London Borough of Richmond upon Thames

New Housing Survey 2006

REPORT

Policy & Research

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1.0 Introduction & Methodology

1.1 The New Housing Survey was carried in April 2006. The survey's purpose is to increase our understanding of the housing market, review the policies on housing standards, and consider the implications of new development for travel and for school places. A total of 1341 questionnaires were sent out, and 409 returned. This represents a good response rate of 30.5%.

Methodology of the Study

1.2 A questionnaire was devised with input from Planning Policy and Housing Strategy Teams, and followed a similar format to the previous study that was undertaken in 1999. This was to allow for a comparison of the results. The questionnaire was then sent to all new properties completed between 2002 and 2005 (a list of the sites included can be found in appendix 1). The sample was not taken up to 2006 to allow people time to settle into their new homes and to give a better opinion of new developments. The sample included both private and affordable housing.

1.3 The results of the questionnaires were coded and entered into SPSS to allow for a thorough analysis, with cross-referencing of the different sections in the questionnaire. The results of the study are found below. Each section includes a summary of the main results and this is then followed by a more detailed analysis of the results.

1.4 The results are divided into the following sections:
Section 2: Who moved? Why moved? Where moved?
Section 3: Details about the households
Section 4: Satisfaction of new homes
Section 5: Education
Section 6: Tenure
Section 7: Parking and Transport
Section 8: Comparison with previous survey
Section 9: Respondent profiles

2.0 Who moved? Why moved? Where moved?

Summary

- Majority moved within London Borough of Richmond upon Thames
- Majority were home owners
- The majority of first time buyers moved within the Borough and moved into flats
- The main reason given for moving was to have more space/ larger home
- Very few dwellings were bought as second homes

Detailed Analysis

2.1 The highest number of responses to the survey (see figure 1/ table 1) were received from the biggest development at the former Kew Sewage Treatment Works, where 536 units were built, questionnaires were sent to 410 units and 129 responses received, 31.5% of all those surveyed. A significant proportion of the responses also came from two developments in Teddington, The National Physical Laboratory site with 37 responses, which is 9% of those surveyed and the Langdon Park development with 62 responses, which is 15% of those surveyed.

Figure 1: Area of Respondents

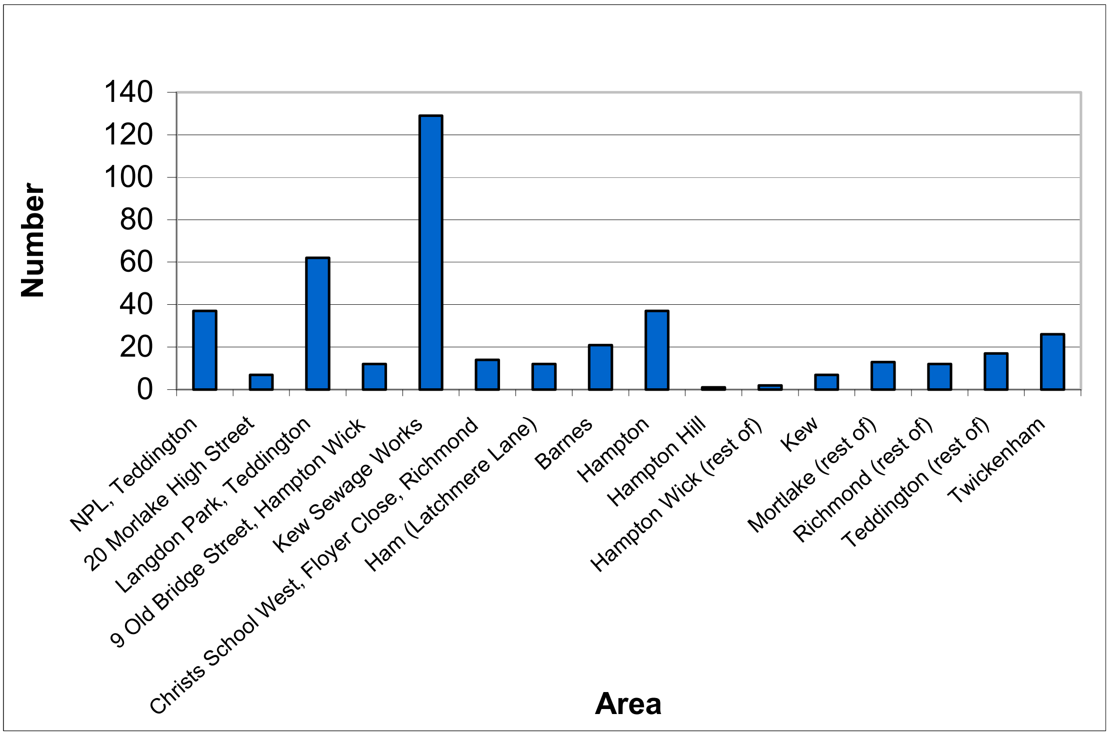


Table 1: The number of respondents by area

	Number of Respondents	Percent
NPL, Teddington	37	9.05
20 Morlake High Street	7	1.71
Langdon Park, Teddington	62	15.16
9 Old Bridge Street, Hampton Wick	12	2.93
Kew Sewage Works	129	31.54
Christs School West, Queens Road, Richmond	14	3.42
Barnes	21	5.13
Ham (Latchmere Lane)	12	2.93
Hampton	37	9.05
Hampton Hill	1	0.24
Hampton Wick (rest of)	2	0.49
Kew	7	1.71
Mortlake (rest of)	13	3.18
Richmond (rest of)	12	2.93
Teddington (rest of)	17	4.16
Twickenham	26	6.36
Total	**409**	**100**

2.4 The highest percentage of respondents, 44%, who had moved into the new developments (see table 2) previously lived within the Borough. A further 19% came from other outer London Boroughs, apart from Richmond upon Thames. This was also reflected in those moving into affordable housing with 34 of the respondents moving within the Borough, and 18 moving from outer London Boroughs, apart from Richmond upon Thames.

Table 2: The areas that respondents had moved from

	Number of responses	Percentage
No answer	22	5.4
Within Borough	182	44.5
Inner London Borough	41	10.0
Outer London Borough (excl LBRuT)	80	19.6
South east	29	7.1
Elsewhere UK	29	7.1
Anywhere else	26	6.4
Total	**409**	**100**

2.5 The survey asked people for their three main reasons for moving, in order of importance. The primary reason given for moving was for more space/ larger home and this was followed by a change in family circumstances, possibly indicating growing families or divorce. The top five first reasons given for moving were:

1. More space/ larger home
2. Change in family circumstances
3. Better accommodation
4. Access to work
5. Allocated by housing association

The top five second reasons given were:

1. Better accommodation
2. Better surroundings
3. Access to work
4. Near to friends/ social contacts
5. More space/ larger home

The top five third reasons given were:

1. Better surroundings
2. Better accommodation
3. Access to work
4. More space/ larger home
5. Near to friends/ social contacts

2.6 Of those that have moved into new dwellings just over half, 52% were homeowners, and 20% rented privately. A total of 38% moved into affordable accommodation, with 20.4% of these moving into shared ownership accommodation and 17.5% moving into accommodation rented through a housing association.

2.7 Of those who answered the question regarding first and second homes, for the majority this is there first home, but for 6% (22 respondents) this is their second home (see figure 2).

Figure 2: First/ Second Homes

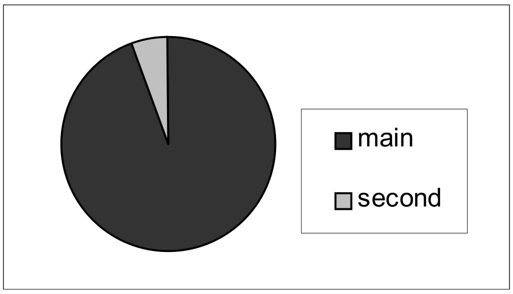
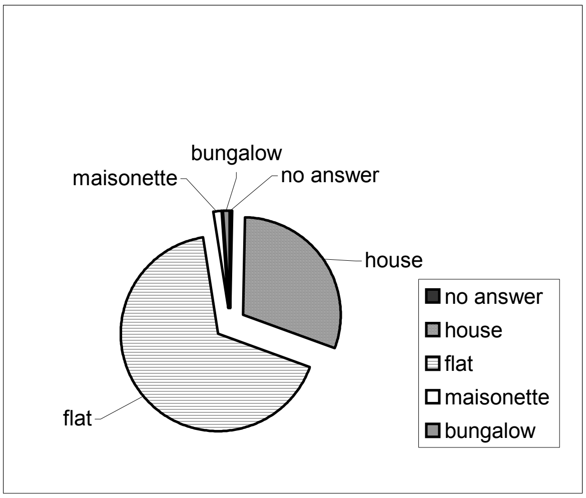


Figure 3: Type of property people have moved into



	Number	Percentage
No answer	1	0.24
House	124	30.32
Flat	274	66.99
Maisonette	5	1.22
Bungalow	5	1.22
Total	**409**	**100**

Table 3: The type of Property people moved into

2.8 The majority of responses (66%) showed people had moved in flats, and 30% had moved into houses. This reflects the main form of new housing provision in the area during this time. In line with the type of properties built during this time and with the majority of respondents moving into flats, the highest percentage of properties had 1 or 2 bedrooms (see figure 4). The survey asked about the number of rooms overall (this excluded kitchens without dining area, utility rooms, bathrooms, W.C.s, closets or hallways). Properties with 2 rooms had the highest percentage, 33%, followed by 3 rooms at 25%, and 4 rooms with 12% (see figure 4).

Figure 4: No of bedrooms

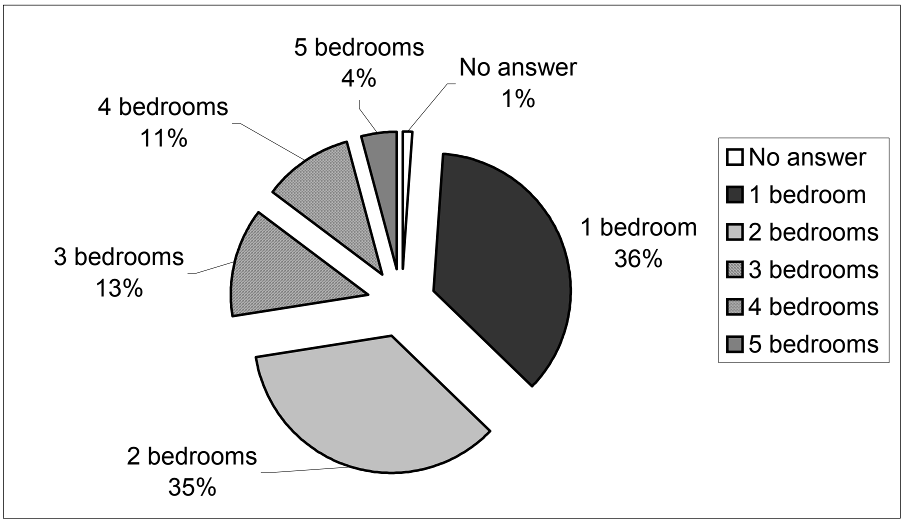
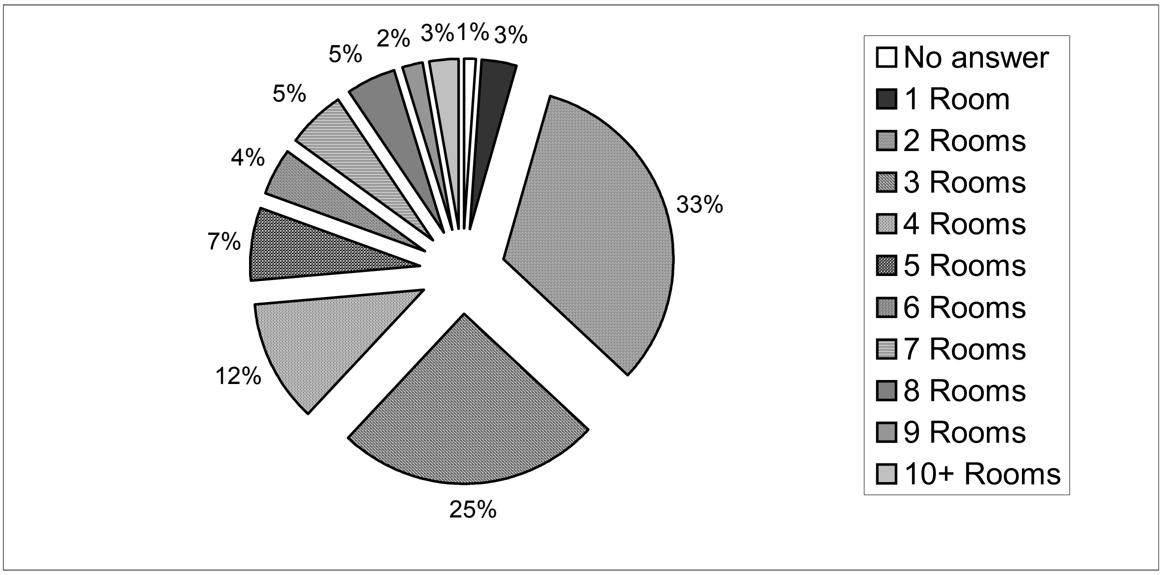


Figure 5: The Number of rooms



First Time Buyers

2.9 First time buyers are an important group of people to monitor when looking at the purchase of new dwellings. Information about first time buyers can give an indication of the accessibility of the housing market, the affordability of housing and the age and income needed to buy for the first time in the Borough. Of those who responded to the survey 81 (19.8%) said they were first time buyers. However, when analysing the responses 7 of the respondents were actually renting and had not purchased a property. This possibly indicates their aspiration to be first time buyers or that due to their circumstances possibly this is their first home independently, and so they do consider themselves to be first time buyers. For the instances of this analysis first time buyers are defined as those who have bought (either own or part own/ part rent) a home. Using this definition the number of first time buyers who responded to the survey was 74 respondents, (18%).

2.10 The majority of first time buyers, 61%, were in the age group 26-35 years. The second age group with the highest percentage were aged between 36-45years, and then those aged 16-25years and 46-55years. The complete breakdown is shown in figure 6. When looking at the household breakdown of first time buyers, the highest percentage are in single person households, 47.3%, followed by those living as a couple with no children, 33.8%.

Figure 6: The age breakdown of first time buyers

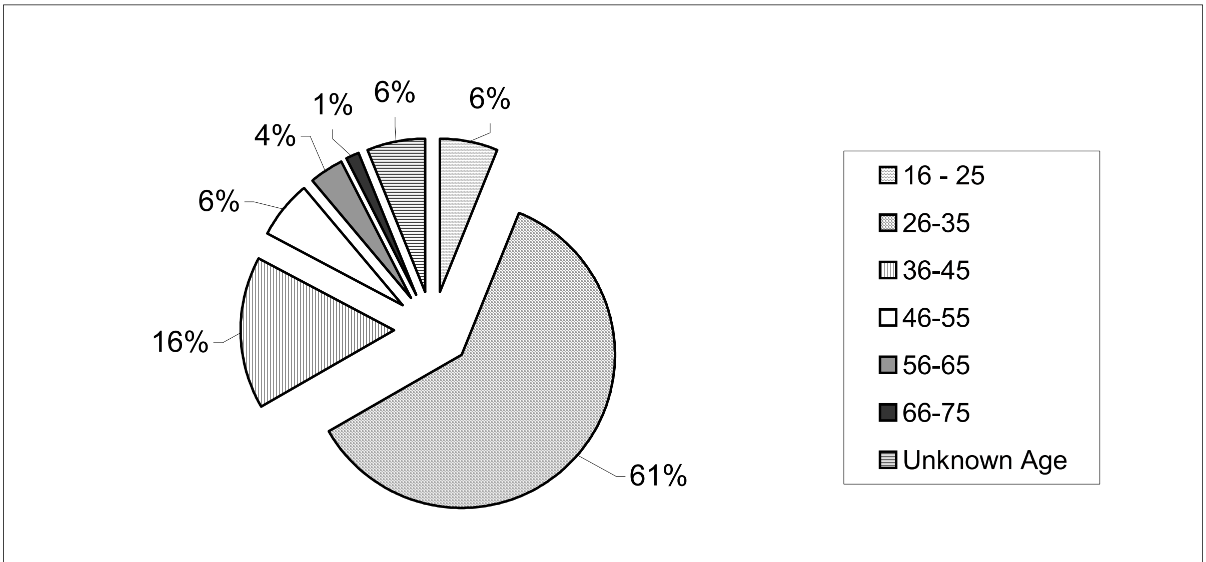


Table 4: First time buyers by household type

	Living as couple no children	Living as couple with children	Lone parent family	Single person HH	Related adults sharing	Unrelated adults sharing	Other	Total
No of first time buyers	25	9	2	35	1	2	0	74

2.11 The highest percentage (46%) of first time buyers had moved within the Borough, and the second highest percentage had moved from another London Borough (both inner and outer London Boroughs) with a combined percentage of 37%. When looking at the areas of the Borough where they moved to, the highest percentage moved to the development at the former Kew Sewage Works site. This reflects the high number of units built at the site. After this the most popular area of the Borough for first time buyers was Hampton, closely followed by the development at Latchmere Lane, Ham. When looking at the reasons for moving the primary reason for first time buyers to move was to have better accommodation 20.3%, followed by better surroundings 13.5%.

Figure 7: Where First time buyers have moved from

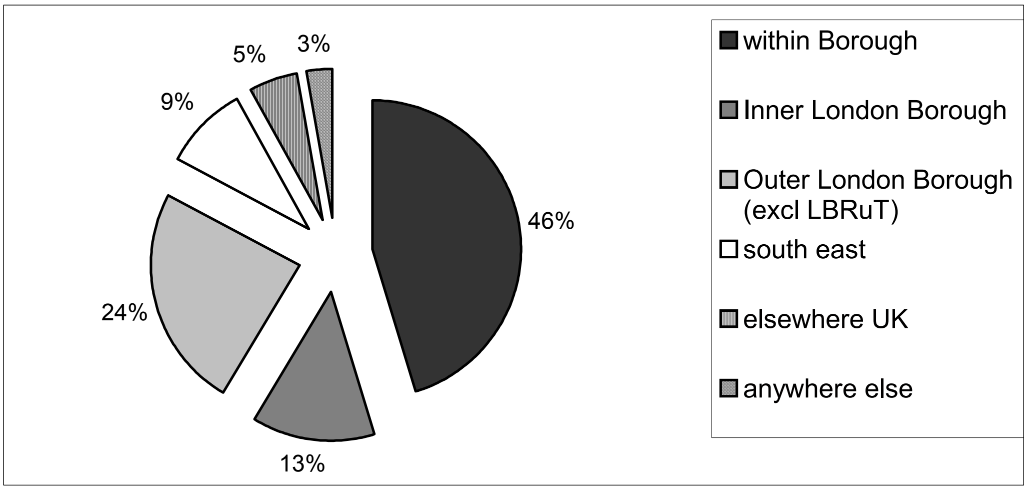
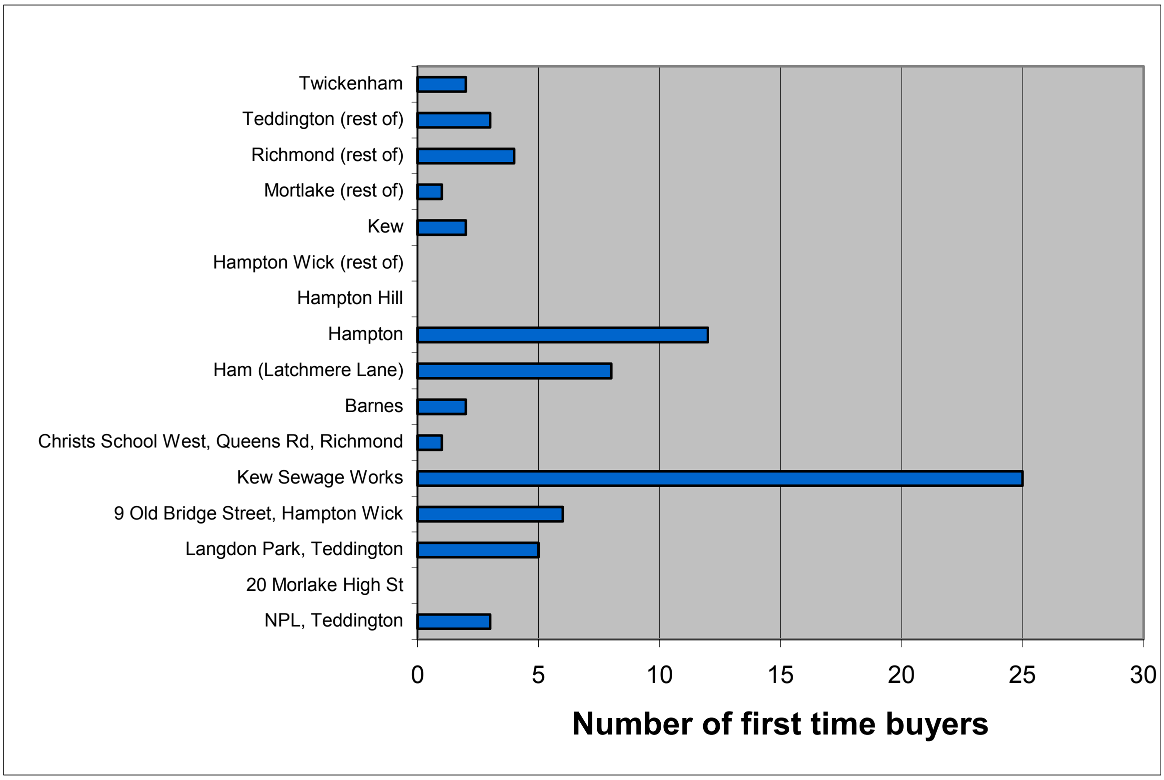


Figure 8: Where First time buyers moved to in the Borough



2.12 The highest percentage of first time buyers own their dwelling, with 48.6% owning outright or with a mortgage. Just over a third (35%) part own and part rent their homes; this is through shared ownership schemes. Flats were the most popular type of accommodation for first time buyers with 86.5% buying flats and 13.5% buying houses. The accommodation that first time buyers purchased tended to be smaller, thus reflecting the affordability of the accommodation and the high proportion of single person households. Most of the properties bought by first time buyers had 2 or 3 rooms.

Table 5: Tenure of properties bought by first time buyers

	No answer	Own	Part own/rent	Relative owned property
First time buyers	12	36	26	0

Table 6: No of rooms in properties bought by first time buyers

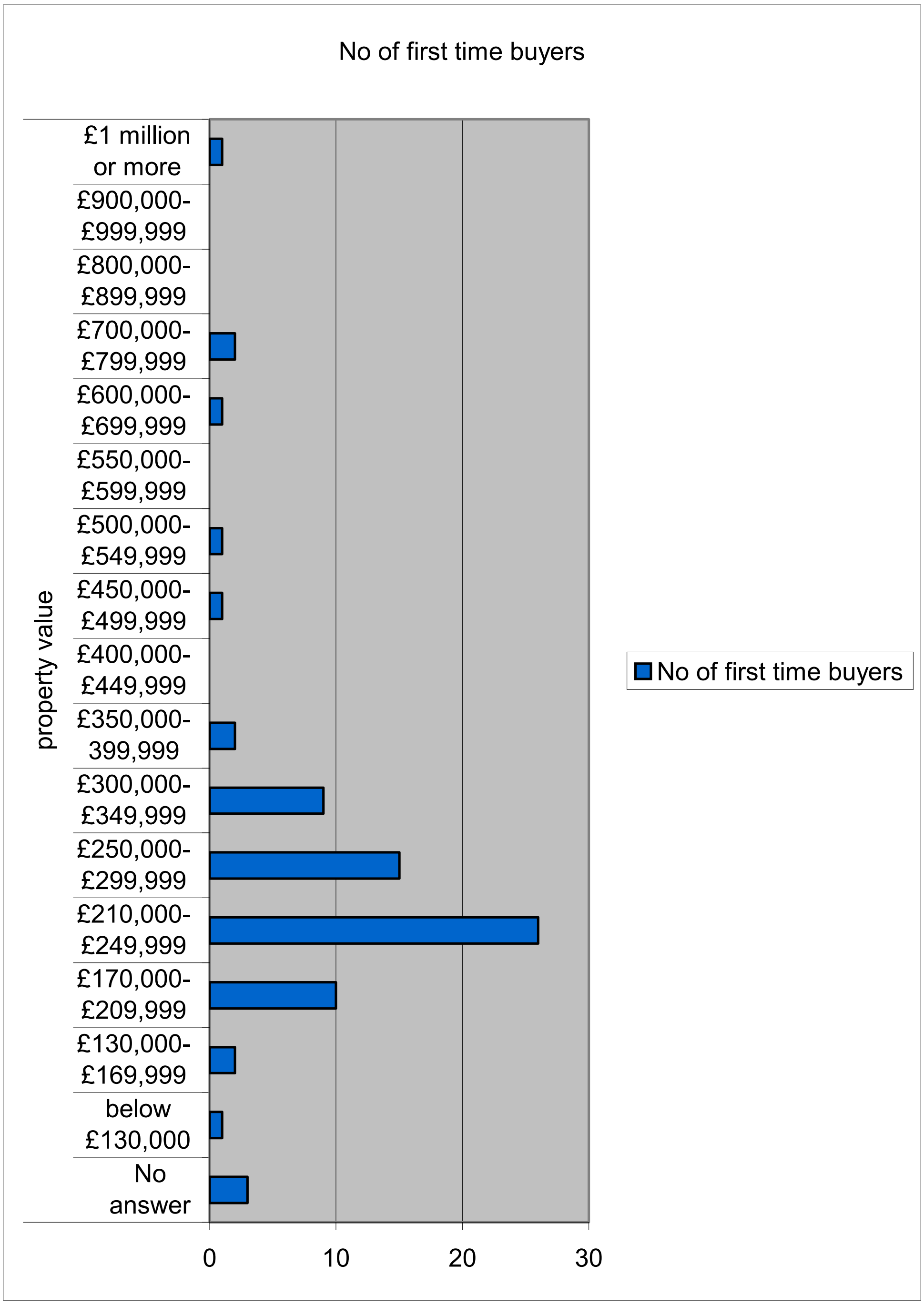
	No. Of rooms													Total
	0	1	2	3	4	5	6	7	8	9	10	11	12	
No of first time buyers	1	4	39	19	4	4	0	2	0	1	0	0	0	74

2.13 The majority of first time buyers had one person in their household in full-time employment, 54%. A further 35.2% had 2 people in their household in full-time employment and 10.8% had none. This high percentage of 1 person in full time employment, reflects the households' figure that showed that the majority of first time buyer households were single person. The majority of first time buyers main salary earner earned between £20 000 to £49 999; 32.4% earned between £30 000 to £39 999; 20.2% between £40 000 to £49 999 and 10.8% between £20 000 to £29 999. The majority of first time buyers (35.1%) bought a property valued between £210 000 and £249 999; 20.2% bought a property valued between £250 000 to £299 999, and 13.5% bought a property valued between £170 000 to £209 999. The average house price in November for the UK was £172 006, in London this was considerable higher at £304 912, and in Richmond the average was higher again at £382 096 (average prices from the Land Registry House prices Index). From this it is clear to see that first time buyers are purchasing in an expensive market. However, the majority of first time buyers purchase price was below the Borough average with most purchasing between £210 000 and £249 999.

Table 7: Main salary breakdown of first time buyers

Main Salary	No of first time buyers
No answer	4
Less than £10,000	4
£10,000-£19,999	3
£20,000-£29,999	15
£30,000-£39,999	24
£40,000-£49,999	8
£50,000-£59,999	7
£75,000-£99,999	3
£100,000-£124,999	1
£125,000-£149,999	2
£150,000 and over	3

Figure 9: Value of Property purchased by first time buyers



3.0 Households

Summary

- In terms of standard household types Single person households formed the largest group surveyed
- Most dwellings were occupied by two people (either couples, adults sharing or lone parents)
- The main reasons for households to move was to gain more space/ larger house and a change in family circumstances
- The majority of dwellings had 2 rooms

Detailed Analysis

3.1 In terms of the household categories listed in table 8, single person households formed the largest group (34%), 29% were couples living together with no children, 19% were couples living together with children, and 13% were lone parent families. However, when combining the type of households and looking at the number of persons in a dwelling, the highest percentage of households had two persons, 41% of households who responded had 2 persons living in the dwelling; these were mainly couples living with no children or lone parent families. Of those who responded 140 had one person living in the dwelling. Of the households with more than 4 persons living in the dwelling the majority were in the 'couples living with children' category (see table 4).

3.2 The current average household breakdown for the Borough is 35.5% one person households, 33.6% married couples, 9.1% co-habiting couple, 4.3% lone parent with dependent children, 2.6% lone parent with non-dependent children only and 14.8% other households (Census 2001). As can be see the household breakdown from the survey is broadly in line with the 2001 census, with single person households being the highest percentage household type. The average size of household in the 2001 census was 2.23 people, and the survey has produced a similar figure for the size of households, of 2 people.

Figure 10:% type of Households

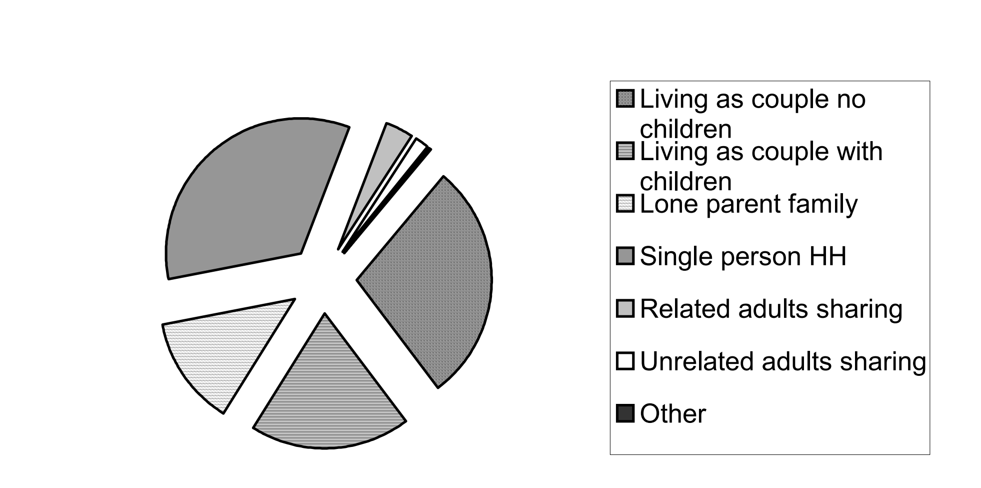


Table 8: The number of people in each household type

		Total people							**Total**
		1	2	3	4	5	6	7	
Household type	Living as couple no children	0	115	2	0	0	0	0	**117**
	Living as couple with children	0	0	36	23	13	3	2	**78**
	Lone parent family	2	33	13	4	0	1	1	**54**
	Single person HH	138	0	0	0	0	0	0	**138**
	Related adults sharing	0	11	0	2	0	0	0	**13**
	Unrelated adults sharing	0	7	0	0	0	0	0	**7**
	Other	0	0	0	0	0	1	0	**1**
Total		**140**	**167**	**51**	**29**	**13**	**5**	**3**	**407**

3.3 When looking at the main first reasons for moving by household type and by age the main reasons were the same; having more space and a change in family circumstances:

By household type:

- Living as couple, no children – more space/ larger home
- Living as couple with children – more space/ larger home
- Lone parent family – Allocated by housing association
- Single person household – Change in family circumstances
- Related adults sharing – change in family circumstances
- Unrelated adults sharing – better accommodation/ access to work

By age:

- 16-25yrs – Allocated by housing association
- 26-35yrs – More space/ larger home
- 36-45yrs – More space/ larger home
- 46-55yrs – More space/ larger home
- 56-65yrs – Change in family circumstances
- 66-75yrs – Change in family circumstances
- 76yrs+ - Less space/ smaller home; better accommodation; change in family circumstances

3.4 The highest percentage had purchased dwellings that had either 2 or 3 rooms, and the most common occurrence of this was within the 1 or 2 person households. Few dwellings from the respondents had more than 8 rooms (see table 5).

Table 9: Number of rooms by the Total number of people in each household

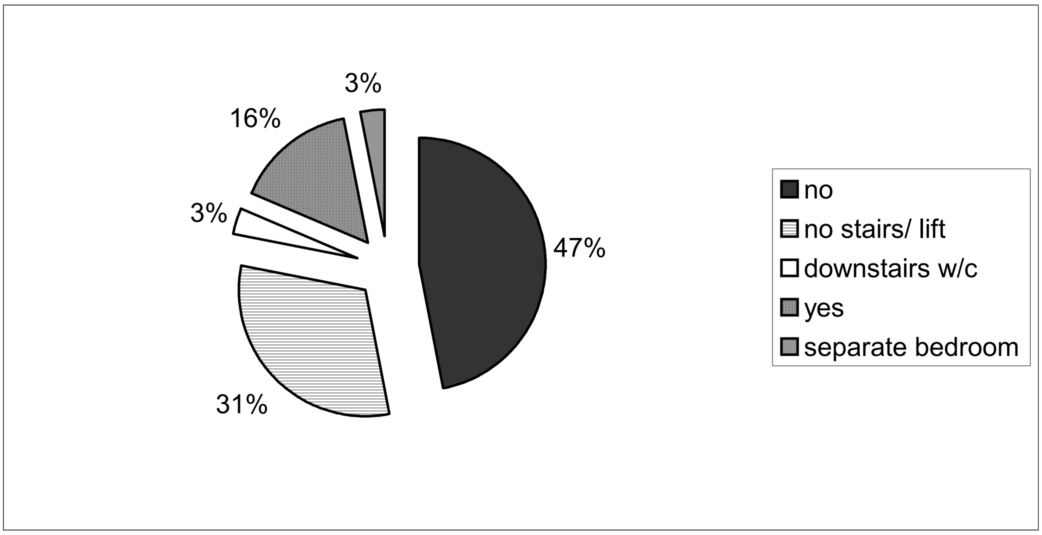
		Total People							
		1	2	3	4	5	6	7	
No. of Rooms	1	11	2	0	0	0	0	0	**13**
	2	70	50	10	2	0	0	0	**132**
	3	31	56	11	2	1	1	0	**102**
	4	15	19	9	3	1	0	1	**48**
	5	5	10	6	4	1	0	2	**28**
	6	3	6	4	4	0	1	0	**18**
	7	2	7	5	4	4	0	0	**22**
	8	1	10	2	5	2	0	0	**20**
	9	0	2	2	1	1	2	0	**8**
	10	0	1	1	2	3	0	0	**7**
	11	0	0	0	1	0	1	0	**2**
	12	0	0	0	1	0	0	0	**1**
	20	0	1	0	0	0	0	0	**1**
Total		**138**	**164**	**50**	**29**	**13**	**5**	**3**	**402**

3.5 The questionnaire asked people whether they had a mobility problem, if so whether they had any specific housing requirements for this and if these requirements were met by the new housing. 9% (37 respondents) said they had a mobility problem. Of the 37 respondents who answered yes to the mobility question, 32 answered the question whether they needed specific housing requirements. The highest percentage of 47% didn't need any specific housing requirements. Of those who did having no stairs or the use of a lift was the highest percentage.

Table 10: Those respondents with a mobility problem

	No of respondents	Percent
No answer	1	0.2
Yes	37	9.0
No	371	90.7
Total	**409**	**100**

Figure 11: Specific housing requirements of those with a mobility problem



3.6 Of those who responded to the survey, the highest percentage of 47.4% said that 1 person in their household was in full-time employment, 21.5% had 2 people in their household in full-time employment and 0.2% had 3 people in their household in full-time employment. When looking at part time employment the majority of 88% had no persons in part time employment, 11.7% had 1 person in part-time employment and 0.2% had 2 people in part-time employment. 23.2% of households had 1 person who was not in employment.

Table 11: Number of people in household in full-time employment

		Number of Respondents	Percent
Full-time workers in Household	0	126	30.8
	1	194	47.4
	2	88	21.5
	3	1	0.2
	Total	**409**	**100**

Table 12: Number of people in household in part-time employment

		Number of respondents	Percent
Part-time workers in Household	0	360	88.0
	1	48	11.7
	2	1	0.2
	Total	**409**	**100**

Table 13: Number of people in household in not in employment

		Number of respondents	Percent
None in employment	0	313	76.5
	1	95	23.2
	2	1	0.2
	Total	**409**	**100**

3.7 When analysing the main salary earner in the household the highest percentage of respondents, 13.4% earned less than £10 000, 12% earned between £20 000 to £29 999, 11.2% earned between £50 000 to £59 999, and 11% of respondents main salary earner earned between £30 000 and £39 999. However this question was not answered by 13% of respondents. When looking at the partner’s salary only 132 responses were received. The highest percentage, 21.2% of these earned between £10 000 and £19 999. 44% of main salary earners earned up to £39 999, which is just above the affordability level set in the Supplementary Planning Guidance on Affordable housing of an income up to £35 000.

Table 14: Main Salary

		Number of respondents	Percent
Main salary	No answer	53	13.0
	Less than £10,000	55	13.4
	£10,000-£19,999	31	7.6
	£20,000-£29,999	49	12.0
	£30,000-£39,999	45	11.0
	£40,000-£49,999	37	9.0
	£50,000-£59,999	46	11.2
	£75,000-£99,999	29	7.1
	£100,000-£124,999	26	6.4
	£125,000-£149,999	10	2.4
	£150,000 and over	28	6.8
	Total	**409**	**100**

Table 15: Partners' Salary

		Number of Respondents	Percent
Partner's salary	Less than £10,000	24	18.2
	£10,000-£19,999	28	21.2
	£20,000-£29,999	27	20.5
	£30,000-£39,999	22	16.7
	£40,000-£49,999	13	9.8
	£50,000-£59,999	11	8.3
	£75,000-£99,999	2	1.5
	£100,000-£124,999	3	2.3
	£150,000 and over	2	1.5
	Total	**132**	**100**

4.0 Satisfaction with New Residential Developments

Summary

4.1 Question 5 on the questionnaire asked whether people were satisfied with certain aspects of the development, and looked at 13 specific aspects of developments and the individual property.

- Overall there was a high level of satisfaction with the aspects, however certain areas that were questioned raised more additional comments than others.
- The subjects of greatest satisfaction were the location of the development and its appearance and design.
- The three areas causing least satisfaction were recycling, amenity space, and safety and security. Even with these aspects, satisfaction was high, with 67% the lowest level of satisfaction recorded

Table 16: Summary of satisfaction with new developments

	Satisfied	Not Satisfied	No answer
Overall Location	94.1%	4.2%	1.7%
Overall size	86.6%	11.2%	2.2%
Size of rooms	82.4%	15.6%	2.0%
Internal layout	84.6%	12.5%	2.9%
Privacy	79.5%	17.1%	3.4%
Internal access	90.0%	6.8%	3.2%
Access to property	90.5%	5.8%	3.7%
Appearance and Design	94.1%	3.7%	2.2%
Safety and security	79.5%	17.6%	2.9%
Amenity Space	75.3%	18.6%	6.1%
Recycling	67.5%	28.3%	4.2%
Refuse disposal	88.8%	7.8%	3.4%
Density	83.6%	6.1%	10.3%

4.2 The general comments were of dissatisfaction, and for the purposes of the summary table these have been added to the percentage of dis-satisfied. A complete breakdown of the comments and the percentages can be found in the following detailed analysis section.

Detailed Analysis

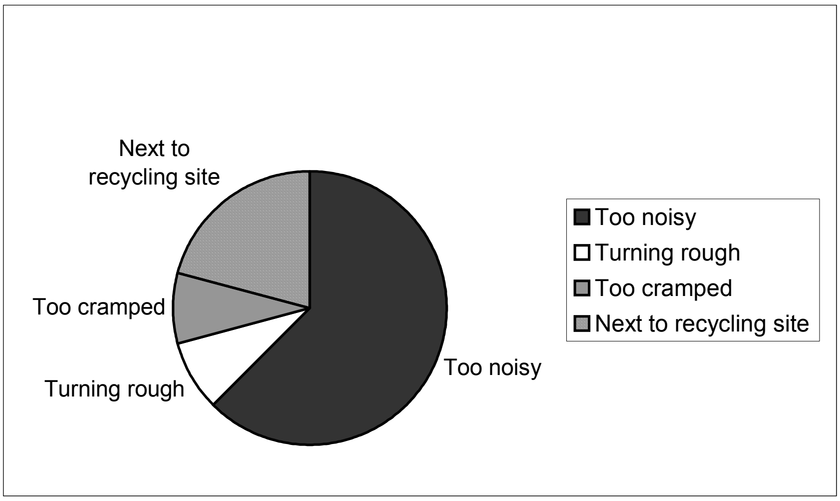
4.3 *Overall location of development*

There was a high satisfaction level, (94.1%) with the location of the development. Comments received on this aspect did raise issues with noise, location next to recycling facilities, change in the area and the properties being too cramped.

Table 17: Satisfaction with overall location of development

	Frequency	Percent
No answer	7	1.7
Satisfied	385	94.1
Not satisfied	7	1.8
Too noisy	6	1.5
Turning rough	1	0.2
Too cramped	1	0.2
Next to recycling site	2	0.5
Total	**409**	**100**

Figure 12: Reasons for dissatisfaction with the overall location of development



4.4 *Overall size of accommodation*

Again there was a high level of satisfaction with the size of the accommodation, 86.6%. Of those who were not satisfied reasons given included wanting a separate dining room.

Table 18: Satisfaction with overall size of accommodation

	Frequency	Percent
No answer	9	2.2
Satisfied	354	86.6
Not satisfied	13	3.2
No dining room	1	0.2
Want more space	32	7.8
Total	**409**	**100**

4.5 *Size of rooms*

Again overall the size of the rooms provided in the new accommodation was considered to be satisfactory, with 82.4% of those who responded to this question feeling satisfied. Areas that were less satisfactory were the low nature of ceilings and the size of bedrooms.

Table 19: Satisfaction with size of rooms

	Frequency	Percent
No answer	8	2.0
Satisfied	337	82.4
Not satisfied	24	5.9
Bedroom(s) too small	9	2.2
Too small	30	7.3
Ceiling too low	1	0.2
Total	**409**	**100**

4.6 *Internal Layout*

Despite there being a high percentage of respondents who were satisfied with the internal layout, (84.6%), this question had numerous different comments regarding layout. The main issues with layout were the size, the lack of windows in kitchens and bathrooms, and the kitchen not being separate.

Table 20: Satisfaction with internal layout

	Frequency	Percent
No answer	12	2.9
Satisfied	346	84.6
Not satisfied	23	5.6
Door in kitchen blocks fridge	2	0.5
No windows in kitchen or bathroom	4	1.0
Kitchen not near lounge	2	0.5
Too small	9	2.2
Living room on first floor	1	0.2
Too many stairs	5	1.2
Access to balcony from living room instead of bedroom	1	0.2
No storage room	1	0.2
Prefer separate kitchen	2	0.5
Could have used space better	1	0.2
Total	409	100

Table 21: Dissatisfaction with internal layout

	Frequency	Percent
No answer	12	2.9
Satisfied	346	84.6
Not satisfied	23	5.6
Door in kitchen blocks fridge	2	0.5
No windows in kitchen or bathroom	4	1.0
Kitchen not near lounge	2	0.5
Too small	9	2.2
Living room on first floor	1	0.2
Too many stairs	5	1.2
Access to balcony from living room instead of bedroom	1	0.2
No storage room	1	0.2
Prefer separate kitchen	2	0.5
Could have used space better	1	0.2
Total	**409**	**100**

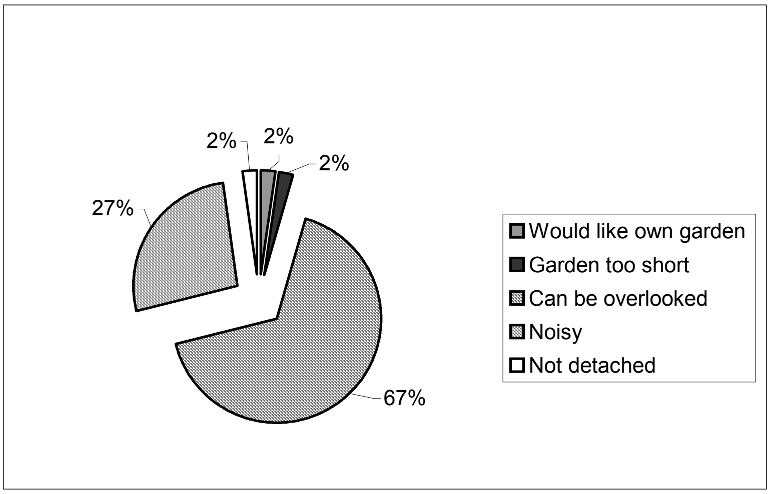
4.7 *Privacy*

This aspect received a higher 'not satisfied' response of 6.1% compared with other aspects asked about. The main comment about privacy was that properties could be overlooked due to their proximity together.

Table 22: Satisfaction with Privacy of development

	Frequency	Percent
No answer	14	3.4
Satisfied	325	79.5
Not satisfied	25	6.1
Would like own garden	1	0.2
Garden too short	1	0.2
Can be overlooked	30	7.3
Noisy	12	2.9
Not detached	1	0.2
Total	**409**	**100**

Figure 13: Reasons for dissatisfaction with privacy



4.6 *Internal Access*

90% were satisfied with the internal access arrangements. The main comment about access was narrowness of hall areas.

Table 23: Satisfaction with internal access

	Number of respondents	Percentage
No answer	13	3.2
Satisfied	368	90.0
Not satisfied	17	4.2
Too narrow	10	2.4
Not wheelchair friendly	1	0.2
Total	**409**	**100**

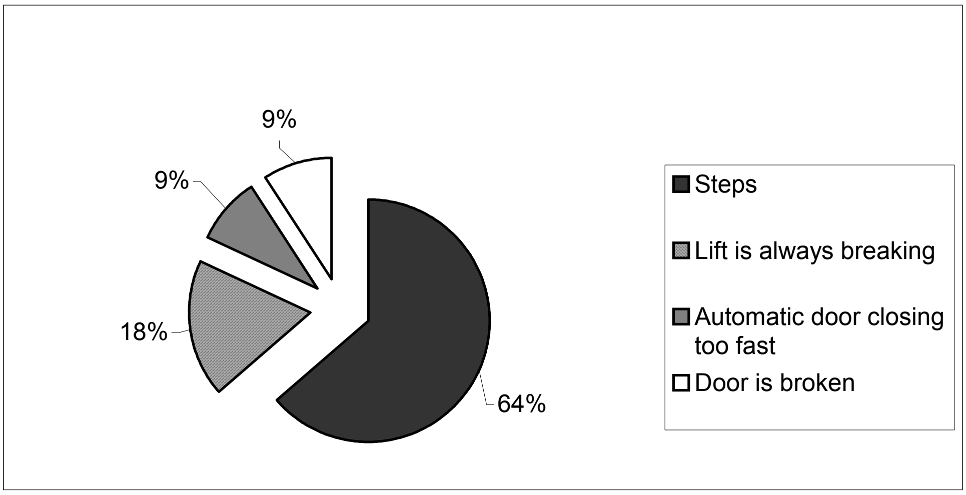
4.7 *Access to the property*

Although a high proportion of respondents (90.5%) were happy with the access arrangement to the property, this area received numerous comments, with most comments focusing on stepped access.

Table 24: Satisfaction with the property access

	Number of Respondents	Percent
No answer	15	3.7
Satisfied	370	90.5
Not satisfied	13	3.2
Steps	7	1.7
Lift is always breaking	2	0.5
Automatic door closing too fast	1	0.2
Door is broken	1	0.2
Total	**409**	**100**

Figure 14: Reasons for dissatisfaction with property access



4.8 *Appearance and design of the development*.

Satisfaction with the appearance and design of the development is one of the highest areas of satisfaction with 94.1%.

Table 25: Satisfaction with the appearance and design of the development

	Frequency	Percent
No answer	9	2.2
Satisfied	385	94.1
Not satisfied	10	2.4
Garden does not have gate	1	0.2
Overlooked by block of flats	1	0.2
Cheap materials	1	0.2
Thought it would be better	1	0.2
Still not finished	1	0.2
Total	**409**	**100**

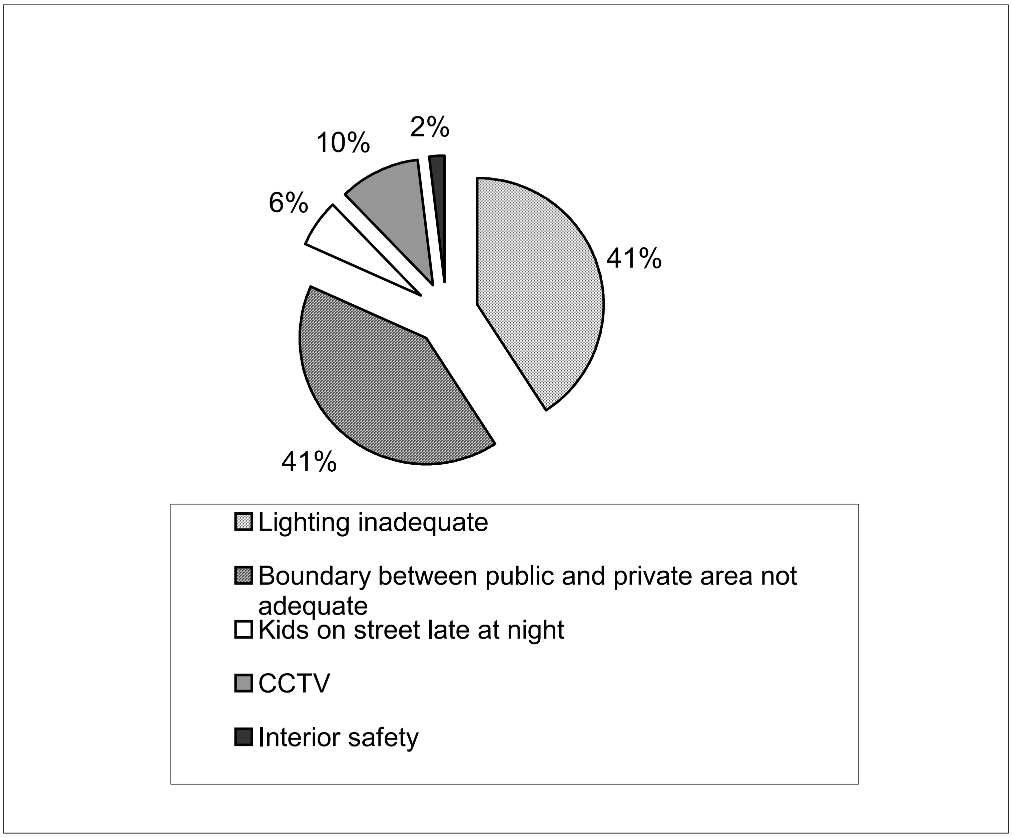
4.9 *Safety and security aspects of the development*

Satisfaction with the safety and security aspect of the development was in the three areas that the respondents were least satisfied with, although satisfaction was still nearly 80%. Main areas of concern were inadequate lighting and the lack of distinction between the public and private realms.

Table 26: Satisfaction with Safety and Security

	Number of Respondents	Percent
No answer	12	2.9
Satisfied	325	79.5
Not satisfied	23	5.6
Lighting inadequate	20	4.9
Boundary between public and private area not adequate	20	4.9
Kids on street late at night	3	0.7
Want CCTV	5	1.2
Interior safety	1	0.2
Total	**409**	**100**

Figure 15: Reasons for dissatisfaction with safety and security



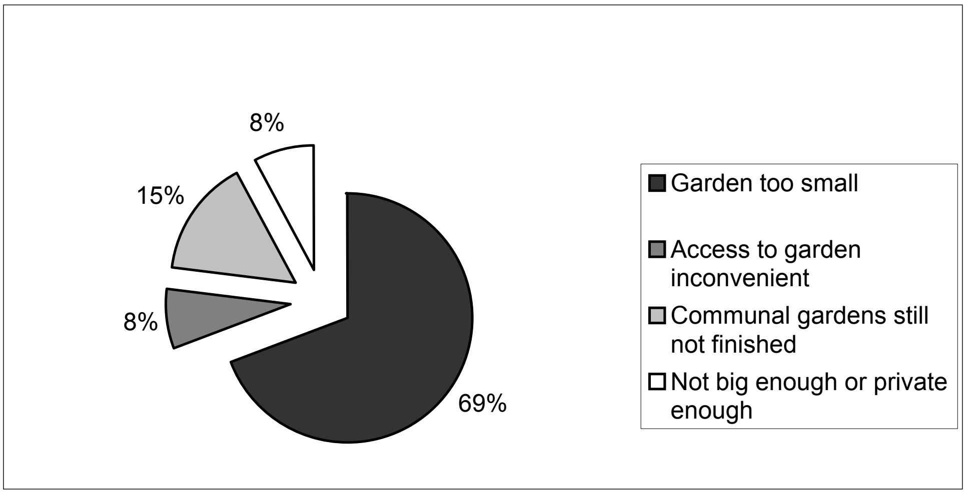
4.10 *Provision of amenity space*

Satisfaction with amenity space of the development was in the bottom three areas that the respondents were least satisfied with. Main areas of concern were lack of garden space and access.

Table 27: Satisfaction with amenity space

	Number of Respondents	Percent
No answer	25	6.1
Satisfied	308	75.3
Not satisfied	39	9.5
Amenity space Not available	24	5.9
Garden too small	9	2.2
Access to garden inconvenient	1	0.2
Communal gardens still not finished	2	0.5
Not big enough or private enough	1	0.2
Total	**409**	**100**

Figure 16: Reasons for dissatisfaction with amenity space



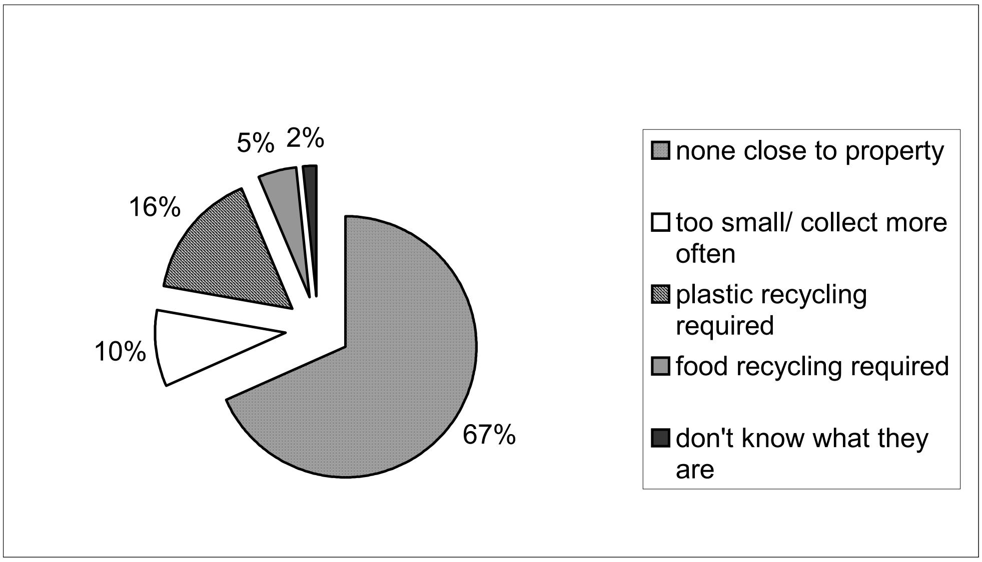
4.11 *Adequacy of Recycling Facilities*

Recycling was the least satisfactory of all aspects. The main reason for this was that the recycling facilities were too far away from properties making them inconvenient to use.

Table 28: Satisfaction with recycling facilities

	Number of Respondents	Percent
No answer	17	4.2
Satisfied	276	67.5
Not satisfied	53	13.0
None close to property	43	10.5
Too small/ collect more often	6	1.5
Plastic recycling required	10	2.4
Food recycling required	3	0.7
Don't know what they are	1	0.2
Total	**409**	**100**

Figure 17: Reasons for dissatisfaction with recycling



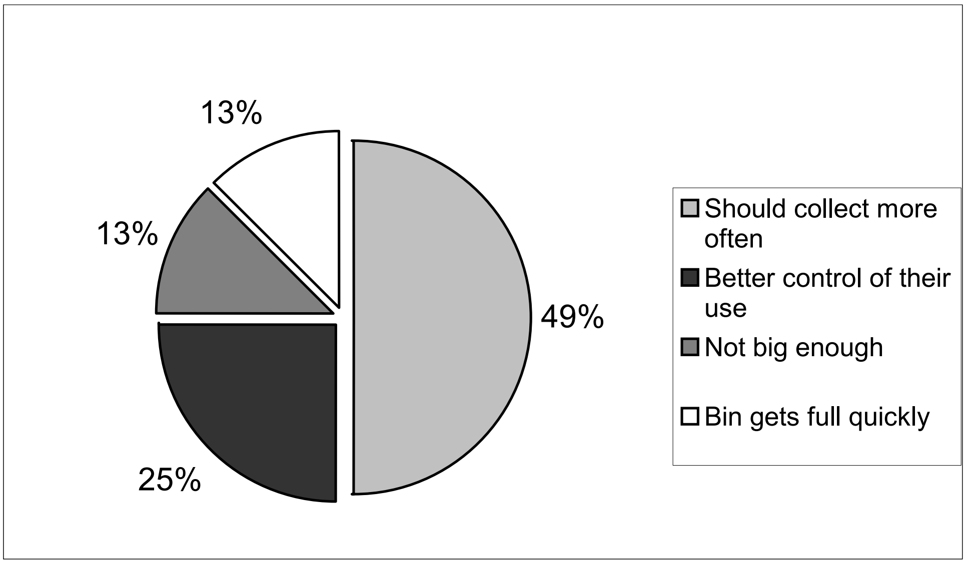
4.12 *Adequacy of facilities for refuse disposal*

Most respondents were satisfied with refuse disposal, but the main area of dissatisfaction was the need to collect rubbish more often.

Table 29: Satisfaction with Refuse Disposal

	Frequency	Percent
No answer	14	3.4
Satisfied	363	88.8
Not satisfied	24	5.9
Should collect more often	4	1.0
Better control of their use	2	0.5
Not big enough	1	0.2
Bin gets full quickly	1	0.2
Total	**409**	**100**

Figure 18: Reasons for dissatisfaction with refuse disposal



4.13 *Density of development*

Density had average levels of satisfaction when compared to the other aspects asked about in the survey. The main comment was regarding too many houses within a development.

Table 30: Satisfaction with density

	Frequency	Percent
No answer	42	10.3
Satisfied	342	83.6
Not satisfied	18	4.4
Limited privacy	1	0.2
Too many houses	6	1.5
Total	**409**	**100**

4.14 Other comments about the developments centred around parking, and it being insufficient generally and more specifically for visitors. These are analysed further in section 7.

4.15 When looking at the satisfaction with the local area the majority of respondents, 78.5%, were satisfied with the local area. When looking at this by development the highest percentage at each area were satisfied with the area. When looking level of satisfaction with the area by the development all had a relatively high level of satisfaction with the local area. The highest percentage of satisfaction with the local area was from the respondents of the Latchmere Lane site, where all 12 respondents were satisfied. This is followed by Mortlake High Street, with 85.7% satisfaction (6 respondents); NPL Teddington, where 83.8% were satisfied (31 respondents); Old Bridge Street, Hampton Wick where 83.3% were satisfied and Langdon Park where 82.3% were satisfied. The two developments were there was the least satisfaction were Christs School, (Floyer Close) Richmond where only 50% (7 respondents) were satisfied and the former Kew Sewage Works where 75.2% (97 respondents) were satisfied.

Table 31: Satisfaction with the local area

	Number of respondents	Percent
No answer	24	5.9
Yes	321	78.5
No	64	15.6
Total	**409**	**100**

Figure 19: Respondent's satisfaction with local area by large development

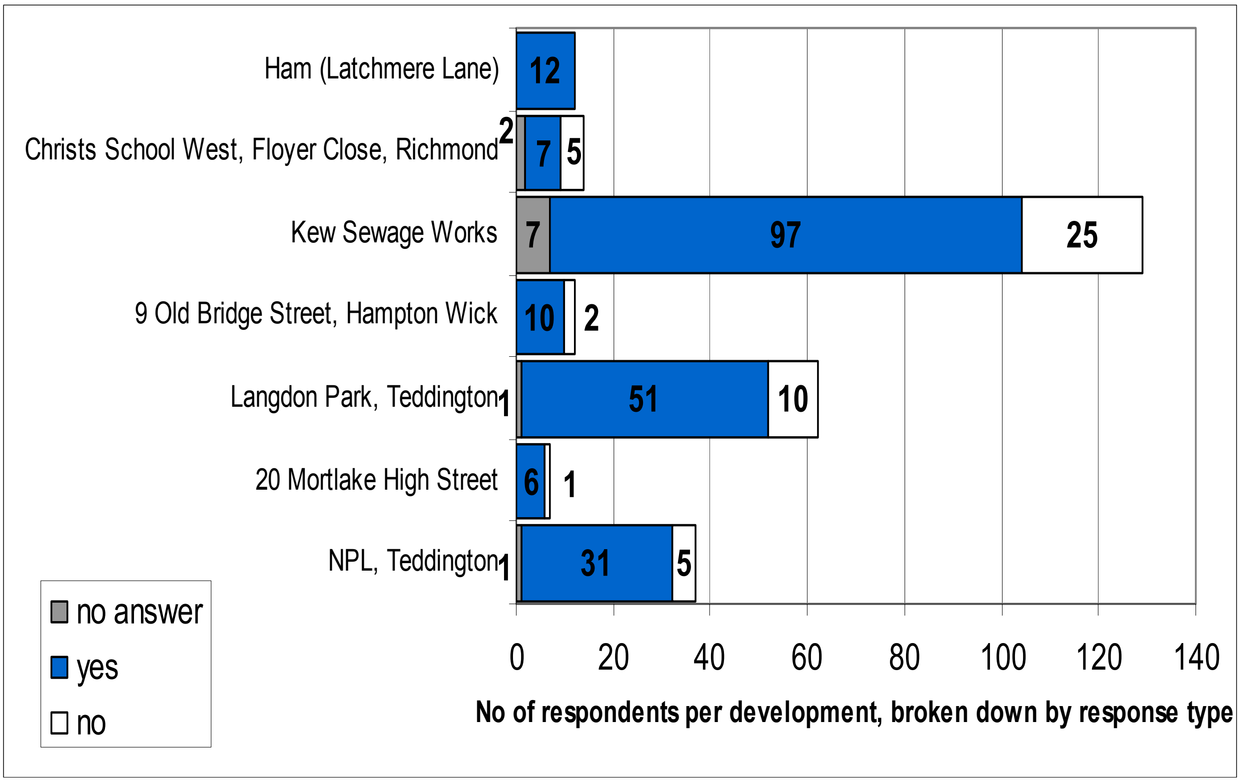
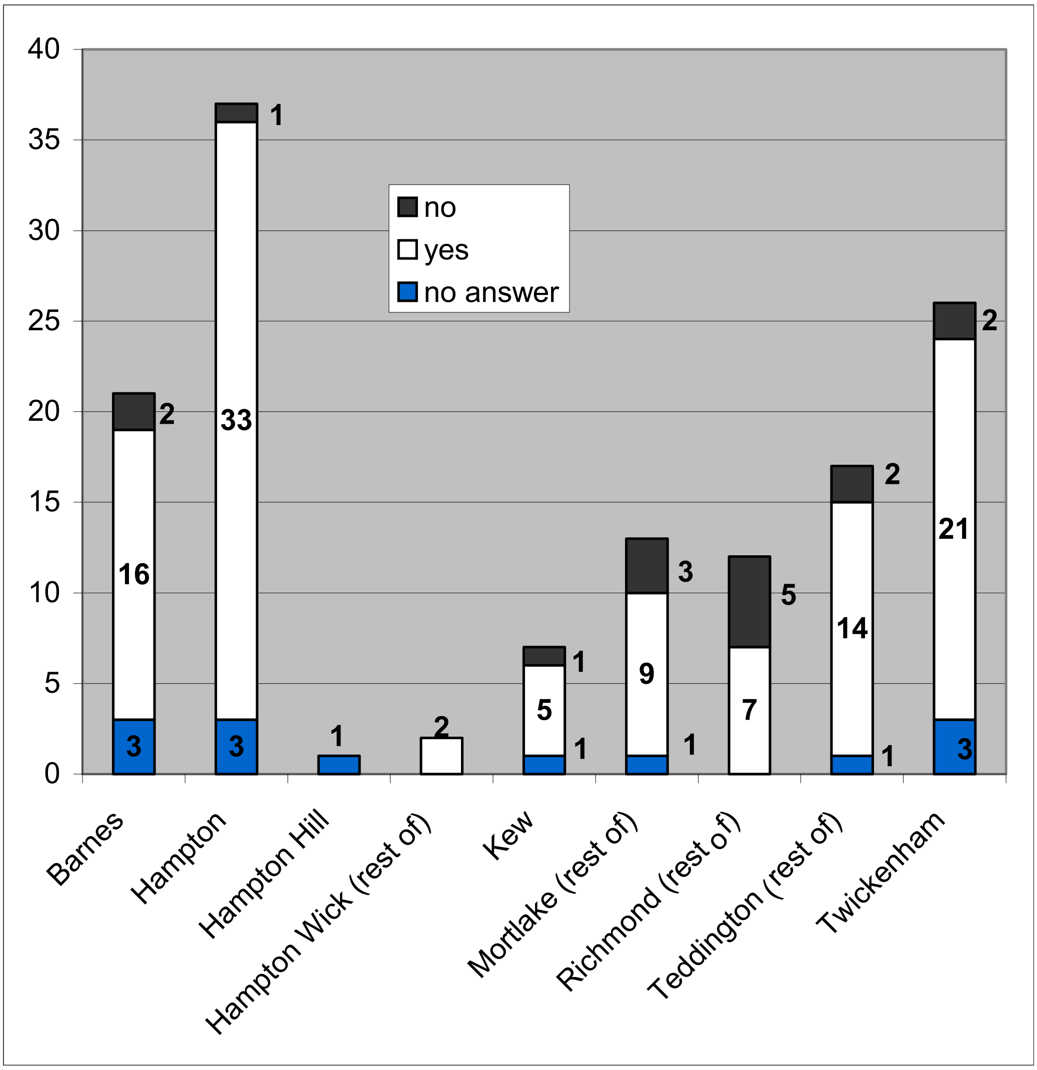


Figure 20: Respondent's satisfaction with the local area by area



N.B. This figure does not include those respondents in large developments, please see figure 19 for those results.

4.16 When looking at the satisfaction with other areas of the borough, Richmond respondents again showed least satisfaction with the area, with 41.7% of respondents not satisfied with the provisions in the local area. Hampton (the rest of) and Teddington both had the highest levels of satisfaction, with 89.2% and 82.4%.

5.0 Education & New Homes

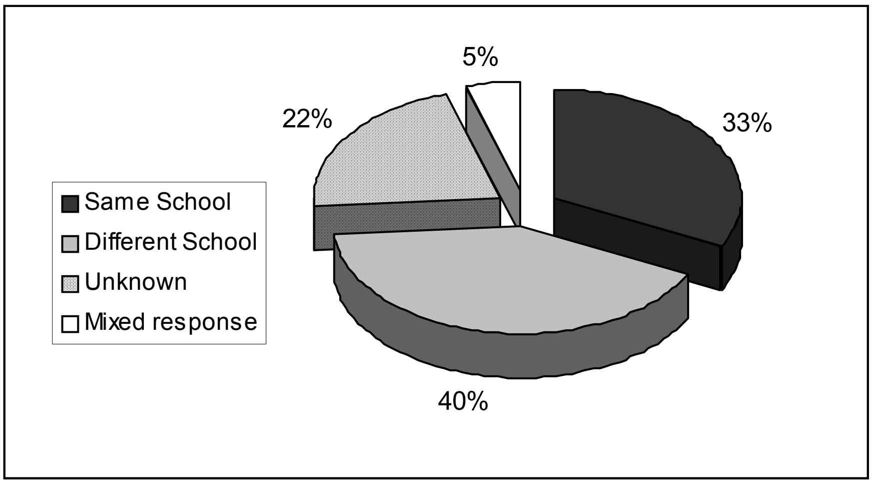
5.1 This section details the results of school provision, analysing where children have moved from and to, which schools children have moved from and to. This is then broken down to look at what form of tenure dwelling they have moved to, affordable housing or private housing. The questionnaire asked what schools children attended now and before. The number of respondents in each category is those that either answered both or one of these questions.

5.2 Overall

5.3 Eighty-three respondents answered the question on schools, which is 20.3% of all respondents to the survey. Currently 80% attend schools within the Borough, 12% attend schools outside the Borough, 7% have children at schools within and outside the Borough and 1% it is unknown.

5.4 Of the 83 respondents, 40% of the children now attend a different school; and 33% attend the same school. Of those who have changed schools 38.2% who attended schools outside the Borough now attend schools within the Borough; 20.6% have continued to attend a different school within the Borough; 5.9% have remained in schools outside the Borough; and 5.9% have left schools within the Borough to go to schools outside the Borough. A further 29.4% were previously too young to attend schools. Of these all are at school within the Borough.

Figure 21: Has the move resulted in a change of school?



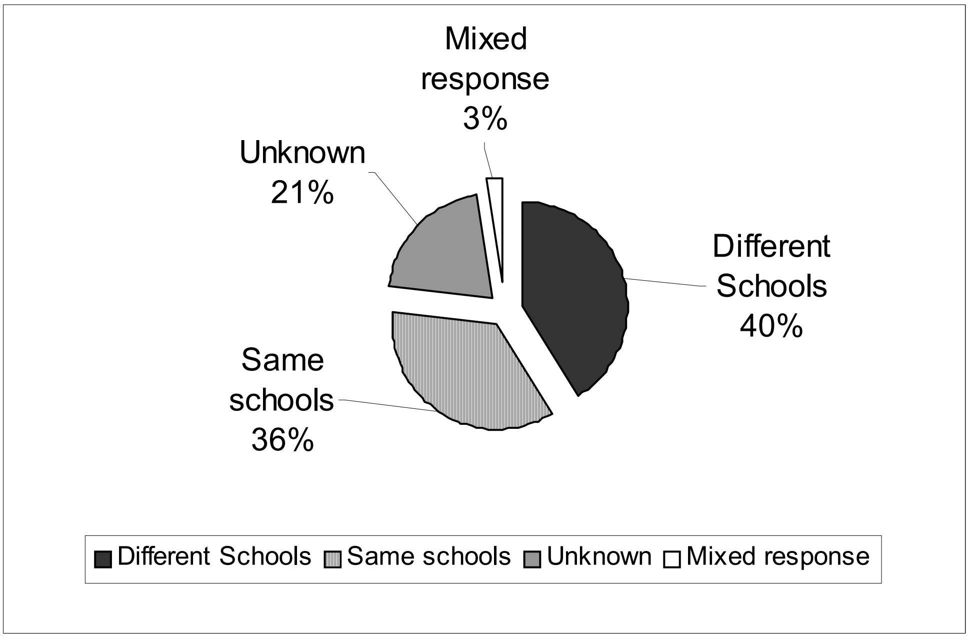
5.5 Affordable New Housing and Education

The following analysis of households in affordable accommodation who have children represents a small sub-set of the 409 who responded to the survey overall, only 9.5%, which is 39 respondents.

5.6 There was a total of 98 responses from those who had moved into affordable housing. Of these 98 only 39 respondents (39.8%) answered the questions or one of the questions on schools. The tenure breakdown of these responses was 94.8% from those in RSL rented accommodation and 5.2% from those in shared ownership accommodation. Currently 82% of children attend schools and nurseries within the Borough, 2.6% outside the Borough and 2.6% have children attending schools both within and outside the Borough. For 1 respondent the current school is unknown.

5.7 Of the 39, 40% (16 respondents) did not go to the same schools as before; 36% (14 respondents) did go to the same schools as before and 3% (1) response recorded a changed school and a school that remained the same. In 21% (8) of responses it was unknown if the move had resulted in a change of schools, this is primarily due to the information given in the responses, or a change of age in the children. However this is difficult to ascertain from the information given on the questionnaire.

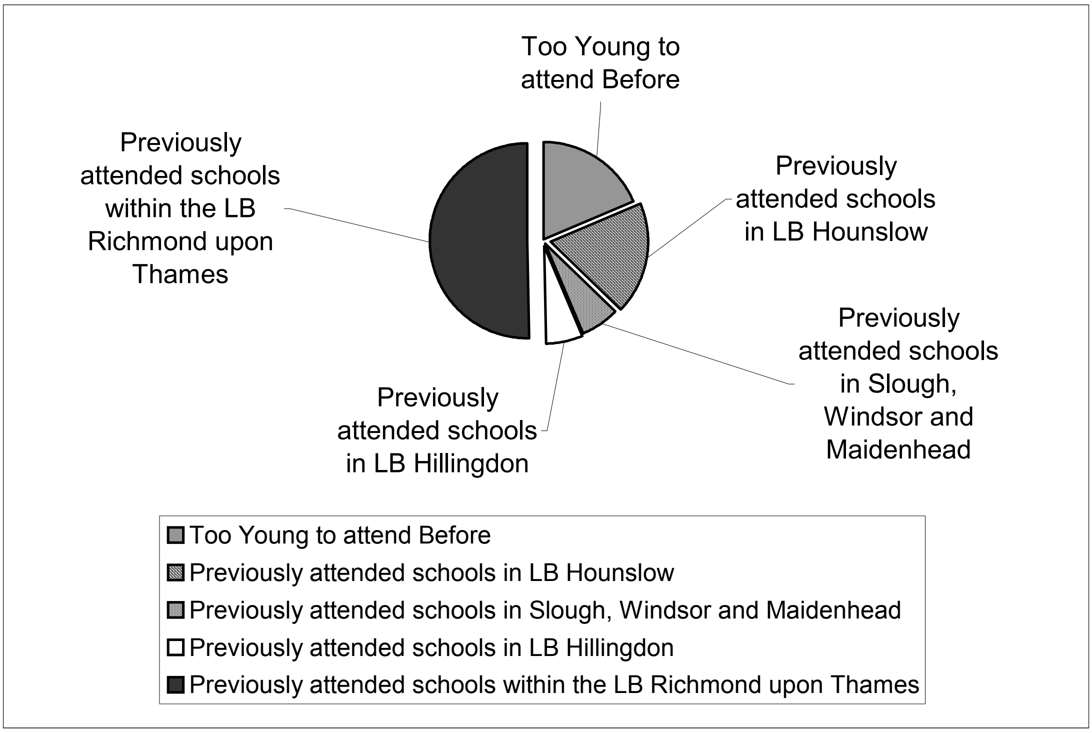
Figure 22: Did the move result in a change of school?



5.8 Of the 40% (16 respondents) with children where the move appeared to result in a change of schools, the breakdown of previous location of the schools was as follows (also see figure18):

- 18.75% 3) – too young to attend before
- 18.75 % (3) –previously attended schools in the London Borough of Hounslow
- 6.25% (1) – previously attended a school in Slough, Windsor and Maidenhead.
- 6.25% (1) – previously attended a school in London Borough of Hillingdon
- 50.00% (8) – previously attended different schools within the London Borough of Richmond upon Thames.

Figure 23: Breakdown of those where there was a change in schools, showing where children attended before attending schools within the Borough



5.9 21 (54%) of respondents had children who were continually educated at schools within the Borough. This could be either attending the same school within the Borough before and after the move, or attending different schools within the Borough before and after the move.

5.10 Private New Housing and Education

5.11 The following includes an analysis of the tenure breakdown, where children currently attend school, where they previously attended school and a breakdown of what type of school they attended.

The following analysis on those in private new housing with children in primary or secondary education represents a small sub-set of the 409 who responded to the survey overall, only 10.7%, 44 respondents.

5.12 Of the households the breakdown of tenure was 66% owned their own homes (could also be through mortgage or other loan), and 34% rented from a private landlord. Currently the majority (78%) of children in these households go to schools within the Borough, 20% outside the Borough and 2% have children who attended schools both within and outside the Borough.

Figure 24: Breakdown of Tenure for private housing and education

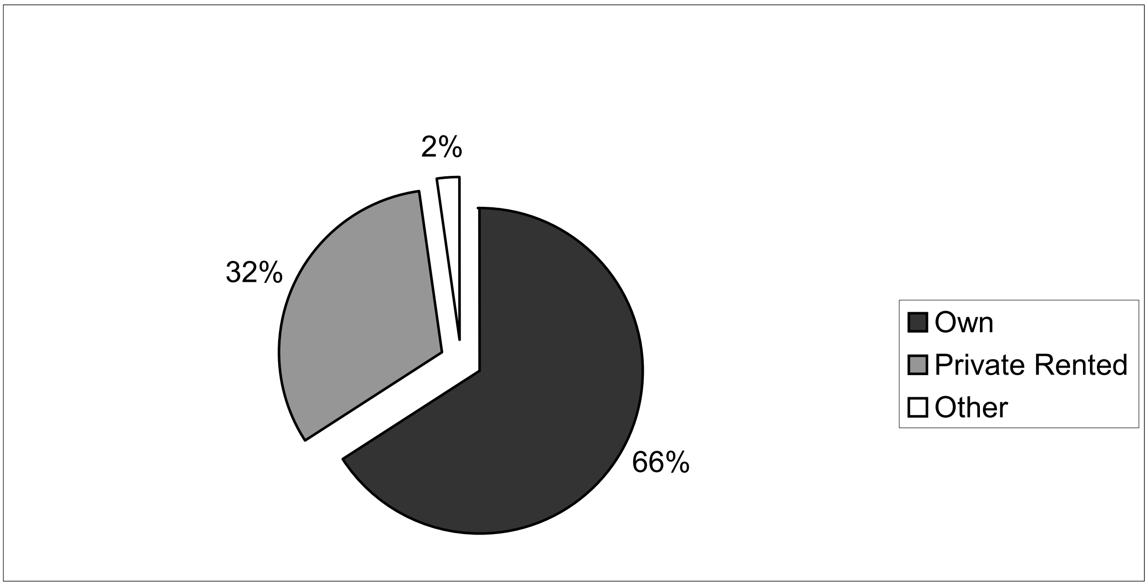
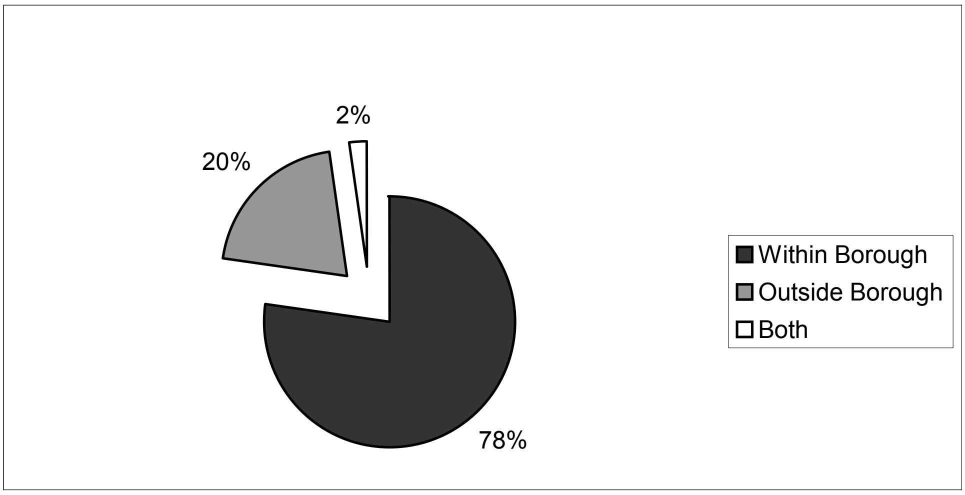
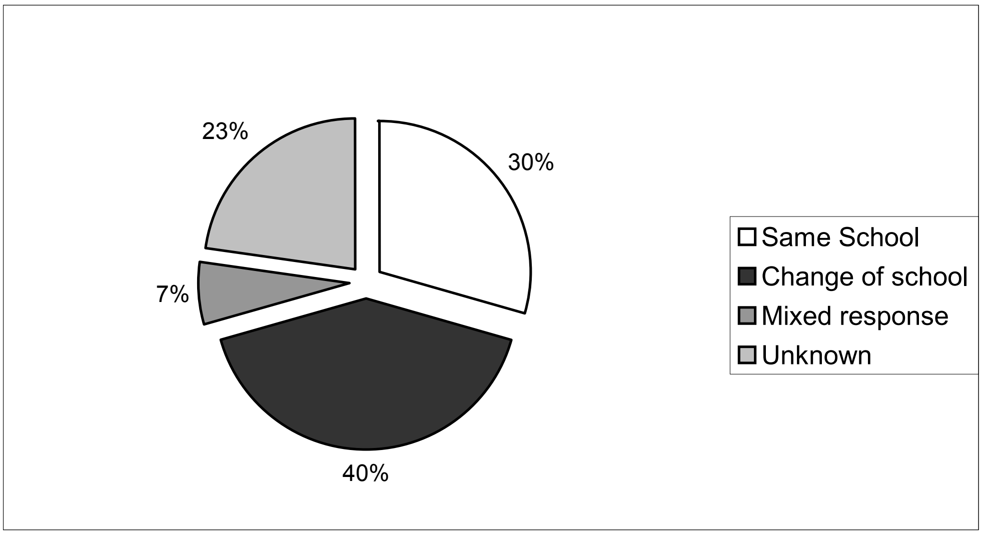


Figure 25: Percentage of children who go to school within and outside the Borough



5.13 Of those who responded to the question on schools, for 30% it resulted in no change of school and for 40% (18 respondents) there was a change in school. For 23% it is unknown whether there was a change in school, this could be due to a number of reasons which could include that some changes may have resulted as a change of age of the children, or that the respondents gave limited information in response to the questions.

Figure 26: Did the move result in a change of school?

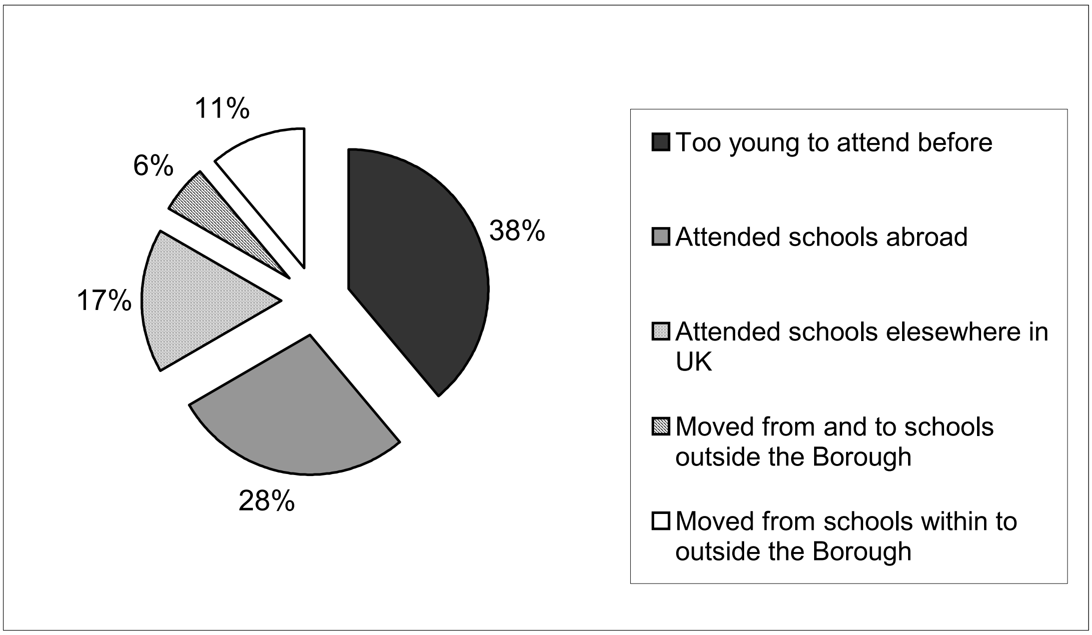


5.14 For those 18 households where there was a change in school, the following gives the breakdown of where they previously attended school (see figure 20):

- 38% (7) were too young to attend school before
- 28% (5) attended schools abroad
- 17% (3) attended schools elsewhere in the UK

- 11% (2) moved from schools within the Borough to schools outside, and
- 6% moved to and from schools outside the Borough
- None of those who changed schools, attended different schools within the Borough.

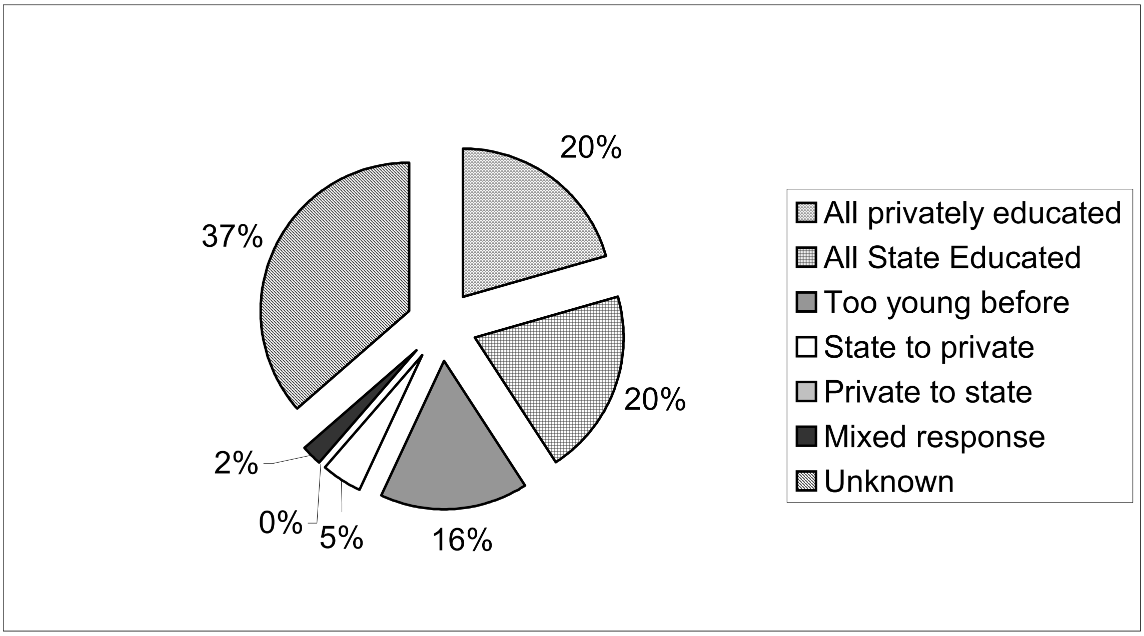
Figure 27: Previously attended schools by area



5.15 When looking at the type of schools attended of those respondents in private housing, of the schools currently attended, 54.5% attended private schools, 38.6% attended state schools and 6.8% had children who attended both state and private schools. Comparing this to the previous type of schools, 15.9% were privately educated, 38.6% were state educated, and 2.3% had children at both state and private schools. For 43.2% it is unknown what the previous type of school they attended, this is primarily due to the lack of information given in the responses and that some children had moved to the Borough from abroad. These figures include those who have not changed schools.

5.16 When looking at the type of school attended, including those who have not changed schools, 20% have continued in private education and this is the same percentage for state education. 5% have gone from state education to private education and 2% gave a mixed response.

Figure 28: % and type of current and previous Private/ State Education



5.17 Of those who changed the type of school they attended when they moved house, none were in continuous state education, nor did they change from private to state education. 5.6% continued in private education and 11.1% went from state schools to private schools. For 44.4% it is unknown whether a change in schools changed the type of school they attended. 38.9% (7 respondents) were too young to attend school previously, but now do attend schools or nurseries. Of these 7 children, 3 children are educated in state schools or nurseries and 4 children attend private schools or nurseries.

6.0 Tenure

Summary

- The majority of respondents own their own homes
- Monthly rents ranged from £20 to £5000, with the majority between £300 - £399.

Detailed Analysis

6.1 Of the properties that were surveyed the overall breakdown of the tenure was:

Table 32: Overall Tenure

Tenure type	Number of units
Private	978
Social Rented	242
Shared Ownership	121

6.2 When looking at those who responded to the questionnaire the majority, 52%, owned their own homes, either outright or through a mortgage. Nearly 10% of the respondents had bought their homes through shared ownership and the majority of these were bought at the former Kew Sewage works site. It should be noted that this development had the highest proportion of shared ownership properties on the market during the period of new builds targeted by the survey. A large proportion of respondents rented new homes, 20.39% through a private landlord and 17.59% through a housing association.

Table 33: Current Tenure of property

	Number of respondents	Percentage
Own	186	51.96
Part own/rent	35	9.78
Rented from private landlord	73	20.39
Rented from housing association	63	17.59
Relative owned property	1	0.28
Total	**358**	**100**

6.3 The highest number of respondents bought flats, with 274 respondents moving into a flat (see table 34). When looking at the breakdown of tenure by property type the highest percentage of tenure of those in flats is owned either out-right or with a mortgage, 34.7%. Of the flats that were rented 20.1% were rented privately and 17.5% rented through a housing association. More flats were bought as part own/ part rent, 12% than other types of property. This reflects the type of properties built for shared ownership during the period the surveyed new homes were built.

6.4 Of those respondents (124 respondents) who moved into new houses the majority, 71%, owned the property, and 1.6% bought as a combination of mortgage and rent. Of those who rented houses 12.1% rented from private landlords, and 9.7% rented from a housing association. Of the total only 2.4% of respondents moved into maisonettes and bungalows. The majority of both of these were rented either privately or from a housing association.

Table 34: Current tenure by type of property

		Current Tenure						**Total**
		No answer	Own	Part own/rent	Rented from private landlord	Rented from housing association	Relative owned property	
Type of Property	No answer	0	1	0	0	0	0	**1**
	House	7	88	2	15	12	0	**124**
	Flat	42	95	33	55	48	1	**274**
	Maisonette	1	1	0	2	1	0	**5**
	Bungalow	1	1	0	1	2	0	**5**
Total		**51**	**186**	**35**	**73**	**63**	**1**	**409**

6.5 The previous tenure of those who now own their own homes shows that 69.9% of the respondents previously owned a property, and 19.9% rented privately. Only 1.1% part owned/ part rented a property, 2.7% were living with parents, 2.15% had a partner who had previously owned a property and 0.5% had a relative who owned a property. None of those who now own their own home had previously rented from a housing association. This tends to suggest that many respondents have remained in the private sector of housing, either through renting or owning property.

6.6 Of the respondents who purchased a shared ownership home the highest percentage 45.7%, previously privately rented property, and 8.6% used to own their home. The 5.7% either part owned/ part rented, rented from a housing association, lived with parents or had a partner who owned their own home. Only one person had previously lived in a property owned by a relative. The high proportion of those who previously rented suggests that many of those who moved into shared ownership were first time buyers. The analysis has shown that of those who were first time buyers 32% bought shared ownership properties.

Table 35: Comparison of Previous and Current Tenure

		Current Tenure						**Total**
		No answer	Own	Part own/rent	Rented from private landlord	Rented from housing association	Relative owned property	
	No answer	13	7	7	8	20	0	**55**
	Own	13	130	3	22	1	1	**170**
	Part own/rent	0	2	2	2	0	0	**6**
	Rented from private landlord	10	37	16	38	9	0	**110**
	Rented from housing association	8	0	2	0	32	0	**42**
	Living with parents	2	5	2	2	1	0	**12**
	Partner owned property	3	4	2	0	0	0	**9**
	Relative owned property	1	1	1	0	0	0	**3**
	Armed services quarters	0	0	0	1	0	0	**1**
Previous tenure	Rented with family	1	0	0	0	0	0	**1**
Total		**51**	**186**	**35**	**73**	**63**	**1**	**409**

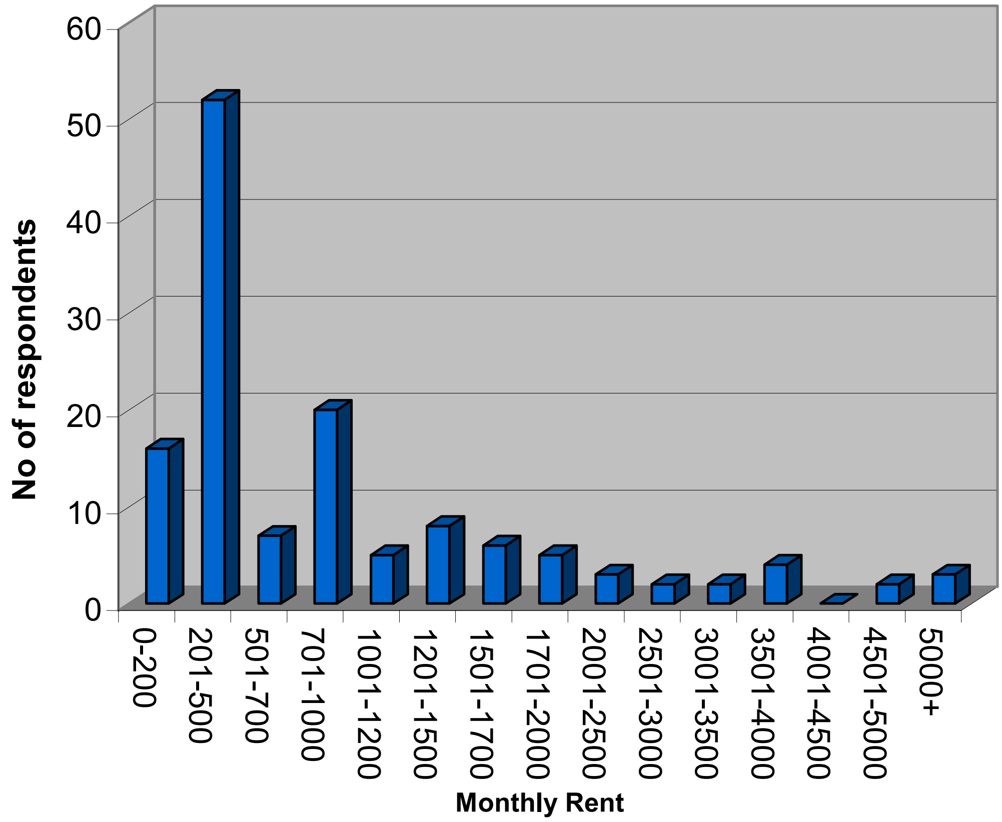
6.7 Seventy three respondents currently rent from a private landlord, and the majority of these, 52%, have continued with the same tenure. A high proportion, 30.1%, used to own their own homes, 2.7% used to part own/ part rent and 2.7% also used to live with parents. 1.3% used to live in armed services quarters.

6.8 Of those who are in social rented accommodation the majority, 50.8%, have remained in social rented accommodation and have moved for a variety of reasons. 14.3% used to rent from a private landlord, 1.6% previously lived with parents and 1.6% also used to own their own home.

6.9 The overall picture of previous and current tenure shows an increase in those who own their own homes, from 170 to 186, a decrease in the number renting privately from 110 to 73 and an increase in those in affordable housing. Previously only 2 part owned/ part rented by now 35 respondents do, and those in social rented accommodation has increased from 42 to 63.

6.10 When looking at the rental prices that are being paid overall the majority were paying between £201 and £500 per month. When breaking this down between those who are in private rent and local housing association there is a difference in the rents being paid. In the private sector the majority were paying rents of between £900 and £999, but as expected those renting from a housing association were considerable less, at between £300 and £399. When looking at the rental element of shared ownership, the highest percentage of respondents were paying between £1000 to £1099 per month. Although asked about the rental element of shared ownership, it is considered that some responses also included the mortgage payments.

Figure 29: Monthly Rents Overall



6.11 Figure 27 shows the breakdown of rents that the majority paid, between £0 to £2099. There were a few anomalies were a few respondents paid higher rents, which included 3 respondents who paid between £4000 to £4499, 2 respondents who paid between £4500 to £4999 and 3 respondents who paid £5000+.

Figure 30: Comparison of rents by tenure, to a maximum rent of £2099

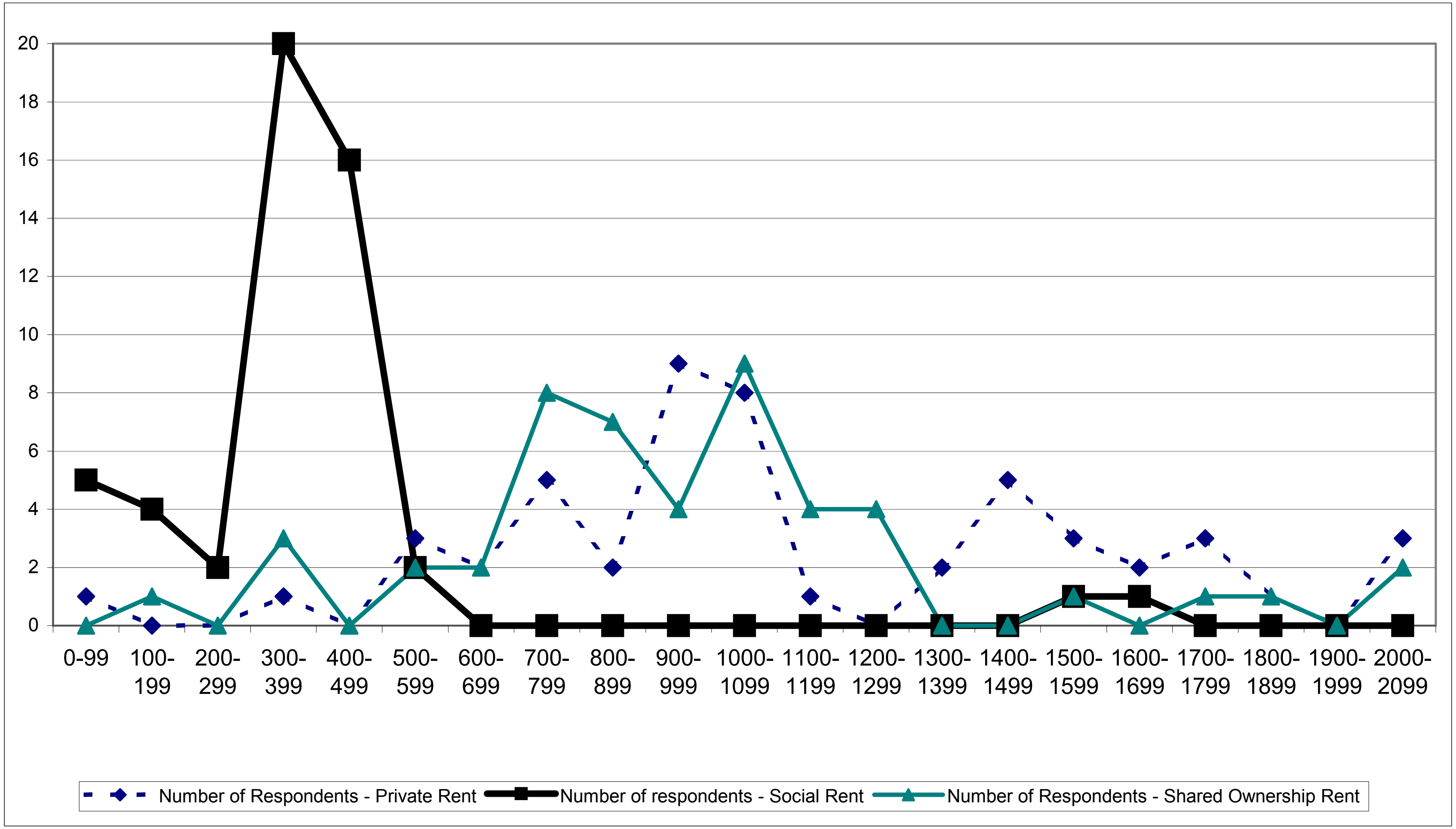
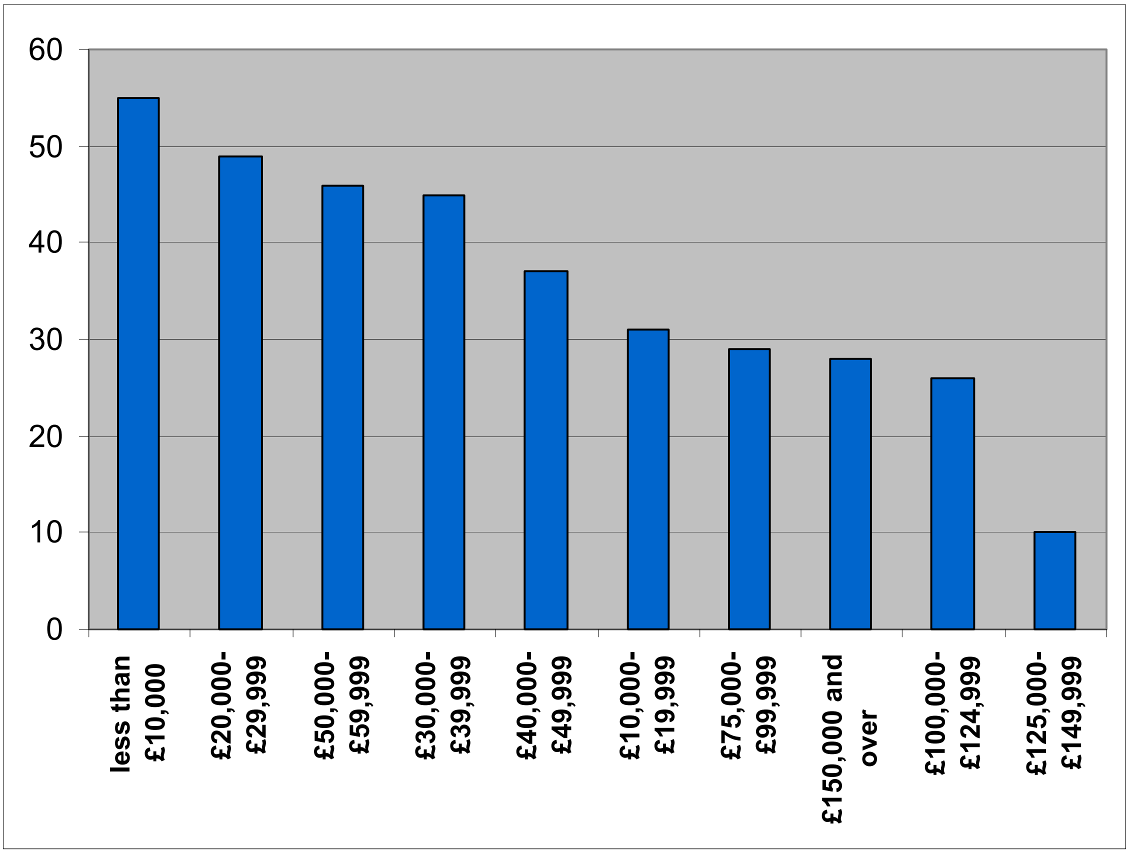


Figure 31: Main Salary, in order of number of respondents



6.12 The main salary earner question was only answered by 356 respondents. Of these the highest percentage of 15.4% earned less than £10 000, which is above the average for the Borough where 5.5% of people earn less than £10 000; 13.8% earned £20 000 to £29 999 and 12.9 earned between £50 000 to £59 999. An analysis of CACI's PayCheck modelled data 2005 suggests that with the exception of the City, Richmond upon Thames has the highest average income (£46,415) of any London borough. Due to the breakdown of options given in the questionnaire it is not possible to find out how many respondents earn below or above the Borough average. However, 50.6% earn less than £40 000 and 49.4% earn more than £40 000. 18% of the respondents earned £100 000 or more.

6.13 Information on the main salary and the value of the property was given by 221 respondents, (see table 25). The highest number of respondents (39) purchased property valued between £250 000 and £299 999. Of these 39 respondents the highest number had a main salary of between £40 000 to £49 999, this was followed by those earning between £100 000 to £124 999. Thirty six respondents purchased property valued between £210 000 to £249 999, the highest number earned between £20 000 to £29 999.

6.14 At the higher purchase prices, 17 respondents purchased a property valued between £700 000 to £799 999, with all but 1 respondent earning more than £75 000. Two respondents purchased property valued between £800 000 to £899 999, six respondents bought property valued between £900 000 to £999 999, and thirteen respondents bought property worth more than £1 million. Of those with a property worth over £1 million, over half earned more than £150 000.

Table 36: Property Value compared with main salary

		Property Value																Total
		below £130,000	£130,000 - £169,999	£170,000 - £209,999	£210,000 - £249,999	£250,000 - £299,999	£300,000 - £349,999	£350,000 - £399,999	£400,000 - £449,999	£450,000 - £499,999	£500,000 - £549,999	£550,000 - £599,999	£600,000 - £699,999	£700,000 - £799,999	£800,000 - £899,999	£900,000 - £999,999	£1 million or more	
main salary	less than £10,000	0	0	2	2	3	0	1	0	0	0	0	1	1	0	1	0	11
	£10,000-£19,999	0	1	0	3	0	3	3	0	0	0	0	0	0	0	0	0	10
	£20,000-£29,999	1	2	4	11	3	2	2	1	0	2	0	1	0	1	0	1	31
	£30,000-£39,999	0	2	7	8	9	9	0	0	1	0	0	0	0	0	0	0	36
	£40,000-£49,999	0	1	1	7	9	3	3	1	1	1	0	1	1	0	0	1	30
	£50,000-£59,999	1	0	1	3	5	6	3	2	2	3	1	2	0	0	0	1	30
	£75,000-£99,999	0	0	0	1	3	2	2	2	2	1	1	2	4	0	1	2	23
	£100,000 - £124,999	0	0	0	1	7	1	1	1	2	1	1	0	4	0	1	1	21
	£125,000 - £149,999	0	0	0	0	0	2	0	0	1	1	0	0	2	0	0	0	6
	£150,000 and over	0	0	0	0	0	0	0	2	1	3	1	0	5	1	3	7	23
Total		2	6	15	36	39	28	15	9	10	12	4	7	17	2	6	13	221

7.0 Parking and Transport

Summary

7.1 The questions in the survey regarding cars and parking asked how many cars/ vans there were per household, the number of off-street parking spaces, the number of cars per household that are normally parked on the street, and asked for general comments regarding this subject. The main points are:

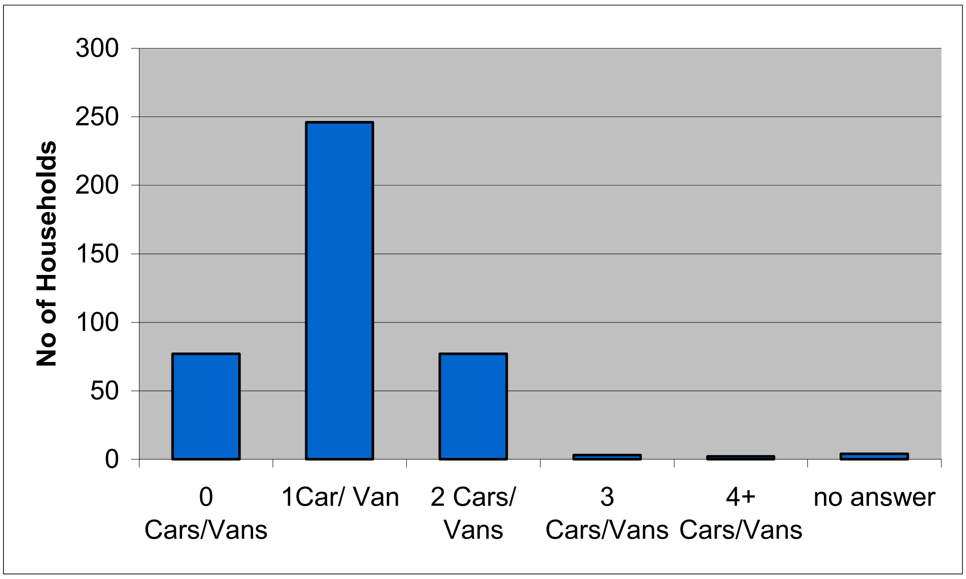
- The majority of households surveyed had 1 car/ van.
- 65.3% had no car parking spaces (either on street or off street parking)
- The majority of parking comments concerned Controlled Parking Zones, and the lack of parking and visitor parking.

Detailed Analysis

<u>Number of Cars/ Vans per household</u>

7.2 The majority of households who responded (60.1%) had 1 car or van. This was followed by households having no car or van and those who had 2 cars/ vans, both at 18.8% of households. Few households had more than 2 cars. The percentage of households with 3 cars/ vans was 0.7% and the percentage of households with 4+ cars/ vans was 0.4%.

Figure 32: Number of Cars/ Vans per Household



Off Street Parking

7.3 The question regarding off street parking was sub-divided into 4 categories: garage spaces, spaces on driveways, reserved spaces in communal car park and shared spaces in communal car park.

7.4 Only a quarter of those who responded to the question had a garage space. The majority of 65.3% didn't have any garage spaces. This however does follow current trends in development of not building garages, especially in flatted developments, were in previous decades a separate garage block was also constructed, giving a garage to each flat. Thirty of the respondents did have 2 garage spaces. Of these thirty, 90% lived in a house. Of those who had one garage space, 50% lived in a flat, 48% lived in a house and 2% lived in a bungalow.

Table 37: Garage Spaces

	Number of respondents	Percent
No spaces	267	65.3
1 space	106	25.9
2 spaces	30	7.3
3 spaces	4	1.0
No answer	2	0.5
Total	**409**	**100**

Table 38: Number of garage spaces by type of accommodation

		Garage spaces					**Total**
		No spaces	1 space	2 spaces	3 spaces	No answer	
Type of property	No answer	1	0	0	0	0	**1**
	House	44	51	27	2	0	**124**
	Flat	216	53	2	1	2	**274**
	Maisonette	3	0	1	1	0	**5**
	Bungalow	3	2	0	0	0	**5**
Total		**267**	**106**	**30**	**4**	**2**	**409**

7.5 The majority of 62% had no reserved spaces in a communal car park, 35% of respondents had 1 reserved space. Very few had more than 1 space. The majority of respondents didn't have a shared space in a communal car park, nor parked their cars on the street. The low levels of parking would accord with the maximum parking standards set by the council on new developments.

Figure 33: Number of Spaces reserved in Communal Car Park

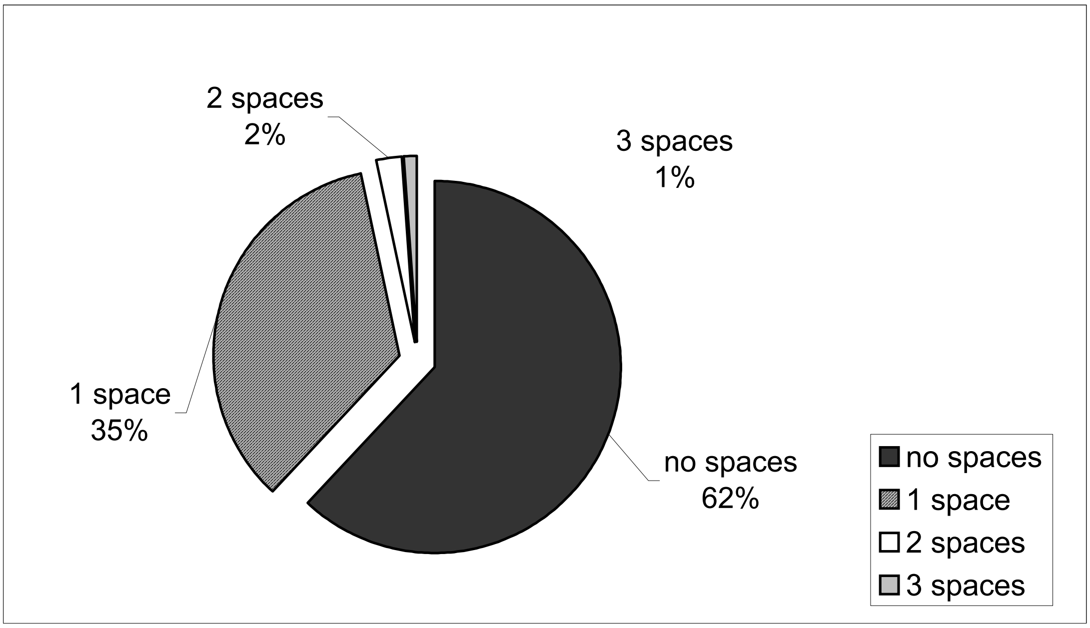
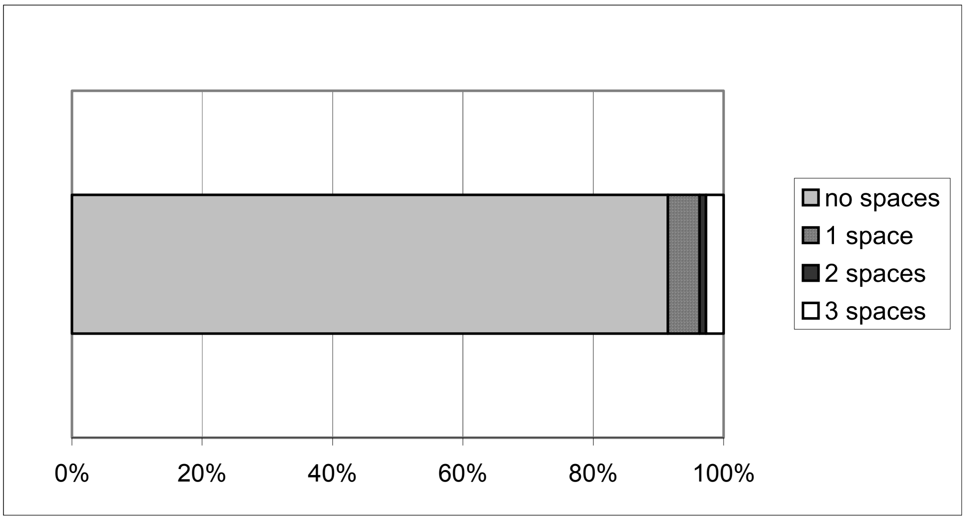


Table 39: Number of reserved spaces in communal car park by accommodation type

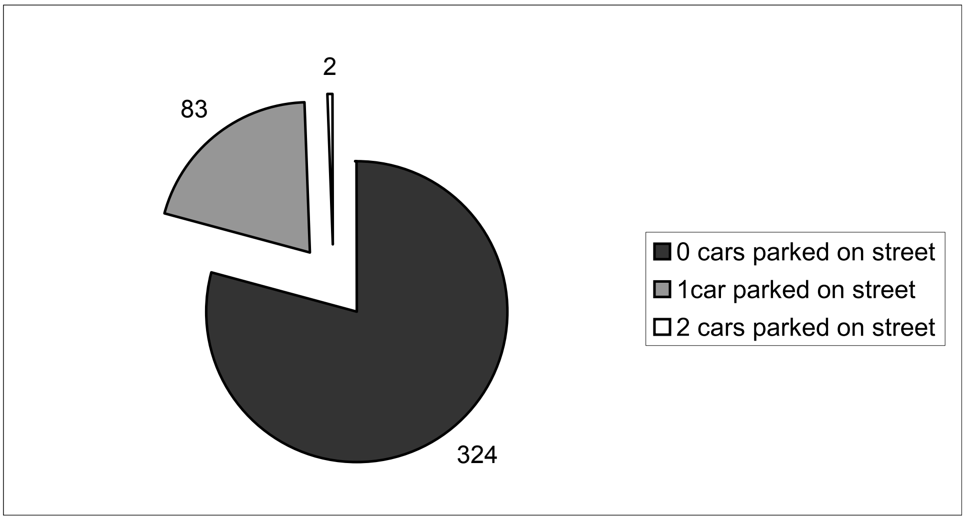
		Reserved in communal car park					Total
		No spaces	1 space	2 spaces	3 spaces	6	
Type of property	No answer	0	1	0	0	0	**1**
	House	108	12	2	2	0	**124**
	Flat	135	129	7	2	1	**274**
	Maisonette	5	0	0	0	0	**5**
	Bungalow	5	0	0	0	0	**5**
Total		**253**	**142**	**9**	**4**	**1**	**409**

Figure 34: Number of Spaces shared in Communal Car Park



7.6 There is a low number of respondents who have cars parked on the street, this could be due to a number of factors which could include being within a controlled parking zone, having adequate on-site parking, or not owning a vehicle.

Figure 35: Number of Cars parked on the street



7.7 Most of the comments received about parking were negative, and centred on the amount of parking provided. The comments received were wide ranging, but the highest percentage of comments felt that insufficient visitor parking was provided on sites, with 34.9% of comments about this issue. 30.7% of respondents felt that overall there was insufficient parking, for both residents and visitors on the newly developed sites. In contrast 9.2% of respondents felt that there was adequate parking provided. A further 9.5% of respondents to this question had comments on the controlled parking zones and the issue of parking permits.

Table 40: Parking Comments

Description	Answer Number	Number of Respondents	Percentage
Car parking spaces should be numbered as per house number	1	4	1.7
Spaces should not be used by visitors	2	0	0
Adequate parking provided	3	21	9.2
Insufficient parking on site	4	71	30.7
More motorbike parking/ parking in town centres	5	1	0.4
Too much street parking causes hazards	6	6	2.6
Need road markings to indicate private spaces	7	2	0.9
Parking restrictions needed on X road	8	1	0.4
Residents only on-street parking required	9	7	3
Comments regarding CPZ and parking permits	10	22	9.5
Outrageous parking fines	11	2	0.9
No visitor parking	12	91	39.4
Wants garage/ underground parking	13	3	1.3
Total		**231**	**100**

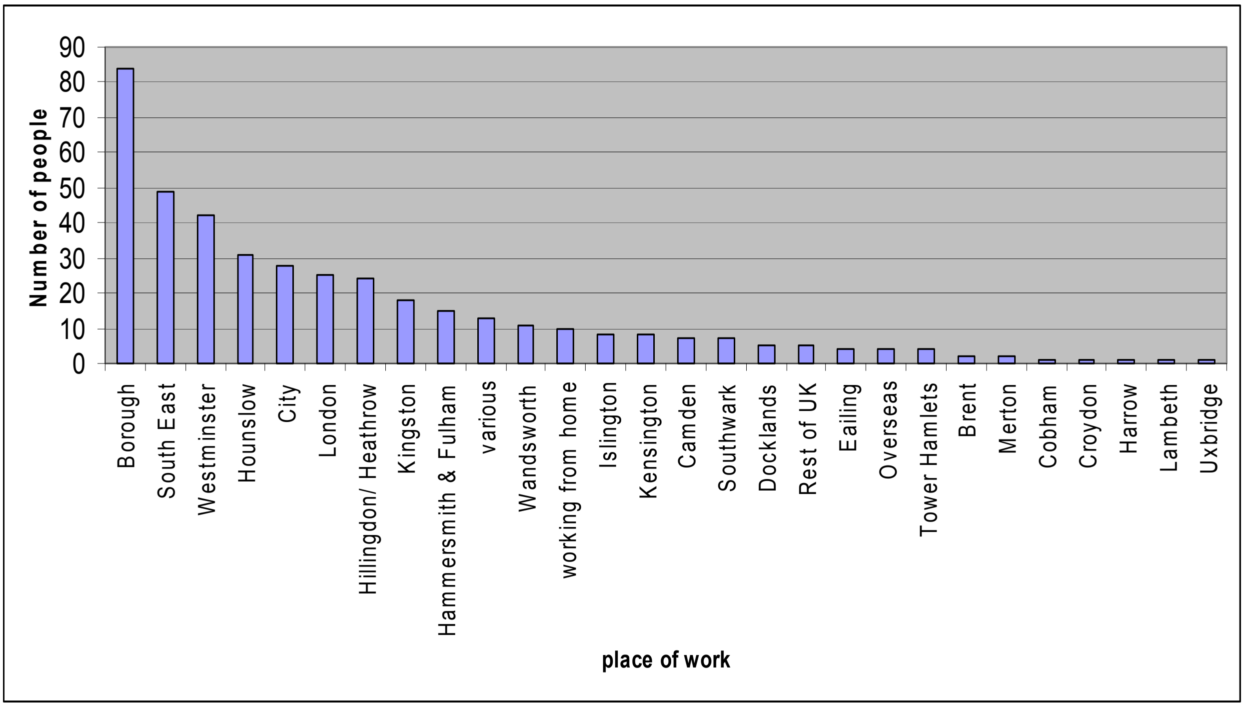
<u>Travel to work</u>

7.8 When analysing where people work, the highest percentage of people worked within the Borough, 20.4%. This is followed by people working within the South East, 11.9% and Westminster 10.2%. Many respondents work within other London Boroughs, and most of these were in the West of London, including 7.5% of people working in Hounslow, 5.8% working in Hillingdon and the Heathrow area and 4.4% of people working in Kingston. A complete breakdown can be found in Figure 36.

7.9 The survey asked the location of, and mode of travel to, the workplace, by each person within the household. The following analysis will look at this information combined together and will therefore reflect the number of people in employment, rather than the number of respondents to the questionnaire. The majority of people only used one method of transport to get to work; however a few did combine methods. The highest percentage, 45%, used either a car or van to travel to and from work, this was followed by use of the train, which 16% of respondents used. A further 14% used the tube and 6%

used the bus. Figure 37 below gives further details of the modes used to travel to work.

Figure 36: Location of work place



7.10 In looking only at the use of the car to travel to work, 172 people used this form of transport. Of these the highest percentage, 27.3% worked in the South East, 19.2% worked within the Borough and 12.8% worked in Hillingdon and the Heathrow area. Figure 38 below gives a breakdown of all the locations travelled to by car.

Figure 37: Mode of travel to work

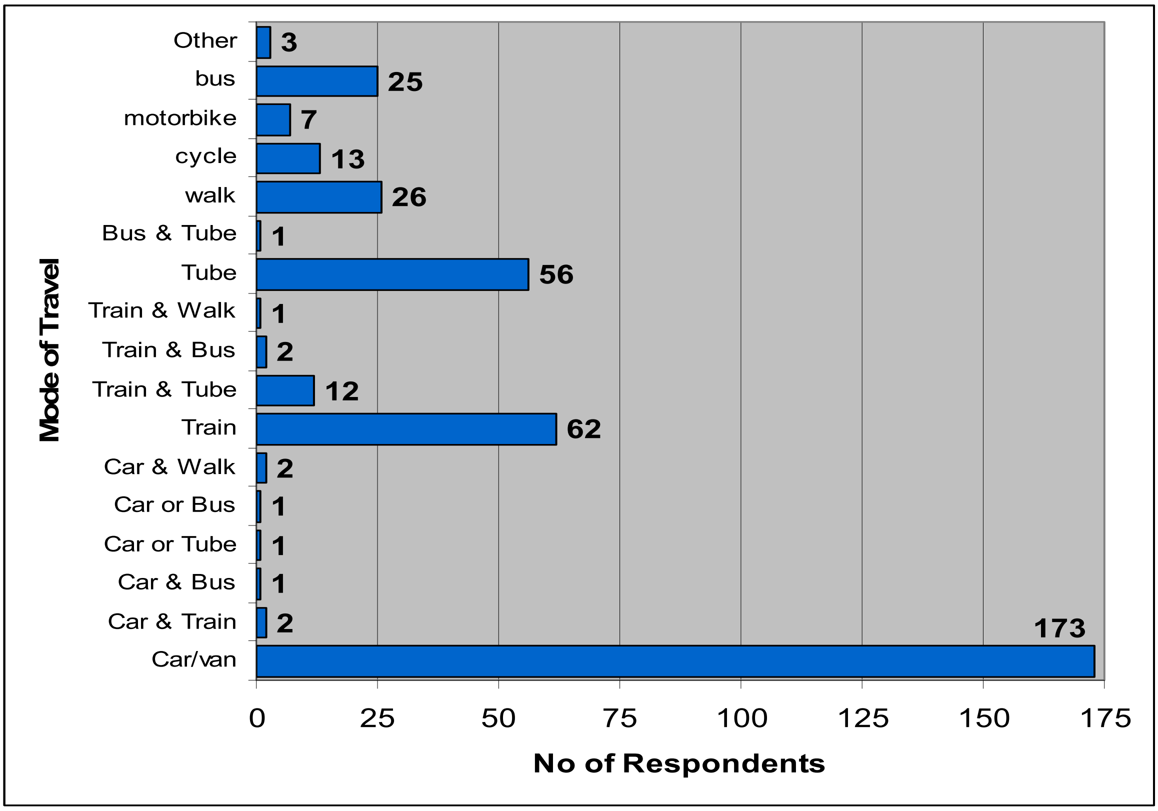
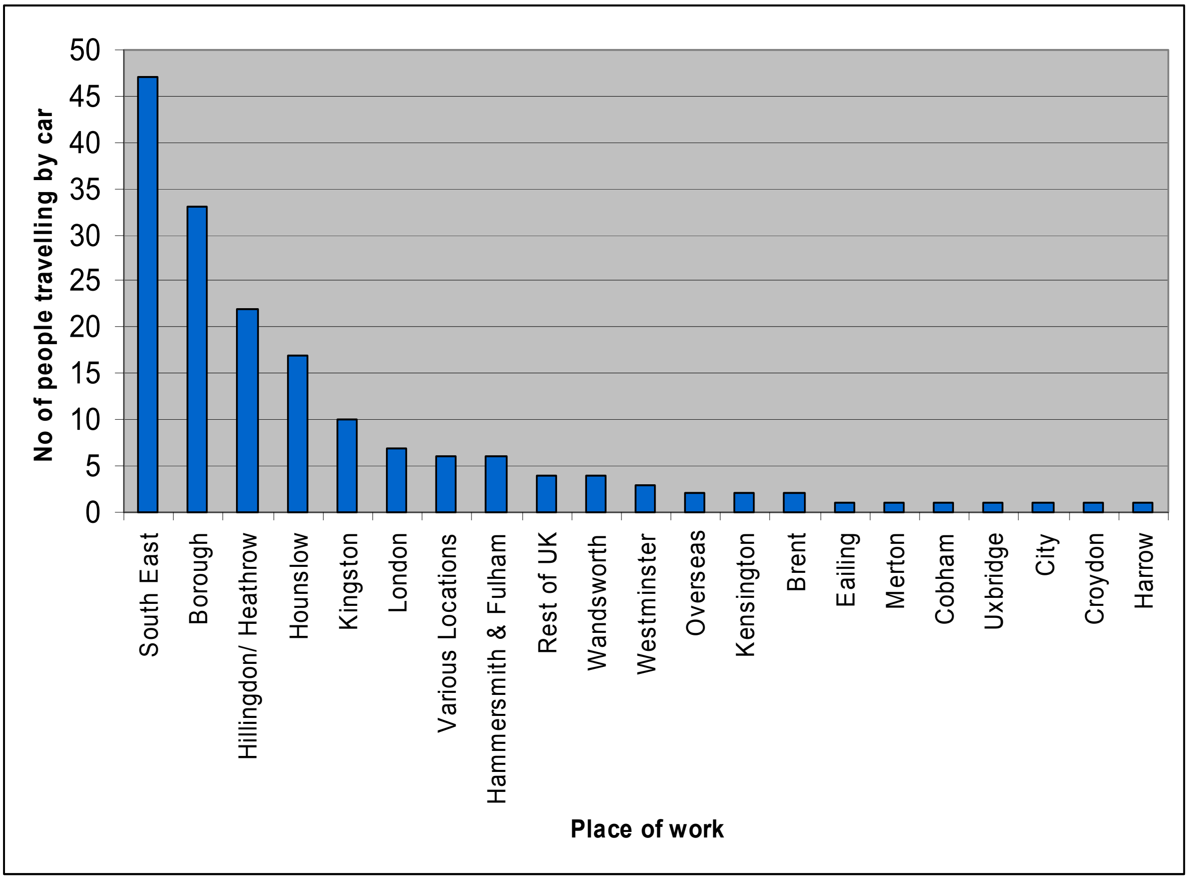


Figure 38: Travel to Work by car



8.0 Comparison with previous survey undertaken in 1999

8.1 The first New Housing Survey took place in 1999 and received 310 responses, and the second survey in 2006 received 409 responses. The comparison between the two time periods, although they survey different housing developments, can give an indication of any similarities and trends developing in the purchasing of new housing in the Borough. The table below give a quick reference comparison to the main questions/ issues.

Table 41: Summary Comparison Table

	2006 Survey	**1999 Survey**
No of respondents	409	310
Highest % tenure	51.9% owner occupied	79% owner occupied
Highest % previous tenure	41.6% owner occupied	66% owner occupied
Highest % Household number	Single person household (34%)	Living as couple with kids (34%)
% Of single person households	138 households (34%)	83 households (26.9%)
Most popular reason for moving	More space/ larger home	Access to work
% Of respondents working full-time	69.1% had at least one person in the household working full-time.	75% of households had at least one person working full-time.
Main salary	The highest percentage was 13.4% who earned less than £10 000, 11.2% earned between £50 000 to £59 999	45.7% earned £75 000 and over

First Time Buyers	19.8%	18%
Highest percentage of first time buyers moved from	Within Borough	From another London Borough (inner and outer)
Highest percentage of first time buyers moved to	Kew	Barnes
First time buyers housing choice	Flat (84%)	Flat (75%)

8.2 In 1999 the highest percentage of respondents moved within the Borough, (29%). This increased in 2006 to 44.5% of respondents having previously lived in the Borough. A high number of respondents in 1999, 53, had moved to the Borough from outside the UK, where as this was lower in 2006 with only 26 respondents.

8.3 The reasons for moving have changed between the surveys. In 1999 the highest percentage of respondents moved for better access to work, whereas in the 2006 survey the main reasons were more space/ larger home.

First time buyers

8.4 In the 1999 survey 51 (18%) respondents were first time buyers, compared with 81 (19.8%) in the 2006 survey. In both surveys the most popular accommodation choice for first time buyers was a flat, with 75% of first time buyers choosing a flat in 1999 and 84% in 2006.

8.5 Currently the highest number of first time buyer respondents had moved within the Borough, (46%) and 37% had moved from another London Borough (either inner or outer London) to a property within LB Richmond. However, in the 1999 survey the opposite was happening with the majority of first time buyers previously living outside the Borough in another London Borough, and only 22% having previously lived in the Borough.

8.6 Popular areas for first time buyers to move to in the Borough in 1999 included Barnes (25 respondents), and Twickenham (18 respondents). None bought in Ham or Heathfield. In the 2006 survey the most popular places for first time buyers were Kew, Hampton and Ham. It must however be noted that the location choice for first time buyers will have been limited by the availability and current location of new housing development in the Borough. Kew is a popular area due to the completion of a large housing development, with a high degree of shared ownership housing.

9.0 Respondent Profiles

9.1 The questions on ethnicity and disability were asked of the respondent, not their household.

- 390 respondents answered the questions on sex, 45% were male and 55% female

- 392 answered the question on ethnicity, 84% described themselves as White, 5% as Asian/ Asian British, 3% as Black/ Black British and 3% as Mixed. When this is compared to the 2001 census result for the Borough the white ethnic group of the respondents is slightly lower, but other ethnicities are higher. The census ethnic group results were white 90.98%, mixed 2.21%, Asian/ Asian British 3.88%, Black/ Black British 0.93% and other 2%.

- 379 answered the question on disabilities. 89% of these said they did not have a disability. 7% said they had mobility problems. To compare these results with the 2001 census is difficult as the census asks a slightly different question. The information in the 2001 census showed that 12.4% of the Borough's population has a limiting long term illness, health problem or disability which limit their daily activities, which can include age-related problems. 5.25% of the population are permanently sick or disabled.

Figure 39: Sex of respondents

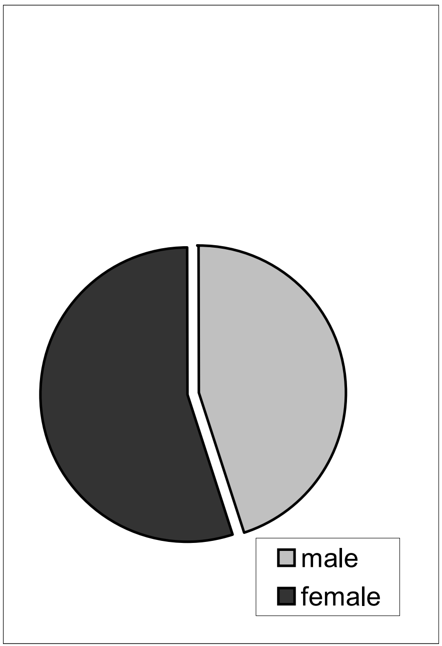


Figure 40: Ethnic Group of Respondents

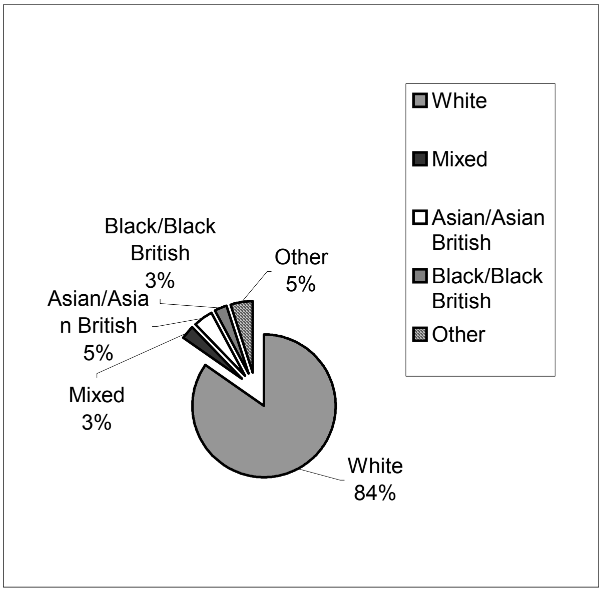
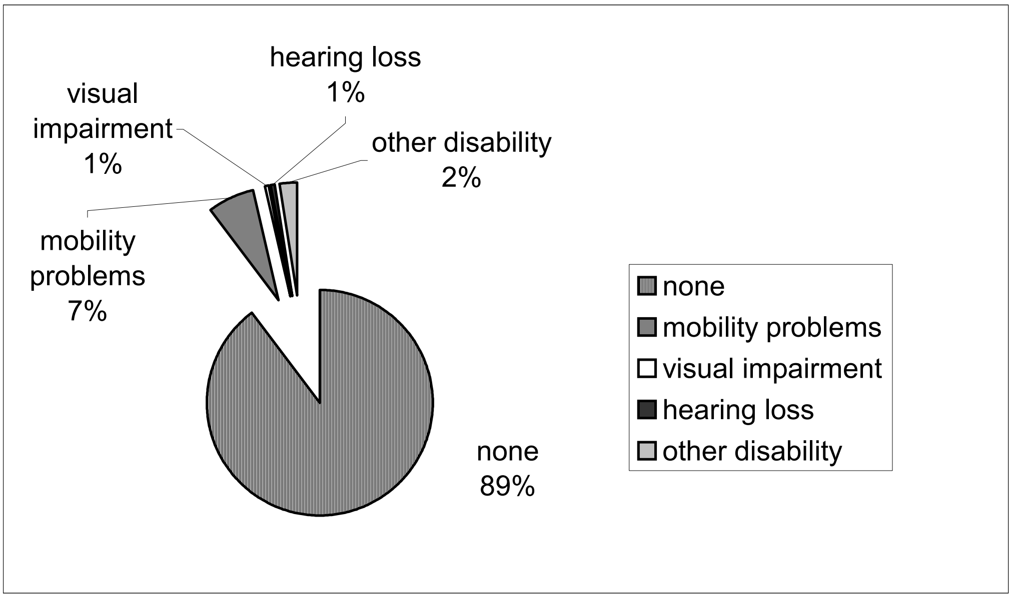


Figure 41: Disabilities



Appendix 1
Sites Surveyed in New Housing Survey 2006

Year of Completion: 2002

Name of Site	Number of Units
42-46 Lonsdale Road, Barnes	8 units
208 Sheen Road, Richmond	8 units
Springfield Road, Whitton	10 units
Meadowview & 20 Cromwell Road, Teddington	13 units
Telephone Exchange, 34 High Street, Hampton	14 units
Rear of 108-112 Oldfield Road, Hampton	13 units
1-17 Station Avenue, Kew	14 units
Land adjacent to 81-83 Petersham Road, Richmond	14 units
24 Hampton Road, Teddington	10 units
National Physical Laboratory, Teddington	119 units
29-31 York Street, Twickenham	10 units
86-92 Uxbridge Road, Hampton	4 units
94 Uxbridge Road, Hampton	4 units
4 Princes Road, Richmond	6 units
1-3 Queens Road, Teddington	6 units
Railshed Road, Isleworth	12 units
Berwick Close, Whitton	6 units

Year of Completion: 2003

Name of Site	Number of Units
49 Clonmel Road, Teddington	8 units
13 St Johns Road, Hampton Wick	7 units
Land adjacent to 19 Kingsway, Mortlake	5 units
Corner of Station Road/ Willow Avenue, Barnes	17 units
20 (excluding 14-32) Mortlake High Street, Mortlake	40 units
77 Mortlake High Street, Mortlake	32 units
63 Ormond Avenue, Hampton	12 units
Hanson Close, Mortlake	5 units

Year of Completion: 2004 to March 2005

Name of Site	Number of Units
Land Rear of Windmill Public House, Hampton Hill	8 units
Police Station, 371 Lonsdale Road & 41-49 Barnes High Street, Barnes	31 units
2-4 St James Road, Hampton Hill	5 units
275 Hanworth Road, Hampton	10 units
30 Latchmere Lane, Ham	24 units
Langdon Park, Kingston Road, Teddington	188 units
9 Old Bridge Street, Hampton Wick	58 units
Townmead Road, Kew	14 units

1 Railway Cottages, Manor Road, Richmond	8 units
Land adjacent to 5 Kingsway, Mortlake	5 units
Kingswood Court, Marchmont Road, Richmond	12 units
46-48 Grange Avenue, Twickenham	13 units
71-78 Upper Grotto Road, Twickenham	8 units
Christs School West, Floyer Close	40 units
Former Cherry Tree Public House, 59 Staines Road, Twickenham	14 units
162-164 Heath Road, Twickenham	11 units
55 Wellington Road, Teddington	9 units
337-343 Hanworth Road, Hampton	12 units
225-231 Lower Mortlake Road, Richmond	9 units
The Hollies, Fifth Cross Road, Twickenham	7 units
Land adjacent to Station Road, Hampton	10 units
40-42 Holly Bush Lane, Hampton	14 units
Glebe Way	10 units
Castlegate, Richmond	12 units
Former Kew Sewage Works	412 units