighbourhood. 11.1% (n=247) were dissatisfied; 39.3% (n=871) did not know (N=2214).

## Local amenities

60% of respondents (n=1362) were satisfied or very satisfied with the local schools and colleges. Only 64 people (2.8%) expressed any dissatisfaction (N=2272).

64.1% (1483 people) were satisfied or very satisfied with the local shops, while 18.1% (n=419) were dissatisfied and 5.4% (n=124) very dissatisfied (N=2312). 74.4% of respondents (n=1708) said they were within ten minutes walk of a pub, and 71% (n=1623) were within ten minutes walk of a place where they could buy bread or milk (92% or 2119 were within twenty minutes walk).

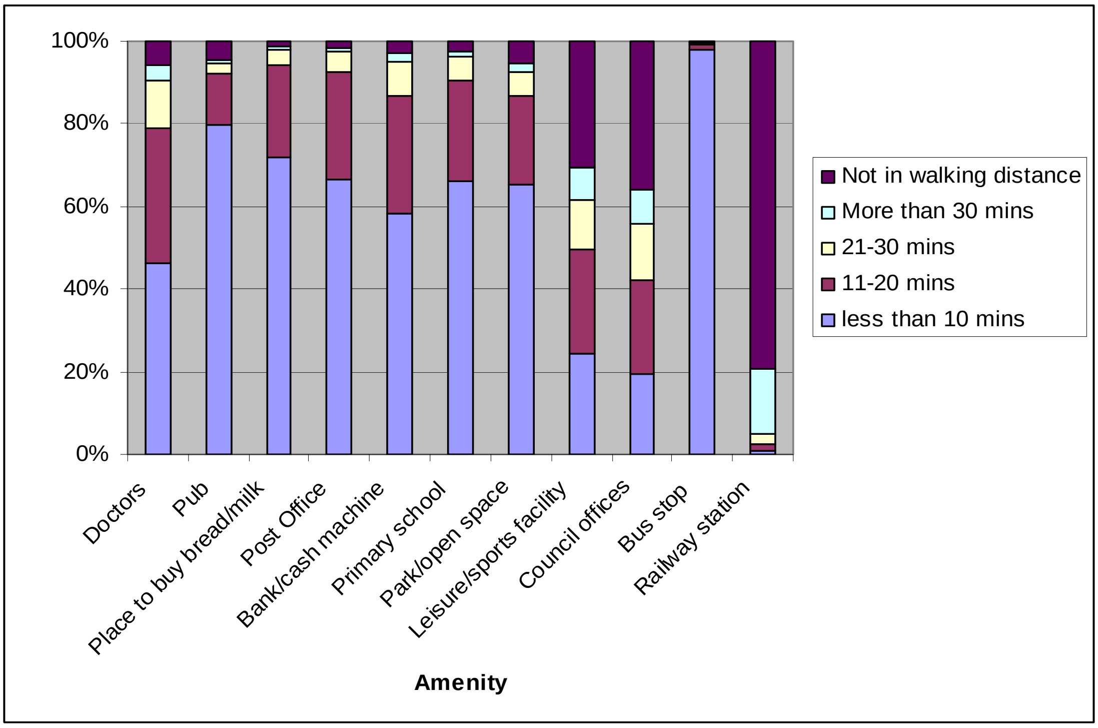
37% (n=849) were satisfied or very satisfied with local leisure facilities. 21.9% (n=502) were dissatisfied and 15.7% (n=361) very dissatisfied (N=2294). 26.6% of respondents (n=607) said they were not within walking distance of any local sports or leisure facilities.

84.5% (n=1961) were satisfied or very satisfied that they had good access to a doctor in the local area (N=2321). 44.6% of respondents (n=1027) were within a ten minute walk of their doctor's surgery, while 76% (n=1758) were within a 20 minute walk.

80.6% (n=1853) were satisfied or very satisfied with local access to a place of worship (N=2300).

The majority of respondents reported that they lived within reasonable walking distance of most basic amenities. For instance, 96% (n=2206) could walk to a bus stop in ten minutes or less. It was no more than a twenty minute walk for 91% of respondents (n=2089) to reach a Post Office, 85% (n=1942) to reach a bank or cash machine, 84% (n=1918) to reach their local primary school, and 83% (n=1895) a park or public space.

## Walking time to local amenities




## Neighbourhood problems

291 people (12.5% of respondents) thought vandalism and hooliganism was a serious problem in their neighbourhood; 626 (26.9%) thought it was a problem but not a serious one, and 1409 (60.6%) thought it was not a problem (N=2326).

159 people (6.9% of respondents) thought crime was a serious local problem; 549 (23.8%) thought it was a problem but not a serious one, and 1602 (69.4%) thought it was not a problem (N=2310). A 2002 Gateshead Residents Survey reported that 40% of Gateshead residents felt threatened by crime either *'a fair amount'* or *'a great deal'* in their neighbourhood (MORI, 2002). This suggests that either the fear of crime has reduced over this time period, or that it is less of a concern in rural areas than in Gateshead as a whole.

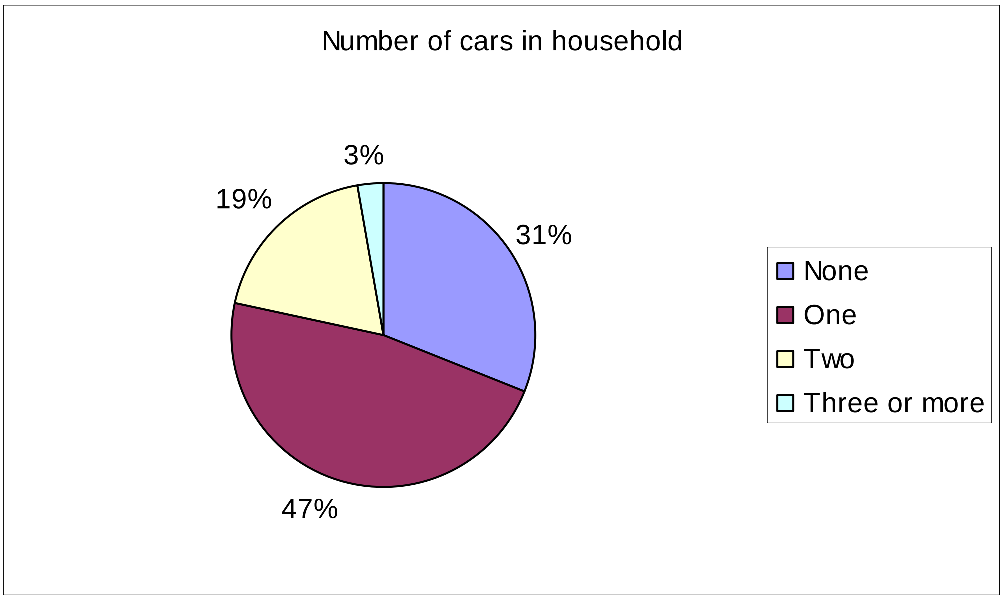
501 people (21.5%) considered dogs and dog mess to be a serious local problem; 641 (27.6%) thought it was a problem but not a serious one, and 1183 (50.9%) thought it was not a problem (N=2325). A 2002 Gateshead Residents Survey reported that 24% of Gateshead residents considered stray dogs or dog mess to be a problem in their neighbourhood (MORI, 2002).

321 respondents (13.8%) thought litter and rubbish in the streets was a serious local problem; 528 (22.8%) thought it was a problem but not a serious one, and 1469 (63.4%) thought it was not a problem (N=2318). A 2002 Gateshead Residents Survey reported that 20% of Gateshead residents considered litter to be a problem in their neighbourhood (MORI, 2002).

The majority of respondents - 2020 (87.8%) and 2183 (94.9%) respectively - did not consider either poorly maintained or empty properties to be a problem in their neighbourhood. More than 90% of respondents (i.e. at least 2158 people) reported no local problems with neighbours or harassment.

# Travel and transport

## Car ownership and parking in rural Gateshead




Nearly one-third of respondents lived in households where there was no access to a car (31.2%; n=724). Around half of households had the use of one car (47.1%; n=1093), while the remaining 21.8% (n=504) had two or more cars. 2001 Census data shows that the proportion of households with no access to a car or van was 43.2% in Gateshead, 35.9% in the North East, and 26.8% in England. 40.6% of Gateshead households, 43.1% of North East households, and 43.7% of England households had access to one car or van.

Around half of respondents (49.6%; n=1117) had no parking spaces on their property. One third (33.2%; n=749) had one space, and 17.2% (n=388) had two or more. Only 5.6% of households (n=129) had a space in a designated parking area, while 44.1% (n=995) had the use of one or more spaces on the street. 43.1% (n=941) had the use of a garage.

## Public transport

81% (n=1856) of people said they could walk to their nearest bus stop in five minutes or less, and 96% (n=2206) were within ten minutes walk of a bus stop. However, most people (88.5%; n=2022) said they did not live within a half hour walk of a railway station.

983 people (46.1%) said buses ran at least every 15 minutes from their local bus stop during the daytime, and 948 (44.4%) said there was a bus at least every half hour. 188 (8.8%) said there was one bus an hour, while 13 people (0.6%) said there was only one bus a day (N=2134). In the evenings, 508 people (25%) reported that there were buses every 15 minutes and 921 (45.2%) every half hour. 112 people (5%) said there was less than one bus per evening (N=2036).

Respondents were asked how long it took them to travel by bus to various different places (not including the time spent waiting at the bus stop). Responses are shown in table 7.

**Table 7: Travel times by bus**

| **Destination** | **Number of respondents (%)** | | | |
|---|---|---|---|---|
| | **Less than 20 minutes** | **More than 20 minutes** | **No convenient bus route** | **Don't need to go by bus** |
| Doctors | 1067 (47.3%) | 69 (3.1%) | 37 (1.6%) | 966 (42.9%) |
| Chemist | 1058 (46.9%) | 52 (2.3%) | 25 (1.1%) | 1015 (45.1%) |
| Post Office | 907 (40.3%) | 11 (5.2%) | 23 (1%) | 1211 (53.8%) |
| Bank/cash machine | 953 (42.4%) | 28 (1.3%) | 23 (1%) | 1142 (50.8%) |
| Grocery shop | 924 (41.1%) | 31 (1.4%) | 23 (1%) | 1175 (52.3%) |
| Large shopping centre | 668 (29.7%) | 1234 (54.8%) | 56 (2.5%) | 118 (5.2%) |
| General hospital | 275 (12.3%) | 1216 (54.1%) | 459 (20.4%) | 104 (4.6%) |

Nine out of ten people either did not need a bus, or could travel by bus in less than 20 minutes to their local doctor's surgery (n=2033; 90.2%), chemist (n=2073; 92%), Post Office (n=2118; 94.1%), bank/cash machine (n=2095; 93.2%), and shop selling groceries (n=2099; 93.4%). It is harder to get to the nearest general hospital by bus, with one in five people saying there was no convenient bus route, and over half reporting that the bus journey took more than 20 minutes. The nearest large shopping centre was also more than 20 minutes by bus for more than half of respondents, and two out of ten people said there was no convenient bus route.

59.8% of respondents (n=1380) were satisfied or very satisfied with local public transport. 12.4% (n=287) were dissatisfied and 9.1% (n=209) very dissatisfied (N=2309).

## Traffic issues

19.4% of respondents (n=450) thought heavy traffic was a serious problem in their neighbourhood; 22.1% (n=513) thought it was a problem but not a serious one, and 58.4% (n=1354) thought it was not a problem (N=2318).

10% of respondents (n=233) thought traffic noise was a serious local problem; 13.8% (n=320) thought it was a problem but not a serious one, and 76.1% (n=1768) thought it was not a problem (N=2322).

44.6% of respondents (n=1023) were satisfied or very satisfied with traffic management in their area, while 28.4% (n=652) were dissatisfied, and 13.9% (n=319) were very dissatisfied (N=2295). 38% (n=880) were satisfied or very satisfied with local parking facilities. 30.1% (n=697) were dissatisfied and 18.9% (n=437) very dissatisfied (N=2315).

# Housing history

368 respondents (15.8%) had moved house within the last five years. Of these, 48 (13%) had previously lived in a detached house, 107 (29.1%) in a semi-detached house, 131 (35.6%) in a terrace, 26 (7.1%) in a bungalow, and 52 (14.2%) in a flat. One respondent had lived in a caravan or mobile home.

189 respondents (51.7%) had owned their previous home (48 outright, and 141 with a mortgage). 77 (21%) had rented from Gateshead Housing Company, 46 (12.6%) rented privately, 17 (4.6%) rented from a Housing Association, and two rented from Gateshead Private Landlords Association. Seven respondents (1.9%) had lived in housing provided with their employment, and 23 (6.3%) had lived with friends or family. 41.4% of respondents' previous homes (n=151) had had three bedrooms, 40.5% (n=148) had two, 7.4% (n=27) had one, and the remaining 10.1% (n=37) had four or more.

Respondents were asked about their reasons for moving to their current home, and were also asked which of the reasons they cited was the most important. Reasons cited are arranged in table 8 in order of the most commonly cited.

**Table 8: Reasons for moving to current home**

| Reason for moving | Number of respondents (%) | This was the most important reason for: |
|---|---|---|
| Needed larger property | 96 (26%) | 81 (22%) |
| To move to a better area | 53 (14.4%) | 25 (6.8%) |
| Needed home suitable for older/disabled person | 50 (13.6%) | 42 (11.4%) |
| Wanted a different type of property | 44 (12%) | 17 (4.6%) |
| Needed smaller property | 40 (10.9%) | 26 (7%) |
| To live independently | 37 (10%) | 29 (7.9%) |
| Divorce/separation/family stress | 32 (8.7%) | 30 (8.2%) |
| Closer to family or friends for social reasons | 26 (7%) | 12 (3.3%) |
| Harassment or threat of harassment | 23 (6.3%) | - |
| To be closer to family or friends so as to give/receive support. | 19 (5.2%) | 18 (4.9%) |
| Wanted to buy | 19 (5.2%) | 12 (3.3%) |
| Wanted a larger garden | 17 (4.6%) | 2 (0.5%) |
| Forced to move (e.g. eviction, repossession, end of tenancy) | 15 (4%) | 12 (3.3%) |
| Wanted garage/off-road parking space | 10 (2.7%) | 4 (1.1%) |

The most common reason was the need for more space; this was mentioned by a quarter of movers, and was the most important reason for 22% (n=81). Other reasons cited by at least one out of ten movers were moving to a better area (53 people), needing a home suitable for an older or disabled person (50), wanting a different type of property (40) and wanting a smaller home (40). The need for a home suitable for an older or disabled person was the most important reason for 42 movers. Only reasons that were cited by at least 10 people have been included in table 9. Less than 10 people cited each of the following: living in temporary accommodation; could not afford rent or mortgage; to be closer to local facilities, work, school catchment area, or university/college; wanted a smaller garden; to move to a rural area; to move to Gateshead; or to release equity. The table below shows which factors were most and least important to movers when choosing their current home (those factors considered important by at least half of respondents are highlighted).

**Table 9: Relative importance of reasons for choosing current home**

| Factor | Number of people (%) | |
|---|---|---|
| | This was important or very important for: | This was not important for: |
| Property size | 268 (80.2%) | 24 (7.2%) |
| Property condition | 252 (77.7%) | 34 (10.5%) |
| Affordability of rent or mortgage | 238 (73.9%) | 22 (6.8%) |
| Affordability of repairs/maintenance | 125 (39.5%) | 60 (18.9%) |
| Access to support, e.g. warden | 38 (11.8%) | 96 (30.2%) |
| Garden size | 133 (41.1%) | 87 (26.9%) |
| Car parking space | 130 (40.5%) | 82 (25.5%) |
| Proximity to good schools | 92 (28.4%) | 113 (34.9%) |
| Proximity to leisure/community facilities | 40 (12.4%) | 159 (49.1%) |
| Proximity to shops/Post Office | 123 (38.2%) | 94 (29.2%) |
| Proximity to family and friends | 167 (51.4%) | 85 (26.2%) |
| Access to open space and parkland | 143 (43.8%) | 83 (25.5%) |
| Access to countryside | 163 (50.3%) | 72 (22.2%) |
| Quietness | 202 (61.9%) | 42 (12.9%) |
| Lack of traffic congestion | 135 (42.4%) | 75 (23.6%) |
| Feeling safe | 224 (69.8%) | 35 (10.9%) |
| General environment | 200 (62.5%) | 50 (15.6%) |
| Reputation of area | 211 (64.5%) | 54 (16.5%) |
| Availability of public transport | 158 (48.9%) | 84 (26%) |
| Proximity to workplace | 81 (25.2%) | 115 (35.7%) |
| Access to good road links | 136 (42.2%) | 75 (23.3%) |
| Living in a rural area | 190 (58.3%) | 61 (18.7%) |

Movers were also asked whether they had left anyone else living in their previous home. 55 respondents (15% of movers) had done so. This gives an indication of how many new households have been formed over the last five years. In addition, 15 respondents (4%) said that they had moved into a home that was already occupied in the last five years (i.e. they had moved in with somebody else).

## Future housing plans and aspirations

120 people (5.2%) said they were planning to move to a new home in the next year, and another 176 (7.7%) thought they would move in the next five years. In addition, 81 respondents said that a member of their household wished to move into separate accommodation in the next year. Of these, 57 people said one member of the household wanted to move out, 17 said there were two people wanting to move, and the remaining five said three or four people in their household wanted to move. 56 people were on a Gateshead Housing Company waiting list.

Of those not planning to move, 96% (n=1958) said they did not want to move. 60 (2.9%) said that they wanted to move but were unable to. Reasons given for being unable to move were as follows: cannot afford to move (n=30); no housing available in preferred area (n=13); no housing available of the type wanted (n=10); no housing available with adaptations needed (n=9); and it would disrupt children's education (n=3). 11 respondents cited other reasons, which were not specified.

People who were planning to move were asked to give their reasons for this. A variety of different reasons were given. The following reasons were the most popular, with each being mentioned by at least 10 people:

- Want a smaller property (n=66, rated the most important reason by 40 people)
- Want a larger property (n=63, rated the most important reason by 51 people)
- Want a different type of property (n=59, rated the most important reason by 29 people)
- To move to a better area (n=36, rated the most important reason by 16 people)
- Need housing suitable for an older or disabled person (n=34, rated the most important reason by 24 people)
- Want a larger garden (n=16)
- To be closer to family and friends to give/receive support (n=13)
- To be closer to local amenities (n=11)
- To be closer to workplace or for a new job (n=11)
- Want to leave Gateshead (n=11)
- To be closer to family and friends for social reasons (n=10)
- Want to buy a property (n=10)

Asked what sort of property they would consider moving to, people who were planning to move gave the responses shown in the table below. The most common preferences were for detached or semi-detached bungalows or houses with two or three bedrooms.

**Table 10: Prospective movers' property preferences**

| House | Flat | Bungalow |
|---|---|---|
| Detached (n=108)<br>Semi-detached (n=94)<br>Small terraced (n=50)<br>Large terraced (n=56) | Upper Tyneside flat (n=16)<br>Lower Tyneside flat (n=8)<br>Low rise flat (n=7)<br>Multi-storey flat (n=2)<br>Executive apartment (n=8)<br>Maisonette (n=3)<br>Flat in sheltered unit (n=5) | Detached (n=123)<br>Semi-detached (n=89)<br>Terraced bungalow (n=58) |
| Two bedrooms (n=49)<br>Three bedrooms (n=75)<br>Four bedrooms (n=36)<br>Five+ bedrooms (n=4) | One bedroom (n=5)<br>Two bedrooms (n=13)<br>Three bedrooms (n=8) | One bedroom (n=8)<br>Two bedrooms (n=78)<br>Three bedrooms (n=32)<br>Four+ bedrooms (n=8) |

In addition to the above, four respondents said they would consider living in a park home or caravan.

Asked what sort of tenure arrangements they would consider for their new property, respondents wishing to move home gave the following answers:

- Own (with mortgage) (n=127)
- Own (no mortgage) (n=111)
- Rent unfurnished from Gateshead Housing Company (n=80)
- Rent furnished from Gateshead Housing Company (n=49)
- Rent from Housing Association (n=24)
- Rent privately – unfurnished (n=16)
- Rent privately - furnished (n=11)
- Rent from Gateshead Private Landlords Association (n=10)
- Shared ownership (n=6)
- Tied accommodation (n=4)
- Equity share (n=4)
- Discounted home ownership (n=2)
- Mortgages which reflect specific religious or cultural beliefs (n=1).

People wishing to buy a new home were asked how much they could afford to spend in total. 113 people answered this question. The answers they gave are shown in the table below.

**Table 11: Amount of resources respondents have available to buy a property**

| Amount | Under £50K | £50-100K | £100-150K | £150-200K | £200-250K | Over £250K |
|---|---|---|---|---|---|---|
| **Number of people (%)** | 15 (13%) | 16 (14%) | 25 (23%) | 19 (17%) | 16 (14%) | 22 (19%) |

Respondents wishing to move home were asked which areas they would consider moving to. They were asked to indicate up to five choices of area. The number of times each area was chosen is shown in the table below (areas not chosen by anybody are not shown). Most respondents who expressed preferences said they would prefer to move to a new home in or near the area that they already lived in.

**Table 12: Location preferences of respondents wishing to move in the next 5 years**

| **Rural locations within Gateshead** | | | | | | | |
|---|---|---|---|---|---|---|---|
| Clara Vale | 8 | Stella | 3 | Chopwell | 14 | Street Gate | 1 |
| Crawcrook | 39 | Coalburns | 2 | High Spen | 5 | Marley Hill | 1 |
| Bar Moor | 5 | Whickham South | 15 | Hooker Gate | 1 | Blackhall Mill | 7 |
| Ryton | 73 | Fellside Park | 8 | Highfield | 4 | Byermoor | 2 |
| Crookhill | 3 | Dyke Heads | 2 | Rowlands Gill | 20 | Kibblesworth | 4 |
| Hedgefield | 3 | The Folly | 2 | Winlaton Mill | 2 | Birtley | 49 |
| Sunniside | 17 | Greenside | 24 | Watergate Est. | 1 | Lamesley | 6 |

| **Other locations within Gateshead** | | | | | |
|---|---|---|---|---|---|
| Winlaton & High Spen | 5 | Dunston & Teams | 2 | Pelaw & Heworth | 1 |
| Whickham North | 8 | Blaydon | 8 | Wardley & Leam Lane | 1 |
| Dunston Hill & Whickham East | 10 | Low Fell | 15 | Felling | 1 |
| **Locations outside Gateshead** | | | | | |
| Newcastle | 11 | Chester-le-Street | 10 | Tynedale, Prudhoe or Hexham | 13 |
| Sunderland/Washington | 3 | Derwentside | 3 | Elsewhere in Northumberland | 10 |
| North Tyneside | 1 | Durham City | 2 | Tees Valley | 1 |
| South Tyneside | 2 | Elsewhere in Co. Durham | 5 | Elsewhere in UK | 20 |

# 5. WEST RURAL GATESHEAD PROFILE

## SUMMARY

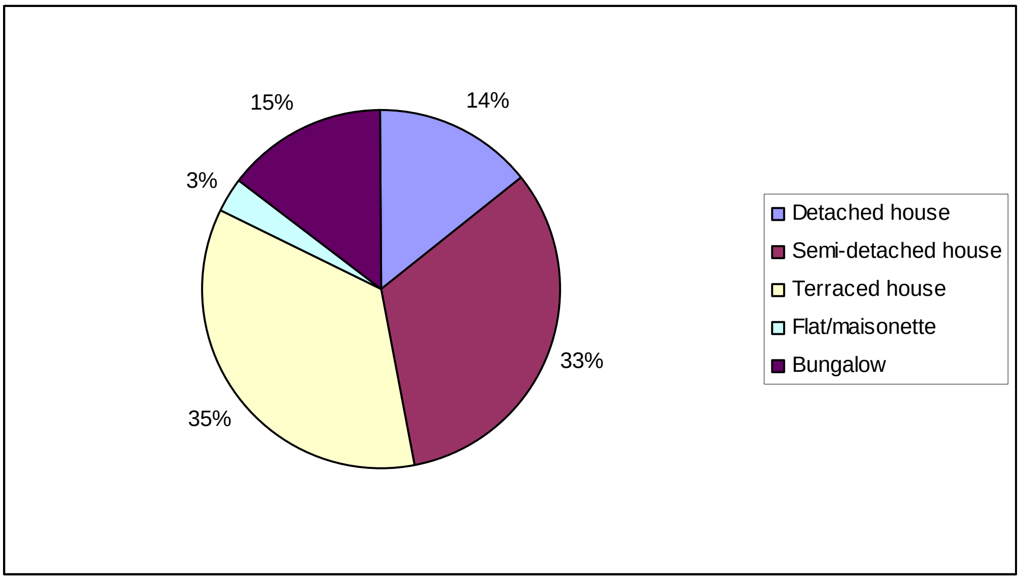
- More than seven out of ten people owned their own home, and two in ten were Gateshead Housing Company tenants. 4% rented privately and 4% rented from a Housing Association.
- There was a greater proportion of older properties (38% built before 1944, compared to 31% in rural Gateshead as a whole) and fewer new ones (36% built after 1965, compared to 43% for rural Gateshead) in the West.
- Six out of ten people had lived in their home for over 10 years, and two out of ten had lived there for 5-10 years.
- Satisfaction levels with the state of repair of people's homes were higher than for rural Gateshead or Gateshead as a whole (85.1% were satisfied or very satisfied, compared to 83.1% in rural Gateshead and 70.6% in Gateshead).
- Nearly half of homes had two occupants, and three in ten had just one.
- Over half of respondents were aged over 60 years, and two thirds were female.
- Around thirty people expressed a need for bathroom adaptations in their home to make it more suitable for disabled people, while around twenty needed external handrails, kitchen adaptations, external ramps or a downstairs toilet.
- The most common general support needs were for help with improving home safety and security, gardening, general repairs, and carrying out household tasks (each expressed by at least 60 people).
- Satisfaction levels with the appearance and reputation of the area were slightly higher than for rural Gateshead as a whole.
- Satisfaction levels with the choice of housing to buy or rent locally, and local amenities such as schools, shops, leisure facilities and doctors, were lower than for rural Gateshead as a whole.
- Respondents thought the most important things needed to improve their area were traffic management and traffic calming, more parking facilities, more facilities and activities for young people, and an improved public transport service.
- Nearly a third of respondents lived in households where there was no access to a car, while almost half of households had the use of one car. Access to parking spaces and garages was lower than in rural Gateshead as a whole.
- Dissatisfaction levels with public transport were greater than for rural Gateshead as a whole, and proportionately fewer people said there was a bus from their local stop every fifteen minutes.
- Fewer people considered heavy traffic or traffic noise to be a serious problem than in rural Gateshead as a whole.

- 186 people had moved house in the last five years. The most popular reason for moving was the need for a larger property, followed by the wish to move to a better area, and the need for property suitable for an older or disabled person.
- 174 people thought they would be likely to move home in the next five years, and 34 said a member of their household wanted to move to separate accommodation. The most common reasons for wanting to move were the need for a smaller or larger property, or a different type of property.
- The most sought-after property types for people wanting to move home were detached or semi-detached two bedroom bungalows or three bedroom houses. The most common tenure preferences were for buying their new property outright or with a mortgage.
- The most popular locations for prospective movers were Ryton, Crawcrook and Greenside.
- Regarding what measures should be taken to improve local housing, the most common responses were to improve and modernise current social housing stock, provide more social housing, and make more affordable housing available for first time buyers.

*About the data: The survey data is based on 1,171 responses, including: 229 from Ryton; eight from Bar Moor; 18 from Ryton Village; five from Ryton Woodside; 12 from Stargate; 38 from Crookhill; 18 from Stella; 224 from Crawcrook; 15 from Clara Vale; 117 from Greenside; one from Low Greenside; four from Coalburns; 15 from Folly; one from Dyke Heads; 141 from Chopwell; one from West Chopwell; 24 from Blackhall Mill; 63 from Highfield; two from Hooker Gate; and 237 from Rowlands Gill.*

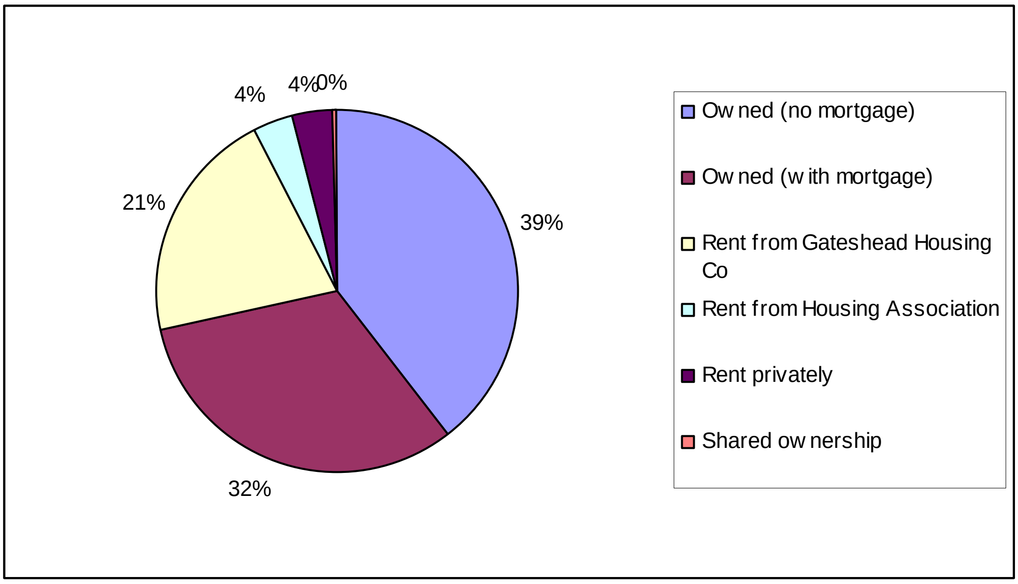
# Property details

## Property type



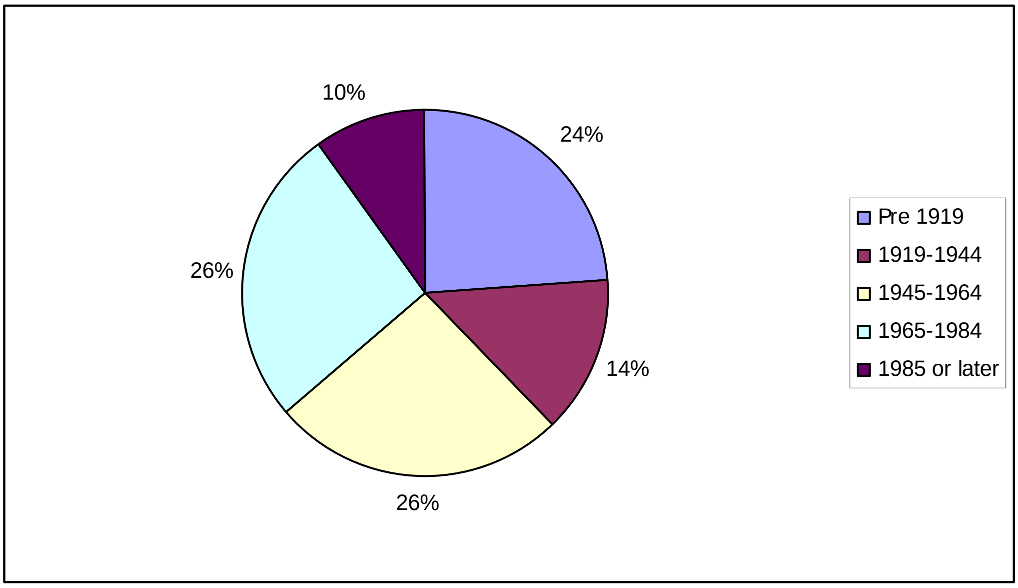

407 respondents (35%) lived in a terraced house, 380 (33%) lived in a semi-detached house, 170 (15%) in a bungalow and 167 (14%) in a detached house. 38 respondents (3%) lived in a flat or maisonette. Nearly half of homes had three bedrooms (n=520; 44.4 %) and four in ten had two (n=462; 39.5%). 93 (7.9%) had four or more bedrooms, 73 (6.2%) had one and the remaining 10 (0.8%) had five or more.

## Tenure



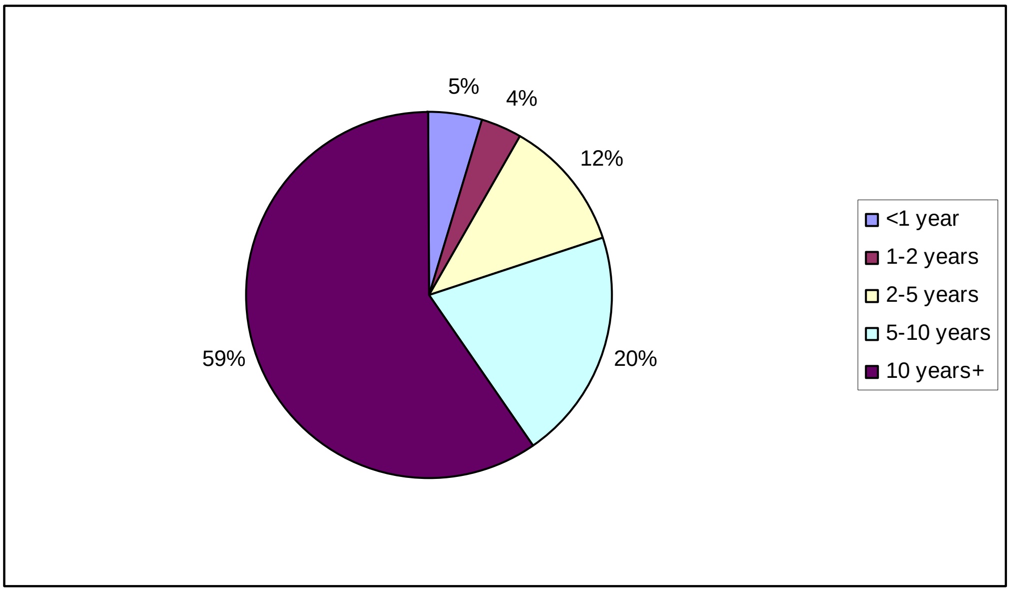

Seven out of ten people owned their own home, whether outright (39%; n=453) or with a mortgage (32%; n=366). 21% (n=243) rented from Gateshead Housing Company, 41 (4%) rented from a Housing Association, and 43 (4%) rented privately. Three had shared ownership.

## Property age



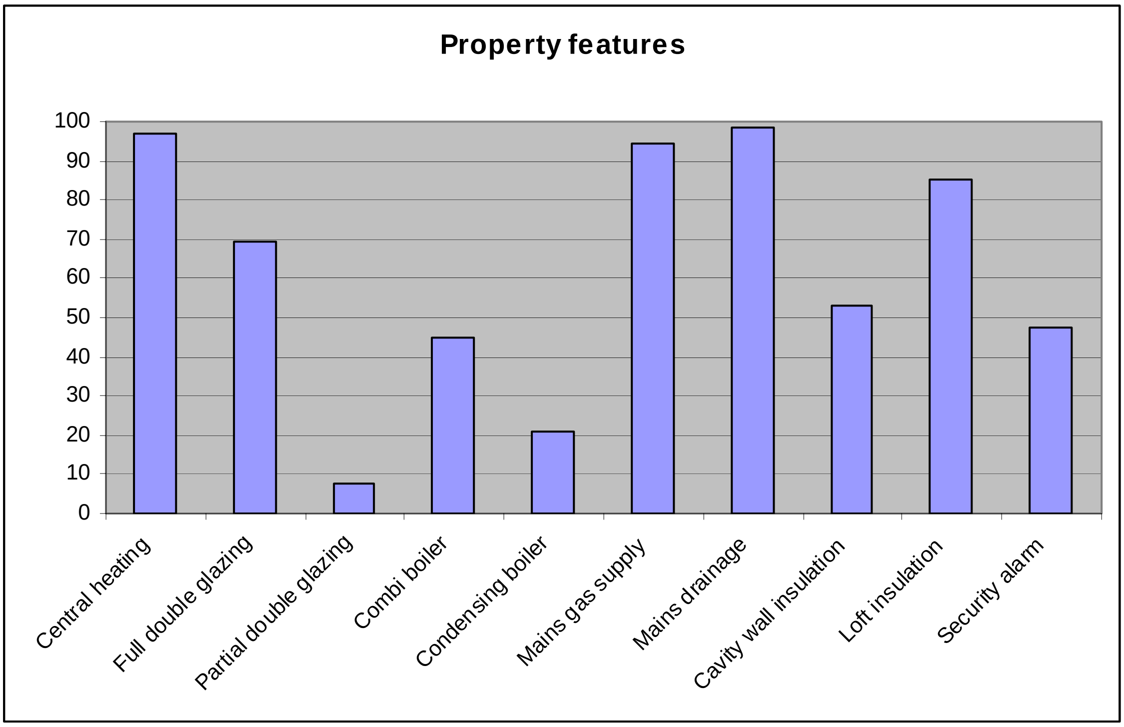

275 people (26%) lived in properties built between 1965 and 1984, and 269 (26%) built from 1945-1964. 24% of properties (n=249) dated from before 1919, and 146 (14%) from between 1919 and 1944. 105 (10%) had been built since 1985.

## Length of time people have lived in their property




Most respondents had lived at the same address for a long time. Nearly six out of ten (59%; n=687) had lived in their home for ten years or more, and two in ten (20%; n=235) for between five and ten years. 12% (n=135) had lived at the same address for 2-5 years, 41 (4%) for 1-2 years and 54 (5%) for less than one year.

## Property features and condition




Most homes had central heating (97%; n=1136), mains gas supply (94.6%; n=1108), mains drainage (98.5%; n=1154) and loft insulation (85.1%; n=997). 69.4% of homes (n=813) had full double glazing and 7.7% (n=90) were partially double glazed. Half of homes (52.9%; n=620) had cavity wall insulation, and 555 homes (47.4%) had a security alarm. 45% of properties (n=527) had a combi boiler and 21% (n=247) had a condensing boiler.

85.1% of respondents (n=997) said that they were either satisfied or very satisfied with the state of repair of their home. 78 (6.6%) said they were dissatisfied and 17 (1.4%) were very dissatisfied.

## Affordability

35.7% (418) of respondents said that their rent or mortgage was fairly or very easy to afford, 20.7% (n=243) said it was neither difficult or easy to afford, 4.3% (n=51) said it was difficult, and 1.4% (n=17) said it was very difficult. Only 695 respondents (59.3%) gave an answer to this question.

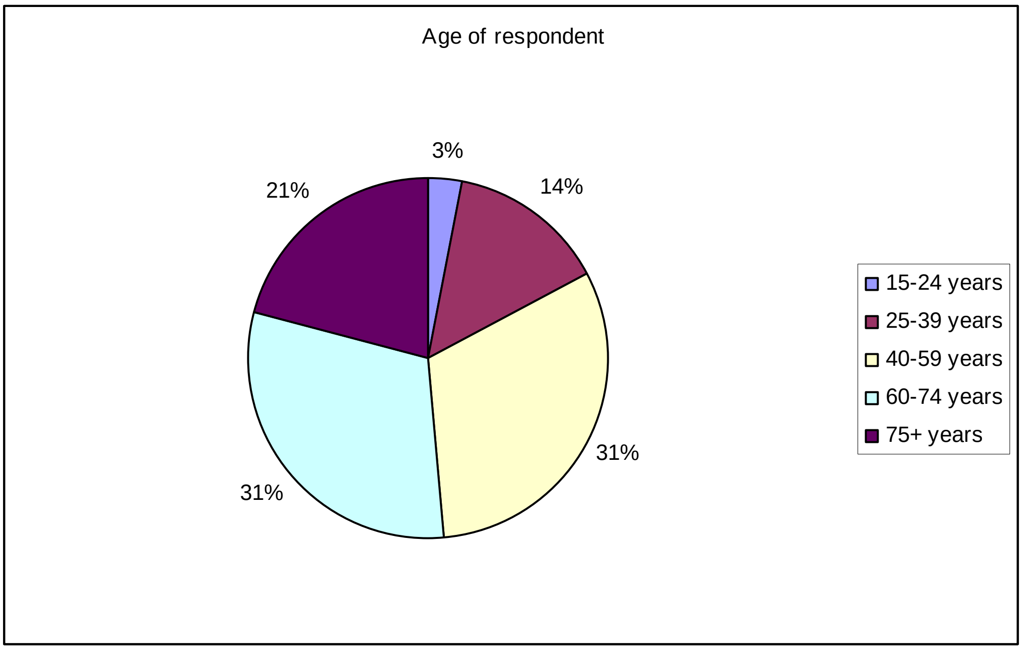
# Households

## People living in households

329 households (28%) had only one occupant, while nearly half (n=524; 44.7%) had two. 12.9% of households (n=152) had three occupants, and 119 (10.1%) had four. The remaining 39 households (3.3%) had five or more occupants.

26 respondents said they had provided temporary accommodation for other people in the past year.

## Age and gender of respondents




34 respondents (3%) were aged between 15 and 24 years; 161 (14%) were aged 25-39 years; 357 (31%) were aged 40-59 years; 349 (31%) were aged 60-74 years; and 236 (21%) were aged 75 years or more. 757 respondents (65.1%) were female and 409 (34.9%) were male.

# Support needs

## Disability and housing needs

There were 34 wheelchair users (19 of whom were only occasional users) and eight motorized scooter users in the West area. A low level of need was expressed for home adaptations for disabled people. The greatest need was for bathroom adaptations (expressed by 29 households), while 21 needed external handrails, 21 needed kitchen adaptations, 20 needed an external ramp, 17 needed a downstairs toilet, 15 needed more accessible plug sockets, and 14 needed a stairlift.

### Older people's support needs

Older respondents were asked which housing options they would consider now or in the next five years, if needed. The most popular option (n=434) was to continue to live in their current home with support as needed. 126 people said they would consider buying a more suitable property, and 79 would consider renting a more suitable property. 96 would consider sheltered accommodation. 23 would consider buying, and 25 renting a property in a retirement or care village. 27 would consider a residential care home or extra care scheme. Seven people said they would consider buying a shared ownership property. No percentages are given, as respondents were only asked to give an answer if they felt that the question was relevant to them.

### Other support needs

Respondents were also asked to indicate whether they had a range of other support needs. While a low proportion of respondents expressed a need for any kind of help or support, the most common needs were for help with improving home safety and security (72 people), gardening (67 people), general repairs (67 people), carrying out household tasks (60 people), bigger home improvements (59 people), and energy efficiency (58 people).

## The local neighbourhood

### Appearance and reputation

80.4% of respondents (n=942) were satisfied or very satisfied with the general appearance of their local area. 10.6% (n=124) were either dissatisfied or very dissatisfied.

76.5% (n=896) were satisfied or very satisfied with the reputation of their local area, while 12.5% (n=147) were either dissatisfied or very dissatisfied.

### Local housing

46.9% of respondents (n=550) were satisfied with the choice of housing to buy in their neighbourhood, while 7% (n=83) were dissatisfied. 28.8% (n=338) did not know.

28.8% (n=338) were satisfied with the choice of housing to rent in their neighbourhood. 10.2% (n=120) were dissatisfied. 43.4% (n=508) said they did not know.

### Local amenities

56.2% of respondents (n=659) were satisfied or very satisfied with local schools and colleges. Only 36 people (3%) expressed any dissatisfaction.

56.7% (n=664) were satisfied or very satisfied with the local shops, while 21.7% (n=254) were dissatisfied and 6.3% (n=74) very dissatisfied. 71.5% (n=837) were within ten minutes walk of a place where they could buy bread or milk (90.6% or 1061 were within twenty minutes walk).

24% (n=281) were satisfied or very satisfied with local leisure facilities. 26.9% (n=316) were dissatisfied and 20.1% (n=236) very dissatisfied. 36.3% of respondents (n=426) said they were within 20 minutes walking distance of a local sports or leisure facility.

79.5% (n=931) were satisfied or very satisfied with their access to a doctor in the local area. 9.3% (n=109) were dissatisfied and 3.5% (n=41) very dissatisfied. 50.8% of respondents (n=596) were within a ten minute walk of their doctor's surgery, while 79.2% (n=928) were within a 20 minute walk.

77.2% of people (n=905) were satisfied or very satisfied with local access to a place of worship.

The majority of respondents reported that they lived within reasonable walking distance of most basic amenities. For instance, 94% (n=1101) could walk to a bus stop in ten minutes or less and 63.5% of respondents (n=743) said they were within ten minutes walk of a pub. It was no more than a twenty minute walk for 90.4% of respondents (n=1059) to reach a Post Office, 84.5% (n=990) to reach a bank or cash machine, 81.3% (n=952) to reach their local primary school, and 87.2% (n=1021) a park or public space.

## Neighbourhood problems

118 people (10% of respondents) thought vandalism and hooliganism was a serious problem in their neighbourhood; 315 (26.9%) thought it was a problem but not a serious one, and 730 (62.3%) thought it was not a problem.

75 people (6.4% of respondents) thought crime was a serious local problem; 310 (26.4%) thought it was a problem but not a serious one, and 773 (66%) thought it was not a problem.

268 people (22.9%) considered dogs and dog mess to be a serious local problem; 350 (29.9%) thought it was a problem but not a serious one, and 545 (46.5%) thought it was not a problem.

151 respondents (12.8%) thought litter and rubbish in the streets was a serious local problem; 292 (24.9%) thought it was a problem but not a serious one, and 719 (61.4%) thought it was not a problem.

Most respondents - 999 (85.3%) and 1079 (92.1%) respectively - did not consider poorly maintained or empty properties to be a problem in their neighbourhood. 110 people (9.4%) reported problems with neighbours. Over 95% of respondents thought there were no local problems with harassment.

## Improving the neighbourhood

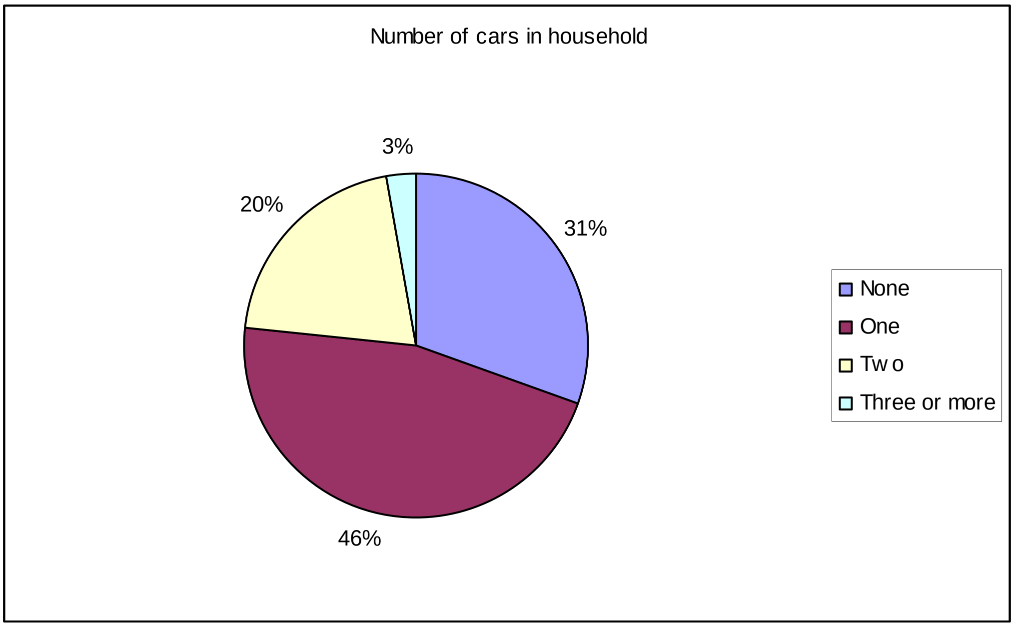
Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to make the area a better place to live. The most common responses are shown below in order of the number of people mentioning them:

- Better traffic management and traffic calming (136 people)
- More parking facilities (130 people)

- More facilities and activities for young people (127 people)
- Improve public transport service (106 people)
- Tackle dog fouling problem (85 people)
- More frequent and thorough street cleaning (78 people)
- Better maintenance of green areas by Gateshead Council (70 people)
- Stronger police presence (64 people)
- More leisure facilities and activities generally (57 people)
- Enforce parking restrictions (36 people)
- More and better local shops (35 people)
- More litter bins (18 people)
- Make private landlords more accountable for their tenants (16 people)
- Control young people's crime, vandalism, anti-social behaviour, and public drinking/drug use (14 people)
- Reduce council tax (12 people)
- The Council should take action against problem residents (10 people)

# Travel and transport

## Car ownership and parking




Nearly a third of respondents lived in households where there was no access to a car (31%; n=357). Almost half of households had the use of one car (46%; n=536), while the remaining 23% (n=271) had two or more cars.

Over half of respondents (54.3%; n=636) had no parking spaces on their property. 335 properties (28.6%) had one space, and 183 (15.6%) had two or more. 5.4% of households (n=64) had a space in a designated parking area, while four in ten (42.1%; n=493) had the use of one or more spaces on the street. 35.8% (n=419) had the use of a garage.

## Public transport

75.9% of people (n=889) said they could walk to their nearest bus stop in five minutes or less, and 94% (n=1101) were within ten minutes walk of a bus stop.

410 people (35%) said buses ran at least every 15 minutes from their local bus stop during the daytime, 523 (44.6%) said there was a bus at least every half hour, and the remaining 114 (9.7%) said there was one bus an hour. In the evenings, 176 people (15%) reported that there were buses every 15 minutes, 541 (46.2%) every half hour, and 218 (18.6%) every hour.

Respondents were asked how long it took them to travel by bus to various different places (not including the time spent waiting at the bus stop). Eight out of ten people either did not need a bus, or could travel by bus in less than 10 minutes to their local doctor’s surgery (n=956; 81.6%), chemist (n=981; 83.7%), Post Office (n=998; 85.2%), bank/cash machine (n=989; 84.5%), and shop selling groceries (n=997; 85.1%). It is harder to get to the nearest general hospital by bus, with nearly a third of people (28.7%; n=336) saying there was no convenient bus route. The nearest large shopping centre was more than 20 minutes away by bus for two thirds of people (58.8%; n=689).

54.4% of people (n=637) were satisfied or very satisfied with local public transport. 15.5% (n=182) were dissatisfied and 12.8% (n=151) were very dissatisfied.

## Traffic issues

15.2% of respondents (n=178) thought heavy traffic was a serious problem in their neighbourhood; 25% (n=293) thought it was a problem but not a serious one, and 58.7% (n=688) thought it was not a problem.

7.5% of respondents (n=88) thought traffic noise was a serious local problem; 13.8% (n=162) thought it was a problem but not a serious one, and 77.6% (n=909) thought it was not a problem.

41.9% of people (n=491) were satisfied with traffic management in their area, while 26.2% (n=307) were dissatisfied and 13.7% (n=161) very dissatisfied. 30.5% (n=358) were satisfied with local parking facilities, 31.4% (n=368) were dissatisfied and 22.5% (n=264) very dissatisfied.

# Housing history

186 respondents (15.8%) had moved house within the last five years. Of these, 69 had previously lived in a terraced house, 48 in a semi-detached house, 28 in a detached house, 24 in a flat, and 17 in a bungalow.

97 had owned their previous home (21 outright and 76 with a mortgage), 34 people had rented from Gateshead Housing Company, 28 had rented privately and nine from a Housing Association. 13 people had lived with family or friends, and four had accommodation provided with their employment. 78 of respondents' previous homes had had three bedrooms, 57 had two, 16 had one, eight had four, and four had five or more.

### Reasons for moving to current home

Respondents were asked about their reasons for moving to their current home, and were also asked which of the reasons they cited was the most important. The following reasons were the most common:

- Needed a larger property (cited by 42 people)
- To move to a better area (30 people)
- Wanted property suitable for an older or disabled person (20 people)
- Wanted a different type of property (15 people)
- Needed a smaller property (17 people)
- Divorce, separation or family stress (14 people)
- To live independently (10 people)
- Wanted to buy property (10 people)
- To be closer to family and friends for social reasons (10 people)

The need for a larger property was the most important for 33 people, the need for property suitable for an older or disabled person was the most important reason for moving for 12 people, divorce, separation or family stress was the most important for nine people, and the need for a smaller property was most important for nine people.

Movers were also asked whether they had left anyone else living in their previous home. 27 respondents had done so. Seven people had moved into a home that was already occupied by somebody else.

## Future housing plans and aspirations

68 people said they were planning to move to a new home in the next year, and another 106 thought they would move in the next five years. In addition, 34 respondents said that a member (or members) of their household wished to move into separate accommodation in the next year. 32 were on a Gateshead Housing Company waiting list.

Of those not planning to move, 90.4% (n=1059) said they did not want to move and 3.6% (n=42) said they wanted to move but were unable to (the main reason, cited by 15 people, was being unable to afford it).

People who were planning to move were asked to give their reasons. A variety of different reasons were given. The following reasons were the most common:

- Want a smaller property (n=36, rated the most important reason by 5 people)

- Want different type of property (n=35, rated the most important by 12 people)
- Want a larger property (n=32, rated the most important reason by 21 people)
- To move to a better area (n=22)
- Want property suitable for an older or disabled person (n=20)
- Want to be closer to friends/family to give receive support (n=8)
- Want to be closer to facilities (n=8)

Asked what sort of property they would consider moving to, people who were planning to move gave the following responses:

| House | Flat | Bungalow |
|---|---|---|
| Detached (n=55)<br>Semi-detached (n=56)<br>Large terraced (n=31)<br>Small terraced (n=30) | Upper Tyneside flat (n=10)<br>Flat in a sheltered unit (n=5)<br>Low rise flat (n=4)<br>Executive apartment (n=4)<br>Maisonette (n=3)<br>Lower Tyneside flat (n=2)<br>Multi-storey flat (n=1) | Detached (n=69)<br>Semi-detached (n=45)<br>Terraced bungalow (n=30) |
| Two bedrooms (n=33)<br>Three bedrooms (n=41)<br>Four+ bedrooms (n=24) | One bedroom (n= 3)<br>Two bedrooms (n=7)<br>Three bedrooms (n= 6) | One bedroom (n=2)<br>Two bedrooms (n=46)<br>Three bedrooms (n=15)<br>Four bedrooms (n=3) |

Asked what sort of tenure arrangements they would consider for their new property, respondents wishing to move home gave the following answers:

- Own (no mortgage) (n=71)
- Own (with mortgage) (n=70)
- Rent unfurnished from Gateshead Housing Company (n=46)
- Rent furnished from Gateshead Housing Company (n=26)
- Rent from Housing Association (n=16)
- Rent privately – unfurnished (n=13)
- Rent from Gateshead Private Landlords Association (n=9)
- Rent privately – furnished (n=6)
- Tied accommodation (n=3)
- Shared ownership (n=2)
- Equity share (n=2)

- Discounted home ownership (n=1)
- Mortgage reflecting specific religious/cultural beliefs (n=1)

People wishing to buy a new home were asked how much they could afford to spend in total. 75 people answered this question. 12 said that they had less than £50K, 11 said £50-100K, 16 had 100-150K, 12 had £150-200K, seven had £200-250K, and 17 had £250K or more.

Respondents wishing to move home were asked which areas they would consider moving to. The following responses were the most common: Ryton (n=40); Crawcrook (n=19); Greenside (n=17); Chopwell (n=12); Rowlands Gill (n=10); Low Fell (n=7); Chester-le-Street (n=7); Blackhall Mill (n=6); and Tynedale, Prudhoe or Hexham (n=5).

## Improving local housing

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to improve the supply, condition and quality of housing in the area. The most common responses are shown below in order of the number of people mentioning them:

- Improve and modernise Council/Gateshead Housing Company housing (mentioned by 73 people )
- More social housing available (50 people)
- Provide more affordable housing for first time buyers (47 people)
- No more building and development of green areas (27 people)
- More housing for older people, e.g. bungalows, specially adapted housing (21 people)
- Double glazing on Council/Gateshead Housing Company properties (21 people)
- Quicker and better quality repairs on Council/Gateshead Housing Company housing (20 people); and better maintenance of Council/Gateshead Housing Company properties (16 people)
- Social and private tenants and home owners should look after their properties (10 people)
- Do not sell off Council/Gateshead Housing Company housing (6 people)

# 6. SOUTH EAST RURAL GATESHEAD PROFILE

## SUMMARY

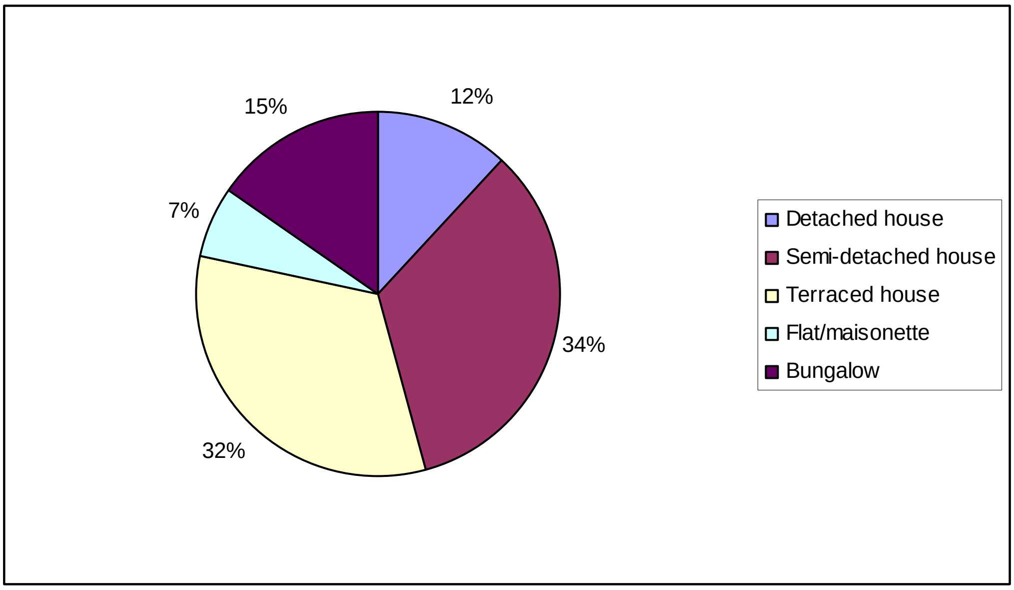

- Two thirds of people owned their own home, and over a quarter were Gateshead Housing Company tenants. 3% rented from a Housing Association and 1% rented privately.
- There was a smaller proportion of older properties (22% built before 1944, compared to 31% in rural Gateshead as a whole) and more new ones (50% built after 1965, compared to 43% in rural Gateshead) in the South East.
- More than six out of ten people had lived in their home for over 10 years, and two out of ten had lived there for 5-10 years.
- Satisfaction levels with the state of repair of people's homes were lower than for rural Gateshead, but higher than for Gateshead as a whole (79% were satisfied or very satisfied, compared to 83.1% in rural Gateshead and 70.6% in Gateshead).
- Four in ten homes had two occupants, and three in ten had just one.
- Over half of respondents were aged over 60 years, and six out of ten were female.
- Thirty people expressed a need for accessible plug sockets for disabled people, while around twenty needed external handrails, internal handrails, bathroom adaptations, or a downstairs toilet.
- The most common general support needs were for help with gardening, general repairs, bigger home improvements, and carrying out household tasks (each expressed by over 40 people).
- Satisfaction levels with the appearance and reputation of the area were slightly lower than for rural Gateshead as a whole.
- Satisfaction levels with the choice of housing to buy or rent locally, and local amenities such as shops, leisure facilities and doctors, were higher than for rural Gateshead as a whole.
- Respondents thought the most important things needed to improve their area were traffic management and traffic calming, more facilities and activities for young people, an improved public transport service, and better upkeep of green spaces.
- Nearly a third of respondents lived in households where there was no access to a car, while almost half of households had the use of one car. Access to parking spaces was slightly higher than in rural Gateshead as a whole.
- Satisfaction levels with public transport were greater than for rural Gateshead as a whole, and more people said there was a bus from their local stop every fifteen minutes.
- More people considered heavy traffic or traffic noise to be a serious problem than in rural Gateshead as a whole.

- 168 people had moved house in the last five years. The most popular reason for moving was the need for a larger property, followed by the need for a different type of property and the need for property suitable for an older or disabled person.
- 111 people thought they would be likely to move home in the next five years, and 25 said a member of their household wanted to move to separate accommodation. The most common reasons for wanting to move were the need for a larger or smaller property, or a different type of property.
- The most sought-after property types for people wanting to move home were detached or semi-detached bungalows, followed by detached or semi-detached houses. The most common tenure preferences were for buying their new property either with a mortgage or outright.
- The most popular location for prospective movers was Birtley.
- Regarding what measures should be taken to improve local housing, the most common responses were to improve and modernise current social housing stock, provide more affordable housing for first time buyers, and to carry out quicker and better quality repairs on Council/Gateshead Housing Company housing.

*About the data: The survey data is based on 1,102 responses, including: 452 from Birtley; 54 from Barley Mow; 17 from Vigo; 49 from Kibblesworth; 13 from Lamesley; 58 from Wrekenton; 64 from Eighton Banks; 102 from Whickham; 73 from Fellside Park; 168 from Sunniside; 32 from Marley Hill; 12 from Street Gate; and eight from Byermoor.*

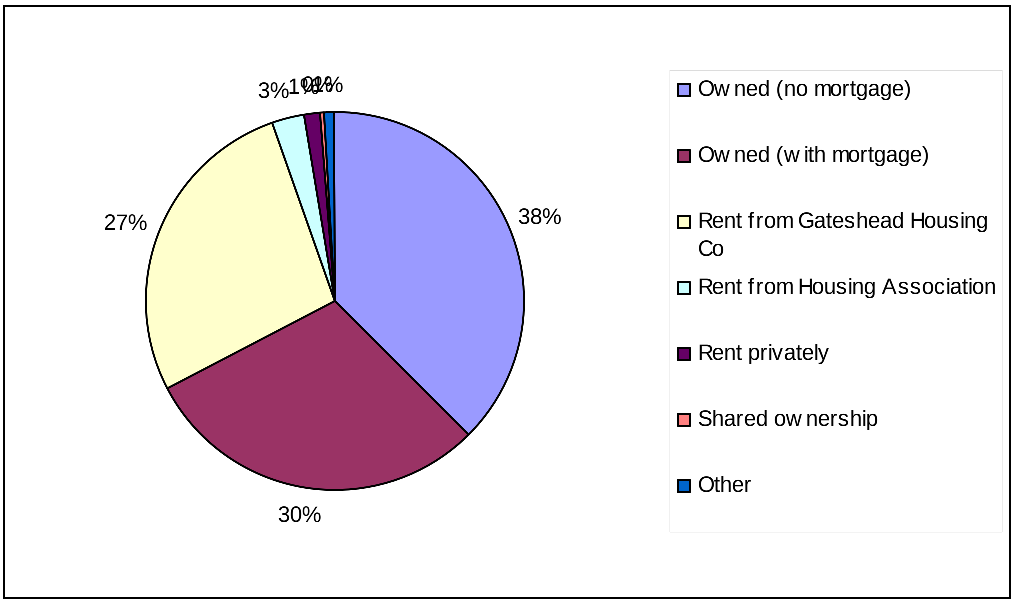
# Property details

## Property type



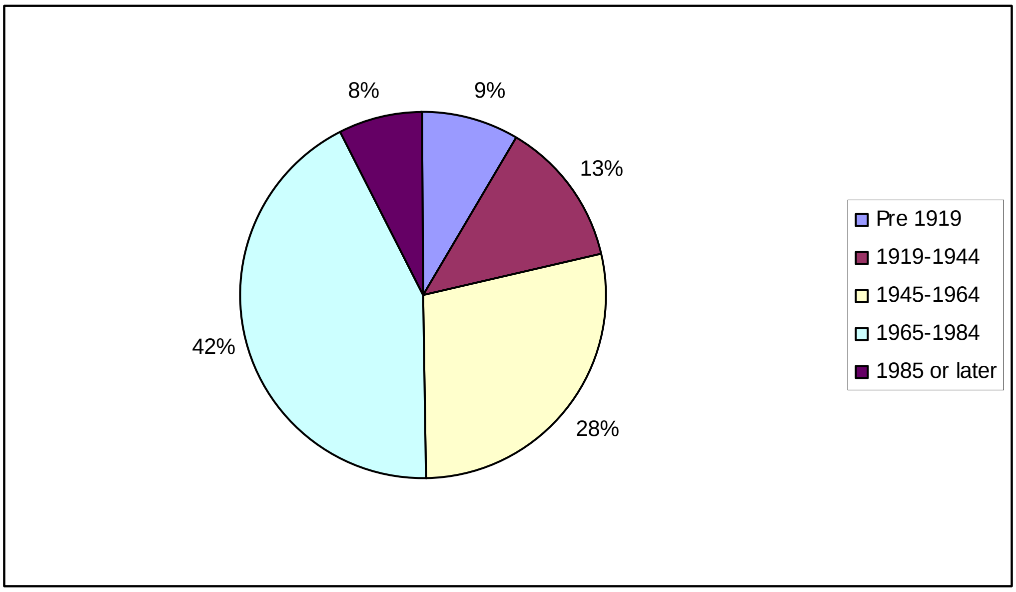

368 respondents (34%) lived in a semi-detached house, 353 (32%) in a terraced house, 166 (15%) in a bungalow and 129 (12%) in a detached house. 71 respondents (7%) lived in a flat or maisonette. Nearly half of homes had three bedrooms (n=533; 48.4%) and a third had two (n=366; 33.2%). 108 (9.8%) had four bedrooms, 58 (5.2%) had one and the remaining 25 (2.7%) had five or more.

## Tenure



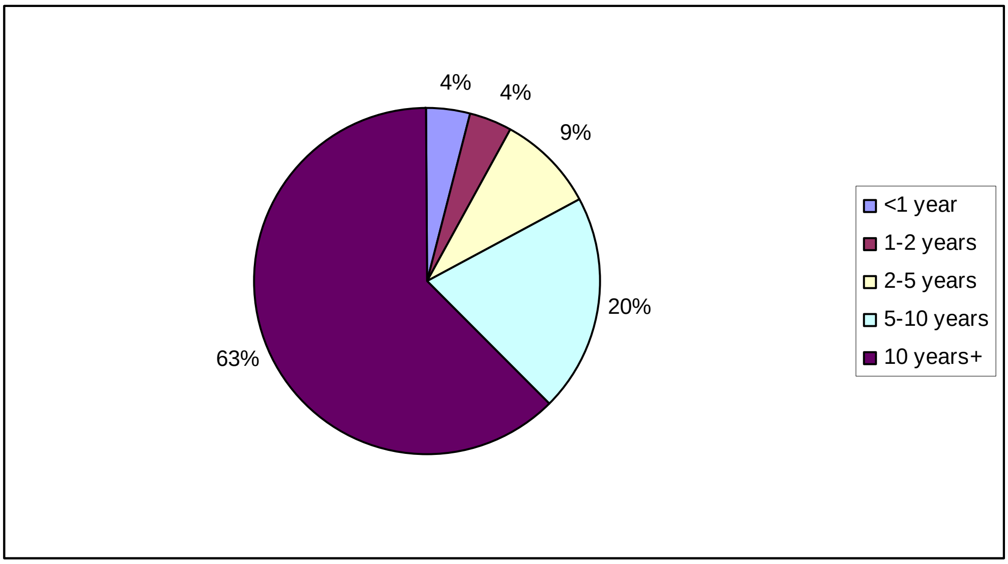

Seven out of ten people (n=736; 68%) owned their own home, whether outright (38%; n=410) or with a mortgage (30%; n=326). 27% (n=300) rented from Gateshead Housing Company, 29 (3%) rented from a Housing Association, and 16 (1%) rented privately. Three had shared ownership and nine had other types of tenure (not specified).

## Property age



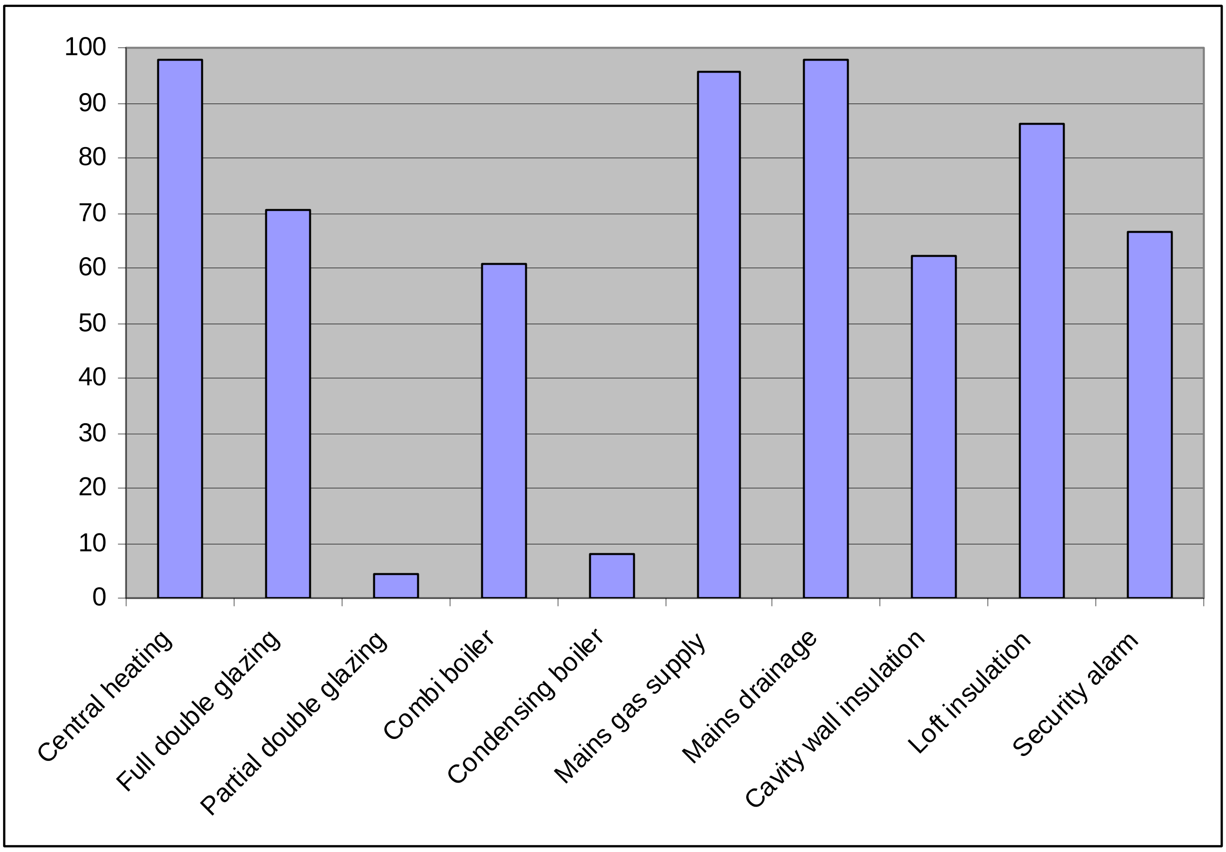

Seven out of ten people lived in properties built between 1945 and 1984, with 415 (42%) dating from 1965-1984, and 277 (28%) from 1945-1964. 13% of properties (n=124) dated from 1919-1944, and 84 (9%) from before 1919. 73 (8%) had been built since 1985.

## Length of time people have lived in their property




Most respondents had lived at the same address for a long time. More than six out of ten (63%; n=687) had lived in their home for ten years or more, and two in ten (20%; n=222) for between five and ten years. 9% (n=100) had lived at the same address for 2-5 years, 41 (4%) for 1-2 years and 47 (4%) for less than one year.

## Property features and condition




Most homes had central heating (97.7%; n=1077), mains gas supply (95.6%; n=1054), mains drainage (97.9%; n=1079) and loft insulation (86.2; n=950). 70.7% of homes (n=779) had full double glazing and 4.5% (n=50) were partially double glazed. Six in ten homes (62.3%; n=686) had cavity wall insulation, and 732 homes (66.4%) had a security alarm. 60.6% of properties (n=668) had a combi boiler and 7.9% (n=87) had a condensing boiler.

79% of respondents (n=871) said that they were either satisfied or very satisfied with the state of repair of their home. 78 (7%) said they were dissatisfied and 13 (1.2%) were very dissatisfied.

## Affordability

29.3% (323) of respondents said that their rent or mortgage was fairly or very easy to afford, 21.8% (n=240) said it was neither difficult or easy to afford, 4.2% (n=46) said it was difficult, and 1% (n=12) said it was very difficult. Only 621 respondents (56.4%) gave an answer to this question.

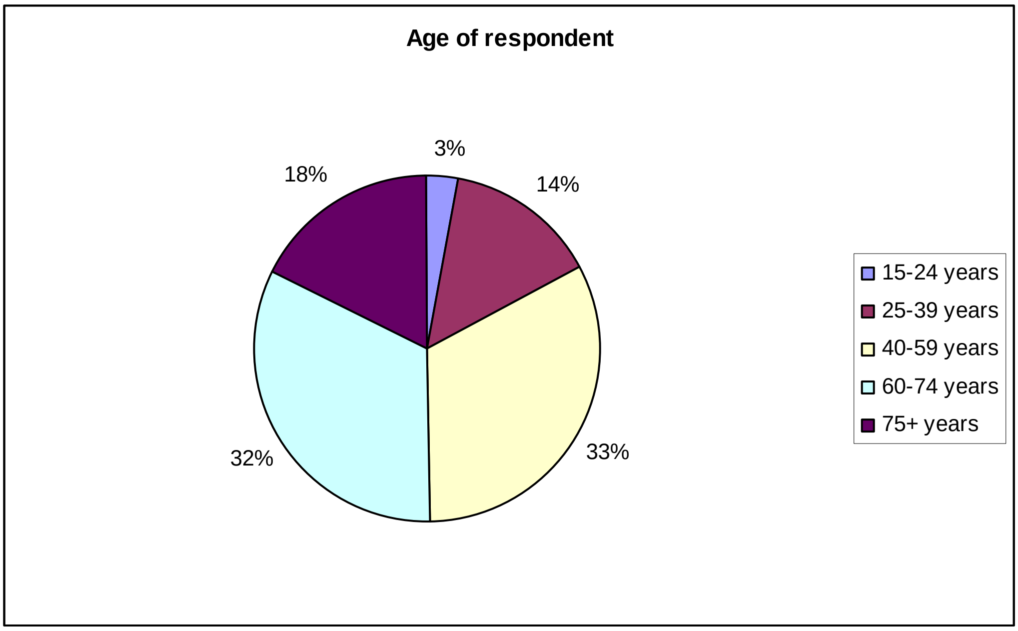
# Households

## People living in households

320 households (29%) had only one occupant, while four in ten (n=453; 41.1%) had two. 16% of households (n=177) had three occupants, and 113 (10.3%) had four. The remaining 27 households (2.6%) had five or more occupants.

23 respondents said they had provided temporary accommodation for other people in the past year.

## Age and gender of respondents




32 respondents (3%) were aged between 15 and 24 years; 154 (14%) were aged 25-39 years; 349 (33%) were aged 40-59 years; 349 (33%) were aged 60-74 years; and 191 (18%) were aged 75 years or more. 676 respondents (61.9%) were female and 409 (38.1%) were male.

# Support needs

## Disability and housing needs

There were 18 wheelchair users (nine of whom were only occasional users) and four motorized scooter users in the South East area. A low level of need was expressed for home adaptations for disabled people. The greatest need was for more accessible plug sockets (expressed by 30 households), while 23 people said their home needed external handrails, 21 needed internal handrails, 19 needed bathroom adaptations, 18 needed a downstairs toilet, and 16 needed an external ramp. 11 said they needed a stairlift, while seven needed kitchen adaptations.

## Older people's support needs

Older respondents were asked which housing options they would consider now or in the next five years, if needed. The most popular option (n=459) was to continue to live in their current home with support as needed. 84 people said they would consider buying a more suitable property, and 74 would consider renting a more suitable property. 52 would consider sheltered accommodation. 14 would consider buying, and 14 renting a property in a retirement or care village. 13 would consider a residential care home or extra care scheme. 11 people said they would consider buying a shared ownership property. No percentages are given, as respondents were only asked to give an answer if they felt that the question was relevant to them.

## Other support needs

Respondents were also asked to indicate whether they had a range of other support needs. While a low proportion of respondents expressed a need for any kind of help or support, the most common needs were for help with gardening (59 people), general repairs (48 people), bigger home improvements (47 people), carrying out household tasks (41 people), improving home safety and security (32 people), setting up a new home (26 people), and energy efficiency (26 people).

# The local neighbourhood

## Appearance and reputation

74.6% of respondents (n=822) were satisfied or very satisfied with the general appearance of their local area. 16% (n=177) were either dissatisfied or very dissatisfied.

71.3% (n=786) were satisfied or very satisfied with the reputation of their local area, while 15.2% (n=168) were either dissatisfied or very dissatisfied.

## Local housing

61.6% of respondents (n=679) were satisfied with the choice of housing to buy in their neighbourhood, while 6.8% (n=75) were dissatisfied. 22% (n=243) did not know.

45.5% (n=501) were satisfied with the choice of housing to rent in their neighbourhood. 10% (n=112) were dissatisfied. 30.8% (n=340) said they did not know.

## Local amenities

60.2% of respondents (n=664) were satisfied or very satisfied with local schools and colleges. Only 43 people (3.9%) expressed any dissatisfaction.

70.4% (n=776) were satisfied or very satisfied with the local shops, while 14.2% (n=157) were dissatisfied and 3.7% (n=41) very dissatisfied. 66.9% (n=737) were within ten minutes walk of a place where they could buy bread or milk (90.6% or 998 were within twenty minutes walk).

48.2% (n=531) were satisfied or very satisfied with local leisure facilities. 18.3% (n=202) were dissatisfied and 8.2% (n=90) very dissatisfied. 47.6% of respondents (n=525) said they were within 20 minutes walking distance of a local sports or leisure facility.

88.3% (n=973) were satisfied or very satisfied with their access to a doctor in the local area. 5.1% (n=56) were dissatisfied and 1.8% (n=20) very dissatisfied. 36.3% of respondents (n=401) were within a ten minute walk of their doctor's surgery, while 80.9% (n=892) were within a 20 minute walk.

81.4% of people (n=889) were satisfied or very satisfied with local access to a place of worship.

The majority of respondents reported that they lived within reasonable walking distance of most basic amenities. For instance, 94.6% (n=1043) could walk to a bus stop in ten minutes or less and 83.2% of respondents (n=917) said they were within ten minutes walk of a pub. It was no more than a twenty minute walk for 88.3% of respondents (n=973) to reach a Post Office, 81.6% (n=899) to reach a bank or cash machine, 83.5% (n=920) to reach their local primary school, and 74.9% (n=825) a park or public space.

## Neighbourhood problems

166 people (15% of respondents) thought vandalism and hooliganism was a serious problem in their neighbourhood; 290 (26.3%) thought it was a problem but not a serious one, and 641 (58.2%) thought it was not a problem.

81 people (7.3% of respondents) thought crime was a serious local problem; 224 (20.3%) thought it was a problem but not a serious one, and 780 (70.8%) thought it was not a problem.

217 people (19.7%) considered dogs and dog mess to be a serious local problem; 282 (25.6%) thought it was a problem but not a serious one, and 595 (53.9%) thought it was not a problem.

162 respondents (14.7%) thought litter and rubbish in the streets was a serious local problem; 223 (20.2%) thought it was a problem but not a serious one, and 704 (63.9%) thought it was not a problem.

Most respondents - 966 (87.6%) and 1042 (94.5%) respectively - did not consider poorly maintained or empty properties to be a problem in their neighbourhood. 56 (5%) thought noisy neighbours were an issue, and 58 (5.3%) reported other problems with neighbours. Over 90% of respondents thought there were no local problems with harassment.

## Improving the neighbourhood

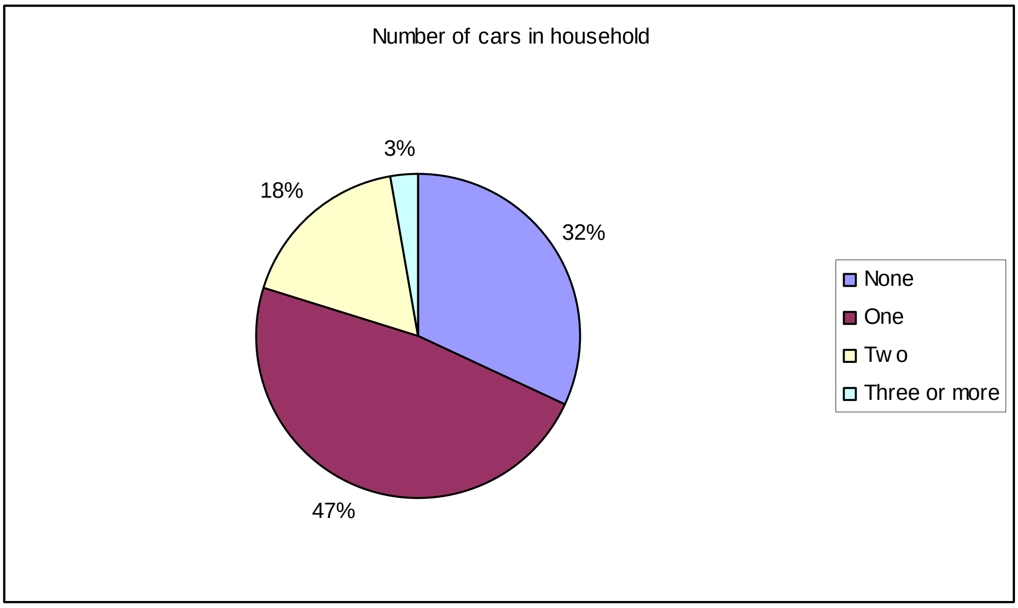
Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to make the area a better place to live. The most common responses are shown below in order of the number of people mentioning them:

- Better traffic management and traffic calming (125 people)

- More facilities and activities for young people (105 people)
- Improve public transport service (mentioned by 94 people)
- Better maintenance of green areas by Gateshead Council (93 people)
- Stronger police presence (81 people)
- More parking facilities (63 people)
- More frequent and thorough street cleaning (61 people)
- Tackle dog fouling problem (67 people)
- More street or community wardens, with more powers (53 people)
- Generally tidy up the neighbourhood (42 people)
- More children's play areas (41 people)
- Control young people's crime, vandalism, anti-social behaviour, and public drinking/drug use (40 people)
- Enforce parking restrictions (24 people)
- More and better local shops (mentioned by 22 people)
- More leisure facilities and activities generally (16 people)
- The council should take action against problem residents (15 people)

# Travel and transport

## Car ownership and parking




Nearly a third of respondents lived in households where there was no access to a car (32%; n=348). Around half of households had the use of one car (47%; n=522), while the remaining 21% (n=223) had two or more cars.

Four in ten respondents (40.5%; n=446) had no parking spaces on their property. 396 properties (35.9%) had one space, and 192 (17.4%) had two or more. 5% of households (n=56) had a space in a designated parking area, while four in ten (42%; n=463) had the use of one or more spaces on the street. 44.8% (n=494) had the use of a garage.

## Public transport

82.6% of people (n=910) said they could walk to their nearest bus stop in five minutes or less, and 94.8% (n=1045) were within ten minutes walk of a bus stop.

553 people (50%) said buses ran at least every 15 minutes from their local bus stop during the daytime, 390 (35.4%) said there was a bus at least every half hour, and the remaining 69 (6.2%) said there was one bus an hour. In the evenings, 319 people (28.9%) reported that there were buses every 15 minutes, 363 (33%) every half hour, and 218 (19.8%) every hour. 60 people (5.4%) said there was less than one bus per evening.

Respondents were asked how long it took them to travel by bus to various different places (not including the time spent waiting at the bus stop). Eight out of ten people either did not need a bus, or could travel by bus in less than 10 minutes to their local doctor's surgery (n=874; 79.3%), chemist (n=892; 80.9%), Post Office (n=933; 84.7%), bank/cash machine (n=905; 82.1%), and shop selling groceries (n=905; 82.1%). It takes longer to get to the nearest general hospital by bus, with half of people (48.4%; n=533) saying it took at least 20 minutes, and 25.1% (n=277) saying it took at least 30 minutes. The nearest large shopping centre was less than half an hour away by bus for two thirds of people (68.7%; n=757), although the journey took more than 30 minutes for 150 people (13.6%).

63.2% of people (n=697) were satisfied or very satisfied with local public transport. 10.7% (n=118) were dissatisfied and 6.3% (n=70) were very dissatisfied.

## Traffic issues

23.3% of respondents (n=257) thought heavy traffic was a serious problem in their neighbourhood; 17.7% (n=195) thought it was a problem but not a serious one, and 56.7% (n=625) thought it was not a problem.

12% of respondents (n=133) thought traffic noise was a serious local problem; 13.6% (n=150) thought it was a problem but not a serious one, and 73.7% (n=812) thought it was not a problem.

45.4% of people (n=500) were satisfied with traffic management in their area, while 28.8% (n=317) were dissatisfied and 13.3% (n=147) very dissatisfied. 45.2% (n=498) were satisfied with local parking facilities, 30.7% (n=338) were dissatisfied and 14.5% (n=160) very dissatisfied.

# Housing history

168 respondents (15.2%) had moved house within the last five years. Of these, 57 had previously lived in a semi-detached house, 54 in a terraced house, 25 in a flat, 18 in a detached house, and nine in a bungalow. One had lived in a park home or caravan.

73 had owned their previous home (27 outright and 46 with a mortgage), 40 people had rented from Gateshead Housing Company, 12 had rented privately and eight from a Housing Association. Eight people had lived with family or friends, and six people had had other types of tenure (not specified).

69 of respondents' previous homes had had three bedrooms, 62 had two, 19 had four, ten had one, and four had five or more.

## Reasons for moving to current home

Respondents were asked about their reasons for moving to their current home, and were also asked which of the reasons they cited was the most important. The following reasons were the most common:

- Needed a larger property (cited by 49 people)
- Wanted a different type of property (26 people)
- Wanted property suitable for an older or disabled person (26 people)
- To move to a better area (21 people)
- Needed a smaller property (17 people)
- To live independently (14 people)

The need for a larger property was the most important for 36 people, the need for property suitable for an older or disabled person was the most important reason for moving for 15 people, and to live independently was most important for 11 people.

Movers were also asked whether they had left anyone else living in their previous home. 25 respondents had done so. Seven people had moved into a home that was already occupied by somebody else.

# Future housing plans and aspirations

47 people (4%) said they were planning to move to a new home in the next year, and another 64 (5.4%) thought they would move in the next five years. In addition, 25 respondents said that a member (or members) of their household wished to move into separate accommodation in the next year. 20 were on a Gateshead Housing Company waiting list.

Of those not planning to move, 92.4% (n=979) said they did not want to move and 2.3% (n=25) said they wanted to move but were unable to (the main reason, cited by 14 people, was being unable to afford to move, while five people said they were already in the area they wanted and another five said they already had the type of house they wanted).

People who were planning to move were asked to give their reasons. A variety of different reasons were given. The following reasons were the most common:

- Want a larger property (n=29, rated the most important reason by 17 people)
- Want a smaller property (n=25, rated the most important reason by 17 people)
- Want different type of property (n=25, rated the most important by eight people)
- Want property suitable for an older or disabled person (n=12)
- To move to a better area (n=8)

Asked what sort of property they would consider moving to, people who were planning to move gave the following responses:

| House | Flat | Bungalow |
|---|---|---|
| Detached (n=37)<br>Semi-detached (n=35)<br>Small terraced (n=18)<br>Large terraced (n=20) | Upper Tyneside flat (n=5)<br>Lower Tyneside flat (n=6)<br>Low rise flat (n=3)<br>Multi-storey flat (n=1)<br>Executive apartment (n=3)<br>Flat in a sheltered unit (n=2) | Detached (n=50)<br>Semi-detached (n=42)<br>Terraced bungalow (n=27) |
| Two bedrooms (n=15)<br>Three bedrooms (n=28)<br>Four bedrooms (n=13)<br>Five+ bedrooms (n=3) | One bedroom (n=2)<br>Two bedrooms (n=5)<br>Three bedrooms (n=2) | One bedroom (n=2)<br>Two bedrooms (n=29)<br>Three bedrooms (n=17)<br>Four bedrooms (n=5) |

Asked what sort of tenure arrangements they would consider for their new property, respondents wishing to move home gave the following answers:

- Own (with mortgage) (n=53)
- Own (no mortgage) (n=36)
- Rent unfurnished from Gateshead Housing Company (n=32)
- Rent furnished from Gateshead Housing Company (n=22)
- Rent from Housing Association (n=7)
- Rent privately – furnished (n=5)
- Shared ownership (n=4)
- Rent from Gateshead Private Landlords Association (n=2)

- Equity share (n=2)
- Rent privately – unfurnished (n=1)
- Tied accommodation (n=1)

People wishing to buy a new home were asked how much they could afford to spend in total. 34 people answered this question. One said that they had less than £50K, five said £50-100K, ten had 100-150K, eight had £150-200K, eight had £200-250, and four had £250K or more.

Respondents wishing to move home were asked which areas they would consider moving to. The following responses were the most common: Birtley (n=46); Whickham South (n=10), Low Fell (n=9); Chester-le-Street (n=7); Fellside Park (n=6); Lamesley (n=4); Ryton (n=4); and elsewhere in County Durham (n=4).

## Improving local housing

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to improve the supply, condition and quality of housing in the area. The most common responses are shown below in order of the number of people mentioning them:

- Improve and modernise Council/Gateshead Housing Company housing (mentioned by 98 people )
- More affordable housing for first time buyers and others (48 people)
- Quicker and better quality repairs on Council/Gateshead Housing Company housing (34 people); and better maintenance of Council/Gateshead Housing Company properties (22 people)
- More social housing available (29 people)
- More housing for older people, e.g. bungalows, specially adapted housing (22 people)
- Double glazing on Council/Gateshead Housing Company properties (18 people)
- No more building and development of green areas (nine people)
- Social and private tenants should look after their properties (five people)
- More family housing (four people)
- More variety of housing (four people)
- Better maintenance of privately-let housing (four people)
- Gateshead Council/Housing Company should listen to its tenants (four people)

# 7. AREA PROFILES

# RYTON PROFILE

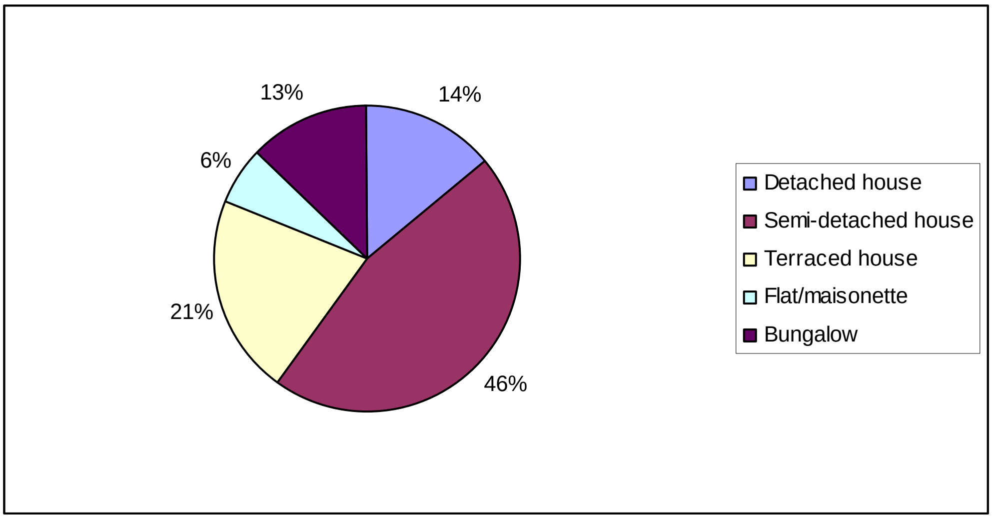
## SUMMARY


- Nearly half of respondents lived in a semi-detached house.
- More than two thirds of people owned their own homes, four in ten outright. Two in ten rented from Gateshead Housing Company and only 6% rented privately.
- Two thirds of respondents lived in housing dating from 1945 or later.
- More than six out of ten had lived in the same property for over 10 years, and two in ten for 5-10 years.
- A third of homes had only one occupant, and nearly three quarters had only one or two.
- A low level of need was shown for either adaptations for disabled people, or a range of other support needs. Older people preferred the option of continuing to live in their current home with support if needed.
- Satisfaction levels with the appearance and reputation of the area were high compared to rural Gateshead as a whole.
- Satisfaction levels with the choice of housing to buy or rent were low. People thought there was a need for more affordable family housing and bungalows for elderly people to free up existing housing for families.
- Three in ten people had no access to a car.
- 51 people had moved home in the last five years.
- 22 were planning to move in the next year, and 38 were planning to move in the next five years. The desire to move to a better area, the need for a different type of property, and the need for a larger property were the most common reasons. Detached houses or bungalows were the most sought after properties. Most people wanting to move were hoping to either buy a property or rent from Gateshead Housing Company. Available financial resources to buy a property were variable, though 11 people said they had more than £250K to spend. Most of those who wished to move were hoping to stay in Ryton or move to Crawcrook.


*About the data: The survey data is based on 328 responses, including 229 from Ryton, 38 from Crookhill, 18 from Ryton Village, 18 from Stella, 12 from Stargate, eight from Bar Moor, and five from Ryton Woodside. Four people took part in the focus group. Their ages ranged from late thirties to mid-sixties, and they had lived in Ryton for periods of time varying from eight to 57 years.*

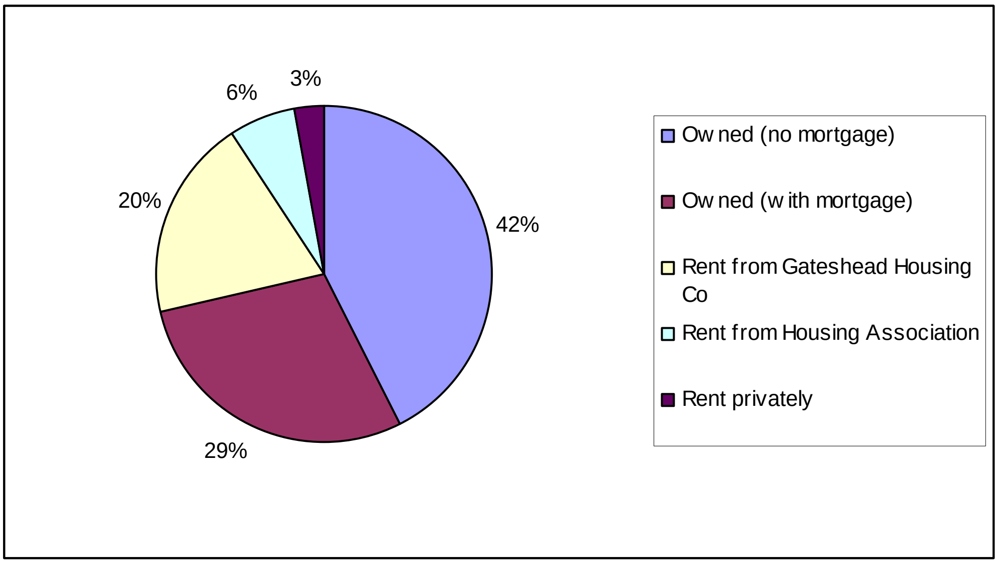
# Property details

## Property type



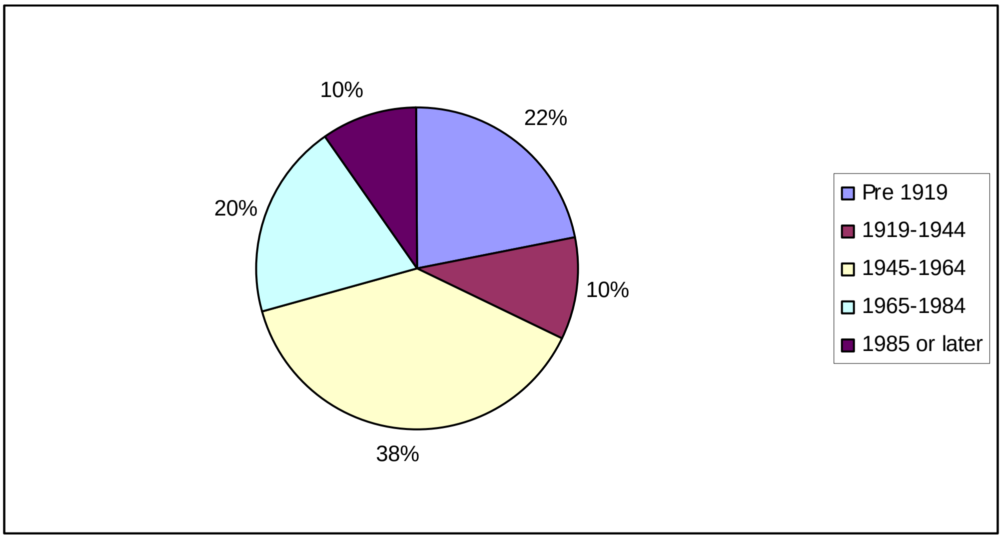

147 respondents (45.4%) lived in a semi-detached house, 69 (21.3%) in a terraced house, 46 (14.2%) in a detached house and 41 (12.7%) in a bungalow. 20 respondents (6.2%) lived in a flat. 138 (43.3%) homes had two bedrooms and 132 (41.4%) had three. 14 (4.4%) had one bedroom, and the remaining 34 (10.7%) had four or more.

## Tenure



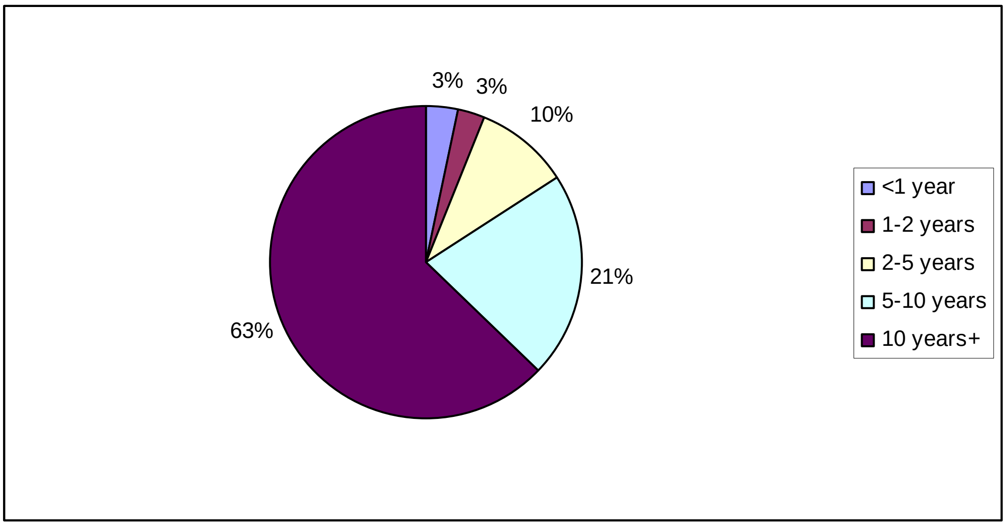

More than two thirds of people (71.1%; n=228) people owned their own home, whether outright (42.4%; n=136) or with a mortgage (28.7%; n=92). 63 (19.6%) rented from Gateshead Housing Company and 20 (6.2%) rented from a Housing Association. Nine (2.8%) rented privately. One respondent lived in a home provided with their job.

## Property age



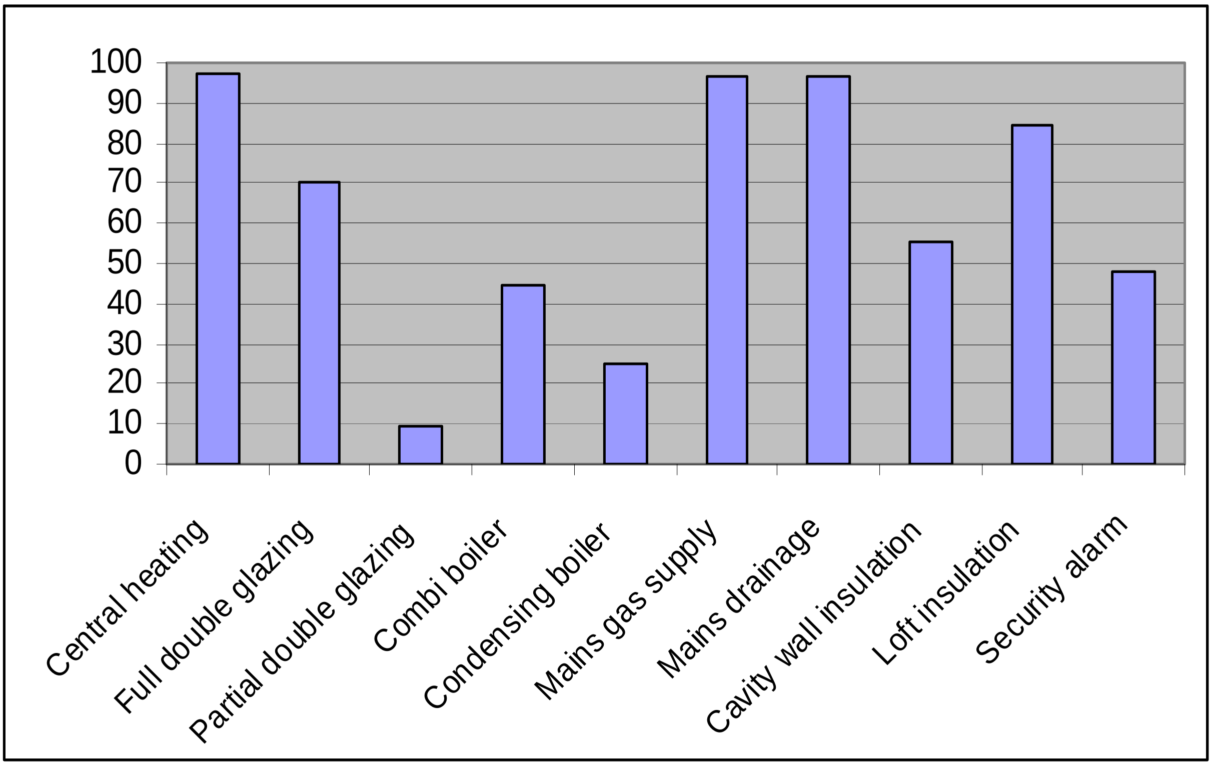

Two thirds of respondents lived in post-war housing (67.8%; n=210), with 119 homes (38.4%) dating from 1945-1964, 61 (19.7%) from 1965-1984, and 30 (9.7%) from since 1985. A further 21.9% (n=68) lived in older housing dating from before 1919, and the remaining 10.3% (n=32) lived in properties built between 1919 and 1944.

## Length of time people have lived in their property




Most respondents had lived at the same address for a long time. Six out of ten (62.9%; n=200) had lived in their home for ten years or more, and two in ten (21.4%; n=68) for between five and ten years. 9.7% (n=31) had lived at the same address for 2-5 years, 2.5% (n=8) for 1-2 years and 3.5% (n=11) for less than one year.

## Property features and condition




More than 90% of homes had central heating (97.2% n=318), mains gas supply (96.3% n=314), mains drainage (96.9% n=317). 84.4% (n=271) had loft insulation, 70% (n=229) had full double glazing, 55.5% 9n=178) had cavity wall insulation, 47.8% (n=152) had security alarms, 44.9% (n=145) had a combi boiler, 25.3% (n=78) had a condensing boiler, and 9.4% (n=28) had partial double glazing.

## Affordability

53.8% of respondents (n=101) said they found it fairly easy or very easy to afford their rent or mortgage. 34.6% (n=65) found it neither difficult nor easy. 19 (10.1%) people found it difficult and three (1.6%) found it very difficult (N=188). 140 respondents did not give an answer to this question. The average property price in Ryton was £135,871 in January-March 2006, which is higher than the Gateshead average of £115,731 (England and Wales average: £190,529).

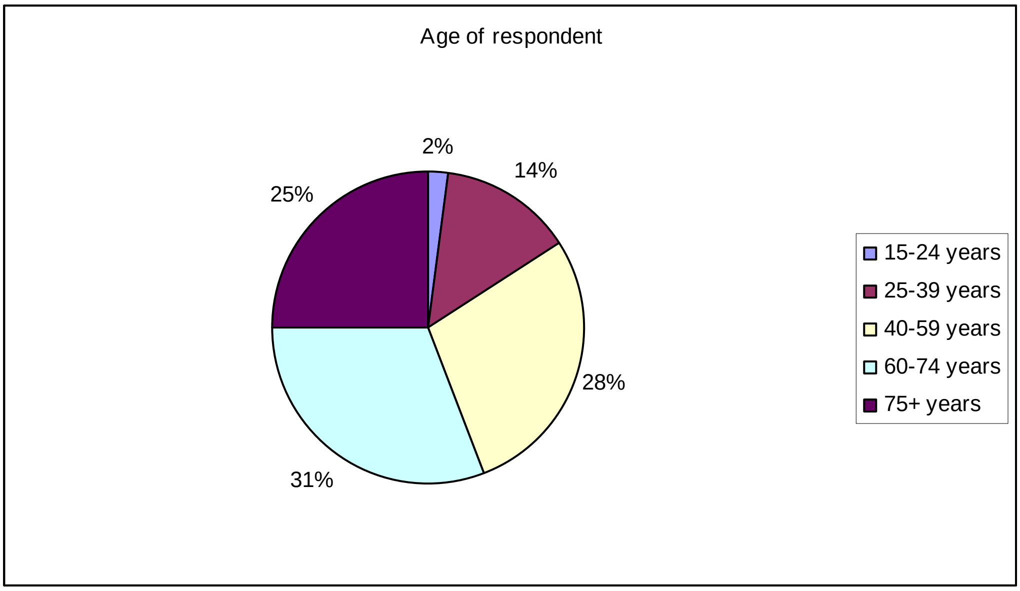
# Households

## People living in households

99 households (30.4%) had only one occupant, while four in ten (n=139; 42.6%) had two. 12.3% of households (n=40) had three occupants, and 12.6% (n=41) had four. The remaining 7 households each had five or more occupants.

Nine respondents (3%) said they had provided temporary accommodation for other people in the past year.

## Age and gender of respondents




Over half of respondents (n=176; 56%) were aged 60 years or over. Six respondents (2%) were aged between 15 and 24 years; 44 (14%) were aged 25-39 years; 89 (28%) were aged 40-59 years; 97 (31%) were aged 60-74 years; and 79 (25%) were aged 75 years or more. 207 respondents (63.3%) were female and 120 (36.7%) were male.

# Support needs

## Disability and housing needs

There were eight wheelchair users (five of whom were only occasional users) and two motorized scooter users in Ryton. A low level of need was expressed for home adaptations for disabled people. The greatest need was for external handrails (expressed by ten households), while seven said they needed bathroom adaptations, and six each needed kitchen adaptations, a stairlift, and an external ramp. Other expressed needs included: accessible plug sockets (five households), internal handrails (four), wide internal doors (three), and a downstairs toilet (three).

## Older people's support needs

Older respondents were asked which housing options they would consider now or in the next five years, if needed. The most popular option (n=115) was to continue to live in their current home with support as needed. 35 people said they would consider buying a more suitable property, and 27 would consider renting a more suitable property. 32 would consider sheltered accommodation and 14 a residential care home or Extra Care scheme. The remaining options were buying a shared ownership property (n=3), and renting or buying a property in a retirement or care village (n=8 and n=9).

### Other support needs

Respondents were also asked to indicate whether they had a range of other support needs. While a fairly low proportion of respondents expressed a need for any kind of help or support, the most common needs were for help with general repairs (18 people), improving home safety and security (17 people), and keeping the garden tidy (15 people). 13 people expressed a need for help with carrying out household tasks and with energy efficiency, and 12 for help with bigger home improvements. Little interest was shown in getting help with tasks like taking care of a new baby, learning to cook, clean and look after oneself, or finding another home.

## The local neighbourhood

### Appearance and reputation

86.8% of respondents (n=283) were satisfied or very satisfied with the general appearance of their local area. 8.5% (n=28) expressed dissatisfaction (N=326). 83.5% (n=273) were satisfied or very satisfied with the reputation of their local area, while 7% (n=23) were dissatisfied and 1.8% (n=6) were very dissatisfied (N=327). Focus group participants thought that the area had declined in recent years as a result of lack of investment.

Gateshead Council's West Neighbourhood Management Area Profile (2003-2008) describes the Croft estate in Ryton as showing signs of multiple deprivation. The most recent Indices of Multiple Deprivation (ODPM, 2004) show that the six Ryton SOA areas' IMD rankings range from 7663$^{rd}$ to 21569$^{th}$ (out of a total of 32,482 SOAs).

### Local housing

42.1% of respondents (n=133) were satisfied with the choice of housing to buy in their neighbourhood, while 9.2% (n=21) were dissatisfied and three (0.9%) were very dissatisfied. 36.7% (n=116) did not know. Gateshead Council's West Neighbourhood Management Area Profile (2003-2008) says that there is demand for homes for sale in Ryton, but sites are scarce.

25.3% (n=80) were satisfied with the choice of housing to rent in their neighbourhood. 10.8% (n=34) were dissatisfied and 1.6% (n=5) very dissatisfied. 53.8% (n=170) said they did not know. With regard to the management of rented housing, focus group members thought Gateshead Housing Company provided a good service. Gateshead Council's West Neighbourhood Management Area Profile (2003-2008) describes Ryton as an area with few rented homes, where *'more affordable housing is needed'*. It goes on to say that *'there is a need for family homes for rent and shared ownership and two bedroom bungalows for rent'*.

Focus group members thought that local housing was too expensive – although most of it was good quality - and in particular that the new 3 and 4 bedroom luxury properties being built were out of many local people's price range. They felt there was a need for more affordable housing to allow for young people to stay in the area and thus prevent the local population from becoming too elderly. They also thought more bungalows suitable for older people would help to free up family housing for use by families.

## Local employment

Local employment opportunities were said by focus group members to be lacking, meaning people are forced to go to Newcastle and Gateshead for work.

## Local amenities

66.7% of respondents (n=212) were satisfied or very satisfied with local schools and colleges. Only 4 people (1.2%) expressed any dissatisfaction (N=318). Focus group participants said that Ryton had a good comprehensive school. A current review of primary school provision in Gateshead (January 2006; under consultation) has recommended a number of measures in local schools, including: (short-term) re-assessing the number of school places at Blaydon West Primary School, Kepier Chare Community Primary School, and Crookhill Community Primary School, with the aim of reducing provision by 150+ places; (medium-term) amalgamation of Kepier Chare and Emmaville schools, and Ryton Infant and Junior schools; and (long-term) a replacement building at Crookhill Community Primary School.

63.2% (n=206) were satisfied or very satisfied with the local shops, while 20.6% (n=67) were dissatisfied and 4.9% (n=16) very dissatisfied (N=326). 76.2% (n=240) were within ten minutes walk of a place where they could buy bread or milk (92.7% or 292 respondents were within twenty minutes walk). Focus group members said that local shops have deteriorated in terms of numbers and variety in recent years, mainly because of competition from a local supermarket, meaning that *'the supermarket can charge as much as they want because there is no competition'*.

25.6% (n=83) were satisfied or very satisfied with local leisure facilities. 26.5% (n=86) were dissatisfied and 25.9% (n=84) very dissatisfied (N=324). 41.4% of respondents (n=128) said they were not within walking distance of a sports or leisure facility. Focus group members mentioned leisure facilities in the area including a park and a youth centre with *'numerous activities'* for all ages. However, they felt there was little for young people to do, especially in the evenings. The local gym was said to be too expensive, and *'the open air pool was popular but is no longer in use'*. Community organisations and leisure amenities in Ryton include a badminton club, bowling club (Ryton Veterans), ladies' bowling club, bridge club, conservation group, dance studio, ME support group and camera club.

87.7% (n=284) were satisfied or very satisfied with their ability to access a doctor in the local area. 6.5% (n=21) were dissatisfied and 2.2% (n=7) very dissatisfied (N=324). 48.1% of respondents (n=152) were within a ten minute walk of their doctor's surgery, while 76.6% (n=242) were within a 20 minute walk. 8.5% (n=27) were not within walking distance of their doctor. Focus group participants said it was difficult to get to a dentist.

79.8% of people (n=257) were satisfied or very satisfied with local access to a place of worship (N=322).

The majority of respondents reported that they lived within reasonable walking distance of most basic amenities. For instance, 96.5% (n=304) could walk to a bus stop in ten minutes or less and 78.7% of respondents (n=248) said they were within ten minutes walk of a pub. It was no more than a twenty minute walk for 93% of respondents (n=294) to reach a Post

Office, 90.1% (n=283) to reach a bank or cash machine, 83.8% (n=263) to reach their local primary school, and 92.7% (n=290) a park or public space.

## Neighbourhood problems

35 people (10.8% of respondents) thought vandalism and hooliganism was a serious problem in their neighbourhood; 105 (32.4%) thought it was a problem but not a serious one, and 184 (56.8%) thought it was not a problem (N=324).

24 people (7.4% of respondents) thought crime was a serious local problem; 102 (31.4%) thought it was a problem but not a serious one, and 199 (61.2%) thought it was not a problem (N=325). Focus group members thought there was a local drug problem, and said needles were often found in a local park.

75 people (23%) considered dogs and dog mess to be a serious local problem; 108 (33.1%) thought it was a problem but not a serious one, and 143 (43.9%) thought it was not a problem (N=326).

51 respondents (15.7%) thought litter and rubbish in the streets was a serious local problem; 90 (27.7%) thought it was a problem but not a serious one, and 184 (56.6%) thought it was not a problem (N=325).

The majority of respondents - 283 (89%) and 313 (96.9%) respectively - did not consider poorly maintained or empty properties to be a problem in their neighbourhood. Around 8% (26 people) reported that there were some problems with neighbours. More than 95% of respondents (i.e. at least 312 people) reported no local problems with harassment.

Focus group participants said the Croft is considered to be a bad area that is full of problem families and drug addicts. In the words of one participant, *'Ryton seems like a nice little place but it is scattered with pockets of problems'.*

## Improving the neighbourhood

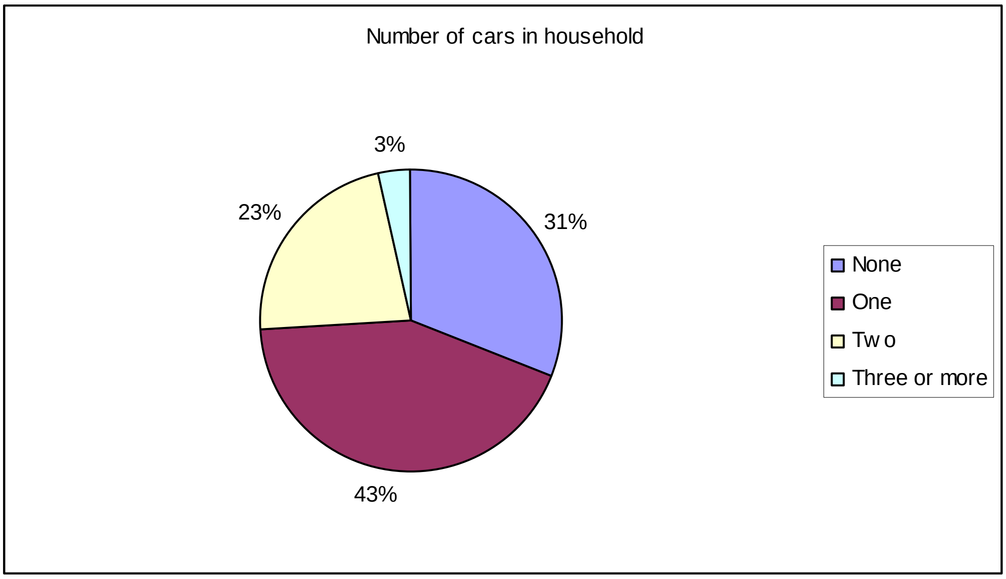
Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to make the area a better place to live. The most common responses are shown below in order of the number of people mentioning them:

- More street cleaning and general environmental improvements (mentioned by 47 people)
- More activities and facilities for young people (37 people)
- Better public transport service (26 people)
- Tackle the problem of dog mess (25 people)
- Better traffic management and traffic calming (23 people)
- More leisure facilities (19 people), e.g. swimming pool (mentioned by at least ten people)
- Better parking facilities (19 people) and tackle parking problems (14 people)
- Stronger police presence (14 people)
- Tackle the problem of speeding traffic (11 people)

- More variety of shops (nine people) and a doctors surgery or medical centre (three people)
- Keep library open for longer hours (eight people)
- Tackle underage drinking in public areas (eight people)
- Reduce council tax (seven people)
- Kerbs dropped for better access for wheelchairs and pushchairs (six people)
- Abandon plans for the landfill site (six people)
- More litter bins (six people)
- Tackle drug use (six people)
- Tackle the issue of problem tenants (six people)

# Travel and transport

## Car ownership and parking




Nearly a third of respondents lived in households where there was no access to a car (31.1%; n=101). Around four in ten households had the use of one car (42.8%; n=139), while the remaining quarter (26.2%; n=85) had two or more cars.

Half of respondents (47.8%; n=155) had no parking spaces on their property. 100 properties (30.9%) had one space, and 69 (21.3%) had two or more. Only 6.4% of households (n=21) had a space in a designated parking area, while 38.1% (n=124) had the use of one or more spaces on the street. 61.8% (201 households) had no on-street parking. 40.4% (n=129) had the use of a garage.

## Public transport

80.6% of people (n=254) said they could walk to their nearest bus stop in five minutes or less, and 96.5% (n=304) were within ten minutes walk of a bus stop. 62.6% (n=196) said they were not within walking distance of a railway station.

151 people (52.4%) said buses ran at least every 15 minutes from their local bus stop during the daytime, and 84 (29.2%) said there was a bus at least every half hour. 50 (17.4%) said there was one bus an hour (N=288). In the evenings, 70 people (25%) reported that there were buses every 15 minutes and 126 (45%) every half hour. 66 people (30%) said there was one bus an hour (N=280).

Respondents were asked how long it took them to travel by bus to various different places (not including the time spent waiting at the bus stop). Over three quarters of people either did not need a bus, or could travel by bus in less than 10 minutes to their local doctor's surgery (n=245; 78%), chemist (n=259; 82.7%), Post Office (n=273; 87.2%), bank/cash machine (n=263; 84.3%), and shop selling groceries (n=260; 83%). It is harder to get to the nearest general hospital by bus, with one in five people (22.4%; n= 70) saying there was no convenient bus route, and over half (52.1%; n=163) reporting that the bus journey took more than 30 minutes. A focus group participant said that their journey to the QE Hospital in Gateshead took an hour and a half and they had to catch two buses. The nearest large shopping centre was also more than 20 minutes by bus for half of respondents (158; 50.3%), although it was less than 20 minutes for 33.4% (105 respondents). Focus group members thought public transport routes to Gateshead Metro Centre and Newcastle were good, though it was pointed out the route to Gateshead Housing Office was poor and needed improved because Ryton Housing Office is closing. .

58.9% of people (n=192) were satisfied or very satisfied with local public transport. 12.3% (n=40) were dissatisfied and 8.9% (n=29) very dissatisfied (N=326).

## Traffic issues

15.2% of respondents (n=49) thought heavy traffic was a serious problem in their neighbourhood; 26.7% (n=86) thought it was a problem but not a serious one, and 58.1% (n=187) thought it was not a problem (N=322).

9.3% of respondents (n=30) thought traffic noise was a serious local problem; 16.1% (n=52) thought it was a problem but not a serious one, and 74.6% (n=241) thought it was not a problem (N=323).

47.5% of people (n=151) were satisfied or very satisfied with traffic management in Ryton, while 22.6% (n=72) were dissatisfied and 12.3% (n=39) very dissatisfied (N=318). 36.8% (n=120) were satisfied or very satisfied with local parking facilities, 34% (n=111) were dissatisfied and 14.1% (n=46) very dissatisfied (N=326).

# Housing history

51 respondents (15.6%) had moved house within the last five years. Of these, 9 (17.6%) had previously lived in a detached house, 11 (21.6%) in a semi-detached house, 20 (39.2%) in a terrace, six (11.8%) in a flat, and five (9.8%) in a bungalow. 28 respondents (54.9%) had owned their previous home (3 outright, and 25 with a mortgage). Six (11.8%) had rented from Gateshead Housing Company, seven (13.7%) rented privately, three (5.9%) rented from a Housing Association, and four (7.8%) had lived with friends or family. Two had lived in a property provided with their employment. 42% of respondents' previous homes (n=21) had had two bedrooms, 40% (n=20) had three, 10% (n=5) had one, and 8% (n=4) had four or more.

## Reasons for moving to current home

Respondents were asked about their reasons for moving to their current home, and were also asked which of the reasons they cited was the most important. A variety of different answers were given. The most common reasons were: needed a larger property (15 people); divorce, separation or family stress (10 people); and to move to a better area (8 people). The following reasons were each given by six people: needed a home suitable for an older or disabled person, wanted a different type of property, and wanted to buy property. The need for a larger property was the most important reason for moving for 13 people, and divorce, separation or family stress was the most important for nine people.

Movers were also asked whether they had left anyone else living in their previous home. Nine respondents (17.6% of movers) had done so. Two respondents (3.8%) said that they had moved into a home that was already occupied by somebody else.

# Future housing plans and aspirations

22 people (6.8%) said they were planning to move to a new home in the next year, and 38 (11.8%) thought they would move in the next five years. In addition, nine respondents said that one or more members of their household wished to move into separate accommodation in the next year. 14 respondents were on a Gateshead Housing Company waiting list.

Of those not planning to move, 96.3% (n=257) said they did not want to move and 3.4% (n=9) said they wanted to move but were unable to (the most common reason for this, mentioned by six people, was being unable to afford to).

People who were planning to move were asked to give their reasons. A variety of different reasons were given. The following reasons were mentioned by the largest number of respondents:

- To move to a better area (n=14)
- Want a different type of property (n=12, rated the most important reason by 7 people)
- Want larger property (n=10, rated the most important reason by 9 people)
- Want smaller property (n=8)

- Need housing suitable for older/disabled person (n=7)
- To be closer to friends or family to give/receive support (n=5)
- To be closer to facilities (n=5)

Asked what sort of property they would consider moving to, people who were planning to move gave the following responses:

| House | Flat | Bungalow |
|---|---|---|
| Detached (n=23)<br>Semi-detached (n=17)<br>Small terraced (n=12)<br>Large terraced (n=11) | Upper Tyneside flat (n=3)<br>Lower Tyneside flat (n=2)<br>Low rise flat (n=3)<br>Executive apartment (n=2)<br>Maisonette (n=2) | Detached (n=26)<br>Semi-detached (n=15)<br>Terraced (n=10)<br>One bedroom (n=4) |
| Two bedrooms (n=11)<br>Three bedrooms (n=14)<br>Four bedroom (n=11) | One bedroom (n=1)<br>Two bedrooms (n=4)<br>Three bedrooms (n=2) | Two bedrooms (n=15)<br>Three bedrooms (n=3)<br>Four bedrooms (n=3) |

Asked what sort of tenure arrangements they would consider for their new property, respondents wishing to move home gave the following answers:

- Own (no mortgage) (n=20)
- Own (with mortgage) (n=28)
- Rent furnished from Gateshead Housing Company (n=9)
- Rent unfurnished from Gateshead Housing Company (n=17)
- Rent from a Housing Association (n=5)
- Rent from Gateshead Private Landlords Association (n=3)
- Rent privately – furnished (n=1)
- Rent privately – unfurnished (n=6)
- Tied accommodation; Shared ownership; Equity share (each n=1).

People wishing to buy a new home were asked how much they could afford to spend in total. Of the 33 people who answered this question, three said they had less than £50K, six had £50-100K, seven had £100-150K, three had £150-200K, three had £200-250K, and 11 had more than £250K.

Respondents wishing to move home were asked which areas they would consider moving to. The most popular choice was to remain in the Ryton area. This was mentioned by over 30 respondents. 12 people said they would consider living in Crawcrook, and five in Greenside. No other area was the preference of more than two people.

## Improving local housing

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to improve the supply, condition and quality of housing in the area. The most common responses are shown below in order of the number of people mentioning them:

- More affordable housing for young people and first time buyers (mentioned by 19 people)
- Build more social housing (16 people)
- Refurbish and update Council/Gateshead Housing Company housing (10 people)
- Do not build any more houses, especially on green spaces (eight people)
- Maintain Council/Gateshead Housing Company housing better (seven people)
- Council/Gateshead Housing Company should do repairs quickly when reported (five people)
- More housing for older people, e.g. bungalows with warden control (five people)
- Double glazing fitted in council houses (four people)
- Stop selling off council housing (four people)
- Improve support for elderly and disabled people, e.g. ramps, help with gardening (four people)
- Tackle problems arising from the Croft estate (four people)

# CRAWCROOK PROFILE

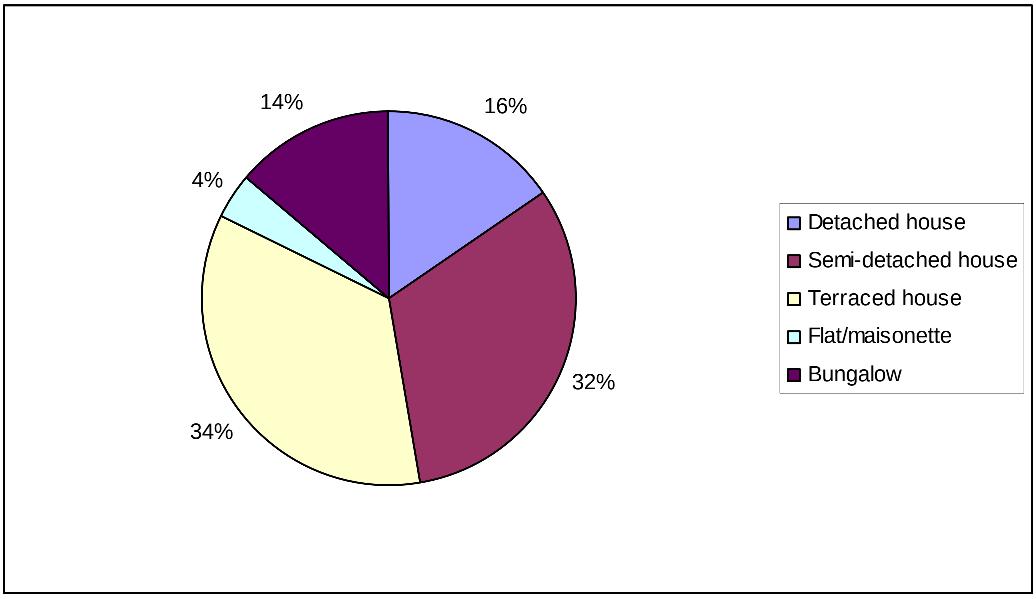
## SUMMARY

- Eight out of ten people owned their own homes, while 14% rented from Gateshead Housing Company.
- A quarter of respondents lived in properties that dated from before 1919, while half of homes had been built since 1965.
- Six out of ten had lived in the same property for over 10 years, and two in ten for 5-10 years.
- Half of households had two occupants, and a further quarter had only one.
- Satisfaction levels with the state of repair of people's homes were considerably lower than in rural Gateshead as a whole.
- A low level of need was shown for either adaptations for disabled people, or a range of other support needs. Older people preferred the option of continuing to live in their current home with support if needed.
- Satisfaction levels with the appearance and reputation of the area and the choice of housing to buy and rent were low compared to rural Gateshead as a whole.
- More people thought dogs and dog mess were a serious local problem, compared with rural Gateshead as a whole.
- Three in ten people had no access to a car.
- 29 people had moved home in the last five years.
- 14 were planning to move in the next year, and 18 were planning to move in the next five years. The need for a smaller property, or for a different type of property, were the most common reasons. Detached houses or bungalows were the most sought after properties. Most people wanting to move were hoping to buy a property with or without a mortgage. Available financial resources to buy a property were variable, with eight people indicating they had more than £200K.

*About the data: The survey data is based on 239 responses, including 224 from Crawcrook and 15 from Clara Vale.*

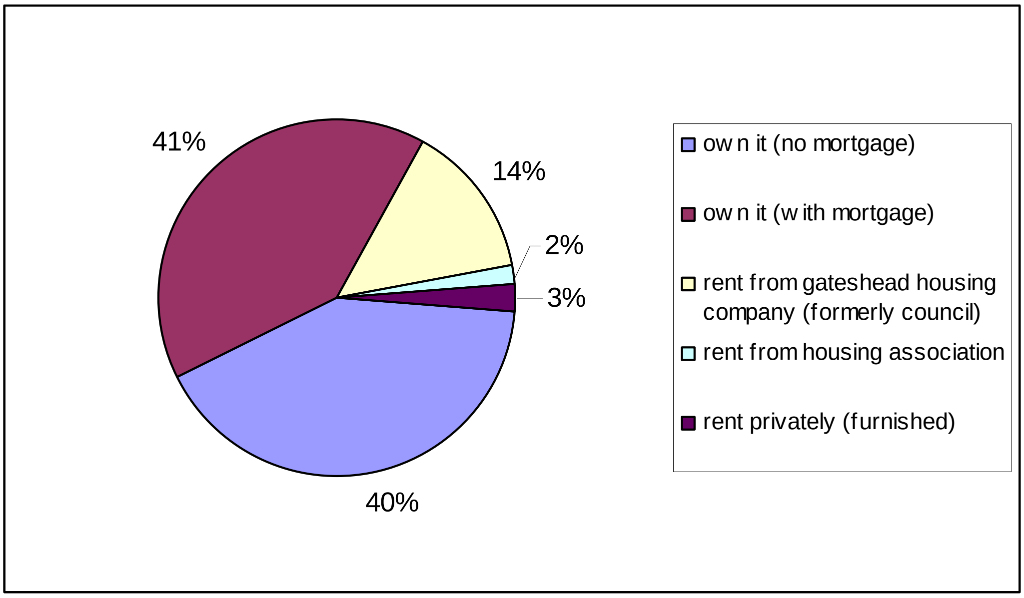
# Property details

## Property type



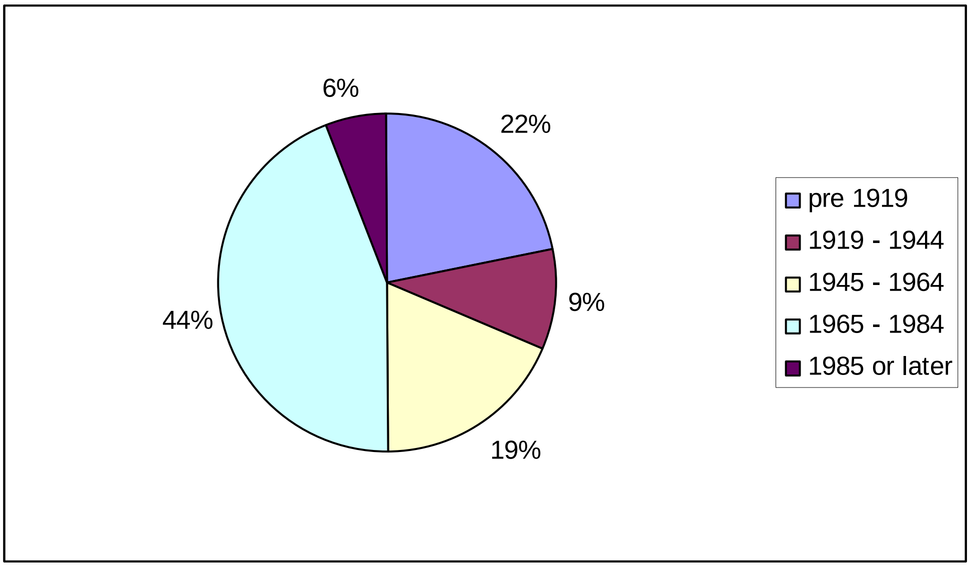

83 people (34.7%) lived in terraced housing, 75 (31.4%) in semi-detached houses, 37 (15.5%) in detached houses, and 33 (13.8%) in bungalows. Nine lived in flats. 50.2% of properties had three bedrooms (n=120), 88 had two bedrooms (36.8%), 17 (7.1%) had four, 3.8% (n=9) had one and 1.7% (n=4) had five or more bedrooms.

## Tenure



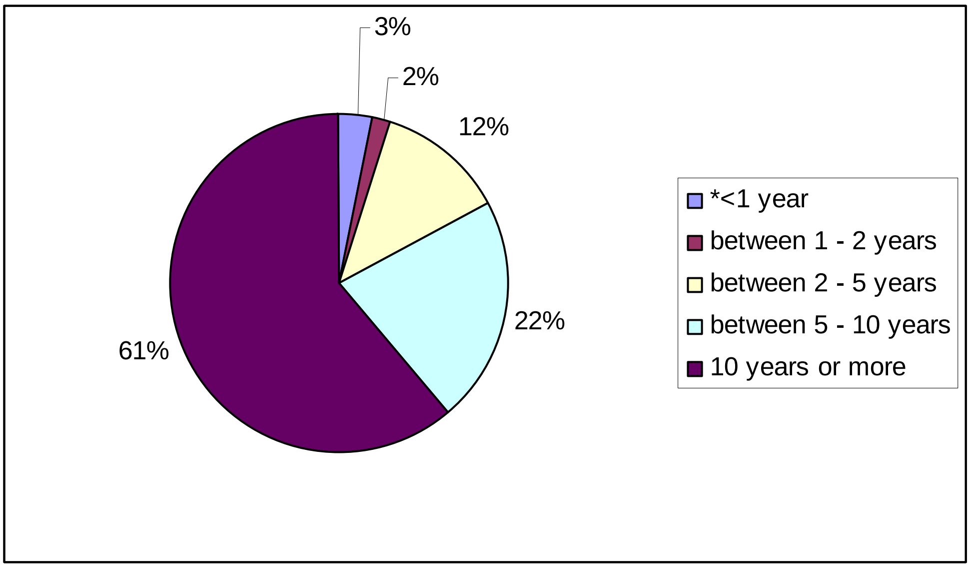

Around three quarters (n=191) of people owned their own home, whether outright (40.5%; n=96), or with a mortgage (40.1%; n=95). 33 (13.9%) of people rented their homes from Gateshead Housing Company, six (2.5%) rented privately furnished homes, and four (1.7%) rented from a housing association.

## Property age



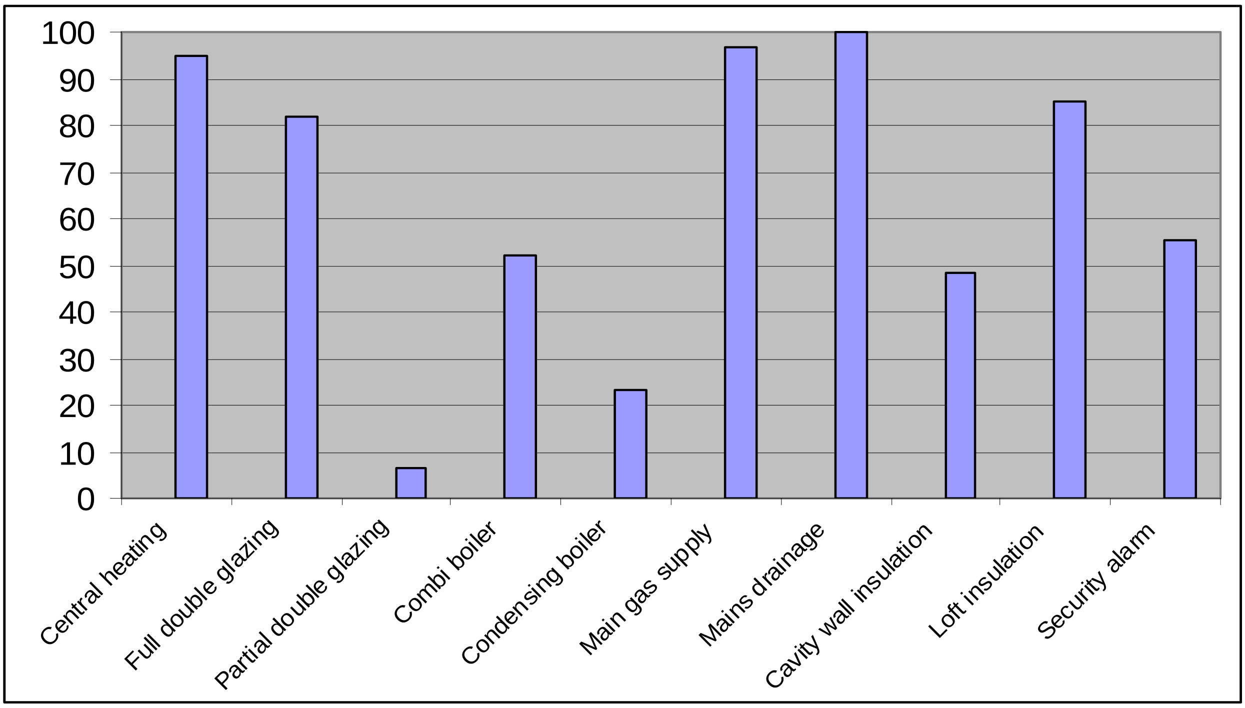

Nearly half of the properties were built between 1965 and 1984 (44.5%; n=101), almost one quarter dated from before 1919 (22%; n=21), 18.5% (n=42) of properties were built between 1945 and 1964. Of the remaining properties 9.3%, (n=21) were built between 1919 and 1944, with 5.7% (n=13) built after 1985.

## Length of time people have lived in their property




The majority of respondents had lived in the same property for 10 or more years (n=146 61.1%). Almost one quarter (21.8% n=52) had lived in the same property between five and 10 years. Of the remaining respondents; 12.1% (n=29) had lived in their properties between two and five years, 3.3% (n=8) had lived in the property for less than one year, and 1.7% (n=4) had lived in their property between one and two years.

## Property features and condition




95% of homes had central heating (n=227), 96.7% had mains gas supply (n=231) and all had mains drainage (100%; n=238). 85.1% (n=200) had loft insulation, 81.9% (n=195) had full double glazing, and 6.6% had partial double glazing (n=13). Nearly half of the homes 48.3% (n=112) had cavity wall insulation and 9.6% (n=23) expressed a need to have it. 55.3% (n=130) had security alarms and 9.6% (n=23) said they needed one. 52% (n=115) of homes had a combi boiler and 23.1% (n=50) had a condensing boiler.

44.8% (n=100) reported that they were very satisfied with the state of repair of their homes and 41.3% (n=92) were satisfied. 4.9% (n=11) were dissatisfied and two (0.9%) were very dissatisfied with the state of repair of their homes.

## Affordability

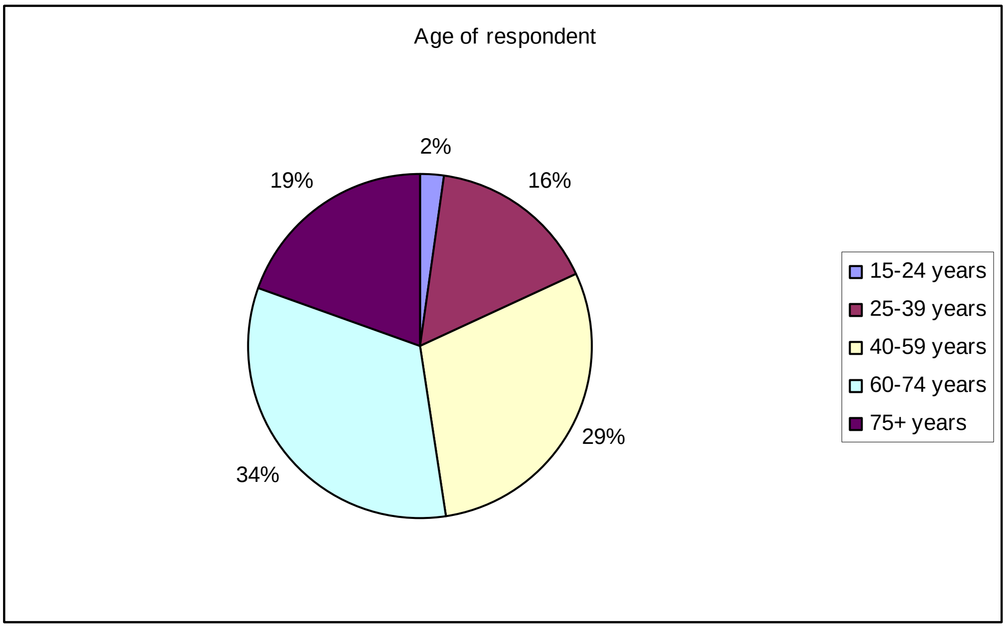
44.1% (n=60) said it was fairly easy to afford their rent or mortgage while 14% (n=19) said it was very easy to afford. 7.4% (n=10) reported that it was fairly difficult to afford their rent or mortgage and 2.2% (n=3) found it very difficult to afford. The average property price in Crawcrook was £124,864 in January-March 2006, which is higher than the Gateshead average of £115,731 (England and Wales average: £190,529).

# Households

## People living in households

52.1% (n=124) of households had two people living in them, and 24.8% (n=59) of households had one person living in them. 11.3% (n=27) had three people, 9.2% (n=22) had 4 people, 1.3% (n=3) had 5 people living in them. Two households reported six people living there and one reported seven occupants. Two respondents (0.9%) said they had provided temporary accommodation for other people in the past year.

## Age and gender of respondents




33% (n=77) of respondents were aged between 60 and 74 years, 28% (n=68) were between 40 and 59, 19% (n=45) were 75 or over, 15% (n=37) were between 25 and 39, and 2% (n=5) were between 15 and 24 years of age. 33.1% (n=79) of respondents were male and 66.5% (n=159) were female.

# Support needs

## Disability and housing needs

There were four wheelchair users, three of whom were occasional users. Three people were motorized scooter users. A low level of need for adaptations because of a disability was expressed. Four people said their home needed bathroom adaptations, three people reported needing an external ramp, and two people each needed internal handrails, a stairlift, and a downstairs toilet. One person said they needed more easily accessible plug sockets and one needed external handrails.

## Older people's support needs

Older respondents were asked which housing options they would consider now or in the next five years, if needed. The most popular option (n=69) was to continue to live in their current home with support as needed. 34 people said they would consider buying a more suitable property, and 14 would consider renting a more suitable property. 20 would consider sheltered accommodation. Four would consider buying, and six renting a property in a retirement or care village. Six would consider a residential care home or extra care scheme. One person said they would consider buying a shared ownership property.

### Other support needs

Respondents were also asked to indicate whether they had a range of other support needs. The greatest need was for help with bigger home improvements (19 people). 11 respondents stated they needed help carrying out tasks in the home. 10 needed help with general repairs, and nine said they need help with energy efficiency. Seven needed help with each of the following: keeping the garden tidy and tasks outside the home. Six needed help with taking medication. Five needed help with improving safety and security. Two or fewer people expressed an interest in: learning to cook, clean and look after oneself; getting to college/activities; emotional support; personal safety/security; caring for a new baby; managing money; finding a new home; and setting up a new home.

## The local neighbourhood

### Appearance and reputation

66.7% (n=158) respondents were satisfied with the general appearance of the area, and 21.1% (n=50) were very satisfied. 4.6% (n=11) were dissatisfied. 66.7% (n=208) were satisfied or very satisfied with the reputation of the area, while 11 (4.6%) expressed dissatisfaction.

### Local housing

45.1% (n=101) were satisfied with the choice of housing to buy and 9.4% (n=21) were very satisfied. 5.8% (n=13) were dissatisfied with the choice and two respondents were very dissatisfied.

22.6% (n=50) of respondents said they were satisfied with the choice of housing to rent in the area. 1.8% (n=4) were very dissatisfied with the choice. 55.2% (n=122) said they did not know. Gateshead Council's West Neighbourhood Management Area Profile (2003-2008) describes Crawcrook as an area with few rented homes, where *'more affordable housing is needed'*.

### Local amenities

52.4% (n=120) said they were satisfied with the local schools and colleges, 12.2% (n=28) were very satisfied. Five (2.2%) expressed dissatisfaction.

64.7% (n=154) of respondents were satisfied or very satisfied with the shops in the local area while 14.3% (n=34) were dissatisfied. 104 (44.1%) of respondents were within 5 minutes walk of a place to buy bread or milk with 90 (38.1%) being between 5 and 10 minutes walk away.

14.8% (n=35) of respondents were satisfied with the leisure or sports facilities in the area. 36% (n=85) were very dissatisfied and a further 24.6% (n=58) were dissatisfied. 39.8% (n=94) of respondents stated that they were not within walking distance of leisure or sports facilities. Community organisations and leisure facilities in Crawcrook include a bowling club, National Federation of OAPs Association, writers' group, and youth club.

88.7% (n=211) of respondents were satisfied or very satisfied with the access to a doctor in the local area. 95 (40.1%) of respondents lived within 5–10 minutes walk of a doctors and 84 (35.4%) lived less than five minutes away.

83.5% (n=197) of respondents were satisfied or very satisfied with access to a place of worship.

More than half of the respondents lived no more than 10 minutes walking distance from most basic amenities. For instance, 165 (69.6%) lived within walking distance of a bus stop, 87 (36.7%) lived 5-10 minutes walk from a bank or cash machine while 78 (32.9%) live less than 5 minutes walk from one. 122 (51.5%) of respondents said they could walk to a pub in under 5 minutes and 75 (31.6%) could walk to a pub in 5–10 minutes. 99 (41.9%) lived between 5-10 minutes walk from a park or public open space with the same amount of respondents living less than 5 minutes walk from one. There are very similar figures for the walking distance to the local primary school and local post office. There is no railway station in walking distance.

## Neighbourhood problems

155 (65.1%) thought vandalism and hooliganism was not a problem in this area, 58 (24.4%) thought it was a problem but not serious and 25 (10.5%) thought it was a serious problem.

73% (n=171) thought crime was not a serious problem in this area, 23.5% (n=55) thought crime was a problem but not serious and 3.4% (n=8) thought crime was a serious problem.

35.6% (n=85) thought dogs and dog mess were not a problem; the same number thought that it was not a serious problem. 28.9% (n=69) saw it as a serious problem in the area.

135 (56.5%) of respondents stated that litter and rubbish in the streets was not a problem, 67 (28%) said it was a problem but not serious and 37 (15.5%) thought it was a serious problem.

Above 90% of respondents thought that the area did not have a problem with poorly maintained properties (92.9%; n=221) or with empty properties (98.3%; n=233). Over 90% reported that there were no problems with neighbours (94.1%; n=222) or noisy neighbours (96.2%; n=225). Harassment is also not a problem for over 90% of respondents: racial harassment (99.6%; n=235) and harassment against any other group (98.3; n=232).

## Improving the neighbourhood

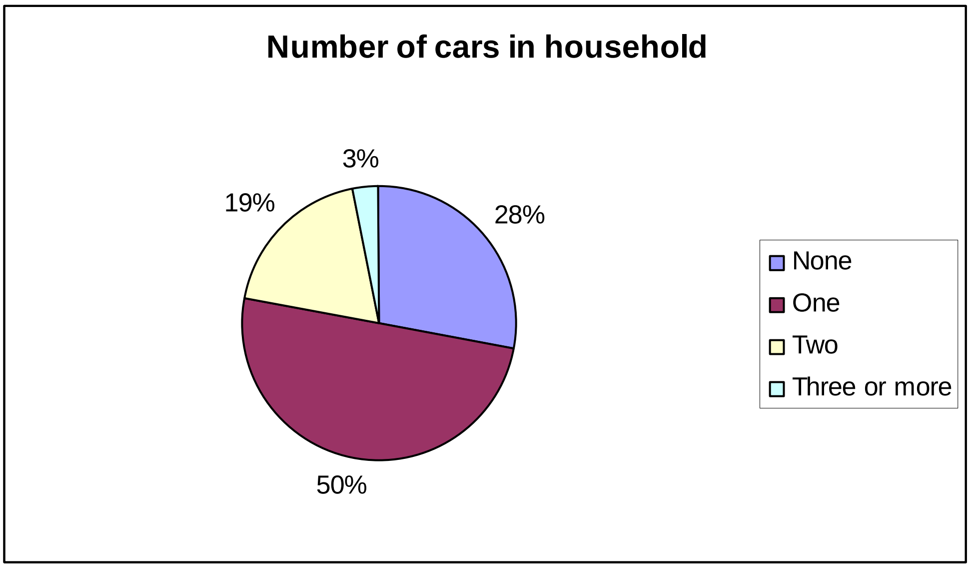
Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to make the area a better place to live. The most common responses are shown below in order of the number of people mentioning them:

- Better parking facilities (mentioned by 57 people)
- More facilities and activities for young people (29 people)
- Do more to tackle the problem of dog mess (27 people)
- Better and more frequent street cleaning (19 people); less litter (11 people); and more litter bins in public areas (eight people)

- More leisure facilities and activities (16 people)
- Gateshead Council to better maintain public areas and green spaces (14 people)
- Greater police presence (13 people)
- Better public transport service (12 people)
- Traffic calming and management (11 people)
- Improve the condition of roads and back lanes (10 people)
- Take action against speeding traffic (nine people)
- Improve the local park (eight people)
- Better local shops (eight people)
- More seating in public areas and parks (seven people)
- More parking restrictions/enforcement of restrictions (seven people)

# Travel and transport

## Car ownership and parking




49.8% (n=119) of respondents had one car in the household, 28% (n=67) had none. 19.2% (n=46) had two cars per household and seven households had three or more cars.

Almost half of respondents (44.4%; n=106) had no parking spaces on their property. 40.6% (n=97) had one parking space. 13% (n=31) had two parking spaces and five respondents had three or more parking spaces. 10 respondents (4.2%) had a space in a designated parking area, while 22.6% (n=54) had one parking space on the street and ten respondents had two or more parking spaces on the street. 48.7% (n=112) had the use of a garage.

## Public transport

165 (69.6%) of respondents could walk to their nearest bus stop in under 5 minutes, and 59 (24.9%) could walk there in 5–10 minutes.

63% (n=138) of respondents said that there was a bus from their local bus stop every quarter of an hour during the day. 30.6% (n=67) said there was a bus from their local bus stop once every half hour during the day. 57.3% (n=118) of respondents said there was a bus once every half an hour during the evening, 27.2% (n=56) said there was a bus every quarter of an hour. 14.1% (n=29) said that during the evening there was at least one bus every hour from their local bus stop.

Respondents were asked how long it took them to travel by bus to various different places (not including the time spent waiting at the bus stop). Over 70% of respondents said they did not need a bus to get to; doctors (71.2% n=168), chemist (71.2% n=168), post office (74.6% n=176), bank or cash machine (71.6% n=169), and a shop selling groceries (72.3% n=170). Travelling by bus to the nearest large shopping centre took 21-30 minutes for 37.4% (n=88), 11-20 minutes for 23.8% (n=56), and more than 30 minutes for 20.9% (n=49). Travelling to a general hospital took more than 30 minutes for 58.1% (n=137) of people, and 21-30 minutes for 10.2% (n=24). 16.1% (n=38) said there was no convenient bus service.

54% (n=127) of respondents were satisfied with the public transport in their area, and 16.6% (n=39) were very satisfied. 8.5% (n=20) were dissatisfied, and 2.1% (n=5) were very dissatisfied.

## Traffic issues

59.8% (n=143) of respondents said that heavy traffic was not a problem in their area. 26.4% (n=63) said that it was a problem but not serious, and 13.4% (n=32) said it was a serious problem.

81.6% (n=195) of respondents said that traffic noise was not a problem, 11.7% (n=28) said it was a problem but not serious, and 6.7% (n=16) said it was a serious problem.

41.8% (n=99) of respondents were satisfied with the traffic management in the area, 27% (n=64) were dissatisfied, 15.2% (n=36) were very dissatisfied, and 2.1% (n=5) were very satisfied.

# Housing history

29 (12.1%) respondents had moved home within the last five years. Of these, 42.9% (n=12) had previously lived in terraced housing, 21.4% (n=6) lived in a semi-detached house, 10.7% (n=3) lived in a detached house, 10.7% (n=3 in a Tyneside flat, 7.1% (n=2) in a bungalow and 7.1% (n=2) in a low rise flat.

16 respondents had owned their previous home (14.3%; n=4 outright and 42.9%; n=12 with a mortgage), five rented from Gateshead Housing Company, two rented from a Housing Association, three rented privately, and two had accommodation provided with

their employment. 12 respondents stated that their previous home had three bedrooms, 10 had two bedrooms, and three had either one bedroom or four bedrooms.

### Reasons for moving to current home

Respondents were asked about their reasons for moving to their current home, and were also asked which of the reasons they cited was the most important. A variety of different answers were given. The need for a larger property was cited by eight people, and four people cited each of the following: to move to a better area, and needed a smaller property. Wanted a larger garden, closer to friends/family for social reasons, to live independently, and wanted a different type of property were stated as reasons for moving by three people. Respondents were also asked to state the most important reason for moving; seven said it was the need for a larger property, four wanted a smaller property, and three could not afford their rent or mortgage.

Movers were also asked whether they had left anyone else living in their previous home. Two respondents had done so. One respondent said that they had moved into a home that was already occupied by somebody else.

## Future housing plans

14 people (5.9%) said they were planning to move to a new home in the next year, and 18 (7.7%) thought they would move in the next five years. Six were on a Gateshead Housing Company waiting list.

Of those not planning to move, 96.1% (n=195) said they did not want to move and 3.4% (n=7) said they wanted to move but were unable to (the most common reason, mentioned by 3 people, was being unable to afford it).

People who were planning to move were asked to give their reasons. A variety of different reasons were given. The following reasons were each mentioned by at least three respondents:

- Want a smaller property (n=13)
- Want a different type of property (n=8)
- Want a larger property (n=6)
- To be closer to family/friends for social reasons (n=4)
- Need housing suitable for older/disabled person (n=3)
- To be closer to facilities (n=3)

Asked what sort of property they would consider moving to, people who were planning to move gave the following responses:

| House | Flat | Bungalow |
|---|---|---|
| Detached (n=18) | Upper Tyneside flat (n=1) | Detached (n=14) |
| Semi-detached (n=11) | Executive apartment (n=1) | Semi-detached (n=8) |
| Small terraced (n=5) | Flat in a sheltered unit (n=1) | Terraced bungalow (n=7) |
| Large terraced (n=4) | One bedroom (n=1) | Two bedrooms (n=10) |
| Two bedrooms (n=7) | Three bedrooms (n=1) | Three bedrooms (n=3) |
| Three bedrooms (n=5) | | |
| Four bedrooms (n=8) | | |

Asked what sort of tenure arrangements they would consider for their new property, respondents wishing to move home gave the following answers:

- Own (no mortgage) (n=20)
- Own (with mortgage) (n=13)
- Rent unfurnished from Gateshead Housing Company (n=6)
- Rent furnished from Gateshead Housing Company (n=5)
- Rent from Housing Association (n=3)
- Tied accommodation (n=1)

People wishing to buy a new home were asked how much they could afford to spend in total. 23 people answered this question. Three had less than £50K, one had £50-100K, eight had 100-150K, three had £150-200K, three had £200-250, and five had £250K or more.

Respondents wishing to move home were asked which areas they would consider moving to. The following responses were the most common: Birtley (n=43); Low Fell (n=7); Chester-le-Street (n=7); and elsewhere in County Durham (n=4).

## Improving local housing

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to improve the supply, condition and quality of housing in the area. The most common responses are shown below in order of the number of people mentioning them:

- Provide more social housing – enough for all who want or need it (mentioned by 12 people)
- Renovate and update social housing (10 people)
- More affordable housing for first time buyers and low wage earners (nine people)

- Keep social housing well maintained and carry out repairs as needed (four people)
- All properties and gardens, including social housing, should be maintained by the people who live in them (four people)
- More bungalows and housing suitable for older people (three people)

# WHICKHAM AND FELLSIDE PARK PROFILE

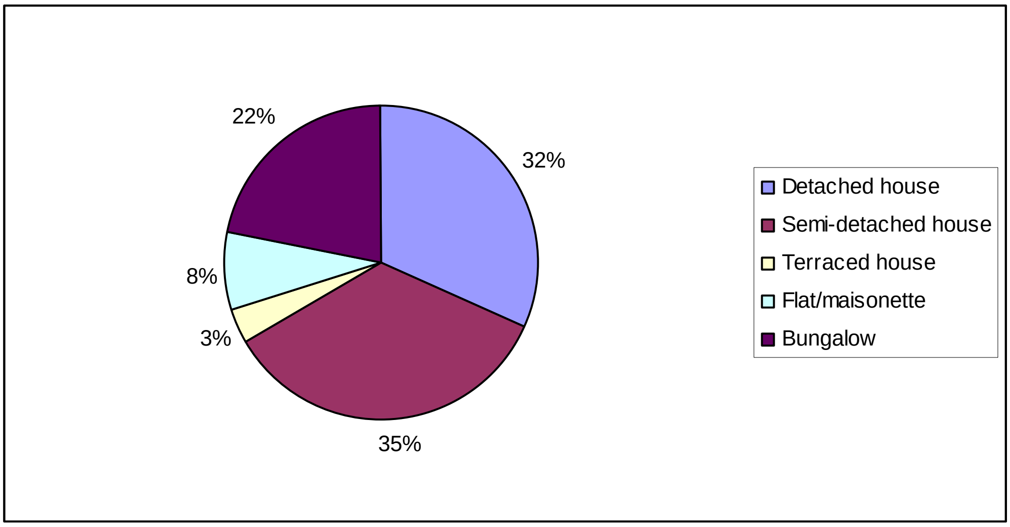
## SUMMARY


- Over a third of people lived in a semi-detached house, and a further third in a detached house.
- Two thirds of people owned their own homes outright, and most of the others had a mortgage. Only two people rented privately.
- Three quarters of people lived in properties built between 1965 and 1984.
- Two thirds had lived in the same property for over 10 years, and 15% for 5-10 years.
- Nearly half of households had two occupants, and two in ten had three.
- A low level of need was shown for either adaptations for disabled people, or a range of other support needs. Older people preferred the option of continuing to live in their current home with support if needed.
- Satisfaction levels with the appearance and reputation of the area and the choice of housing to buy and rent were very high.
- Satisfaction levels with local amenities such as schools, shops, leisure facilities, and access to a doctor were high compared with rural Gateshead as a whole.
- More people thought vandalism, hooliganism, crime, dogs and dog mess, and litter in the streets were not a problem locally, compared with rural Gateshead as a whole.
- There were fewer people with no access to a car compared with rural Gateshead as a whole.
- Satisfaction levels with regard to public transport were slightly higher than for rural Gateshead as a whole.
- 25 people had moved home in the last five years.
- Seven were planning to move in the next year, and eight were planning to move in the next five years. The need for a smaller property or a different type of property were the most common reasons. Detached houses or bungalows were the most sought after properties. Most people wanting to move were hoping to buy a property with or without a mortgage. Available financial resources to buy a property were variable. Most people wanting to move home wished to stay in the Whickham and Fellside park area, although several said they would consider moving to Ryton.


*About the data: The survey data is based on 175 responses, including 102 from Whickham and 73 from Fellside Park. The focus group involved 11 female Whickham residents, who have lived in the area for periods ranging from seven to 70 years.*

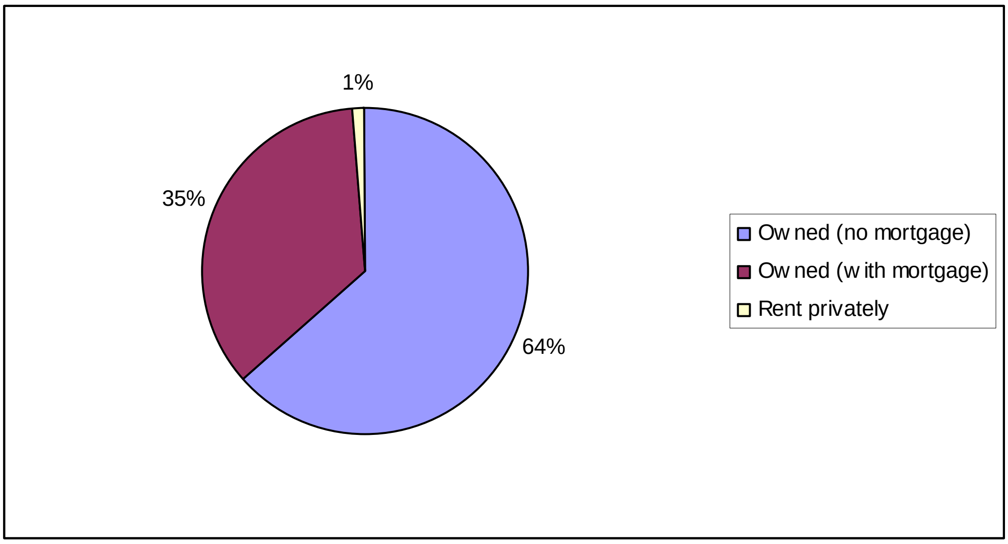
# Property details

## Property type



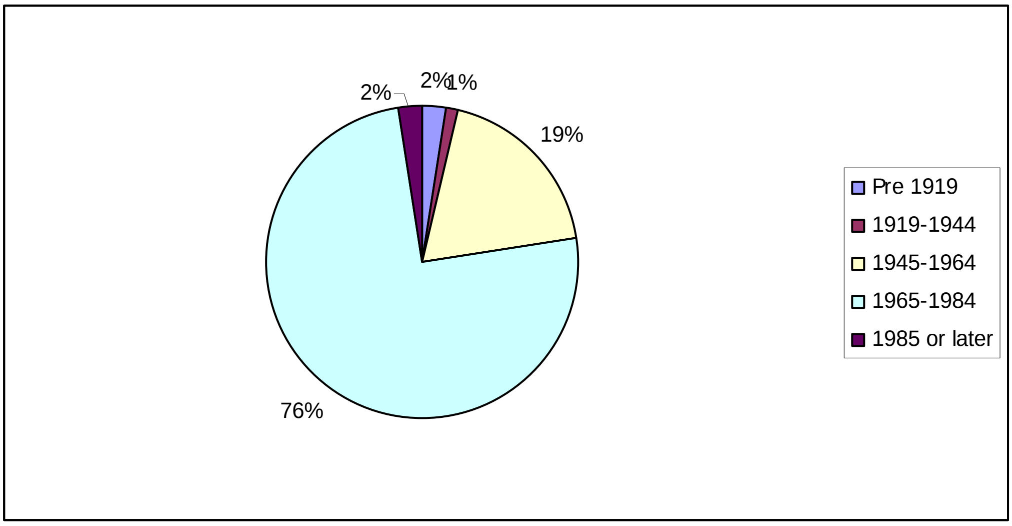

60 respondents (34.7%) lived in a semi-detached house, 55 (31.8%) in a detached house, 38 (22%) in a bungalow and 14 (8.1%) in a flat. Six respondents (3.5%) lived in a flat. Nearly half of homes had three bedrooms (n=75; 43.4%) and a third had two (n=50; 28.9%). 35 (20.2%) had four bedrooms and ten (5.8%) had five or more. Three (1.7%) had one bedroom.

## Tenure



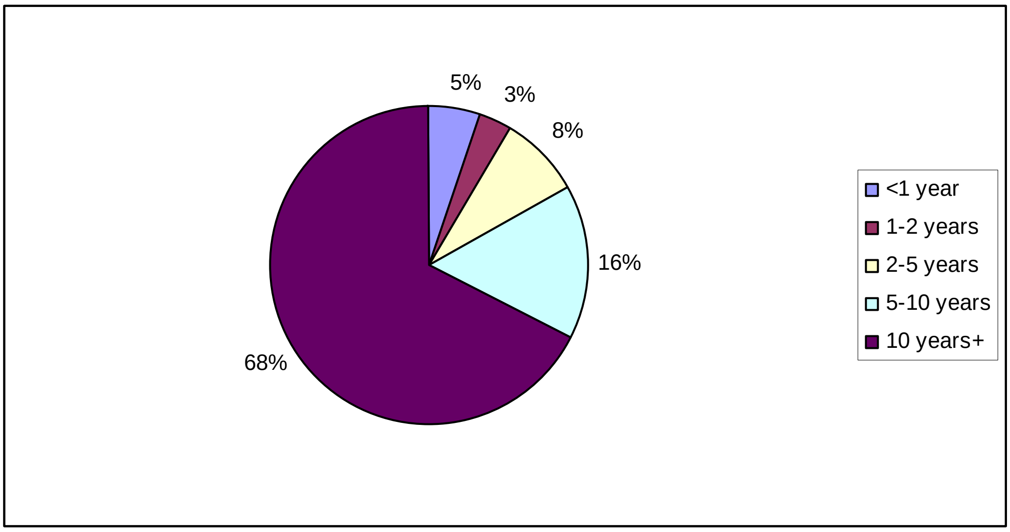

Almost everyone (98.8%) owned their own home, whether outright (63.4%; n=109) or with a mortgage (35.5%; n=61). The remaining two respondents (1.2%) rented privately.

## Property age



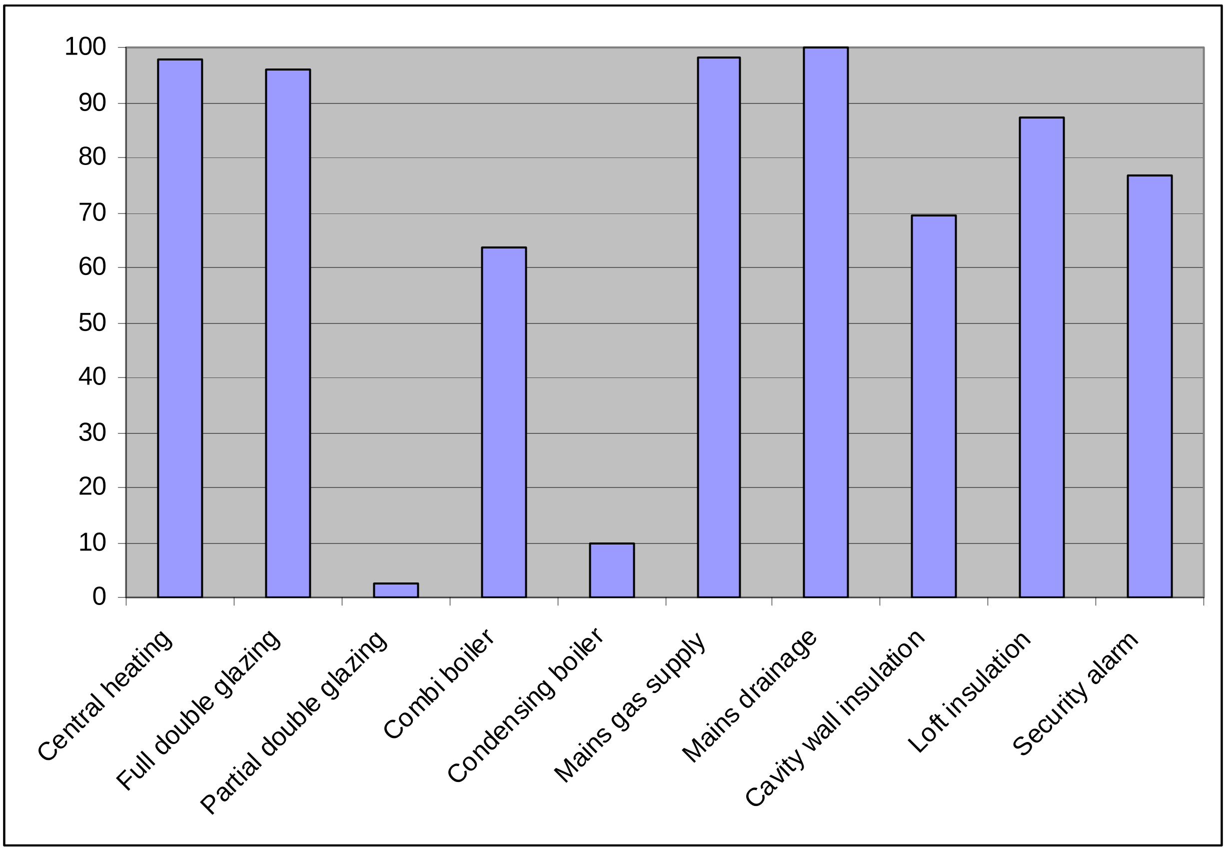

Three quarters of respondents lived in properties built between 1965 and 1984 (n=124; 75.2%). A further 31 properties (18.8%) dated from 1945-1964. The remaining properties were either built before 1919 (n=4; 2.4%), from 1919-1944 (n=2; 1.2%), or since 1984 (n=4; 2.4%).

## Length of time people have lived in their property




Most respondents had lived at the same address for a long time. Two thirds (67.4%; n=116) had lived in their home for ten years or more, and 15.7% (n=27) for between five and ten years. 8.1% (n=14) had lived at the same address for 2-5 years, 3.5% (n=6) for 1-2 years and nine (5.2%) for less than one year.

## Property features and condition




More than 95% of homes had central heating (97.7%; n=170), mains gas supply (98.2%; n=167), full double glazing (96%; n=167) and mains drainage (100%; n=170). 88.2% (142) had loft insulation. Two thirds of homes (69.3%; n=113) had cavity wall insulation and 16 respondents (9.8%) expressed a need for insulation. Three quarters of homes (76.6%; n=131) had a security alarm, and a further ten respondents (5.8%) said that their homes needed one. 63.7% of properties (n=107) had a combi boiler and 9.8% (n=16) had a condensing boiler.

86.5% of respondents (n=147) said that they were either satisfied or very satisfied with the state of repair of their home. Two (1.2%) said they were dissatisfied and one (0.6%) was very dissatisfied.

## Affordability

56.4% of respondents (n=31) said they found it fairly easy or very easy to afford their rent or mortgage. 32.7% (n=18) found it neither difficult nor easy. Five people found it difficult and one found it very difficult (N=55). 120 respondents did not give an answer to this question. Focus group members thought that the area was more expensive than surrounding places such as Swalwell and Dunston, and that this was forcing some people to move away from the area: *'More young people have to move away - not because they want to but because they are forced to'*. The average property price in Whickham was £168,023 in January-March 2006, which is considerably higher than the Gateshead average of £115,731 (England and Wales average: £190,529).

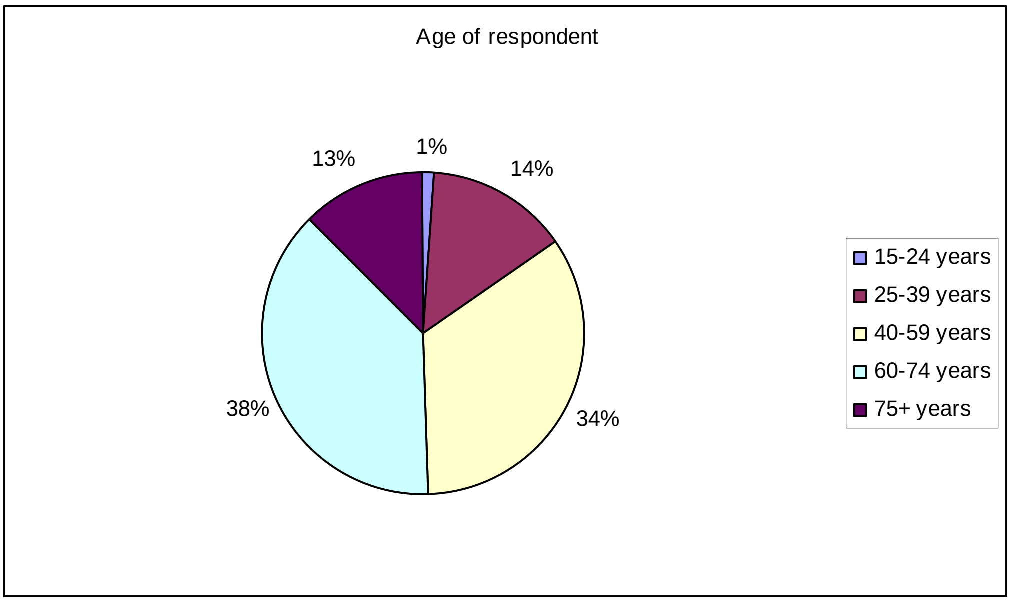
# Households

## People living in households

29 households (16.6%) had only one occupant, while nearly half (n=86; 49.1%) had two. 18.3% of households (n=32) had three occupants, and 13.7 (n=24) had four. The remaining four households each had five or six occupants.

Three respondents (1.8%) said they had provided temporary accommodation for other people in the past year.

## Age and gender of respondents




Over half of respondents (51%; n=85) were aged over 60 years. Two (1%) were aged between 15 and 24 years; 24 (14%) were aged 25-39 years; 57 (34%) were aged 40-59 years; 64 (38%) were aged 60-74 years; and 21 (13%) were aged 75 years or more. 94 respondents (55%) were female and 76 (45%) were male.

# Support needs

## Disability and housing needs

There were two full-time wheelchair users in the area, but no motorized scooter users. A very low level of need was expressed for home adaptations for disabled people. Three respondents expressed a need of each of the following: internal handrails, a vertical lift, downstairs toilet; and external handrails. Accessible plug sockets were needed by two respondents.

## Older people's support needs

Older respondents were asked which housing options they would consider now or in the next five years, if needed. The most popular option (n=58) was to continue to live in their current home with support as needed. 17 people said they would consider buying a more suitable property, and ten would consider renting a more suitable property. Eight would consider sheltered accommodation and three a residential care home or Extra Care scheme. Only one person said they would consider each of the remaining options: buying a shared ownership property, and renting or buying a property in a retirement or care village. Older people living in Chopwell were thought by focus group members to be well looked after, with a high proportion living in their own homes.

## Other support needs

Respondents were also asked to indicate whether they had a range of other support needs. While a fairly low proportion of respondents expressed a need for any kind of help or support, the most common needs were for help with gardening (seven people), bigger home improvements (six), carrying out household tasks (four), and general repairs (three). Two people were interested in energy efficiency advice.

# The local neighbourhood

## Appearance and reputation

94.2% of respondents (n=163) were satisfied or very satisfied with the general appearance of their local area. 3.5% (n=6) expressed dissatisfaction (N=173). 97.7% (n=169) were satisfied or very satisfied with the reputation of their local area. Nobody expressed any dissatisfaction (N=173).

## Local housing

82.4% of respondents (n=140) were satisfied with the choice of housing to buy in their neighbourhood, while 2.9% (n=5) were dissatisfied and one was very dissatisfied. 10.6% (n=18) did not know.

52.3% (n=79) were satisfied with the choice of housing to rent in their neighbourhood. 6.6% (n=10) were dissatisfied and 33.1% (n=50) said they did not know.

Focus group members felt that housing was too expensive locally and that there was a need for more affordable housing, particularly social housing. They also thought more bungalows for elderly people were needed to free up homes for families. Local housing was thought to be good quality, especially as a result of recent improvements for the Decent Homes programme. However, the management of the Decent Homes programme was criticised for what was perceived as an unfair approach, which saw some homes getting more improvements than others. Gateshead Council was not viewed favourably by some group members: *'The Council are the worst people in the world for passing the buck'*.

## Local employment

Focus group participants thought there were few local employment opportunities, especially what was termed professional opportunities, which meant that people tended to commute to Newcastle or the Metro Centre. There had previously been a local engineering works, but it had closed down.

## Local amenities

83% of respondents (n=137) were satisfied or very satisfied with local schools and colleges. Only 4 people (2.4%) expressed any dissatisfaction (N=165). Focus group members thought that local schools were doing well and had good reputations. A current review of primary school provision in Gateshead (January 2006; under consultation) has recommended the replacement of the school building at Front Street Community Primary School as a long-term measure.

84% (n=142) were satisfied or very satisfied with the local shops, while 7.1% (n=12) were dissatisfied and 1.2% (n=2) very dissatisfied (N=169). 61.8% (n=107) were within ten minutes walk of a place where they could buy bread or milk (98.3% or 170 were within twenty minutes walk). Focus group members thought the local shops had declined in recent years, forcing people to use supermarkets instead, and that there was now little variety locally, just hairdressers, banks and estate agents.

59.8% (n=101) were satisfied or very satisfied with local leisure facilities. 18.3% (n=31) were dissatisfied and 4.7% (n=8) very dissatisfied (N=169). 50.6% of respondents (n=86) said they were within 20 minutes walking distance of a local sports or leisure facility. Dunston Baths was praised by focus group members, who also said there were two good parks in the area. However, a local gym was criticised for being too expensive. Community organisations and activities in Whickham include an allotments association, art club, arthritis care for young people, blind club, bridge club and karate.

96.2% (n=162) were satisfied or very satisfied with their access to a doctor in the local area. 3.4% (n=6) were dissatisfied and 0.6% (n=1) very dissatisfied (N=174). 19.1% of respondents (n=33) were within a ten minute walk of their doctor’s surgery, while 63% (n=109) were within a 20 minute walk. There is also an NHS dentist in the local area.

89.8% of people (n=149) were satisfied or very satisfied with local access to a place of worship (N=166).

The majority of respondents reported that they lived within reasonable walking distance of most basic amenities. For instance, 97.7% (n=168) could walk to a bus stop in ten minutes or less and 90.1% of respondents (n=155) said they were within ten minutes walk of a pub. It was no more than a twenty minute walk for 97.1% of respondents (n=168) to reach a Post Office, 90.7% (n=156) to reach a bank or cash machine, 90.1% (n=154) to reach their local primary school, and 78.6% (n=132) a park or public space.

## Neighbourhood problems

Five people (2.9% of respondents) thought vandalism and hooliganism was a serious problem in their neighbourhood; 36 (20.7%) thought it was a problem but not a serious one, and 133 (76.4%) thought it was not a problem (N=174). Alcohol and drugs were thought by focus group members to be a problem for young people.

One person (0.6% of respondents) thought crime was a serious local problem; 16 (9.2%) thought it was a problem but not a serious one, and 156 (90.2%) thought it was not a problem (N=173).

14 people (8.1%) considered dogs and dog mess to be a serious local problem; 48 (27.9%) thought it was a problem but not a serious one, and 110 (64%) thought it was not a problem (N=172).

Seven respondents (4%) thought litter and rubbish in the streets was a serious local problem; 31 (17.9%) thought it was a problem but not a serious one, and 135 (78%) thought it was not a problem (N=173).

Almost all respondents – 167 (97.1%) and 172 (99.4%) respectively - did not consider poorly maintained or empty properties to be a problem in their neighbourhood. Around 4.7% (eight people) reported that there were some problems with neighbours. More than 99% of respondents reported no local problems with harassment.

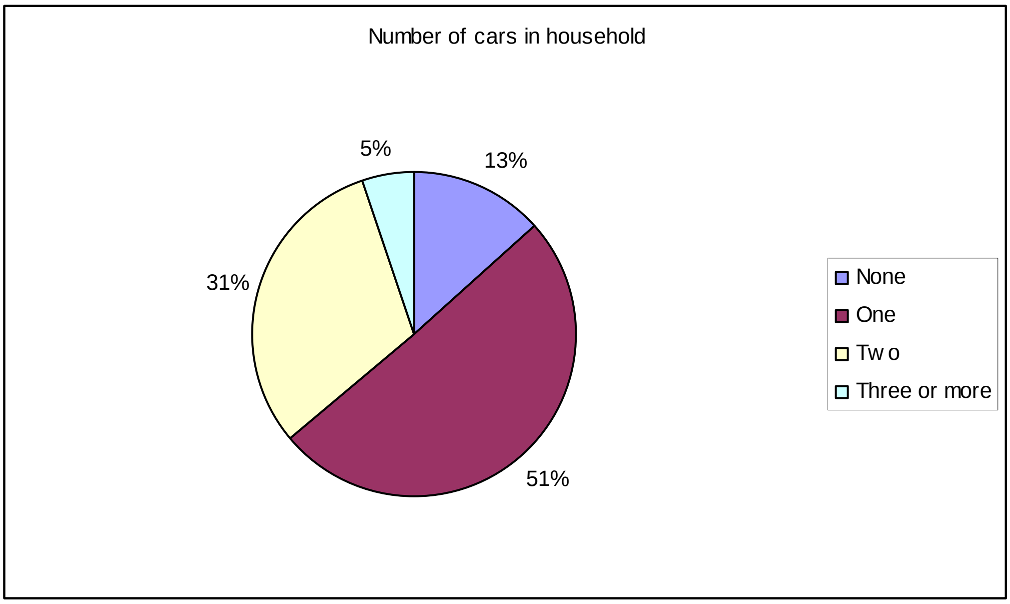
## Improving the neighbourhood

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to make the area a better place to live. The most common responses are shown below in order of the number of people mentioning them:

- Improve public transport service, especially at night (mentioned by 14 people)
- Better traffic management and traffic calming (14 people), especially on Fellside Road (five people)
- More frequent and thorough street cleaning (10 people)
- Better maintenance of green areas by Gateshead Council (nine people)
- More facilities and activities for young people (six people)
- Address parking problems (six people)
- Tackle dog fouling problem (five people)
- Reduce council tax (five people)
- Do not charge for parking in Whickham (four people)
- Make repairs to pavements (four people)
- Stronger police presence needed (four people)

# Travel and transport

## Car ownership and parking




23 respondents (13.2%) lived in households where there was no access to a car. Around half of households had the use of one car (50.6%; n=88), while the remaining 36.2% (n=63) had two or more cars.

One in ten respondents (10.9%; n=18) had no parking spaces on their property. 72 properties (43.6%) had one space, and 60 (36.4%) had two. 13 (7.9%) had three or four spaces. 4.3% of households (n=7) had a space in a designated parking area, while 30% (n=49) had the use of one or more spaces on the street. 88.3% (n=144) had the use of a garage.

## Public transport

89% of people (n=153) said they could walk to their nearest bus stop in five minutes or less, and 97.7% (n=168) were within ten minutes walk of a bus stop. The area is not within walking distance of a railway station.

93 people (57.1%) said buses ran at least every 15 minutes from their local bus stop during the daytime, and 65 (39.9%) said there was a bus at least every half hour. Five (3.1%) said there was one bus an hour (N=163). In the evenings, 31 people (19.9%) reported that there were buses every 15 minutes and 69 (44.2%) every half hour. 35 (22.4) said there was at least one bus an hour and six (3.8%) said there was one bus per evening. 15 (9.6%) said there was less than one bus per evening (N=156).

Respondents were asked how long it took them to travel by bus to various different places (not including the time spent waiting at the bus stop). More than eight out of ten people either did not need a bus, or could travel by bus in less than 10 minutes to their local doctor's surgery (n=145; 85.3%), chemist (n=145; 85.3%), Post Office (n=154; 90%), bank/cash machine (n=154; 90.5%), and shop selling groceries (n=152; 88.9%). It is harder to get to the nearest general hospital by bus, with one in five people (20.7%; n= 35) saying there was no convenient bus route, and nearly half (44.4%; n=75) reporting that the bus journey took more than 30 minutes. However, a quarter (24.9%; n=36) said they could make the journey in less than 30 minutes. Over half of respondents could get to their nearest large shopping centre by bus in less than 20 minutes (n=89; 52.4%).

64.5% of people (n=111) were satisfied or very satisfied with local public transport. 14.5% (n=25) were dissatisfied and 2.9% (n=5) very dissatisfied (N=172).

Focus group participants described local public transport as *'generally inadequate'*. They were especially unhappy with the number of recent route cuts (e.g. X7 and X8 services) and said Sundays were particularly poor. They felt it would have been preferable to increase prices rather than cut services altogether.

### Traffic issues

13.4% of respondents (n=23) thought heavy traffic was a serious problem in their neighbourhood; 21.5% (n=37) thought it was a problem but not a serious one, and 65.1% (n=112) thought it was not a problem (N=172). Focus group members said that the closing off of several smaller roads a few years ago meant that all traffic was now diverted through Front Street, making it very congested and increasing traffic problems.

2.3% of respondents (n=4) thought traffic noise was a serious local problem; 10.9% (n=19) thought it was a problem but not a serious one, and 86.81% (n=151) thought it was not a problem (N=174).

57.6% of people (n=108) were satisfied or very satisfied with traffic management in the area, while 17% (n=29) were dissatisfied and 4.1% (n=7) very dissatisfied (N=172). 64.3% (n=110) were satisfied or very satisfied with local parking facilities, 35.8% (n=59) were dissatisfied and 7.6% (n=13) very dissatisfied (N=171).

## Housing history

25 respondents (14.3%) had moved house within the last five years. Of these, four (16%) had previously lived in a detached house, 15 (60%) in a semi-detached house, three (12%) in a terraced house, one (4%) in a flat, and one (4%) in a bungalow. 21 respondents (84%) had owned their previous home (9 outright, and 12 with a mortgage). One had rented privately, one had lived with friends or family, and one had a home provided as part of their employment. 64% of respondents' previous homes (n=16) had had three bedrooms, 24% (n=6) had two, two (8%) had four, and one (4%) had five or more.

### Reasons for moving to current home

Respondents were asked about their reasons for moving to their current home, and were also asked which of the reasons they cited was the most important. A variety of different answers were given. The most common reasons were: needed a larger property (eight people), needed a smaller property (six people) to move to a better area (five) and wanted a different type of property (three). Wanting a larger property was the most important reason for six people, while wanting a smaller property and moving to a better area were each the most important for four people.

Movers were also asked whether they had left anyone else living in their previous home. Three respondents (12% of movers) had done so. Two respondents (8%) said that they had moved into a home that was already occupied by somebody else.

## Future housing plans and aspirations

Seven people (4%) said they were planning to move to a new home in the next year, and eight (4.6%) thought they would move in the next five years. In addition, eleven respondents said that a member of their household wished to move into separate accommodation in the next year. One respondent was on a Gateshead Housing Company waiting list.

Of those not planning to move, 96.9% (n=154) said they did not want to move and 2.5% (n=4) said they wanted to move but were unable to (the most common reason, mentioned by two people, was being unable to afford to).

People who were planning to move were asked to give their reasons. The following reasons were each mentioned by more than one respondent:

- Want smaller property (n=4, rated the most important reason by 3 people)
- Want a different type of property (n=4, rated the most important reason by 3 people)
- Want larger property (n=3)
- To release equity (n=2)

Asked what sort of property they would consider moving to, people who were planning to move gave the following responses:

| House | Flat | Bungalow |
|---|---|---|
| Detached (n=4)<br>Semi-detached (n=3) | Upper Tyneside flat (n=3)<br>Lower Tyneside flat (n=2)<br>Low rise flat (n=1) | Detached (n=6)<br>Semi-detached (n=4) |
| Two bedrooms (n=3)<br>Four bedrooms (n=3) | Two bedrooms (n=2) | Two bedrooms (n=2)<br>Three bedrooms (n=3)<br>Four+ bedrooms (1) |

Asked what sort of tenure arrangements they would consider for their new property, respondents wishing to move home gave the following answers:

- Own (no mortgage) (n=9)
- Own (with mortgage) (n=7)

- Rent from Gateshead Housing Company (n=2)
- Rent privately – furnished (n=2)
- Shared ownership (n=2)
- Equity share (n=2)
- Discounted home ownership (n=1); Rent from a Housing Association (n=1); Rent privately – unfurnished (n=1); Rent from Gateshead Private Landlords Association (n=1).

People wishing to buy a new home were asked how much they could afford to spend in total. Of the seven people who answered this question, one said they had £100-150K, four had 150-200K, and two had over £200K.

Respondents wishing to move home were asked which areas they would consider moving to. The following areas were the most popular: Whickham South (n=10); Fellside Park (n=6); and Ryton (n=4)

## Improving local housing

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to improve the supply, condition and quality of housing in the area. The most common responses are shown below in order of the number of people mentioning them:

- More affordable housing and starter homes, especially for first time buyers (nine people)
- Do not build any more housing in Whickham (six people)
- Unhappy with plans to demolish garage on Fellside Road for housing (four people)
- More housing for elderly people, e.g. bungalows, retirement flats (three people)
- Gateshead Council should be stricter in granting planning permission for new buildings (two people)
- Properties should have cavity wall insulation fitted, and it should be free for over 60s (two people)

# GREENSIDE PROFILE

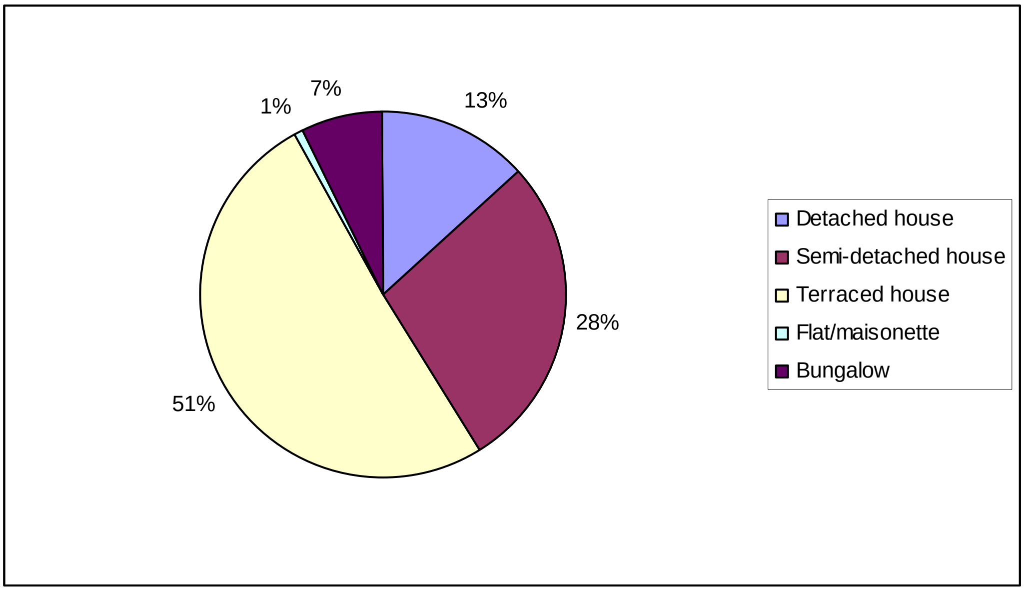
## SUMMARY


- Half of people lived in a terraced house, and nearly three in ten in a semi-detached house.
- Three quarters of people owned their own homes either outright or with a mortgage.
- Half of people lived in properties built before 1919.
- Over half had lived in the same property for over 10 years, and two in ten for 5-10 years.
- Two thirds of homes had either one or two occupants.
- A low level of need was shown for either adaptations for disabled people, or a range of other support needs. Older people preferred the option of continuing to live in their current home with support if needed.
- Satisfaction levels with the reputation of the area were higher than for rural Gateshead as a whole.
- Satisfaction levels with local amenities such as schools, shops, leisure facilities, and access to a doctor were lower than for rural Gateshead as a whole.
- Fewer people thought vandalism, hooliganism and crime were serious local problems compared with rural Gateshead as a whole, although more thought dogs and dog mess was a serious problem.
- There were fewer people with no access to a car compared with rural Gateshead as a whole.
- Satisfaction levels with regard to public transport were lower than for rural Gateshead as a whole.
- 26 people had moved home in the last five years.
- Ten were planning to move in the next year, and 19 were planning to move in the next five years. The need for a larger property or housing suitable for an elderly or disabled person were the most common reasons. Semi-detached or detached houses or bungalows were the most sought after properties. Most people wanting to move were hoping to buy a property with or without a mortgage. Available financial resources to buy a property were variable although fairly low compared with rural Gateshead as a whole. Most people wanting to move home wished to stay in Greenside or move to nearby areas such as Ryton, Crawcrook and Tynedale.


*About the data: The survey data is based on 138 responses, including 117 from Greenside, one from Low Greenside, 15 from Folly, four from Coalburns, and one from Dyke Heads. Seven people took part in the focus group. They had lived in the area for periods of time varying between 16 and 33 years.*

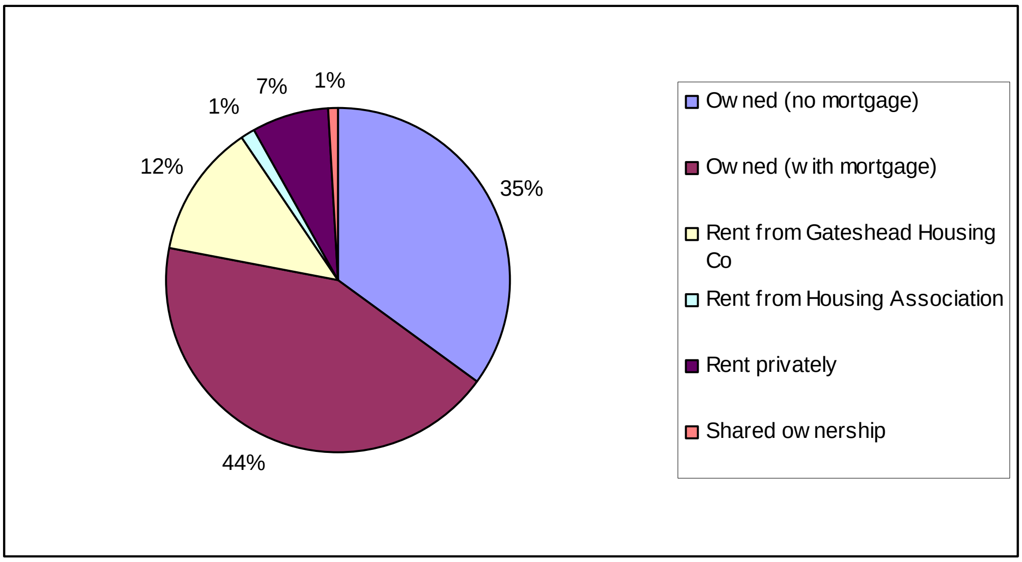
# Property details

## Property type



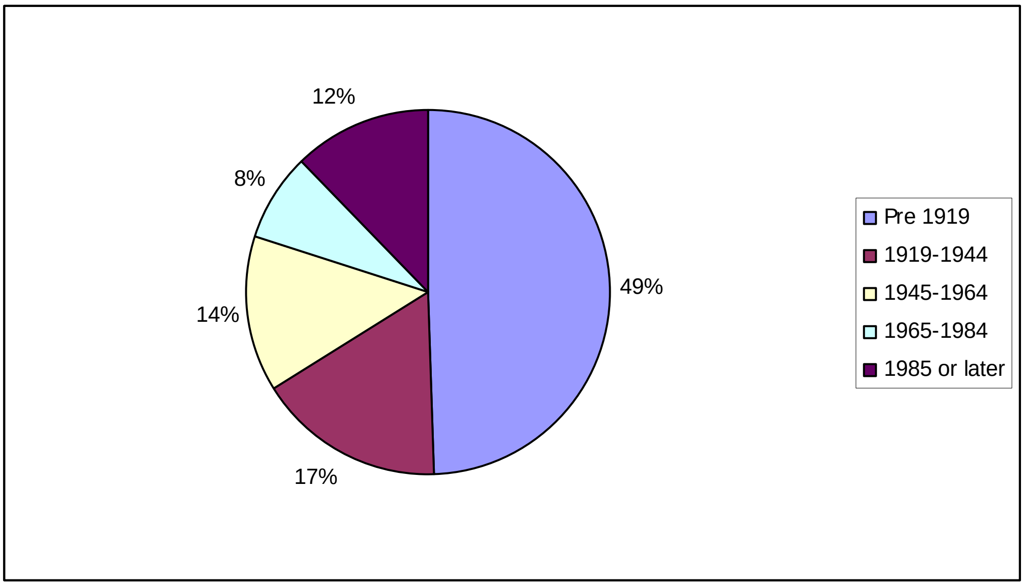

69 respondents (50.7%) lived in a terraced house, 38 (27.9%) in a semi-detached house, 18 (13.2%) in a detached house and 10 (7.4%) in a bungalow. One respondent lived in a flat. 63 homes had two bedrooms (45.7%) and 58 (42%) had three. 10 (7.2%) had four bedrooms, five (3.6%) had one, and the remaining two (1.4%) had five or more.

## Tenure



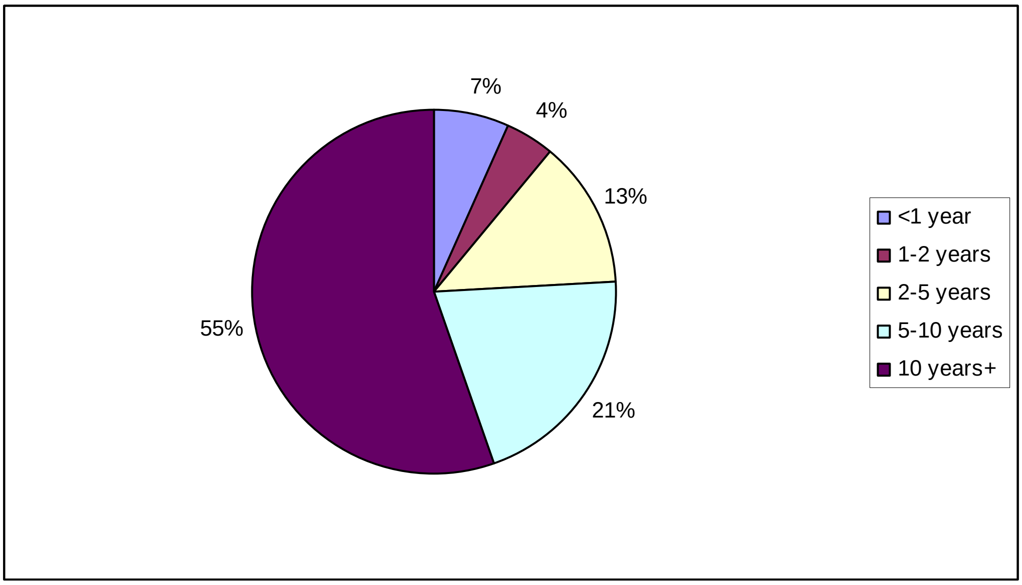

Three quarters of people (78.1%; n=107) people owned their own home, whether outright (35%; n=48) or with a mortgage (43.1%; n=59). 17 (12.4%) rented from Gateshead Housing Company and 10 (7.3%) rented privately. Two (1.5%) rented from a Housing Association. One person had shared ownership.

## Property age



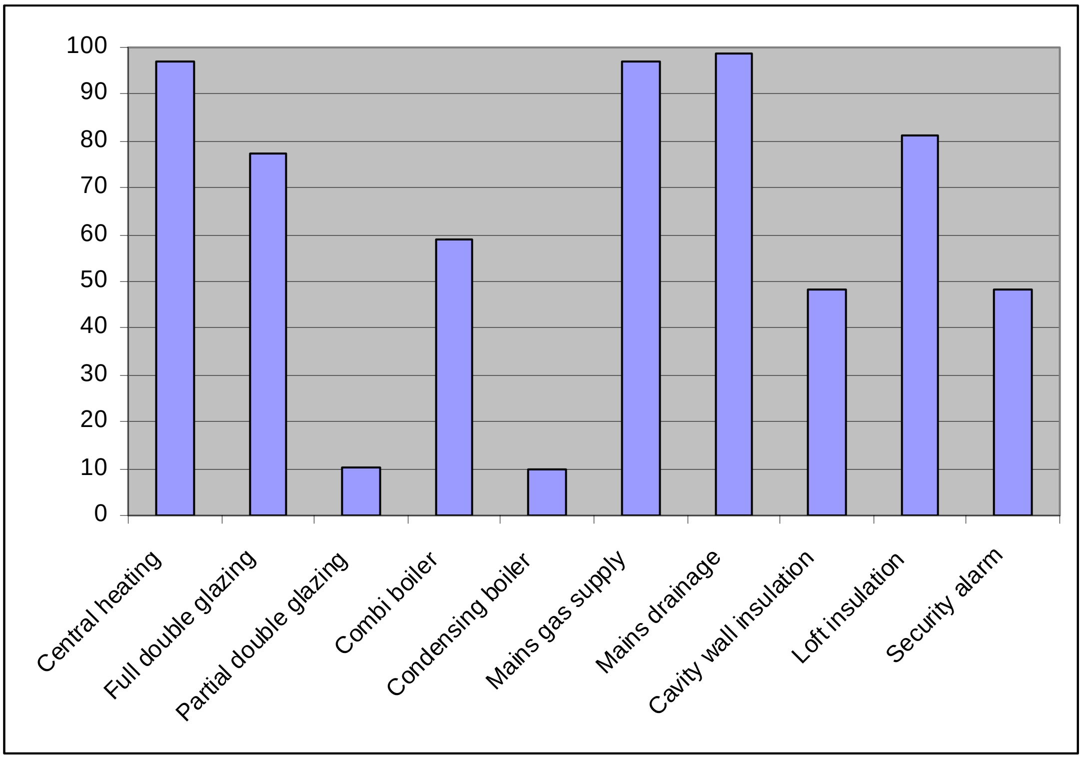

Half of respondents lived in older properties dating from before 1919 (n=57; 49.6%), and a further 16.5% (n=19) lived in properties built before 1945. 16 (13.9%) lived in homes built between 1945 and 1964, nine (7.8%) from 1965-1984, and 14 (12.2%) since 1985.

## Length of time people have lived in their property




Most respondents had lived at the same address for a long time. Over half (55.1%; n=75) had lived in their home for ten years or more, and two in ten (20.6%; n=28) for between five and ten years. 13.2% (n=18) had lived at the same address for 2-5 years, 4.4% (n=9) for 1-2 years and 6.6% (n=9) for less than one year.

## Property features and condition




More than 90% of homes had central heating (97.1%; n=134), mains gas supply (97.1%; n=134), and mains drainage (98.6%; n=136). 81.3% (109) had loft insulation. 77.5% of homes (n=107) had full double glazing and 10.4% (n=14) were partially double glazed. Half of homes (48.5%; n=65) had cavity wall insulation and 12 respondents (9%) expressed a need for insulation. 66 homes (48.5%) had a security alarm, and a further 14 respondents (10.3%) said that their homes needed one. 59.1% of properties (n=81) had a combi boiler and 9.9% (n=13) had a condensing boiler.

87% of respondents (n=120) said that they were either satisfied or very satisfied with the state of repair of their home. Eight (5.8%) said they were dissatisfied and two (1.4%) was very dissatisfied.

## Affordability

72.7% of respondents (n=72) said they found it fairly easy or very easy to afford their rent or mortgage. 16.2% (n=16) found it neither difficult nor easy. Six (6.1%) people found it difficult and five (5.1%) found it very difficult (N=99). 39 respondents did not give an answer to this question. Focus group members thought the cost of housing was too high locally. The average property price in Greenside was £124,864 in January-March 2006, which is higher than the Gateshead average of £115,731 (England and Wales average: £190,529).

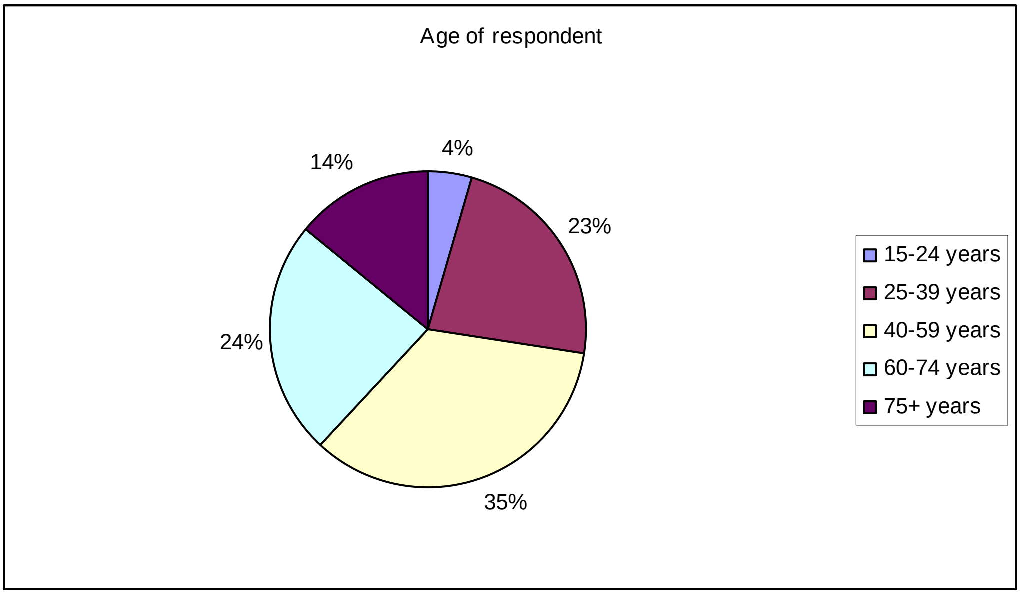
# Households

## People living in households

41 households (29.9%) had only one occupant, while 48 (35%) had two. 13.9% of households (n=19) had three occupants, and 17 (12.4%) had four. The remaining 12 households had between five and seven occupants.

Six respondents (4.8%) said they had provided temporary accommodation for other people in the past year.

## Age and gender of respondents




Over half of respondents (n=77; 58%) were aged between 25 and 59 years. Six respondents (4%) were aged between 15 and 24 years; 31 (23%) were aged 25-39 years; 46 (35%) were aged 40-59 years; 32 (24%) were aged 60-74 years; and 19 (14%) were aged 75 years or more. 90 respondents (65.7%) were female and 46 (33.6%) were male.

# Support needs

## Disability and housing needs

There were seven wheelchair users (four of whom were only occasional users) and one motorized scooter user in Greenside. A low level of need was expressed for home adaptations for disabled people. The greatest need was for a downstairs toilet (expressed by six households), while four were in need of each of the following: kitchen adaptations, bathroom adaptations, and external handrails, and three said they needed accessible plug sockets and an external ramp.

## Older people's support needs

Older respondents were asked which housing options they would consider now or in the next five years, if needed. The most popular option (n=50) was to continue to live in their current home with support as needed. 15 people said they would consider buying a more suitable property, and nine would consider renting a more suitable property. Eight would consider sheltered accommodation and four a residential care home or Extra Care scheme. Two would consider renting, and one buying a property in a retirement or care village.

## Other support needs

Respondents were also asked to indicate whether they had a range of other support needs. While a fairly low proportion of respondents expressed a need for any kind of help or support, the most common needs were for help with energy efficiency and improving home safety and security (9 people each). Seven people said they needed help with each of the following: gardening and general repairs, while four needed help with carrying out household tasks, bigger home improvements, personal safety and security, and emotional support. Little interest was shown in getting help with tasks like taking care of a new baby, and learning to cook, clean and look after oneself.

# The local neighbourhood

## Appearance and reputation

78.1% of respondents (n=107) were satisfied or very satisfied with the general appearance of their local area. 13.9% (n=19) expressed dissatisfaction (N=137). 83.9% (n=115) were satisfied or very satisfied with the reputation of their local area, while 11% (n=15) were dissatisfied or very dissatisfied (N=137). Greenside was described in the focus group as *'overall a nice place to live'*.

## Local housing

55.3% of respondents (n=73) were satisfied with the choice of housing to buy in their neighbourhood, while 9.8% (n=13) were dissatisfied. 30.3% (n=40) did not know.

42.4% (n=56) were satisfied with the choice of housing to rent in their neighbourhood. 9.8% (n=13) were dissatisfied and 1.5% (n=2) very dissatisfied. 42.4% (n=56) said they did not know. Focus group members thought social housing was well managed locally. Gateshead Council's West Neighbourhood Management Area Profile (2003-2008) describes Greenside as an area with few rented homes, where *'more affordable housing is needed'*.

The focus group participants thought there was a need for more affordable social housing for young people, and bungalows for young people. The flats for older people at the top of Rockwood Hill Road were said to be inconvenient because they are at the top of a hill.

## Local employment

Focus group members said there was little in the way of local job opportunities, and that the area has a transient commuting population, with many people working outside the area. A family-run bakery and a couple of shops were thought to be the only potential local providers of employment.

## Local amenities

48.5% of respondents (n=66) were satisfied or very satisfied with local schools and colleges. 14 people (10.3%) expressed dissatisfaction (N=136). Focus group members thought the local primary school had recently deteriorated.

45.2% (n=61) were satisfied or very satisfied with the local shops, while 28.9% (n=39) were dissatisfied and 14.1% (n=19) very dissatisfied (N=135). 71.5% (n=98) were within ten minutes walk of a place where they could buy bread or milk (90.5% or 124 were within twenty minutes walk). Focus group participants thought there was a need for better local shops, as they said people are forced to go elsewhere to buy things.

23% (n=31) were satisfied or very satisfied with local leisure facilities. 27.4% (n=37) were dissatisfied and 31.1% (n=42) very dissatisfied (N=135). 40.7% of respondents (n=55) said they were within 20 minutes walking distance of a local sports or leisure facility. Focus group members said there was not much on at the local community centre. Community facilities in Greenside include a pensioners' club, German shepherd dog club, and a Community Association with classes in fitness, painting, dog obedience etc.

74.1% (n=100) were satisfied or very satisfied with their access to a doctor in the local area. 19.3% (n=26) were dissatisfied and 2.2% (n=3) very dissatisfied (N=135). 50% of respondents (n=68) were within a ten minute walk of their doctor's surgery, while 69.1% (n=94) were within a 20 minute walk. Focus group participants said the local doctor closed at 12.30pm so they often had to go to Crawcrook or Prudhoe instead.

79.4% of people (n=108) were satisfied or very satisfied with local access to a place of worship (N=136).

The majority of respondents reported that they lived within reasonable walking distance of most basic amenities. For instance, 95.6% (n=129) could walk to a bus stop in ten minutes or less and 78.1% of respondents (n=107) said they were within ten minutes walk of a pub. It was no more than a twenty minute walk for 89% of respondents (n=121) to reach a Post Office, 77.9% (n=106) to reach a bank or cash machine, 84.6% (n=115) to reach their local primary school, and 84.4% (n=114) a park or public space.

## Neighbourhood problems

Eight people (5.8% of respondents) thought vandalism and hooliganism was a serious problem in their neighbourhood; 31 (22.5%) thought it was a problem but not a serious one, and 99 (71.7%) thought it was not a problem (N=138). Focus group members thought there were some problems with young people damaging bus stops etc.

Six people (4.3% of respondents) thought crime was a serious local problem; 36 (26.1%) thought it was a problem but not a serious one, and 96 (69.6%) thought it was not a problem (N=138). Focus group members thought there were some drug problems in local flats.

43 people (31.4%) considered dogs and dog mess to be a serious local problem; 35 (25.5%) thought it was a problem but not a serious one, and 59 (43.1%) thought it was not a problem (N=137).

20 respondents (14.5%) thought litter and rubbish in the streets was a serious local problem; 30 (21.7%) thought it was a problem but not a serious one, and 88 (63.8%) thought it was not a problem (N=136).

Around nine out of ten respondents - 120 (88.2%) and 134 (97.1%) respectively - did not consider poorly maintained or empty properties to be a problem in their neighbourhood. Around 18.1% (21 people) reported that there were some problems with neighbours. More than 95% of respondents (i.e. at least 132 people) reported no local problems with harassment.

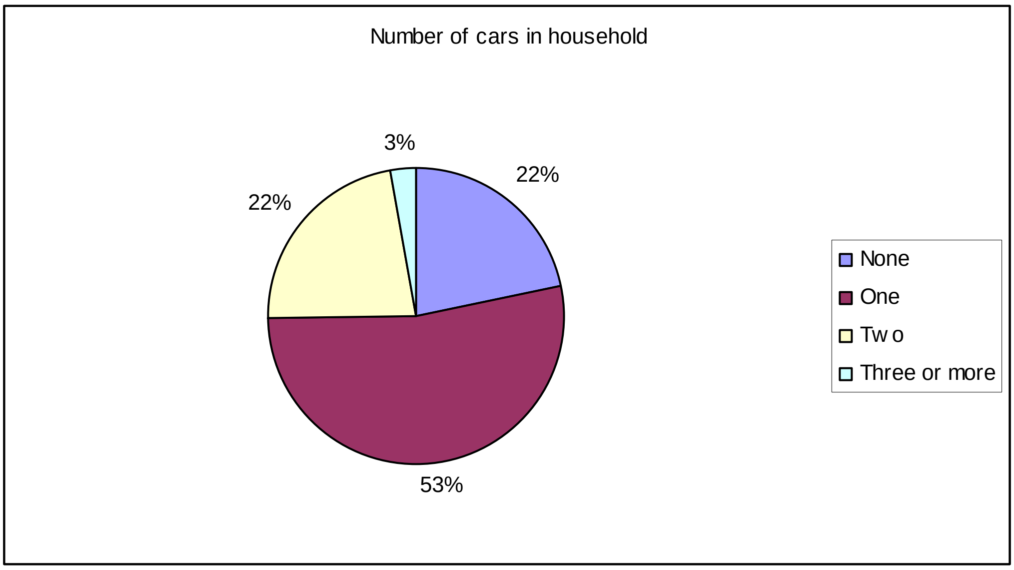
## Improving the neighbourhood

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to make the area a better place to live. The most common responses are shown below in order of the number of people mentioning them:

- Traffic management and traffic calming (mentioned by 24 people)
- More activities and facilities for young people (15 people); more leisure facilities in general (six people); and leisure activities for older people (four people)
- Gateshead Council should take better care of green areas and public spaces (14 people; there should be more flowers in public areas (seven people); and more street cleaning (five people)
- Tackle the problem of dog fouling (12 people)
- Better parking facilities (11 people); and better enforcement of parking laws (five people)
- Improved public transport service (10 people)
- Greater police presence (six people)
- Reduce council tax (five people)
- Improved recycling facilities (five people)
- Improve footpaths (four people)

# Travel and transport

## Car ownership and parking




Two in ten respondents lived in households where there was no access to a car (21.7%; n=30). Over half of households had the use of one car (52.9%; n=73), while the remaining quarter (25.4%; n=35) had two or more cars.

Six out of ten respondents (60.1%; n=83) had no parking spaces on their property. 38 properties (27.5%) had one space, and 17 (12.2%) had two or more. Only 3.6% of households (n=5) had a space in a designated parking area, while 47.4% (n=66) had the use of one or more spaces on the street. 30.1% (n=41) had the use of a garage.

## Public transport

88.9% of people (n=120) said they could walk to their nearest bus stop in five minutes or less, and 95.6% (n=129) were within ten minutes walk of a bus stop. Greenside is not within walking distance of a railway station.

28 people (23.5%) said buses ran at least every 15 minutes from their local bus stop during the daytime, and 78 (65.5%) said there was a bus at least every half hour. 13 (10.9%) said there was one bus an hour (N=119). In the evenings, five people (4.6%) reported that there were buses every 15 minutes, 63 (58.3%) every half hour, and 37 (34.3%) every hour. Three people (2.8%) said there was one bus per evening (N=108).

Respondents were asked how long it took them to travel by bus to various different places (not including the time spent waiting at the bus stop). Eight out of ten people either did not need a bus, or could travel by bus in less than 10 minutes to their local doctor's surgery (n=102; 79.7%), chemist (n=110; 86.6%), Post Office (n=114; 89.8%), bank/cash machine (n=108; 85%), and shop selling groceries (n=107; 84.9%). It is harder to get to the nearest general hospital by bus, with one in five people (35.4%; n=45) saying there was no convenient bus route, and 38.6% (n=49) reporting that the bus journey took more than 30 minutes. The nearest large shopping centre was also more than 20 minutes by bus for six out of ten respondents (n=77; 60.6%).

45.9% of people (n=62) were satisfied or very satisfied with local public transport. 18.5% (n=25) were dissatisfied and 16.3% (n=22) very dissatisfied (N=135). Focus group members thought there was a need for more buses, e.g. to Rowlands Gill and High Spen.

### Traffic issues

23.9% of respondents (n=33) thought heavy traffic was a serious problem in their neighbourhood; 38.4% (n=53) thought it was a problem but not a serious one, and 37.7% (n=52) thought it was not a problem (N=138).

13% of respondents (n=18) thought traffic noise was a serious local problem; 21% (n=29) thought it was a problem but not a serious one, and 65.9% (n=91) thought it was not a problem (N=138).

44.1% of people (n=60) were satisfied or very satisfied with traffic management in Greenside, while 31.6% (n=43) were dissatisfied and 14% (n=19) very dissatisfied (N=136). 35.3% (n=48) were satisfied or very satisfied with local parking facilities, 38.2% (n=52) were dissatisfied and 11.8% (n=16) very dissatisfied (N=136).

## Housing history

26 respondents (19%) had moved house within the last five years. Of these, two (7.7%) had previously lived in a detached house, 13 (50%) in a semi-detached house, eight (30.8%) in a terraced house, and three (11.5%) in a flat. 16 respondents (61.5%) had owned their previous home (2 outright, and 14 with a mortgage). Four (15.4%) had rented from Gateshead Housing Company, five (19.2%) rented privately, One had lived with friends or family. 53.8% of respondents' previous homes (n=14) had had three bedrooms, 42.3% (n=11) had two, and one (3.8%) had four.

### Reasons for moving to current home

Respondents were asked about their reasons for moving to their current home, and were also asked which of the reasons they cited was the most important. A variety of different answers were given. The most common reasons were: needed a larger property (eight people), to move to a better area (seven people) and because of harassment or threat of harassment (four people). The following reasons were each given by three people: needed a home suitable for older/disabled person, and wanted a larger garden. The need for a larger property was the most important reason for moving for seven people, moving to a better area was the most important for four people, and needing a home suitable for an older or disabled person was most important for three people.

Movers were also asked whether they had left anyone else living in their previous home. Six respondents (23.1% of movers) had done so. Two respondents (7.7%) said that they had moved into a home that was already occupied by somebody else.

## Future housing plans and aspirations

10 people (7.3%) said they were planning to move to a new home in the next year, and 19 (13.9%) thought they would move in the next five years. In addition, ten respondents said that a member of their household wished to move into separate accommodation in the next year. Two respondents were on a Gateshead Housing Company waiting list.

Of those not planning to move, 95.7% (n=110) said they did not want to move and 2.6% (n=3) said they wanted to move but were unable to (when asked why, one person said they could not afford to, and another said their current home was fitted with the special adaptations that they needed).

People who were planning to move were asked to give their reasons. A variety of different reasons were given. The following reasons were each mentioned by at least three respondents:

- Want larger property (n=5, rated the most important reason by six people)
- Need housing suitable for older/disabled person (n=4)
- Want a different type of property (n=3)
- To move to a better area (n=3)
- Want to buy a property (n=3)
- Want smaller property (n=3).

Asked what sort of property they would consider moving to, people who were planning to move gave the following responses:

| House | Flat | Bungalow |
|---|---|---|
| Detached (n=10) | Upper Tyneside flat (n=1) | Detached (n=5) |
| Semi-detached (n=11) | Executive apartment (n=1) | Semi-detached (n=5) |
| Small terraced (n=5) | Three bedrooms (n=1) | Terraced (n=4) |
| Large terraced (n=5) | | Two bedrooms (n=5) |
| Two bedrooms (n=6) | | |
| Three bedrooms (n=8) | | |
| Four+ bedrooms (n=3) | | |

Asked what sort of tenure arrangements they would consider for their new property, respondents wishing to move home gave the following answers:

- Own (no mortgage) (n=11)
- Own (with mortgage) (n=10)
- Rent furnished from Gateshead Housing Company (n=1)

- Rent unfurnished from Gateshead Housing Company (n=4)
- Rent from a Housing Association (n=2)
- Rent from Gateshead Private Landlords Association (n=2)
- Rent privately – unfurnished (n=2)

People wishing to buy a new home were asked how much they could afford to spend in total. Of the three people who answered this question, one had £50-100K, one had £100-150K, and one had £150-200K.

Respondents wishing to move home were asked which areas they would consider moving to. The following areas were each the preference of at least four people: Greenside (n=12); Ryton (n=7); Crawcrook (n=6), and Tynedale, Prudhoe or Hexham (n=5).

## Improving local housing

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to improve the supply, condition and quality of housing in the area. The most common responses are shown below in order of the number of people mentioning them:

- Provide social housing for hardworking people (mentioned by ten people)
- More affordable housing for young people (five people) and single people (two people)
- Five people expressed concern about possible problem tenants in Appledore Close.
- Refurbish Council/Gateshead Housing Company housing (three people), and maintain it better with quicker repairs (three people)
- Vet Council/Gateshead Housing Company tenants more carefully when allocating housing (two people)
- Build more housing (two people)
- Do not build any more housing (two people)
- Do not sell Council/Gateshead Housing Company housing off (two people)

# CHOPWELL PROFILE

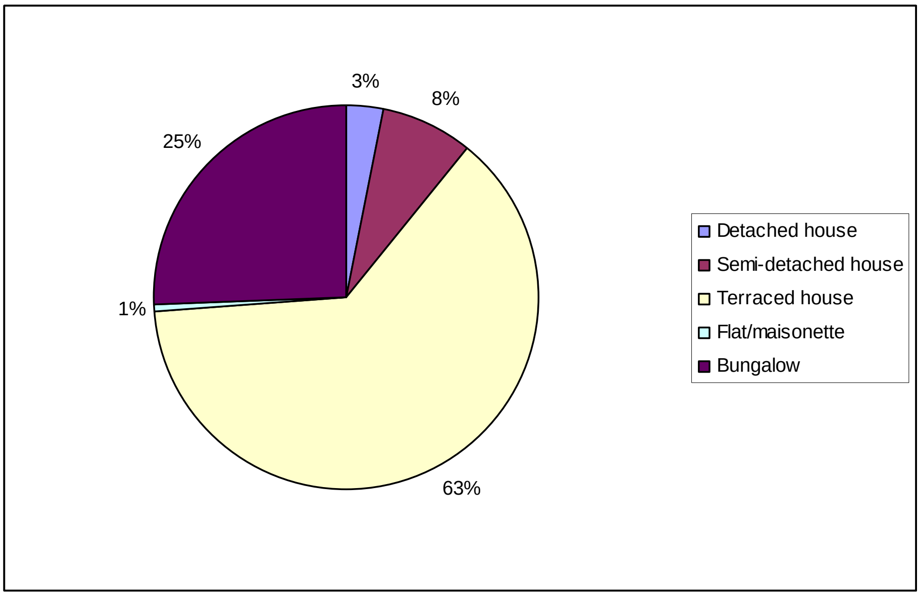
## SUMMARY


- Six out of ten people lived in a terraced house.
- Two thirds of people owned their own homes, while two in ten rented from Gateshead Housing Company and one in ten rented privately.
- Most properties were older, with three quarters dating from before 1945.
- Six out of ten had lived in the same property for over 10 years, and one in ten for 5-10 years.
- Eight out of ten homes had only one or two occupants.
- A low level of need was shown for either adaptations for disabled people, or a range of other support needs. Older people preferred the option of continuing to live in their current home with support if needed.
- Satisfaction levels with the appearance and reputation of the area, the choice of housing to buy, and local shops, were low compared to rural Gateshead as a whole.
- There was concern about the amount of property owned by private landlords and the potential anti-social behaviour of some private tenants.
- More people thought vandalism and hooliganism was a serious problem, and fewer thought crime was a serious problem, compared to rural Gateshead as a whole.
- Four in ten people had no access to a car. Satisfaction levels with public transport were low compared to rural Gateshead as a whole.
- Few people thought there were serious problems with heavy traffic or traffic noise compared to rural Gateshead as a whole.
- 40 people had moved home in the last five years.
- 11 were planning to move in the next year, and 17 were planning to move in the next five years. The need for a larger property, or for a different type of property were the most important reasons. Most people wanting to move were hoping to either buy a property or rent from Gateshead Housing Company. Available financial resources to buy a property were relatively low. Most of those who wished to move were hoping to stay in Chopwell or Blackhall Mill.


*About the data: The survey data is based on 165 responses, including 141 from Chopwell, one from West Chopwell, and 24 from Blackhall Mill. Five women took part in the focus group. Two were in their forties, one in her sixties, and two in their seventies. All have lived in Chopwell all of their lives.*

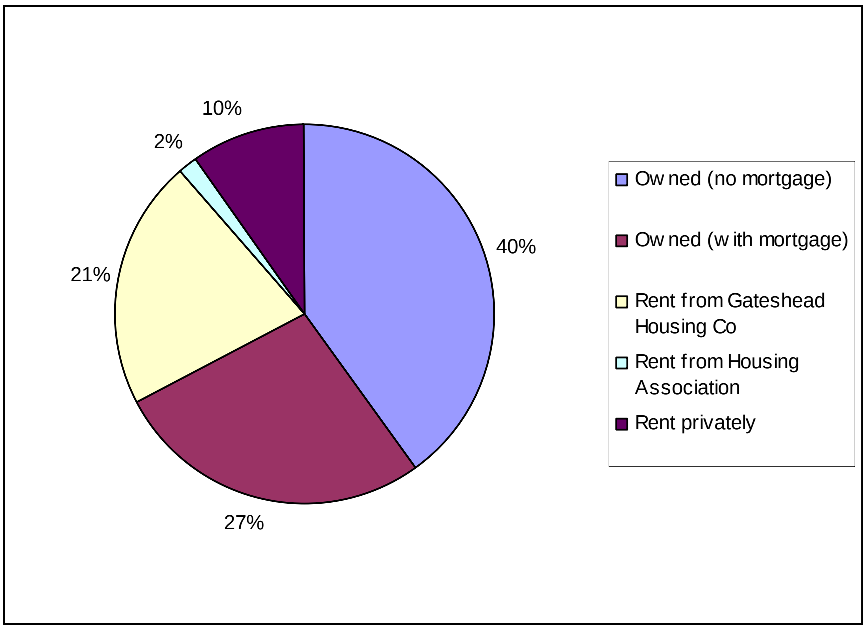
# Property details

## Property type



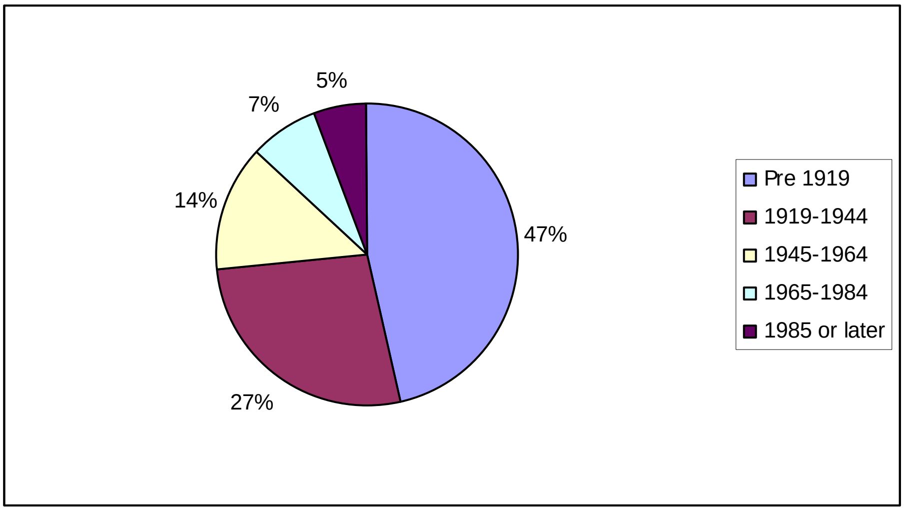

104 respondents (63%) lived in a terraced house, 42 (25.5%) in a bungalow, 13 (7.9%) in a semi-detached house and five (3%) in a detached house. One respondent lived in a flat. Over half of homes had two bedrooms (n=91; 55%) and a third had three (n=52; 31.7%). 15 (9.1%) had one bedroom, and the remaining six (3.6%) had four or more.

## Tenure



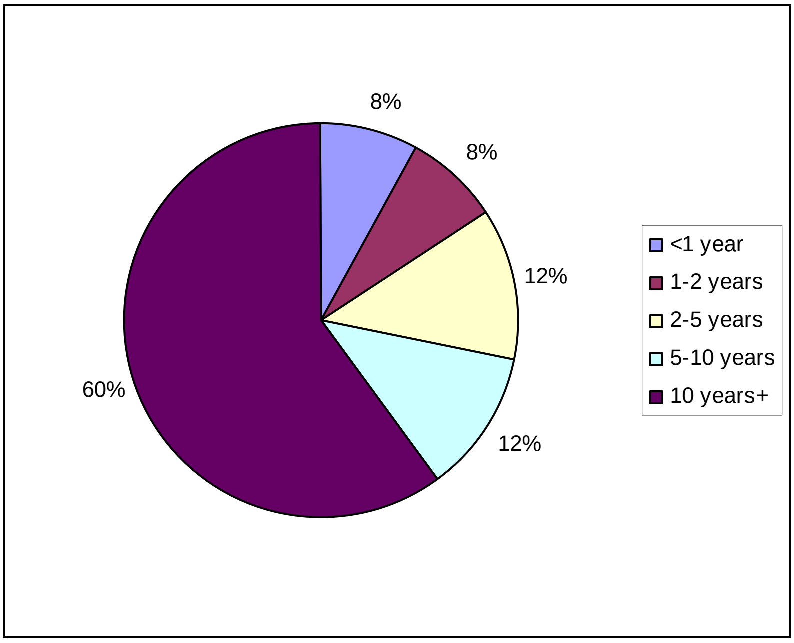

Two thirds of people (67.3%; n=111) people owned their own home, whether outright (40%; n=66) or with a mortgage (27.3%; n=45). 35 (21.2%) rented from Gateshead Housing Company and 16 (9.7%) rented privately. Three (1.8%) rented from a Housing Association.

## Property age



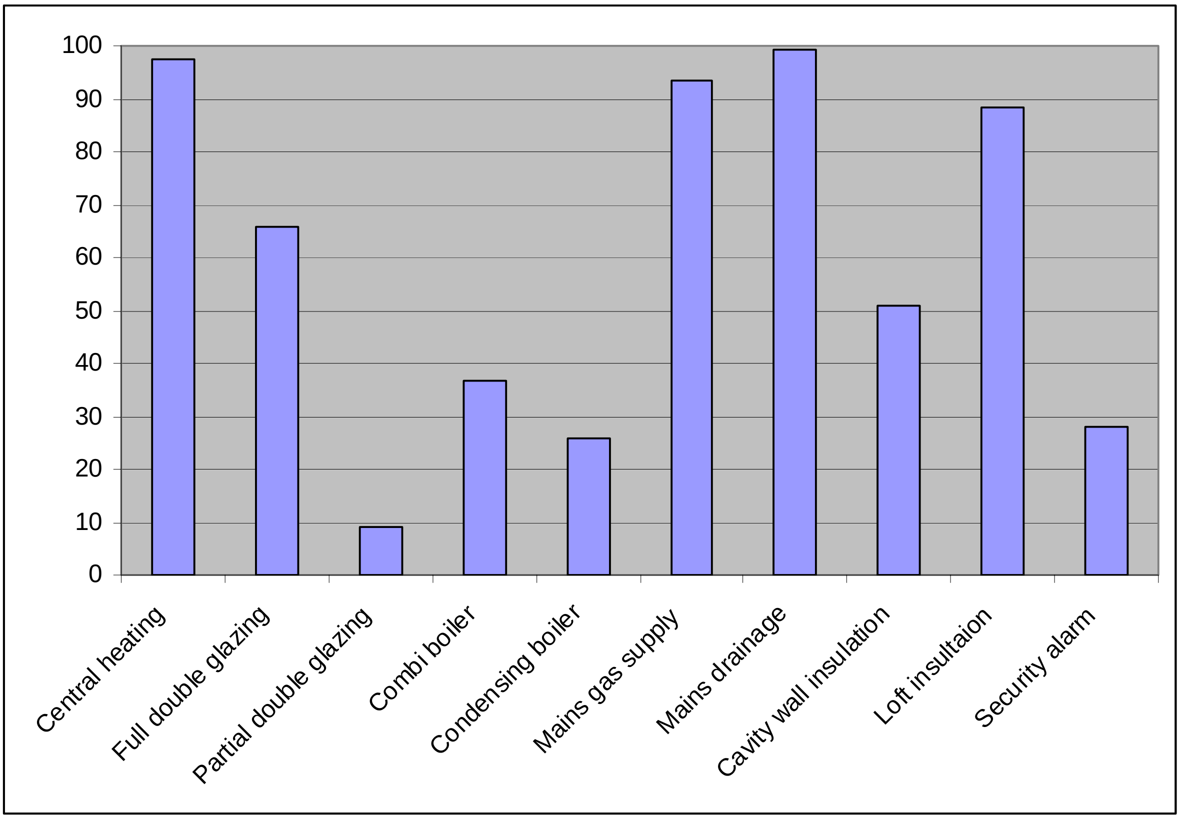

Three quarters of respondents lived in older properties, with nearly half dating from before 1919 (n=68; 46.3%), and a further 27.2% (n=40) from before 1945. Of the remaining quarter, 20 (13.6%) had been built between 1945 and 1964, 11 (7.5%) between 1965 and 1984, and eight (4.5%) since 1985.

## Length of time people have lived in their property




Most respondents had lived at the same address for a long time. Six out of ten (60.1%; n=98) had lived in their home for ten years or more, and one in ten (11.7%; n=19) for between five and ten years. 12.3% (n=20) had lived at the same address for 2-5 years, and 8% (n=13) each for 1-2 years and for less than one year. Focus group participants thought that there were a lot of new people moving into the area, some of whom were *'not people you want to live near'*. It was thought that some of these people had already been moved on from various other places and then ended up in Chopwell.

## Property features and condition




More than 90% of homes had central heating (97.6%; n=160), mains gas supply (93.3%; n=154), and mains drainage (99.4%; n=164). 88.2% (142) had loft insulation. 65.9% of homes (n=108) had full double glazing and 9.2% (n=13) were partially double glazed. Half of homes (50.9%; n=81) had cavity wall insulation and 18 respondents (11.3%) expressed a need for insulation. Only 45 homes (28%) had a security alarm, and a further 31 respondents (19.3%) said that their homes needed one. 36.9% of properties (n=59) had a combi boiler and 26% (n=39) had a condensing boiler.

87.7% of respondents (n=143) said that they were either satisfied or very satisfied with the state of repair of their home. 14 (8.6%) said they were dissatisfied and one (0.6%) was very dissatisfied. Focus group members felt that the quality of housing locally was quite poor, mainly because much of it is old.

## Affordability

70% of respondents (n=70) found it fairly easy or very easy to afford their rent or mortgage. 21% (n=21) found it neither difficult nor easy. Eight people found it difficult and one found it very difficult (N=100). 65 respondents did not give an answer to this question. The average property price in Chopwell was £86,276 in January-March 2006, which is lower than the Gateshead average of £115,731 (England and Wales average: £190,529).

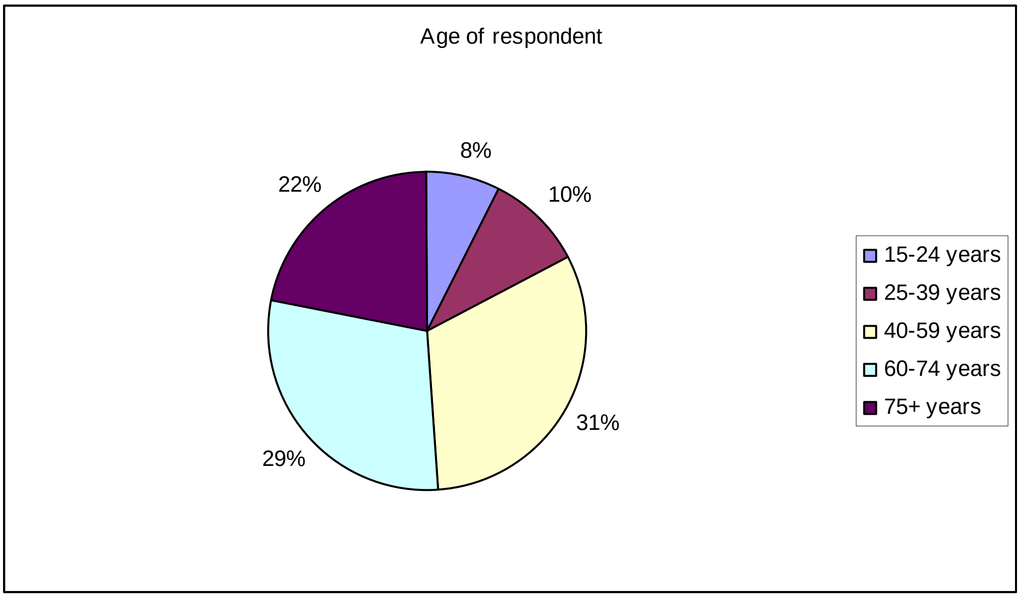
# Households

## People living in households

58 households (35.4%) had only one occupant, while nearly half (n=73; 44.5%) had two. 9.1% of households (n=15) had three occupants, and the same number had four. The remaining three households each had five or six occupants.

Four respondents (2.6%) said they had provided temporary accommodation for other people in the past year.

## Age and gender of respondents




Over half of respondents (n=82; 51%) were aged 60 years or over. 12 respondents (8%) were aged between 15 and 24 years; 16 (10%) were aged 25-39 years; 50 (31%) were aged 40-59 years; 47 (29%) were aged 60-74 years; and 35 (22%) were aged 75 years or more. 116 respondents (71.2%) were female and 47 (28.8%) were male.

# Support needs

## Disability and housing needs

There were five wheelchair users (two of whom were only occasional users) and one motorized scooter user in Chopwell. A low level of need was expressed for home adaptations for disabled people. The greatest need was for bathroom adaptations (expressed by five households), while three were in need of each of the following: kitchen adaptations, internal handrails, and a downstairs toilet; and a stairlift, accessible plug sockets, and an external ramp were each needed by two respondents.

## Older people's support needs

Older respondents were asked which housing options they would consider now or in the next five years, if needed. The most popular option (n=58) was to continue to live in their current home with support as needed. 17 people said they would consider buying a more suitable property, and ten would consider renting a more suitable property. Eight would consider sheltered accommodation and three a residential care home or Extra Care scheme. Only one person said they would consider each of the remaining options: buying a shared ownership property, and renting or buying a property in a retirement or care village. Older people living in Chopwell were thought by focus group members to be well looked after, with a high proportion living in their own homes.

## Other support needs

Respondents were also asked to indicate whether they had a range of other support needs. While a fairly low proportion of respondents expressed a need for any kind of help or support, the most common needs were for help with energy efficiency (16 people) and improving home safety and security (12 people). Between six and eight people said they needed help with each of the following: gardening, general repairs, bigger home improvements, household tasks, taking medication, and finding another home. Little interest was shown in getting help with tasks like taking care of a new baby, learning to cook, clean and look after oneself, or personal safety and security.

# The local neighbourhood

## Appearance and reputation

61.8% of respondents (n=102) were satisfied or very satisfied with the general appearance of their local area. 29.1% (n=48) expressed dissatisfaction (N=165). Focus group participants thought the appearance of some areas was poor as houses varied dramatically in terms of e.g. extensions, and this caused inconsistency. 45.4% (n=75) were satisfied or very satisfied with the reputation of their local area, while 32.7% (n=54) were dissatisfied and 6.7% (n=11) were very dissatisfied (N=165).

Gateshead Council's West Neighbourhood Management Area Profile (2003-2008) describes Chopwell and Blackhall Mill as showing signs of multiple deprivation. The most recent Indices of Multiple Deprivation (ODPM, 2004) show that the six SOAs covering the ward of Chopwell and Rowlands Gill have IMD rankings ranging from 4841$^{st}$ to 20707$^{th}$ (out of a total of 32482).

Participants in the focus group thought that the village is generally nicer, greener and tidier than it was in the past. They pointed out that there are two good new housing estates, a popular new school with a gym and some helpful neighbourhood wardens, as well as a community policeman. However, they thought that the main street of Chopwell would benefit from regeneration, starting with investment in local shops. The proprietor of a local business was very pessimistic about the area, saying that it had declined a lot in recent years and that there were fewer potential customers as a result of vulnerable elderly people being afraid to go out because of the threat of anti-social behaviour.

## Local housing

49.1% of respondents (n=79) were satisfied with the choice of housing to buy in their neighbourhood, while 10.6% (n=17) were dissatisfied and one was very dissatisfied. 32.2% (n=52) did not know.

35.2% (n=56) were satisfied with the choice of housing to rent in their neighbourhood. 12.6% (n=20) were dissatisfied and 3.8% (n=6) very dissatisfied. 40.9% (n=65) said they did not know.

Gateshead Council's West Neighbourhood Management Area Profile (2003-2008) describes Chopwell and Blackhall Mill as having a number of abandoned and derelict properties (especially shops), and evidence of negative equity problems.

Focus group members thought that housing was too expensive locally, and that part of the problem was that social housing has been sold off to private landlords and residents, leaving less available for local young people and less well-off people who will struggle to afford private rents and mortgages. It was thought that more affordable housing was needed locally for young people, as well as more three bedroom properties and two bedroom bungalows for older people. A local estate agent said that until recently, it was very difficult to sell housing in Chopwell because of private landlords who were considered to neglect their properties. However, many private landlords seem to be selling their Chopwell properties and there is now more movement in the housing market there as a result.

Focus group members expressed the concern that some private landlords do not monitor what happens at the properties they own closely. Participants feared that the problems caused by some tenants, such as anti-social behaviour or taking insufficient care of properties, will drive people away from the area. Trent Street was cited as particularly problematic. However, Gateshead Housing Company was thought to manage its properties well.

## Local employment

Local work opportunities were discussed in the focus group. Participants agreed that they are poor. They said most opportunities seem to be part-time, so people are forced to look elsewhere if they need full-time work. Young people tend to travel to Newcastle, Consett or the Metro Centre to find work. There is a local earth moving business, which is a large employer but there seems to be little else available, except part-time shop work.

## Local amenities

54.9% of respondents (n=90) were satisfied or very satisfied with local schools and colleges. Only 4 people (2.4%) expressed any dissatisfaction (N=164). Focus group participants thought that local schools were improving. A current review of primary school provision in Gateshead (January 2006; under consultation) has recommended the downsizing of Chopwell Primary School by 141 places.

51.5% (n=85) were satisfied or very satisfied with the local shops, while 26.7% (n=44) were dissatisfied and 6.1% (n=10) very dissatisfied (N=165). 82% (n=132) were within ten minutes walk of a place where they could buy bread or milk (93.8% or 151 were within twenty minutes walk). Local shops were described by focus group members as *'few and* *declining'*. For example, they thought that the local Co-op was good in the past but now lacks choice. They said that people tend to go out of Chopwell for their shopping, and that there is a free bus to Tesco which encourages people to do this. It was also thought that too many local shops have alcohol licences, enabling young people to drink on the streets and create disorder.

39% (n=64) were satisfied or very satisfied with local leisure facilities. 23.2% (n=38) were dissatisfied and 9.8% (n=16) very dissatisfied (N=164). 64.7% of respondents (n=103) said they were within 20 minutes walking distance of a local sports or leisure facility. Focus group participants mentioned the following leisure clubs, centres and facilities: the Pioneer Centre (for young and older people); local walking club; dance class; lunch clubs; good youth worker and regular youth club; and Young Firefighters' Association. In the words of one focus group member, *'there are lots of friendly people here and a community centre with lots going on'*.

78.2% (n=129) were satisfied or very satisfied with their access to a doctor in the local area. 7.9% (n=13) were dissatisfied and 3.6% (n=6) very dissatisfied (N=165). 58.4% of respondents (n=94) were within a ten minute walk of their doctor's surgery, while 82.6% (n=133) were within a 20 minute walk. Focus group participants thought Chopwell had a good doctor's surgery, although there were few house calls carried out. They also pointed out that there is no dentist in the area, so people have to travel to Consett, Ryton, Shotley Bridge or Prudhoe.

75% of people (n=120) were satisfied or very satisfied with local access to a place of worship (N=160).

The majority of respondents reported that they lived within reasonable walking distance of most basic amenities. For instance, 97.5% (n=157) could walk to a bus stop in ten minutes or less and 70.8% of respondents (n=114) said they were within ten minutes walk of a pub. It was no more than a twenty minute walk for 91.9% of respondents (n=148) to reach a Post Office, 89.4% (n=144) to reach a bank or cash machine, 78.9% (n=127) to reach their local primary school, and 95% (n=152) a park or public space.

## Neighbourhood problems

31 people (18.9% of respondents) thought vandalism and hooliganism was a serious problem in their neighbourhood; 53 (32.3%) thought it was a problem but not a serious one, and 80 (48.8%) thought it was not a problem (N=164). The focus group members thought there were too many young people drinking on the streets and creating disorder, and that a ban on drinking in all streets was needed to help remedy this problem.

26 people (16% of respondents) thought crime was a serious local problem; 58 (35.6%) thought it was a problem but not a serious one, and 79 (48.5%) thought it was not a problem (N=163). One focus group member thought the council should *'try to get rid of the unruly elements who cause trouble'.*

40 people (24.4%) considered dogs and dog mess to be a serious local problem; 47 (28.7%) thought it was a problem but not a serious one, and 77 (47%) thought it was not a problem (N=164).

20 respondents (12.3%) thought litter and rubbish in the streets was a serious local problem; 43 (26.5%) thought it was a problem but not a serious one, and 99 (61.1%) thought it was not a problem (N=162).

Around two-thirds of respondents - 100 (61%) and 112 (69.1%) respectively - did not consider poorly maintained or empty properties to be a problem in their neighbourhood. Around 13% (22 people) reported that there were some problems with neighbours. More than 95% of respondents (i.e. at least 156 people) reported no local problems with harassment.

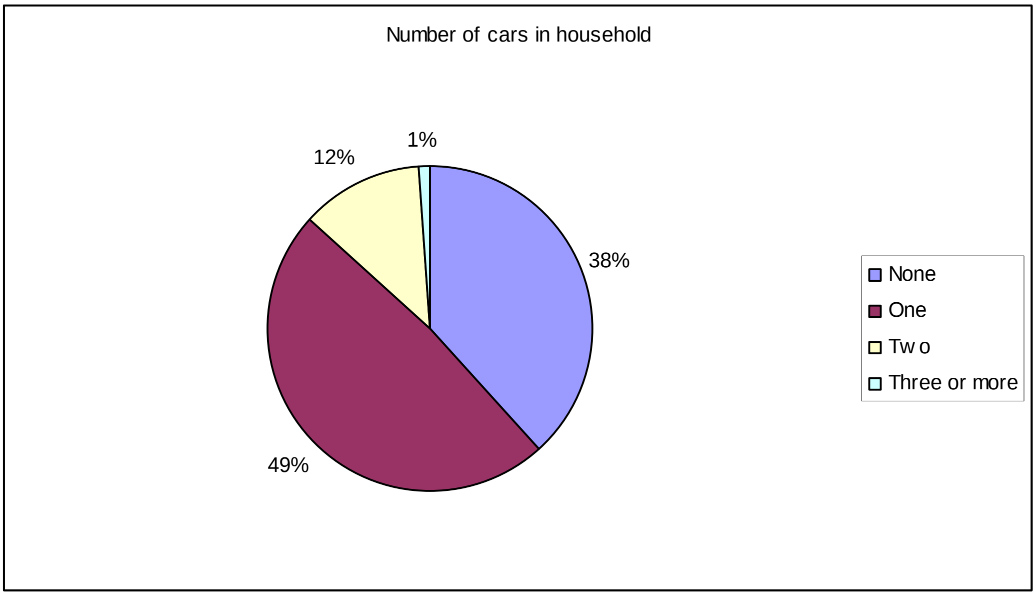
## Improving the neighbourhood

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to make the area a better place to live. The most common responses are shown below in order of the number of people mentioning them:

- Gateshead Council to tidy the area up generally, cut the grass and look after communal areas (mentioned by 21 people);
- Make private landlords more accountable for their tenants (16 people); get rid of private landlords and irresponsible tenants (15 people); and vet prospective Council/Gateshead Housing Company/private tenants carefully when making housing allocations (eight people)
- More facilities and activities for young people (15 people)
- More active and visible policing (15 people)
- Improve local parking facilities (13 people)
- Improve public transport service and links (13 people)
- Deal with the problem of dog mess, for instance by providing more dog mess bins and free bags (seven people)
- More local facilities and activities, e.g. supermarket, leisure centre, swimming pool (seven people)
- Tackle drug use and drug crime (seven people)
- Tackle speeding (six people) and introduce more traffic calming measures (six people)
- Deal with boarded-up shops and empty properties (four people)

# Travel and transport

## Car ownership and parking




Nearly four in ten respondents lived in households where there was no access to a car (38.4%; n=63). Around half of households had the use of one car (48.2%; n=79), while the remaining 13.4% (n=22) had two or more cars.

Eight out of ten respondents (81.7%; n=134) had no parking spaces on their property. 23 properties (14%) had one space, and 7 (4.3%) had two. Only 6.7% of households (n=11) had a space in a designated parking area, while 53.6% (n=88) had the use of one or more spaces on the street. 20.1% (n=33) had the use of a garage. The lack of local car parking was described as a big problem in the focus group.

## Public transport

80.7% of people (n=130) said they could walk to their nearest bus stop in five minutes or less, and 97.5% (n=157) were within ten minutes walk of a bus stop. Chopwell is not within walking distance of a railway station.

16 people (10.6%) said buses ran at least every 15 minutes from their local bus stop during the daytime, and 127 (84.1%) said there was a bus at least every half hour. 8 (5.3%) said there was one bus an hour (N=151). In the evenings, three people (2.1%) reported that there were buses every 15 minutes and 85 (59.4%) every half hour. Six people (4.2%) said there was one bus per evening (N=143).

Respondents were asked how long it took them to travel by bus to various different places (not including the time spent waiting at the bus stop). Nine out of ten people either did not need a bus, or could travel by bus in less than 10 minutes to their local doctor's surgery (n=147; 94.2%), chemist (n=145; 92.9%), Post Office (n=154; 98.7%), bank/cash machine (n=150; 93.2%), and shop selling groceries (n=152; 97.4%). It is harder to get to the nearest general hospital by bus, with one in five people (19.2%; n= 30) saying there was no convenient bus route, and over half (55.8%; n=87) reporting that the bus journey took more than 30 minutes. The nearest large shopping centre was also more than 20 minutes by bus for eight out of ten respondents (126; 80.8%).

44.2% of people (n=72) were satisfied or very satisfied with local public transport. 20.9% (n=34) were dissatisfied and 17.8% (n=29) very dissatisfied (N=163). Focus group members thought that most bus services were unreliable, e.g. the hourly bus to Consett did not always turn up, and that *'relying on public transport means that it is commonplace to be late for or miss appointments'*. Participants also said some destinations are better served than others. For instance, the Team Valley is well served by buses, but there are no buses to Greenside and buses to Ryton have been cut. It was pointed out that public transport cuts have an impact on people's social lives, and can be depressing and isolating.

### Traffic issues

9.8% of respondents (n=16) thought heavy traffic was a serious problem in their neighbourhood; 25.6% (n=42) thought it was a problem but not a serious one, and 64.6% (n=106) thought it was not a problem (N=164).

5.5% of respondents (n=9) thought traffic noise was a serious local problem; 13.4% (n=22) thought it was a problem but not a serious one, and 81.1% (n=133) thought it was not a problem (N=164).

50.1% of people (n=67) were satisfied or very satisfied with traffic management in Chopwell, while 35% (n=57) were dissatisfied and 8% (n=13) very dissatisfied (N=163). 30.3% (n=50) were satisfied or very satisfied with local parking facilities, 35.8% (n=59) were dissatisfied and 20.6% (n=34) very dissatisfied (N=165).

## Housing history

40 respondents (24.4%) had moved house within the last five years. Of these, 2 (5%) had previously lived in a detached house, 8 (20%) in a semi-detached house, 21 (52.5%) in a terrace, 8 (20%) in a flat, and one (2.5%) in a bungalow. 18 respondents (45%) had owned their previous home (6 outright, and 12 with a mortgage). 5 (12.5%) had rented from Gateshead Housing Company, 10 (25%) rented privately, 2 (5%) rented from a Housing Association, and 5 (12.5%) had lived with friends or family. 37.5% of respondents' previous homes (n=15) had had three bedrooms, 55% (n=22) had two, and 7.5% (n=3) had one.

### Reasons for moving to current home

Respondents were asked about their reasons for moving to their current home, and were also asked which of the reasons they cited was the most important. A variety of different answers were given. The most common reasons were: to live independently, to move to a better area (each mentioned by seven people) and the need for a smaller property (6 people). The following reasons were each given by four people: needed a larger property, divorce, separation or family stress, and wanted to buy property. Living independently was the most important reason for moving for six people, and the need for a smaller property was the most important for five people.

Movers were also asked whether they had left anyone else living in their previous home. 5 respondents (12.5% of movers) had done so. One respondent (2.5%) said that they had moved into a home that was already occupied by somebody else.

## Future housing plans and aspirations

11 people (6.9%) said they were planning to move to a new home in the next year, and 17 (10.8%) thought they would move in the next five years. In addition, six respondents said that a member of their household wished to move into separate accommodation in the next year.  Eight respondents were on a Gateshead Housing Company waiting list.

Of those not planning to move, 91.5% (n=129) said they did not want to move and 8.5% (n=12) said they wanted to move but were unable to (the most common reason, mentioned by five people, was being unable to afford it).

People who were planning to move were asked to give their reasons. A variety of different reasons were given. The following reasons were each mentioned by at least three respondents:

- Want a different type of property (n=10, rated the most important reason by 5 people)
- Want larger property (n=6, rated the most important reason by 4 people)
- To move to a better area (n=4)
- Want to leave Gateshead (n=4)
- Need housing suitable for older/disabled person (n=3)
- To be closer to friends or family to give/receive support (n=3)
- Want a larger garden (n=3)
- Want smaller property (n=3).

Asked what sort of property they would consider moving to, people who were planning to move gave the following responses:

| House | Flat | Bungalow |
|---|---|---|
| Detached (n=8)<br>Semi-detached (n=10)<br>Small terraced (n=4)<br>Large terraced (n=6)<br>Two bedrooms (n=8)<br>Three bedrooms (n=8) | Upper Tyneside flat (n=4)<br>In sheltered unit (n=3)<br>One bedroom (n=1)<br>Two bedrooms (n=2)<br>Three bedrooms (n=1) | Detached (n=14)<br>Semi-detached (n=10)<br>Terraced (n=7)<br>Two bedrooms (n=10)<br>Three bedrooms (n=5) |

Asked what sort of tenure arrangements they would consider for their new property, respondents wishing to move home gave the following answers:

- Own (no mortgage) (n=11)
- Own (with mortgage) (n=12)
- Rent furnished from Gateshead Housing Company (n=10)
- Rent unfurnished from Gateshead Housing Company (n=10)
- Rent from a Housing Association (n=5)
- Rent from Gateshead Private Landlords Association (n=3)
- Rent privately – furnished (n=5)
- Rent privately – unfurnished (n=4)
- Tied accommodation; Shared ownership; Mortgage reflecting specific religious/cultural beliefs; Equity share; Discounted home ownership (each n=1).

People wishing to buy a new home were asked how much they could afford to spend in total. Of the eleven people who answered this question, six said they had less than £50K, and three had £50-100K. The other two had more than £150K.

Respondents wishing to move home were asked which areas they would consider moving to. The following areas were each the preference of at least three people: Chopwell (n=12); Blackhall Mill (n=6); High Spen (n=5); and elsewhere in the UK (n=3).

## Improving local housing

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to improve the supply, condition and quality of housing in the area. The most common responses are shown below in order of the number of people mentioning them:

- Gateshead Council/Gateshead Housing Company to refurbish social housing (mentioned by 20 people); and fit double glazing in social housing (five people)

- Build more and better social housing (twelve people)
- Private tenants and home owners to take more care of their properties (six people)
- Build more affordable family homes (five people)
- Gateshead Council/Gateshead Housing Company to maintain properties better so they do not need refurbished (five people)
- Build more two bedroom bungalows for older people (four people)
- Adapt properties so they are more suitable for elderly and disabled people (four people)
- Stop building new properties and developing the area (four people)

# HIGHFIELD PROFILE

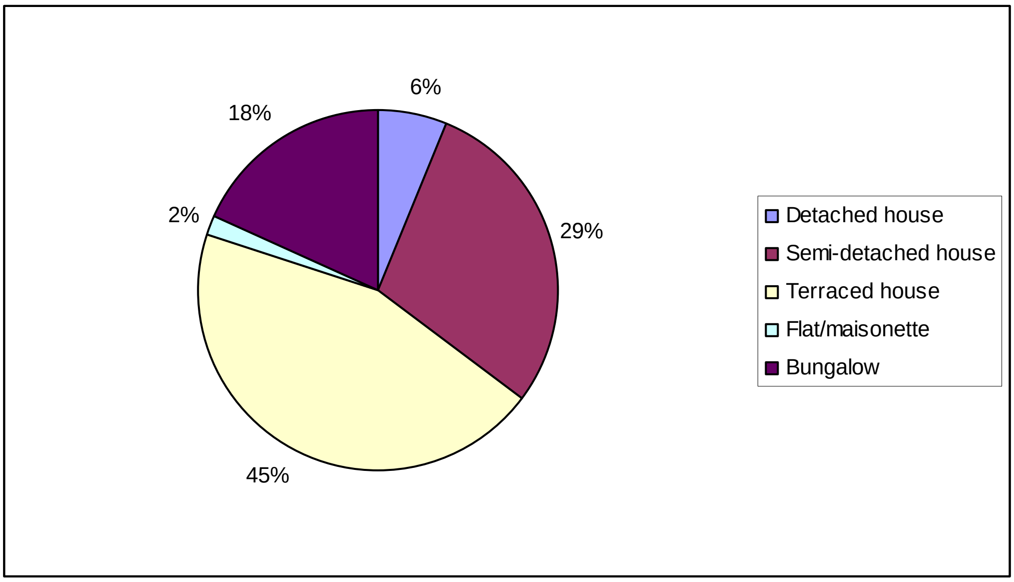
## SUMMARY


- Nearly half of people lived in a terraced house, and three in ten lived in a semi-detached house.
- Nearly half of people rented from Gateshead Housing Company, while four in ten owned their own homes either outright or with a mortgage.
- Nearly six in ten people lived in properties built between 1945 and 1984.
- Six out of ten people had lived in the same property for over 10 years, and three in ten for 5-10 years.
- Satisfaction levels with the state of repair of properties were lower than for rural Gateshead as a whole.
- Two thirds of homes had either one or two occupants.
- There were no wheelchair or motorized scooter users and a low level of need was shown for either adaptations for disabled people, or a range of other support needs. Older people preferred the option of continuing to live in their current home with support if needed.
- Satisfaction levels with the appearance and reputation of the area were lower than for rural Gateshead as a whole.
- Satisfaction levels with local amenities such as schools, leisure facilities, and access to a doctor were lower than for rural Gateshead as a whole.
- Fewer people thought vandalism, hooliganism, dogs and dog mess, and litter in the streets were serious local problems compared with rural Gateshead as a whole.
- A similar proportion of respondents had no access to a car compared with rural Gateshead as a whole.
- Satisfaction levels with regard to public transport were lower than for rural Gateshead as a whole.
- Seven people had moved home in the last five years.
- Four were planning to move in the next year, and another four were planning to move in the next five years. The need for a larger property or a larger garden were the most common reasons. Semi-detached, detached or terraced houses with at least three bedrooms were the most sought after properties. Most people wanting to move were hoping to buy a property or rent from Gateshead Housing Company.


*About the data: The survey data is based on 65 responses, including 63 from Highfield and two from Hooker Gate. (Please note that where percentages are given for survey data, they are based on 65 or fewer responses and should be treated with caution). Six participants took part in the focus group, including one outreach worker and five local parents. The participants had been Highfield residents for between two and 17 years.*

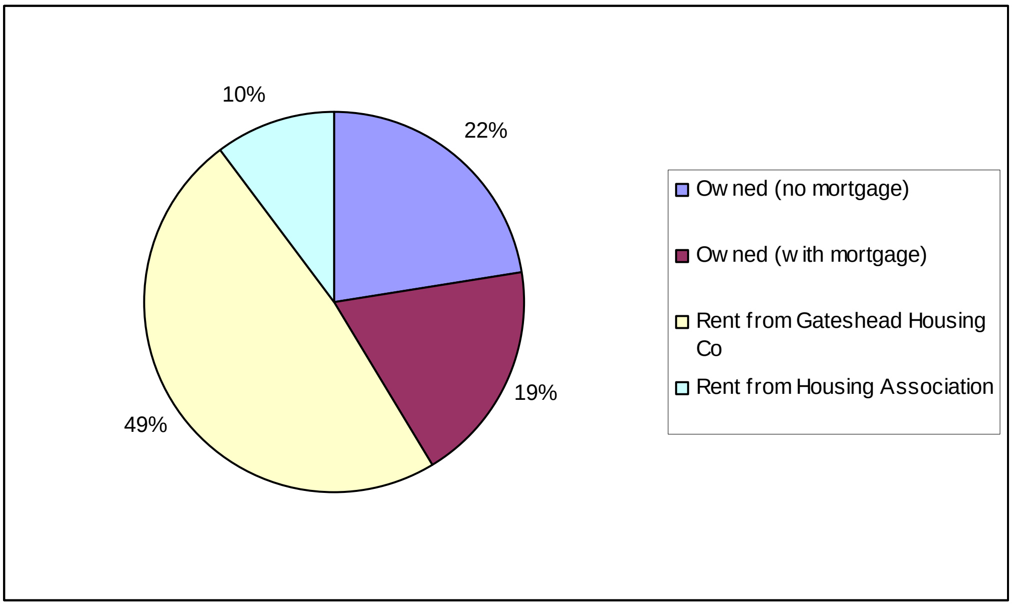
# Property details

## Property type



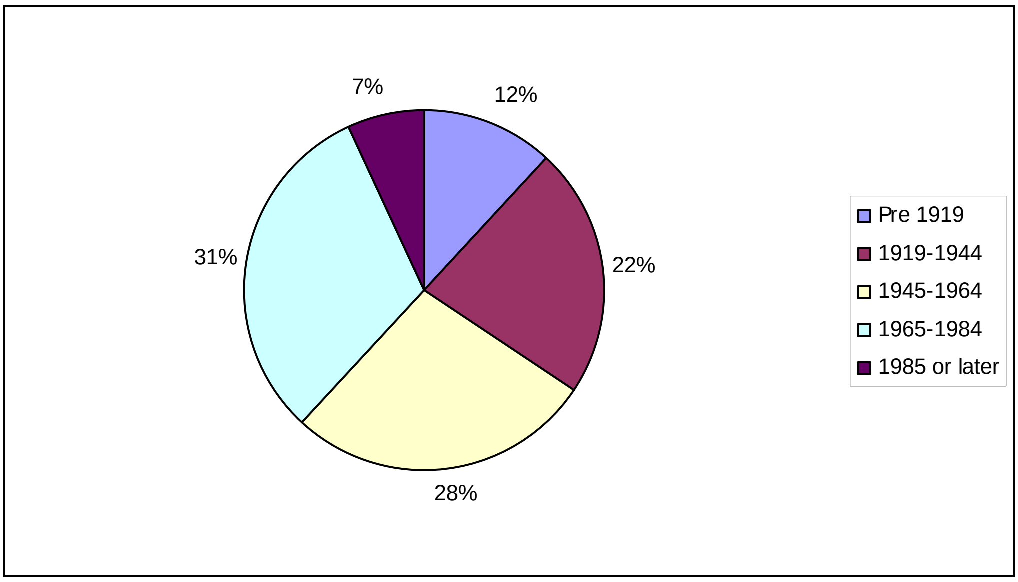

29 respondents (44.6%) lived in a terraced house, 19 (29.2%) in a semi-detached house, 12 (18.5%) in a bungalow and four (6.2%) in a detached house. One respondent lived in a maisonette. Half of homes had three bedrooms (n=32; 50%) and four in ten had two (n=26; 40.6%). Four (6.3%) had one bedroom, and the other two (3.2%) had four or more.

## Tenure



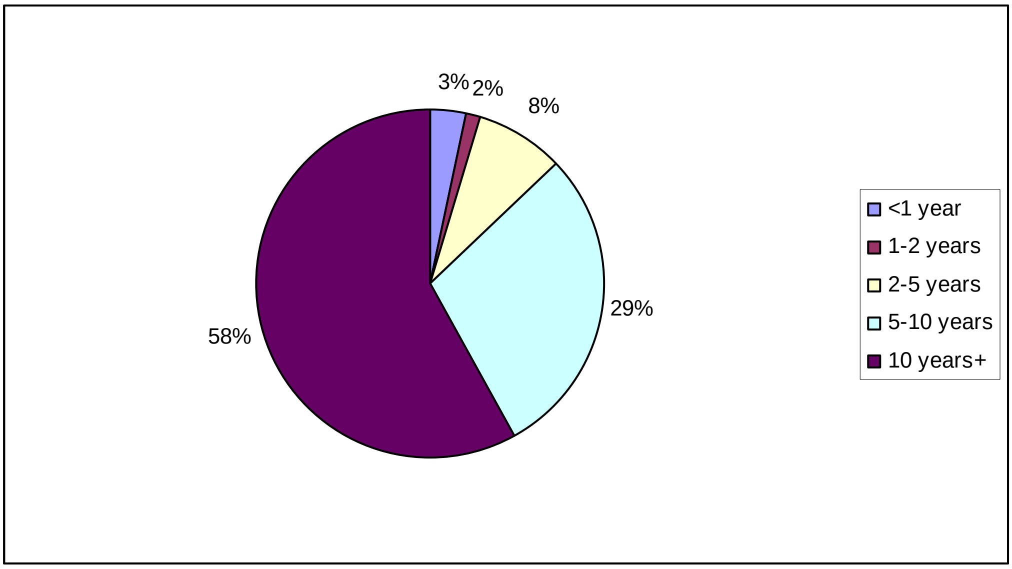

Nearly half of all people (n=28; 48.3%) rented from Gateshead Housing Company. 41.4% (n=24) owned their own home, whether outright (22.4%; n=13) or with a mortgage (19%; n=11). Six (10.3%) rented from a Housing Association. There were no private renters.

## Property age



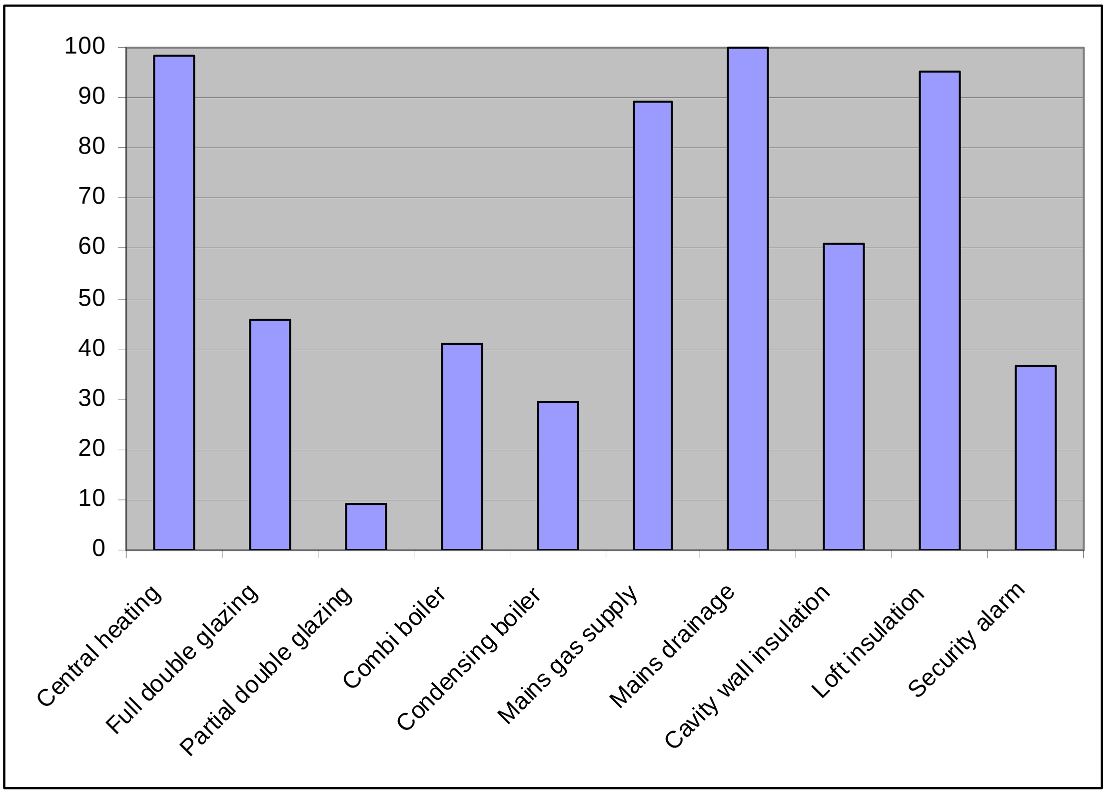

The majority of properties were built after 1945, with 16 (27.6%) dating from 1945-1964, 18 (31%) from 1965-1984, and four (6.9%) from since 1985. 22.4% of properties (n=13) dated from 1919-1944, and the remaining seven (12.1%) had been built before 1919.

## Length of time people have lived in their property




Most respondents had lived at the same address for a long time. Six out of ten (58.1%; n=36) had lived in their home for ten years or more, and three in ten (29%; n=18) for between five and ten years. 8.1% (n=5) had lived at the same address for 2-5 years, one (1.6%) for 1-2 years and two (3.2%) for less than one year.

## Property features and condition




Most homes had central heating (98.4%; n=63), mains gas supply (89.1%; n=57), mains drainage (100%; n=64) and loft insulation (95.3%; n=61). 45.8% of homes (n=27) had full double glazing and 9.1% (n=5) were partially double glazed. Six in ten homes (60.9%; n=39) had cavity wall insulation and five respondents (7.8%) expressed a need for insulation. 23 homes (36.5%) had a security alarm, and four respondents (6.3%) said that their homes needed one. 41% of properties (n=25) had a combi boiler and 29.6% (n=16) had a condensing boiler.

72.3% of respondents (n=47) said that they were either satisfied or very satisfied with the state of repair of their home. 7 (10.8%) said they were dissatisfied and three (4.6%) were very dissatisfied.

## Affordability

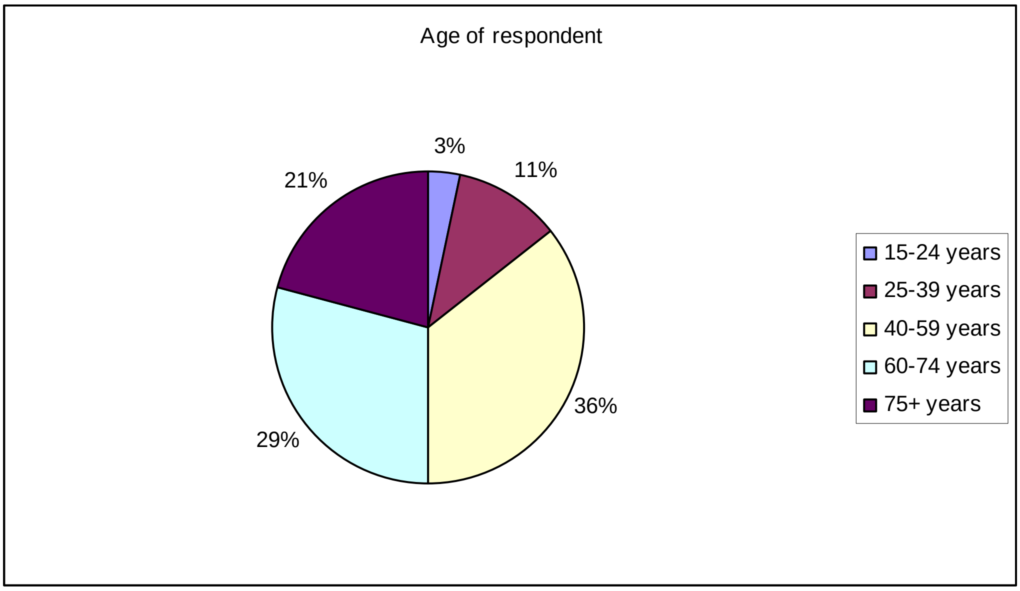
39.1% of respondents (n=18) said they found it fairly easy or very easy to afford their rent or mortgage. 56.5% (n=26) found it neither difficult nor easy. Two (4.3%) found it very difficult (N=46). 19 respondents did not give an answer to this question. The average property price in Highfield was £118,878 in January-March 2006, which is slightly higher than the Gateshead average of £115,731 (England and Wales average: £190,529).

# Households

## People living in households

18 households (27.7%) had only one occupant, while four in ten (n=26; 40%) had two. 18.5% of households (n=12) had three occupants, and five (7.7%) had four. The remaining four households had between five and nine occupants. One respondent said they had provided temporary accommodation for other people in the past year.

## Age and gender of respondents




Half of respondents (n=31; 50%) were aged over 60 years. Two respondents (3%) were aged between 15 and 24 years; seven (11%) were aged 25-39 years; 22 (36%) were aged 40-59 years; 18 (29%) were aged 60-74 years; and 13 (21%) were aged 75 years or more. 35 respondents (53.8%) were female and 30 (46.2%) were male.

# Support needs

## Disability and housing needs

There were no wheelchair or motorized scooter users in Highfield. A low level of need was expressed for home adaptations for disabled people. The greatest need was for bathroom adaptations and a downstairs toilet (each expressed by three households), while one person was in need of each of the following: kitchen adaptations, internal handrails, stairlift, vertical lift, external ramp, and external handrails.

## Older people's support needs

Older respondents were asked which housing options they would consider now or in the next five years, if needed. The most popular option (n=30) was to continue to live in their current home with support as needed. Five people said they would consider renting a more suitable property, and two would consider buying a more suitable property. Three would consider sheltered accommodation. One person said they would consider buying a shared ownership property. Two would consider renting, and one buying a property in a retirement or care village.

### Other support needs

Respondents were also asked to indicate whether they had a range of other support needs. While a low proportion of respondents expressed a need for any kind of help or support, the most common needs were for help with improving home safety and security (five people), bigger home improvements, general repairs, and keeping the garden tidy (four people each). Three needed help with taking medication. Two needed help with each of the following: household tasks, energy efficiency, setting up a new home, personal safety and security, emotional support, and learning to take care of a new baby.

## The local neighbourhood

### Appearance and reputation

67.2% of respondents (n=43) were satisfied or very satisfied with the general appearance of their local area. 14% (n=9) expressed dissatisfaction (N=64). 60.9% (n=39) were satisfied or very satisfied with the reputation of their local area, while 17.2% (n=11) were dissatisfied and 4.7% (n=3) were very dissatisfied (N=64).

Gateshead Council's West Neighbourhood Management Area Profile (2003-2008) describes Highfield as a neighbourhood showing signs of multiple deprivation. The most recent Indices of Multiple Deprivation (ODPM, 2004) show that the six SOAs covering the ward of Chopwell and Rowlands Gill – where Highfield is situated - have IMD rankings ranging from 4841$^{st}$ to 20707$^{th}$ (out of a total of 32482).

### Local housing

27.4% of respondents (n=17) were satisfied with the choice of housing to buy in their neighbourhood, while 6.5% (n=4) were dissatisfied. 25.8% (n=16) did not know. A local estate agent described the current housing market in Highfield (and adjoining Rowlands Gill) as *'buoyant'*, with more choice for first time buyers as a result of prices becoming *'more realistic'*. Focus group members thought local housing was very expensive and that there was a need for schemes such as shared ownership to make housing more affordable.

However, there is a shortage of reasonably priced bungalows in the area, which *'can make it difficult and simply too expensive for elderly people to remain locally when they feel that they need a bungalow'*. Focus group members also thought there was a need for more two bedroom bungalows in the area.

30.2% (n=19) were satisfied with the choice of housing to rent in their neighbourhood. 9.5% (n=6) were dissatisfied and 1.6% (n=1) very dissatisfied. 30.2% (n=19) said they did not know. Focus group members thought that Gateshead Housing Company looks after its properties well, but that there was a need for more social housing for families locally.

## Local employment

Focus group participants described local employment opportunities as poor, saying that many local people are unemployed and on benefits. It seems to be especially hard for people to find full-time work.

## Local amenities

46.9% of respondents (n=30) were satisfied or very satisfied with local schools and colleges. Only two people (3.1%) expressed any dissatisfaction (N=64). Focus group members thought that the new schools being built locally would have a positive effect for education in the area. A current review of primary school provision in Gateshead (January 2006; under consultation) has recommended as a medium-term measure the replacement of the school building at Highfield Primary School.

62.5% (n=40) were satisfied or very satisfied with the local shops, while 14.1% (n=9) were dissatisfied and 6.3% (n=4) very dissatisfied (N=165). 73% (n=46) were within ten minutes walk of a place where they could buy bread or milk (84.1% or 53 were within twenty minutes walk). Focus group participants were unhappy that some local shops had closed down in recent years, and there was now only a pizza shop, Indian takeaway, newsagent and Post Office in Highfield. However, they were happy with this as there was more choice in nearby areas such as Rowlands Gill and central Gateshead.

15.6% (n=10) were satisfied or very satisfied with local leisure facilities. 26.6% (n=17) were dissatisfied and 20.3% (n=13) very dissatisfied (N=64). Only 14.3% of respondents (n=9) said they were within 20 minutes walking distance of a local sports or leisure facility.

67.2% (n=43) were satisfied or very satisfied with their access to a doctor in the local area. 14.1% (n=9) were dissatisfied and 6.3% (n=4) very dissatisfied (N=64). 21.9% of respondents (n=14) were within a ten minute walk of their doctor's surgery, while 57.8% (n=37) were within a 20 minute walk. Focus group members said that the nearest doctor and dentist were in neighbouring Rowlands Gill, and there was sometimes a long wait for appointments. There was a fortnightly baby clinic at Highfield Community Centre.

78.1% of people (n=50) were satisfied or very satisfied with local access to a place of worship (N=64).

The majority of respondents reported that they lived within reasonable walking distance of most basic amenities. For instance, 98.4% (n=63) could walk to a bus stop in ten minutes or less and 37.5% of respondents (n=24) said they were within ten minutes walk of a pub. It was no more than a twenty minute walk for 85.9% of respondents (n=55) to reach a Post Office, 73.4% (n=47) to reach a bank or cash machine, 81.3% (n=52) to reach their local primary school, and 54.7% (n=35) a park or public space.

## Neighbourhood problems

Six people (9.4% of respondents) thought vandalism and hooliganism was a serious problem in their neighbourhood; 14 (21.9%) thought it was a problem but not a serious one, and 44 (68.8%) thought it was not a problem (N=64).

Four people (6.3% of respondents) thought crime was a serious local problem; 17 (27%) thought it was a problem but not a serious one, and 42 (66.7%) thought it was not a problem (N=63).

Ten people (15.9%) considered dogs and dog mess to be a serious local problem; 27 (42.9%) thought it was a problem but not a serious one, and 26 (41.3%) thought it was not a problem (N=63).

Seven respondents (10.9%) thought litter and rubbish in the streets was a serious local problem; 20 (31.3%) thought it was a problem but not a serious one, and 37 (57.8%) thought it was not a problem (N=64).

Most respondents - 58 (90.6%) and 61 (95.3%) respectively - did not consider poorly maintained or empty properties to be a problem in their neighbourhood. Around 15.6% (10 people) reported that there were some problems with neighbours. Nobody reported any local problems with harassment.

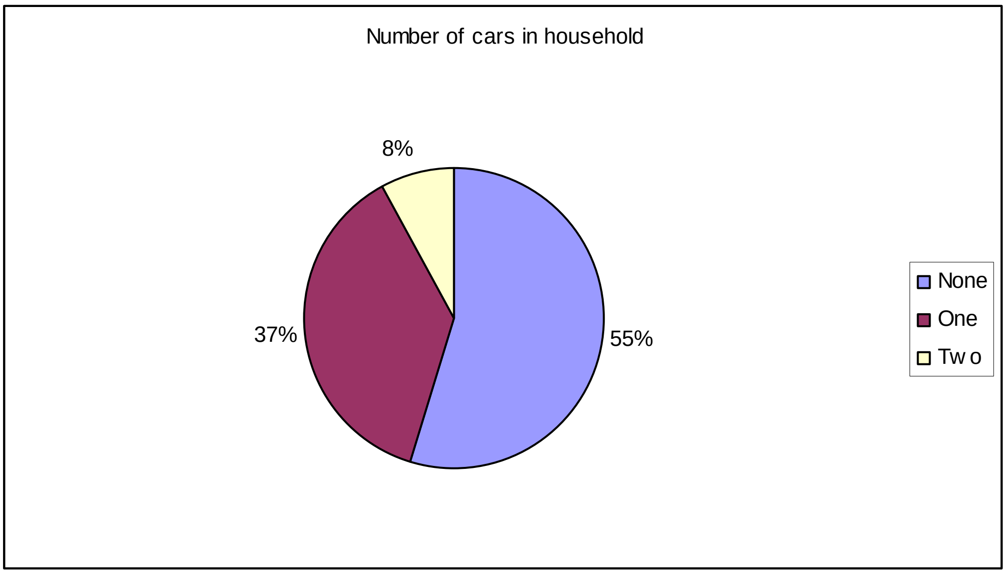
## Improving the neighbourhood

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to make Highfield a better place to live. The most common responses are shown below in order of the number of people mentioning them:

- Better public transport links (mentioned by nine people)
- More activities and facilities for young people (nine people)
- Action to reduce underage drinking and drinking in the street (six people)
- Actions to reduce traffic speed (five people), such as installing speed cameras and signs (five people) and introducing speed bumps (two people)
- More doctors appointments (three people)
- More community police officers (three people), and community wardens need to become stricter and more effective (three people)
- Environmental improvements such as more enforcement of fines for dog fouling (three people), more street cleaning (two people), and better care of green areas (two people)
- No ball games in the streets (two people)

# Travel and transport

## Car ownership and parking




More than half of ten respondents lived in households where there was no access to a car (54.8%; n=34). Around a third of households had the use of one car (37.1%; n=23), while the remaining 8.1% (n=5) had two cars.

Eight out of ten respondents (78.2%; n=43) had no parking spaces on their property. 11 properties (20%) had one space, and one (1.8%) had two. Only 5.4% of households (n=3) had a space in a designated parking area, while 67.2% (n=37) had the use of one or more spaces on the street. 10% (n=5) had the use of a garage.

## Public transport

79.7% of people (n=51) said they could walk to their nearest bus stop in five minutes or less, and 98.4% (n=63) were within ten minutes walk of a bus stop. Highfield is not within walking distance of a railway station.

Six people (9.5%) said buses ran at least every 15 minutes from their local bus stop during the daytime, and 47 (74.6%) said there was a bus at least every half hour. Seven (11.1%) said there was one bus an hour (N=63). In the evenings, four people (6.5%) reported that there were buses every 15 minutes and 44 (71%) every half hour. Seven people (11.3%) said there was less than one bus per evening (N=62).

Respondents were asked how long it took them to travel by bus to various different places (not including the time spent waiting at the bus stop). At least two thirds of people either did not need a bus, or could travel by bus in less than 10 minutes to their local doctor's surgery (n=42; 67.7%), chemist (n=43; 69.4%), Post Office (n=56; 90.3%), bank/cash machine (n=52; 83.8%), and shop selling groceries (n=57; 91.9%). It is harder to get to the nearest general hospital by bus, with six out of ten people (59.7%; n=37) saying there was no convenient bus route. The nearest large shopping centre was also more than 30 minutes by bus for a third of respondents (n=21; 34.4%), although a third (32.8%; n=20) could get there in 20-30 minutes.

50.8% of people (n=32) were satisfied or very satisfied with local public transport. 15.9% (n=10) were dissatisfied and the same number were very dissatisfied (N=63). Views on public transport were mixed in the focus group. Participants were happy that there were now more early buses for commuting to work, but found travelling expensive and thought services were often unreliable.

### Traffic issues

3.1% of respondents (n=2) thought heavy traffic was a serious problem in their neighbourhood; 9.4% (n=6) thought it was a problem but not a serious one, and 87.5% (n=56) thought it was not a problem (N=64).

4.7% of respondents (n=3) thought traffic noise was a serious local problem; 7.8% (n=5) thought it was a problem but not a serious one, and 87.5% (n=56) thought it was not a problem (N=64).

39.3% of people (n=24) were satisfied with traffic management in Highfield, while 18% (n=11) were dissatisfied and 6.6% (n=4) very dissatisfied (N=61). 37.5% (n=24) were satisfied with local parking facilities, 25% (n=16) were dissatisfied and 7.8% (n=5) very dissatisfied (N=64).

## Housing history

Seven respondents (10.8%) had moved house within the last five years. Of these, three had lived in a bungalow, two in a detached house, one in a semi-detached house, and one in a Tyneside flat. Three respondents had lived with family or friends, two had rented from Gateshead Housing Company, one had rented privately and one from a Housing Association. Three of respondents' previous homes had had two bedrooms, two had three, one had one, and one had five or more.

### Reasons for moving to current home

Respondents were asked about their reasons for moving to their current home, and were also asked which of the reasons they cited was the most important. The reasons given were: to live independently (cited by three people), wanted a larger garden, wanted a different type of property, wanted property suitable for an older or disabled person (each cited by two people), and needed a larger property (one person). The need for a property suitable for an older or disabled person was the most important reason for moving for two people.

Movers were also asked whether they had left anyone else living in their previous home. Three respondents had done so. No one had moved into a home that was already occupied by somebody else.

## Future housing plans and aspirations

Four people (6.3%) said they were planning to move to a new home in the next year, and another four thought they would move in the next five years. In addition, two respondents said that a member of their household wished to move into separate accommodation in the next year. Nobody was on a Gateshead Housing Company waiting list.

Of those not planning to move, 96.6% (n=56) said they did not want to move and 3.4% (n=2) said they wanted to move but were unable to.

People who were planning to move were asked to give their reasons. A variety of different reasons were given. The following reasons were mentioned:

- Want a larger property (n=3, rated the most important reason by two people)
- Want a larger garden (n=2)
- Want a smaller property (n=1)
- Major disrepair of current home (n=1)
- To move to a better area (n=1)

Asked what sort of property they would consider moving to, people who were planning to move gave the following responses:

| House | Flat | Bungalow |
|---|---|---|
| Detached (n=3) | Low rise flat (n=1) | Detached (n=1) |
| Semi-detached (n=3) | Multi-storey flat (n=1) | Semi-detached (n=2) |
| Small terraced (n=3) | Maisonette (n=1) | Two bedrooms (n=1) |
| Large terraced (n=4) | Three bedrooms (n=1) | Three bedrooms (n=1) |
| Three bedrooms (n=3) | | |
| Four bedrooms (n=1) | | |

Asked what sort of tenure arrangements they would consider for their new property, respondents wishing to move home gave the following answers:

- Own (with mortgage) (n=3)
- Rent unfurnished from Gateshead Housing Company (n=3)
- Rent furnished from Gateshead Housing Company (n=1)
- Own (no mortgage) (n=1)

People wishing to buy a new home were asked how much they could afford to spend in total. Only one person answered this question, saying that they had £150-200K.

Respondents wishing to move home were asked which areas they would consider moving to. The following responses were given: Ryton (n=3); Crawcrook (n=1); Dunston and Teams (n=1); and Hookergate (n=1).

## Improving local housing

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to improve the supply, condition and quality of housing in Highfield. The most common responses are shown below in order of the number of people mentioning them:

- Improvements or refurbishment carried out on Council/Gateshead Housing Company properties (mentioned by eight people), and double glazing fitted (two people)
- The Council/Gateshead Housing Company should be stricter on bad tenants (four people)
- The Council/Gateshead Housing Company should carry out repairs that have been requested (two people), and listen to its tenants (two people)
- More affordable housing for local people and young people (two people)

Focus group members were satisfied that local housing was of good quality, and that efforts were being made to improve housing through the Decent Homes Programme.

# ROWLANDS GILL PROFILE

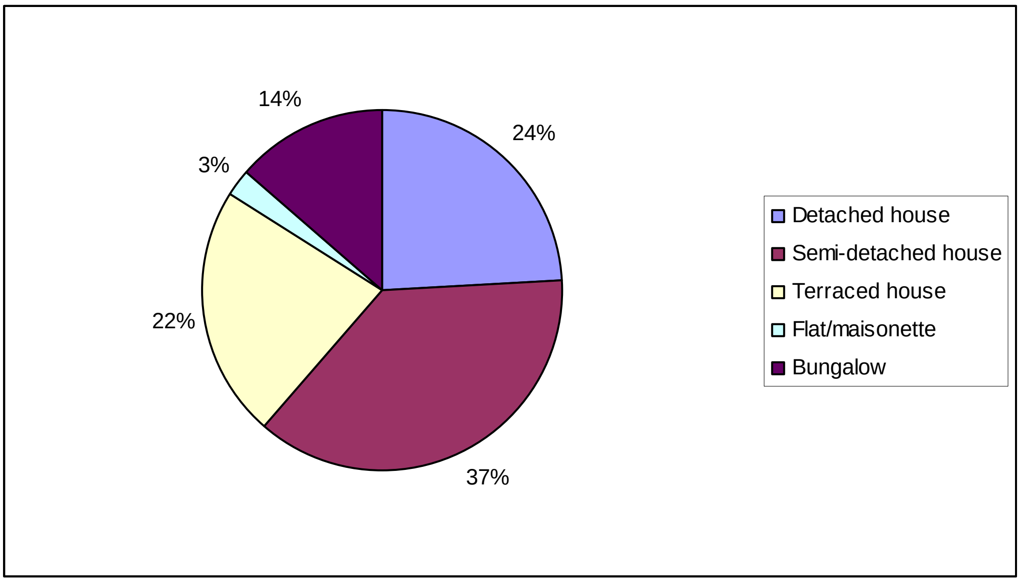
## SUMMARY


- Nearly four in ten people lived in a semi-detached house, and a quarter lived in a detached house.
- Two thirds of people owned their own homes either outright or with a mortgage, and three in ten rented from Gateshead Housing Company.
- Around half of people lived in properties built before 1965, and just over a third in homes built between 1965 and 1984.
- Over half of people had lived in the same property for over 10 years, and two in ten for 5-10 years.
- Satisfaction levels with the state of repair of properties were similar to the average for rural Gateshead as a whole.
- Half of households had two occupants, while nearly a quarter had only one.
- A low level of need was shown for either adaptations for disabled people, or a range of other support needs. Older people preferred the option of continuing to live in their current home with support if needed.
- Satisfaction levels with the appearance and reputation of the area were higher than for rural Gateshead as a whole.
- Satisfaction levels with local amenities such as schools, shops, leisure facilities, and access to a doctor were lower than for rural Gateshead as a whole.
- Fewer people thought vandalism, hooliganism, crime, dogs and dog mess, and litter in the streets were serious local problems compared with rural Gateshead as a whole.
- Fewer respondents had no access to a car compared with rural Gateshead as a whole.
- Satisfaction levels with regard to public transport were lower than for rural Gateshead as a whole.
- 33 people had moved home in the last five years.
- Seven were planning to move in the next year, and another ten were planning to move in the next five years. The need for a smaller property was the most common reason. Detached or semi-detached bungalows were the most sought after properties. Most people wanting to move were hoping to buy a property or rent from Gateshead Housing Company. Most people wanting to move home expressed a preference to remain in Rowlands Gill.


*About the data: The survey data is based on 237 responses, all from Rowlands Gill. Six people (five women and one man) took part in the Rowlands Gill focus group.*

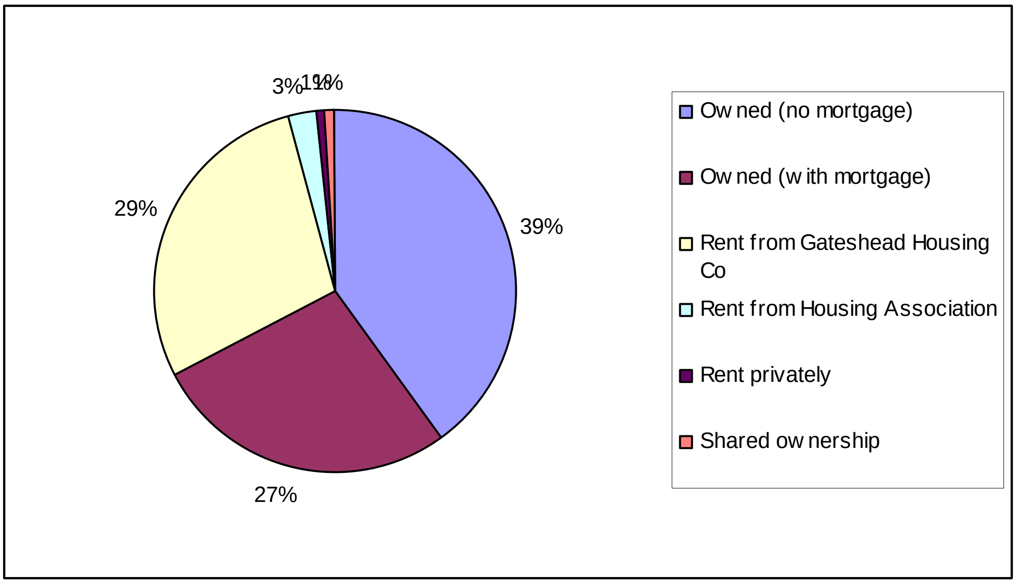
# Property details

## Property type



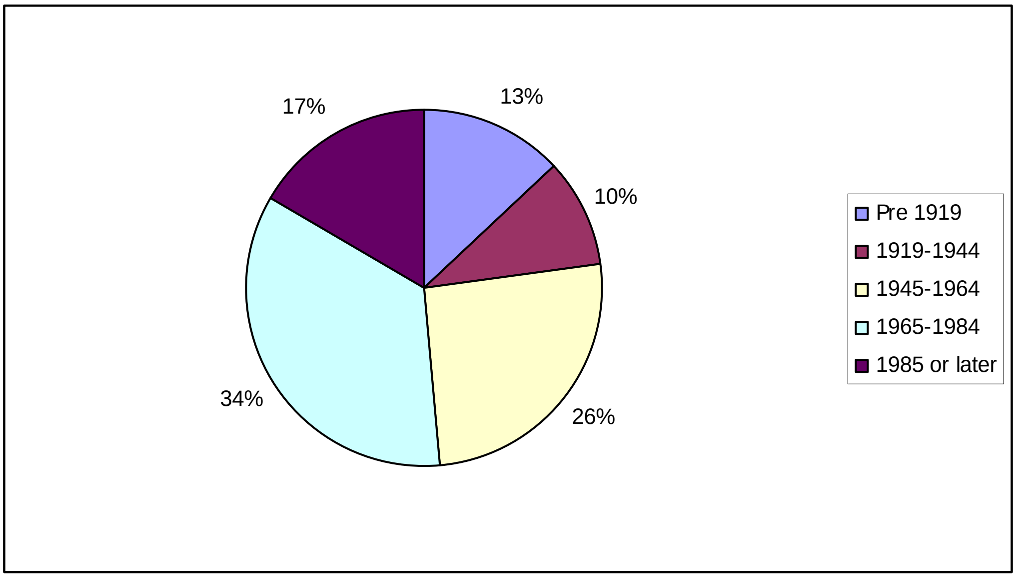

88 respondents (37.3%) lived in a semi-detached house, 57 (24.2%) in a detached house, 53 (22.5%) in a terraced house and 32 (13.6%) in a bungalow. Six respondents (2.4%) lived in a flat or maisonette. Over half of homes had three bedrooms (n=126; 53.4%) and nearly a quarter had two (n=56; 23.7%). 26 (11%) had one bedroom, 24 (10.2%) had four, and the other four (1.7%) had five or more.

## Tenure



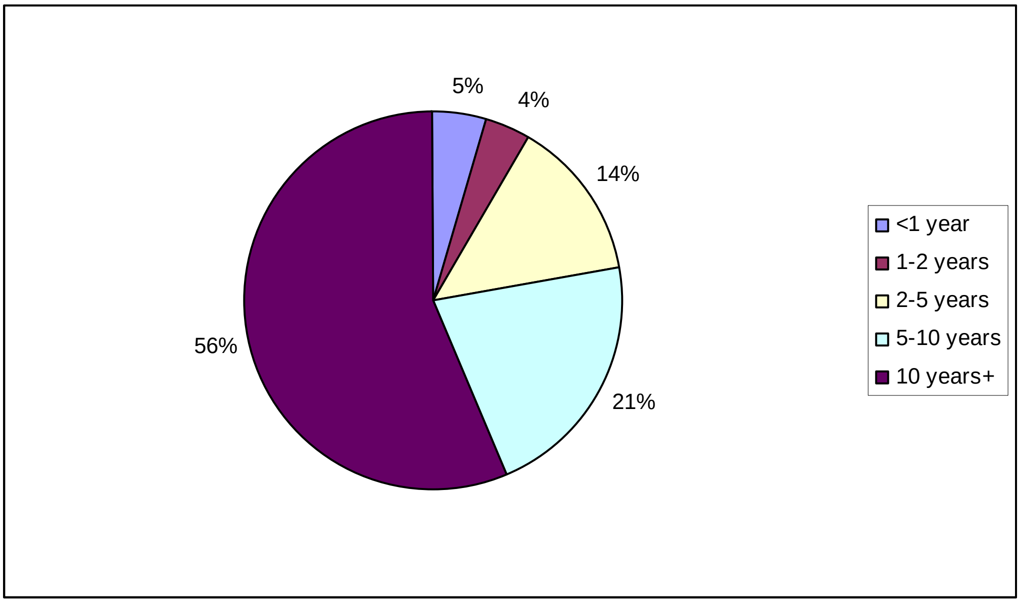

Two thirds of all people (n=158; 67.2%) owned their own home, whether outright (40%; n=94) or with a mortgage (27.2%; n=64). 67 (28.5%) rented from Gateshead Housing Company. Six (2.6%) rented from a Housing Association, two (0.9%) rented privately and two (0.9%) had shared ownership.

## Property age



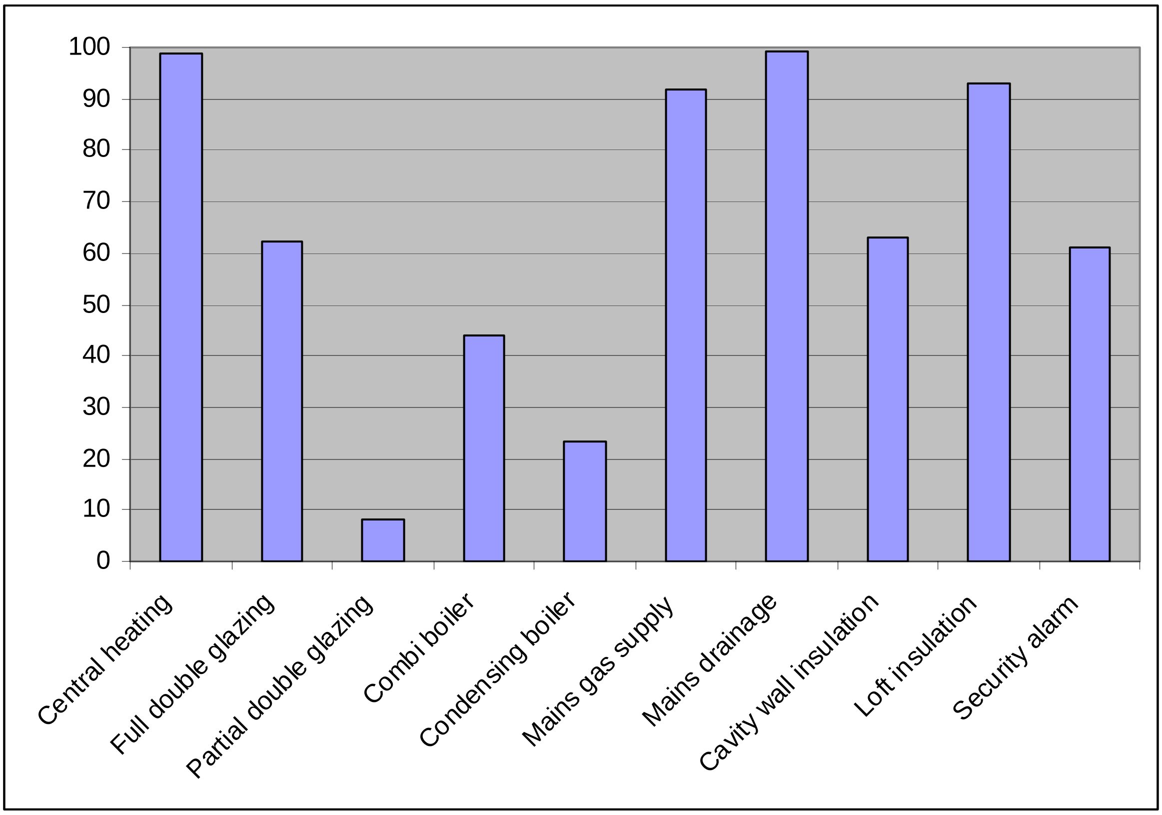

Around half of properties were built before 1965, with 28 (13.6%) dating from before 1919, 21 (9.7%) from 1919-1944 and 56 (25.9%) from 1945-1964. 75 properties (34.7%) were built between 1965 and 1984, and the remaining 36 (16.7%) had been built since 1985.

## Length of time people have lived in their property




Most respondents had lived at the same address for a long time. Over half (56.4%; n=132) had lived in their home for ten years or more, and two in ten (21.4%; n=50) for between five and ten years. 13.7% (n=32) had lived at the same address for 2-5 years, nine (3.8%) for 1-2 years and 11 (4.7%) for less than one year.

## Property features and condition




Most homes had central heating (98.7%; n=234), mains gas supply (92%; n=218), mains drainage (99.2%; n=235) and loft insulation (93%; n=214). 62.3% of homes (n=147) had full double glazing and 8% (n=17) were partially double glazed. Six in ten homes (63%; n=145) had cavity wall insulation and 30 respondents (13%) expressed a need for insulation. 139 homes (61%) had a security alarm, and 25 respondents (11%) said that their homes needed one. 44% of properties (n=102) had a combi boiler and 23.3% (n=51) had a condensing boiler.

84.5% of respondents (n=197) said that they were either satisfied or very satisfied with the state of repair of their home. 12 (5.2%) said they were dissatisfied and five (2.1%) were very dissatisfied.

## Affordability

Nearly half of respondents (48.5%; n=78) said they found it fairly easy or very easy to afford their rent or mortgage. 44.1% (n=71) found it neither difficult nor easy. Eight (5%) found it fairly difficult and three (1.9%) found it very difficult (N=161). 76 respondents did not give an answer to this question. Focus group participants described housing in Rowlands Gill as *‘very expensive’*. The average property price in Rowlands Gill was £173,479 in January-March 2006, which is considerably higher than the Gateshead average of £115,731 (England and Wales average: £190,529).

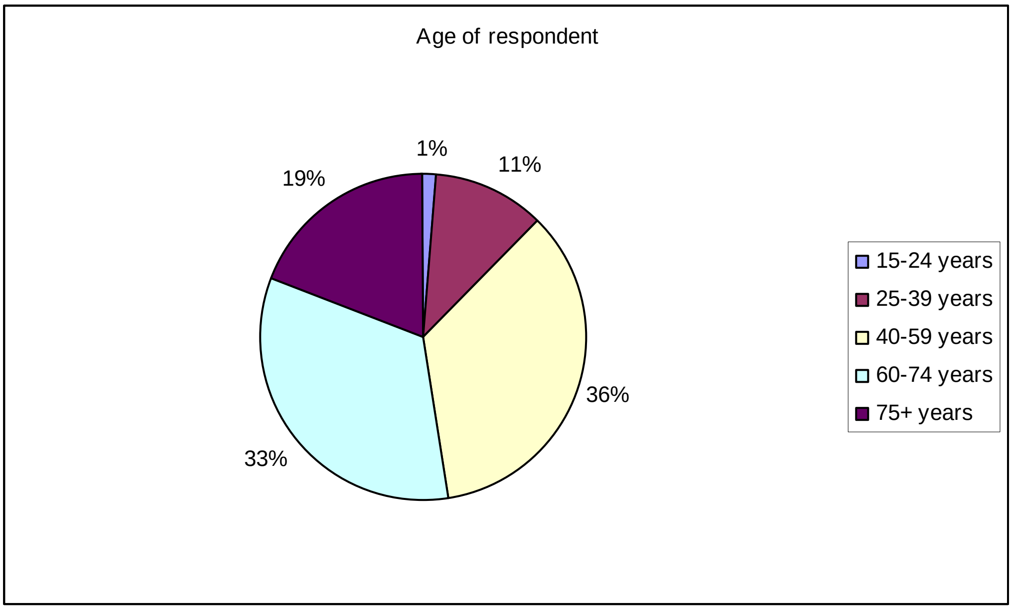
# Households

## People living in households

54 households (23.2%) had only one occupant, while half (n=114; 48.9%) had two. 16.7% of households (n=39) had three occupants, and 8.2% (n=19) had four. The remaining seven households (3%) had five or six occupants.

Four respondents said they had provided temporary accommodation for other people in the past year.

## Age and gender of respondents




Over two thirds of respondents (69%; n=160) were aged between 40 and 74 years, and a further two in ten were over 75. Three (1%) were aged between 15 and 24 years; 26 (11%) were aged 25-39 years; 82 (36%) were aged 40-59 years; 78 (33%) were aged 60-74 years; and 45 (19%) were aged 75 years or more. 150 respondents (63.3%) were female and 87 (36.7%) were male.

# Support needs

## Disability and housing needs

There were ten wheelchair users (five of whom were only occasional users) and one motorized scooter user in Rowlands Gill. A low level of need was expressed for home adaptations for disabled people. The greatest need was for kitchen adaptations (expressed by seven people) while six people said their home needed bathroom adaptations. Five households were in need of each of the following: external ramp and external handrails, and four wanted accessible plug sockets. Three people said they needed a downstairs toilet, and the same number wanted a stairlift.

### Older people's support needs

Older respondents were asked which housing options they would consider now or in the next five years, if needed. The most popular option (n=112) was to continue to live in their current home with support as needed. 25 people said they would consider sheltered accommodation. 23 people said they would consider buying a more suitable property, and 14 would consider renting a more suitable property. Nine said they would consider a residential care home or shared care scheme. Seven would consider buying, and six renting a property in a retirement or care village. One person said they would consider buying a shared ownership property.

### Other support needs

Respondents were also asked to indicate whether they had a range of other support needs. While a low proportion of respondents expressed a need for any kind of help or support, the most common needs were for help with gardening (27 people), improving home safety and security (24 people), carrying out household tasks (23 people) and general repairs (21 people). 18 people wanted help with energy efficiency, while 13 wanted help with bigger home improvements. Nine people expressed a need for help with tasks outside the home, and eight for help setting up a new home.

## The local neighbourhood

### Appearance and reputation

84% of respondents (n=199) were satisfied or very satisfied with the general appearance of their local area. 3.8% (n=9) expressed dissatisfaction (N=237). 78.5% (n=186) were satisfied or very satisfied with the reputation of their local area, while 5.5% (n=13) were dissatisfied.

### Local housing

56% of respondents (n=126) were satisfied with the choice of housing to buy in their neighbourhood, while 4% (n=9) were dissatisfied. 20.9% (n=47) did not know. A local estate agent described the current housing market in Rowlands Gill (and adjoining Highfield) as *'buoyant'*, with more choice for first time buyers as a result of prices becoming *'more realistic'*. However, there appears to be a shortage of reasonably priced bungalows in the area, which *'can make it difficult and simply too expensive for elderly people to remain locally when they feel that they need a bungalow'*. Focus group participants also thought there was a need for more local housing suitable for elderly people. Gateshead Council's West Neighbourhood Management Area Profile (2003-2008) indicates that there is demand for homes for sale in the area, although there are few sites available.

34.5% (n=77) were satisfied with the choice of housing to rent in their neighbourhood. 7.1% (n=16) were dissatisfied. 34.1% (n=76) said they did not know. Focus group participants thought Gateshead Housing Company did a good job of managing its housing.

Gateshead Council's West Neighbourhood Management Area Profile (2003-2008) says that in Rowlands Gill, *'there is a need for family homes for rent and shared ownership and two bedroom bungalows for rent'.*

## Local employment

With regard to job opportunities in the area, focus group participants said that most residents commute to other areas for work, such as Consett or Durham.

## Local amenities

48.1% of respondents (n=113) were satisfied or very satisfied with local schools and colleges. Only seven people (3%) expressed any dissatisfaction (N=235). Focus group participants described the local school as being of a good standard. A current review of primary school provision in Gateshead (January 2006; under consultation) has recommended as a medium-term measure the replacement of the school buildings at Rowlands Gill.

50.6% (n=118) were satisfied or very satisfied with the local shops, while 26.2% (n=61) were dissatisfied and 7.7% (n=18) very dissatisfied (N=233). 54.5% (n=127) were within ten minutes walk of a place where they could buy bread or milk (96.1% or 224 were within twenty minutes walk). Focus group members described the local shops and facilities - which include a branch of Tesco, a bank, a Post Office, and a chemist - as adequate.

24.9% (n=58) were satisfied or very satisfied with local leisure facilities. 22.7% (n=53) were dissatisfied and 9.9% (n=23) very dissatisfied (N=233). Only 37.4% of respondents (n=88) said they were within 20 minutes walking distance of a local sports or leisure facility. The local gym, library, village hall and community centre were described by focus group participants as good facilities. Rowlands Gill also has a bridge club, parent and toddler group, Ankylosing Spondylitis support group, and Age Concern.

70.1% (n=164) were satisfied or very satisfied with their access to a doctor in the local area. 12.8% (n=30) were dissatisfied and 7.3% (n=17) very dissatisfied (N=234). 37.9% of respondents (n=89) were within a ten minute walk of their doctor's surgery, while 90.2% (n=212) were within a 20 minute walk. Focus group members thought there were sufficient doctors and dentists in the area for current needs.

73.6% of people (n=173) were satisfied or very satisfied with local access to a place of worship (N=235).

Walking distances to local amenities were variable. 96.1% (n=224) could walk to a bus stop in ten minutes or less, but only 22.6% of respondents (n=53) said they were within ten minutes walk of a pub. It was no more than a twenty minute walk for 95.3% of respondents (n=224) to reach a Post Office, 92.3% (n=217) to reach a bank or cash machine, 79.4% (n=185) to reach their local primary school, and 88.1% (n=207) a park or public space.

## Neighbourhood problems

13 people (5.5% of respondents) thought vandalism and hooliganism was a serious problem in their neighbourhood; 54 (23%) thought it was a problem but not a serious one, and 168 (71.5%) thought it was not a problem (N=235).

Seven (3% of respondents) thought crime was a serious local problem; 42 (17.9%) thought it was a problem but not a serious one, and 186 (79.1%) thought it was not a problem (N=235).

31 people (13.2%) considered dogs and dog mess to be a serious local problem; 48 (20.5%) thought it was a problem but not a serious one, and 155 (66.2%) thought it was not a problem (N=234).

16 respondents (6.8%) thought litter and rubbish in the streets was a serious local problem; 42 (17.9%) thought it was a problem but not a serious one, and 176 (75.2%) thought it was not a problem (N=234).

Most respondents - 217 (93.1%) and 226 (97.8%) respectively - did not consider poorly maintained or empty properties to be a problem in their neighbourhood. Around 7.4% (17 people) reported that there were some problems with neighbours. Most people (at least 227 people or 97.8%) reported that there were no local problems with harassment.

## Improving the neighbourhood

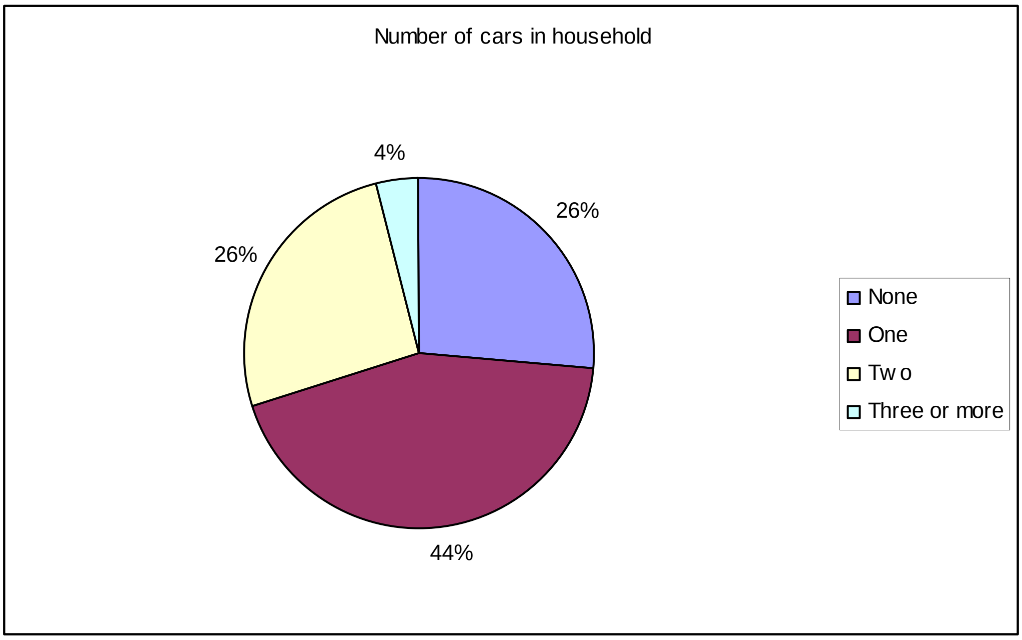
Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to make the area a better place to live. The most common responses are shown below in order of the number of people mentioning them:

- Traffic management and traffic calming (mentioned by 41 people)
- Improved public transport service (36 people)
- Better parking facilities (30 people); and enforce parking laws (10 people)
- More facilities and activities for young people (22 people); and more community facilities and activities in general (nine people)
- Greater variety of shops (18 people)
- Greater police presence (13 people)
- Enforce dog fouling laws (11 people)
- Gateshead Council should maintain green areas and open spaces better (11 people); and more street cleaning (five people)
- A pub in Rowlands Gill (10 people)
- Improved access to a doctor (eight people)
- Better recycling facilities (seven people)
- More refuse collections, particularly of bulky waste and garden waste (four people)
- More litter bins (four people)
- Deal with problem residents (four people)

Focus group members praised the level of maintenance of open spaces like the park and riverside areas, but thought there was a need for more visible policing in the area, and traffic lights to help people cross the main road.

# Travel and transport

## Car ownership and parking




A quarter of respondents lived in households where there was no access to a car (26.3%; n=62). Four in ten households had the use of one car (43.6%; n=103), and the remaining 30.1% (n=71) had two or more cars.

Nearly half of respondents (49.1%; n=115) had no parking spaces on their property. 66 properties (28.2%) had one space, and 53 (22.7%) had two or more. 6.1% of households (n=14) had a space in a designated parking area, while 48.9% (n=114) had the use of one or more spaces on the street. 46% (n=99) had the use of a garage.

## Public transport

72.5% of people (n=169) said they could walk to their nearest bus stop in five minutes or less, and 96.1% (n=224) were within ten minutes walk of a bus stop. Rowlands Gill is not within walking distance of a railway station.

71 people (32.4%) said buses ran at least every 15 minutes from their local bus stop during the daytime, and 120 (54.8%) said there was a bus at least every half hour. 23 (10.5%) said there was one bus an hour (N=219). In the evenings, 38 people (18%) reported that there were buses every 15 minutes, 105 (49.8%) every half hour, and 35 (16.6%) every hour. 28 people (13.3%) said there was less than one bus per evening (N=211).

Respondents were asked how long it took them to travel by bus to various different places (not including the time spent waiting at the bus stop). Around nine out of ten people either did not need a bus, or could travel by bus in less than 10 minutes to their local doctor's surgery (n=205; 88.4%), chemist (n=204; 88.4%), Post Office (n=210; 91.4%), bank/cash machine (n=204; 89.1%), and shop selling groceries (n=207; 90%). It is harder to get to the nearest general hospital by bus, with half of people (50.9%; n=116) saying there was no convenient bus route and 76 (33.3%) saying the journey took more than 30 minutes. The nearest large shopping centre was also more than 20 minutes by bus for two thirds of respondents (n=150; 65.5%).

48.3% of people (n=113) were satisfied or very satisfied with local public transport. 14.5% (n=34) were dissatisfied and 17.5% (n=41) were very dissatisfied (N=234). Focus group members thought that public transport in the area was generally good.

### Traffic issues

19.7% of respondents (n=46) thought heavy traffic was a serious problem in their neighbourhood; 18.5% (n=43) thought it was a problem but not a serious one, and 61.8% (n=144) thought it was not a problem (N=233).

5.2% of respondents (n=12) thought traffic noise was a serious local problem; 11.2% (n=26) thought it was a problem but not a serious one, and 83.2% (n=193) thought it was not a problem (N=232).

37% of people (n=85) were satisfied with traffic management in Rowlands Gill, while 26.1% (n=60) were dissatisfied and 21.7% (n=50) very dissatisfied (N=230). 29.5% (n=70) were satisfied with local parking facilities, 28.3% (n=67) were dissatisfied and 23.6% (n=56) very dissatisfied (N=237).

## Housing history

33 respondents (14.2%) had moved house within the last five years. Of these, ten had previously lived in a detached house, nine in a semi-detached house, eight in a terraced house, six in a bungalow and one in a flat. 19 respondents had owned their previous home (six outright and 13 with a mortgage), twelve had rented from Gateshead Housing Company, two had rented privately and one from a Housing Association. 15 of respondents' previous homes had had three bedrooms, 11 had two, four had one, and four had four or more.

### Reasons for moving to current home

Respondents were asked about their reasons for moving to their current home, and were also asked which of the reasons they cited was the most important. The most common reasons given were: needed property suitable for an older or disabled person (cited by nine people), needed a smaller property (seven people), needed a larger property (six people) and to be closer to family and friends for social reasons (six people). The following reasons were each mentioned by four people: wanted a different type of property, to move to a better area, and harassment or threat of harassment. The need for a property suitable for an older or disabled person was the most important reason for moving for seven people, and wanting a larger property was the most important for six people.

Movers were also asked whether they had left anyone else living in their previous home. Two respondents had done so. One person had moved into a home that was already occupied by somebody else.

## Future housing plans and aspirations

Seven people (3%) said they were planning to move to a new home in the next year, and another ten (4.3%) thought they would move in the next five years. In addition, seven respondents said that a member of their household wished to move into separate accommodation in the next year. Two people were on a Gateshead Housing Company waiting list.

Of those not planning to move, 97.7% (n=212) said they did not want to move. Nobody said that they wanted to move but were unable to.

People who were planning to move were asked to give their reasons. A variety of different reasons were given. The following reasons were each mentioned by at least two people:

- Want a smaller property (n=8, rated the most important reason by five people)
- Need housing suitable for an older or disabled person (n=3)
- Want a larger property (n=2)
- Want a different type of property (n=2)

Asked what sort of property they would consider moving to, people who were planning to move gave the following responses:

| House | Flat | Bungalow |
|---|---|---|
| Detached (n=3)<br>Semi-detached (n=4)<br>Small terraced (n=1)<br>Large terraced (n=1)<br>Two bedrooms (n=1)<br>Three bedrooms (n=3)<br>Four bedrooms (n=1) | Upper Tyneside flat (n=1)<br>Flat in a sheltered unit (n=1)<br>Two bedrooms (n=1) | Detached (n=9)<br>Semi-detached (n=5)<br>Terraced bungalow (n=2)<br>One bedroom (n=2)<br>Two bedrooms (n=5)<br>Three bedrooms (n=3) |

Asked what sort of tenure arrangements they would consider for their new property, respondents wishing to move home gave the following answers:

- Own (no mortgage) (n=8)

- Rent unfurnished from Gateshead Housing Company (n=6)
- Own (with mortgage) (n=4)
- Rent from Housing Association (n=1)
- Rent from Gateshead Private Landlords Association (n=1)
- Rent privately – unfurnished (n=1)

People wishing to buy a new home were asked how much they could afford to spend in total. Only four people answered this question. Two said they had £150-200K, one had £200-250K, and one had over £250K.

Respondents wishing to move home were asked which areas they would consider moving to. Rowlands Gill (n=10) was the only response given by more than three people.

## Improving local housing

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to improve the supply, condition and quality of housing in the area. The most common responses are shown below in order of the number of people mentioning them:

- Make improvements to Council/Gateshead Housing Company housing (mentioned by 22 people)
- Maintain Council/Gateshead Housing Company properties better, with quicker repairs (10 people)
- More affordable housing for young people and first time buyers (10 people)
- Fit double glazing on Council/Gateshead Housing Company properties (nine people)
- More Council/Gateshead Housing Company bungalows and housing for older people (nine people)
- Do not build any more houses (nine people); and do not build on the green belt (four people)
- Gateshead Housing Company needs to be improved or taken over (three people)

# SUNNISIDE PROFILE

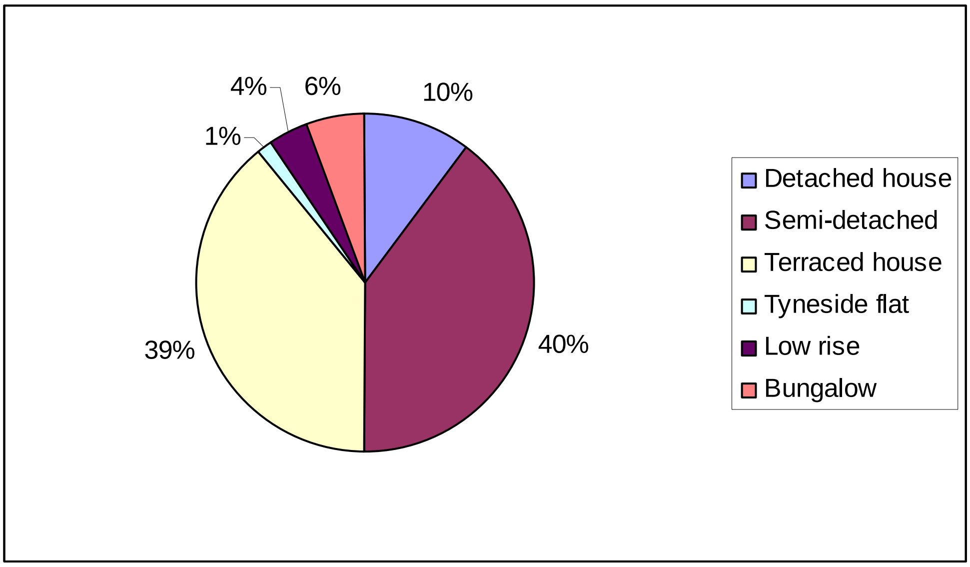
## SUMMARY

- Nearly four in ten people lived in semi-detached houses, and a similar number lived in terraced housing.
- Seven in ten people owned their own homes either outright or with a mortgage, and a quarter rented from Gateshead Housing Company.
- Over half of people lived in properties built between 1965 and 1984.
- Six in ten people had lived in the same property for over 10 years, and a quarter for 5-10 years.
- Satisfaction levels with the state of repair of properties were slightly higher than the average for rural Gateshead as a whole.
- Two thirds of households had either one or two occupants.
- A low level of need was shown for either adaptations for disabled people, or a range of other support needs. Older people preferred the option of continuing to live in their current home with support if needed.
- Satisfaction levels with the reputation of the area, and with the choice of housing to rent locally, were slightly higher than for rural Gateshead as a whole.
- Satisfaction levels with local schools and leisure facilities were lower than for rural Gateshead as a whole, while satisfaction levels with local shops was higher.
- Fewer people thought vandalism, hooliganism, crime, and litter in the streets were serious local problems compared with rural Gateshead as a whole, although more people thought there were serious problems with dogs and dog mess.
- Fewer respondents had no access to a car compared with rural Gateshead as a whole.
- Satisfaction levels with regard to public transport were lower than for rural Gateshead as a whole.
- 31 people had moved home in the last five years.
- Seven were planning to move in the next year, and another 11 were planning to move in the next five years. The need for a smaller property, a larger property, or a different type of property were the most common reasons. Detached or semi-detached bungalows and semi-detached houses were the most sought after properties. Most people wanting to move were hoping to buy a property.

*About the data: The survey data is based on 220 responses, including 168 from Sunniside, 32 from Marley Hill, 12 from Street Gate, and eight from Byermoor.*

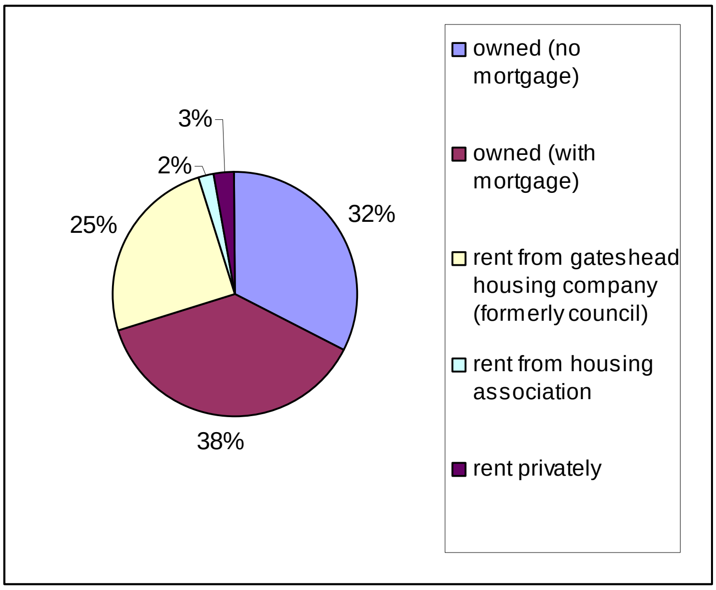
# Property details

## Property type



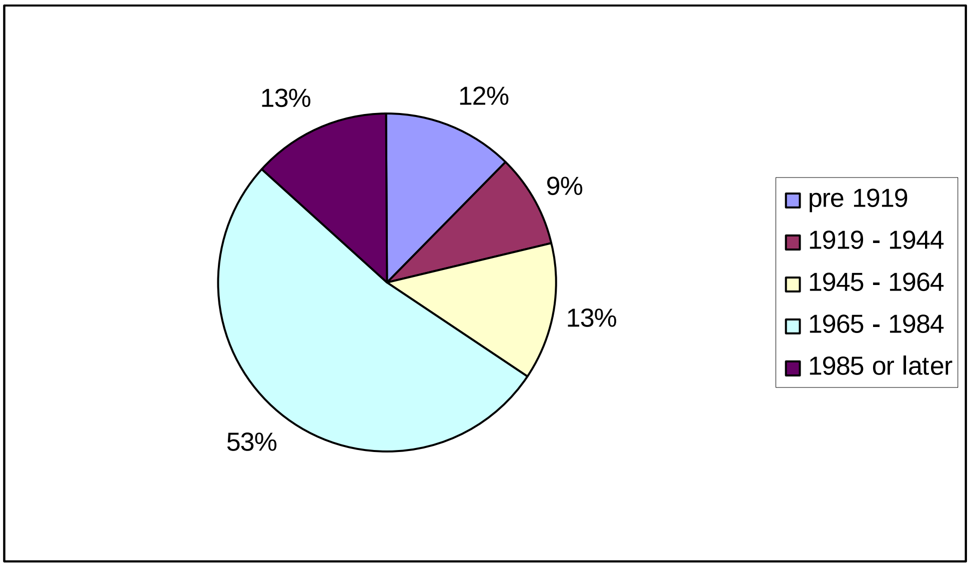

38.6% (n=85) of homes were semi-detached, 38.2% (n=84) were terraced housing, 10% (n=22) of homes were detached, and 6% (n=12) were bungalows. 12 people lived in a flat or maisonette (5%). Over half of homes had three bedrooms (57.1%; n=124), around a quarter (27.2%; n=59) had two bedrooms, 8.8% (n=19) had four bedrooms, seven (3.2%) were bedsit/studios, and eight (3.7%) had five or more bedrooms.

## Tenure



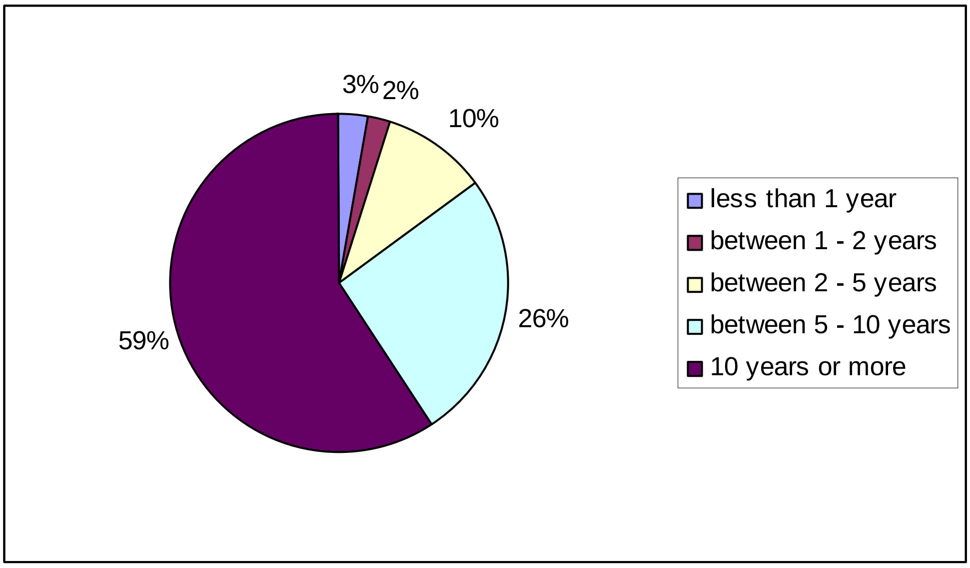

Two thirds of homes were owned, either with a mortgage (36.9%; n=80) or outright (31.8%; n=69). One quarter (24.9%; n=54) of respondents rent their homes from Gateshead Housing Company. Six people rent privately (2.7%) and four (1.8%) people rent from a Housing Association. Four (1.8%) of respondent said they lived in other types of tenure.

## Property age



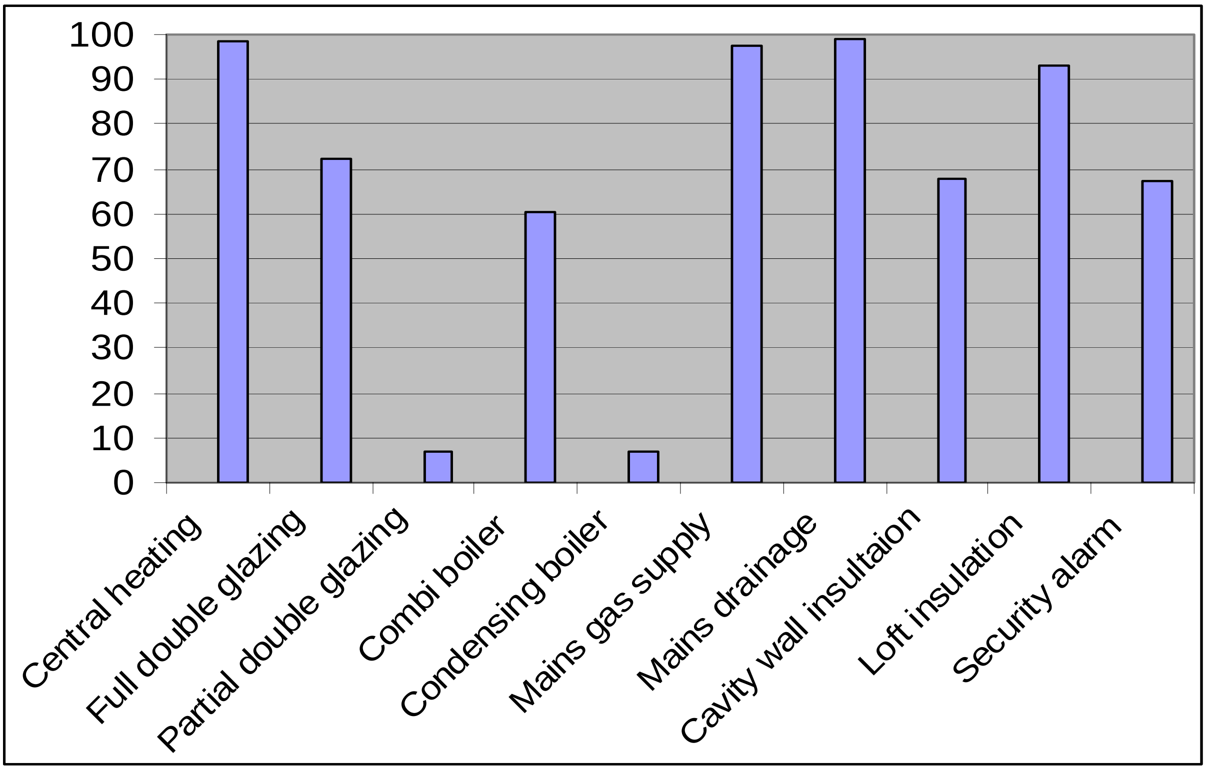

Over half of respondents lived in properties built between 1965 and 1984 (52.2%; n=105). 27 (13.4%) lived in properties built in 1985 or later, 26 (12.9%) in properties built between 1945 and 1964. 25 (12.4%) people lived in a property built before 1919, and 18 (9%) lived in a property built between 1919 and 1944.

## Length of time people have lived in their property




Most respondents had lived at the same address for a long time. Six in ten (59.1% n=130) had lived in the same property for more than 10 years. One quarter (25.9% n=57) of respondents had lived in the same property between 5 and 10 years. 10% (n=22) had lived in the same property for between 2 and 5 years, six (2.7%) lived in their property for less than a year, and five (2.3%) for 1-2 years.

## Property features and condition




Almost all of the households had mains drainage (99.1%; n=216). 98.6% (n=217) had full central heating, 97.7% (n=213) had mains gas supply, and 93.2% (n=204) had loft insulation. 72.1% (n=158) had full double glazing and 6.8% (n=14) were partially double glazed. Around a third of households had security alarms (67.4%; n=147), cavity wall insulation (67.7%; n=147), and a combi boiler (60.6%; n=132). 6.7% (n=14) homes had a condensing boiler.

The majority of respondents were either satisfied (48.1%; n=104) or very satisfied (40.7%; n=88) with the state of repair of their homes. Seven (3.2%) were dissatisfied.

## Affordability

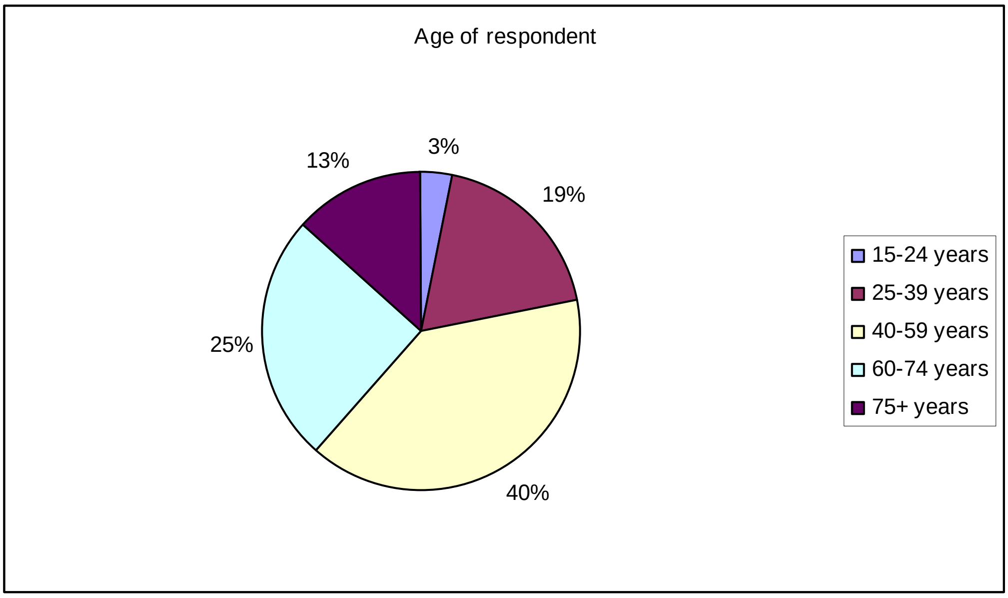
Almost half (47.1% n=56) of the respondents said they found it neither easy nor hard to afford their rent/mortgage. Most of the other half found it fairly easy (19.3% n=23) or very easy (18.5% n=22) to afford. The remainder found it fairly difficult (12.6% n=15) or very difficult (2.5% n=3) to afford their rent/mortgage. The average property price in Sunniside was £153,199 in January-March 2006, which is considerably higher than the Gateshead average of £115,731 (England and Wales average: £190,529).

# Households

## People living in households

95 (43.2%) of households had two people in them, 52 (23.6%) had one person, 45 (20.5%) had three, 23 (10.5%) had four, three (1.4%) had five, and two (0.9%) had six people. One person had provided temporary accommodation for one person in the past year.

## Age and gender of respondents




Two thirds of respondents (65%; n=141) were aged between 40 and 74 years. Seven (3%) were aged 15-14 years, 41 (19%) were 25-39 years, 86 (40%) were 40-59 years, 55 (25%) were aged 60-74 years, and 29 (13%) were 75 years or more. 62.3% (n=137) of respondents were female and 37.7% (n=83) were male.

# Support needs

## Disability and housing needs

Two people used a wheelchair and one used a scooter. There was a low level of adaptations because of disability in the area; internal handrails (7.5%; n=16), adaptations to bathroom (7%; n=15), downstairs toilet (5.2%; n= 11), external handrails (2.8%; n=6), stairlift (2.4%; n=5), easily accessible plug sockets (2.3%; n=5), external ramp (0.9%; n=2). Between one and two respondents said they needed; bathroom and kitchen adaptations, internal handrails, downstairs toilet, stairlift, easily accessible plug sockets, external ramp, and external handrails either now or in 5 years time.

### Older people's support needs

Older respondents were asked which housing options they would consider now or in the next five years, if needed. The most popular option (n=87) was to continue to live in their current home with support as needed. 14 people said they would consider buying a more suitable property, and 13 would consider renting a more suitable property. Seven would consider sheltered accommodation and three a residential care home or Extra Care scheme. Five would consider buying a shared ownership property, and one renting a property in a retirement or care village.

### Other support needs

Respondents were also asked to indicate whether they had a range of other support needs. While a fairly low proportion of respondents expressed a need for any kind of help or support, the most common were for help with: bigger home improvements (six people), general repairs (four people), tasks inside the home (four people), and improving safety and security in the home (three people).

## The local neighbourhood

### Appearance and reputation

73.8% of people (n=183) were satisfied or very satisfied with the general appearance of their neighbourhood. 18 (8.3%) were dissatisfied. 170 respondents (78%) were satisfied or very satisfied with the general reputation of the area. 20 (9.2%) expressed dissatisfaction.

### Local housing

Over half (57% n=118) of the respondents were satisfied or very satisfied with the choice of housing in their area. 13 (6.3%) were dissatisfied.

97 (46.4%) of respondents were satisfied or very satisfied with the choice of housing to rent in the area, while 19 (9.1%) were dissatisfied. 69 (33%) did not know.

### Local amenities

111 (53.1%) of respondents were satisfied with the local schools and colleges, 17 (8.1%) were very satisfied, 4 (1.9%) were dissatisfied, and 58 (27.8) didn't know. A current review of primary school provision in Gateshead (January 2006; under consultation) has recommended as a long-term measure the replacement of the Marley Hill Community Primary School buildings.

164 (74.5%) were satisfied or very satisfied with the local shops while 28 (12.9%) were either dissatisfied or very dissatisfied and seven (3.2%) did not know. 118 (54.1%) of respondents were within 5 and 10 minutes walk from a pub. 84 (38.7%) were between 5

and 10 minutes walk from a place to buy bread or milk and 62 (28.6%) were between 11 and 20 minutes away.

The majority of respondents were dissatisfied (26.8%; n=56) or very dissatisfied (15.8%; n=33) with local leisure facilities. 69 (33%) were satisfied and four (1.9%) were very satisfied. 20 (9.6%) didn't know. Community organisations in Sunniside include a floral art club and Sunniside and District Local History Society.

181 (83%) of respondents were satisfied with access to their doctor and 27 (12.4%) were very satisfied. Only two (0.9%) were dissatisfied.

The majority of respondents were satisfied (73.7%; n=160) with access to a place of worship and 17 (7.8%) were very satisfied. Only two (0.9%) were dissatisfied. 21 (9.7%) didn't know.

The majority of respondents reported that they lived within reasonable walking distance of most basic amenities. For instance it was no more than a twenty minute walk to the nearest bus stop (97%; n= 212), park or public open space (80.5%; n=177), primary school (80.5%; n=172), and bank or cash machine (78.7%; n=173).

## Neighbourhood problems

151 (68.6%) of respondents thought that vandalism and hooliganism was not a problem in this area, 53 (24.1%) said it was a problem but not serious, and 16 (7.3%) said it was a serious problem.

177 (80.8%) of respondents thought that crime was not a problem in the area, 34 (15.5) said it was a problem but not serious, and eight (3.7%) said it was a serious problem.

127 (57.7%) of respondents said dog mess was not a problem in the area, 60 (27.3%) said it was a problem but not serious, and 33 (25%) said it was a serious problem.

154 (71.6%) of respondents said litter and rubbish in the streets was not a problem, 39 (18.1%) said it was a problem but not serious, and 22 (10.2%) said it was a serious problem.

96.7% (n=207) of respondents did not consider poorly maintained to be a problem in this area. 98.1% (n=209) of respondents did not consider empty properties to be a problem. 98.1% (n=211) of respondents said there was no problems with neighbours in their area and 98.2% (n=213) said there was no problem with noisy neighbours. Over 90% of respondents said there was no problem with racial harassment (96.8% n=213) and harassment against any other group (97.2% n=212).

## Improving the neighbourhood

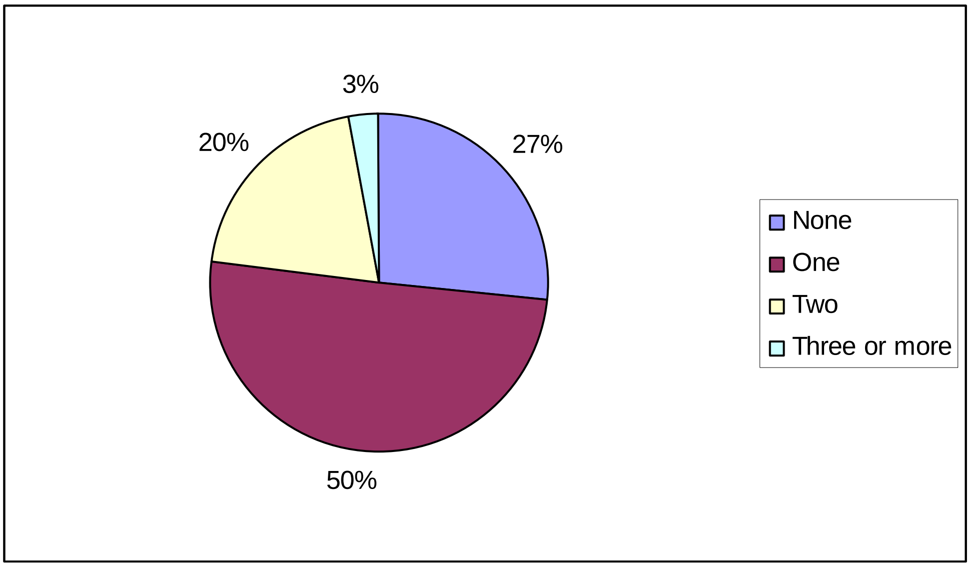
Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to make the area a better place to live. The most common responses are shown below in order of the number of people mentioning them:

- Traffic management and traffic calming (mentioned by 34 people)
- Better public transport service (34 people)

- More facilities and activities for children and young people (27 people); and more leisure facilities and activities generally (eight people)
- More parking facilities (28 people)
- Gateshead Council should look after green areas and public spaces better (16 people)
- Greater police presence (13 people); and street or community wardens (five people)
- A children's play area (12 people)
- Enforcement of dog fouling laws (nine people)
- Better street cleaning service (eight people)
- Generally tidy up the neighbourhood (six people)
- A better recycling service and improved recycling bins (six people)
- A bypass or ring road for Sunniside (six people)
- Improve access for disabled and elderly people and pushchairs in public spaces (five people)
- Tackle problem of noise and anti-social behaviour arising from local pubs (four people)

# Travel and transport

## Car ownership and parking




50.5% (n=110) of households had one car while 26.6% (n=58) had none. 20.2% (n=44) of households had two cars and 2.8% (n=6) had three or more.

Almost half (46.5% n=100) of the respondents had no parking spaces on their properties. 35.8% (n=77) had one, 15.8% (n=34) had two, and 4 (1.9%) had three or more. The majority of respondents (94% n=202) had no designated parking area. 11 (5.1%) had one. 61.4% (n=132) had no parking spaces on the street, 35.8% (n=77) had one, and six (2.8%) had two. Half (49.8% n=100) of the respondents had the use of a garage.

## Public transport

75.1% (n=163) of respondents said they could walk to a bus stop in under 5minutes and 45 (20.7) could walk to one between 5 and 10 minutes. There is no railway station within walking distance of Sunniside.

During the day respondents said buses ran from their local bus stop at least one every quarter of an hour (51.5%; n=102), at least one every half hour (28.3%; n=56), or at least one an hour (19.7%; n=39). During the evening respondents said buses ran at least every quarter of an hour (39.4%; n=76), at least one every hour (28%; n=54), at least one every half hour (28%; n=54), less than one per evening (3.1%; n=6), or at least one per evening (2.1%; n=4).

Respondents were asked how long it took them to travel by bus to various different places (not including the time spent waiting at the bus stop). Around 30% of respondents said they didn’t need a bus to get to the doctors, chemist, Post Office, bank or cash machine, or shop selling groceries. For around half of respondents it took 10 minutes or less to travel by bus to the doctors (48.2%; n=106), chemist (51.7%; n=107), Post Office (47.7%; n=105), bank or cash machine (48.2%; n=106), and shop selling groceries (46.8%; n=103). There was no convenient bus service for 5.3% (n=11) of respondents to the doctors, chemist, Post Office, and bank or cash machine, and for 4.8% (n=10) of respondents to a shop selling groceries. 75.6% (158) of respondents can get to a large shopping centre by bus in 30 minutes or less. 13.9% (29) people take longer than 30 minutes and for 1.4% (n=3) there is no convenient bus service. The hardest place to get to by bus is a general hospital with only 97 (46.6%) of respondents able to get there by bus in less than 30 minutes. 57 (27.4%) take longer than 30 minutes by bus and for 35 (16.8%) there is no convenient bus service.

50.7% (n=110) of respondents were satisfied with public transport in their area and 5.5% (n=12) were very satisfied. 14.3% (n=31) were dissatisfied and 11.1% (n=24) were very dissatisfied. 12.9% (n=28) didn’t know.

## Traffic issues

56.2% (n=123) of respondents said that heavy traffic was not a problem in the area. 18.7% (n=41) said that it was a problem but not serious and 25.1% (n=55) said it was a serious problem.

77.6% (n=170) said traffic noise was not a serious local problem, 12.3% (n=27) said it was a serious problem, and 10% (n=22) said that it was a problem but not serious.

44.7% (n=98) of respondents were satisfied or very satisfied with traffic management in the area. 34.7% (n=76) were dissatisfied and 14.6% (n=32) were very dissatisfied. 46% (n=99) of respondents were satisfied or very satisfied with local parking facilities, 27.9% (n=60) were dissatisfied and 20.5% (n=44) were very dissatisfied.

# Housing history

31 (14.2%) of respondents had moved in the last 5 years. Of these, 12 previously lived in a semi-detached house, eight lived in terraced housing, eight lived in a flat, one in a bungalow, and one in a detached house.

Eight people had owned their previous homes (four outright and four with a mortgage). Seven had rented privately, three had rented from Gateshead Housing Company, one from a Housing Association, and one had their home provided with their job. Ten of respondents' previous homes had two bedrooms and the same number had three. Three had one bedroom, five had four bedrooms, and one had five or more.

## Reasons for moving to current home

Respondents were asked about their reasons for moving to their current home, and were also asked which of the reasons they cited was the most important. A variety of different answers were given. The most common reasons were; to move to a larger property (n=10), to move to a different type of property (n=8), divorce/separation/family stress (n=5), to move to a better area (n=5), needed housing suitable for older/disabled person (n=4), and to be nearer family/friends for social reasons (n=3). The reasons cited as the most important were the need for a larger property (n=8) and divorce/separation/family stress (n=5).

Movers were also asked whether they had left anyone else living in their previous home. Four said they had. No respondents moved into a property that already had someone else living there.

# Future housing plans and aspirations

Seven (3.2%) of respondents said they were planning to move in the next year. 11 (5.1%) said they were planning to move in the next 5 years.

Of those not planning to move, 99% said they did not want to move, and one person said they wanted to move but were unable to (no reason was given).

People who were planning to move were asked to give their reasons. A variety of different reasons were given. The following reasons were each mentioned by at least three respondents:

- Want smaller property (n=6 rated the most important reason by five people)
- Want a different type of property (n=4 rated the most important reason by four people)
- Want a larger property (n=4 rated the most important reason by four people)
- Want to move to a better area (n=3)

Asked what sort of property they would consider moving to, people who were planning to move gave the following responses:

| House | Flat | Bungalow |
|---|---|---|
| Detached (n=3) | Upper Tyneside flat (n=1) | Detached (n=9) |
| Semi-detached (n=7) | Lower Tyneside flat (n=1) | Semi-detached (n=7) |
| Small terraced (n=3) | Low rise flat (n=1) | Terraced bungalow (n=2) |
| Large terraced (n=2) | Multi-storey flat (n=1) | Two bedrooms (n=7) |
| Two bedrooms (n=2) | Executive apartment (n=1) | Three bedrooms (n=2) |
| Three bedrooms (n=8) | One bedroom (n=1) | |
| Four bedrooms (n=2) | | |

Asked what sort of tenure arrangements they would consider for their new property, respondents wishing to move home gave the following answers:

- Own with mortgage (n=12)
- Own with no mortgage (n=4)
- Rent furnished from Gateshead Housing Company (n=3)
- Rent unfurnished from Gateshead Housing Company (n=1)
- Rent privately - furnished (n=1)

People wishing to buy a new home were asked how much they could afford to spend in total. Five responded to this question. Three said they had £100-150K, one had £150-200K and one had £200-250K.

## Improving local housing

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to improve the supply, condition and quality of housing in the area. The most common responses are shown below in order of the number of people mentioning them:

- Update and refurbish Council/Gateshead Housing Company housing (mentioned by 13 people)
- More affordable housing for young people and first time buyers (seven people)
- Fit double glazing in Council/Gateshead Housing Company housing (seven people)
- Better maintenance of Council/Gateshead Housing Company housing (six people)
- More decent social housing made available (six people)
- More bungalows for older people (four people)
- No more building and development of green areas (three people)
- Do not sell off Council/Gateshead Housing Company housing (two people)

# KIBBLESWORTH PROFILE

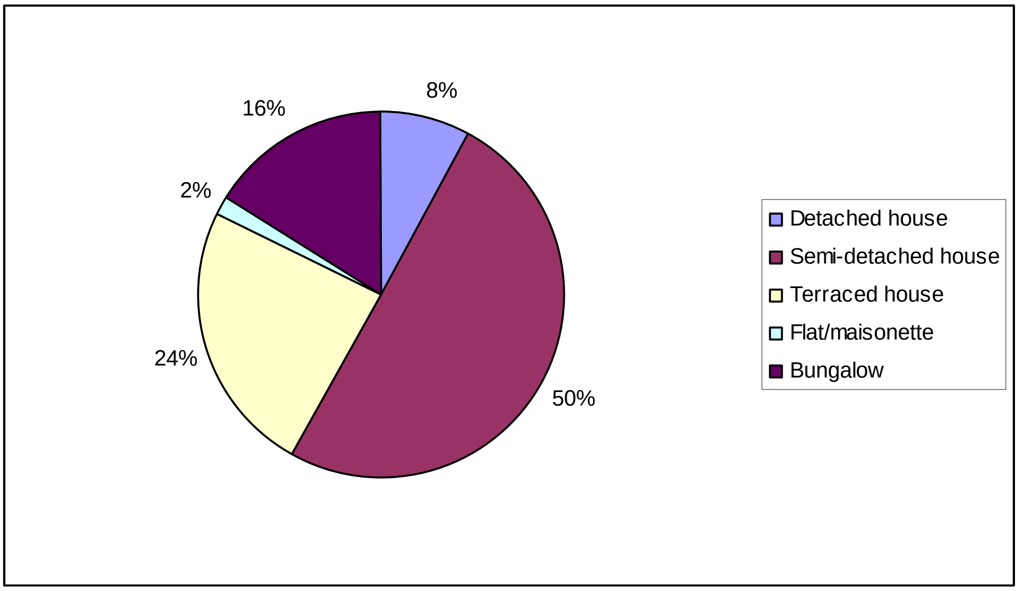
## SUMMARY

- Half of people lived in semi-detached houses, and a quarter lived in terraced housing.
- More than half of people rented their homes from Gateshead Housing Company, while four in ten owned their own homes either outright or with a mortgage.
- More than two thirds of people lived in properties built between 1919 and 1964. No one lived in a home built later than 1984.
- Six in ten people had lived in the same property for over 10 years, and over a quarter for 5-10 years.
- Satisfaction levels with the state of repair of properties were similar to those for rural Gateshead as a whole.
- More than half of households had two occupants.
- A low level of need was shown for either adaptations for disabled people, or a range of other support needs. Older people preferred the option of continuing to live in their current home with support if needed.
- Satisfaction levels with the appearance and reputation of the area were slightly higher than for rural Gateshead as a whole.
- Satisfaction levels with local schools, shops and leisure facilities were higher than for rural Gateshead as a whole, while satisfaction levels with access to a doctor or a place of worship were lower.
- Fewer people thought vandalism, hooliganism, crime, dogs and dog mess, and litter in the streets were serious local problems compared with rural Gateshead as a whole.
- More respondents had no access to a car compared with rural Gateshead as a whole.
- Satisfaction levels with regard to public transport were higher than for rural Gateshead as a whole.
- Six people had moved home in the last five years.
- One was planning to move in the next year, and another two were planning to move in the next five years. The need for a different type of property or a property suitable for an elderly or disabled person were the most common reasons. The most common preference was to move to a rented property in either Kibblesworth, Lamesley or Birtley.

*About the data: The survey data is based on 63 responses, including 49 from Kibblesworth and 13 from Lamesley. (Please note that where percentages are given for survey data, they are based on 63 or fewer responses and should be treated with caution). Seven people took part in the focus group. They were all long-term Kibblesworth residents, having lived there for periods ranging from 50 to 68 years.*

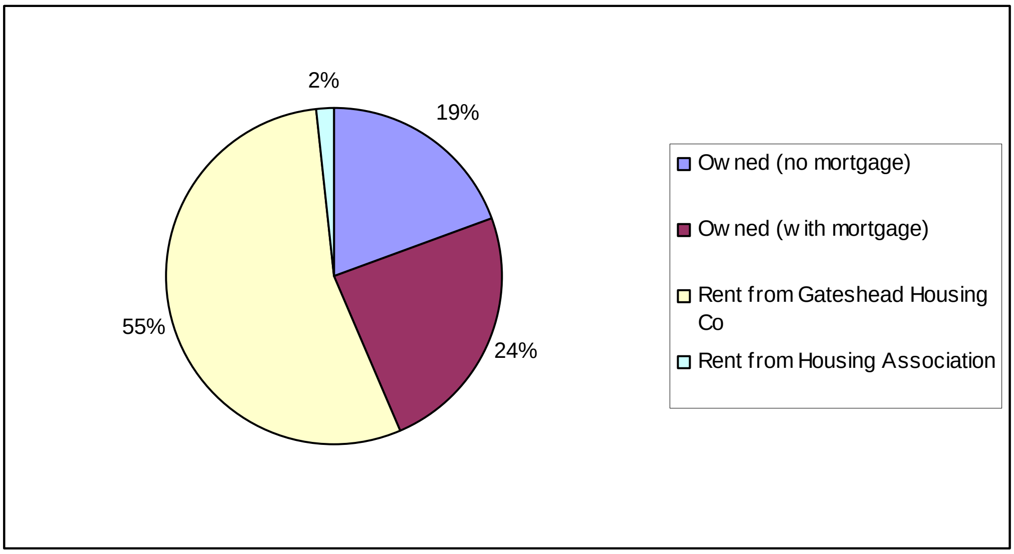
# Property details

## Property type



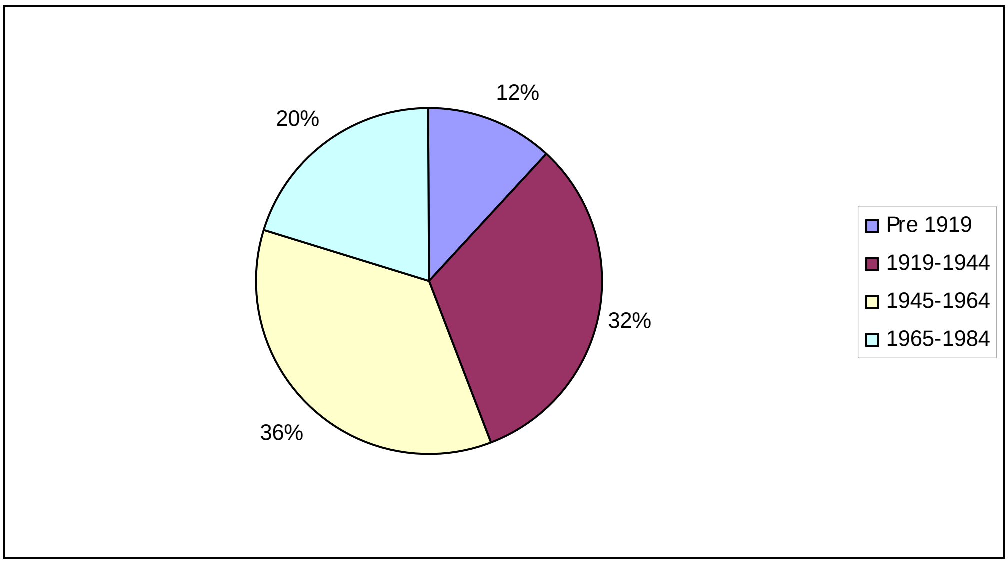

31 respondents (50%) lived in a semi-detached house, 15 (24.2%) in a terraced house, 10 (16.1%) in a bungalow and five (8.1%) in a detached house. One respondent lived in a maisonette. 39 homes had three bedrooms (63.9%) and 20 (32.8%) had two. Two (3.3%) had four bedrooms.

## Tenure



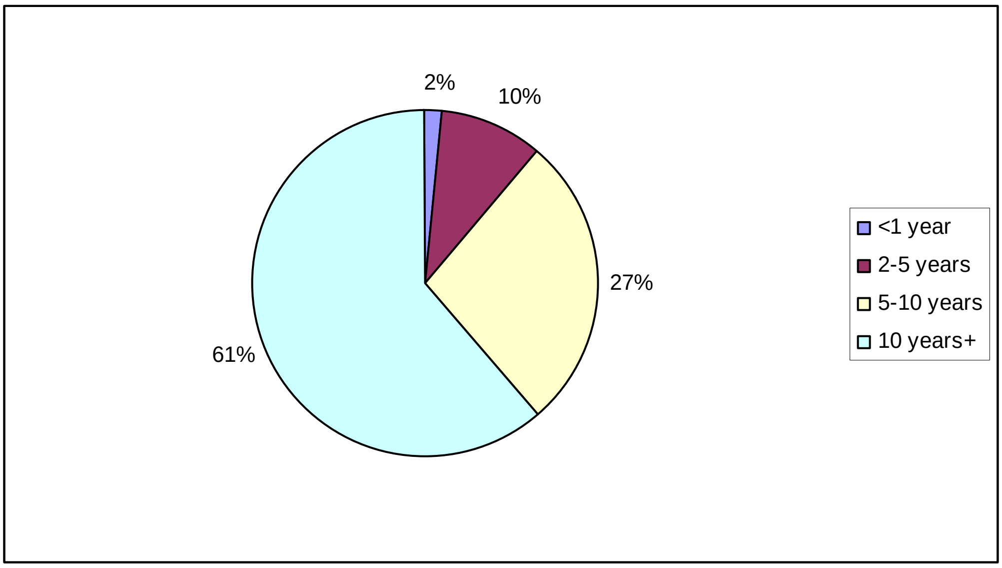

Four out of ten people (43.5%; n=27) people owned their own home, whether outright (19.4%; n=12) or with a mortgage (24.2%; n=15). More than half (n=34; 54.8%) rented from Gateshead Housing Company. One person (1.6%) rented from a Housing Association.

## Property age



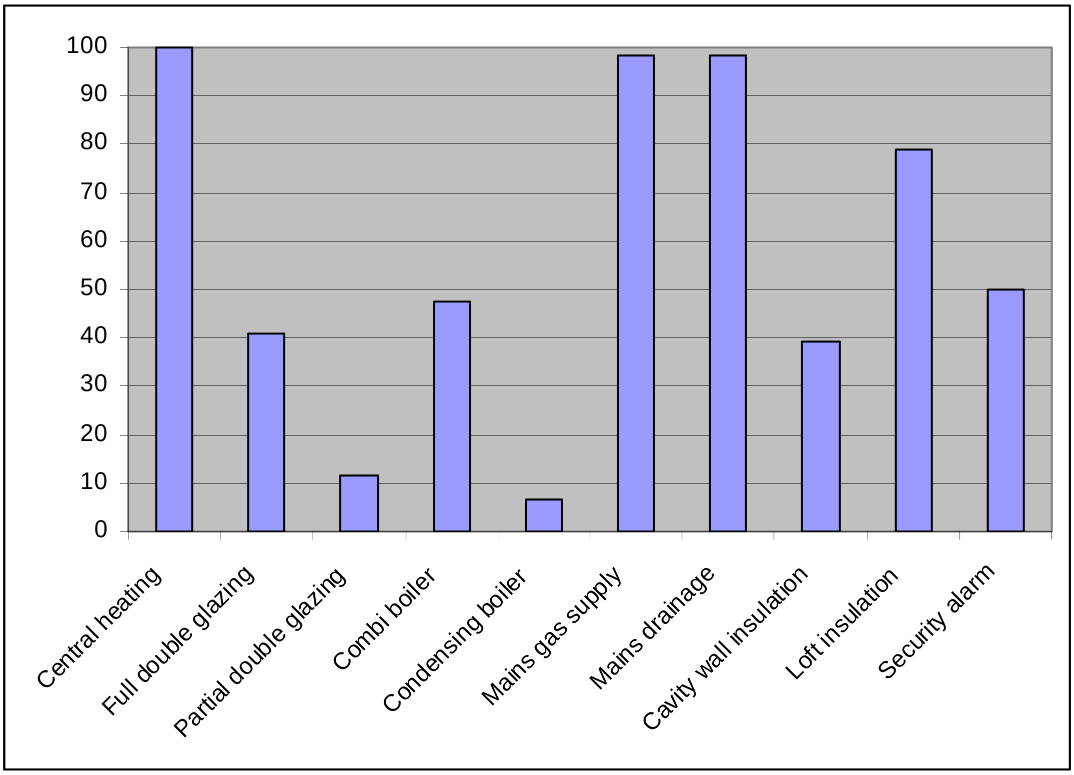

Seven respondents (11.9%) lived in older properties dating from before 1919, and a further 19 (32.2%) lived in properties built before 1945. 21 (35.6%) lived in homes built between 1945 and 1964, and 12 (20.3%) between 1965 and 1984. Nobody lived in a home built after 1985.

## Length of time people have lived in their property




Most respondents had lived at the same address for a long time. Six out of ten (61.3%; n=38) had lived in their home for ten years or more, and over a quarter (27.4%; n=17) for between five and ten years. 9.7% (n=6) had lived at the same address for 2-5 years, nobody for 1-2 years, and 1.6% (n=1) for less than one year.

## Property features and condition




More than 90% of homes had central heating (100%; n=61), mains gas supply (98.4%; n=60), and mains drainage (98.4%; n=60). 79% (49) had loft insulation. 41% of homes (n=25) had full double glazing and 11.5% (n=7) were partially double glazed. Four in ten homes (39.3%; n=24) had cavity wall insulation and 8 respondents (13.1%) expressed a need for insulation.  31 homes (50%) had a security alarm, and a further 17 respondents (27.4%) said that their homes needed one. 47.5% of properties (n=29) had a combi boiler and 6.7% (n=4) had a condensing boiler.

80.6% of respondents (n=50) said that they were either satisfied or very satisfied with the state of repair of their home. Eight (12.9%) said they were dissatisfied.

## Affordability

26.6% of respondents (n=8) said they found it fairly easy or very easy to afford their rent or mortgage. 70% (n=21) found it neither difficult nor easy. One (3.3%) found it fairly difficult (N=30). 32 respondents did not give an answer to this question.

Focus group members thought Kibblesworth was not as expensive as other similar places, although they felt there was a need for more affordable housing for young people. The average property price in Kibblesworth was £119,483 in January-March 2006, which is slightly higher than the Gateshead average of £115,731 (England and Wales average: £190,529).

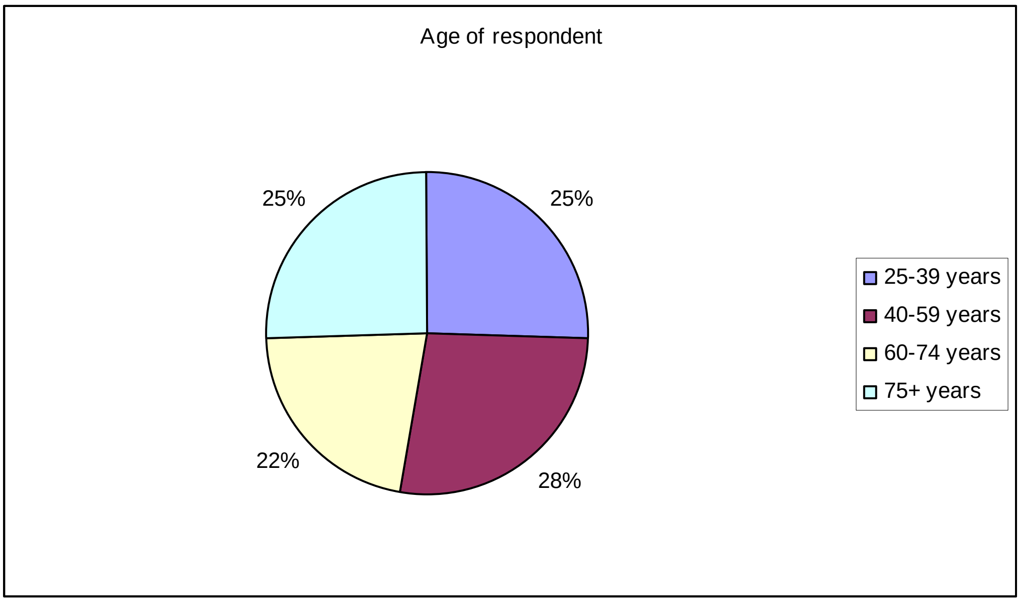
# Households

## People living in households

Nine households (14.5%) had only one occupant, while 34 (54.8%) had two. 11.3% of households (n=7) had three occupants, and 10 (16.1%) had four. The remaining two households (3.2%) each had five occupants.

No respondents had provided temporary accommodation for other people in the past year.

## Age and gender of respondents




No respondents were aged between 15 and 24 years; 15 (25%) were aged 25-39 years; 16 (28%) were aged 40-59 years; 13 (22%) were aged 60-74 years; and 15 (25%) were aged 75 years or more. 38 respondents (61.3%) were female and 22 (35.5%) were male.

Focus group members expressed the opinion that the population of the area is quite old and, without children, schools will close, which may deter new families from moving into the area.

# Support needs

## Disability and housing needs

There were two occasional wheelchair users, and no motorized scooter users living in Kibblesworth. No respondents expressed any current need for a number of adaptations, which included a downstairs toilet, kitchen adaptations, bathroom adaptations, external and internal handrails, accessible plug sockets and an external ramp.

## Older people's support needs

Older respondents were asked which housing options they would consider now or in the next five years, if needed. The most popular option (n=20) was to continue to live in their current home with support as needed. Six people said they would consider buying a more suitable property, and four would consider renting a more suitable property. One would consider sheltered accommodation and two a residential care home or Extra Care scheme. One would consider buying a shared ownership property, and one buying a property in a retirement or care village.

## Other support needs

Respondents were also asked to indicate whether they had a range of other support needs. While a fairly low proportion of respondents expressed a need for any kind of help or support, the most common needs were for help with general repairs (four people), bigger home improvements (three people) and carrying out household tasks (two people). One person expressed a need for help with each of the following: energy efficiency, improving home safety and security, gardening, setting up a new home, tasks outside the home, and taking medication.

# The local neighbourhood

## Appearance and reputation

83.9% of respondents (n=52) were satisfied or very satisfied with the general appearance of their local area. 9.7% (n=6) expressed dissatisfaction (N=62). 82.3% (n=51) were satisfied or very satisfied with the reputation of their local area, while 12.9% (n=8) were dissatisfied or very dissatisfied (N=62). Focus group participants thought Kibblesworth had deteriorated as a place to live in recent years, as a result of becoming bigger and less like a village. However, it was described as being *'nice and quiet'*, and in *'a pleasant rural setting'*.

## Local housing

53.2% of respondents (n=33) were satisfied with the choice of housing to buy in their neighbourhood, while 8.1% (n=5) were dissatisfied and one (1.6%) very dissatisfied. 37.1% (n=23) did not know.

37.1% (n=23) were satisfied with the choice of housing to rent in their neighbourhood. 9.7% (n=6) were dissatisfied and 3.2% (n=2) very dissatisfied. 35.5% (n=22) said they did not know. Gateshead Housing Company was praised in the focus group for carrying out repairs quickly, although it was also said that the rent had gone up on its properties but little had been done to justify this.

Focus group members thought there was a need for more two bedroom bungalows and sheltered accommodation for older people, as this would free up bigger homes to allow more families to move into the area. A need was also expressed for a *'better mix of housing'*. The quality of some housing was thought to be poor, particularly old prefab properties, and some homes were said to need modernising and re-wiring.

## Local employment

Focus group members said that most people in the area commute to work, most commonly to the Team Valley, Metro Centre or Newcastle.

## Local amenities

69.4% of respondents (n=43) were satisfied or very satisfied with local schools and colleges. Nobody expressed any dissatisfaction (N=62). Focus group members thought the local primary school was good, but the area needed more children to ensure that it could remain open. As one focus group participant said, *'we need more young people and families in the village if Kibblesworth is to survive'.*

72.6% (n=45) were satisfied or very satisfied with the local shops, while 16.1% (n=10) were dissatisfied and 4.8% (n=3) very dissatisfied (N=61). 85.2% (n=52) were within ten minutes walk of a place where they could buy bread or milk (95.1% or 58 were within twenty minutes walk). Focus group members thought that the local shop was *'declining'*, and said that many people go to Tesco in Gateshead for their shopping.

38.7% (n=24) were satisfied or very satisfied with local leisure facilities. 11.3% (n=7) were dissatisfied and 19.4% (n=12) very dissatisfied (N=62). 50% of respondents (n=30) said they were within 20 minutes walking distance of a local sports or leisure facility. Focus group members praised the local community centre, which was built quite recently, and said there is also a working men's club, a chapel that runs activities for older people, and a nature reserve in the area. A mobile library also operates locally. However, it was thought that more activities were needed for young people.

64.5% (n=40) were satisfied or very satisfied with their access to a doctor in the local area. 22.6% (n=14) were dissatisfied and 11.3% (n=7) very dissatisfied (N=62). Only 9.8% of respondents (n=6) were within a ten minute walk of their doctor's surgery, while 55.7% (n=34) were within a 20 minute walk. Focus group participants said there is no doctor or dentist in Kibblesworth, so people have to travel to Birtley or Low Fell. However, the community centre runs surgeries, and various health visitors work in the area.

64.5% of people (n=40) were satisfied or very satisfied with local access to a place of worship (N=62).

At least nine out of ten respondents reported that they lived within reasonable walking distance of most basic amenities. For instance, everyone (n=61) could walk to a bus stop in ten minutes or less and 91.7% of respondents (n=55) said they were within ten minutes walk of a pub. It was no more than a twenty minute walk for 91.8% of respondents (n=56) to reach a Post Office, 90.2% (n=55) to reach a bank or cash machine, 90.2% (n=55) to reach their local primary school, and 98.4% (n=60) a park or public space.

## Neighbourhood problems

Five people (8.2% of respondents) thought vandalism and hooliganism was a serious problem in their neighbourhood; 18 (29.5%) thought it was a problem but not a serious one, and 38 (62.3%) thought it was not a problem (N=61). Focus group members said young people hung around the streets at night, which could be intimidating for others, but this was mainly because they had nothing else to do.

Three people (4.9% of respondents) thought crime was a serious local problem; eight (13.1%) thought it was a problem but not a serious one, and 50 (82%) thought it was not a problem (N=61).

Ten people (16.4%) considered dogs and dog mess to be a serious local problem; 20 (32.8%) thought it was a problem but not a serious one, and 31 (50.8%) thought it was not a problem (N=61).

Six respondents (9.8%) thought litter and rubbish in the streets was a serious local problem; eight (13.1%) thought it was a problem but not a serious one, and 47 (77%) thought it was not a problem (N=61).

Around nine out of ten respondents - 53 (86.9%) and 58 (95.1%) respectively - did not consider poorly maintained or empty properties to be a problem in their neighbourhood. Three people reported that there were some problems – though not serious ones - with neighbours. Only one person thought that there were any local problems with harassment.

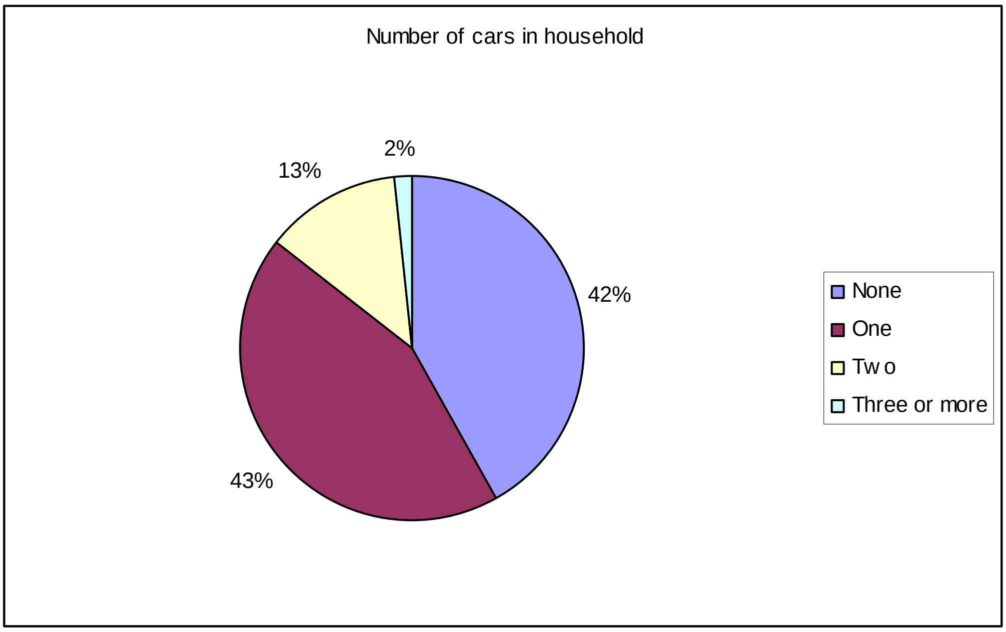
## Improving the neighbourhood

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to make Kibblesworth a better place to live. The most common responses are shown below in order of the number of people mentioning them:

- More local shops (mentioned by eight people)
- Tackle the problem of dog mess in public places (five people)
- More facilities and activities for young people (six people) and for all residents (three people)
- Better public transport and more buses (four people)
- More parking spaces (three people)
- Police presence at night (three people)
- Clean up litter and rubbish (three people)
- Better local access to a doctor (two people)

# Travel and transport

## Car ownership and parking




Four in ten respondents lived in households where there was no access to a car (41.9%; n=26). A similar number of households had the use of one car (43.5%; n=27), while the remaining 14.5% (n=9) had two or more cars.

Almost half of respondents (47.1%; n=24) had no parking spaces on their property. 22 properties (43.1%) had one space, and five (9.8%) had two or more. 15.7% of households (n=8) had a space in a designated parking area, while 53% (n=27) had the use of one or more spaces on the street. 36% (n=18) had the use of a garage.

## Public transport

68.9% of people (n=42) said they could walk to their nearest bus stop in five minutes or less, and everybody was within ten minutes walk of a bus stop. Kibblesworth is not within walking distance of a railway station.

12 people (20%) said buses ran at least every 15 minutes from their local bus stop during the daytime, and 44 (73.3%) said there was a bus at least every half hour. Three (5%) said there was one bus an hour (N=60). In the evenings, two people (3.3%) reported that there were buses every 15 minutes, 47 (78.3%) every half hour, and 9 (15%) every hour (N=60).

Respondents were asked how long it took them to travel by bus to various different places (not including the time spent waiting at the bus stop). At least two thirds of people either did not need a bus, or could travel by bus in less than 10 minutes to their local Post Office (n=55; 91.7%), bank/cash machine (n=41; 67.2%), and shop selling groceries (n=49; 80.4%). Just over half had similar ease of access to their local doctor's surgery (n=34;

55.7%) and chemist (n=35; 57.4%). It is harder to get to the nearest general hospital by bus, with two thirds of people (67.2%; n=41) reporting that the bus journey took more than 20 minutes. The nearest large shopping centre was also more than 20 minutes by bus for 19 respondents (31.2%), though the journey took less than 20 minutes for 38 people (62.3%).

70% of people (n=42) were satisfied or very satisfied with local public transport. 10% (n=6) were dissatisfied and 5% (n=5) very dissatisfied (N=60). Focus group members thought local public transport was generally good, although it can be unreliable, is expensive, and stops too early in the evening.

### Traffic issues

8.2% of respondents (n=5) thought heavy traffic was a serious problem in their neighbourhood; 8.2% (n=5) thought it was a problem but not a serious one, and 83.6% (n=51) thought it was not a problem (N=61).

4.9% of respondents (n=3) thought traffic noise was a serious local problem; 6.6% (n=4) thought it was a problem but not a serious one, and 88.5% (n=54) thought it was not a problem (N=61).

58.1% of people (n=36) were satisfied or very satisfied with traffic management in Kibblesworth, while 21% (n=13) were dissatisfied and 6.5% (n=4) very dissatisfied (N=62). 56.5% (n=35) were satisfied with local parking facilities, 32.3% (n=20) were dissatisfied and 6.5% (n=4) very dissatisfied (N=62).

## Housing history

Six respondents (9.8%) had moved house within the last five years. Of these, three had previously lived in a semi-detached house, and two in a terraced house. Three respondents had owned their previous home with a mortgage, and three had rented from Gateshead Housing Company. Four of respondents' previous homes had had two bedrooms, and two had three.

### Reasons for moving to current home

Respondents were asked about their reasons for moving to their current home, and were also asked which of the reasons they cited was the most important. A variety of different answers were given. The most common reasons were: needed a larger property (six people), and wanted a different type of property (three people). The following reasons were each given by one person: wanted garage/off-road parking, to be closer to family and friends to give or receive support, and to move to a better area. The need for a larger property was the most important reason for moving for five people, and moving to a better area was the most important for one person.

Movers were also asked whether they had left anyone else living in their previous home. One respondent had done so. Nobody had moved into a home that was already occupied by somebody else.

## Future housing plans and aspirations

One person said they were planning to move to a new home in the next year, and two thought they would move in the next five years. In addition, two respondents said that a member of their household wished to move into separate accommodation in the next year. Two respondents were on a Gateshead Housing Company waiting list.

All of those people who were not planning to move said this was because they did not want to, i.e. no one wanted to move but was unable to.

People who were planning to move were asked to give their reasons. A variety of different reasons were given. The following reasons were each mentioned by at least three respondents:

- Want a different type of property (n=2, rated the most important reason by one person)
- Need housing suitable for older/disabled person (n=1, rated the most important reason by one person)
- Want smaller property (n=1)
- To be closer to friends and family to give/receive support (n=1).

Asked what sort of property they would consider moving to, people who were planning to move gave the following responses:

| House | Bungalow |
|---|---|
| Detached (n=1)<br>Semi-detached (n=1)<br>Small terraced (n=1)<br>Large terraced (n=1)<br>Three bedrooms (n=1) | Detached (n=1)<br>Semi-detached (n=1)<br>Terraced (n=1)<br>Two bedrooms (n=1) |

Asked what sort of tenure arrangements they would consider for their new property, respondents wishing to move home gave the following answers:

- Rent furnished from Gateshead Housing Company (n=1)
- Rent unfurnished from Gateshead Housing Company (n=1)
- Rent from a Housing Association (n=1)

People wishing to buy a new home were asked how much they could afford to spend in total. No one gave a response to this question. Respondents wishing to move home were asked which areas they would consider moving to. The following answers were given: Kibblesworth (n=2), Lamesley (n=1), Birtley (n=1).

## Improving local housing

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to improve the supply, condition and quality of housing in Kibblesworth. The two most common responses are shown below:

- Refurbish Council/Gateshead Housing Company housing (mentioned by ten people), especially prefab housing
- More affordable social housing (two people) and housing to buy

# BIRTLEY PROFILE

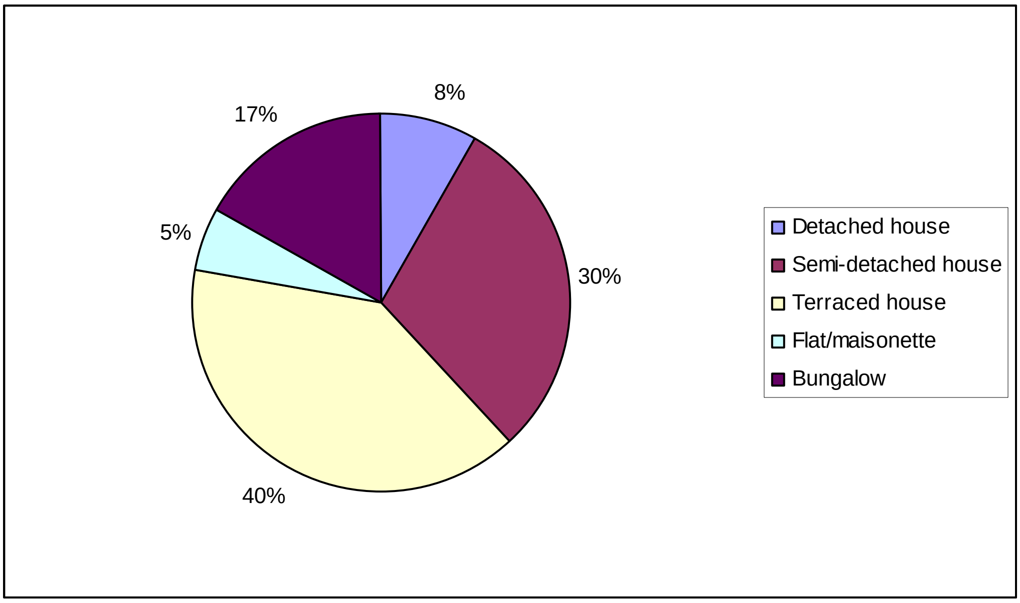
## SUMMARY

- Four in ten people lived in terraced houses, and three in ten in semi-detached houses.
- Nearly six in ten people owned their own homes either outright or with a mortgage, and nearly four in ten rented their homes from Gateshead Housing Company.
- Four in ten people lived in properties built between 1945 and 1964, and three in ten in homes built between 1965 and 1984.
- Six in ten people had lived in the same property for 10+ years, and two in ten for 5-10 years.
- Satisfaction levels with the state of repair of properties were lower than those for rural Gateshead as a whole.
- Four in ten households had two occupants, while three in ten had only one.
- A low level of need was shown for either adaptations for disabled people, or a range of other support needs. Older people preferred the option of continuing to live in their current home with support if needed.
- Satisfaction levels with the appearance and reputation of the area were lower than for rural Gateshead as a whole.
- Satisfaction levels with the choice of housing to buy or rent were higher than for rural Gateshead as a whole.
- Satisfaction levels with local schools, shops and access to a doctor were similar to those for rural Gateshead as a whole, while satisfaction levels with leisure facilities were higher.
- More people thought vandalism, hooliganism, crime, dogs and dog mess, and litter in the streets were serious local problems compared with rural Gateshead as a whole.
- More respondents had no access to a car compared with rural Gateshead as a whole.
- Satisfaction levels with regard to public transport were slightly higher than for rural Gateshead as a whole.
- 87 people had moved home in the last five years.
- 31 were planning to move in the next year, and another 40 were planning to move in the next five years. The need for a larger or smaller property were the most common reasons. Detached, semi-detached or terraced bungalows, and detached or semi-detached houses were the most sought after properties. Most people were hoping to buy a new property or rent from Gateshead Housing Company. The most common location preference was to remain in Birtley.

*About the data: The survey data is based on 523 responses, including 452 from Birtley, 54 from Barley Mow, and 17 from Vigo. The Birtley focus group had six participants, at least four of whom had lived in the area for a considerable length of time (i.e. between 26 and 43 years).*

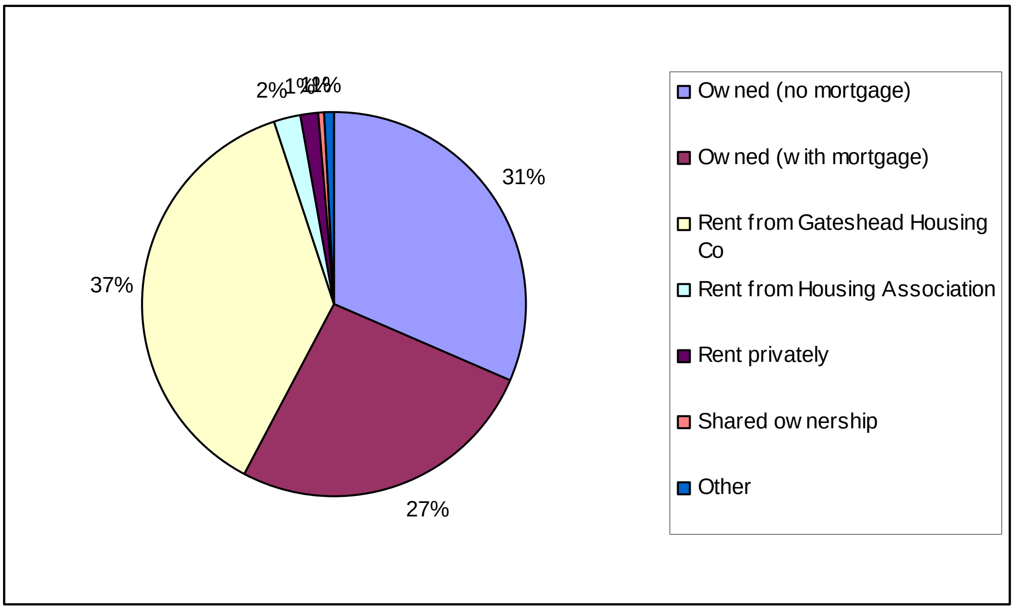
# Property details

## Property type



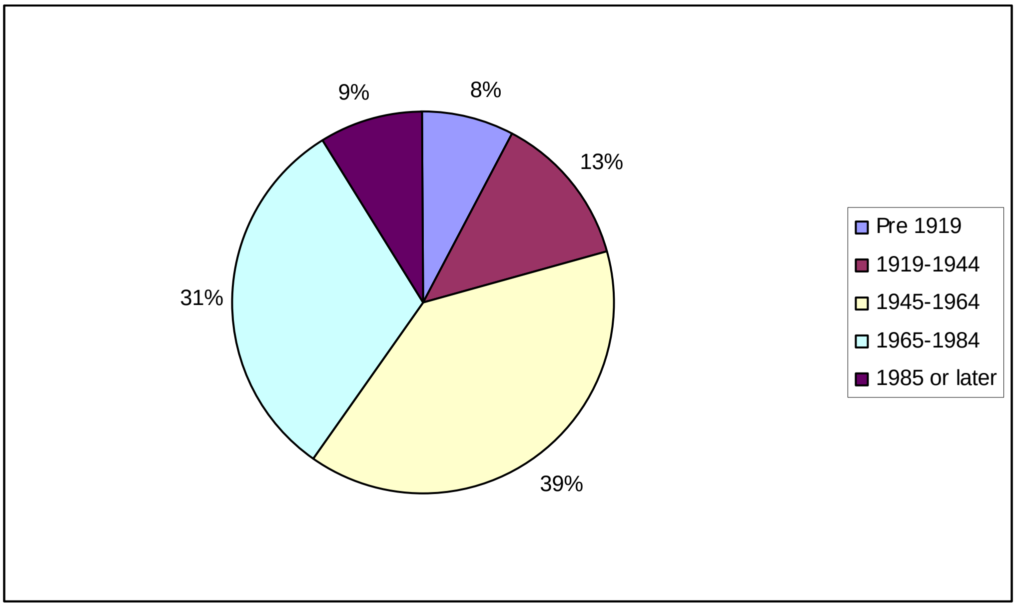

205 respondents (39.7%) lived in a terraced house, 154 (29.8%) in a semi-detached house, 87 (16.8%) in a bungalow and 43 (8.3%) in a detached house. 28 respondents (5.5%) lived in a flat or maisonette. Nearly half of homes had three bedrooms (n=241; 46.6%) and just over a third had two (n=188; 36.4%). 45 (8.7%) had four bedrooms, 36 (7%) had one and the remaining seven (1.4%) had five or more.

## Tenure



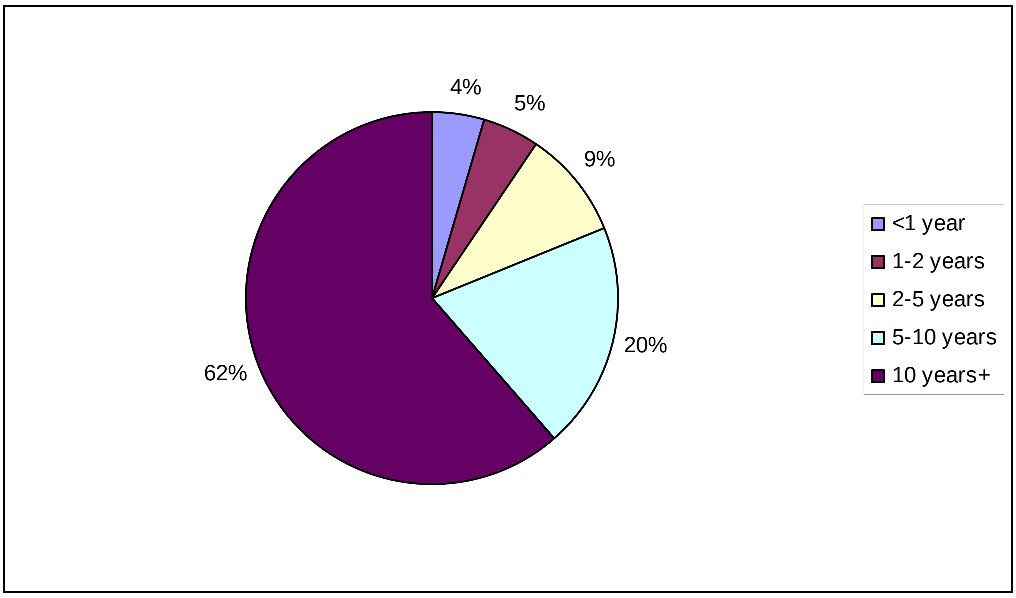

Over half of all people (n=301; 57.9%) owned their own home, whether outright (31.3%; n=163) or with a mortgage (26.5%; n=138). 37.1% (n=193) rented from Gateshead Housing Company, 12 (2.3%) rented from a Housing Association, and seven (1.4%) rented privately. Three had shared ownership and three had other types of tenure.

## Property age



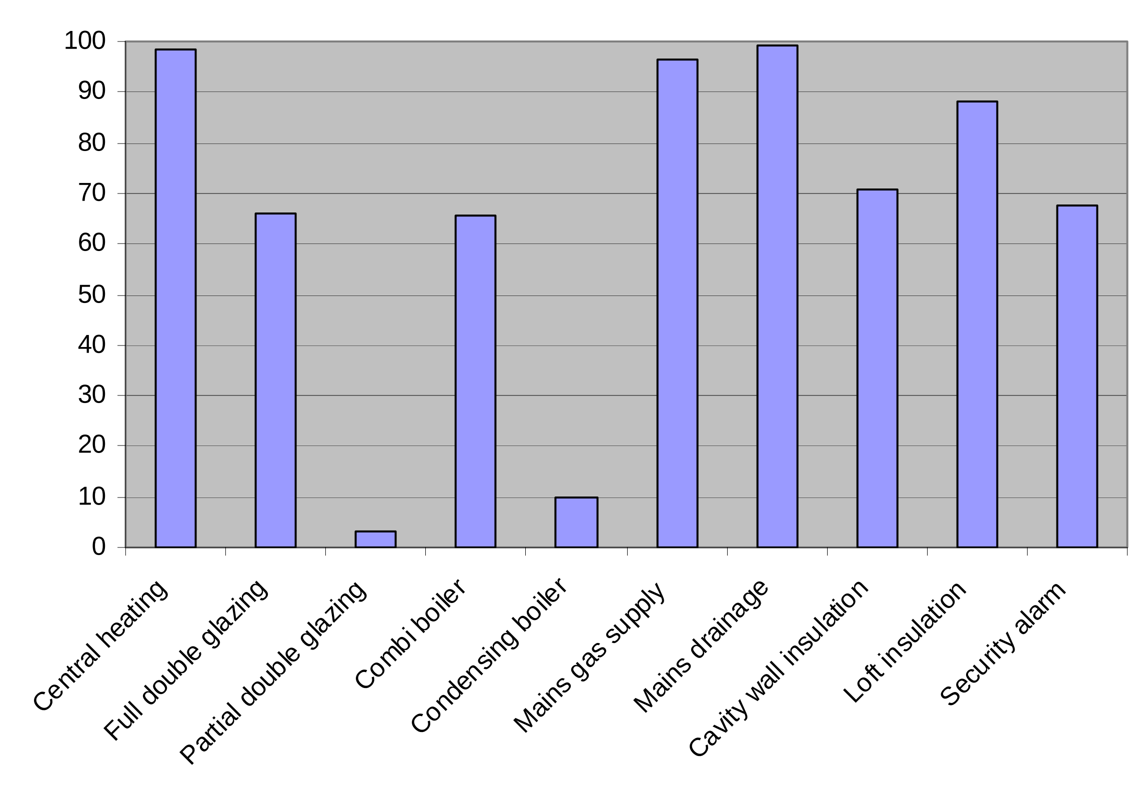

Seven out of ten people lived in properties built between 1945 and 1984, with 173 (38.9%) dating from 1945-1964, and 139 (31.2%) from 1965-1984. 13% of properties (n=58) dated from 1919-1944, and 35 (7.9%) from before 1919. 40 (9%) had been built since 1985.

## Length of time people have lived in their property




Most respondents had lived at the same address for a long time. Six out of ten (61.5%; n=321) had lived in their home for ten years or more, and two in ten (19.7%; n=103) for between five and ten years. 9.4% (n=49) had lived at the same address for 2-5 years, 26 (5%) for 1-2 years and 23 (4.4%) for less than one year.

## Property features and condition




Most homes had central heating (98.3%; n=509), mains gas supply (96.5%; n=498), mains drainage (99.4%; n=514) and loft insulation (88%; n=447). 66.2% of homes (n=343) had full double glazing and 3.2% (n=16) were partially double glazed. Seven in ten homes (70.7%; n=352) had cavity wall insulation and 56 respondents (11.2%) expressed a need for insulation. 343 homes (67.5%) had a security alarm, and 68 respondents (13.4%) said that their homes needed one. 65.5% of properties (n=336) had a combi boiler and 9.9% (n=50) had a condensing boiler.

75.5% of respondents (n=386) said that they were either satisfied or very satisfied with the state of repair of their home. 58 (11.4%) said they were dissatisfied and ten (2%) were very dissatisfied.

## Affordability

39.2% (138) of respondents said that their rent or mortgage was neither difficult or easy to afford, 31.3% (n=110) said it was fairly easy to afford, 21.6% (n=76) said it was very easy, 6% (n=21) said it was difficult, and 2% (n=7) said it was very difficult. Focus group members said they thought housing was too expensive in Birtley. The average property price in Birtley was £152,666 in January-March 2006, which is considerably higher than the Gateshead average of £115,731 (England and Wales average: £190,529).

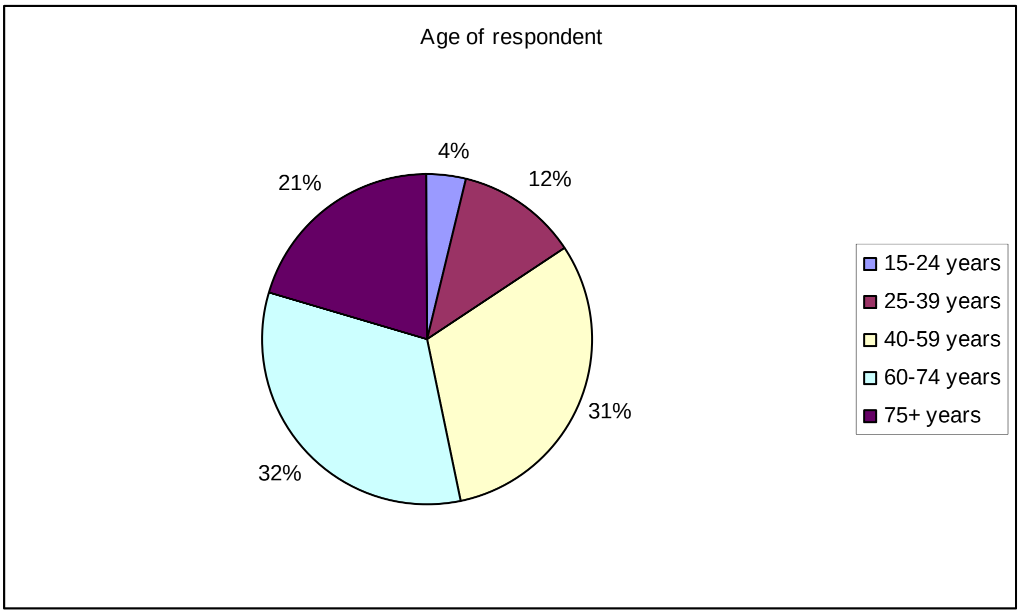
# Households

## People living in households

147 households (28.5%) had only one occupant, while four in ten (n=221; 42.9%) had two. 16.1% of households (n=83) had three occupants, and 48 (9.3%) had four. The remaining 16 households (3.1%) had five occupants.

13 respondents said they had provided temporary accommodation for other people in the past year.

## Age and gender of respondents




Over half of respondents (n=272; 53%) were aged 60 years or over. 20 respondents (4%) were aged between 15 and 24 years; 61 (12%) were aged 25-39 years; 157 (31%) were aged 40-59 years; 167 (32%) were aged 60-74 years; and 105 (21%) were aged 75 years or more. 322 respondents (61.8%) were female and 193 (38.2%) were male.

# Support needs

## Disability and housing needs

There were ten wheelchair users (six of whom were only occasional users) and two motorized scooter users in Birtley. A low level of need was expressed for home adaptations for disabled people. The greatest need was for more accessible plug sockets (expressed by 28 households), while 17 people said their home needed external handrails, 16 needed bathroom adaptations, 16 needed an external ramp, 14 needed internal handrails, and 14 needed a downstairs toilet. Nine said they needed a stairlift, while five needed kitchen adaptations.

## Older people's support needs

Older respondents were asked which housing options they would consider now or in the next five years, if needed. The most popular option (n=220) was to continue to live in their current home with support as needed. 38 people said they would consider buying a more suitable property, and 36 would consider renting a more suitable property. 30 would consider sheltered accommodation. 11 would consider buying, and ten renting a property in a retirement or care village. Five would consider a residential care home or extra care scheme. Three people said they would consider buying a shared ownership property.

## Other support needs

Respondents were also asked to indicate whether they had a range of other support needs. While a low proportion of respondents expressed a need for any kind of help or support, the most common needs were for help with gardening (42 people), general repairs (33 people), improving home safety and security (28 people), carrying out household tasks (27 people), setting up a new home (25 people), bigger home improvements (23 people), and energy efficiency (18 people). No more than one or two people expressed a need for any other forms of help listed.

# The local neighbourhood

## Appearance and reputation

65.6% of respondents (n=340) were satisfied or very satisfied with the general appearance of their local area. 18.3% (n=95) were dissatisfied and 24 (4.6%) very dissatisfied (N=518). 61.5% (n=318) were satisfied or very satisfied with the reputation of their local area, while 17.4% (n=90) were dissatisfied and 5.4% (n=28) were very dissatisfied (N=517). Focus group members felt that the area was deteriorating, largely as a result of what they saw as the anti-social behaviour of young people.

## Local housing

64.3% of respondents (n=320) were satisfied with the choice of housing to buy in their neighbourhood, while 7.6% (n=38) were dissatisfied. 21.5% (n=107) did not know. A local estate agent said that there are a number of properties on the market in Birtley at the moment, especially those aimed at first time buyers, which have become more affordable recently because of prices becoming *'more realistic'*. Birtley was described as more affordable than nearby areas such as Low Fell and Chester-le-Street. There are two new housing estates in Birtley (e.g. Bright Lea) on which properties are said to be selling well.

51.6% (n=255) were satisfied with the choice of housing to rent in their neighbourhood. 11.7% (n=58) were dissatisfied and 2.2% (n=11) very dissatisfied. 28.1% (n=139) said they did not know. Gateshead Housing Company were criticised in the focus group for not carrying out repairs quickly enough, doing poor quality work, offering poor customer service and *'patronising staff'*, and lack of meaningful consultation with local people regarding home improvements.

Focus group members thought there was a need for more housing in the area generally. There was said to be a lack of four bedroom social housing (as much of the stock had been bought privately), three bedroom family homes, and housing for single people. Much of the current housing in Birtley was said to be of poor quality.

## Local employment

Focus group participants thought employment opportunities in the area were very poor, and said that people tend to leave the area for work.

## Local amenities

59.2% of respondents (n=297) were satisfied or very satisfied with local schools and colleges. Only 14 people (2.8%) expressed any dissatisfaction (N=502). Focus group members described the local schools as poor – especially in Barley Mow - and said they thought bullying was a problem. However, a local estate agent said that one of the local schools (Lord Lawson School) had such a good reputation that it acted as a draw for home buyers, who wanted to buy property within its catchment area. A current review of primary school provision in Gateshead (January 2006; under consultation) has recommended short-term measures to downsize two local primary schools: Barley Mow Primary (by 79 places) and Birtley East Community Primary (by 30 places).

65.8% (n=339) were satisfied or very satisfied with the local shops, while 17.3% (n=89) were dissatisfied and 5.4% (n=28) very dissatisfied (N=515). 68.2% (n=352) were within ten minutes walk of a place where they could buy bread or milk (87% or 449 were within twenty minutes walk). Focus group participants said that some local shops have been closed and empty for over 10 years, and that people tend to go out of the area to shop. A proprietor of a local shop said there had been a definite decline over the past 15 years and local businesses were struggling because of competition from Newcastle city centre, the Metro Centre, and bigger supermarkets.

59% (n=301) were satisfied or very satisfied with local leisure facilities. 11.8% (n=60) were dissatisfied and 4.5% (n=23) very dissatisfied (N=510). 64.7% of respondents (n=332) said they were within 20 minutes walking distance of a local sports or leisure facility. The Barley Mow Community Centre was praised in the focus group, but participants thought the local gym was too expensive. It was thought that there was a need for outdoor facilities such as a skate park, football and cricket pitches. Community organisations and groups in Birtley include a Housebound Club, parent and toddler group, Birtley Musical Society, Birtley Young People's Club and Boxing, Birtley Veterans Bowling Club, Catholic Women's League, a choir, bell ringers, and an over 60s club.

87.3% (n=453) were satisfied or very satisfied with their access to a doctor in the local area. 5.2% (n=27) were dissatisfied and 1.7% (n=9) very dissatisfied (N=519). 27.7% of respondents (n=143) were within a ten minute walk of their doctor's surgery, while 66.9% (n=346) were within a 20 minute walk.

81.7% of people (n=420) were satisfied or very satisfied with local access to a place of worship (N=514).

The majority of respondents reported that they lived within reasonable walking distance of most basic amenities. For instance, 95.9% (n=492) could walk to a bus stop in ten minutes or less and 81.7% of respondents (n=420) said they were within ten minutes walk of a pub. It was no more than a twenty minute walk for 82.8% of respondents (n=427) to reach a Post Office, 78.6% (n=404) to reach a bank or cash machine, 88.1% (n=450) to reach their local primary school, and 68.4% (n=349) a park or public space. Focus group members said that the number of parks and green spaces had reduced over the years.

## Neighbourhood problems

124 people (23.8% of respondents) thought vandalism and hooliganism was a serious problem in their neighbourhood; 154 (29.6%) thought it was a problem but not a serious one, and 242 (46.5%) thought it was not a problem (N=520). Focus group members thought there was a problem with young people hanging about, causing trouble, and drinking on the streets, partly because there was nothing else for them to do.

59 people (11.5% of respondents) thought crime was a serious local problem; 136 (26.6%) thought it was a problem but not a serious one, and 316 (61.8%) thought it was not a problem (N=511).

132 people (25.4%) considered dogs and dog mess to be a serious local problem; 128 (24.7%) thought it was a problem but not a serious one, and 259 (49.9%) thought it was not a problem (N=519).

107 respondents (20.7%) thought litter and rubbish in the streets was a serious local problem; 125 (24.1%) thought it was a problem but not a serious one, and 286 (55.2%) thought it was not a problem (N=518).

Most respondents - 432 (84.2%) and 486 (94.9%) respectively - did not consider poorly maintained or empty properties to be a problem in their neighbourhood. 34 (6.6%) thought noisy neighbours were an issue, and 43 (8.4%) reported other problems with neighbours. Over 90% of respondents thought there were no local problems with harassment.

Focus group members were concerned by what they saw as the low police presence in the area and lack of *'bobbies on the beat'*. One participant said there used to be two police houses in the area, but these have now gone. There was a feeling that young people do not respect authority; for instance, it was thought that they ignore Community Wardens because they are *'not scared of them'*. One person said *'we really need the Police to be back and visible in Birtley'*.

## Improving the neighbourhood

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to make the area a better place to live. The most common responses are shown below in order of the number of people mentioning them:

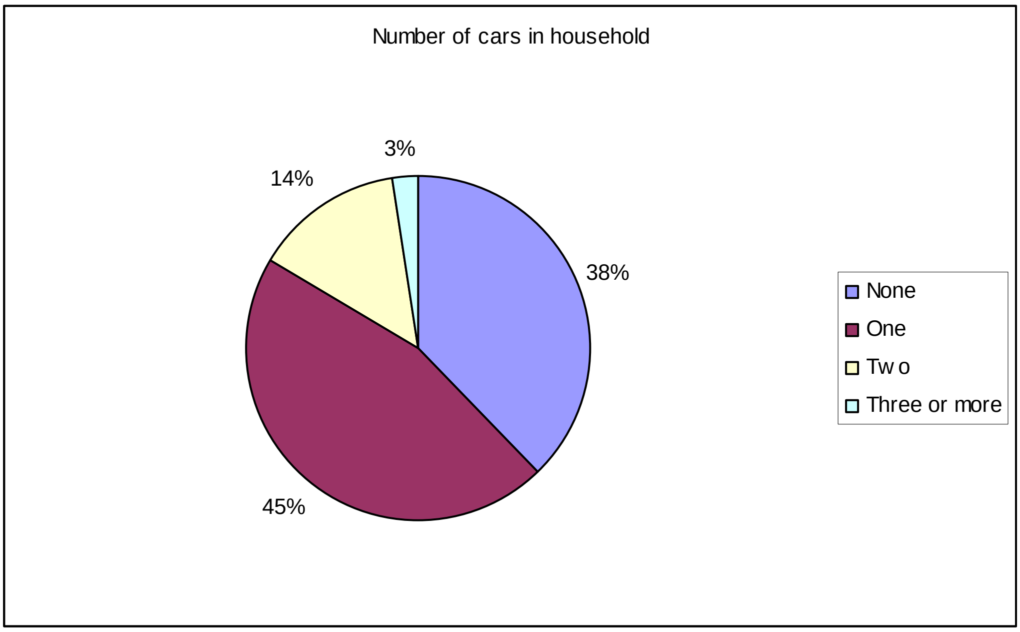
- More facilities and activities for children and young people (mentioned by 60 people)
- Greater police presence (57 people)
- Traffic management and calming (57 people)
- Gateshead Council to take better care of green areas and public spaces (53 people)
- Community wardens to be given greater powers and be more effective (44 people)

- More action against dog mess (38 people)
- Control young people's crime, vandalism, anti-social behaviour, and public drinking/drug use (36 people)
- Improve the public transport service (34 people)
- More street cleaning (33 people)
- A new children's park (29 people)
- Better parking facilities (26 people)
- Regenerate the main street of Birtley (15 people)
- The council should take action against problem residents (15 people)
- Parking restrictions enforced more strictly (14 people)
- Better local shops (14 people)
- Improve footpaths (14 people)
- Stop motorcyclists riding on paths and green areas (13 people)
- Generally tidy up the area (12 people)

The proprietors of local shops and businesses in Birtley also expressed a wish that the shopping area be *'brightened up'*, with more flowers and seating areas, and perhaps other things to make the shops more eye-catching and improve business. One also said that grants to refurbish shops and shop fronts would be helpful.

# Travel and transport

## Car ownership and parking




Over a third of respondents lived in households where there was no access to a car (37.7%; n=195). Around half of households had the use of one car (45.8%; n=237), while the remaining 16.4% (n=85) had two or more cars.

Over half of respondents (51%; n=254) had no parking spaces on their property. 183 properties (36.7%) had one space, and 61 (12.2%) had two or more. 6% of households (n=30) had a space in a designated parking area, while nearly half (48.7%; n=243) had the use of one or more spaces on the street. 38.5% (n=189) had the use of a garage.

## Public transport

88.9% of people (n=456) said they could walk to their nearest bus stop in five minutes or less, and 95.9% (n=492) were within ten minutes walk of a bus stop. Birtley is not within walking distance of a railway station.

277 people (57.2%) said buses ran at least every 15 minutes from their local bus stop during the daytime, 190 (39.3%) said there was a bus at least every half hour, and the remaining 17 (3.5%) said there was one bus an hour (N=484). In the evenings, 176 people (37.8%) reported that there were buses every 15 minutes, 162 (34.8%) every half hour, and 91 (19.6%) every hour. 34 people (7.3%) said there was less than one bus per evening (N=465).

Respondents were asked how long it took them to travel by bus to various different places (not including the time spent waiting at the bus stop). At least eight out of ten people either did not need a bus, or could travel by bus in less than 10 minutes to their local doctor's surgery (n=424; 83.8%), chemist (n=430; 84.7%), Post Office (n=442; 87%), bank/cash machine (n=433; 85.2%), and shop selling groceries (n=427; 84.6%). It takes longer to get to the nearest general hospital by bus, with four out of ten people (38.1%; n= 193) saying it took at least 20 minutes, and 22.1% (n=112) saying it took at least 30 minutes. The nearest large shopping centre was less than half an hour away by bus for two thirds of people (64.1%; n=325), although the journey took more than 30 minutes for 91 people (17.9%).

66.3% of people (n=342) were satisfied or very satisfied with local public transport. 8.9% (n=46) were dissatisfied and 5.8% (n=30) were very dissatisfied (N=516). Focus group members described local bus services as poor, and said there was a need for more easy access buses.

### Traffic issues

26.6% of respondents (n=138) thought heavy traffic was a serious problem in their neighbourhood; 16.4% (n=85) thought it was a problem but not a serious one, and 54.1% (n=280) thought it was not a problem (N=518). One focus group participant expressed the view that *'Birtley is just a transport corridor, and its rural aspects were destroyed by the development of large roads'*.

14.8% of respondents (n=77) thought traffic noise was a serious local problem; 16.4% (n=85) thought it was a problem but not a serious one, and 68.8% (n=357) thought it was not a problem (N=519).

39.5% of people (n=201) were satisfied with traffic management in Birtley, while 31.6% (n=161) were dissatisfied and 16.7% (n=85) very dissatisfied (N=509). 40.4% (n=207) were satisfied with local parking facilities, 30.5% (n=156) were dissatisfied and 15.6% (n=80) very dissatisfied (N=512).

## Housing history

87 respondents (16.7%) had moved house within the last five years. Of these, 31 had previously lived in a terraced house, 22 in a semi-detached house, 13 in a flat, 12 in a detached house, and seven in a bungalow. One had lived in a park home or caravan. 34 had owned their previous home (11 outright and 23 with a mortgage), 29 people had rented from Gateshead Housing Company, seven had rented privately and six from a Housing Association. Five people had lived with family or friends, and four people had had other types of tenure (not specified). 34 of respondents' previous homes had had two bedrooms, 32 had three, 11 had four, six had one, and one had five or more.

### Reasons for moving to current home

Respondents were asked about their reasons for moving to their current home, and were also asked which of the reasons they cited was the most important. The following reasons were the most common, with each being given by more than five people: needed a larger property (cited by 22 people), wanted property suitable for an older or disabled person (17 people), to live independently (14 people), wanted a different type of property (nine people), needed a smaller property (eight people), and to move to a better area (eight people). The need for a larger property was the most important for 17 people, the need for property suitable for an older or disabled person was the most important reason for moving for 15 people, and to live independently was most important for 11 people. Movers were also asked whether they had left anyone else living in their previous home. 14 respondents had done so. Three people had moved into a home that was already occupied by somebody else.

## Future housing plans and aspirations

31 people (5.9%) said they were planning to move to a new home in the next year, and another 40 (7.8%) thought they would move in the next five years. In addition, nine respondents said that a member (or members) of their household wished to move into separate accommodation in the next year. 16 were on a Gateshead Housing Company waiting list.

Of those not planning to move, 95.4% (n=435) said they did not want to move and 3.3% (n=15) said they wanted to move but were unable to (the main reason, cited by eight people, was being unable to afford to move, while five people said they were already in the area they wanted and another five said they already had the type of house they wanted).

People who were planning to move were asked to give their reasons. A variety of different reasons were given. The following reasons were the most common, each mentioned by at least four people:

- Want a larger property (n=20, rated the most important reason by 13 people)
- Want a smaller property (n=15, rated the most important reason by 9 people)
- Want different type of property (n=11)
- Want property suitable for an older or disabled person (n=11)
- Harassment/threats of harassment (n=5)
- To move to a better area (n=5)
- Want a larger garden (n=4)

Asked what sort of property they would consider moving to, people who were planning to move gave the following responses:

| House | Flat | Bungalow |
|---|---|---|
| Detached (n=25) | Upper Tyneside flat (n=1) | Detached (n=32) |
| Semi-detached (n=22) | Lower Tyneside flat (n=2) | Semi-detached (n=28) |
| Small terraced (n=11) | Low rise flat (n=1) | Terraced bungalow (n=22) |
| Large terraced (n=15) | Executive apartment (n=2) | One bedroom (n=2) |
| Two bedrooms (n=9) | Flat in a sheltered unit (n=2) | Two bedrooms (n=18) |
| Three bedrooms (n=16) | One bedroom (n=1) | Three bedrooms (n=10) |
| Four bedrooms (n=6) | Two bedrooms (n=3) | Four bedrooms (n=4) |
| Five+ bedrooms (n=3) | Three bedrooms (n=1) | |

Asked what sort of tenure arrangements they would consider for their new property, respondents wishing to move home gave the following answers:

- Own (with mortgage) (n=29)
- Own (no mortgage) (n=20)
- Rent unfurnished from Gateshead Housing Company (n=23)
- Rent furnished from Gateshead Housing Company (n=16)
- Rent from Housing Association (n=4)
- Rent privately – furnished (n=2)
- Rent privately – unfurnished (n=1)
- Rent from Gateshead Private Landlords Association (n=1)
- Tied accommodation (n=1)
- Shared ownership (n=1)

People wishing to buy a new home were asked how much they could afford to spend in total. 18 people answered this question. Four said that they had £50-100K, three had 100-150K, three had £150-200K, five had £200-250, and three had £250K or more.

Respondents wishing to move home were asked which areas they would consider moving to. The following responses were the most common: Birtley (n=43); Low Fell (n=7); Chester-le-Street (n=7); and elsewhere in County Durham (n=4).

## Improving local housing

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to improve the supply, condition and quality of housing in the area. The most common responses are shown below in order of the number of people mentioning them:

- Improve and modernise Council/Gateshead Housing Company housing (mentioned by 64 people)
- Quicker and better quality repairs on Council/Gateshead Housing Company housing (34 people)
- More affordable housing for first time buyers and others (17 people)
- More housing for older people, e.g. bungalows, specially adapted housing (15 people)
- More social housing available (14 people)
- Double glazing on Council/Gateshead Housing Company properties (11 people)
- Better maintenance of Council/Gateshead Housing Company properties (eight people)
- Social and private tenants should look after their properties (five people)
- More family housing (four people)
- More variety of housing (four people)
- Better maintenance of privately-let housing (four people)
- Gateshead Council/Housing Company should listen to its tenants (four people)

In addition, a number of older and disabled residents expressed a need for help maintaining their gardens.

# WREKENTON & EIGHTON BANKS PROFILE

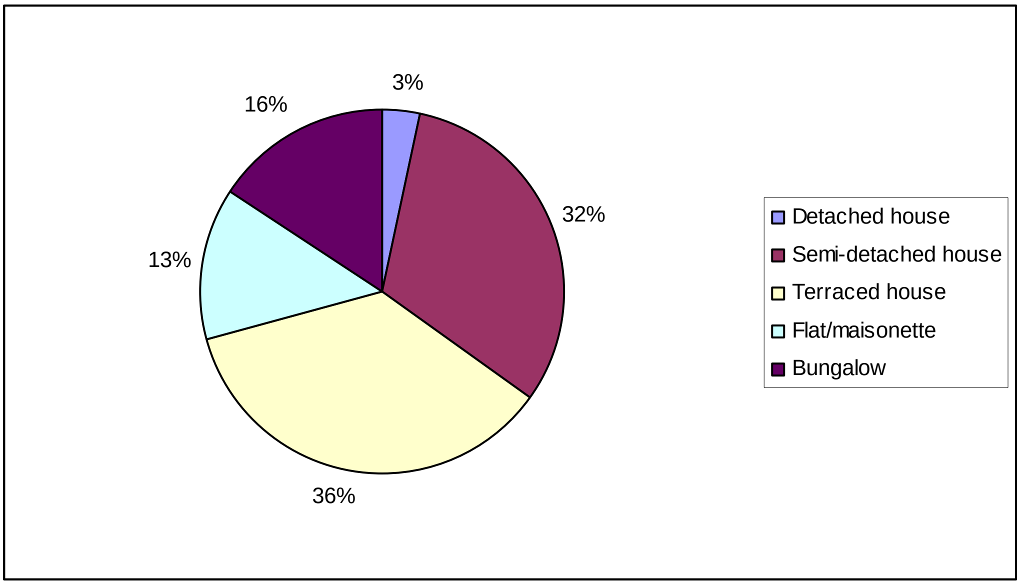
## SUMMARY


- Over a third of people lived in terraced housing, and three in ten in semi-detached housing.
- Three quarters of people owned their own homes either outright or with a mortgage, and 15% rented their homes from Gateshead Housing Company.
- A quarter of people lived in properties built between 1919 and 1944, a similar number in homes built between 1945 and 1964, and just over a third between 1965 and 1984.
- Seven in ten people had lived in the same property for over 10 years.
- Satisfaction levels with the state of repair of properties were similar to those for rural Gateshead as a whole.
- Half of households had two occupants, while a third had only one.
- A low level of need was shown for either adaptations for disabled people, or a range of other support needs. Older people preferred the option of continuing to live in their current home with support if needed.
- Satisfaction levels with the appearance and reputation of the area were lower than for rural Gateshead as a whole.
- Satisfaction levels with local shops and access to a doctor and place of worship were higher than those for rural Gateshead as a whole, while satisfaction levels with local schools and leisure facilities were lower.
- Slightly fewer people thought vandalism, hooliganism, crime, dogs and dog mess, and litter in the streets were serious local problems compared with rural Gateshead as a whole.
- More respondents had no access to a car compared with rural Gateshead as a whole.
- Satisfaction levels with regard to public transport were higher than for rural Gateshead as a whole.
- 19 people had moved home in the last five years.
- One was planning to move in the next year, and another three were planning to move in the next five years. The need for a different type of property or a larger property were the most common reasons. Detached or terraced houses or detached bungalows were the most sought after properties. The most common choice was to buy a new property or rent from Gateshead Housing Company. The most common location preferences were Birtley, Lamesley and Low Fell.


*About the data: The survey data is based on 122 responses, including 58 from Wrekenton and 64 from Eighton Banks. Focus groups were held in Wrekenton and in Eighton Banks. Eight people (five men and three women) attended the group in Eighton Banks. They had lived in the area for periods ranging from three months to 59 years. Ten people attending a community meeting took part in the Wrekenton focus group.*

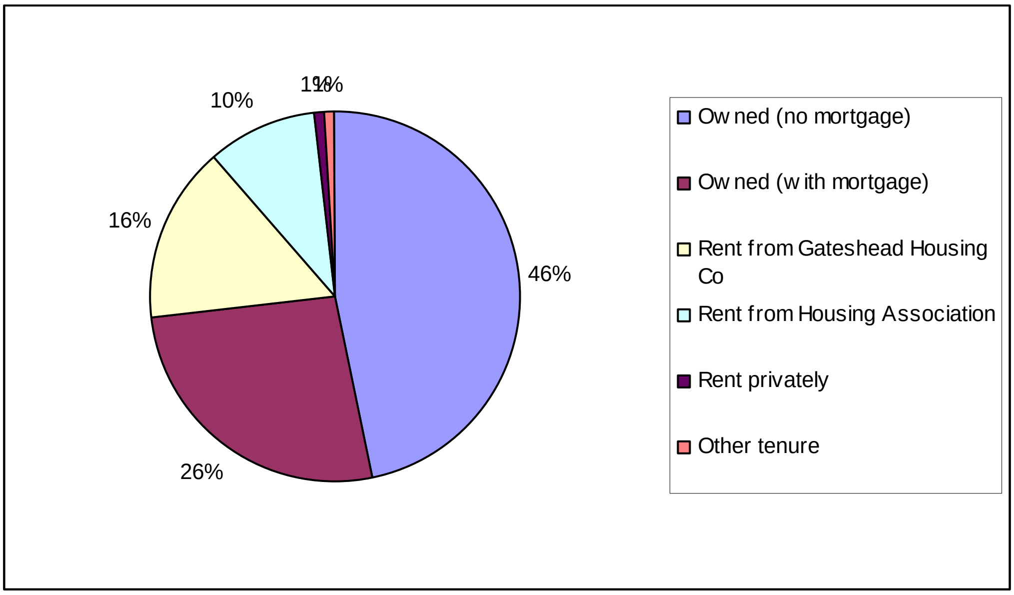
# Property details

## Property type



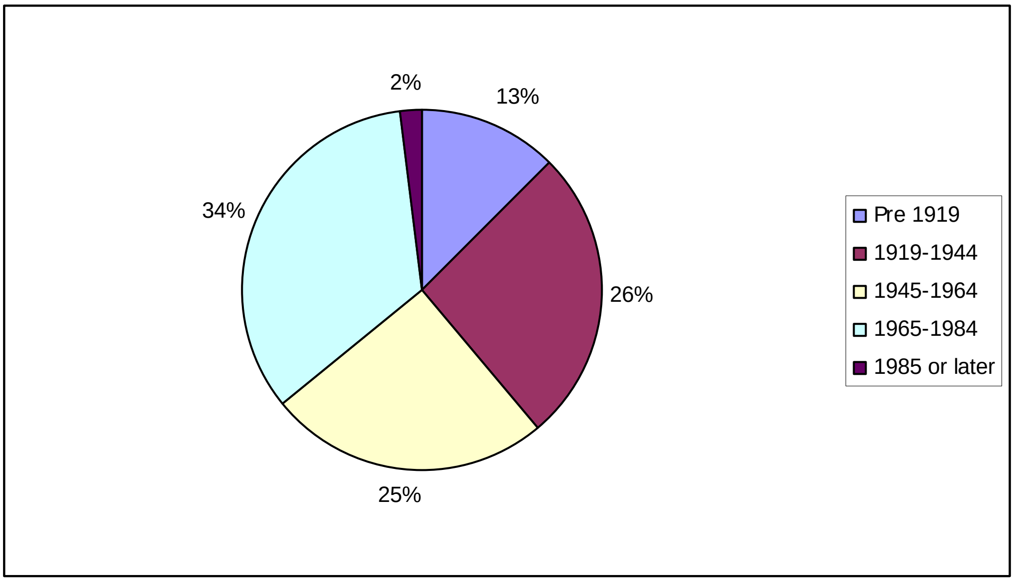

43 respondents (35.8%) lived in a terraced house, 38 (31.7%) in a semi-detached house, 19 (15.8%) in a bungalow and 16 (13.3%) in a flat or maisonette. Four respondents (3.3%) lived in a detached house. 44.3% of homes (n=54) had three bedrooms, and 40.2% (n=49) had two. 12 (9.8%) had one bedroom, and 7 (5.7%) had four.

## Tenure



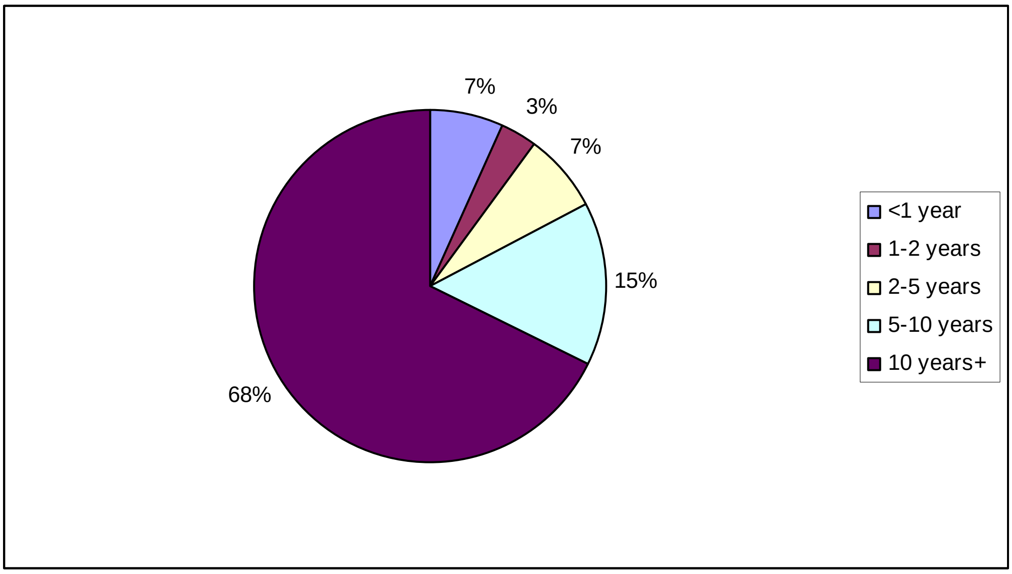

Three quarters of people (n=89; 73%) owned their own home, whether outright (46.7%; n=57) or with a mortgage (26.2%; n=32). 19 (15.6%) rented from Gateshead Housing Company. 12 (9.8%) rented from a Housing Association, one (0.8%) rented privately and one (0.8%) had another type of tenure (not specified).

## Property age



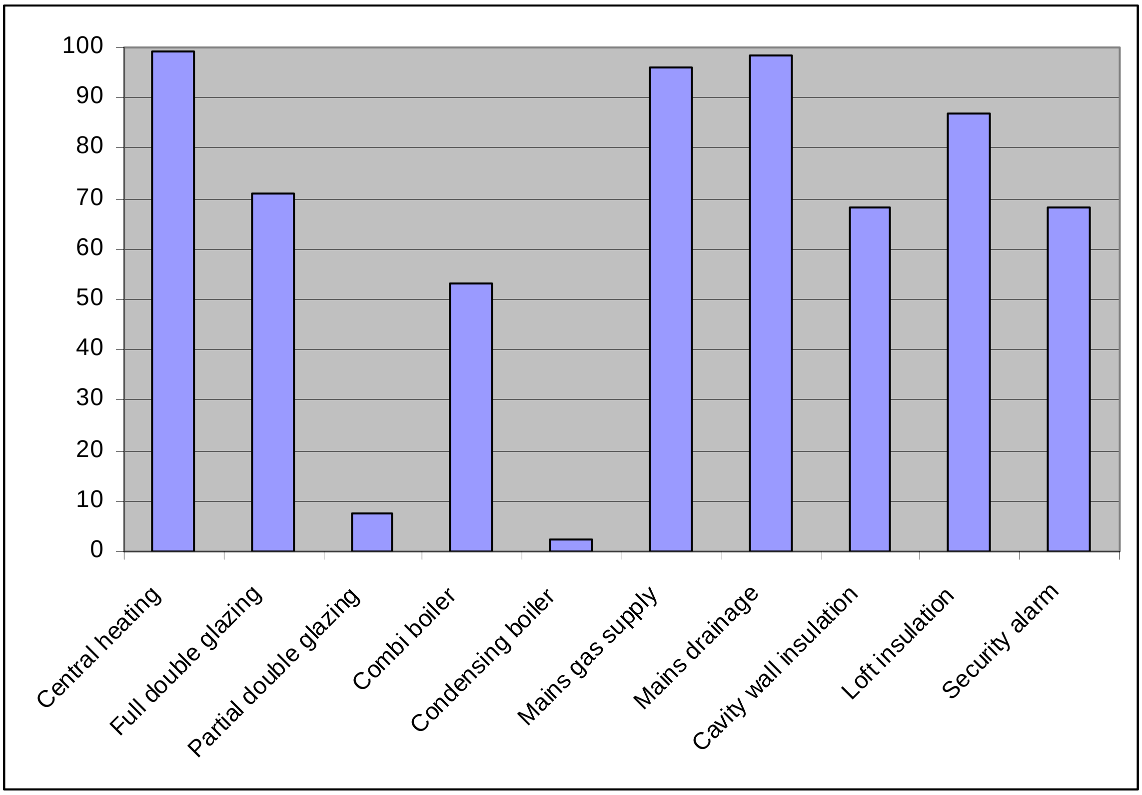

13 properties (12.6%) were built before 1919, 27 (26.2%) dated from between 1919 and 1944, and 26 (25.2%) were from 1945-1964. 35 homes (34%) were built between 1965 and 1984, and the remaining two (1.9%) had been built since 1985.

## Length of time people have lived in their property




Most respondents had lived at the same address for a long time. Seven out of ten (67.8%; n=82) had lived in their home for ten years or more, and 14.9% (n=18) for between five and ten years. 7.4% (n=9) had lived at the same address for 2-5 years, four (3.3%) for 1-2 years and eight (6.6%) for less than one year.

## Property features and condition




Most homes had central heating (99.2%; n=120), mains gas supply (95.9%; n=119), mains drainage (98.3%; n=119) and loft insulation (87.1%; n=101). 71.1% of homes (n=86) had full double glazing and 7.4% (n=9) were partially double glazed. Seven in ten homes (68.1%; n=77) had cavity wall insulation and 11 respondents (9.7%) expressed a need for insulation. 80 homes (68.4%) had a security alarm, and 13 respondents (11.1%) said that their homes needed one. 53.3% of properties (n=64) had a combi boiler and 2.5% (n=3) had a condensing boiler.

84.2% of respondents (n=96) said that they were either satisfied or very satisfied with the state of repair of their home. Three (2.6%) said they were dissatisfied and two (1.8%) were very dissatisfied.

## Affordability

Eight out of ten respondents (81.5%; n=53) said they found it fairly easy or very easy to afford their rent or mortgage. 10.8% (n=7) found it neither difficult nor easy. Four (6.2%) found it fairly difficult and one (1.5%) found it very difficult (N=65). 57 respondents did not give an answer to this question. Focus group members felt that housing was too expensive locally, especially for young people.

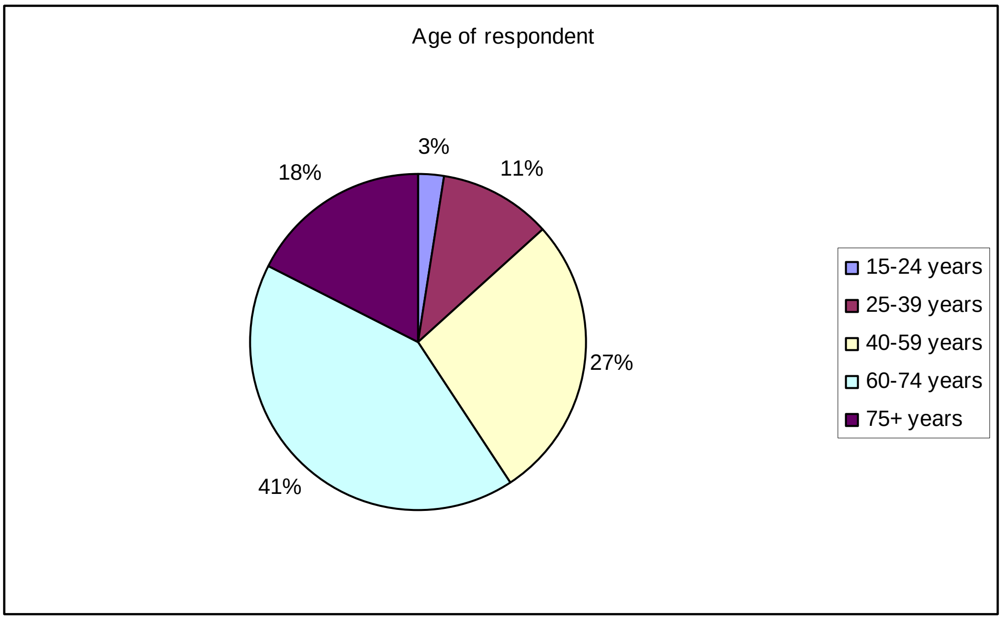
# Households

## People living in households

40 households (33.9%) had only one occupant, while half of households (n=60; 50.8%) had two. 8.5% of households (n=10) had three occupants, and 6.7% (n=8) had four or five.

Six respondents said they had provided temporary accommodation for other people in the past year.

## Age and gender of respondents




Six out of ten respondents (59%; n=71) were aged over 60 years. Three (3%) were aged between 15 and 24 years; 13 (11%) were aged 25-39 years; 33 (27%) were aged 40-59 years; 50 (41%) were aged 60-74 years; and 21 (18%) were aged 75 years or more. 85 respondents (71%) were female and 35 (29%) were male.

# Support needs

## Disability and housing needs

There were two wheelchair users (one of whom was only an occasional user) and one motorized scooter user in the area. A low level of need was expressed for home adaptations for disabled people. Three households were in need of each of the following: internal handrails, and external handrails. Two expressed a need for bathroom adaptations, a stairlift, and wide internal doors. Finally, one household needed kitchen adaptations, one needed a downstairs toilet, and one needed an external ramp.

## Older people's support needs

Older respondents were asked which housing options they would consider now or in the next five years, if needed. The most popular option (n=74) was to continue to live in their current home with support as needed. Nine people said they would consider buying a more suitable property, and 11 would consider renting a more suitable property. Six people said they would consider sheltered accommodation. Two would consider renting, and one buying a property in a retirement or care village. One person said they would consider buying a shared ownership property.

## Other support needs

Respondents were also asked to indicate whether they had a range of other support needs. While a low proportion of respondents expressed a need for any kind of help or support, the most common needs were for help with gardening (nine people), bigger home improvements (nine people), energy efficiency (five people), general repairs (four people) and carrying out household tasks (four people). No other needs were expressed by more than one or two people.

# The local neighbourhood

## Appearance and reputation

68.9% of respondents (n=84) were satisfied or very satisfied with the general appearance of their local area. 19.7% (n=24) were dissatisfied and 3.3% (n=4) very dissatisfied (N=122). Eighton Banks focus group members thought that paths and roads were badly maintained, making it difficult for elderly people to get around, and that some fences and hedges were too high. However, they also said that the area was in a beautiful position, with lovely views and green space. 63.9% (n=78) were satisfied or very satisfied with the reputation of their local area, while 16.4% (n=20) were dissatisfied and two (1.6%) very dissatisfied (N=122). A member of the Wrekenton focus group said **'***Wrekenton is a nice place to live, and I wouldn't want to live anywhere else'.*

## Local housing

56.2% of respondents (n=68) were satisfied with the choice of housing to buy in their neighbourhood, while 9.9% (n=12) were dissatisfied. 33.1% (n=40) did not know.

38.8% (n=47) were satisfied with the choice of housing to rent in their neighbourhood. 8.3% (n=10) were dissatisfied and 1.7% (n=2) were very dissatisfied. 49.6% (n=60) said they did not know.

Eighton Banks focus group respondents thought that there was a lack of social housing of all types in the area. They felt that the quality of local housing was good – although there were some Gateshead Housing Company bungalows that needed *'smartening up'.* Wrekenton focus group members said that, although there was a good mix of housing in the area, and new bungalows had recently been built, there was still a need for more bungalows. They also felt the area needed more sheltered housing. As in Eighton Banks, they also saw a need for refurbishment of bungalows in the area.

## Local employment

Local employment opportunities were described in the Eighton Banks focus group as *'few and far between'.* Wrekenton participants said the main local employment was provided by shops, but that people tended to commute out of the area for work.

## Local amenities

48.4% of respondents (n=59) were satisfied or very satisfied with local schools and colleges. Only four people (3.3%) expressed any dissatisfaction (N=122). Wrekenton focus group members were glad that a new school was being built in the area.

70.5% (n=86) were satisfied or very satisfied with the local shops, while 14.8% (n=18) were dissatisfied and 6.6% (n=8) very dissatisfied (N=122). 69.2% (n=83) were within ten minutes walk of a place where they could buy bread or milk (96.7% or 116 were within twenty minutes walk). Focus group members thought local shops were good, although expensive, but were unhappy that there was no bank nearby (the nearest ones are in Low Fell and Birtley). The local Post Office in Wrekenton was praised.

29.5% (n=36) were satisfied with local leisure facilities. 39.3% (n=48) were dissatisfied and 11.5% (n=14) very dissatisfied (N=122). Only 15% of respondents (n=18) said they were within 20 minutes walking distance of a local sports or leisure facility. Wrekenton focus group participants said there was a park and a library nearby, but felt there was a need for more leisure facilities in the area.

90.9% (n=110) were satisfied or very satisfied with their access to a doctor in the local area. 5.8% (n=7) were dissatisfied and 2.5% (n=3) very dissatisfied (N=121). 67.2% of respondents (n=80) were within a ten minute walk of their doctor's surgery, while 90.2% (n=212) were within a 20 minute walk. Wrekenton focus group members said there was one dentist and one doctor operating in the area.

91% of people (n=111) were satisfied or very satisfied with local access to a place of worship (N=122).

The majority of respondents reported that they lived within reasonable walking distance of most basic amenities. For instance, 95.8% (n=114) could walk to a bus stop in ten minutes or less, and 84.2% of respondents (n=101) said they were within ten minutes walk of a pub. It was no more than a twenty minute walk for 96.7% of respondents (n=116) to reach a Post Office, 93.3% (n=111) to reach a bank or cash machine, 74.2% (n=89) to reach their local primary school, and 90.7% (n=107) a park or public space.

## Neighbourhood problems

16 people (13.1% of respondents) thought vandalism and hooliganism was a serious problem in their neighbourhood; 29 (23.8%) thought it was a problem but not a serious one, and 77 (63.1%) thought it was not a problem (N=122).

Ten people (8.3% of respondents) thought crime was a serious local problem; 30 (24.8%) thought it was a problem but not a serious one, and 81 (66.9%) thought it was not a problem (N=121).

28 people (23%) considered dogs and dog mess to be a serious local problem; 26 (21.3%) thought it was a problem but not a serious one, and 68 (55.7%) thought it was not a problem (N=122). Dog fouling was described in the focus group as a major problem, particularly at a local park and a playing field that had been recently redeveloped for young people to use.

20 respondents (16.4%) thought litter and rubbish in the streets was a serious local problem; 20 (16.4%) thought it was a problem but not a serious one, and 82 (67.2%) thought it was not a problem (N=122).

Most respondents - 107 (87.7%) and 117 (96.7%) respectively - did not consider poorly maintained or empty properties to be a problem in their neighbourhood. Two people (1.6%) said there were problems with noisy neighbours and eight (6.6%) reported other problems with neighbours. Most people (at least 117 people or 95.9%) reported that there were no local problems with harassment.

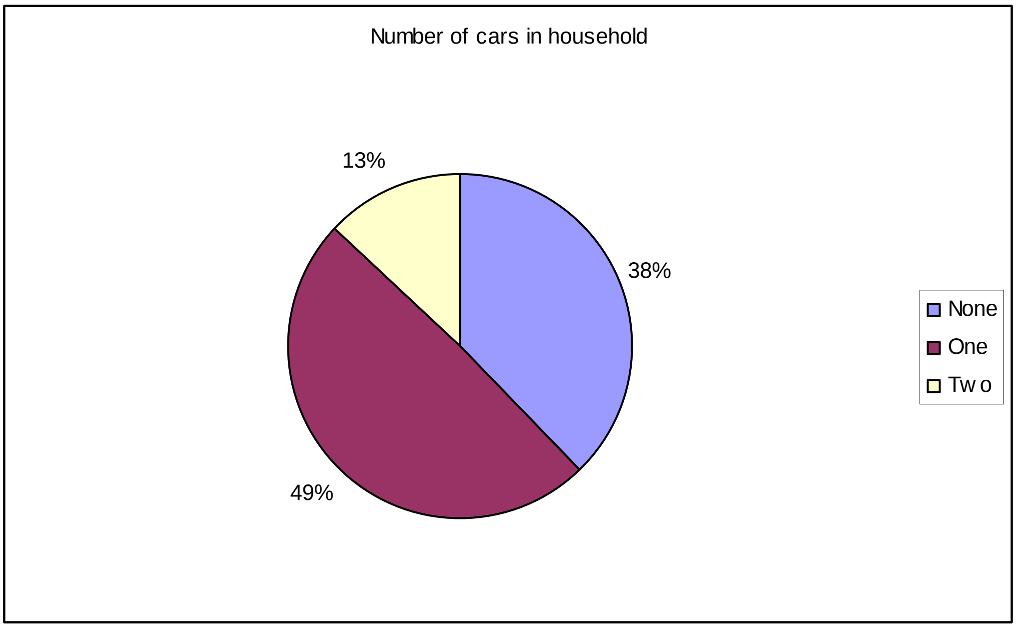
## Improving the neighbourhood

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to make the area a better place to live. The most common responses are shown below in order of the number of people mentioning them:

- Traffic management and traffic calming (mentioned by 20 people)
- Gateshead Council should take better care of green spaces and public areas (mentioned by 15 people)
- More frequent and effective street cleaning (10 people)
- Dog mess problem needs to be addressed (10 people); as does problem of horse mess (four people)
- Better public transport service (eight people)
- More parking spaces (six people); and better enforcement of parking restrictions (four people)
- More facilities and activities for young people (six people); and more leisure facilities in general (five people)
- Area needs generally tidied up, especially main street (six people)
- Footpaths need to be improved and better maintained (five people)
- Improve street lighting (five people)
- Tackle young people’s drinking in public areas, such as the Angel of the North (four people)
- Stronger police presence (four people); and community wardens (four people)

# Travel and transport

## Car ownership and parking




Over a third of respondents lived in households where there was no access to a car (37.7%; n=46). Half of households had the use of one car (49.2%; n=60), and the remaining 13.1% (n=16) had two cars.

Nearly half of respondents (46.7%; n=50) had no parking spaces on their property. 42 properties (39.3%) had one space, and 15 (13.9%) had two or more. No households had a space in a designated parking area. 56.4% (n=61) had the use of one or more spaces on the street. 42.2% (n=43) had the use of a garage.

## Public transport

80.7% of people (n=96) said they could walk to their nearest bus stop in five minutes or less, and 95.8% (n=114) were within ten minutes walk of a bus stop. The area is not within walking distance of a railway station.

69 people (62.7%) said buses ran at least every 15 minutes from their local bus stop during the daytime, and 35 (31.8%) said there was a bus at least every half hour. Five (4.5%) said there was one bus an hour (N=110). In the evenings, 34 people (33%) reported that there were buses every 15 minutes, 31 (30.1%) every half hour, and 29 (28.2%) every hour. Five people (4.9%) said there was less than one bus per evening (N=103).

Respondents were asked how long it took them to travel by bus to various different places (not including the time spent waiting at the bus stop). Around nine out of ten people either did not need a bus, or could travel by bus in less than 10 minutes to their local doctor's surgery (n=100; 85.5%), chemist (n=108; 91.5%), Post Office (n=109; 92.4%), bank/cash machine (n=106; 89.8%), and shop selling groceries (n=107; 91.4%). 68.6% of people (n=81) said they could get to the nearest general hospital by bus in less than 20 minutes, while 66.9% (n=79) said they could get to the nearest large shopping centre by bus in less than half an hour. Focus group members said that bus services to the QE hospital and Gateshead Interchange were recently cut, and that there is no service to Wrekenton.

65.6% of people (n=80) were satisfied or very satisfied with local public transport. 8.2% (n=10) were dissatisfied and 4.9% (n=6) were very dissatisfied (N=122). Wrekenton focus group members thought public transport was good overall, although some routes had recently been cut and children's fares were considered to be too expensive.

### Traffic issues

29.5% of respondents (n=36) thought heavy traffic was a serious problem in their neighbourhood; 22.1% (n=27) thought it was a problem but not a serious one, and 48.4% (n=59) thought it was not a problem (N=122). Focus group members said speeding cars were a problem locally.

18% of respondents (n=22) thought traffic noise was a serious local problem; 16.4% (n=20) thought it was a problem but not a serious one, and 65.6% (n=80) thought it was not a problem (N=122).

46.7% of people (n=57) were satisfied with traffic management in Wrekenton and Eighton Banks, while 31.1% (n=38) were dissatisfied and 15.6% (n=19) very dissatisfied (N=122). 37.7% (n=47) were satisfied with local parking facilities, 35.2% (n=43) were dissatisfied and 15.6% (n=19) very dissatisfied (N=122). Focus group members said car parking was difficult in the area.

## Housing history

19 respondents (15.7%) had moved house within the last five years. Of these, ten had previously lived in a terraced house, five in a semi-detached house, three in a flat and one in a detached house. Seven respondents had owned their previous home (three outright and four with a mortgage), five had rented from Gateshead Housing Company, four had rented privately and one from a Housing Association. Two had lived with family or friends. Nine of respondents' previous homes had had three bedrooms, eight had two, one had one, and one had four.

### Reasons for moving to current home

Respondents were asked about their reasons for moving to their current home, and were also asked which of the reasons they cited was the most important. The most common reasons given were: needed property suitable for an older or disabled person (cited by five people); needed a larger, smaller, or different type of property (each cited by three people); to live independently, because of divorce, separation or family stress, because of harassment/threat of harassment, to be closer to family or friends to give or receive support, and to move to a better area (each mentioned by two people). No particular reasons stood out as being the most important.

Movers were also asked whether they had left anyone else living in their previous home. Three respondents had done so. Two people had moved into a home that was already occupied by somebody else.

## Future housing plans and aspirations

One person said they were planning to move to a new home in the next year, and another three thought they would move in the next five years. In addition, three respondents said that a member of their household wished to move into separate accommodation in the next year. One person was on a Gateshead Housing Company waiting list.

Of those not planning to move, 94% (n=109) said they did not want to move, and five (4.3%) said that they wanted to move but were unable to (the most important reason for this, cited by four people, was being unable to afford to move).

People who were planning to move were asked to give their reasons. A variety of different reasons were given. The following reasons were each mentioned by at least two people:

- Want a different type of property (n=3)
- Want a larger property (n=2).

Asked what sort of property they would consider moving to, people who were planning to move gave the following responses:

| House | Flat | Bungalow |
|---|---|---|
| Detached (n=4)<br>Semi-detached (n=2)<br>Small terraced (n=3)<br>Large terraced (n=2)<br>Two bedrooms (n=1)<br>Three bedrooms (n=3)<br>Four bedrooms (n=2) | Upper Tyneside flat (n=1)<br>Lower Tyneside flat (n=1)<br>Three bedrooms (n=1) | Detached (n=3)<br>Semi-detached (n=2)<br>Terraced bungalow (n=2)<br>Two bedrooms (n=1)<br>Three bedrooms (n=2) |

Asked what sort of tenure arrangements they would consider for their new property, respondents wishing to move home gave the following answers:

- Own (with mortgage) (n=5)
- Rent unfurnished from Gateshead Housing Company (n=5)
- Own (no mortgage) (n=3)
- Rent furnished from Gateshead Housing Company (n=2)
- Rent from Housing Association (n=2)

- Shared ownership (n=1)

People wishing to buy a new home were asked how much they could afford to spend in total. Only four people answered this question. One had less than £50K, one had £50-100K, one had £100-150K, and one had over £250K.

Respondents wishing to move home were asked which areas they would consider moving to. Two people each said Lamesley, Birtley, and Low Fell. No other responses were given by more than one person.

## Improving local housing

Respondents were asked for their views on what could be done – either by Gateshead Council or by others - to improve the supply, condition and quality of housing in the area. The most common responses are shown below in order of the number of people mentioning them:

- Improve and modernise Council/Gateshead Housing Company properties more quickly (mentioned by 11 people)
- Provide decent affordable housing for young people (ten people)
- Gateshead Council/Housing Company should maintain properties better (eight people)
- More social housing (seven people) and affordable housing (five people) is needed

Wrekenton focus group members considered Gateshead Housing Company to be slow in carrying out repairs and improvements.

# 8. References

This list of references includes all sources of information used in the research. Some of these are referred to in the *Policy context* section while others have provided local data for the geographical areas being studied, which has been cited along with the main research findings.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# 9. Acknowledgements

Thank you to all Gateshead residents who completed the survey or took part in focus groups, and to everyone else that provided information via interviews or helped to arrange contacts with residents.

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Rachel Kelly
Rowena Kemp
Alex Hope

# 10. APPENDICES

## Contents

Gateshead Council
www.gateshead.gov.uk

Dear Householder

***Your chance to tell us about your housing needs and wishes***

Gateshead Council wants to find out more about the housing needs and wishes of people living in the rural areas of Gateshead. To do this it has employed Northumbria University and Banks of the Wear Community Projects to carry out a household survey and other research for Gateshead Rural Housing Appraisal. The information will then be used by the Council to develop a Rural Housing Strategy for Gateshead.

We have selected your household as one of 2,000 to take part in this survey. We will be calling to your home over the next week or two to run through the survey interview which will take about 20 minutes. You will be asked questions about your household, your views of the local area, and your current and future housing needs and wants. Interviews can take place either on the doorstep or inside your home. If the timing is inconvenient, an appointment can be arranged for a call-back visit.

The enclosed leaflet tells you more about the survey and Gateshead Rural Housing Appraisal, and includes a freephone number to ring for more details. Please contact us on this number if you will need any particular help or support to enable you to take part in the survey, e.g. an interpreter or signer.

Thank you for your help

northumbria UNIVERSITY
Sustainable Cities Research Institute

BANKS OF THE WEAR

Gateshead Council
www.gateshead.gov.uk

# GATESHEAD RURAL HOUSING APPRAISAL

## Household Survey

### Why is this survey being carried out?

Gateshead Council wants to find out more about the housing needs and wishes of people living in rural areas of Gateshead. To do this we have employed Northumbria University and Banks of the Wear Community Projects to ask people living in rural areas how they feel about their homes and neighbourhoods, what their own housing needs are, and what changes they would like to see made to local housing.

### Where is it happening?

It is a door-to-door survey covering the Gateshead wards of Birtley; Lamesley; Ryton, Crookhill and Stella; Winlaton and High Spen; Chopwell and Rowlands Gill; Crawcrook and Greenside; and South Whickham and Sunniside.

### When is it happening?

The survey will take place between May and July 2006.

### Who is being asked to take part?

A sample of 2,000 households from the above wards – about 1 in every 11 households - has been selected to take part.

### What will it involve?

One adult living in each of the targeted households will be asked to spend about twenty minutes with one of our trained survey staff, answering questions about themselves, their households, their neighbourhood, and their housing needs and aspirations. Survey staff will visit households to conduct interviews, which can take place either on the doorstep or inside the home. If the timing is inconvenient, an appointment can be arranged for a call-back visit.

### Why should I take part?

This is your chance to let Gateshead Council know about your housing needs and wishes, so that it can take account of your needs in its future work plans.

### When will the survey results be out?

A report of the survey and other research being done locally will be delivered to Gateshead Council by the end of August 2006.

### What will the results be used for?

The findings will contribute to future Gateshead Council housing policy and will help us develop a Rural Housing Strategy for Gateshead.

### What else is happening?

The study we are carrying out will also involve focus groups and interviews with people who live and work in Gateshead's rural areas. These will take place in June and July 2006. If you would like to take part in an interview or focus group, please contact Banks of the Wear Community Projects on freephone 0800 328 9127.

### How can I find out more?

To find out more about this survey and about Gateshead Rural Housing Appraisal, or to tell us about any support needs you have, contact Sustainable Cities Research Institute, Northumbria University, 6 North Street East, Newcastle upon Tyne NE1 8ST, on freephone 0800 328 9127 (please leave a number at which a member of the supervisory team can contact you between 9am-5pm or 5-8pm weekdays).

Alternatively, you can contact Richard Hall at Gateshead Council on telephone 0191 433 2632 or by email: RichardHall2@Gateshead.gov.uk

## Gateshead Rural Housing Appraisal 2006

## Section 1: About your home

1.1 Can you tell me what type of property you live in? (offer choices)

1.2 Do you own or rent the property? (offer choices)

1.3 How many bedrooms do you have?

| **1.1 Property type** | | **1.2 Tenure** | | **1.3 Bedrooms** | |
|---|---|---|---|---|---|
| Detached house | ☐1 | Own it (no mortgage) | ☐1 | One | ☐1 |
| Semi-detached house | ☐2 | Own it (with mortgage) | ☐2 | Two | ☐2 |
| Terraced house | ☐3 | Rent from Gateshead Housing Company (formerly Council) | ☐3 | Three | ☐3 |
| *Flat/maisonette:* | | | | | |
| Upper Tyneside flat | ☐4 | Rent from a Housing Association (e.g. Home, Accent) | ☐4 | Four | ☐4 |
| Lower Tyneside flat | ☐5 | | | Five + | ☐5 |
| Low-rise | ☐6 | Rent from GPLA (Gateshead Private Landlords Association) | ☐5 | Bedsit/ studio | ☐6 |
| Multi-storey block | ☐7 | | | | |
| Executive apartment | ☐8 | Rent privately (furnished) | ☐6 | | |
| | | Rent privately (unfurnished) | ☐7 | | |
| Maisonette | ☐9 | Is your home provided with your job? | ☐8 | | |
| Bungalow | ☐10 | Is it shared ownership? | ☐9 | | |
| Park home/caravan | ☐11 | Other type of tenure | ☐10 | | |

| **1.4 Do you know when your property was built?** (offer choices) | | | | |
|---|---|---|---|---|
| Pre 1919 ☐1 | 1919-1944 ☐2 | 1945-1964 ☐3 | 1965-1984 ☐4 | 1985 or later ☐5 |

| **1.5 How long have you lived at this address?** | | | | | |
|---|---|---|---|---|---|
| Less than 1 year | ☐1 | Between 2 - 5 years | ☐3 | 10 years or more | ☐5 |
| Between 1 - 2 years | ☐2 | Between 5 -10 years | ☐4 | | |

| **1.6 Does your home have…** | **Yes** | **No** | **Don't know** |
|---|---|---|---|
| Central heating | ☐1 | ☐2 | ☐3 |
| Full double glazing | ☐1 | ☐2 | ☐3 |
| Partial double glazing | ☐1 | ☐2 | ☐3 |
| Combi boiler | ☐1 | ☐2 | ☐3 |
| Condensing boiler | ☐1 | ☐2 | ☐3 |
| Mains gas supply | ☐1 | ☐2 | ☐3 |
| Mains drainage | ☐1 | ☐2 | ☐3 |

| **1.7 How satisfied are you with the state of repair of your home?** (offer choices) | | | |
|---|---|---|---|
| Very satisfied | ☐1 | Dissatisfied | ☐4 |
| Satisfied | ☐2 | Very dissatisfied | ☐5 |
| Neither satisfied nor dissatisfied | ☐3 | | |

| **1.8 What are the main repair problems that need attention?** (Tick <u>all</u> that apply) | | | |
|---|---|---|---|
| No repair problems | ☐1 | Doors | ☐6 |
| Brick/stonework/structure | ☐2 | Bathroom/toilet | ☐7 |
| Roof | ☐3 | Cold/heating problems | ☐**8** |
| Windows | ☐4 | Dampness | ☐9 |
| Kitchen | ☐**5** | Garden walls/fence | ☐**10** |

| **1.9 If repairs are needed, why have they not been done?** (Tick <u>all</u> that apply) | | | |
|---|---|---|---|
| Haven't the time | ☐1 | Cannot physically manage | ☐6 |
| Can't afford it | ☐2 | Reported to landlord, but no action | ☐7 |
| Planning to do the repairs | ☐3 | Reported to landlord – action planned | ☐8 |
| Repairs too disruptive | ☐4 | Not reported to landlord | ☐9 |
| Unable to find suitable contractor | ☐5 | | |

| **1.10 How difficult do you find it to afford your rent or mortgage?** | |
|---|---|
| Very difficult | ☐1 |
| Fairly difficult | ☐2 |
| Neither difficult nor easy | ☐3 |
| Fairly easy | ☐4 |
| Very easy | ☐5 |

## Section 2: About your neighbourhood

**2.1 Which neighbourhood, area or community would you say that you live in or belong to?** (Tick one. Ask for unprompted answer first, then prompt if needed – try to only mention places local to the area you are in).

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Clara Vale | ☐1 | Stella | ☐10 | West Chopwell | ☐19 | Street Gate | ☐28 |
| Crawcrook | ☐2 | Coalburns | ☐11 | High Spen | ☐20 | Marley Hill | ☐29 |
| Bar Moor | ☐3 | Whickham South | ☐12 | Hooker Gate | ☐21 | Blackhall Mill | ☐30 |
| Ryton | ☐4 | Fellside Park | ☐13 | Highfield | ☐22 | Byermoor | ☐31 |
| Ryton Village | ☐5 | Dyke Heads | ☐14 | Rowlands Gill | ☐23 | Kibblesworth | ☐32 |
| Ryton Woodside | ☐6 | The Folly | ☐15 | Lockhaugh | ☐24 | Birtley | ☐33 |
| Stargate | ☐7 | Greenside | ☐16 | Winlaton Mill | ☐25 | Lamesley | ☐34 |
| Crookhill | ☐8 | Low Greenside | ☐17 | Watergate Estate | ☐26 | Other | ☐35 |
| Hedgefield | ☐9 | Chopwell | ☐18 | Sunniside | ☐27 | | |
| If other, write the name in this box | | | | | | | |

**2.2 Can you tell me how satisfied you are with the following in your neighbourhood?** (You have a choice of very satisfied, satisfied….and so on)

| | Very satisfied | Satisfied | Neither | Dis-satisfied | Very dis-satisfied | Don't Know |
|---|---|---|---|---|---|---|
| Choice of housing to buy | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 |
| Choice of housing to rent | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 |
| Traffic management e.g. traffic calming | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 |
| Parking facilities | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 |
| Schools/colleges | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 |
| Access to job-related training | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 |
| Public transport | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 |
| Shops | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 |
| Leisure facilities | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 |
| Access to a doctor | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 |
| Access to place of worship | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 |
| General appearance of the area | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 |
| General reputation of the area | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 |

**2.3 Would you say that the following are a problem in your neighbourhood?**

| | A serious problem in this area | A problem in this area, but not serious | Not a problem in this area |
|---|---|---|---|
| Heavy traffic | ☐1 | ☐2 | ☐3 |
| Traffic noise | ☐1 | ☐2 | ☐3 |
| Vandalism and hooliganism | ☐1 | ☐2 | ☐3 |
| Crime | ☐1 | ☐2 | ☐3 |
| Dogs and dog mess | ☐1 | ☐2 | ☐3 |
| Litter and rubbish in the streets | ☐1 | ☐2 | ☐3 |
| Poorly maintained properties | ☐1 | ☐2 | ☐3 |
| Empty properties | ☐1 | ☐2 | ☐3 |
| Noisy neighbours | ☐1 | ☐2 | ☐3 |
| Other problems with neighbours | ☐1 | ☐2 | ☐3 |
| Racial harassment | ☐1 | ☐2 | ☐3 |
| Harassment against any other group of society (e.g. the elderly, disabled people, homosexuals) | ☐1 | ☐2 | ☐3 |

**2.4 Is there anything in particular that you think could be done by Gateshead Council or others to make your neighbourhood a better place to live?**

| |
|---|
| |

## Section 3: About travel and transport

**3.1 How many cars does your household have?**

**3.2 How many parking spaces does your household have the use of?**

**3.3 Do you have the use of a garage?**

| 3.1 No. of cars | | 3.2 Parking spaces | | | 3.3 Garage | |
|---|---|---|---|---|---|---|
| | | | On your property | | | Yes☐1 No ☐2 |
| | | | In a designated parking area | | | |
| | | | On the street | | | |

**3.4 Can you tell me roughly how long it would take the average person to walk from your home to the nearest of each of the following?** (Ask unprompted first, then offer choices if needed)

| | Under 5 mins | 5-10 mins | 11-20 mins | 21-30 mins | More than 30 mins | Not within walking distance | Don't know |
|---|---|---|---|---|---|---|---|
| Doctor | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 |
| Pub | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 |
| Place to buy milk or bread | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 |
| Post Office | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 |
| Bank or cash machine | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 |
| Primary school | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 |
| Park/public open space | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 |
| Leisure or sports facilities | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 |
| Council offices | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 |
| Bus stop | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 |
| Railway station | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 |

| **What is the name of your nearest railway station?** | |
|---|---|

**3.5 How frequent are the buses from your nearest bus stop during the day?**

| Less than one a day | At least one a day | At least one an hour | At least one every half hour | At least one every quarter of an hour |
|---|---|---|---|---|
| ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |

**3.6 How frequent are the buses from your nearest bus stop in the evening?**

| Less than one per evening | At least one | At least one an hour | At least one every half hour | At least one every quarter of an hour |
|---|---|---|---|---|
| ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |

**3.6 Can you tell me roughly how long it would take to get to each of these places by bus from your home? Please include walking to and from the bus stop but assume you don't have to wait for a bus.** (Ask unprompted first, then offer choices if needed)

| | Under 5 mins | 5-10 mins | 11-20 mins | 21-30 mins | More than 30 mins | No convenient bus service | Don't know | Don't need a bus |
|---|---|---|---|---|---|---|---|---|
| Doctor | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 | ☐8 |
| Chemist | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 | ☐8 |
| Post Office | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 | ☐8 |
| Bank or cash machine | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 | ☐8 |
| Shop selling groceries | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 | ☐8 |
| Large shopping centre | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 | ☐8 |
| Hospital providing general treatment | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 | ☐6 | ☐7 | ☐8 |

**3.7 Which local areas do you and other members of your household visit regularly? (e.g. for school, work, or shopping)** (Tick all that apply. Ask for unprompted answers first, then prompt if needed – try to only mention places close or accessible to the area you are in).

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Clara Vale | ☐1 | Stella | ☐10 | West Chopwell | ☐19 | Street Gate | ☐28 |
| Crawcrook | ☐2 | Coalburns | ☐11 | High Spen | ☐20 | Marley Hill | ☐29 |
| Bar Moor | ☐3 | Whickham South | ☐12 | Hooker Gate | ☐21 | Blackhall Mill | ☐30 |
| Ryton | ☐4 | Fellside Park | ☐13 | Highfield | ☐22 | Byermoor | ☐31 |
| Ryton Village | ☐5 | Dyke Heads | ☐14 | Rowlands Gill | ☐23 | Kibblesworth | ☐32 |
| Ryton Woodside | ☐6 | The Folly | ☐15 | Lockhaugh | ☐24 | Birtley | ☐33 |
| Stargate | ☐7 | Greenside | ☐16 | Winlaton Mill | ☐25 | Lamesley | ☐34 |
| Crookhill | ☐8 | Low Greenside | ☐17 | Watergate Estate | ☐26 | Other (specify) | ☐35 |
| Hedgefield | ☐9 | Chopwell | ☐18 | Sunniside | ☐27 | | |
| If other, write name(s) in this box | | | | | | | |

## Section 4: About the people in your household

| | Relationship to respondent | M/F | Age | For people 16 +, please indicate: (see codes below) | | | Ethnicity | Illness/ disability (list all) | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Employment Status | Type of Work (if applicable) | Workplace | | | | | |
| ***Example*** | *Respondent* | *F* | *34* | *1* | *2* | | *1* | *2* | | | |
| | *2 (son)* | *M* | *3* | | | | *1* | | | | |
| Person 1 | **YOU** | | | | | | | | | | |
| Person 2 | | | | | | | | | | | |
| Person 3 | | | | | | | | | | | |
| Person 4 | | | | | | | | | | | |
| Person 5 | | | | | | | | | | | |
| Person 6 | | | | | | | | | | | |
| Person 7 | | | | | | | | | | | |
| Person 8 | | | | | | | | | | | |

1 – Spouse/partner
2 – Son/step-son
3 – Daughter/step-daughter
4 – Grandson
5 – Granddaughter
6 – Parent
7 – Grandparent
8 – Nephew
9 – Niece
10 – Other relation
11 – Friend
12 – Lodger/Boarder

M – Male
F - Female

**Employment status**
**1** – Working full time (30+hrs per week)
**2** – Working part-time (under 30hrs pw)
**3** – Unemployed **4** – Full time carer
**5** – Wholly retired from work **6** – Permanently sick / disabled
**7** – Mainly doing unpaid household duties
**8** - In full-time education/training
**9** – Self employed

**Type of Work** (ask unprompted and record response)
**1** – Fire officer **2** - Teacher
**3** - Nurse/health worker **4** - Police/prison/probation
**5** – Care worker/soc. Svcs. **6** – Other public sector
**7** – Other private sector

**Workplace**
1 – Gateshead
2 – Elsewhere in Tyne and Wear
3 – Outside Tvne and Wear

**1** – Visual impairment
**2** – Hearing impairment
**3** – Mobility problems
**4** – Mental health problems
**5** – Learning difficulties
**6**– Respiratory problems (e.g. asthma, bronchitis)

**Ethnicity**
**1** – White British
**2** – White Irish/Other
**3** – Black/ Black British
**4** – Mixed (e.g. White & Asian)
**5** – Asian / Asian British
**6** – Chinese **7** – Gypsy/Traveller
**8** – Other

**4.2 In total, how many people are there in your household?** ☐

**4.3 In the past year, have you provided temporary accommodation for a friend or family member who did not have a home?** Yes ☐1 No ☐2

**4.4 If yes, how many?** (Write number in box) ☐

**4.5 Do you or any other member of your household use a motorized wheelchair or motorized pavement scooter?**

| | | |
|---|---|---|
| Wheelchair: all the time ☐1 | Wheelchair: occasional ☐2 | Scooter ☐3 |

**4.6 Does your home have the following adaptations? If not, do you need them? Or do you think you will be likely to need them within the next 5 years?** (Tick one)

| | Already Have | Need Now | Likely to need in next 5 years | Not applicable |
|---|---|---|---|---|
| **General home adaptations** | | | | |
| Cavity wall insulation | ☐1 | ☐2 | ☐3 | ☐4 |
| Loft insulation | ☐1 | ☐2 | ☐3 | ☐4 |
| Security intruder alarm | ☐1 | ☐2 | ☐3 | ☐4 |
| **Adaptations because of disability** | | | | |
| Adaptations to kitchen | ☐1 | ☐2 | ☐3 | ☐4 |
| Adaptations to bathroom | ☐1 | ☐2 | ☐3 | ☐4 |
| Internal handrails/grabrails | ☐1 | ☐2 | ☐3 | ☐4 |
| Downstairs toilet | ☐1 | ☐2 | ☐3 | ☐4 |
| Stairlift | ☐1 | ☐2 | ☐3 | ☐4 |
| Vertical lift | ☐1 | ☐2 | ☐3 | ☐4 |
| Wide internal doors (for wheelchair access) | ☐1 | ☐2 | ☐3 | ☐4 |
| Plug sockets easily accessible | ☐1 | ☐2 | ☐3 | ☐4 |
| External ramp | ☐1 | ☐2 | ☐3 | ☐4 |
| External handrails/grabrails | ☐1 | ☐2 | ☐3 | ☐4 |

**4.7 Do you or any other member of your household need any help or support with the following things? Or do you think you or they are likely to need this kind of help in the next five years?**

| Do you require support or advice with: | Need Now | Likely to need in next 5 years | Not likely to need |
|---|---|---|---|
| Setting up a new home (e.g. furniture; help decorating etc.) | ☐1 | ☐2 | ☐3 |
| Carrying out tasks in your home that you are struggling to deal with | ☐1 | ☐2 | ☐3 |
| General repairs (e.g. leaking tap; jammed door; broken window, missing roof tiles etc) | ☐1 | ☐2 | ☐3 |
| Bigger home improvements (e.g. new boiler) | ☐1 | ☐2 | ☐3 |
| Energy efficiency in your home | ☐1 | ☐2 | ☐3 |
| Improving safety and security in your home (e.g. smoke alarms, house alarms etc) | ☐1 | ☐2 | ☐3 |
| Keeping your garden tidy | ☐1 | ☐2 | ☐3 |
| Finding another home | ☐1 | ☐2 | ☐3 |
| Managing your money or claiming benefits | ☐1 | ☐2 | ☐3 |
| Taking medication | ☐1 | ☐2 | ☐3 |
| Learning to take care of a new baby | ☐1 | ☐2 | ☐3 |
| Tasks outside of your home (e.g. shopping) | ☐1 | ☐2 | ☐3 |
| Personal safety and security | ☐1 | ☐2 | ☐3 |
| Emotional support e.g. someone to visit you at home/at a day centre to talk to you as a friend | ☐1 | ☐2 | ☐3 |
| Getting to a college, leisure centre or back to work to meet people/ take part in activities | ☐1 | ☐2 | ☐3 |
| Learning to cook, clean and look after yourself | ☐1 | ☐2 | ☐3 |

## Section 5: Have you moved in the last 5 years?

(If respondent has lived here for **more than five years, go to Section 6**)

| 5.1 What was the previous address including postcode? | |
|---|---|
| | |
| | |
| | |
| **POSTCODE** | |
| 5.2 When did you move (year)? | |

5.3 Can you tell me what type of property you lived in before?

5.4 Did you own or rent the property?

5.5 How many bedrooms did it have?

| **5.3 Property type** | | **5.4 Tenure** | | **5.5 Bedrooms** | |
|---|---|---|---|---|---|
| Detached house | ☐1 | Own it (no mortgage) | ☐1 | One | ☐1 |
| Semi-detached house | ☐2 | Own it (with mortgage) | ☐2 | Two | ☐2 |
| Terraced house | ☐3 | Rent from Gateshead Housing | ☐3 | Three | ☐3 |
| *Flat/maisonette:* | | Rent from Housing Association (e.g. Home, Accent) | ☐4 | Four | ☐4 |
| Tyneside Flat | ☐4 | | | Five + | ☐5 |
| Low-rise | ☐5 | Rent from GPLA (Gateshead Private Landlords Association) | ☐5 | Bedsit/ studio | ☐6 |
| In Multi-storey block | ☐6 | Rent privately (furnished) | ☐6 | | |
| | | Rent privately (unfurnished) | ☐7 | | |
| Executive apartment | ☐7 | Was it provided with your employment? | ☐8 | | |
| Maisonette | ☐8 | Was it shared ownership? | ☐9 | | |
| Bungalow | ☐9 | Other type of tenure | ☐10 | | |
| Park Home/Caravan | ☐10 | Living with family/friends | ☐11 | | |

| **5.6 Can you tell me why you decided to move? Was it for any of the following reasons?** (Tick all that apply) | | | |
|---|---|---|---|
| Needed larger property | ☐1 | Harassment/threat of harassment | ☐13 |
| Needed smaller property (difficult to manage) | ☐2 | Closer to family/friends to give/receive support | ☐14 |
| Wanted different type of property | ☐3 | Closer to family/friends for social reasons | ☐15 |
| Needed housing suitable for older/disabled person | ☐4 | Couldn't afford rent/mortgage | ☐16 |
| Wanted to buy | ☐5 | Move to a better area | ☐17 |
| Needed separate kitchen/bathroom/toilet | ☐6 | To be closer to facilities e.g. shops, doctors | ☐18 |
| Major disrepair of home | ☐7 | To be closer to work/new job | ☐19 |
| To live independently | ☐8 | To be in school catchment area | ☐20 |
| Divorce/separation/family stress | ☐9 | To be closer to university/college etc. | ☐21 |
| Living in temporary accommodation e.g. B&B, short term with family/friends | ☐10 | Wanted smaller garden | ☐22 |
| | | Wanted larger garden | ☐23 |
| Forced to move (e.g. eviction, repossession, tenancy ending) | ☐11 | Wanted to move to a rural area | ☐24 |
| | | To move into Gateshead | ☐25 |
| Wanted garage/off road parking space | ☐12 | To release equity | ☐26 |

**5.7 Of the above reasons, which was the most important?**
(Please write response number in the box e.g. Forced to move =11)

☐

| **5.8 When you moved out, did you leave anyone else still living in the property?** | | | | |
|---|---|---|---|---|
| | Yes | ☐2 | No | ☐2 |

| **5.9 When you moved into your current home, was it already occupied (e.g. by friends, partner etc)?** | | | | |
|---|---|---|---|---|
| | Yes | ☐2 | No | ☐2 |

| **5.10 How important were the following factors to you when choosing your <u>current</u> home?** (Offer choices: v. important, important etc) | | | | | |
|---|---|---|---|---|---|
| | Very important | Important | Slightly important | Not important | Don't know / Not relevant |
| Property size | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Good condition of property | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Affordability of mortgage/rent | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Affordability of repairs and maintenance | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Access to support e.g. warden | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Size of garden | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Sufficient car parking space | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Closeness to good schools (primary/secondary) | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Closeness to leisure/community facilities | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Closeness to shops/post office etc. | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Being close to relatives and friends | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Access to open space/parkland | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Access to countryside | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Quietness | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Lack of traffic congestion | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Feeling safe | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| General environment (e.g. cleanliness of streets, lack of graffiti) | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| General reputation of area | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| General layout of houses and roads | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Availability of public transport | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Closeness to workplace | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Closeness to good road links | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |
| Living in a rural area | ☐1 | ☐2 | ☐3 | ☐4 | ☐5 |

## Section 6: Future housing requirements

**6.1 Are you planning to move home in the next year/the next 5 years?**

| | | | |
|---|---|---|---|
| In the next year? | **Yes** ☐1<br>**No** ☐2<br>**Don't know** ☐3 | In the next 5 years? | **Yes** ☐1<br>**No** ☐2<br>**Don't know** ☐3 |

**6.2 If you are not planning to move, why not?**

I want move but I am unable to ☐1 ☞ **go to 6.3**

I don't want to move ☐2 ☞ **go to 6.11**

| **6.3 If you are unable to move, why is this?** (Tick <u>all</u> that apply) | | | |
|---|---|---|---|
| Cannot afford to | ☐1 | Need to give help/support to someone locally | ☐5 |
| Lack of suitable accommodation: | | Need to receive support locally | ☐6 |
| • With adaptations needed | ☐2 | Would disrupt child(rens) education | ☐7 |
| • In area wanted | ☐3 | Employment | ☐8 |
| • Of type wanted | ☐4 | Other reasons | ☐9 |

| **6.4 If you are planning to move, why is this?** (Tick <u>all</u> that apply) | | | |
|---|---|---|---|
| Want larger property | ☐1 | Harassment/threats of harassment | ☐13 |
| Want smaller property (difficult to manage) | ☐2 | To be closer to family/friends for give/receive support | ☐14 |
| Want different type of property | ☐3 | To be closer to family/friends for social reasons | ☐15 |
| Need housing suitable for older/disabled person | ☐4 | Can't afford current rent/mortgage | ☐16 |
| Want to buy | ☐5 | Move to a better area | ☐17 |
| Need separate kitchen/bathroom/toilet | ☐6 | To be closer to facilities e.g. shops, doctors | ☐18 |
| Major disrepair of home | ☐7 | To be closer to work/new job | ☐19 |
| To live independently | ☐8 | To be in school catchment area | ☐20 |
| Divorce/separation/family stress | ☐9 | To be closer to university/college | ☐21 |
| Living in temporary accommodation e.g. B&B, short term with family/friends | ☐10 | Want smaller garden | ☐22 |
| Forced to move (e.g. eviction, repossession, tenancy ending) | ☐11 | Want larger garden | ☐23 |
| | | Want to leave Gateshead | ☐24 |
| Want garage/off road parking | ☐12 | To release equity | ☐25 |

**6.5 Out of the above reasons, what is likely to be the most important?**
(Write response number in the box)

☐

| **6.6 Can you tell me what type and size of property you would consider?** (Tick all that apply) | | | | | |
|---|---|---|---|---|---|
| Property you would consider | **Yes** | Would you consider | | | |
| | | Type | | No. beds | |
| House | ☐1 | Detached | ☐1 | Two | ☐2 |
| | | Semi-detached | ☐2 | Three | ☐3 |
| | | Terraced house (small) | ☐3 | Four | ☐4 |
| | | Terraced house (large) | ☐4 | Five or more | ☐5 |
| Flat / Apartment | ☐1 | Type | | No. beds | |
| | | Upper Tyneside flat | ☐1 | One | ☐1 |
| | | Lower Tyneside flat | ☐2 | Two | ☐2 |
| | | Low-rise | ☐3 | Three | ☐3 |
| | | Multi-storey | ☐4 | Bedsit/studio | ☐6 |
| | | Executive apartment | ☐5 | | |
| | | Maisonette | ☐6 | | |
| | | Flat in a sheltered unit | ☐7 | | |
| Bungalow | ☐1 | Type | | No. beds | |
| | | Detached | ☐1 | One | ☐1 |
| | | Semi-detached | ☐2 | Two | ☐2 |
| | | Terraced | ☐3 | Three | ☐3 |
| | | | | Four or more | ☐4 |
| | | Type | | No. beds | |
| Other | ☐1 | Caravan | ☐1 | One | ☐1 |
| | | Park Home | ☐2 | Two | ☐2 |
| | | | | Three | ☐3 |

| **6.7 Can you tell me whether you would prefer to own or rent, or if you would consider any of these other options?** (tick all that apply) | | | |
|---|---|---|---|
| Owned (no mortgage) | ☐1 | Further options for buying if you cannot afford to buy on the open market | |
| Owned (with mortgage) | ☐2 | **Shared Ownership.** You own the property jointly with a Housing Association, paying a mortgage on the part you own and rent on the rest (plus a service charge) | ☐10 |
| Rented from The Gateshead Housing Company (furnished) | ☐3 | | |
| Rented from The Gateshead Housing Company (unfurnished) | ☐4 | Mortgages which reflect specific religious / cultural beliefs | ☐11 |
| Rented from Housing Association (e.g. Home) | ☐5 | **Equity Share.** You own part of a property and someone else e.g. a Housing Association or private developer owns the rest – you only pay a mortgage on the part you own. | ☐12 |
| Rent from GPLA (Gateshead Private Landlords Association) | ☐6 | | |
| Private Rented (furnished) | ☐7 | | |
| Private Rented (unfurnished) | ☐8 | **Discounted home ownership.** Property bought at below market value, but would be sold at below market value | ☐13 |
| Tied accommodation (provided as part of your job) | ☐9 | | |

| **6.8 If you are planning to buy a property, can you tell me what you could afford, or what amount of resources you have? (This includes mortgage, savings, investments, equity in existing property and other access to finance e.g. help from parents)** | |
|---|---|
| Less than £50,000 | ☐1 |
| £50,000 to under £100,000 | ☐2 |
| £100,000 to under £150,000 | ☐3 |
| £150,000 to under £200,000 | ☐4 |
| £200,000 to under £250,000 | ☐5 |
| £250,000 or more | ☐6 |

**6.9 Are you on the Council's housing waiting list?**

| | |
|---|---|
| Yes☐1 | No☐2 |

**6.10 Where would you consider living? Please tell me about up to 5 areas or neighbourhoods you would definitely consider living in.** (Record numbers as shown below, or names if unlisted. Prompt if needed e.g. Towns or villages around here? Other rural areas of Gateshead? Other parts of Gateshead? Other areas outside Gateshead?)

| Preference | Settlement/location reference | Preference | Settlement/location reference |
|---|---|---|---|
| 1 | | 4 | |
| 2 | | 5 | |
| 3 | | | |

| **Rural locations within Gateshead** | | | | | | | |
|---|---|---|---|---|---|---|---|
| Clara Vale | ☐1 | Stella | ☐10 | West Chopwell | ☐19 | Street Gate | ☐28 |
| Crawcrook | ☐2 | Coalburns | ☐11 | High Spen | ☐20 | Marley Hill | ☐29 |
| Bar Moor | ☐3 | Whickham South | ☐12 | Hooker Gate | ☐21 | Blackhall Mill | ☐30 |
| Ryton | ☐4 | Fellside Park | ☐13 | Highfield | ☐22 | Byermoor | ☐31 |
| Ryton Village | ☐5 | Dyke Heads | ☐14 | Rowlands Gill | ☐23 | Kibblesworth | ☐32 |
| Ryton Woodside | ☐6 | The Folly | ☐15 | Lockhaugh | ☐24 | Birtley | ☐33 |
| Stargate | ☐7 | Greenside | ☐16 | Winlaton Mill | ☐25 | Lamesley | ☐34 |
| Crookhill | ☐8 | Low Greenside | ☐17 | Watergate Estate | ☐26 | Other (specify) | ☐35 |
| Hedgefield | ☐9 | Chopwell | ☐18 | Sunniside | ☐27 | | |

| **Other locations within Gateshead** | | | | | | | |
|---|---|---|---|---|---|---|---|
| Winlaton & High Spen | ☐ 36 | Dunston and Teams | ☐40 | Chowdene | ☐44 | Windy Nook & Whitehills | ☐48 |
| Blaydon | ☐ 37 | Lobley Hill & Bensham | ☐41 | Bridges | ☐45 | Pelaw and Heworth | ☐49 |
| Whickham North | ☐ 38 | Saltwell | ☐42 | Deckham | ☐46 | Wardley and Leam Lane | ☐50 |
| Dunston Hill & Whickham East | ☐ 39 | Low Fell | ☐43 | High Fell | ☐47 | Felling | ☐51 |

| **Locations outside Gateshead** | | | | | |
|---|---|---|---|---|---|
| Newcastle | ☐52 | Chester-le-Street | ☐56 | Tynedale, Prudhoe or Hexham | ☐60 |
| Sunderland / Washington | ☐53 | Derwentside (e.g. Consett) | ☐57 | Elsewhere in Northumberland | ☐61 |
| North Tyneside | ☐54 | Durham City | ☐58 | Tees Valley (e.g. Hartlepool, Middlesbrough, Darlington) | ☐62 |
| South Tyneside | ☐55 | Elsewhere in Co. Durham | ☐59 | Elsewhere in UK | ☐63 |

**6.11 Do any other members of your household want to move to separate accommodation in the next year?**

| Yes | ☐1 | No | ☐2 ☞ **go to 6.18** |
|---|---|---|---|

**6.12 If so, how many?** ☐

**6.13 How many of these people are on the Council's housing waiting list?** ☐

**We would be grateful if you could answer the following questions about these household members' housing preferences** (leave blank if don't know).

**For each household member (up to 3) intending to move in the next year, please tell me:**

**6.14 What type of property you think each would consider moving into (offer choices)**

**6.15 How many bedrooms they would prefer**

**6.16 Whether they would prefer to own or rent (offer choices)**

| New Household no. | | | |
|---|---|---|---|
| | 1 | 2 | 3 |
| **6.14 Property type preferences** | | | |
| Detached house | ☐1 | ☐2 | ☐3 |
| Semi detached house | ☐1 | ☐2 | ☐3 |
| Terraced house | ☐1 | ☐2 | ☐3 |
| Upper Tyneside flat | ☐1 | ☐2 | ☐3 |
| Lower Tyneside flat | ☐1 | ☐2 | ☐3 |
| Low-rise flat | ☐1 | ☐2 | ☐3 |
| Multi-storey flat | ☐1 | ☐2 | ☐3 |
| Executive apartment | ☐1 | ☐2 | ☐3 |
| Maisonette | ☐1 | ☐2 | ☐3 |
| Flat in a sheltered unit | ☐1 | ☐2 | ☐3 |
| Retirement/care village | ☐1 | ☐2 | ☐3 |
| Caravan | ☐1 | ☐2 | ☐3 |
| Park Home | ☐1 | ☐2 | ☐3 |

| New Household no. | | | |
|---|---|---|---|
| | 1 | 2 | 3 |
| **6.15 Preferred no. of bedrooms** | | | |
| One | ☐1 | ☐2 | ☐3 |
| Two | ☐1 | ☐2 | ☐3 |
| Three | ☐1 | ☐2 | ☐3 |
| Four or more | ☐1 | ☐2 | ☐3 |
| Bedsit/sudio | ☐1 | ☐2 | ☐3 |

| **6.16 Tenure preferences** | | | |
|---|---|---|---|
| Owner occupied (no mortgage) | ☐1 | ☐2 | ☐3 |
| Owner occupied (mortgage) | ☐1 | ☐2 | ☐3 |
| Rent from Gateshead Housing | ☐1 | ☐2 | ☐3 |
| Rent from Housing Association | ☐1 | ☐2 | ☐3 |
| Rent from GPLA (Gateshead Private Landlords Association) | ☐1 | ☐2 | ☐3 |
| Rent privately | ☐1 | ☐2 | ☐3 |
| Tied accommodation | ☐1 | ☐2 | ☐3 |
| Shared Ownership (see 6.7) | ☐1 | ☐2 | ☐3 |
| Equity Share (see 6.7) | ☐1 | ☐2 | ☐3 |
| Discounted for sale (see 6.7) | ☐1 | ☐2 | ☐3 |

**6.17 For each newly forming household, please tell me which areas or neighbourhoods you or they would consider moving to** (Record numbers as shown in Q6.10, or names if unlisted. Prompt if needed e.g. Towns or villages around here? Other rural areas of Gateshead? Other parts of Gateshead? Other areas outside Gateshead?)

| Preference | Settlement/location reference | | |
|---|---|---|---|
| | **1** | **2** | **3** |
| **Preference 1** | | | |
| **Preference 2** | | | |
| **Preference 3** | | | |
| **Preference 4** | | | |
| **Preference 5** | | | |

**6.18 Which of the following older persons housing options would you consider (if relevant) now or in next 5 years?** (Tick all that apply)

| | |
|---|---|
| Continue to live in current home with support when needed e.g. home visits and appropriate adaptations | ☐1 |
| Buying a property more suitable for your household needs | ☐2 |
| Renting property more suitable for your household needs | ☐3 |
| Sheltered accommodation (bungalow or bedsit located within a sheltered accommodation unit managed by Gateshead Housing or Housing Assoc.) | ☐4 |
| Residential care home/Extra Care scheme (e.g. 24 hour staff support) | ☐5 |
| Buying a shared ownership property | ☐6 |
| Renting a property in a retirement/care village | ☐7 |
| Buying a property in a retirement/care village | ☐8 |

**6.19 Please tell us if there is anything that you think could be done by Gateshead Council or others to improve the supply, condition and quality of housing in your neighbourhood**

| |
|---|
| |

**THANK YOU VERY MUCH FOR YOUR HELP**