

**Housing Needs Survey
Langford & Ulting
November 2014**

RCCCE

RURAL COMMUNITY COUNCIL OF ESSEX

empowering local communities

Rural Community Council of Essex
Registered Company No. 4609624
Registered Charity No. 1097009

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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 November 2014 Langford & Ulting Parish Council and Neighbourhood Plan Group worked with the Rural Housing Enabler (RHE) to carry out a Housing Needs Survey in the parish. The aim of this survey was to determine the existing and future levels of housing need in the parish.

A Housing Needs Survey was delivered to each dwelling in the parish. 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 is divided into two sections. Part 1 of the survey form contains questions on household composition & property type and is to be completed by everyone. Households who are currently or expecting to be in housing need are asked to complete Part 2 of the survey form giving more detailed information. Additional forms were made available through the RHE. None were requested.

The closing date for the survey was 26 November 2014. One hundred and twenty one forms were distributed. Twenty eight completed or partially completed forms were returned giving the survey a 23% response rate which is about the county average of 25%. The full table of results can be seen in Appendix 6. Percentages shown are the percentages of returned forms (28 = 100%) unless otherwise stated.

At no time does the Parish Council or Neighbourhood Plan Group see the completed forms because of the confidential nature of some of the information supplied. Following analysis the RHE compiles this report which is then provided to the Parish Council and can be used to support future planning applications for affordable housing and to inform the development of planning policy.

The Parish of Langford & Ulting

Lying in the district of Maldon within the county of Essex the parish is made up of the two settlements; Langford and Ulting. According to the 2001 census it is home to 290 residents living in 110 dwellings.

The parish has 2 churches: St Giles in Langford and All Saints in Ulting serving the spiritual needs of the local community. St Giles also accommodates a community shop, 'Heavenly Supplies' offering standard groceries and a range of locally sourced goods. Leisure and recreational activities take place in the shared village hall which is a converted 18th century cowshed and includes karate, bowls, quilting, bridge and line dancing. It is also home to a children's nursery school.

Local children can attend Woodham Walter Church of England Voluntary Assisted Primary School or Heybridge Primary School. Woodham Walter School received an 'outstanding' report following an Ofsted inspection in November 2011 and Heybridge School received a 'satisfactory' report following an inspection in July 2012. Young people have to travel further afield for secondary school education usually attending the Plume School in Maldon.

In a survey carried out in 2012 as part of the Neighbourhood Plan 31% of respondents indicated that the best thing about the parish was the countryside/rurality/lovely area. 43% of respondents indicated that the worst thing was traffic (speed/volume/noise).

Key Findings & Recommendations

This Housing Needs Survey was carried out in the parish of Langford and Ulting in November 2014 by the Rural Housing Enabler employed by the Rural Community Council of Essex with the help of the parish council.

The response rate was 23%. (average county rate is 25%)

64% of respondents were supportive of a small scheme if the need was identified.

25% were not supportive

11% did not complete this question.

Recommendation

Five forms were received and identified as having a need for affordable housing. The identified need is for 4 x one bed units for rent and 1 x one bed unit for shared ownership. This would lead to a recommendation of 3 units to ensure that should a scheme go ahead in the future that all homes be allocated to those with an appropriate local connection.

At this stage it is recommended that 2 x one bedroom units for rent and 1 x two bedroom unit for shared ownership. (Housing associations generally would not build 1 bedroom units for shared ownership)

Two respondents were seeking alternative accommodation on the open market with a further 3 respondents not providing enough information to be able to assess which tenure would be appropriate. Four of these five were people over 55 years old and there may be a case to explore further the options for providing suitable housing for them within a scheme if it is developed.

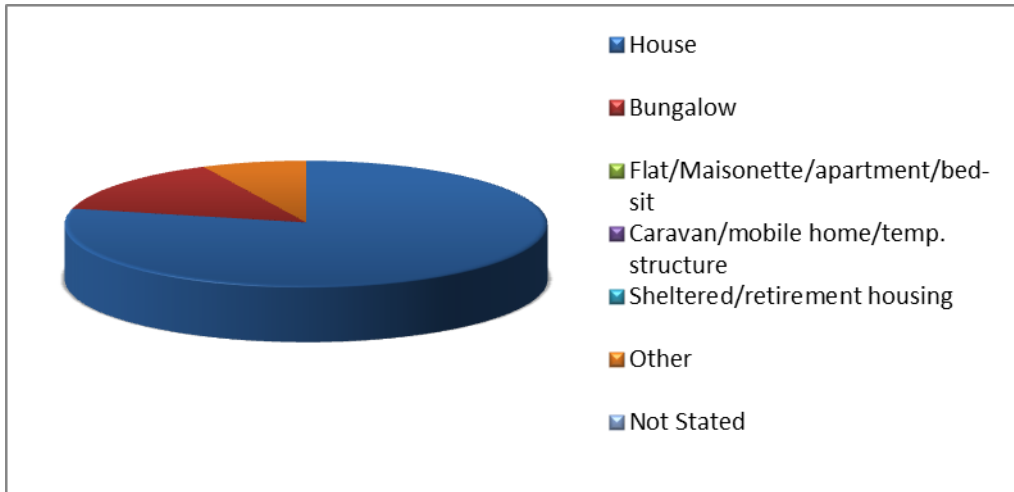
Size and tenure of all units should be reviewed if or when a scheme goes ahead in consultation with the parish council, the selected housing association and Maldon District Council

PART 1 – You and Your Household

Property Type & Size

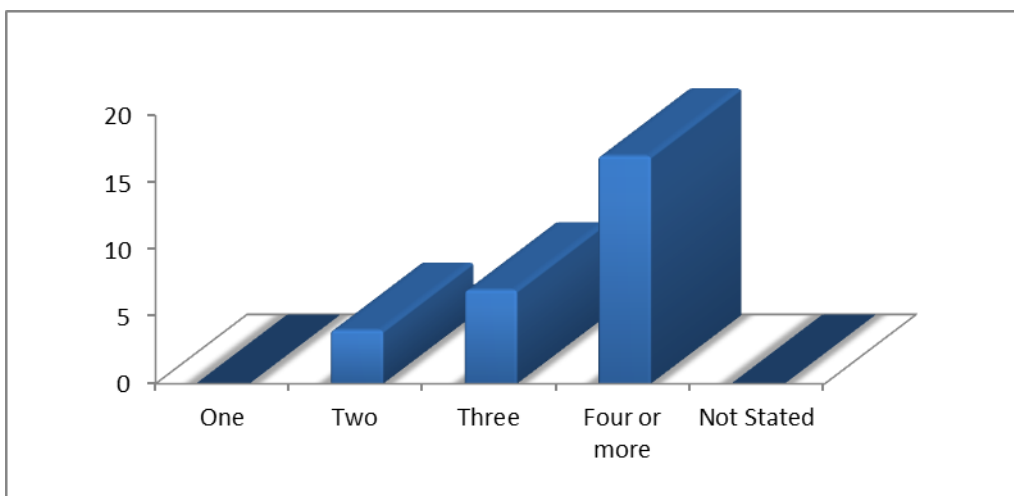
Most people, 22 (79%) respondents, described their home as a house with 4 (14%) living in a bungalow. The remaining 2 (7%) respondents gave 'other' as their answer to this question.

Figure 1: Property type



No (0%) household lives in a property with one bedroom, 4 (14%) have two bedrooms, 7 (25%) have three and 17 (61%) have four or more.

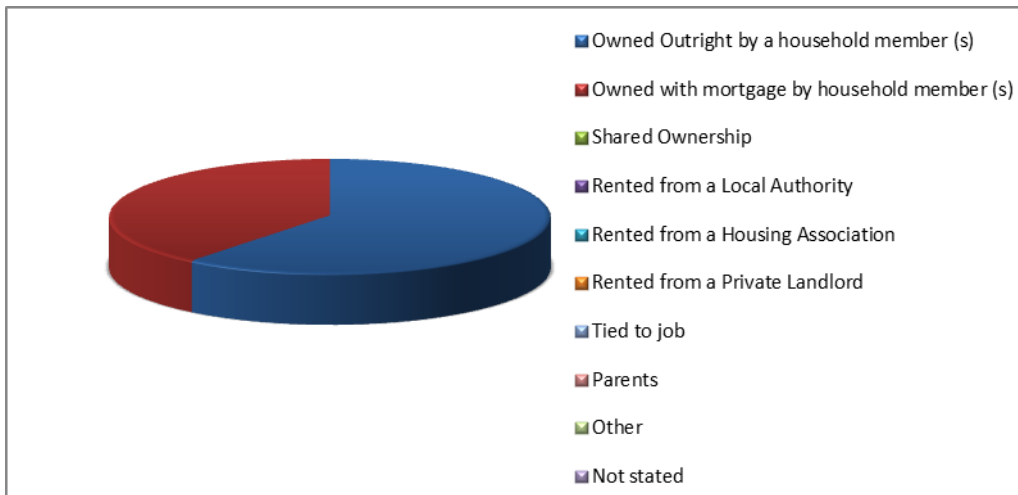
Figure 2: Size of property



Tenure

Seventeen (61%) households reported that they owned their property outright and 11 (39%) said they owned their property with a mortgage.

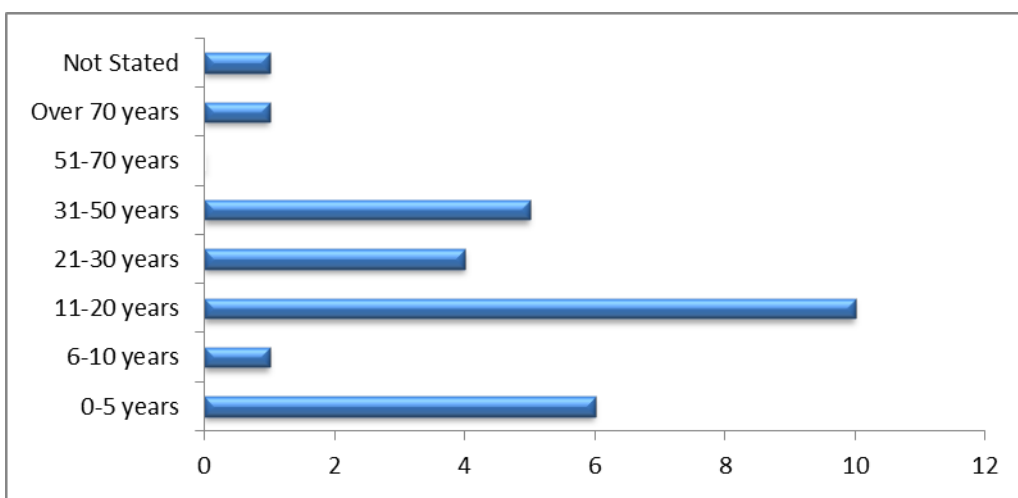
Figure 3: Tenure



Years in the Parish

Six (21%) respondents have lived in the parish for 0-5 years with 1 (4%) for 6-10 years. Ten (35%) have been in the parish between 11-20 years and 4 (14%) reported that they had been resident in the parish for 21-30 years and 5 (18%) for 31-50 years. No (0%) respondent has lived in the parish for 51-70 years and 1 (4%) for over 70 years. The remaining 1 (4%) did not answer this question.

Figure 4: Years of residence in the parish

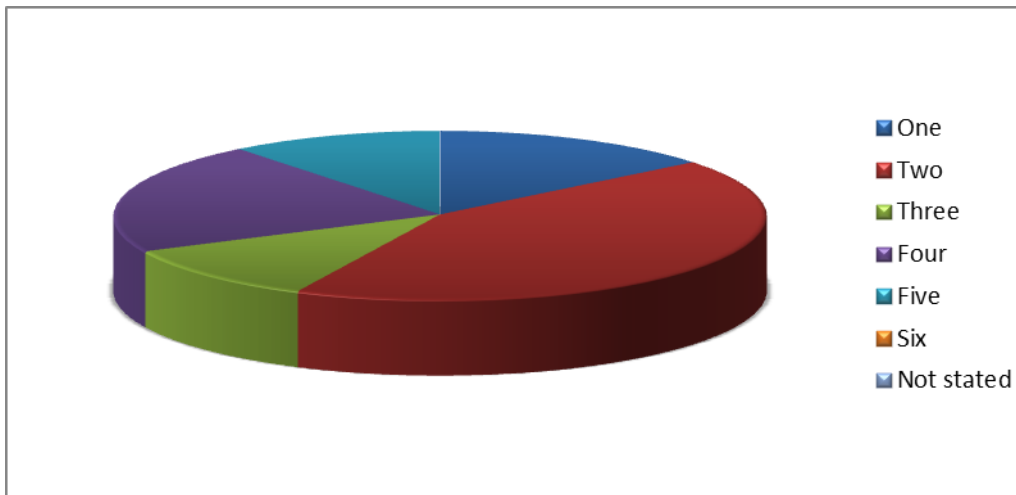


The longest length of time of residency in the parish was 84 years with the average of those responding to this question being resident for 21 years.

Number of People Living in the Property

Four (14%) respondents live alone, 12 (43%) live with one other person, 3 (11%) households have three people, 6 (21%) have 4 people and 3 (11%) have five people.

Figure 5 : Size of Households

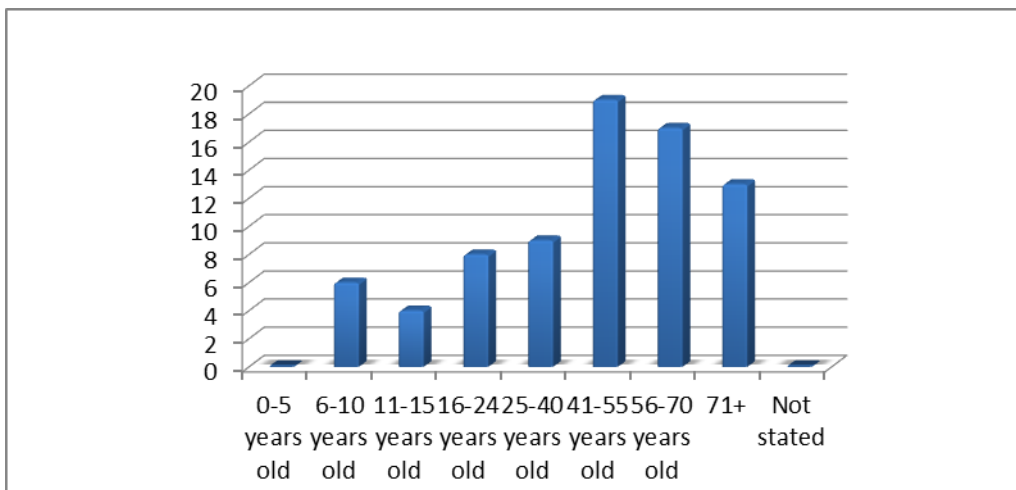


Age and Gender

The total number of people in the households responding to the survey was 76. For the purposes of the question relating to age and gender percentage used is of 76, i.e. 76=100%

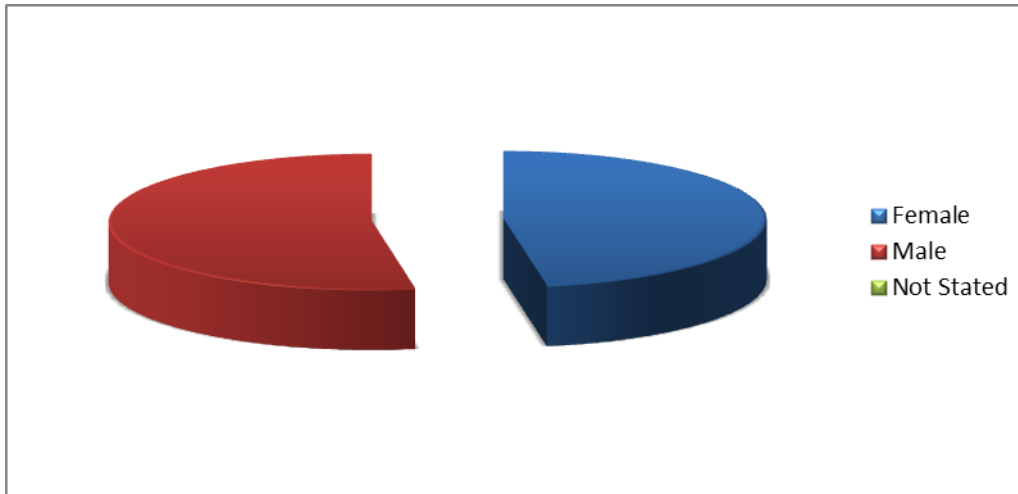
None (0%) of the residents living in households who responded to the survey are aged 0-5 years old, 6 (8%) aged between 6-10 years old. There are 4 (5%) 11-15 years olds and 8 (11%) aged between 16-24 years. Nine (12%) are aged 25-40 years and 19 (25%) are aged between 41-55. Seventeen (22%) are aged between 56-70 years and those aged 71 years and above make up 13 (17%) of the respondent population.

Figure 6: Age of respondents



The responding population is 36 (47%) female and 40 (53%) male.

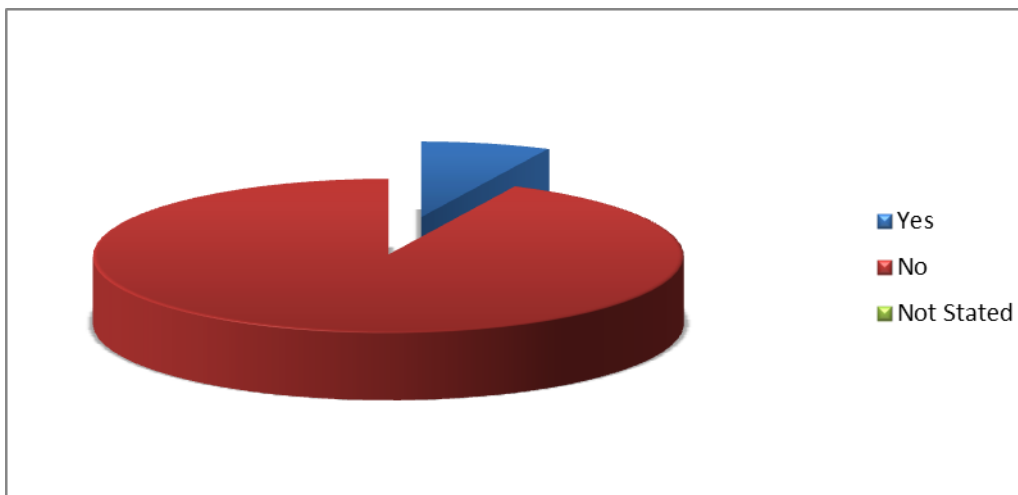
Figure 7: Gender of respondents



Moved out of the Parish

Two (7%) respondents had family members who had moved away from the parish in the last 5 years due to difficulties finding a suitable home locally. Twenty six (93%) households had not experienced this.

Figure 8: Relatives moved out of the parish



In Housing Need

When asked if anyone in the household needed alternative accommodation within the next 5 years 8 (29%) said yes, 19 (68%) said no and the remaining 1 (4%) did not respond to this question.

One (4%) indicated someone within the household would be in housing need in more than 5 years, 26 (93%) responded no to this question and the remaining 1 (4%) did not respond to this question.

Figure 9: Need to move within 5 years

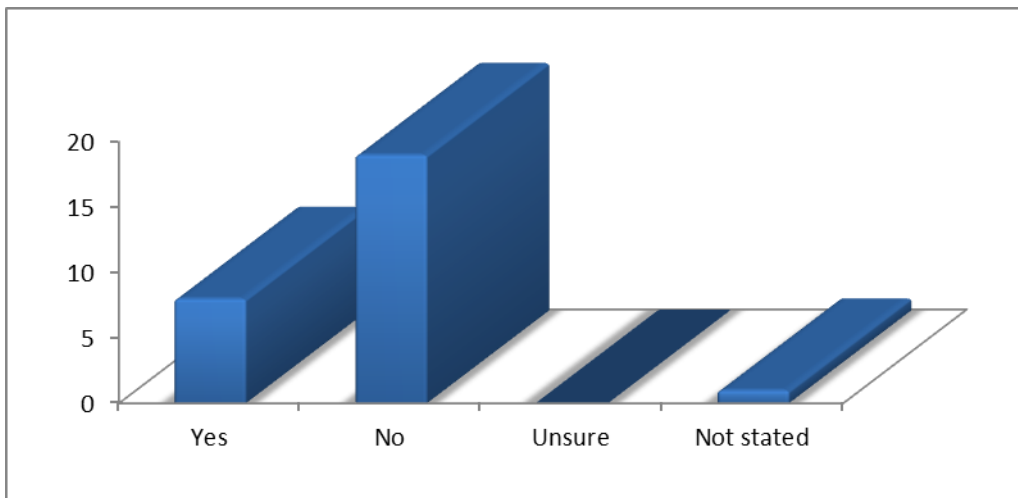
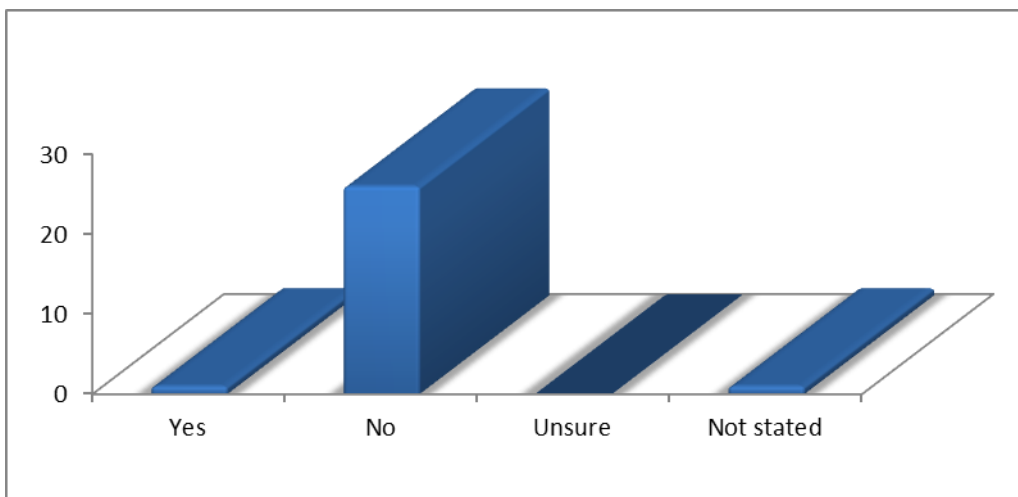
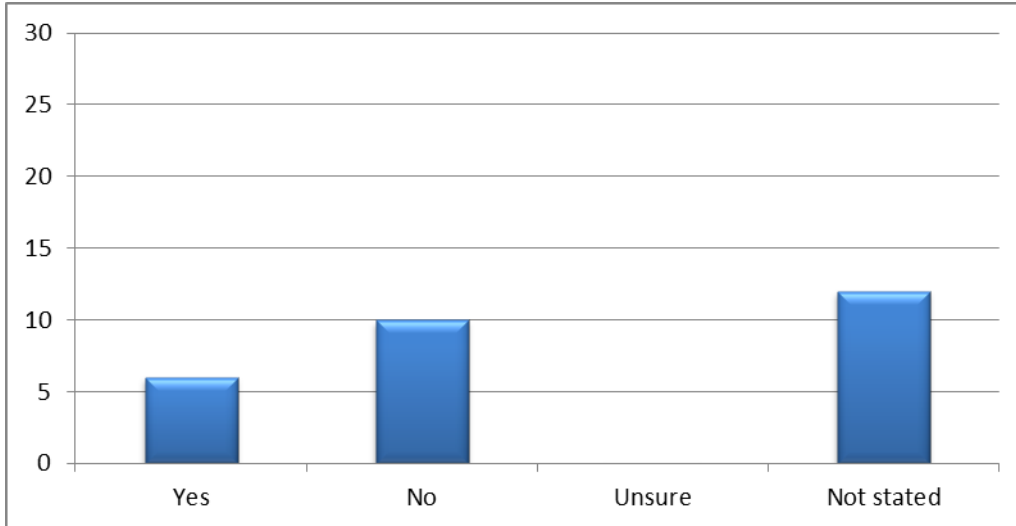


Figure 10: Need to move in 5 years or more



People were also asked if they were in need of alternative accommodation if the reason was that they were downsizing. Six (21%) indicated that they would be moving to downsize, 10 (36%) said no and the remaining 12 (43%) did not answer this question.

Figure 11: Seeking to downsize



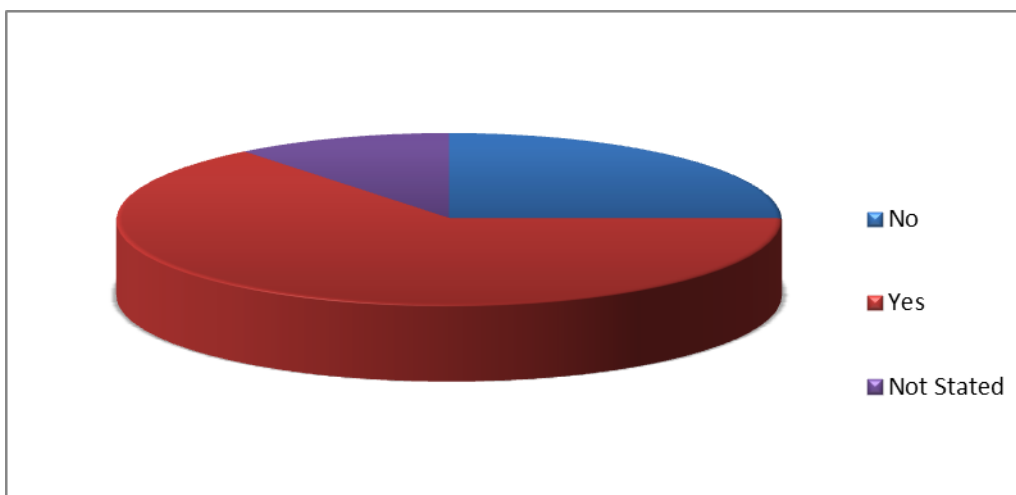
Supportive of a development

When asked

“Would you be supportive of a development (typically 4-16 homes) that is primarily affordable housing for local people and may include a small number of houses for sale if a need was proven?”

Eighteen (64%) households said that they would be supportive and 7 (25%) households were not. The remaining 3 (11%) respondents did not answer this question.

Figure 12: Supportive of a development for local needs



PART TWO – Housing Need

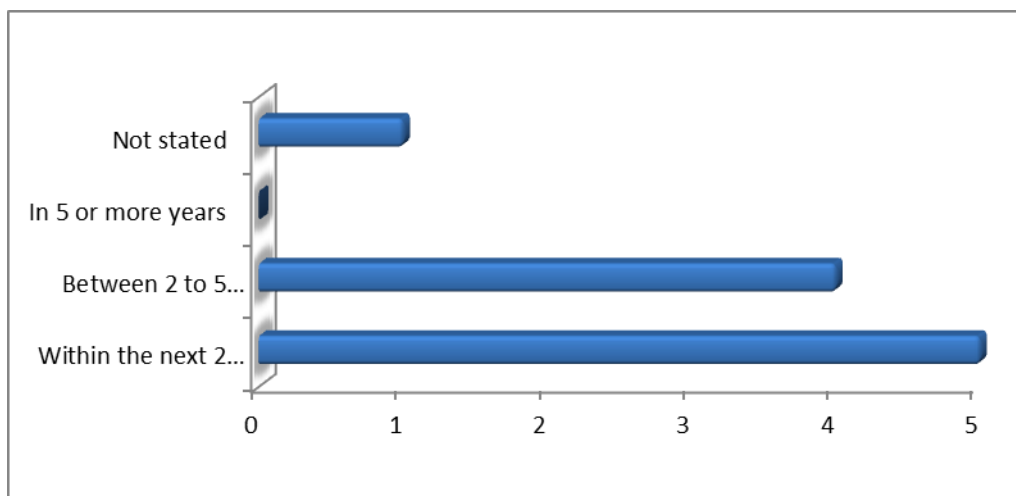
	total	Running total
9 households indicated they had a need for alternative accommodation by answering question 7 in Part 1 of the form.	+9	9
One respondent completed Part 2 twice to indicate two members of their household had a housing need.	+1	10
One respondent indicated they did not have a need for alternative accommodation in question 7 in part 1 but completed Part 2. Their data is recorded.	+1	11
1 respondent indicated a need in Part 1 but declined to complete any of Part 2 and so no data is recorded from them	-1	10

For the purposes of Part 2 percentage shown is the percentage of those in housing need who completed or partially completed Part 2 (10= 100%) unless otherwise stated.

When

Five (50%) households who completed the housing needs section said they would require alternative accommodation within the next 2 years. Four (40%) want to move within the next 2 - 5 years and the remaining 1 (10%) did not answer this question.

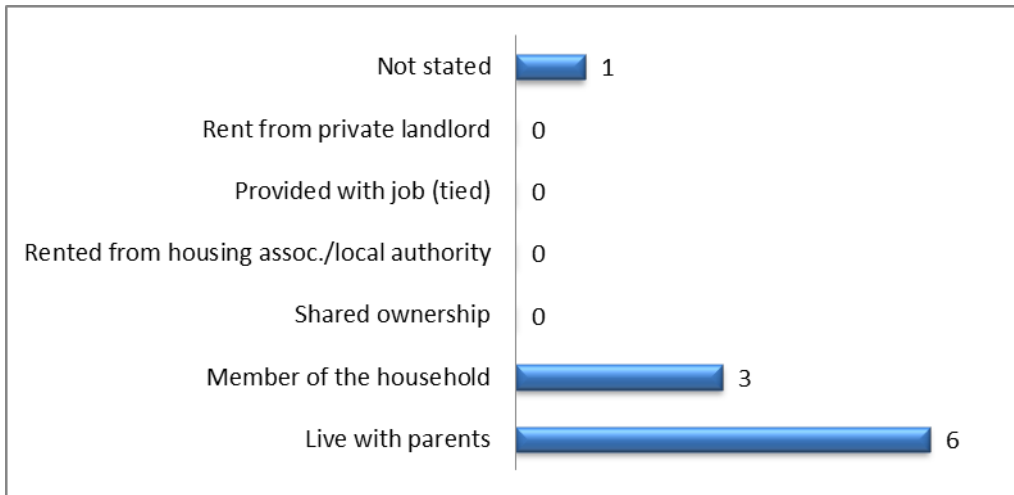
Figure 13: When people need to move



Current Tenure

In response to this question about who owns their present home 6 (60%) households said they lived with their parents. Three (30%) said member of the household and the remaining 1 (10%) did not answer this question.

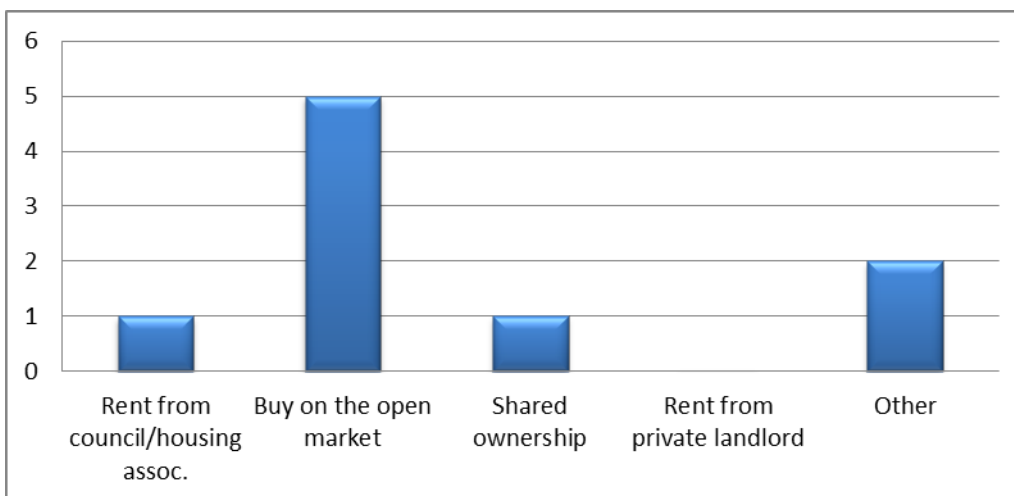
Figure 14: Current tenure



Preferred Tenure

One (10%) of responding household would prefer to rent a home from either the local authority or a housing association with 5 (50%) households who would prefer to purchase a home on the open market. One (10%) would prefer shared ownership as their chosen tenure with 2 (20%) giving 'other' as their preferred tenure with one respondent stating self build and one stating outright purchase. The remaining 1 (10%) did not answer this question.

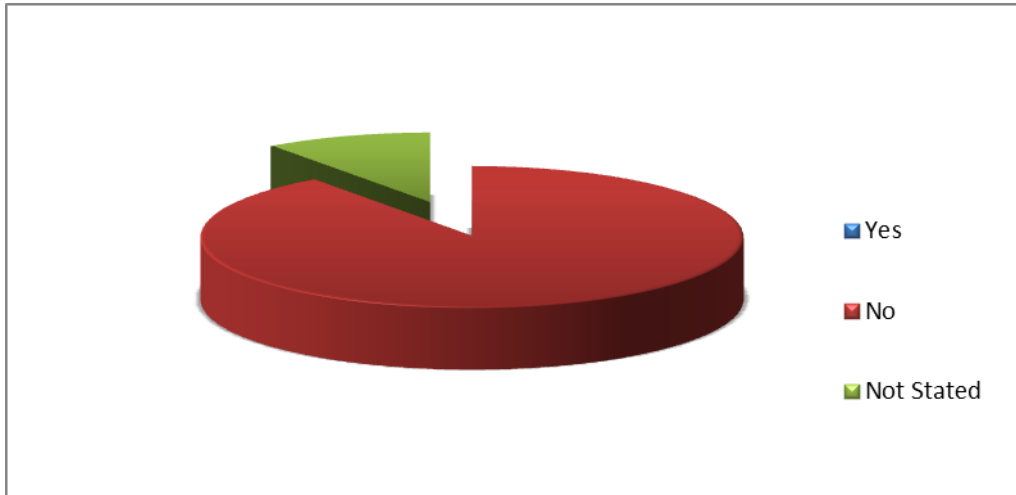
Figure 15: Preferred Tenure



Local Authority Housing Register

Nine (90%) of the households in housing need indicated that they were not currently on the local authority housing register or any housing association waiting list. The remaining 1 (10%) did not answer this question.

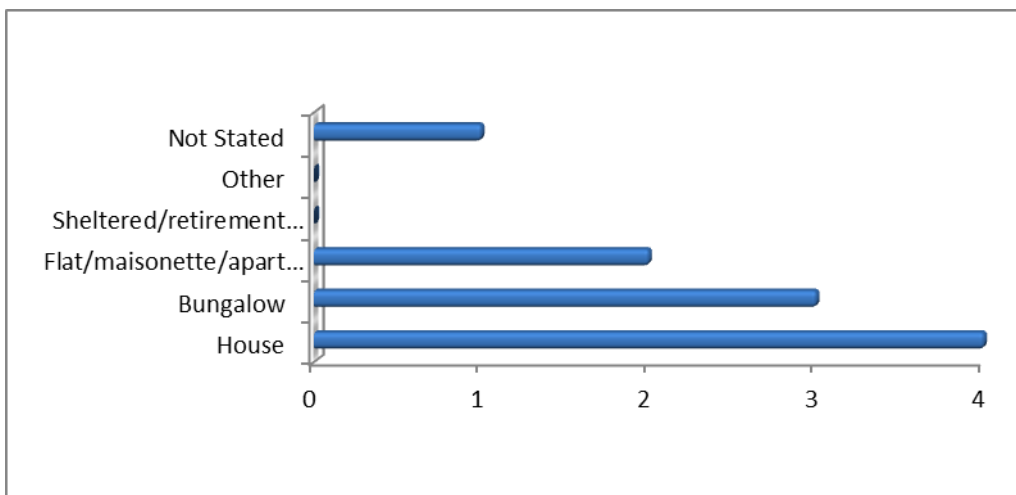
Figure 16: Local Authority Housing Register



Accommodation Required

Four (40%) responding households require a house with 3 (30%) requiring a bungalow and 2 (20%) need a flat/maisonette/apartment. The remaining 1 (10%) did not answer this question.

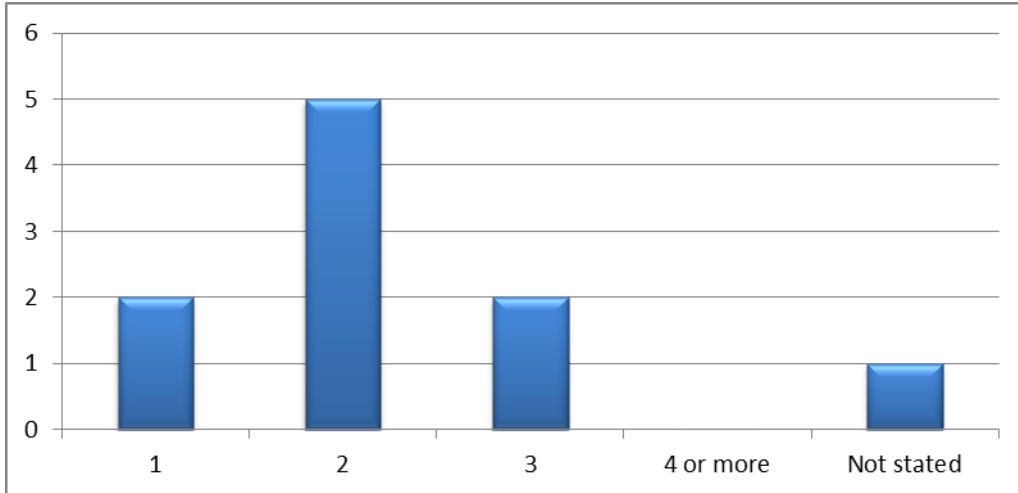
Figure 17: Type of property required



Number of bedrooms required

When asked to indicate how many bedrooms are required 2 (20%) indicated one bedroom, 5 (50%) required two bedrooms and 2 (20%) indicated 3 bedrooms as their requirement. The remaining 1 (10%) did not answer this question.

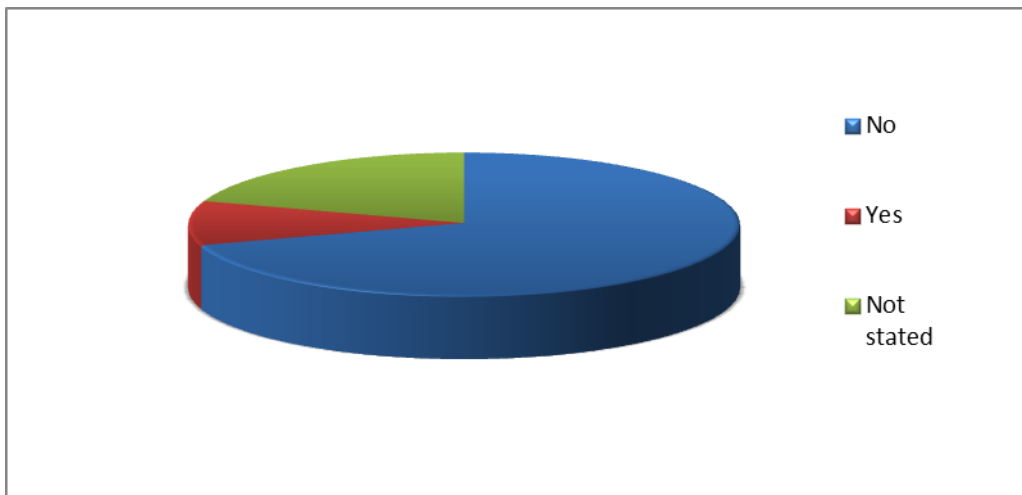
Figure 18: number of bedrooms required



Special Needs & Adaptations

When asked if they would require adaptations or had special needs 7 (70%) indicated they did not. One indicated yes (10%) and 2 (20%) did not answer this question.

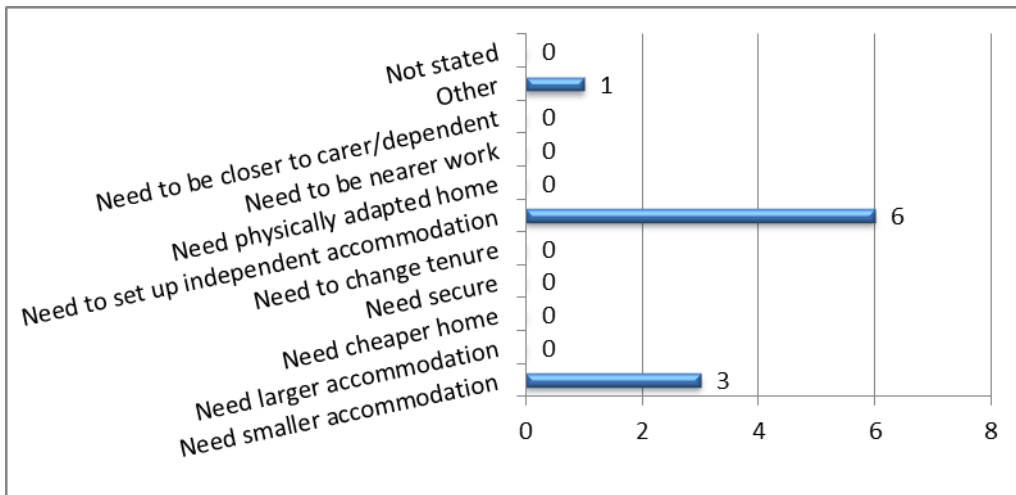
Figure 19: Special needs & adaptations



Reason for requiring alternative accommodation

Three (30%) respondents have a need for smaller accommodation, 6 (60%) to set up an independent home with 1 (10%) indicating other.

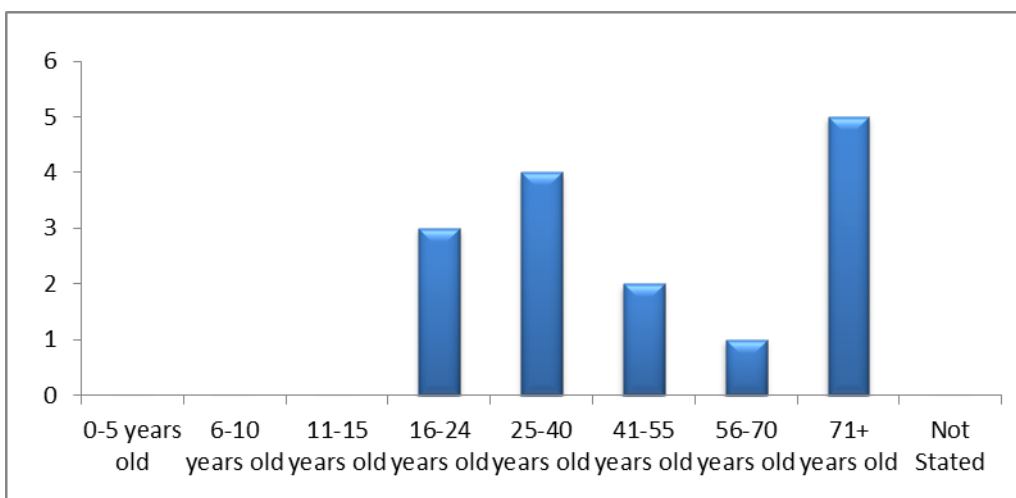
Figure 20: Reason for needing alternative accommodation



Age & Gender

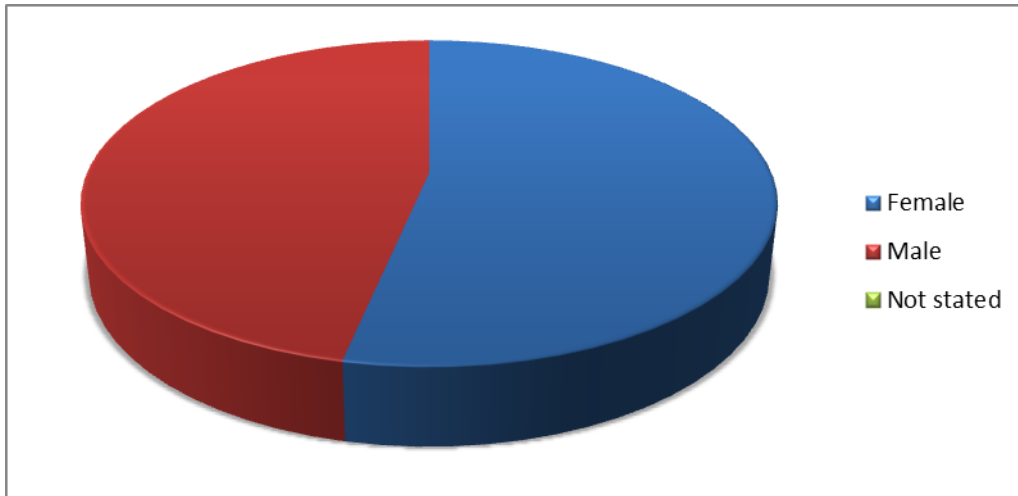
Responding households who are looking to move are made up a total of 15 people in the following age groups (percentage figures for age & gender are of total people i.e. 15=100%); 0 (0%) are aged between 0-5 years old, 0 (0%) are aged between 6-10, 0 (0%) is 11-15 years, 3 (20%), are between 16-24 years old, 4 (27%) are aged between 25-40 and 2 (13%) 41-55 years with 1 (7%) aged 56-70. Five (33%) are aged 71 or over.

Figure 21: Age of respondents in housing need



Six (53%) respondents in need of alternative housing are female, 7 (47%) are male.

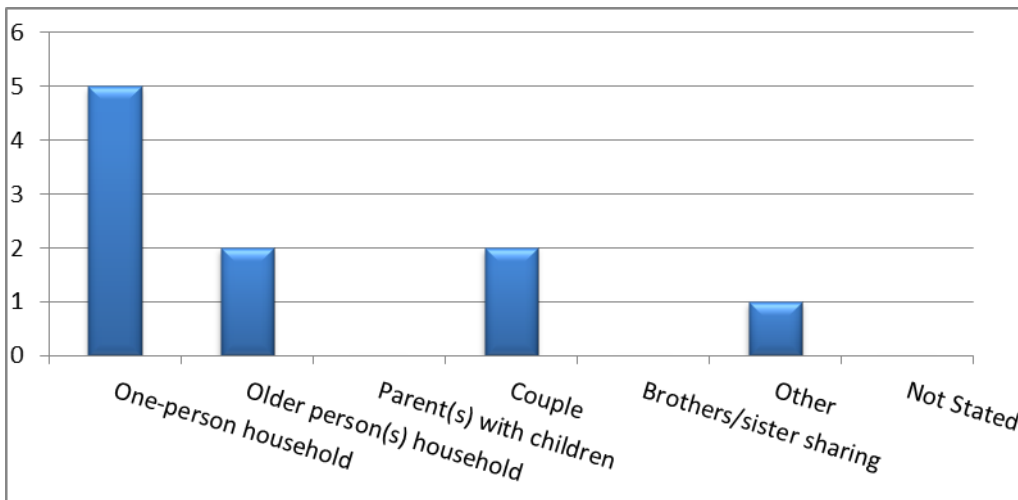
Figure 22: Gender of respondents in housing need



Type of Household

Five (50%) households said they are one person households, 2 (20%) are older person household, 2 (20%) are couples and 1 (10%) indicated other.

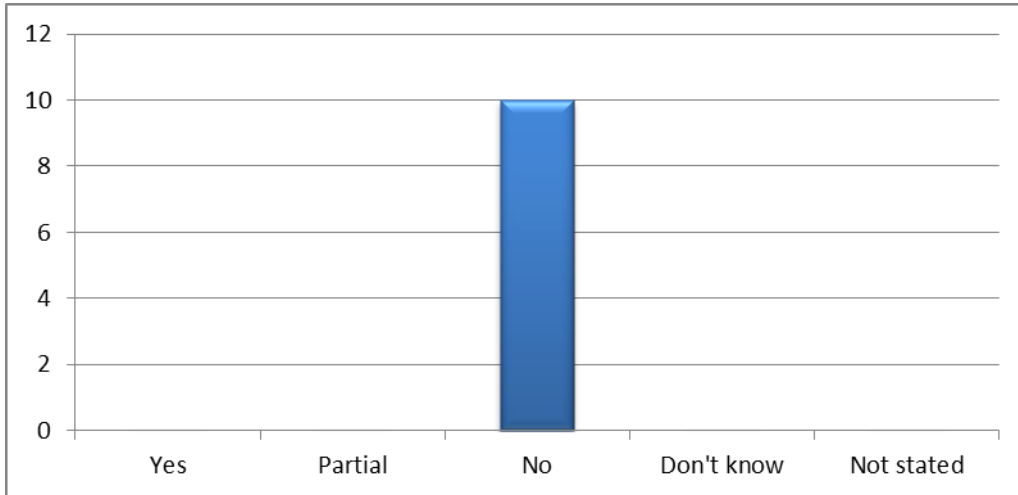
Figure 23: Type of Household



Claiming Housing Benefit/Universal Credit

Those in need of alternative accommodation were asked to indicate if they would be claiming Housing Benefit/Universal Credit. Ten (100%) stated no.

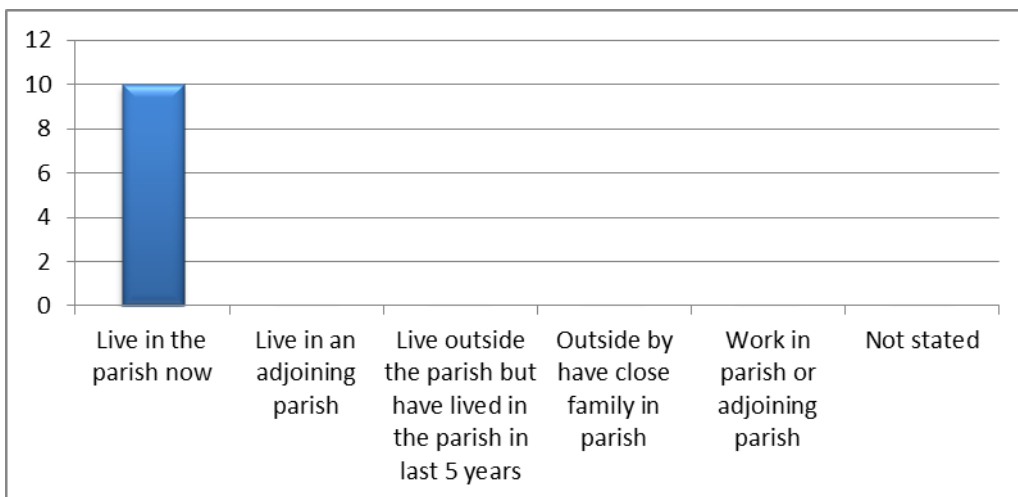
Figure 24: Housing Benefit/Universal Credit



Connection to the parish

When asked to indicate their current situation with regard to connection to the parish all 10 (100%) indicated that they currently live in the parish.

Figure 25: Connection to the parish

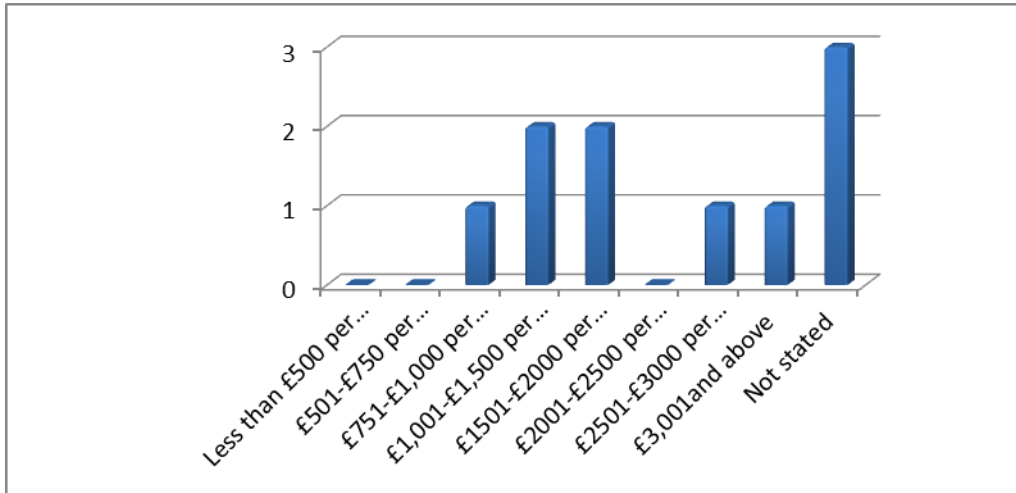


Affordability

Income

Respondents were asked to indicate the gross monthly income available for the new household living costs. None (0%) showed this as less than £500, 0 (0%) showed £501-750, 1 (10%) showed £751-£1,000. Two (20%) households have income of £1,001 - £1,500 and 2 (20%) between £1,501 - £2,000. No (0%) household indicated income between £2,001 - £2,500, 1 (10%) household indicated income as £2,501 - £3,000 with 1 (10%) showing £3,001 and above. The remaining 3 (30%) did not complete this question.

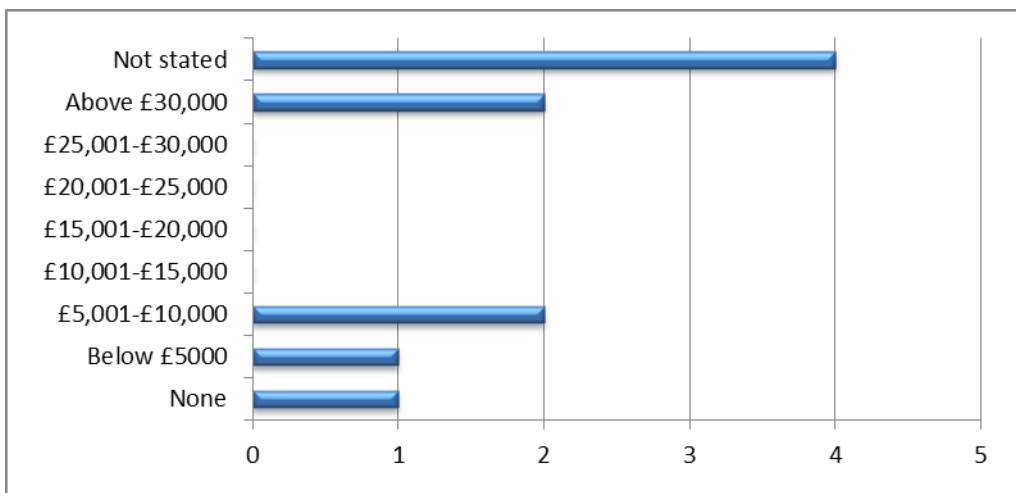
Figure 26: Monthly income



Savings

Respondents were asked if they had any savings or equity that could be used towards outgoings for a home. This is particularly relevant to those seeking shared ownership since they will require a mortgage so need savings to cover the deposit and legal costs. One (10%) reported that they had no savings, 1 (10%) less than £5,000, 2 (20%) had between £5,001-£10,000 with 0 (0%) household having between £10,001-£15,000 and 0 (0%) between £15,001 - £20,000. 0 (0%) had £20,001 - £25,000 and 0 (0%) between £25,001 - £30,000, 2 (20%) had over £30,000. The remaining 4 (40%) did not answer this question.

Figure 27: Savings



PART THREE

Summary

Assessment of Need

Analysis has been carried out to assess the levels of affordability both in the open market and that of the affordable housing from the information provided by the respondents. The assessment of need notes the preferred accommodation type and tenure. However practical considerations were also taken into account. Some respondents aspire to own a share of their home but in reality the cost may still be prohibitive and renting is likely to be the only option.

	total	Running total
9 households indicated they had a need for alternative accommodation by answering question 7 in Part 1 of the form.	+9	9
One respondent completed Part 2 twice to indicate two members of their household had a housing need.	+1	10
One respondent indicated they did not have a need for alternative accommodation in question 7 in part 1 but completed Part 2. Their data is recorded.	+1	11
1 respondent indicated a need in Part 1 but declined to complete any of Part 2 and so no data is recorded from them.	-1	10
3 respondents did not provide enough information to allow any further analysis as far as affordability of preferred tenure is concerned.	-3	7

Of the remaining 7 responses

- 4 households stated a preferred tenure as open market. From the income & savings levels indicated this appears a viable option for only one of them. Of the remaining 3 indicated savings & income levels would appear to make shared ownership a viable option for 1 but affordable rent for the other two. (1 open market, 1 shared ownership, 2 affordable rent)
- 1 household stated their preferred tenure as shared ownership. Assessing the levels of savings and income it appears that this is not a viable option but they may be eligible for affordable rented accommodation. (1 affordable rent)
- 1 household stated their preferred tenure as renting from a housing association. Based on their savings and income levels as given on the form they would appear to be eligible to be considered for this tenure. (1 affordable rent)
- The remaining respondent indicated a wish to self-build. On the information given this appears to be a viable option from the affordability perspective. (1 open market)

Recommendation

Five forms were received and identified as having a need for affordable housing. The identified need is for 4 x one bed units for rent and 1 x one bed unit for shared ownership. This would lead to a recommendation of 3 units to ensure that should a scheme go ahead in the future that all homes be allocated to those with an appropriate local connection.

At this stage it is recommended that 2 x one bedroom units for rent and 1 x two bedroom unit for shared ownership. (Housing associations generally would not build 1 bedroom units for shared ownership)

Two respondents were seeking alternative accommodation on the open market with a further 3 respondents not providing enough information to be able to assess which tenure would be appropriate. Four of these five were people over 55 years old and there may be a case to explore further the options for providing suitable housing for them within a scheme if it is developed.

Size and tenure of all units should be reviewed if or when a scheme goes ahead in consultation with the parish council, the selected housing association and Maldon District Council

Local Housing Stock

Current Average Prices in postcode CM9 (at Jan 2015)

Detached	Semi-detached	Terraced	Maisonette/Flat
£407,438	£241,434	£201,571	£170,621

Source: Zoopla

Current open market housing

To put the issue of affordability into context it is important to understand the local property market. This shows what people, particularly those on modest incomes, would face in seeking housing in order to remain living in the parish.

On researching property for sale in Langford and Ulting the lowest priced property that could be found was a 4 bedroom detached bungalow at £450,000.

Assuming the price is £450,000 then availability of 10% deposit (£45,000) a first time buyer would need to earn £135,000 (3 times annual salary for a mortgage of £405,000) per annum to qualify for this level of borrowing.

During the last year one property was sold in Langford with a price of £215,000 and 1 property in Ulting with a price of £320,000.

Source: Zoopla

Langford & Ulting Neighbourhood Plan
and Parish Council

Affordable Housing for local people in Langford and Ulting

With house prices seemingly moving ever upwards it is increasingly difficult to find affordable housing on the open market in our area and for those on an average or modest income who want to set up home independently there is no choice but to move away.

To address this and to determine to what extent it affects people in our Parish we are working with the Rural Housing Enabler, Moira Groborz, from the Rural Community Council of Essex, a registered charity established for over 80 years, in undertaking a Housing Needs Survey which we ask you to take a few minutes to complete.

From your responses it will be possible to find what level of need there is for affordable housing in our community. Affordable housing is designed to respond to such needs and can consist of, sometimes, as few as four houses depending on the outcome of the survey. Properties in such a scheme are usually provided by a housing association either for rent or shared ownership. They cannot be sold or transferred into totally private ownership and would remain in perpetuity for people living in the Parish or those with a strong family and/or work association with the Parish.

This is an important survey for our community and we ask you to engage with it with the same enthusiasm as you have shown to previous surveys. We have a very good returns record thanks to all of you and we would like this to be an even greater reflection of our community. Would you please return the forms in the Freepost envelope provided by

26 November 2014. Please be assured that the Housing Enabler will treat your response in strict confidence and the Steering Group/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 survey or require additional forms please contact Moira Groborz on 01376 574330 or moira.groborz@essexrcc.org.uk.

Vicky Anfilogoff
Chairman
Langford & Ulting N'hood Plan Group

Moira Groborz
Rural Housing Enabler
Rural Community Council of Essex

Parish Housing Needs Survey for
LANGFORD & ULTING
 Please read the accompanying letter before completing this form
 and use the pre-paid envelope to **return the completed form by**
26 November 2014



RCCE - Registered Charity No. 1097009. Company registered in England and Wales No. 4609624
**Save money on the cost of your heating oil. Join our new community-based countywide
 OIL BUYING SCHEME. See how easy it is on our website. www. essexrcc.org.uk or tel. 01376 574340**

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..... | <input type="checkbox"/> | Bungalow..... | <input type="checkbox"/> |
| Flat/maisonette/bed-sit..... | <input type="checkbox"/> | Caravan/mobile home/temp.structure. | <input type="checkbox"/> |
| Sheltered/retirement housing | <input type="checkbox"/> | Other..... | <input type="checkbox"/> |

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

- | | | | |
|--------------------------|--------------------------|-------------------------|--------------------------|
| 1 bedroom or bedsit..... | <input type="checkbox"/> | 2 bedrooms..... | <input type="checkbox"/> |
| 3 bedrooms..... | <input type="checkbox"/> | 4 or more bedrooms..... | <input type="checkbox"/> |

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

- | | | | |
|--|--------------------------|--|--------------------------|
| Outright by a household member(s).... | <input type="checkbox"/> | Part owned/part rented (shared ownership)..... | <input type="checkbox"/> |
| Owned with mortgage or loan..... | <input type="checkbox"/> | Rented from the local council..... | <input type="checkbox"/> |
| Rented from a housing association..... | <input type="checkbox"/> | Rented from a private landlord..... | <input type="checkbox"/> |
| Tied to job..... | <input type="checkbox"/> | Other..... | <input type="checkbox"/> |

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

5. Please complete the table below 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)

7. 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.....

It would be particularly useful to know if there is a need for homes which would be suitable for local people to purchase to enable them to downsize (i.e. move to a smaller home because their current property is too large for their needs) thus freeing up a family home. Please indicate if this is the case.

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

If you answered 'Yes' to Question 7 and you wish to remain within the parish then please complete Part 2 of this questionnaire, which collects information on your housing needs.

A separate form will be required to be completed for each new home needed. (e.g. if two people living with you need to move to alternative accommodation but they would be seeking a home each we would ask they complete separate forms. If they wish to share a home only one form is required. Please request an additional form from the Rural Housing Enabler. (contact details at the end of this form)

8. Would you be supportive of a development (typically 4-10 homes) that is primarily affordable housing for local people and may include a small number of houses for sale if a need was proven?

(Previously grant from the government supported the cost of building affordable housing. Such funding is now greatly reduced and a small proportion of open market housing may be built to cross subsidise the costs of the affordable homes)

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

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

10. Any comments (please note that these will be recorded in the report to the parish council)

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. Please return Part 1 in the Freepost envelope provided.

Thank you for taking the time to complete this survey

PART 2 - Open market & affordable housing needs

DO NOT COMPLETE THIS SECTION IF YOU HAVE NO HOUSING NEED. Please return Part 1 in the Freepost envelope provided.

If you answered **Yes** to question 7 in Part 1 and you indicated that you or a member of your household had a housing need please complete this part. **Please provide more detailed information but only for those who need to move, i.e. the new household.** If more than one house is needed please request extra form(s) from the Rural Housing Enabler – contact details at the end of this form.

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

Within the next 2 years... Between 2 and 5 years... In 5 or more years.....

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

Live with parents..... Member of the household
Part-owned/rented(shared ownership).. 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 would you be seeking to do?(Tick one box only)

Rent from council/housing assoc..... Buy on the open market
Shared ownership (part buy/part rent).. Rent from a private landlord.....
Other, (e.g. self build, annexe to existing home to accommodate relatives)
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
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..... Need larger home.....
- Need cheaper home..... Need secure home.....
- Need to change tenure..... Need to set-up first/independent home...
- Need physically-adapted home..... Need to be nearer work.....
- Need to be closer to a carer or dependent, to give or receive support.....
- Other, please specify.....

9. Please indicate the age, gender and relationship of each person requiring to move. (i.e. Those who will make up the NEW household)

If more than one house is needed please request extra form(s) from the Rural Housing Enabler – contact details at the end of this form

	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..... Older person(s) household.....
- Parent(s) with child(ren)..... Couple.....
- Brothers/sisters sharing..... Other.....

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..... Live in an adjoining parish.....
- Live outside the parish now but have lived in the parish in last 5 years..... Work in parish or adjoining parish.....
- Have close family living in the parish.. 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?

- | | | | |
|------------------------|--------------------------|------------------------|--------------------------|
| None | <input type="checkbox"/> | Below £5,000 | <input type="checkbox"/> |
| £5,001 - £10,000 | <input type="checkbox"/> | £10,001 - £15,000..... | <input type="checkbox"/> |
| £15,001 - £20,000..... | <input type="checkbox"/> | £20,001 - £25,000..... | <input type="checkbox"/> |
| £25,001 - £30,000..... | <input type="checkbox"/> | Above £30,000..... | <input type="checkbox"/> |

Name	
Address	
Postcode	
Tel. no.	
E-mail	

It would be very helpful if you include your name and address which would enable us to contact you if required. The information you provide is protected under the Data Protection Act 1998. With your permission we would like to be able to share **contact details only** with the housing association and local authority involved in the housing needs process.

I do not give permission for you to share my contact details.

Contact Details for Rural Housing Enabler

Moira Groborz
 Rural Housing Enabler
 Rural Community Council of Essex
 Threshelfords Business Park
 Inworth Road
 Feering
 Essex CO5 9SE
 Telephone 01376 574330
 E- mail moira.groborz@essexrcc.org.uk

Appendix 4

The following comments and suggestions for possible sites are recorded (sic) from the housing needs survey questionnaires;

Site Suggestions

- 5 respondents wrote 'no'
- Not in London or the Home Counties
- Somewhere where mains drains. On main Maldon Rd near caravan park.
- Any site close to amenities
- Derelict land between bus shelter and old bridge in centre of Langford
- Fill in area Maypole Rd
- Witham Road, land near Langford Hall
- On road to Maldon near Does. Not in rural Ulting i.e. Nr church and Crouchmans Farm Rd.
- Not in Langford
- Water board land

Comments

- Perhaps reduce the rates overhaul
- Poor transport links, overloaded roads, flooding, insufficient infrastructure!
- Development in villages must be limited to a maximum of 15 - 20% of existing dwellings
- The conservation of 'rural' Ulting is v important. No houses should be built in this area as no buses, services, shop etc. also its v beautiful. Road between Hat P & Woodham Walter, too busy already, people drive too fast on a dangerous rd.
- Please develop in Ulting not just Langford & not on main road

Data

PART ONE

Is this your main home?		
	Frequency	Valid Percentage
Yes	28	100.00
No	0	0.00
Not Stated	0	0.00
Total	28	100.00

Question 1		
How would you describe your home?		
	Frequency	Valid Percentage
House	22	78.57
Bungalow	4	14.29
Flat/Maisonette/apartment/bed-sit	0	0.00
Caravan/mobile home/temp. structure	0	0.00
Sheltered/retirement housing	0	0.00
Other	2	7.14
Not Stated	0	0.00
Total	28	100.00

Question 2		
How many bedrooms does your home have?		
	Frequency	Valid Percentage
One	0	0.00
Two	4	14.29
Three	7	25.00
Four or more	17	60.71
Not Stated	0	0.00
Total	28	100.00

Question 3		
Who owns your home?		
	Frequency	Valid Percentage
Owned Outright by a household member (s)	17	60.71
Owned with mortgage by a household member (s)	11	39.29
Shared Ownership	0	0.00
Rented from a Local Authority	0	0.00
Rented from a Housing Association	0	0.00
Rented from a Private Landlord	0	0.00
Tied to job	0	0.00
Other	0	0.00
Not Stated	0	0.00
Total	28	100.00

Question 4		
How many years have you and your household lived in the parish?		
	Frequency	Valid Percentage

0-5 years	6	21.43
6-10 years	1	3.57
11-20 years	10	35.71
21-30 years	4	14.29
31-50 years	5	17.86
51-70 years	0	0.00
Over 70 years	1	3.57
Not Stated	1	3.57
Total	28	100.00

Question 5		
<u>How many people live in this property?</u>		
	Frequency	Valid Percentage
One	4	14.29
Two	12	42.86
Three	3	10.71
Four	6	21.43
Five	3	10.71
Six	0	0.00
Seven	0	0.00
Not Stated	0	0.00
Total	28	100.00

Question 5		
<u>Age of household members</u>		
	Frequency	Valid Percentage
0-5 years old	0	0.00
6-10 years old	6	7.89
11-15 years old	4	5.26
16-24 years old	8	10.53
25-40 years old	9	11.84
41-55 years old	19	25.00
56-70 years old	17	22.37
71+ years old	13	17.11
Not Stated	0	0.00
Total	76	100.00

Question 5 - (converted to categories)		
<u>Gender of occupants</u>		
	Frequency	Valid Percentage
Female	36	47.37
Male	40	52.63
Not Stated	0	0.00
Total	76	100.00

Question 6		
<u>Have any of your children/parents/brothers/sisters moved away from the parish in the last 5 years, due to difficulties in finding a suitable home locally?</u>		
	Frequency	Valid Percentage
Yes	2	7.14
No	26	92.86

Not Stated	0	0.00
Total	28	100.00

Question 7		
Do you or does anyone living with you need to move to alternative accommodation?		
Within 5 years		
	Frequency	Valid Percentage
Yes	8	28.57
No	19	67.86
Unsure	0	0.00
Not Stated	1	3.57
Total	28	100.00

More than 5 years		
	Frequency	Valid Percentage
Yes	1	3.57
No	26	92.86
Unsure	0	0.00
Not Stated	1	3.57
Total	28	100.00

No Need		
	Frequency	Valid Percentage
Yes	17	60.71
No	10	35.71
Unsure	0	0.00
Not Stated	1	3.57
Total	28	100.00

Downsizing		
	Frequency	Valid Percentage
Yes	6	21.43
No	10	35.71
Unsure	0	0.00
Not Stated	12	42.86
Total	28	100.00

Question 8		
Would you in be favour of a small development of affordable housing for local people within your parish if there were a proven need?		
	Frequency	Valid Percentage
Yes	18	64.29
No	7	25.00
Maybe	0	0.00
Not Stated	3	10.71
Total	28	100.00

Part 2: Households in housing need		
Question 1		
<u>When do those requiring accommodation need to move from this home?</u>		
	Frequency	Valid Percentage
Within the next 2 years	5	50.00
Between 2 to 5 years	4	40.00
In 5 or more years	0	0.00
Not stated	1	10.00
Total	10	100.00

Question 2		
<u>Who owns your current home?</u>		
	Frequency	Valid Percentage
Live with parents	6	60.00
Member of the household	3	0.00
Shared ownership	0	0.00
Rented from council/housing association	0	0.00
Provided with job	0	0.00
Rented from private landlord	0	30.00
Not Stated	1	10.00
Total	10	100.00

Question 3		
<u>If you could move back/stay in the village which would you be seeking to do?</u>		
	Frequency	Valid Percentage
Renting from Council/Housing Association	1	10.00
Buy on the open market	5	50.00
Shared ownership	1	10.00
Renting from a private landlord	0	0.00
Other	2	20.00
Not Stated	1	10.00
Total	10	100.00

Question 4		
<u>Are you on the local council or Housing Association register or waiting list?</u>		
	Frequency	Valid Percentage
Yes	0	0.00
No	9	90.00
Not Stated	1	10.00
Total	10	100.00

Question 5		
<u>What type of accommodation would meet your needs?</u>		
	Frequency	Valid Percentage
House	4	40.00
Bungalow	3	30.00

Flat/maisonette/apartment	2	20.00
Sheltered/retirement housing	0	0.00
Other	0	0.00
Not Stated	1	10.00
Total	10	100.00

Question 6		
How many bedrooms do you require?		
	Frequency	Valid Percentage
1	2	20.00
2	5	50.00
3	2	20.00
4 or more	0	0.00
Not Stated	1	10.00
Total	10	100.00

Question 7		
Does anyone requiring alternative accommodation have specific housing needs?		
	Frequency	Valid Percentage
Yes	1	10.00
No	7	70.00
Not Stated	2	20.00
Total	10	100.00

Question 8		
What is your main reason for needing to move?		
	Frequency	Valid Percentage
Need smaller accommodation	3	30.00
Need larger accommodation	0	0.00
Need cheaper home	0	0.00
Need secure accommodation	0	0.00
Need to change tenure	0	0.00
Need to set up independent accommodation	6	60.00
Need physically adapted home	0	0.00
Need to be nearer work	0	0.00
Need to be closer to a carer or dependent, to give receive support	0	0.00
Other	1	10.00
Not stated	0	0.00
Total	10	100.00

Question 9 - (converted into categories)		
Age of each person moving		
	Frequency	Valid Percentage
0-5 years old	0	0.00
6-10 years old	0	0.00
11-15 years old	0	0.00
16-24 years old	3	20.00
25-40 years old	4	26.67
41-55 years old	2	13.33
56-70 years old	1	6.67

71+ years old	5	33.33
Not Stated	0	0.00
Total	15	100.00

Question 9		
<u>Gender of each person moving</u>		
	Frequency	Valid Percentage
Female	8	53.33
Male	7	46.67
Not stated	0	0.00
Total	15	100.00

Question 10		
<u>What type of household will the new household become?</u>		
	Frequency	Valid Percentage
One-person household	5	50.00
Older person household	2	20.00
Parent(s) with child(ren)	0	0.00
Couple	2	20.00
Brother/sister sharing	0	0.00
Other	1	10.00
Not Stated	0	0.00
Total	10	100.00

Question 11		
<u>Will the new household be claiming HousingBenefit/Universal Credit?</u>		
	Frequency	Valid Percentage
Yes	0	0.00
Partial	0	0.00
No	10	100.00
Don't know	0	0.00
Not stated	0	0.00
Total	10	100.00

Question 12		
<u>Which of the following best describes your current situation?</u>		
	Frequency	Valid Percentage
Live in the parish now	10	100.00
Live in adjoining parish	0	0.00
Live in parish in last 5 years	0	0.00
Family live in parish	0	0.00
Work in parish	0	0.00
Not Stated	0	0.00
Total	10	100.00

Question 13		
<u>What is the gross monthly income, including benefits, of those in the new household?</u>		
	Frequency	Valid Percentage
Less than £500	0	0.00

£501-£750	0	0.00
£751-£1,000	1	10.00
£1,001-£1,500	2	20.00
£1,501-£2,000	2	20.00
£2,001-£2,500	0	0.00
£2,501-£3,000	1	10.00
£3,001 and above	1	10.00
Not Stated	3	30.00
Total	10	100.00

Question 14		
<u>Do you have savings/equity which may be used to contribute towards your outgoings for a home?</u>		
	Frequency Valid Percentage	
None	1	10.00
Below £5,000	1	10.00
£5,001-£10,000	2	20.00
£10,001-£15,000	0	0.00
£15,001-£20,000	0	0.00
£20,001-£25,000	0	0.00
£25,001-£30,000	0	0.00
Above £30,000	2	20.00
Not Stated	4	40.00
Total	10	100.00

