



Housing Needs Survey

Foxearth & Liston

September 2018

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Rural Housing Enabler

RCCE (Rural Community Council of Essex) is an **independent charity** helping people and communities throughout rural Essex build a sustainable future.

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Background

The Rural Community Council of Essex (RCCE) is an independent charity helping people and communities throughout rural Essex build a sustainable future.

RCCE's mission is to provide local communities with the skills, resources and expertise necessary to achieve a thriving and sustainable future.

This means helping communities come together to identify their own needs and priorities, and provide them with advice and support in developing practical solutions. We strive to provide a voice for rural communities, representing their interests to government at local, regional and national level.

RCCE employs a Rural Housing Enabler (RHE) to work with rural communities, usually through the parish council, to identify if there is a need for a small development of affordable housing for local people.

Context and Methodology

In summer 2018 Foxearth & Liston Parish Council, worked with the RCCE's Community Officers to carry out a Housing needs Survey as part of the Neighbourhood Plan. The aim of this survey was to determine the existing and future levels of needs for local people. The survey pack included a covering letter, a questionnaire and a freepost envelope for forms to be returned directly to the RHE at no cost to the respondent.

The survey form was divided into two sections. Part 1 of the survey form contained questions on level of development required and household composition and was to be completed by everyone regardless of need. Households which were experiencing or expecting to be in housing needs in the future were asked to also complete Part 2 of the survey, which gave the opportunity to provide more detailed information. Additional forms were made available on request from the RHE.

The closing date for the survey was 4th May 2018. **141 forms were distributed and 53 forms were returned.** The survey had a 38% response rate which is above the county average of 25%.

In Part 1 of the survey, 11 respondents indicated that there was a need to move to alternative accommodation; however we only had sufficient information to assess **seven** out of those eleven. The full table of results can be seen in Appendix 6.

Percentages shown are percentages of returned forms (53=100%) unless otherwise stated. Please note that the percentages have been individually rounded and therefore may not total 100.

Foxeath & Liston

Foxeath is a village on the Essex and Suffolk border located between Long Melford and Cavendish. It is 3 miles from Sudbury and 7 miles from Halstead.

Liston is one of the smallest parishes in Essex and is bordered by Foxeath and the river Stour.

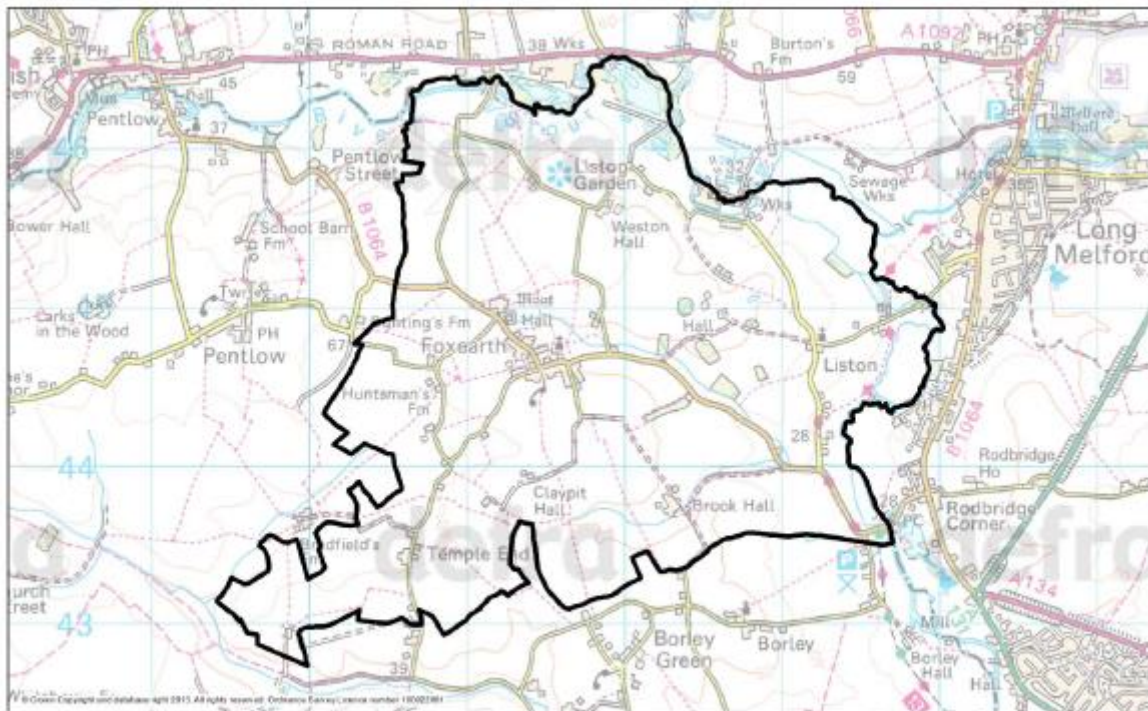


Both villages date back to Saxon times, the existing buildings in Foxeath are mainly from the Victorian era whereas the buildings from Liston date back to the Tudor period.

On the east side of Foxeath village are the parish church of St. Peter and St Paul, parts of the church date back to before 1350 with Kemp's Chapel added in 1450.

There is a pre-school in Foxeath village hall and both villages have links to the primary schools in the surrounding areas.

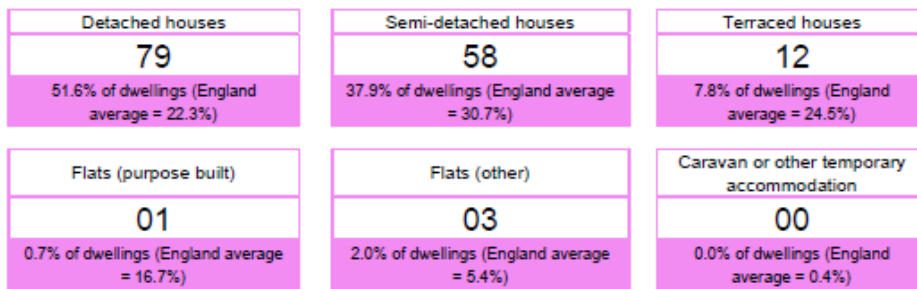
Foxeath Parish



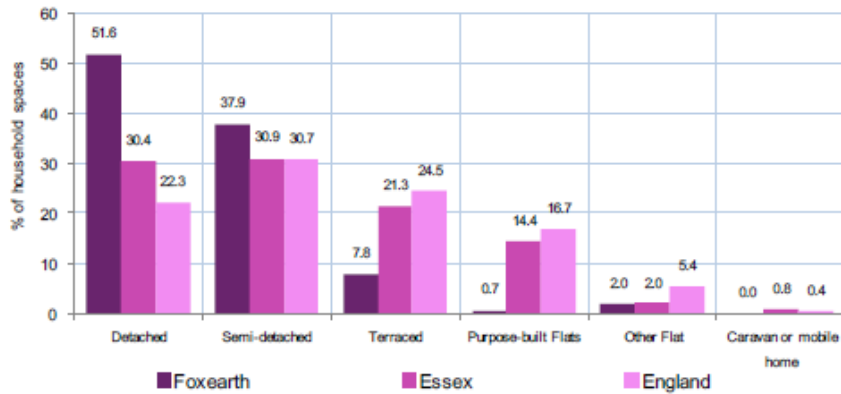
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Housing types in Foxearth as of 2011 Census

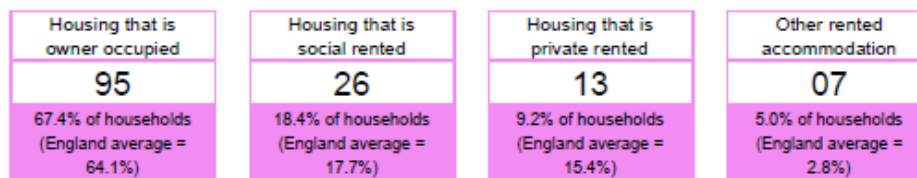


Dwelling type breakdowns



Source: Census 2011 (table KS401EW)

Housing tenure as of 2011 Census



Housing tenure breakdowns



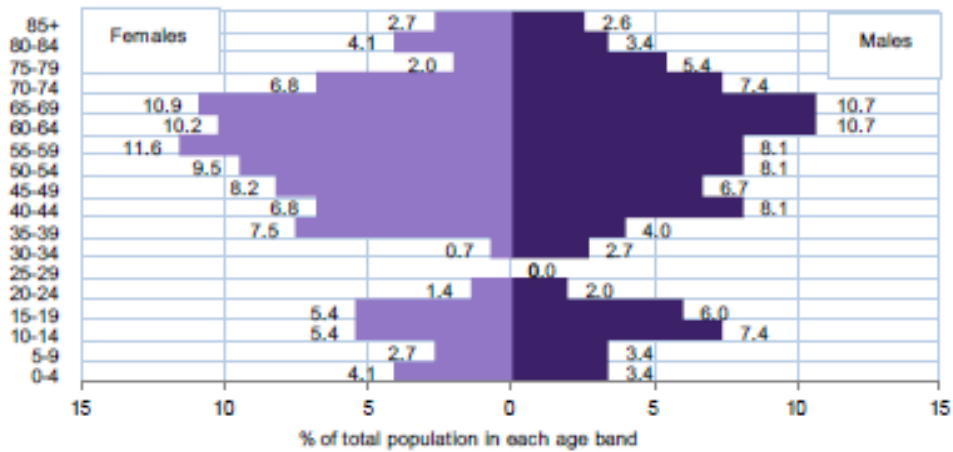
Source: Census 2011 (KS402EW)

Population of Foxearth as of 2011 Census

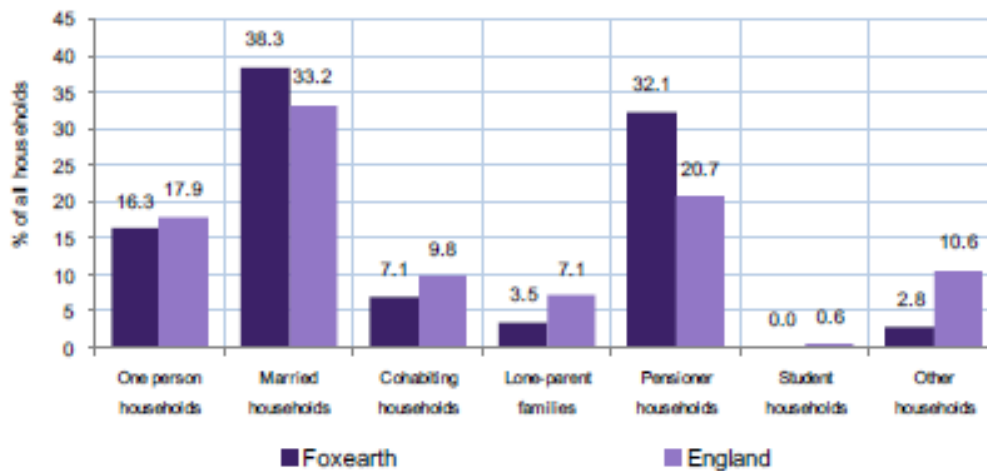


Source: Census 2011 (table KS102EW)

Population estimates by 5 year age band



Population by household composition



Source: Census 2011 (tables KS201EW, KS204EW and KS105EW)

Key Findings and Recommendations

This Housing Needs Survey was carried out in the parish of Foxearth & Liston in summer 2018 by the Parish Council and the Rural Housing Enabler at RCCE. The Parish Council arranged for the delivery of the forms.

The survey had a **38%** response rate (53/141) which is well above the county average of 25%.

There was good support for a small development, with **72%** stating they would be supportive of a small development (4 - 8 homes) which is primarily affordable housing for local people. Having said that, there were a notable amount of comments around the sustainability and suitability of any development in the parish, alongside suggestions for possible sites and these can be referenced in the appendix. Support dropped considerably when asked about developing a site for purely open market properties with only 28% being in favour.

In Part 1, eleven respondents indicated that they had a need to move to alternative accommodation. Four of these respondents did not progress to answering Part 2 of the survey which details their household requirements and financials which means we do not have enough information to clearly assess what that need might be. This therefore leaves the total number of respondents, expressing a housing need and who completed both Part 1 and Part 2, at **seven**.

The main reason respondents wanted to move to alternative accommodation was for a **cheaper home**, with two out of the seven (29%) households citing this option. None of the households that completed part 2 are currently on either the local authority housing register or any Housing Association register and only one respondent noted a special housing request of needing to live with their carer.

Following general planning guidance and as a result of our analysis of the data provided, we would suggest an affordable housing recommendation **one 1 bed unit and potentially one 2 bed unit**.

Two respondents expressed a desire for **shared ownership** properties. Upon reviewing their financial situation, unfortunately, neither would be in a position to achieve this at this time.

This report provides information on open market costs and affordable housing. For any affordable housing schemes discussions on finalizing the size and tenure should take place with the parish council, the housing association partner and the local authority at an appropriate time should a scheme go ahead.

Residency

All fifty-three respondents (100%) stated that the property to which the survey was delivered and in relation to was their main home.

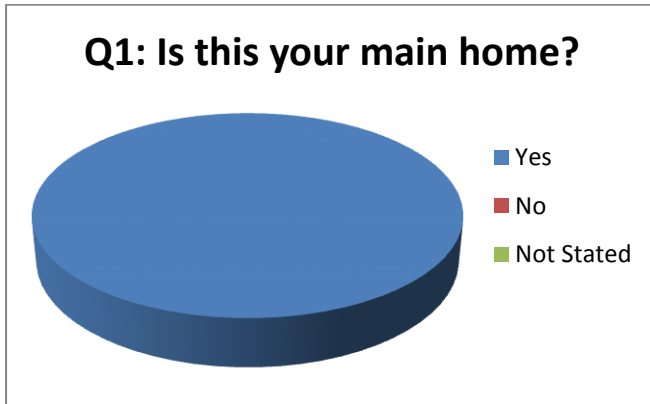


Figure 1: Type of residency

PART 1 – You and Your Household

Property Type and Size

The majority of respondents, forty-five (85%) described their home as a house and eight (15%) described their home as a bungalow.

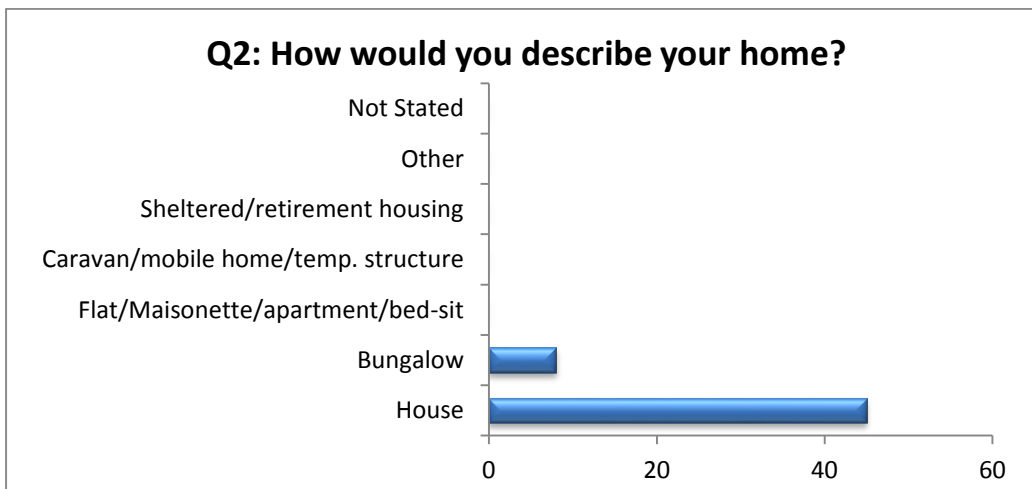


Figure 2: Property type

One respondent (2%) lives in a property with one bedroom, twelve respondents (23%) live in a two bedroom property. Twenty respondents (38%) live in a property with 3 bedrooms as and twenty (38%) respondents live in a property with 4 or more bedrooms.

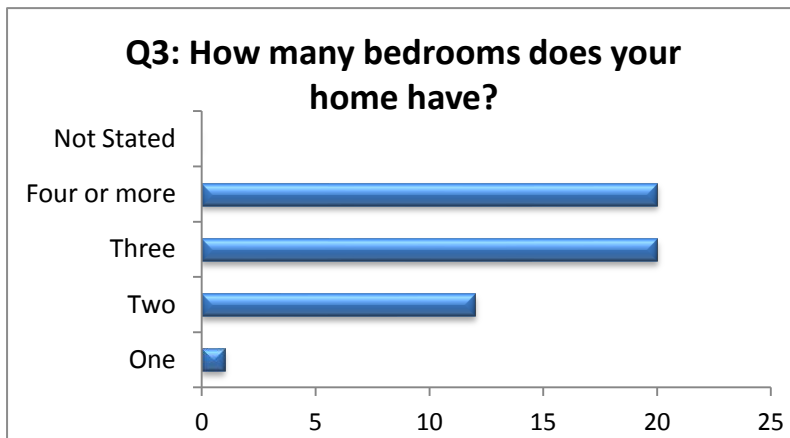


Figure 3: Size of property

Tenure

The majority of respondents, thirty (57%) stated that their property was owned outright by a household member, and thirteen (25%) stated that the property was owned with a mortgage. One person (2%) rents from a local council and three people (6%) stated they rented from a housing association. Six people (11%) rent from a private landlord.

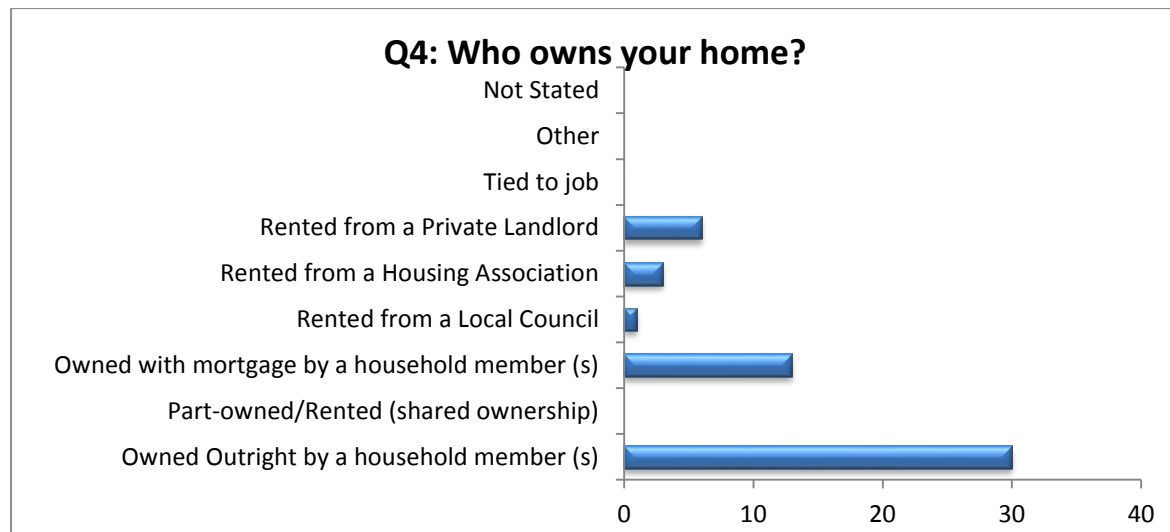


Figure 4: Tenure

Years in the parish

Fourteen people (26%) had lived in the parish for 0-5 years and eleven (21%) for 6-10 years. Twelve people (23%) had been in the parish for 11-20 years, six (11%) for 21-30 years and seven (13%) for 31-50 years. One respondent (2%) lived in the parish for 51-70 years and one (2%) had lived in the parish for over 70 years. One person (2%) did not answer this question.



Figure 5: Years of residence in the parish

Number of people living in the property

Twelve respondents (23%) live alone but the majority of respondents, twenty-eight (53%) live with one other person. Eight (15%) households have three people, three (6%) have four people and one (2%) household has five people living in the property. One person (2%) did not answer this question.

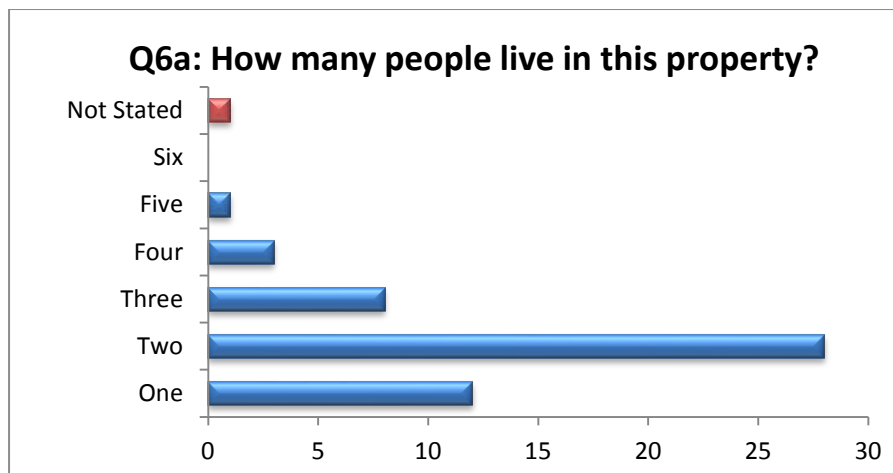


Figure 6: Size of Households

Age and Gender

The total number of people within the households responding to the survey was 103. For the purposes of the question relating to age and gender the percentages used are of 103 i.e. 103=100%.

There were five recorded children (5%) aged 10 and under, five (5%) between 10-18 years. Eight (8%) were between 19-25 years and two people (2%) were between 26-35 years old. Nine people (9%) were aged 36-44, eighteen people (17%) were aged 45-54, and nineteen people (18%) were between 55-64 years old. Thirty-two people (31%) were aged between 65-79 years and seven people (6%) were aged 80 and over. Five people (5%) did not declare their age.

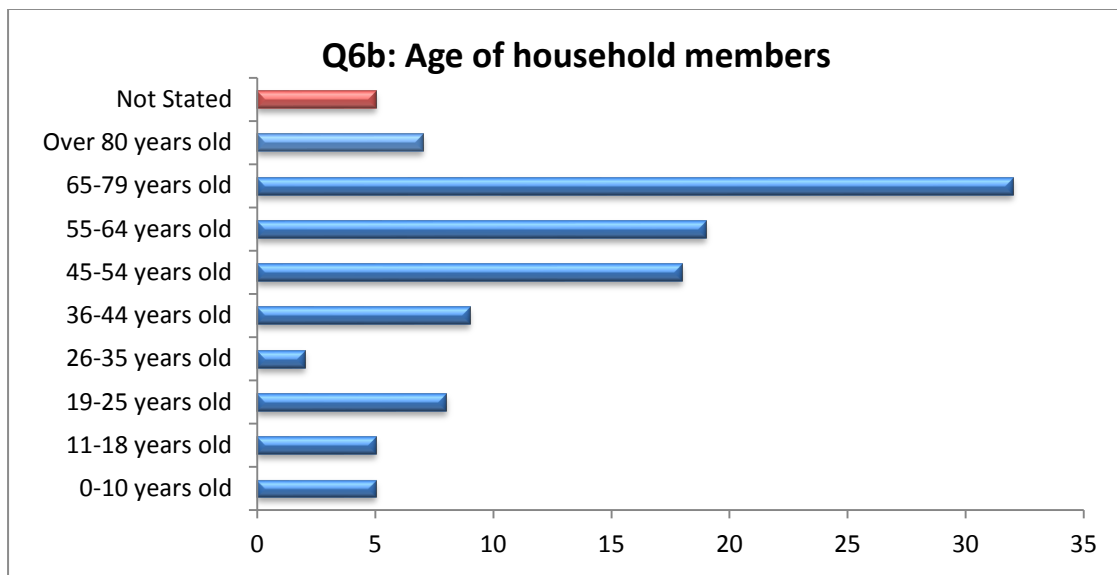


Figure 7: Age of residents

The responding population is made up of fifty-eight (53%) females and fifty (45%) males.

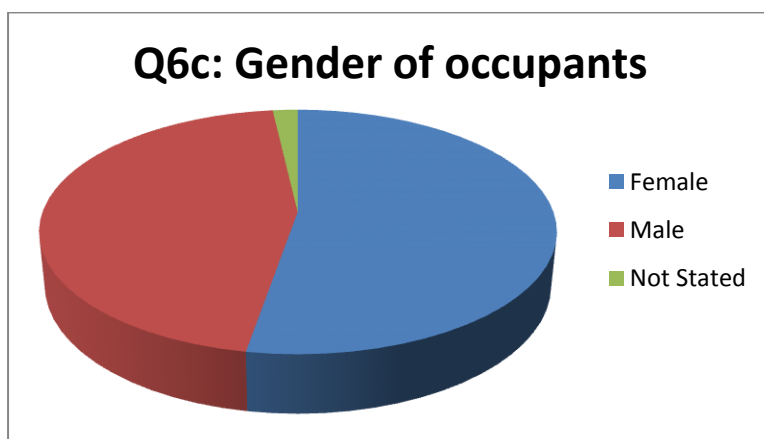


Figure 8: Gender of respondents

Housing Need

There were two respondents (4%) who had family members who had moved away in the last 5 years because they had been unable to find suitable accommodation in the parish and the majority, fifty-one (96%) answered no.

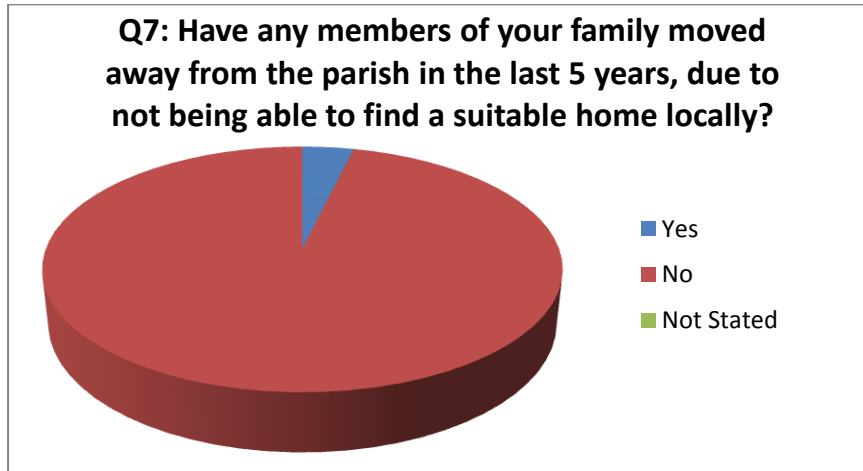


Figure 9: Family moving away

Ten respondents (19%) said that they or someone in their household needed to move to alternative accommodation in the next 5 years, one respondent (2%) stated a need to move in 5 years or more and forty-two (79%) said no.

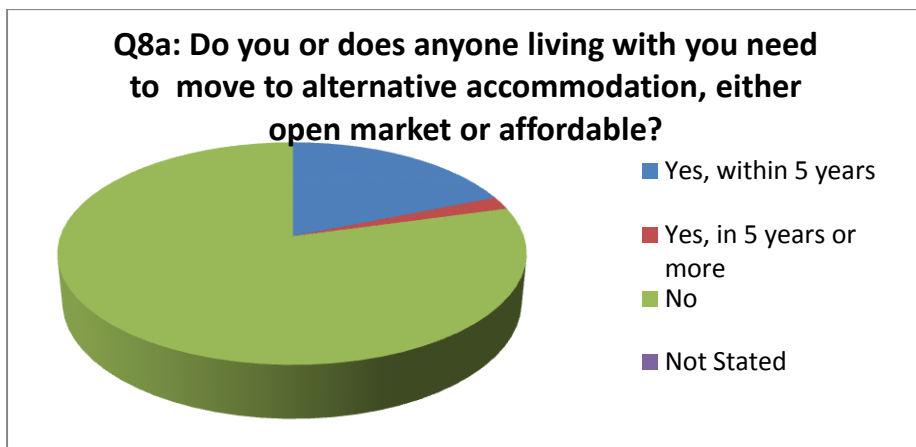


Figure 10: Need to move to alternative accommodation

The survey went on to ask those needing to move if their main reason was to downsize, i.e. move to a smaller property. Two respondents (25%) indicated that this was their main reason. Six people (75%) said that there was another reason.

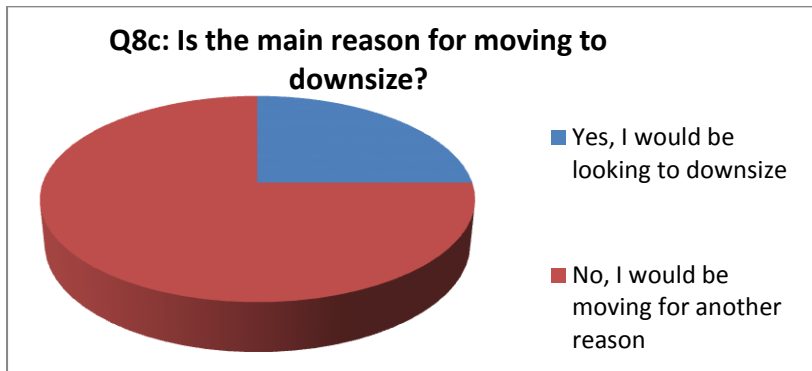


Figure 11: Downsizing as main reason for needing to move

Support for development

Thirty-eight respondents (72%) would support a small development of affordable housing for local people, fourteen (26%) would not be supportive, and one respondent (2%) did not answer the question.

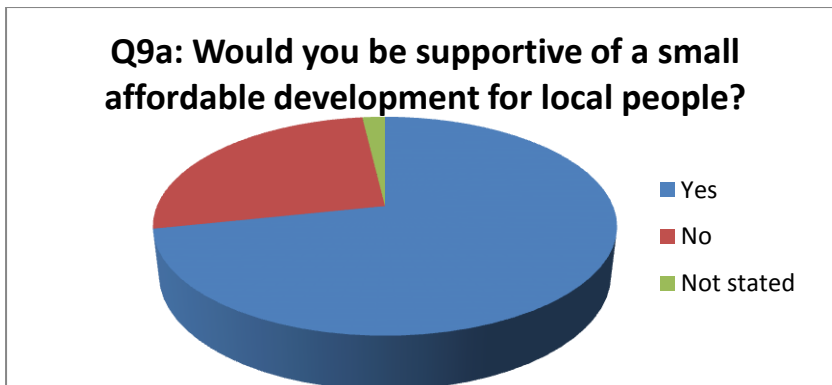


Figure 12: Small affordable development

Thirteen respondents (57%) would remain supportive if one or two open market houses were to be included in the development and twenty-three respondents (43%) would not be supportive.

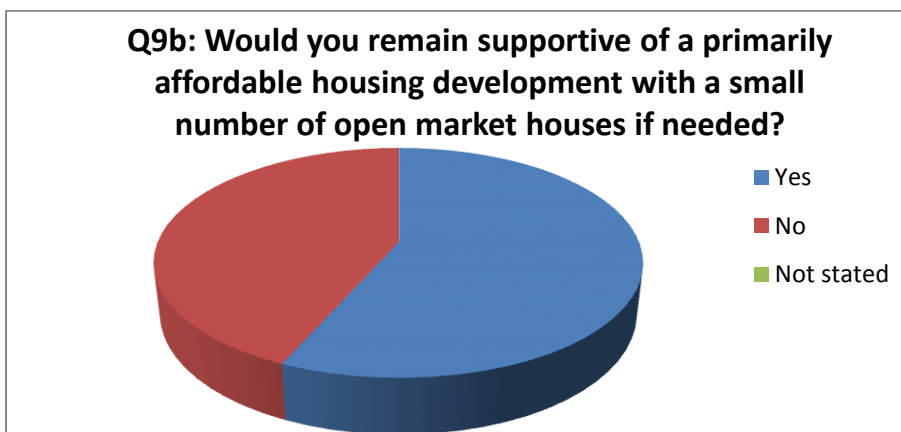


Figure 13: Small affordable development with open market housing

Fifteen respondents (28%) would be supportive of an open market development, thirty-six (68%) would not be supportive, and two (4%) people did not answer the question.

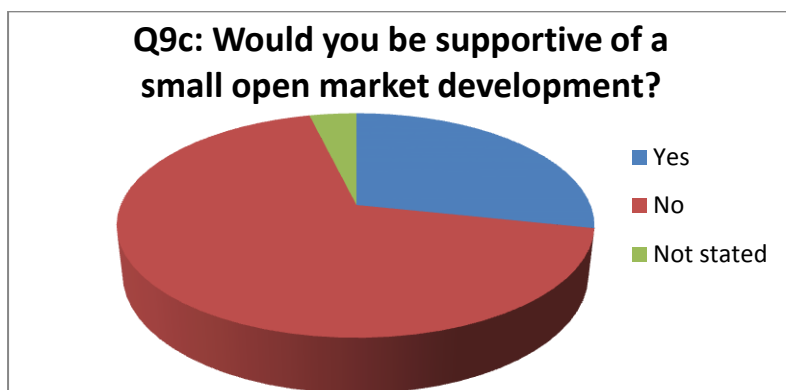


Figure 14: Small open market development

PART TWO – Housing Need

11 households indicated they had a need for alternative accommodation by answering “Yes” to question 8 in part 1 of the form. Four of these respondents however, did not go on to complete Part 2. For the purposes of Part 2 of our analysis therefore, the percentage shown is the percentage of the seven respondents who expressed a housing need and completed Part 2 (7 = 100%) unless otherwise stated.

Of the four that did not complete Part 2, please note that three (75%) needed alternative accommodation within 5 years and one (25%) in 5 or more years. One of these respondents also noted separately that they needed to leave Foxearth as the village has no public transport or facilities (shop/pub etc.) and they could no longer drive.

Timescale for moving

Two respondents (29%) wished to move now and another two (29%) wished to move within the next two years. One respondent (14%) wished to move between 2 to 5 years and one respondent in five or more years (14%). One respondent (14%) did not answer the question.

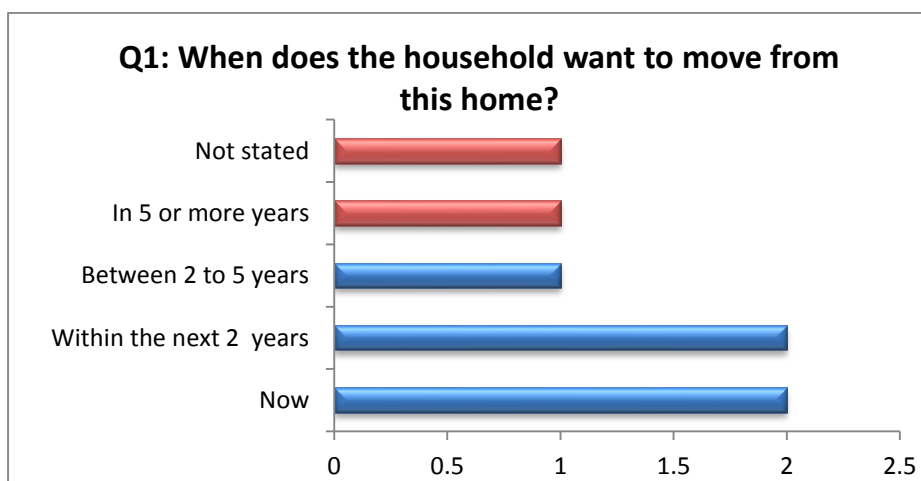


Figure 15: Timeframe for moving

Current Tenure

Three respondents (43%) stated that they are a member of a household whilst the remaining four (57%) stated that they rented from a private landlord.

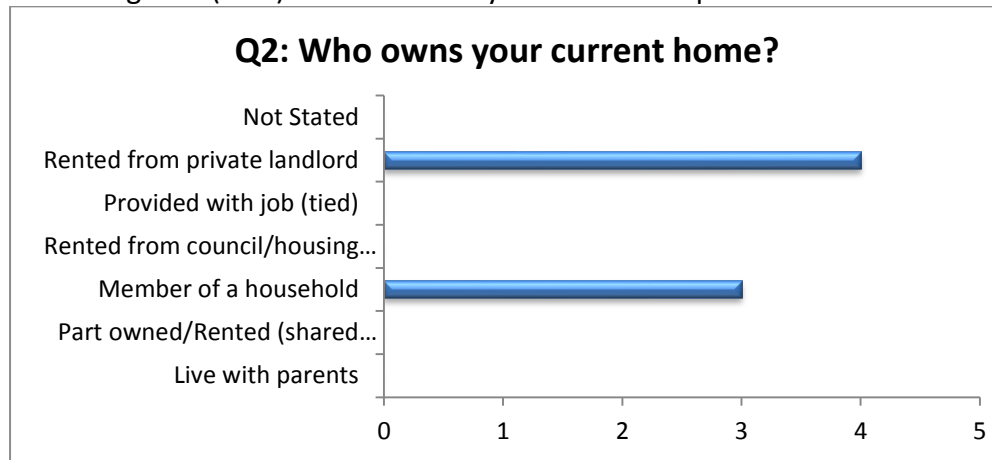


Figure 16: Current Tenure

Preferred Tenure

Four respondents (57%) indicated that they would prefer to purchase a property on the open market and two respondents (29%) would like to part buy/part rent their property. One respondent (14%) would like to rent from a private landlord.

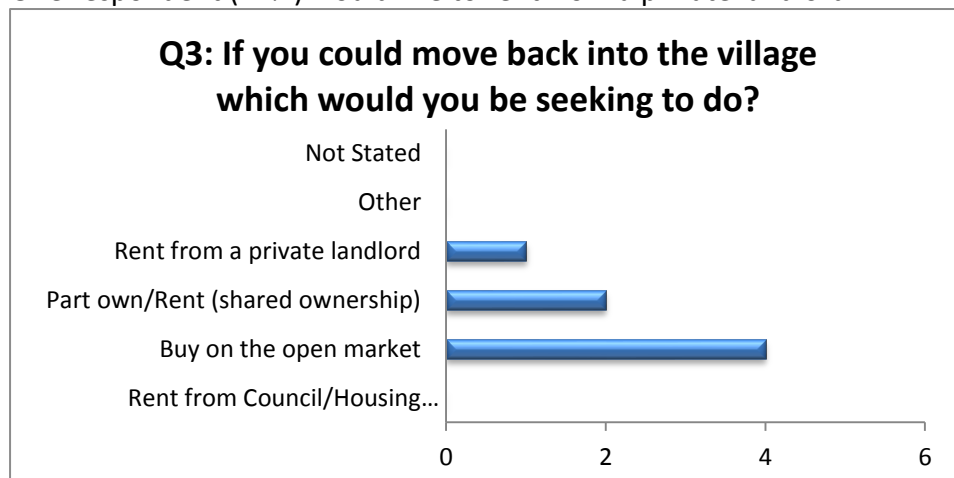


Figure 17: Preferred Tenure

Housing Register

All seven respondents (100%) are not the local authority or housing association register.



Figure 18: Registered on any housing register waiting list

Accommodation Required

Three respondents (43%) expressed a house as their preferred choice. Another two people (29%) require a bungalow. One respondent (14%) state they would prefer a flat/maisonette/apartment and one respondent (14%) selected that they had no preference and any alternative housing would suit them.

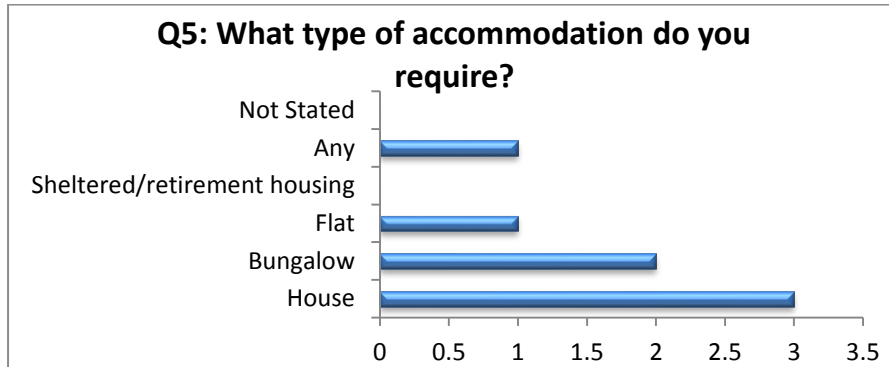


Figure 19: Types of Accommodation Required

Six respondents (86%) wanted a 2 bedroom property, while one (14%) wanted a 3 bedroom property.

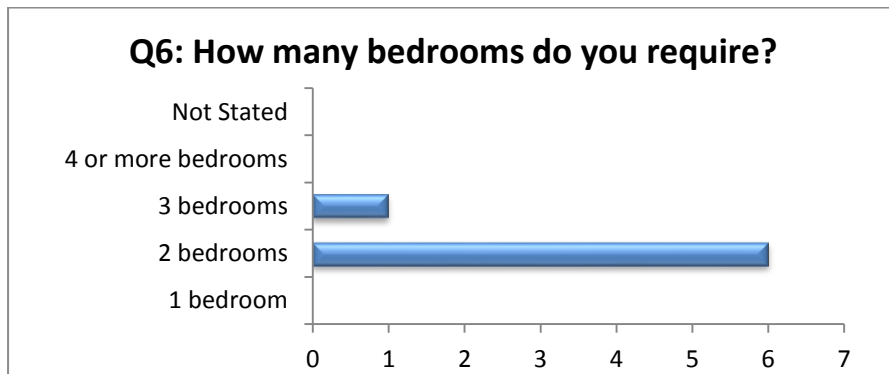


Figure 20: Number of Bedrooms Required

Special Needs and Adaptations

When asked if they would have any specific special needs or required adaptations to the property one person (14%) stated that they had a specific need, six (86%) respondents stated that they had no need.

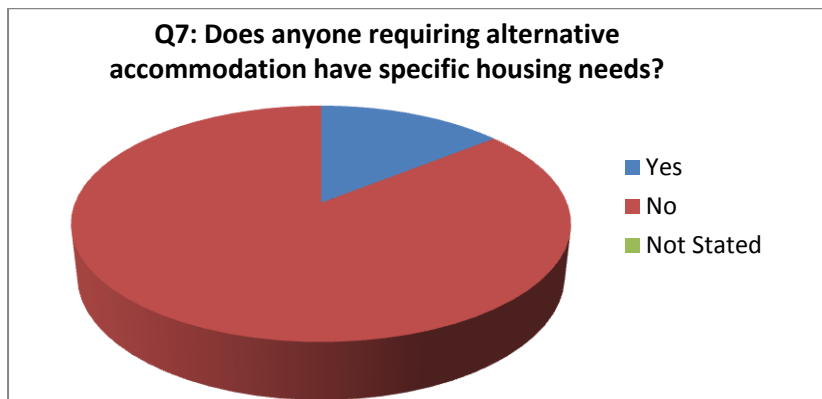


Figure 21: Special Needs & Adaptations

Reason for requiring alternative accommodation

The main reason for wanting to move was for a cheaper home with two households (29%) citing this as the main reason. However there was a mix of responses from the remaining 4 respondents. One household (14%) said that they needed a smaller home or wanted to downsize, one person (14%) said they need to change tenure, one respondent (14%) stated they wanted to set up their first/independent home and one person (14%) needed to be closer to work.

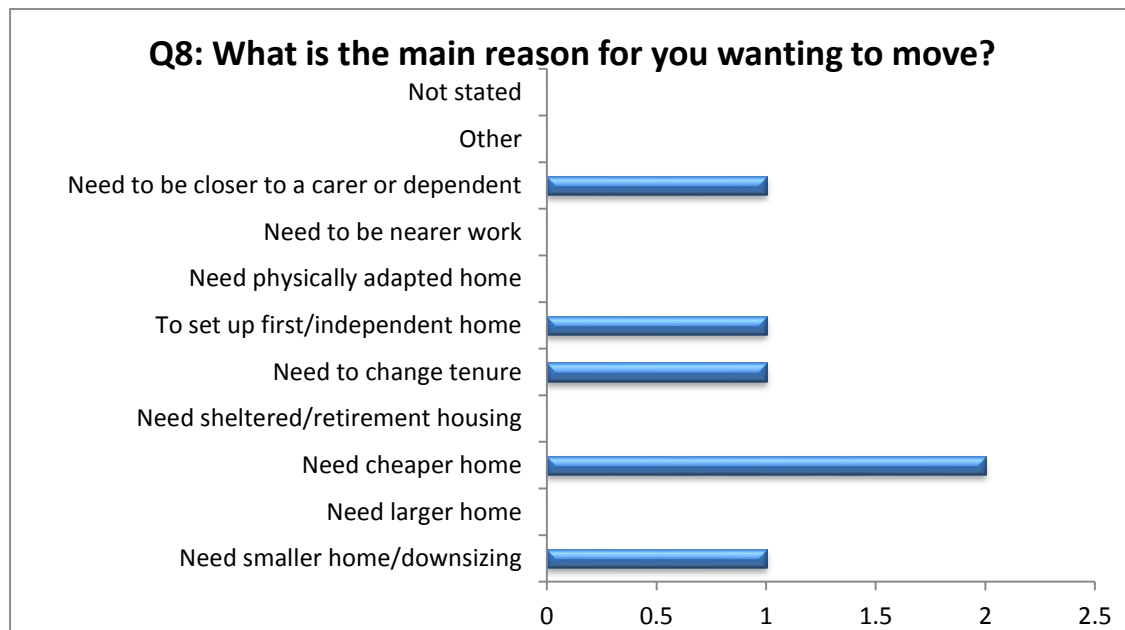


Figure 22: Reason for moving to alternative accommodation

Age and Gender

The total number of people needing to move to a new household was 11 in the following age groups (percentage figure for age and gender are of total people i.e. 11 = 100%). One person (9%) was in the 11-18 years category. Three people (27%) needing to move were between 19-25 years old, one person (9%) was in the 45-54 year category and another one (9%) was aged between 55-64 years old. Five (45%) people were aged between 65-79 years old.

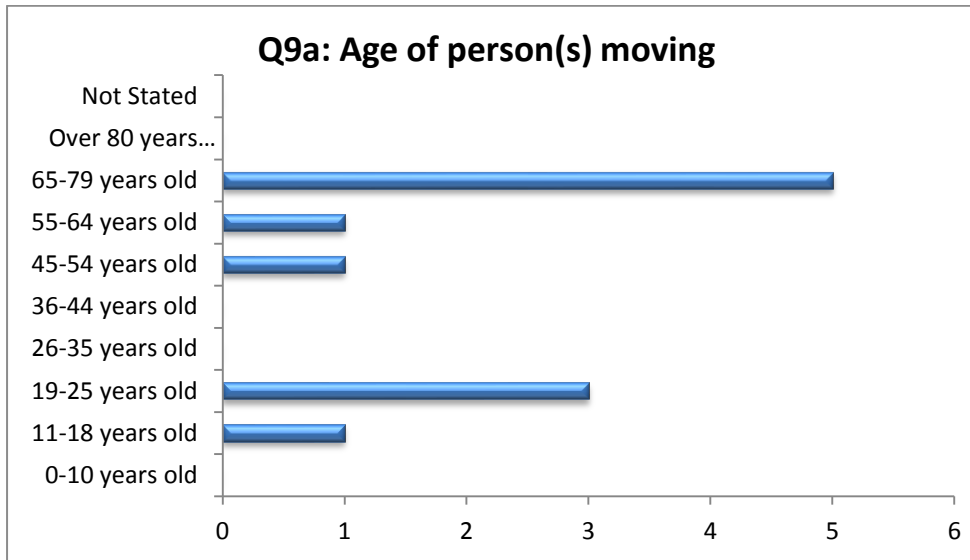


Figure 23: age of respondents in housing need

Six (55%) people needing to move were female and five (45%) were male.

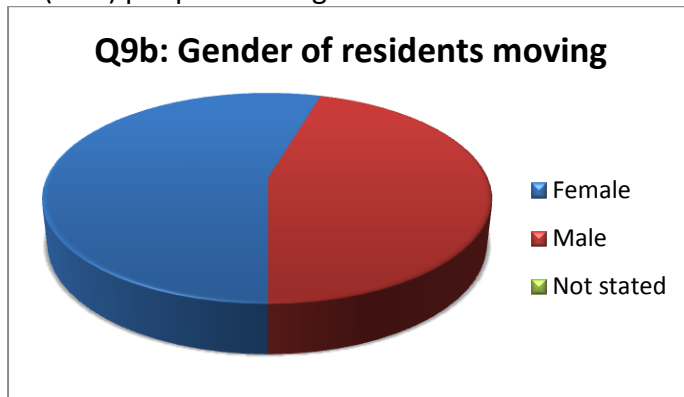


Figure 24: Gender of respondents

Out of the eleven people recorded for part two, there were five additional people in the households. Two (40%) of these people were the spouse of the first person, one (20%) were partners and another two (40%) people were the children of the first person.

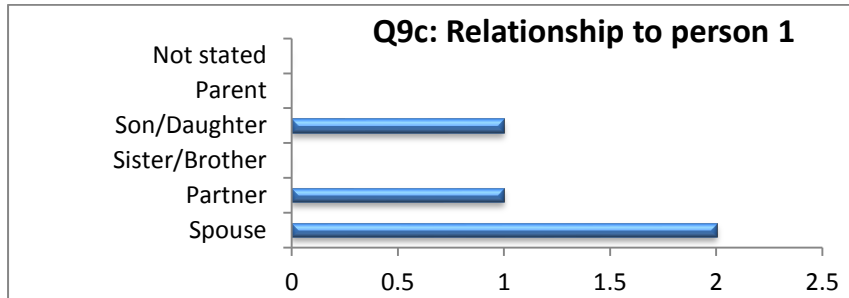


Figure 25: Relationship to person 1 of respondents

Type of household

One of the new households (14%) would be living alone and another one (14%) would be described as older. One (14%) would be a parent(s) with child(ren) household and four (57%) would be a couple.

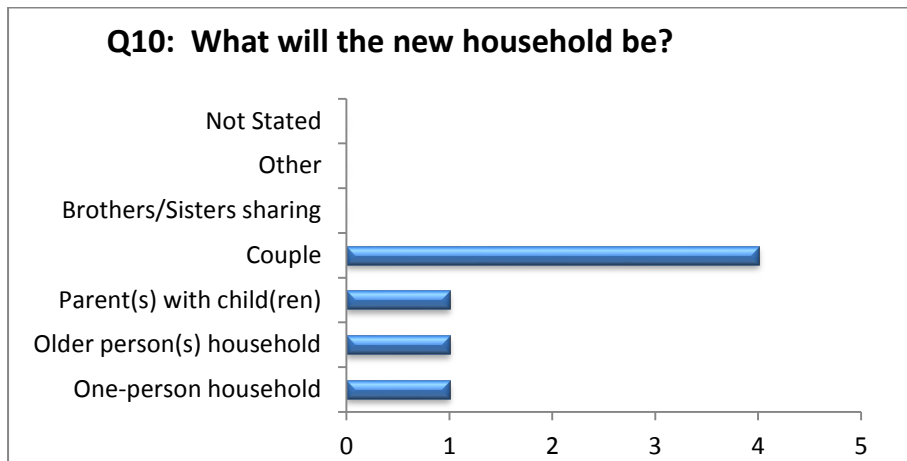


Figure 26: New household composition

Housing benefit

There was one (14%) new households expecting to claim partial housing benefits, five (71%) would not be claiming and one respondent (14%) didn't know.

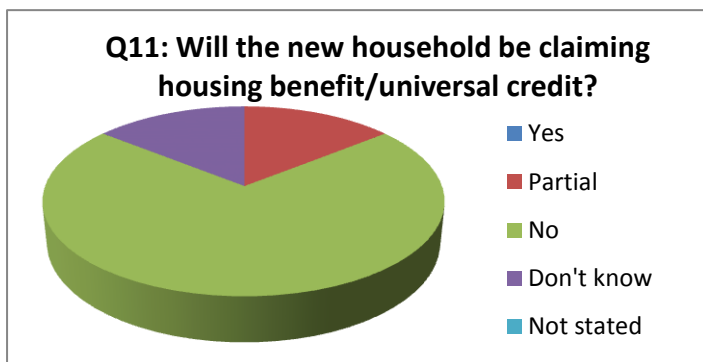


Figure 27: Housing Benefit

Current Situation

Six (86%) live in the parish at present and one (14%) described their situation as 'other'.

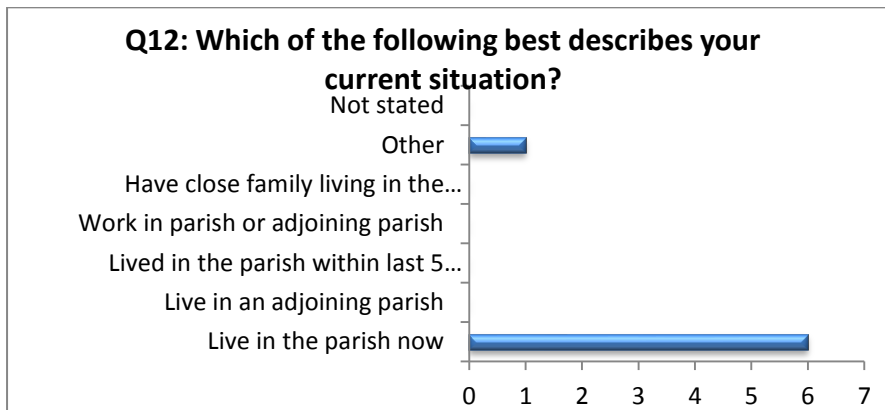


Figure 28: Current situation

Affordability

Income

Respondents were asked to indicate the gross monthly income available for the new household living costs.

Three respondents (50%) stated their income was between £751-£1,000. One respondent (14%) declared the income to be between £1,001-£1,500, one (17%) marked between £2,001-£2,500 and one (14%) declared their income between £2,500- £3,000. One person (14%) did not answer the question.

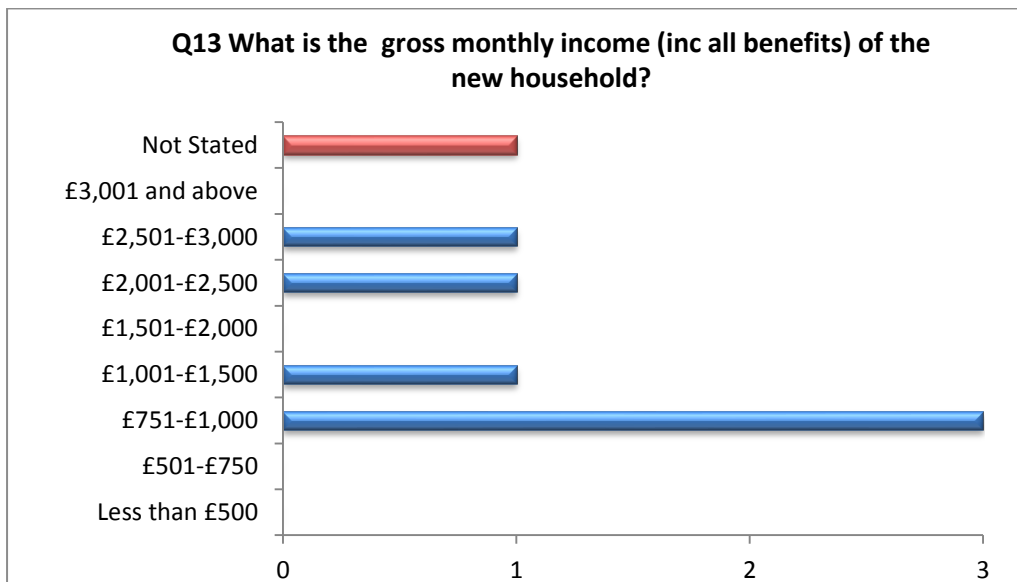


Figure 29: Gross monthly income

Savings

Respondents were asked if they had any savings or equity which could be used towards outgoings for a home. This is particularly relevant to those seeking affordable housing as high levels of savings can prevent an applicant being able to access this type of housing.

It is also important for those respondents seeking shared ownership or purchasing their own property on the open market since they will most likely require a mortgage and will need savings to cover the deposit and legal costs.

Two respondents (29%) indicated that they had no savings. One respondent (14%) indicated that they have some savings between £5,001-£10,000 and another one (14%) has between £20,001- £30,000. Two respondents (29%) had savings above £70,000. One respondent (14%) did not answer the question.

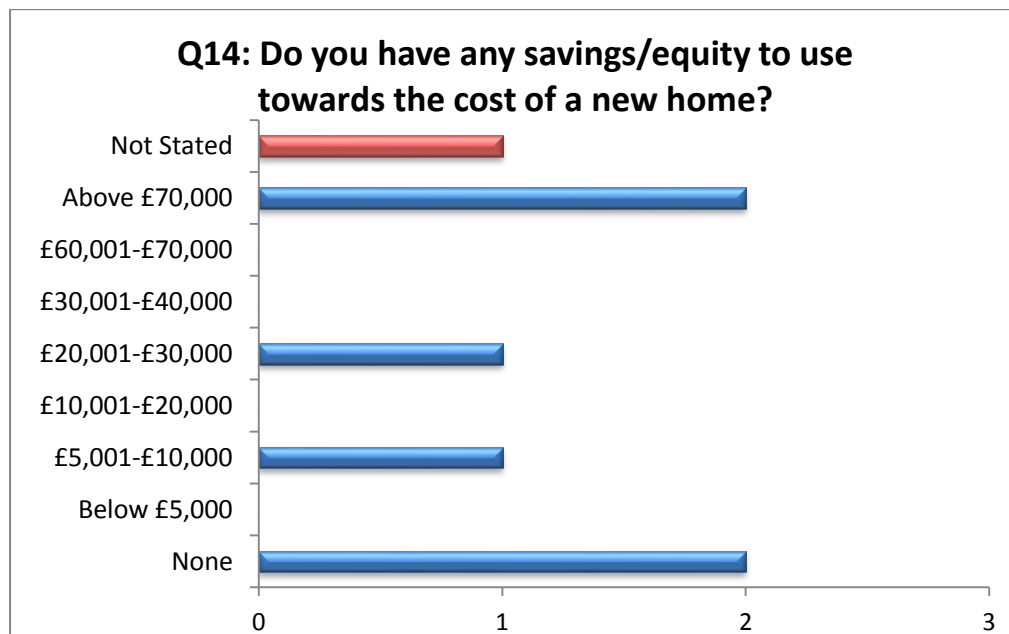


Figure 30: Savings

PART THREE: Assessment of Need

Analysis has been carried out to assess the levels of affordability of open market and affordable housing from the information provided by the respondents. The assessment of need notes the preferred accommodation type and tenure, however, whilst analysing the results to provide a recommendation practical considerations were also taken into account, such as the current age of respondents and their financial situation.

As previously stated, **7 respondents** stated they had a housing need and went on to complete all or part of Part 2. **Four** respondents stated they had a housing need but did not go on to complete Part 2 and did not give enough information to be included in the analysis. Therefore only the need of **7** respondents could be assessed and a recommendation provided.

Some respondents aspire to own a share of their home but in reality cost may still be prohibitive given their current financial position and this has been taken into account in this analysis.

The tables below show the preferred tenure type selected by each respondent and the recommendations based on a number of factors including income levels and savings.

Indicated tenure (7)	
Type	Number
Open Market	4
Shared Ownership	2
Private Rental	1

Recommended tenure (7)	
Type	Number
Open Market	2
Housing Association / Council rented	3
Not enough information	2

Recommendation

When calculating recommendations for **affordable housing** the achievable tenure number has been halved (to secure this for local people). The need for affordable housing units was two 1 bed units and one 2 bed unit, a total of three units. Halving these figures as per normal policy would suggest **one 1 bed unit and potentially one 2 bed unit**. Some of the respondents who wanted affordable housing aspired to more bedrooms than their current needs suggested by the data. With regards to this recommendation, housing associations also tend to think of the **long term sustainability** of the scheme, therefore there may be further exploration around the possibility of bringing forward more 2 bed units rather than any 1 bed units. This would be something for further discussion and does not detract from our recommendation. For any affordable housing schemes discussions on finalizing the size, tenure and design should take place with the parish council, the housing association partner and the local authority at an appropriate time should a scheme go ahead.

Two respondents expressed a desire for **shared ownership** properties. Upon reviewing their financial situation, unfortunately, neither would be in a position to achieve this at this time.

Only one respondent (14%) answered that they have **special housing needs**, commenting that they need to live with their carer. They did not specify that it would need to be a ground floor property but that is certainly a consideration.

None of the households that completed part 2 are currently on either the local authority **housing register** or any Housing Association register. We would recommend that the Parish Council raise awareness of the need to be on the register amongst the residents of the parish, in order for them to be considered for affordable housing schemes in the future. For registration terms and conditions please encourage residents to go to www.gatewaytohomechoice.org.uk or phone the council on 01376 552525 for further advice. Please note, according to the Braintree Housing StatNav data, there is one household registered on Gateway to Homechoice (Category D-F) and waiting for a property in the parish of Foxearth & Liston.

The table overleaf sets out the size of units required based on the Gateway to Homechoice Allocations Policy for affordable homes. Braintree District Council operates under these policy guidelines. These criteria cannot be applied to those whose needs can be met on the open market or respondents under the heading of "Not Enough Information". The number of bedrooms stated is based on current household composition. The timescales provided on the below table are as stated on the completed housing needs survey.

Table 2: Size & Timescales

Aspiration (7)

SIZE	Open Market	Shared Ownership	Private Rental
Identified No. of units	4	2	1
Size Breakdown	1 x 2 bed flat 1 x 2 bed house 1 x 3 bed house 1 x 2 bed bungalow	1 x 2 bed bungalow 1 x 2 bed house	1 x 2 bed house
TIMESCALE			
Now	1 x 2 bed flat	1 x 2 bed bungalow	/
0-2 Years	1 x 2 bed house	1 x 2 bed house	
2-5 Years	1 x 3 bed house	/	/
Over 5 Years	/	/	1 x 2 bed house
Not stated	1 x 2 bed bungalow	/	/

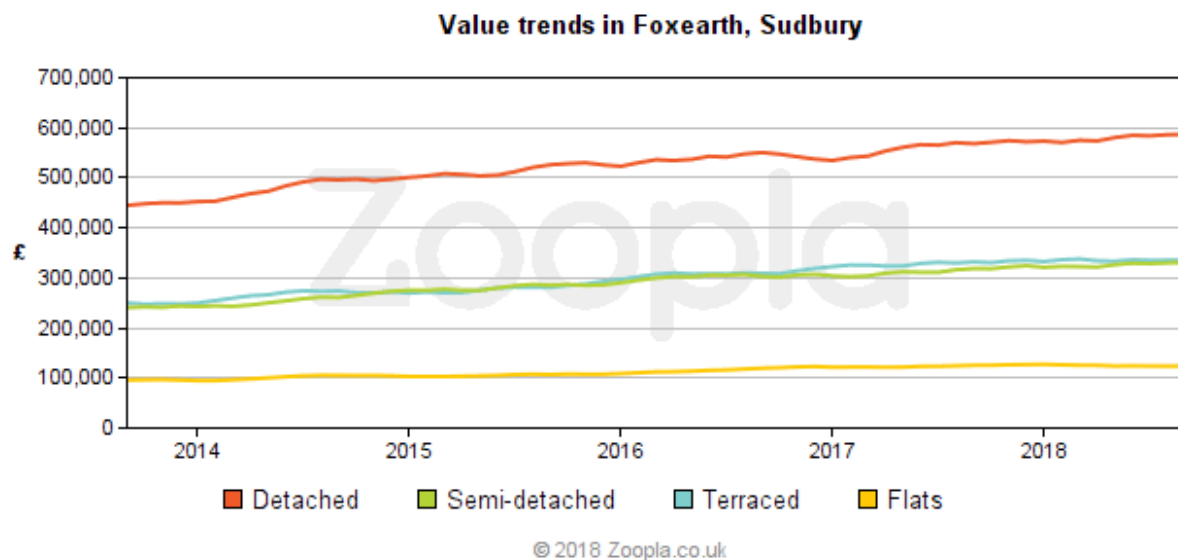
Need (5)

SIZE	Open Market	HA / Council Rented	Not enough information
Identified No. of units	2	3	2
Size Breakdown	1 x 2 bed flat* 1 x 3 bed house	1 x 2 bed bungalow 2 x 1 bed house	1) Despite aspiring to an Open Market property this respondent did not provide enough financial information for us to ascertain if they were able to achieve this. 2) The survey for this respondent was completed by parents on behalf of their child. Currently the new household would comprise of a person in the 11-18 year old age bracket with a need in 5 or more years. There is a potential for an additional private rental property here but we could not make a recommendation based on these uncertainties.

* Possibly ground floor

Appendix 1 **Local Housing Stock**

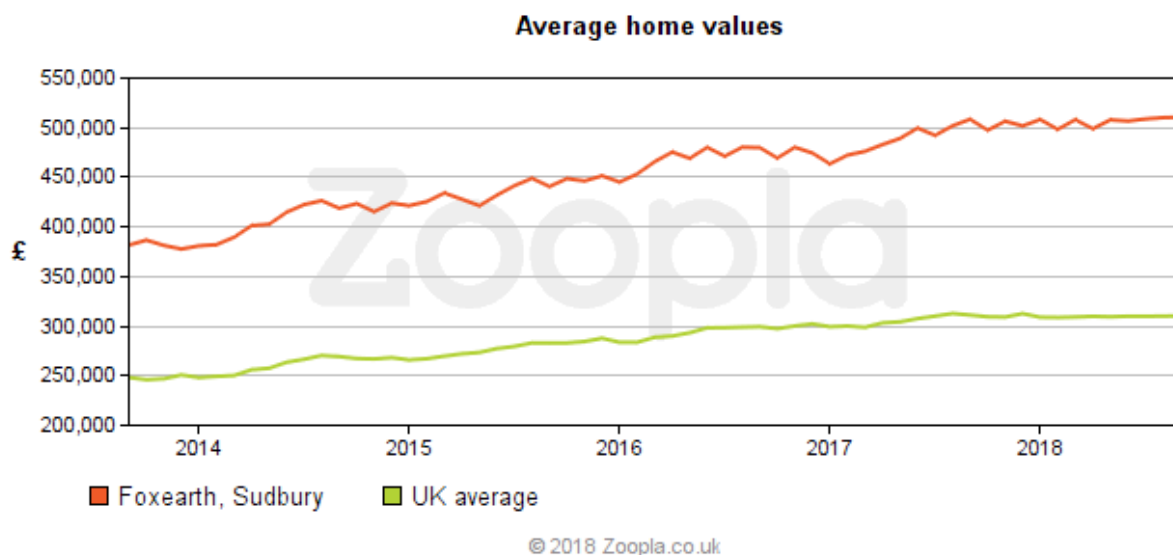
Average property values in Foxearth as of January 2018



Source: Zoopla

There were no properties sold in the last 12 months in Foxearth.

Average home values in Foxearth compared to the UK average over the past 5 years



Affordability

To put the issue of affordability into context it is important to understand the local property market to show the issues families on modest incomes would face whilst seeking housing in Foxearth in order to remain living in the parish.

There have been no properties sold in Foxearth in the last year and the current properties for sale show a lack of availability of smaller properties, in particular those with 2 bed rooms as aspired to by the majority of those in housing need who responded to this survey.

There were 3 houses for sale at the time of writing; 2 detached and 1 semi-detached. Two of the three properties had 4 bedrooms and the remaining property had 5 bedrooms. The prices ranged from £595,000 to £695,000 making an average sales price of £642,000 for all properties currently available at the time of writing this report.

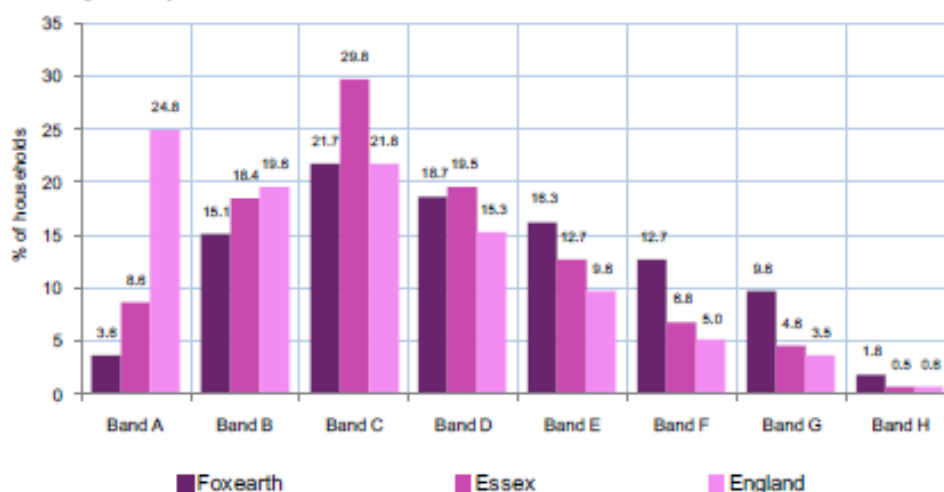
In terms of **private rental** properties, there were no properties available at the time of report writing. It is worth noting that four out of the seven respondents (57%) in need of alternative housing are currently in privately rented properties in the parish.

(data sources, Zoopla, Rightmove)

Housing affordability, council tax and house prices.

Affordability ratio (median house prices as ratio of median incomes)	Dwellings in Council Tax Band A	Dwellings in Council Tax Band B	Dwellings in Council Tax Band C
15.2	06	25	36
England average = 16.4	3.6% of dwellings (England average = 24.8%)	16.1% of dwellings (England average = 19.6%)	21.7% of dwellings (England average = 21.8%)
Median house price: Detached houses	Median house price: Semi-detached houses	Median house price: Terraced houses	Median house price: Flats
£322,560	£233,000	£148,500	£121,000
England average = £320,268	England average = £211,043	England average = £174,663	England average = £131,110

Dwelling stock by council tax band



Source: Council Tax Band (Valuation Office Agency 2011), House prices (Land Registry 2009), Affordability Ratio (Land Registry/ONS 2007/08)

Employment sectors

Largest employment sector	Second largest employment sector	Third largest employment sector
Education	Retail	Professional
20 employees (16% of 146 of people in employment)	15 employees (13% of 146 of people in employment)	15 employees (10% of 146 of people in employment)

Appendix 1 **Deprivation data**

All 32,844 neighbourhoods in England have been ranked on a range of deprivation topics. The most deprived neighbourhood in England has a rank of 1. Overall Foxearth & Liston was ranked 21,715 out of 32,844 where 1 was the most deprived and 32,844 was the least deprived.

Overall: 66% Better than 66% of areas in England



Income Deprivation: 73% Better than 73% of areas in England



Employment: 68% Better than 68% of areas in England



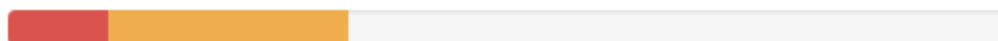
Health: 77% Better than 77% of areas in England



Education: 46% Better than 46% of areas in England



Barriers to Services: 34% Better than 34% of areas in England



Living Environment: 48% Better than 48% of areas in England



Crime: 44% Better than 44% of areas in England



Full details of the Index of Deprivation are available from the UK Government Website [English indices of deprivation 2015](#).

Income deprivation

Housing and Council Tax Benefit claimants	Income Support claimants	Pension Credit claimants
17	01	12
12.1% of households (England average = 20.6%)	0.6% of working age adults (England average = 3.2%)	14.5% of people aged 65+ (England average = 24.4%)
People living in 'income deprivation' (Economic Deprivation Index)	Households below 60% of the median income, after housing costs (as a % of all households)	Households estimated to be in 'Fuel Poverty'
10	12.5%	25
4.0% of all people (England average = 13.6%)	England Average = 21.5%	14.6% of households (England = 10.9%)

Weekly household earnings (£)



Source: Income Support/Pension Credit (DWP Aug-12), Economic Deprivation Index 2009, Fuel Poverty (Department for Energy and Climate Change 2009), Housing/Council Tax Benefit (DWP 2005), Households below median income (ONS 2008)

Letter to residents

Appendix 2

**FOXEARTH & LISTON
PARISH COUNCIL**
www.foxearthandliston.org.uk



July 2018

Dear Resident,

Affordable Housing for local people in Foxearth & Liston

Affordable Housing can be defined as social rented, affordable rented and intermediate homes which are provided to eligible households whose needs cannot be met by the open market (Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels. These can include Shared Ownership.). This survey is designed to see if there are households in the villages of Foxearth & Liston or people with a strong local connection who are in need of affordable housing. This is not a survey to justify large scale or open market developments.

The Parish Council would like to see if there is still a demand for affordable properties in the village, particularly where families have grown in size and there are no suitable shared ownership properties available to accommodate them. As a first step the Parish Council is working with the Rural Community Council of Essex to establish the extent of a need for any type of affordable housing.

Properties in these schemes are usually provided by a housing association, either for rent or shared ownership. These properties cannot be sold or transferred into totally private ownership and would remain in perpetuity for people with a strong local connection, either through family or work. A small number of houses for sale may also be developed to cross subsidise the costs of building the affordable homes.

We would ask you all whether or not you have a need for affordable housing, to take a few minutes to complete the attached Housing Needs form as fully as possible and return it in the Freepost envelope provided, by **7th September 2018** at the latest. The survey is very important so that your views can be taken into account and that a decision can be taken based on all residents' needs and opinions.

Returned forms will be dealt with by the Rural Housing Enabler at the Rural Community Council of Essex **in strict confidence**. The Parish Council will be provided with a summary report but will not see the completed forms nor be made aware of any personal details.

If you have any questions about completing the form or would like additional forms please contact Laura Atkinson, Rural Housing Enabler on 01376 574330 or by email at laura.atkinson@essexrcc.org.uk

Yours sincerely,

Tony Clayton
Chairman
Foxearth & Liston Parish Council

Laura Atkinson
Rural Housing Enabler
Rural Community Council of Essex

Appendix 3

**Parish Housing Needs Survey for
 Foxearth & Liston**
 Please read the accompanying letter before
 completing this form and use the pre-paid
 envelope to **return the completed form by**
7th September 2018



RCCE - Registered Charity No. 1097009. Company registered in England and Wales No. 4609624

Is this your main home? Yes, main home No, second home
 (If this is your second home do not complete the rest of the form but please do return it)

PART 1 - You and Your Household

(A household is one person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area)

1. How would you describe your home? (Tick one box only)

- House..... Bungalow.....
 Flat/maisonette/bed-sit..... Caravan/mobile home/temp.structure.....
 Sheltered/retirement housing Other (please specify).....

2. How many bedrooms does your home have? (Tick one box only)

- 1 bedroom or bedsit..... 2 bedrooms.....
 3 bedrooms..... 4 or more bedrooms.....

3. Who owns your home? (Tick one box only)

- Outright by a household member(s)... Shared ownership (part rent,part own).....
 Owned with mortgage or loan..... Rented from the local council.....
 Rented from a housing association..... Rented from a private landlord.....
 Tied to job..... Other.....

4. How many years have you lived in this parish?.....

5. Please complete the table to show the age and gender of all those living in your home.

	Age	Gender
Person 1		
Person 2		
Person 3		
Person 4		
Person 5		
Person 6		

6. Have any members of your family moved away from the parish in the last 5 years, due to not being able to find a suitable home locally?

Yes..... No.....

If you answered 'Yes' and the family members wish to move back to parish, please contact the Rural Housing Enabler for an additional survey form . (contact details at the end of this form)

7a. Do you or does anyone living with you need to move to alternative accommodation, either open market or affordable?

Yes, within 5 years..... Yes, in 5 or more years..... No.....

7b If you answered 'Yes' to question 7a, it would be particularly useful to know if the main reason is to move to a smaller property:

Yes, I would be seeking to downsize..... No, I would be moving for another reason.

If you answered 'Yes' to Question 7a and you wish to remain within the parish then please complete Part 2 of this questionnaire (about your housing needs). A separate form will be required for each new home needed. (e.g. if two people living with you need to move to alternative accommodation and would be seeking a home each they should complete separate forms).

8a. Would you be supportive of a small development (typically 4-8 homes) of affordable homes for local people?

Yes..... No.....

8b. Would you remain supportive of a development (typically 4-8 homes) that is primarily affordable housing for local people, or those with connections to the parish, but also includes a small number of houses for sale if a need was proven?

(Previously government grants supported the cost of building affordable housing, such funding is now greatly reduced, therefore a small proportion of open market housing would cross subsidise the costs of the affordable homes and provide a mix of housing – in small numbers)

Yes..... No.....

8c Would you be supportive of a small development of housing for sale on the open market?

Yes..... No.....

9. Can you suggest a site where such a development could be built?

10. Any comments. (these will be recorded anonymously in the report)

If no-one in your household is in need of alternative accommodation (i.e. indicated 'No' in question 7) you do not have to complete Part 2 of this form.

THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY

PART 2 - Open market & affordable housing needs

EITHER: If you have no housing need, DO NOT COMPLETE THIS SECTION. *Please return Part 1 in the Freepost envelope provided.*

OR: If you indicated a housing need by answering 'Yes' to question 7a in Part 1 PLEASE COMPLETE THIS PART. Please provide more detailed information only for those who need to move, i.e. the new household. If more than one house is needed please request extra form(s)

1. When do those requiring accommodation need to move from this home?

Now..... Within the next 2 years..... Within 2 – 5 years..... Over 5 years.....

2. Who owns your current home? (Tick one box only)

Live with parents..... Member of the household
Shared ownership (part own, part rent) Rented from council/housing association
Provided with job (tied)..... Rented from private landlord.....

3. If you could stay in/move back to the village which option would you choose?

(Tick one box only)

Rent from council/housing assoc..... Buy on the open market
Shared ownership (part own, part rent) Rent from a private landlord.....
Other, (e.g. self build or an extension / annexe to existing home) please specify

4. Are you on the local council housing register or waiting list?

Yes..... No.....

5. What type of accommodation would meet your needs? (Tick one box only)

House..... Bungalow
Flat..... Sheltered/retirement housing
Any..... Other, please specify.....

6. How many bedrooms do you require?

Please note that for affordable housing bedroom allocation is decided by need and set by the local authority's allocations policy. This is available on their website.

1..... 2..... 3..... 4 or more.....

7. Does anyone requiring alternative accommodation have specific* housing needs?

** Layout & design adapted for access e.g. wheelchair access, ground floor etc*

Yes..... No.....

If yes, please give brief details

8. What is your main reason for needing to move? *(Tick one box only)*

- | | | | |
|--|--------------------------|--|--------------------------|
| Need smaller home/downsizing..... | <input type="checkbox"/> | Need larger home..... | <input type="checkbox"/> |
| Need cheaper home..... | <input type="checkbox"/> | Need secure home..... | <input type="checkbox"/> |
| Need to change tenure..... | <input type="checkbox"/> | Need to set-up first/independent home | <input type="checkbox"/> |
| Need physically-adapted home..... | <input type="checkbox"/> | Need to be nearer work..... | <input type="checkbox"/> |
| Need to be closer to a carer / dependent... | <input type="checkbox"/> | Change in family circumstances..... | <input type="checkbox"/> |
| I am homeless/ threatened with homelessness----- | <input type="checkbox"/> | <i>(i.e. widowed/divorce/separation)</i> | |
| | | Current home affecting health..... | <input type="checkbox"/> |

9. Please indicate the age, gender and relationship of each person needing to move. *(i.e. Those who will make up the new household) If more than one house is needed please request extra forms*

	Age	Gender	Relationship to person 1 (e.g. son, daughter, partner, husband etc)
Person 1			
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

10. What type of household will the new household be? *(Tick one box only)*

- | | | | |
|--------------------------------|--------------------------|--------------------------------|--------------------------|
| One-person household..... | <input type="checkbox"/> | Older person(s) household..... | <input type="checkbox"/> |
| Parent(s) with child(ren)..... | <input type="checkbox"/> | Couple..... | <input type="checkbox"/> |
| Brothers/sisters sharing..... | <input type="checkbox"/> | Other..... | <input type="checkbox"/> |

11. Will the new household be claiming Housing Benefit / Universal Credit?

- Yes..... Partial..... No..... Don't know.....

12. Which of the following best describes your current situation? *(Tick one box only)*

- | | | | |
|--|--------------------------|---|--------------------------|
| Live in the parish now..... | <input type="checkbox"/> | Live in an adjoining parish..... | <input type="checkbox"/> |
| Outside the parish now but have lived in the parish in last 5 years..... | <input type="checkbox"/> | Work in parish or adjoining parish..... | <input type="checkbox"/> |
| Have close family living in the parish..... | <input type="checkbox"/> | Other, please specify..... | |

To enable a basic financial assessment to be carried out on those in housing need and suitability of tenure it would be very useful if you could complete the following questions on the financial situation of the new household. Those seeking shared ownership or open market housing will require enough savings to cover costs such as deposit, legal fees, etc.

13. What is the gross monthly income, including benefits, of those in the NEW household responsible for the cost of housing (rent or mortgage)? *(Tick one box only)*

- | | | | |
|----------------------|--------------------------|-----------------------|--------------------------|
| Less than £500..... | <input type="checkbox"/> | £501 - £750..... | <input type="checkbox"/> |
| £751- £1,000..... | <input type="checkbox"/> | £1,001 - £1,500..... | <input type="checkbox"/> |
| £1,501 - £2,000..... | <input type="checkbox"/> | £2,001 - £2,500..... | <input type="checkbox"/> |
| £2,501 - £3,000..... | <input type="checkbox"/> | £3,001 and above..... | <input type="checkbox"/> |

14. Do you have savings/equity which may be used to contribute towards the cost of a new home? (Please include any sales equity from current property)

- | | | | |
|------------------------|--------------------------|------------------------|--------------------------|
| None | <input type="checkbox"/> | Below £5,000 | <input type="checkbox"/> |
| £5,001 - £10,000 | <input type="checkbox"/> | £10,001 - £20,000..... | <input type="checkbox"/> |
| £20,001 - £30,000..... | <input type="checkbox"/> | £30,001 - £40,000..... | <input type="checkbox"/> |
| £40,001 - £50,000..... | <input type="checkbox"/> | £50,000 - £60,000..... | <input type="checkbox"/> |
| £60,000 - £70,000..... | <input type="checkbox"/> | More than £70,000..... | <input type="checkbox"/> |

If you would like us to pass your personal details to the relevant Housing Association in the event that affordable housing scheme goes ahead, please provide your contact details in the boxes provided below. This will help make sure your household's needs are considered. We will not share other details and there is no commitment. Whilst completing the analysis, RCCE might also contact you to provide advice or clarification on the information you have provided in the survey.

By completing this section you are giving consent to RCCE to securely store your personal details and to provide this information to our partnering Housing Association ONLY for use in connection with this survey. RCCE will not pass your data to any other third parties and the information you provide to us is protected under the GDPR regulations 2018. For further information, please see the Privacy Notice on RCCE website www.essexrcc.org.uk

Name	
Address	
Postcode	
Tel. no.	
E-mail	

I give permission for you to share my contact details

Contact Details for Rural Housing Enabler:

Rural Community Council of Essex
 Threshelfords Business Park
 Inworth Road
 Feering
 Essex CO5 9SE
 Telephone: 01376 574330

Email: laura.atkinson@essexrcc.org.uk

Data results

Appendix 6

Question 1

Is this your main home?

	Frequency	Valid Percentage
Yes	53	100
No	0	0
Not Stated	0	0
Total	53	100

Question 2

How would you describe your home?

	Frequency	Valid Percentage
House	45	85
Bungalow	8	15
Flat/Maisonette/apartment/bed-sit	0	0
Caravan/mobile home/temp. structure	0	0
Sheltered/retirement housing	0	0
Other	0	0
Not Stated	0	0
Total	53	100

Question 3

How many bedrooms does your home have?

	Frequency	Valid Percentage
One	1	2
Two	12	23
Three	20	38
Four or more	20	38
Not Stated	0	0
Total	53	100

Question 4

Who owns your home?

	Frequency	Valid Percentage
Owned Outright by a household member (s)	30	57
Part-owned/Rented (shared ownership)	0	0
Owned with mortgage by a household member (s)	13	25
Rented from a Local Council	1	2
Rented from a Housing Association	3	6
Rented from a Private Landlord	6	11
Tied to job	0	0
Other	0	0
Not Stated	0	0
Total	53	100

Question 5

How many years have you and your household lived in the parish?

	Frequency	Valid Percentage
0-5 years	14	26
6-10 years	11	21
11-20 years	12	23
21-30 years	6	11
31-50 years	7	13
51-70 years	1	2
Over 70 years	1	2
Not Stated	1	2
Total	53	100

Question 6a

How many people live in this property?

	Frequency	Valid Percentage
One	12	23
Two	28	53
Three	8	15
Four	3	6
Five	1	2
Six	0	0
Not Stated	1	2
Total	53	100

Question 6b

Age of household members

	Frequency	Valid Percentage
0-10 years old	5	5
11-18 years old	5	5
19-25 years old	8	8
26-35 years old	2	2
36-44 years old	9	9
45-54 years old	18	17
55-64 years old	19	18
65-79 years old	32	31
Over 80 years old	0	0
Not Stated	5	5
Total	103	100

Question 6c

Gender of occupants

	Frequency	Valid Percentage
Female	58	53
Male	50	45
Not Stated	2	2
Total	110	100

Question 7

Have any members of your family moved away from the parish in the last 5 years, due to not being able to find a suitable home locally?

	Frequency	Valid Percentage
Yes	2	4
No	51	96
Not Stated	0	0
Total	53	100

Question 8a

Do you or does anyone living with you need to move to alternative accommodation, either open market or affordable?

	Frequency	Valid Percentage
Yes, within 5 years	7	13
Yes, in 5 years or more	1	2
No	45	85
Not Stated	0	0
Total	53	100

Question 8b

Is the main reason of your move to downsize?

	Frequency	Valid Percentage
Yes, I would be looking to downsize	2	25
No, I would be moving for another reason	6	75
Not Stated	0	0
Total	8	100

Question 9a

Would you be supportive of a small development (typically 4-8 homes) of affordable homes for local people?

	Frequency	Valid Percentage
Yes	38	72
No	14	26
Not stated	1	2
Total	53	100

Question 9b

Would you remain supportive of a development (typically 4-8 homes) that is primarily affordable housing for local people, or those with connections to the parish, but also includes a small number of houses for sale if a need was proven?

	Frequency	Valid Percentage
Yes	30	57
No	23	43
Not stated	0	0
Total	53	100

Question 9c

Would you be supportive of a small development of housing for sale on the open market?

	Frequency	Valid Percentage
Yes	15	28
No	36	68
Not stated	2	4
Total	53	100

Part 2: Households in housing need

Question 1

When do those requiring accommodation need to move from this home?

	Frequency	Valid Percentage
Now	2	29
Within the next 2 years	2	29
Between 2 to 5 years	1	14
In 5 or more years	1	14
Not stated	1	14
Total	7	100

Question 2

Who owns your current home?

	Frequency	Valid Percentage
Live with parents	0	0
Part owned/Rented (shared ownership)	0	0
Member of a household	3	43
Rented from council/housing association	0	0
Provided with job (tied)	0	0
Rented from private landlord	4	57
Not Stated	0	0
Total	7	100

Question 3

If you could move back/ stay in the village which would you be seeking to do?

	Frequency	Valid Percentage
Rent from Council/Housing Association	0	0
Buy on the open market	4	57
Part own/Rent (shared ownership)	2	29
Rent from a private landlord	1	14
Other	0	0
Not Stated	0	0
Total	7	100

Question 4

Are you on the local council or Housing Association register or waiting list?

	Frequency	Valid Percentage
Yes	0	0
No	7	100
Not Stated	0	0
Total	7	100

Question 5

What type of accommodation would meet your needs?

	Frequency	Valid Percentage
House	3	43
Bungalow	2	29
Flat	1	14
Sheltered/retirement housing	0	0
Starter home	0	0
Any	1	14
Other	0	0
Not Stated	0	0
Total	7	100

Question 6

How many bedrooms do you require?

	Frequency	Valid Percentage
1 bedroom	0	0
2 bedrooms	6	86
3 bedrooms	1	14
4 or more bedrooms	0	0
Not Stated	0	0
Total	7	100

Question 7

Does anyone requiring alternative accommodation have specific housing needs?

	Frequency	Valid Percentage
Yes	1	14
No	6	86
Not Stated	0	0
Total	7	100

Question 8

What is your main reason for needing to move?

	Frequency	Valid Percentage
Need smaller home/downsizing	1	14
Need larger home	0	0
Need cheaper home	2	29
Need sheltered/retirement housing	0	0
Need secure home	0	0
Need to change tenure	1	14
To set up first/independent home	1	14
Need physically adapted home	0	0
Need to be nearer work	0	0
Need to be closer to a carer or dependent	1	14
Current home affecting health	1	14
Other	0	0
Not stated	0	0
Total	7	100

Question 9a

Age of each person moving (cummulatively)

	Frequency	Valid Percentage
0-10 years old	0	0
11-18 years old	1	9
19-25 years old	3	27
26-35 years old	0	0
36-44 years old	0	0
45-54 years old	1	9
55-64 years old	1	9
65-79 years old	5	45
Over 80 years old	0	0
Not Stated	0	0
Total	11	100

Question 9b

Gender of each person moving

	Frequency	Valid Percentage
Female	6	55
Male	5	45
Not stated	0	0
Total	11	100

Question 9c

Relationship to person 1

	Frequency	Valid Percentage
Spouse	2	40
Partner	1	20
Sister/Brother	0	0
Son/Daughter	2	40
Parent	0	0
Not stated	0	0
Total	5	100

Question 10

What type of household will the new household become?

	Frequency	Valid Percentage
One-person household	1	14
Older person(s) household	1	14
Parent(s) with child(ren)	1	14
Couple	4	57
Brothers/Sisters sharing	0	0
Other	0	0
Not Stated	0	0
Total	7	100

Question 11

Will the new household be claiming HousingBenefit/universal Credit?

	Frequency	Valid Percentage
Yes	0	0
Partial	1	14
No	5	71
Don't know	1	14
Not stated	0	0
Total	7	100

Question 12

Which of the following best describes your current situation?

	Frequency	Valid Percentage
Live in the parish now	6	86
Live in an adjoining parish	0	0
Lived in the parish within last 5 years	0	0
Work in parish or adjoining parish	0	0
Have close family living in the parish	0	0
Other	1	14
Not stated	0	0
Total	7	100

Question 13

What is the gross monthly income, including benefits, of those in the new household?

	Frequency	Valid Percentage
Less than £500	0	0
£501-£750	0	0
£751-£1,000	3	43
£1,001-£1,500	1	14
£1,501-£2,000	0	0
£2,001-£2,500	1	14
£2,501-£3,000	1	14
£3,001 and above	0	0
Not Stated	1	14
Total	7	100

Question 14

Do you have savings/equity which may be used to contribute towards your outgoings for a home?

	Frequency	Valid Percentage
None	2	29
Below £5,000	0	0
£5,001-£10,000	1	14
£10,001-£20,000	0	0
£20,001-£30,000	1	14
£30,001-£40,000	0	0
£40,001-£50,000	0	0
£50,001-£60,000	0	0
£60,001-£70,000	0	0
Above £70,000	2	29
Not Stated	1	14
Total	7	100