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Donegall Pass Community Housing Survey

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www.ark.ac.uk



Donegall Pass Community Forum



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ARK, the Northern Ireland Social and Political Archive, is dedicated to making social and political information on Northern Ireland available to all. ARK is a contemporary website (www.ark.ac.uk) holding a vast amount of information on a wide range of social and political topics. With research summaries, survey results, facts and figures, election results and an encyclopaedic section on the Northern Ireland conflict, it is an essential starting point for anyone who needs to gather information on Northern Ireland quickly and easily. ARK also provides a number of services, including technical support for people who want to carry out analyses of large-scale survey datasets, but do not have the resources or expertise to do this themselves.

Each year, the Survey Analysis Unit of ARK carries out a set amount of work for voluntary and community sector organisations that is free of charge. This will facilitate access to the most up-to-date social and political information by organisations which are not in a position to pay for such work. This project has been made possible with start-up funding from Queen's in the Community.



Introduction

In spring 2003, the Donegall Pass Community Forum (DPCF) approached the Science Shop at Queen's University Belfast for advice in carrying out research into the housing needs of their area. The Donegall Pass area was facing a period of regeneration, and the Forum wished to be stakeholders in this development.

There was a general feeling within the Forum that many local residents had been forced to move away during previous redevelopment during the 1980s. However, these residents were not able to move back into Donegall Pass as the new accommodation was unsuitable for their housing needs. During this time, the population of the area fell from approximately 5000 to 2000. The remaining population was elderly and tended to live in 1 or 2 person households. The Community Forum feels that the local population is being 'squeezed' out of the area.

There is a vacant plot of land now available at Posnett Street. The Community Forum views this as the last chance to redevelop the area in accordance with the housing needs and wishes of the Donegall Pass community. Thus, it is vital to identify the characteristics and needs of the population as it stands now, to see how the Posnett Street site can be best developed.



Methodology

Representatives from ARK and the Science Shop met with members of the DPCF at the end of June 2003 in order to discuss the way forward. It was agreed that ARK would develop a suitable questionnaire, in consultation with the Community Forum. Data input would be carried out by DPCF, and analysis carried out by ARK and presented in a short report.

Questionnaire design

The questionnaire was designed by the ARK team, who used some questions from other questionnaires as appropriate, for example, Markets Development Association Community Housing Study. One positive spin-off from the project is that the questionnaire will be put on the ARK website (www.ark.ac.uk) and so made available as a resource for other community organisations.

In order to increase response rates, it was important to keep the questionnaire short that is, 4 A4 pages maximum. One questionnaire would be completed per household. The questionnaire was based on the following topics:

- General description of house: size, type, tenure, number of rooms.
- Current housing need: is house big enough? What is ideal number of rooms?
- Living in area: Length of time respondent has lived in house, and also in Donegall Pass area, happy living in area? If not, why not? Happy living in house? If not, why not?
- Plans to move: would respondent prefer to move? Type of house, tenure? Location? Reasons
- Future housing in area: what type of housing does area need?
- Demographic characteristics of household

A copy of the questionnaire is included in Appendix A.

Fieldwork

There are about 600 households within the Donegall Pass area, which is defined as the area bounded by the Dublin Road, Botanic Avenue, Vernon Street, Ormeau Road and Bankmore Street. It was decided that in order to maximise the number of responses, as well as the representativeness of the sample, questionnaires would be delivered to all households in the area. This was undertaken by volunteers from the Forum during August 2003. The volunteers then collected the completed questionnaires a week later.

Data input and analysis

Data was input into Excel by DPCF. This allowed the extraction of headline figures for use at meetings during September 2003. To allow for further analysis, ARK transferred the Excel spreadsheet into SPSS.



Results

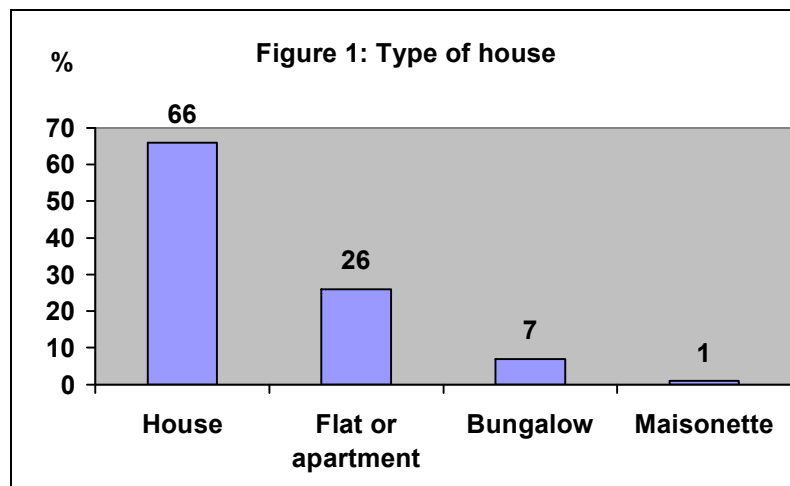
152 questionnaires were completed. Where percentage figures are detailed in this section, these exclude where no information was given.

Although completed questionnaires were obtained from 152 households, it should not be assumed that these households are representative of all the households in the Donegall Pass area. Instead, this report should be seen as a record of the characteristics and attitudes of the 152 respondents.

House characteristics

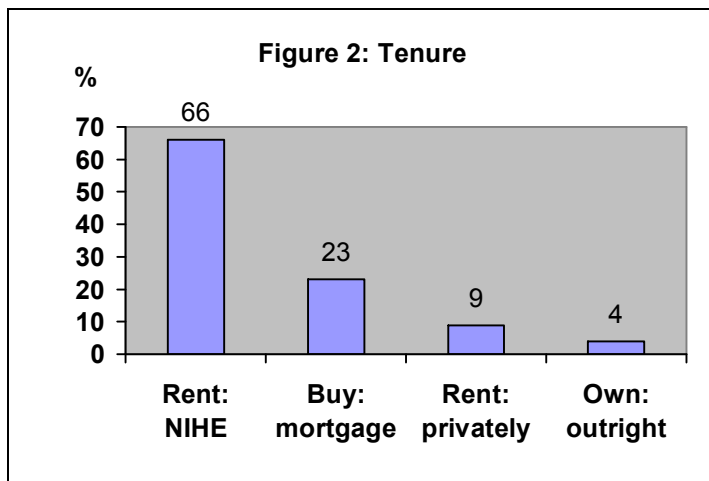
Figure 1 shows that two thirds (66 per cent) of respondents live in houses, with a further quarter (26 per cent) living in a flat or apartment. Few respondents live in bungalows or maisonettes.

The vast majority of houses or bungalows (86 per cent) are terraced, with 11 per cent being semi-detached. Only three respondents (3 per cent) live in detached houses.



Those respondents living in a flat, apartment or maisonette were asked if they lived over a shop, but none of these 41 respondents do so.

Figure 2 shows that the most popular tenure type was renting from the Housing Executive, which was the case for two thirds of respondents (66 per cent). The next most popular tenure type is buying with a mortgage (23 per cent). Only 7 per cent of respondents rent from a private landlord, and 4 per cent own their own house outright without a mortgage. No respondents were buying their house or flat with a Co-ownership scheme, or renting from a Housing Association.



Respondents were asked about the number of bedrooms, kitchens, reception rooms, bathrooms and other rooms in their dwelling. Just over half of the dwellings (57 per cent) have 2 bedrooms, and a further 40 per cent have 3 bedrooms. Four dwellings (3 per cent) have only one bedroom, all of which are flats or apartments. Of the 6 houses with 2 reception rooms, all had 3 bedrooms.

Table 1: Rooms in dwellings (%)

	Bedrooms	Kitchens	Reception rooms	Bathrooms
1	3	100	96	99
2	57	0	4	1
3	40	0	0	0

Perception of housing need

When asked if their house or flat is big enough for their needs and the needs of their family, nearly four out of five respondents agree. However, 30 respondents (20 per cent) do not think that their house or flat is big enough. When asked about the specific number of rooms that they think they and their family need, respondents say:

- Most of these respondents would like another bedroom, for example, 12 respondents who currently have 3 bedrooms would like 4 bedrooms, and 15 respondents with 2 bedrooms would like three bedrooms.
- Seven respondents would like another reception room
- Ten respondents would like another bathroom

Living in Donegall Pass

Table 2 shows that three out of five respondents (58 per cent) have lived in their house or flat for more than five years. One respondent has lived there for more than 35 years.

Table 2: Length of time living in house or flat

	Number of respondents	%
Less than 1 year	9	6
1-5 years	52	36
6-10 years	29	20
11-15 years	26	18
16-20 years	29	20
36-40 years	1	1

Table 3 shows that many respondents have lived in the Donegall Pass area for many years. While one quarter have lived there for five years or less, a similar proportion have lived there for more than 35 years. In fact, 13 respondents, representing nearly one in ten respondents, have lived in the area for more than 60 years.

Table 3: Length of time living in Donegall Pass area

	Number of respondents	%
Less than 1 year	6	4
1-5 years	31	21
6-10 years	15	10
11-15 years	18	12
16-20 years	17	12
21-25 years	10	7
26-30 years	5	3
31-35 years	9	6
36-40 years	7	5
41-50 years	13	9
51-60 years	4	3
61-70 years	8	5
71-80 years	2	1
More than 80 years	3	4

The majority of respondents (87 per cent) say that they are very happy (30 per cent) or quite happy (56 per cent) living in the Donegall Pass. While seven respondents say that they are neither happy nor unhappy living in the area, a further six are quite unhappy, and the same number are very unhappy.

Table 4: Are you happy living in the Donegall Pass area?

	Number of respondents	%
Very happy	45	30
Quite happy	82	56
Neither happy nor unhappy	7	5
Quite unhappy	6	4
Very unhappy	6	4

The 12 respondents who were not happy were asked to say why they were not happy living in the Donegall Pass area. These respondents could give more than one reason, and Table 5 outlines the range of responses. The most cited reason was 'disruptive kids and young people' (6 respondents).

Table 5: Reasons for not being happy living in Donegall Pass area

	Number of respondents
Disruptive kids/unruly behaviour by young people/anti-social behaviour	6
Petty crime	2
Noisy environment	2
Poor environment	2
Anti social behaviour	1
Unfriendly to children	1
Racial harassment	1
Serious crime	1
Not enough room for family	1
Lack of security	1
Inadequate car parking	1
Sectarian emblems	1

Respondents were then asked how happy they are with their house or flat. As Table 6 shows, most were very happy (35 per cent) or quite happy (46 per cent). Only one in five respondents are within the other categories, accounting for 29 respondents.

Table 6: Are you happy with your house or flat?

	Number of respondents	%
Very happy	50	35
Quite happy	66	46
Neither happy nor unhappy	12	8
Quite unhappy	8	6
Very unhappy	9	6

Again, respondents were asked to give reasons that they were not happy, this time with their house or flat. The most commonly cited reason is that 'repairs are not carried out by the Housing Executive' (6 respondents) and 'not enough room for the family' (6 respondents), 'bedrooms are too small' (5 respondents) and 'need more space' (4 respondents). These responses are for all respondents who are quite or very unhappy with their house or flat.

However, some respondents filled in this section, even though they said they are happy or neither happy nor unhappy. When their responses are included, the pattern is still almost identical. Respondents could cite more than one reason

Table 7: Reasons for not being happy with house or flat

	Number of respondents (unhappy with house or flat)	Number of respondents (all)
Repairs not being done by NIHE	6	9
Not enough room for family	6	8
Bedrooms are too small	5	7
Need more space	4	7
Noisy environment	2	4
Disruptive kids/unruly behaviour by young people/anti-social behaviour	2	2
Petty crime	1	2
No back door	1	1
Perception of 'invasion of Chinese'	1	1
Rent too high	1	1
Bigger garden	0	1
Need gas	0	1
Lack of privacy	0	1
Need safer play area for child(ren)	0	1
Lack of security	0	1
Poor environment	0	1

Preference for moving

The next few questions explored respondents' preferences in relation to moving house.

Two out of five respondents (41 per cent) say that they would prefer to move house or flat if they could. The reasons cited by the 53 people who would like to move are shown in Table 8. The main reasons related the size of the house – 19 respondents say that 'they need more space', 5 respondents say that there is 'not enough room to accommodate family' and 2 respondents say that 'bedrooms are too small'. In contrast, 1 respondent says that 'house is now larger than my needs require'.

Crime-related issues are identified by many respondents, such as 'disruptive kids/unruly behaviour by young people/anti-social behaviour' (6 respondents), 'petty crime' (2 respondents) and serious crime (1 respondent).

Other external factors include 'repairs not being carried out by NIHE' (1 respondent), 'inadequate car parking' (1 respondent) and the 'noise, mess, smell and rat infestation caused by proximity to Chinese restaurant'.



Table 8: Reasons for wanting to move

	Number of respondents
Need more space	19
Disruptive kids/unruly behaviour by young people/anti-social behaviour	6
No garden	5
Not enough room to accommodate family	5
Just for a change	4
Lack of security	3
Bedrooms too small	2
Petty crime	2
No back door	2
Quieter environment	2
Better amenities	2
Fear of paramilitary memorial	1
Noise, mess, smell and rat infestation caused by proximity of Chinese restaurant	1
House now larger than my needs require	1
Health problems – would require bungalow	1
Noisy environment	1
Repairs not being carried out by NIHE	1
Racial harassment	1
Inadequate car parking	1
Rent too high	1
Wrong sort of people in area	1
No back garden	1
No local school in area	1
Serious crime	1
Need safer play area for child(ren)	1

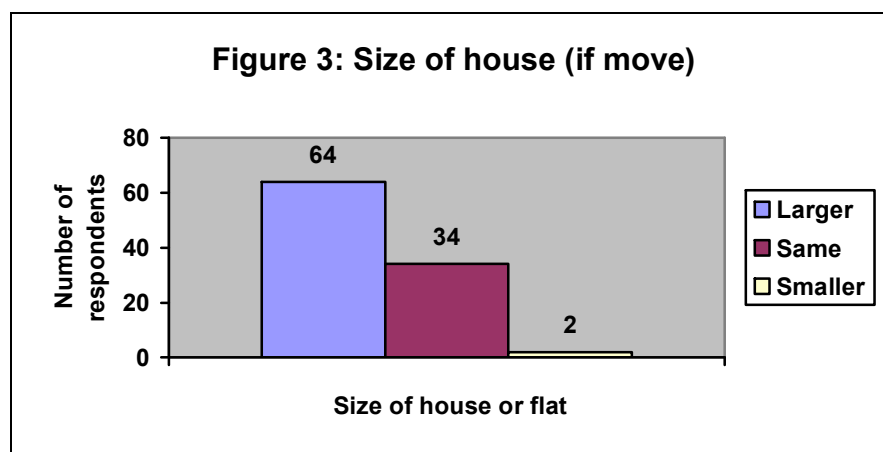
Just under half of the respondents who would like to move (43 per cent) say that would like to stay within the Donegall Pass area, while 57 per cent would prefer to move somewhere else.

Of those respondents who would like to move, the preferred tenure of their new house is buying with a mortgage (22 respondents), followed by renting from the Housing Executive. As shown in Table 9, few respondents would probably buy their own home outright, rent from a private landlord, buy via a Co-ownership scheme or rent from a Housing Association.

Table 9: Probable household tenure if moving house

	Number of respondents
Buy your own home with a mortgage	22
Rent from NIHE	19
Buy your own home outright (without a mortgage)	3
Rent from a private landlord	3
Buy your own home with a Co-ownership scheme	2
Rent from a Housing Association	1

Figure 3 shows that most respondents who would like to move would like a larger house (32 respondents). Only 2 per cent would like to move to a smaller house.



Approximately one quarter of all respondents (24 per cent) say that they know somebody who would like to move into the Donegall Pass area, but has not been able to because of a shortage of suitable housing.

Respondents were asked about the type of housing they think should be built in the Donegall Pass area, if new housing were to be built. The most preferred option is houses suitable for families, with at least three bedrooms – mentioned by 92 respondents (see Table 10). In addition, 3 respondents specifically mentioned 4 bedroom houses for families. Forty three respondents identified ‘smaller homes suitable homes for pensioners’ and a similar number identified ‘homes adapted for people with disabilities’. Twenty five respondents feel that there should be provision for flats for young people leaving home. The ‘other’ categories specifically identified include 2 bedroom flats for singles, sheltered accommodation and townhouses for professionals.

These figures suggest that there is a desire for a wider range of housing within the Donegall Pass area, but especially for larger family houses.

Table 10: Type of housing that should be built in Donegall Pass area

	Number of respondents
Houses suitable for families (at least 3 bedrooms)	92
Smaller homes for pensioners	43
Homes adapted for people with disabilities	43
Flats for young people	25
4 bedroom houses for families	3
2 bedroom flats for singles	1
Sheltered accommodation	1
Townhouses for professionals	1
Other	12

Demographic characteristics

The age of respondents covered a large range, with 9 per cent being under 25 years, and 20 per cent being aged 65 years and over (see Table 11). While three respondents were aged either 16 or 17, they lived with other older family members. The majority of respondents (62 per cent) are female.

Table 11: Age of respondent

	Number of respondents	%
16/17 years	3	2
18-24 years	10	7
25-34 years	29	20
35-44 years	34	23
45-54 years	22	15
55-59 years	7	5
60-64 years	11	8
65+ years	29	20

Two out of five respondents (40 per cent) live on their own. These respondents ages range 22 to 91 years, and consist of more females than males.

Taking adults to be any person aged 16 years or over, just under half the households (47 per cent) have only one adult in the household. However, 12 per cent of households contain at 3 or 4 people aged 16 years or over.

Table 12: number of adults in household

	Number of households	%
No info	7	4.6
1	71	46.7
2	56	36.8
3	15	9.9
4	3	2.0

Few households have children aged 15 years or under living in them – 72 per cent households do not having any children living within them (although this may include some households where information was not provided). However, 8 per cent of households contain 3 or 4 children.

Table 13: Number of children in household

	Number of households	%
0	110	72
1	18	11.2
2	12	8
3	7	5
4	5	3

Table 14 shows the constitution of households based on the number of children and the number of adults. The main patterns emerging are that:

- 54 households contain one adult living on their own.
- 110 households do not have any children aged 15 years or under.
- 17 households consist of one adult (aged 16 or over) and at least one child (aged under 16).
- 25 households consist of at least 2 adults and at least 1 child.

Table 14: Household composition

		Number of children in household					Total
		0	1	2	3	4	
Number of adults in household	0	7	0	0	0	0	7
	1	54	7	7	3	0	71
	2	37	7	4	4	4	56
	3	11	2	1	0	1	15
	4	1	2	0	0	0	3
Total		110	18	12	7	5	152

Appendix A: Questionnaire



Donegall Pass
Community Forum



Community Housing Survey



This survey is being carried out by the Donegall Pass Community Forum, along with Queen's University Belfast. We want to find out the housing needs of local residents. This will help us ensure that any future development will take account of the housing needs of local people. The Donegall Pass area is defined as the area bounded by the Dublin Road, Botanic Avenue, Vernon Street, Ormeau Road and Bankmore Street.

We would be very grateful if you could take a few minutes to complete the questionnaire. All information given by you will be treated in the strictest confidence. No individual details will be given or made available to any statutory agency. If you have any questions, please contact Stephanie Green, Donegall Pass Community Forum, at 9032 6256.

Someone will call to pick up your completed questionnaire on _____

1. How would you describe where you live?

- | | | | |
|-------------------|-------------------------------------|---|-------------------------|
| House | <input checked="" type="checkbox"/> | 1 | Please go to question 2 |
| Bungalow | <input type="checkbox"/> | 2 | Please go to question 2 |
| Flat or apartment | <input type="checkbox"/> | 3 | Please go to question 3 |
| Maisonette | <input type="checkbox"/> | 4 | Please go to question 3 |
| Other | <input type="checkbox"/> | 5 | Please go to question 4 |

2. How would you describe your house or bungalow?

- | | | | |
|---------------|-------------------------------------|---|-------------------------|
| Terrace | <input checked="" type="checkbox"/> | 1 | Please go to question 4 |
| Semi-detached | <input type="checkbox"/> | 2 | Please go to question 4 |
| Detached | <input type="checkbox"/> | 3 | Please go to question 4 |

3. Is your flat, apartment or maisonette built over a shop?

- | | | |
|-----|-------------------------------------|---|
| Yes | <input checked="" type="checkbox"/> | 1 |
| No | <input type="checkbox"/> | 2 |



4. Do you own or rent this house or flat?

- Own home outright (without a mortgage) 1
 - Buying with a mortgage 2
 - Buying with a Co-ownership scheme 3
 - Rent from the Housing Executive 4
 - Rent from a Housing Association 5
 - Rent from a private landlord 6
 - Other 7
(please say what)
-



5. How many rooms are there?

- Bedrooms
 - Kitchens
 - Reception rooms
 - Bathrooms
 - Other
(please say what)
-

6. Is your house or flat big enough for the needs of you and your family?

- Yes 1 Please go to question 8
- No 2 Please go to question 7

7. How many rooms do you think that you and your family need?

- Bedrooms
- Kitchens
- Reception rooms
- Bathrooms

8. How long have you lived in this house or flat?

Years Months

9. How long have you lived in the Donegall Pass area?

Years Months



10. How happy are you living in the Donegall Pass area?

- Very happy 1 Please go to question 12
Quite happy 2 Please go to question 12
Neither happy nor unhappy 3 Please go to question 12
Quite unhappy 4 Please go to question 11
Very unhappy 5 Please go to question 11

11. Please say why you are not happy living in the Donegall Pass area

12. And how happy are you with your house or flat?

- Very happy 1 Please go to question 14
Quite happy 2 Please go to question 14
Neither happy nor unhappy 3 Please go to question 14
Quite unhappy 4 Please go to question 13
Very unhappy 5 Please go to question 13

13. Please say why you are not happy with your house or flat

14. Would you prefer to move house or flat if you could?

- Yes 1 Please go to question 15
No 2 Please go to question 19

15. Please say why you would like to move

16. If you could move, would you like to stay within the Donegall Pass area, or move somewhere else?

- Stay within Donegall Pass area 1
Move somewhere else 2

17. And if you did move, would you probably ...

- Buy your own home outright (without a mortgage) 1
Buy your own home with a mortgage 2
Buy your own home with a Co-ownership scheme 3
Rent from the Housing Executive 4
Rent from a Housing Association 5
Rent from a private landlord 6



18. And if you did move, would you like ...

A smaller house or flat

A house or flat around the same size as this one

A larger house or flat

✓

1

2

3

19. Do you personally know anybody who would like to move into the Donegall Pass area, but has not been able to because of a shortage of suitable housing?

Yes

No

✓

1

2

20. If new housing were to be built in the Donegall Pass area, what type of housing do you think it should be?

Houses suitable for families (at least 3 bedrooms)

Smaller homes suitable for pensioners

Flats for young people leaving home

Homes adapted for people with disabilities

Other

(please say what)

✓

1

2

3

4

5

21. Finally, could you tell us something about the people who live in this house?

	Age	Sex (Male/Female)	Relationship to you, for example, partner, child
Yourself			-----

Please keep your completed questionnaire ready for collection.

Thank you for your help!





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