



Housing Needs Survey

Langford & Ulting

June 2019

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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 early 2019 Langford & Ulting 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 15th April 2019. **130 forms were distributed and 16 forms were returned.** The survey had a 12% response rate which is well below the county average of 25%.

In Part 1 of the survey, 4 respondents indicated that there was a need to move to alternative accommodation; the full table of results can be seen in Appendix 6.

Percentages shown are percentages of returned forms (16=100%) unless otherwise stated. Please note that the percentages have been individually rounded and therefore may not total 100.

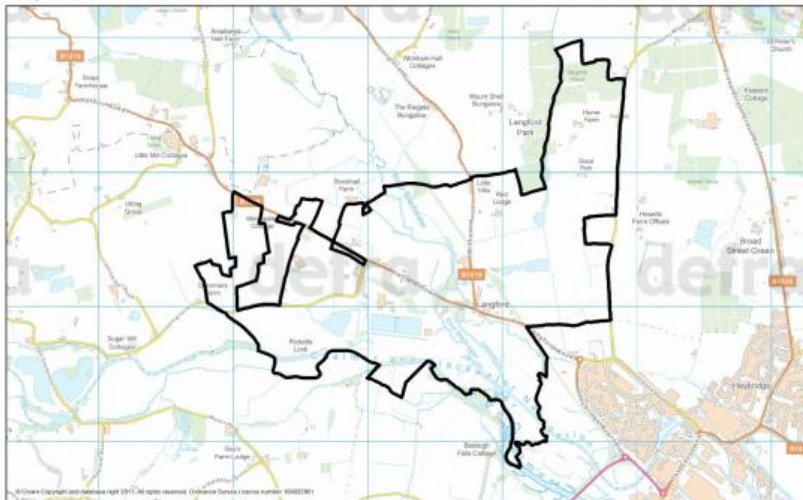
Langford & Ulting

Langford and Ulting are villages near Maldon, both Langford and Ulting have a population of under 200 people.

Ulting was the location for the first sugar beet factory in England, and both villages have local churches. Langford has a Norman church of St. Giles, restored in 1881. Ulting has All Saints village church, which has been standing since 1150.

Both villages have links to primary and secondary schools in Maldon and surrounding areas.

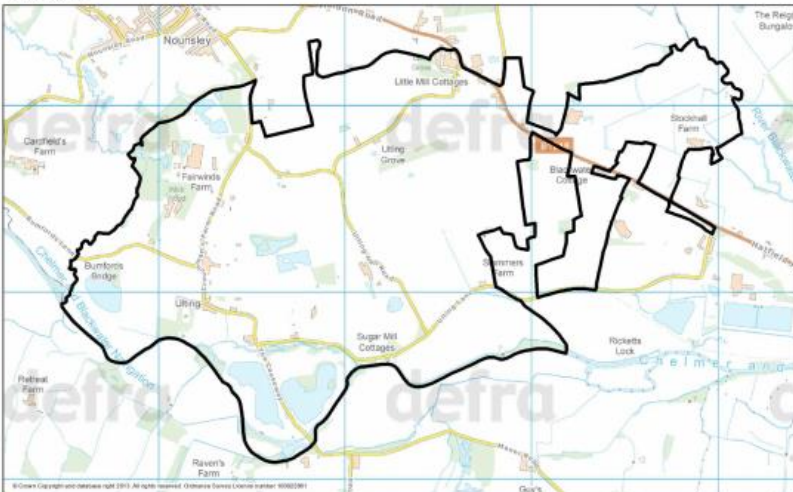
Langford Parish



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Ulting Parish



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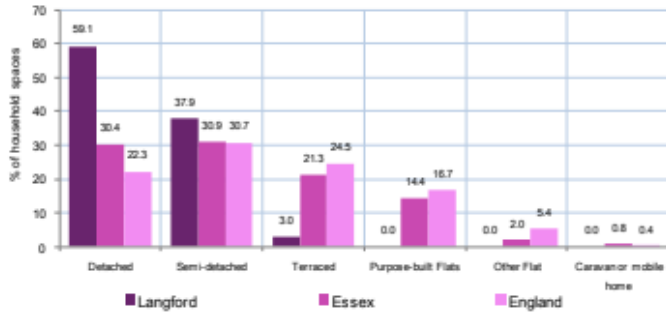


Housing types in Langford & Ulting as of 2011 Census

Langford

Detached houses 39 59.1% of dwellings (England average = 22.3%)	Semi-detached houses 25 37.9% of dwellings (England average = 30.7%)	Terraced houses 02 3.0% of dwellings (England average = 24.5%)
Flats (purpose built) 00 0.0% of dwellings (England average = 16.7%)	Flats (other) 00 0.0% of dwellings (England average = 5.4%)	Caravan or other temporary accommodation 00 0.0% of dwellings (England average = 0.4%)

Dwelling type breakdowns

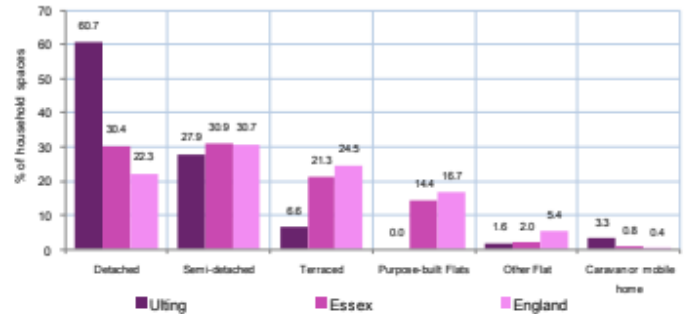


Source: Census 2011 (table KS401EW)

Ulting

Detached houses 37 60.7% of dwellings (England average = 22.3%)	Semi-detached houses 17 27.9% of dwellings (England average = 30.7%)	Terraced houses 04 6.6% of dwellings (England average = 24.5%)
Flats (purpose built) 00 0.0% of dwellings (England average = 16.7%)	Flats (other) 01 1.6% of dwellings (England average = 5.4%)	Caravan or other temporary accommodation 02 3.3% of dwellings (England average = 0.4%)

Dwelling type breakdowns



Source: Census 2011 (table KS401EW)

Housing tenure as of 2011 Census

Langford

Housing that is owner occupied 56 88.9% of households (England average = 64.1%)	Housing that is social rented 04 6.3% of households (England average = 17.7%)	Housing that is private rented 03 4.8% of households (England average = 15.4%)	Other rented accommodation 00 0.0% of households (England average = 2.8%)
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Housing tenure breakdowns



Source: Census 2011 (KS402EW)

Ulting

Housing that is owner occupied 45 77.6% of households (England average = 64.1%)	Housing that is social rented 02 3.4% of households (England average = 17.7%)	Housing that is private rented 08 13.8% of households (England average = 15.4%)	Other rented accommodation 03 5.2% of households (England average = 2.8%)
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Housing tenure breakdowns



Source: Census 2011 (KS402EW)

Population as of 2011 Census Langford

Ulting

How many people live locally?	How many households?	Children under 16	Working age adults	Older people over 65	How many people live locally?	How many households?	Children under 16	Working age adults	Older people over 65
160	65	30	95	35	165	60	35	105	25
49.7% male; 50.3% female		19.3% (England average = 18.9%)	59.0% (England average = 64.7%)	21.7% (England average = 16.3%)	49.7% male; 50.3% female		22.2% (England average = 18.9%)	63.5% (England average = 64.7%)	14.4% (England average = 16.3%)
Lone parent families with children	Single pensioner households	People from Black or Minority ethnic groups	People born outside the UK	Dependency Ratio	Lone parent families with children	Single pensioner households	People from Black or Minority ethnic groups	People born outside the UK	Dependency Ratio
0	5	0	5	0.68	0	5	5	5	0.57
11.1% of all families with dependent children (England average = 24.5%)	9.5% of households (England average = 12.4%)	0.6% (England average = 20.2%)	3.1% (England average = 13.8%)	England average = 0.55	5.3% of all families with dependent children (England average = 24.5%)	8.6% of households (England average = 12.4%)	3.0% (England average = 20.2%)	4.2% (England average = 13.8%)	England average = 0.55

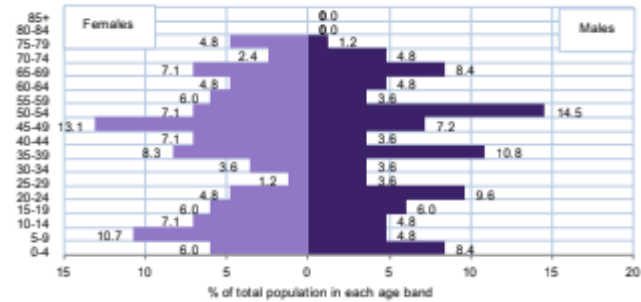
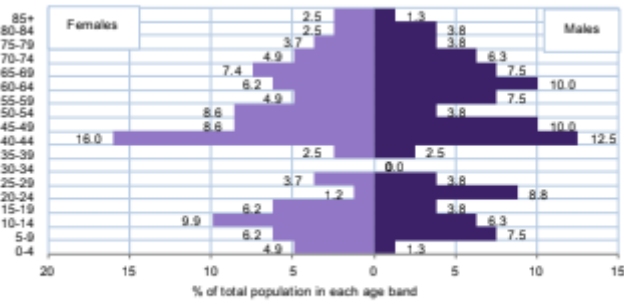
Source: Census 2011 (table KS102EW)

Langford

Ulting

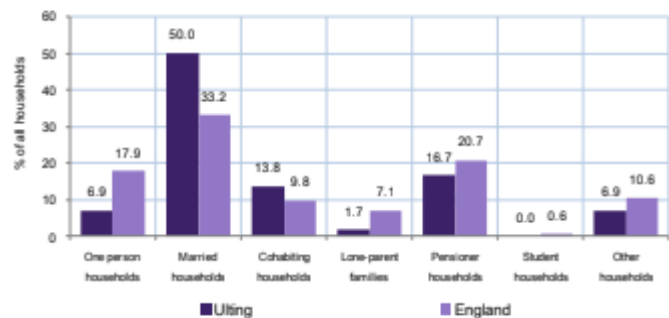
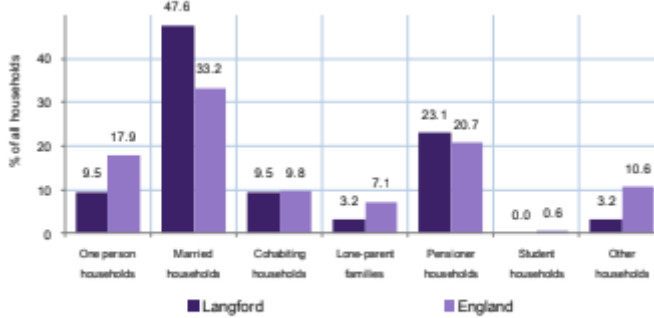
Population estimates by 5 year age band

Population estimates by 5 year age band



Population by household composition

Population by household composition



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

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

Key Findings and Recommendations

This Housing Needs Survey was carried out in the parish of Langford and Ulting in early 2019 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 **12%** response rate (16/130) which is below the county average of 25%.

Despite the low response rate, there was good support for a small development, with **88%** stating they would be supportive of a small development (4 - 8 homes) which is primarily affordable housing for local people. Support dropped considerably when asked about developing a site for purely open market properties with only 44% being in favour.

In Part 1 of the survey, it was established that the majority of the respondents live in large houses, with 69% currently living in a 4+ bedroom house. All of these properties were either owned outright or with a mortgage. Two respondents stated they know of a family member that had moved away from the parish recently due to not being able to find suitable accommodation for their needs.

Four respondents indicated that they had a need to move to alternative accommodation within the next 5 years, with three out of the four still currently living at home with their parents. All four respondents aspired to buy smaller properties on the open market (all between 1-3 bedrooms) and none of the four had any specific housing needs. The main reason respondents wanted to move to alternative accommodation was for their **first/independent home**, with three out of the four (75%) 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.

Unfortunately, only one of the respondents was in a position with sufficient finances to purchase a property and one respondent did not give enough financial information for us to assess his actual need against his aspiration to buy on the open market. As a result of this and following our analysis of the data provided, we would therefore suggest an affordable housing recommendation of **two 1 bed units for affordable rent**.

Given the low response rate yet high levels of support for the development of a small number of affordable homes, should there be a desire to move forward with a scheme, we would recommend that the Parish Council undertake more community engagement to draw out others from the community with a potential housing need.

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.

PART 1 – You and Your Household

Residency

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

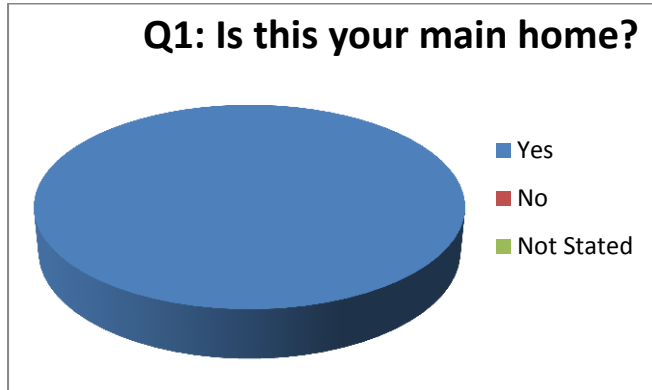


Figure 1: Type of residence

Property Type and Size

The majority of respondents, fifteen people (94%) described their home as a house and one (6%) described their home as a bungalow.

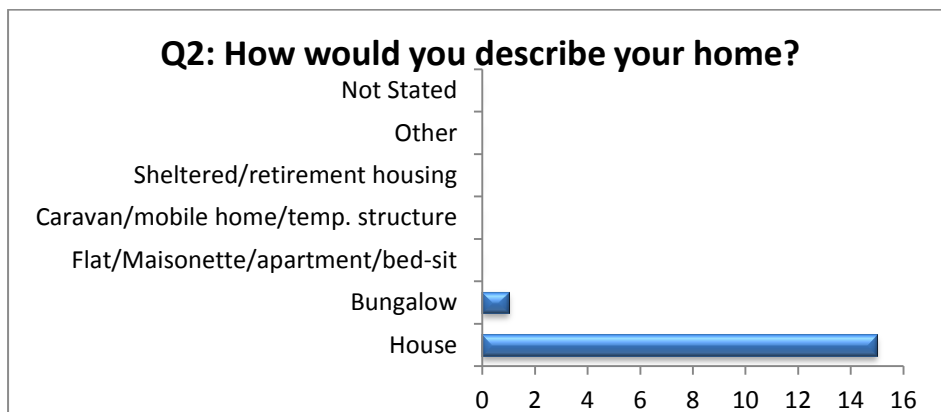


Figure 2: Property type

One respondent (6%) live in a two bedroom property, four respondents (25%) live in a property with 3 bedrooms and eleven (69%) 4 or more bedrooms.

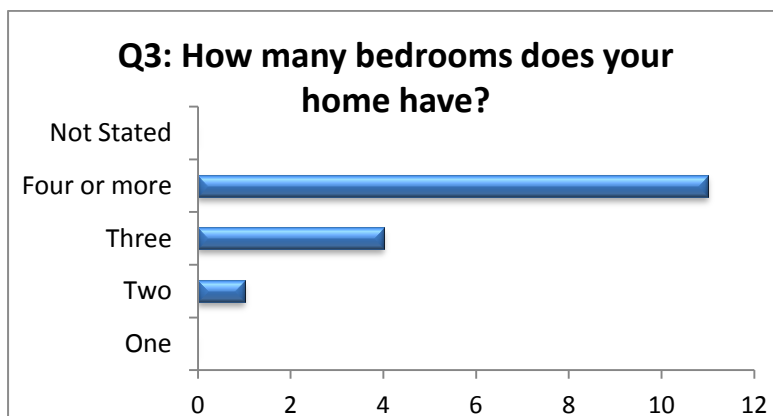


Figure 3: Size of property

Tenure

The majority of respondents, nine (56%) stated that their property was owned outright by a household member, and seven (44%) stated that the property was owned with a mortgage.

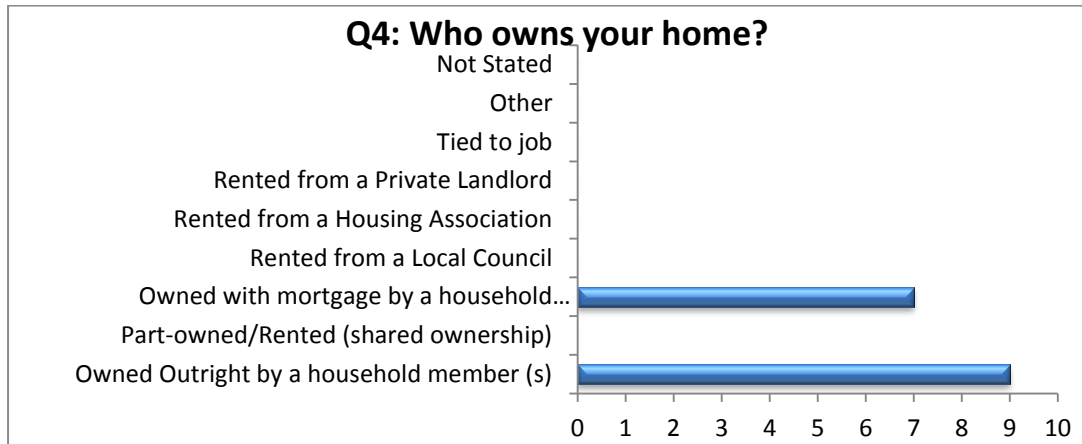


Figure 4: Tenure

Years in the parish

Three people (19%) had lived in the parish for 0-5 years and two (13%) for 6-10 years. One person (6%) had been in the parish for 11-20 years, five (31%) for 21-30 years and two (13%) for 31-50 years. Two respondents (13%) lived in the parish for 51-70 years and one (6%) did not answer the question.

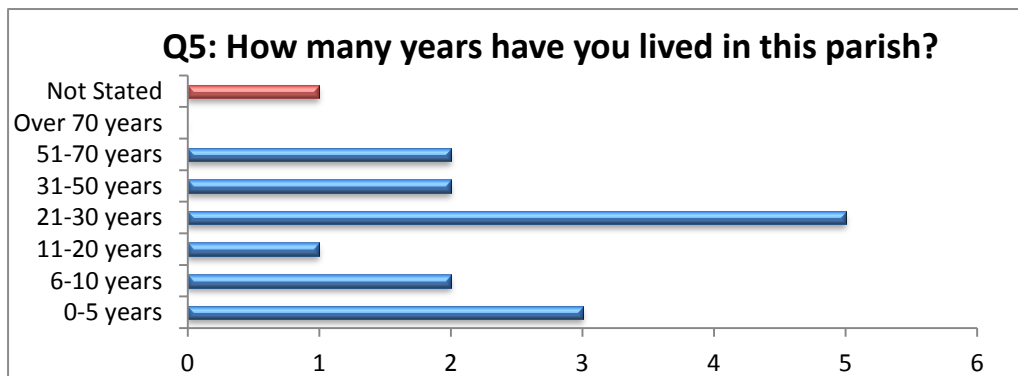


Figure 5: Years of residence in the parish

Number of people living in the property

The majority of respondents, twelve (75%) live with one other person. Three (19%) households have three people and one (6%) has four people.

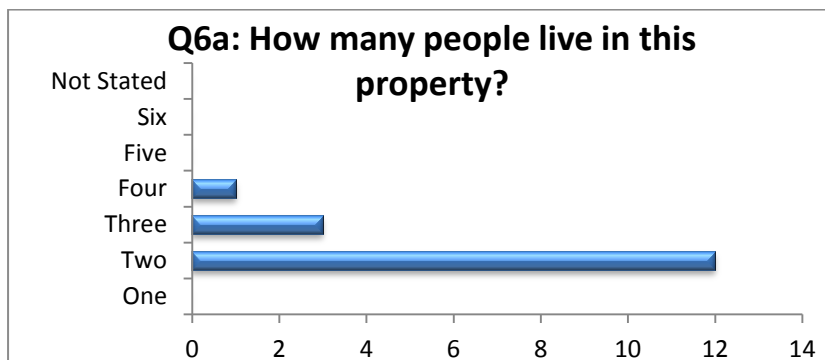


Figure 6: Size of Households

Age and Gender

The total number of people within the households responding to the survey was 37. For the purposes of the question relating to age and gender the percentages used are of 37 i.e. 37=100%.

Three (8%) were between 19-25 years and three people (8%) were between 26-35 years old. ten people (27%) were aged 45-54, and eleven people (30%) were between 55-64 years old. Five people (14%) were aged between 65-79 years and five people (14%) were aged 80 and over.

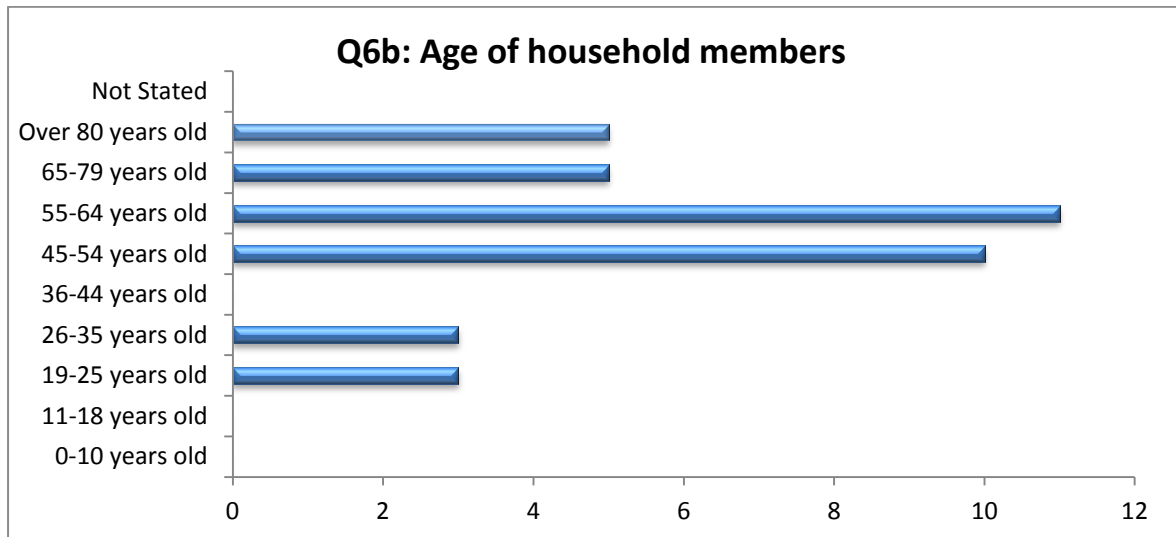


Figure 7: Age of residents

The responding population is made up of sixteen (43%) females and twenty-one (57%) males.

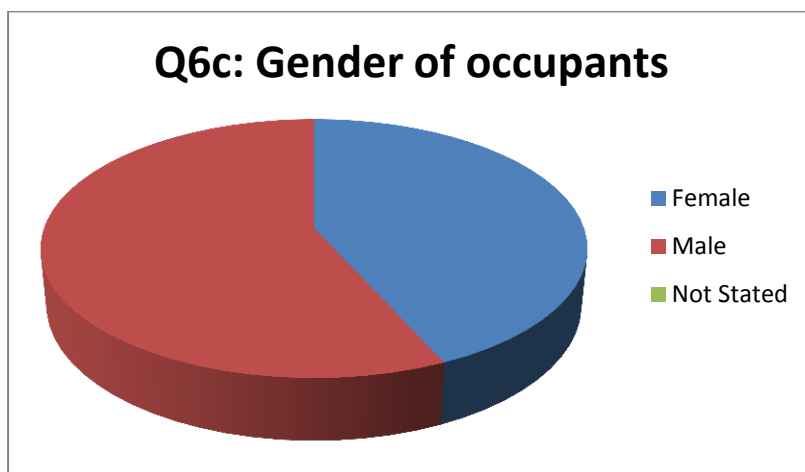


Figure 8: Gender of respondents

Housing and development

There were two respondents (13%) 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, fourteen (88%) answered no.

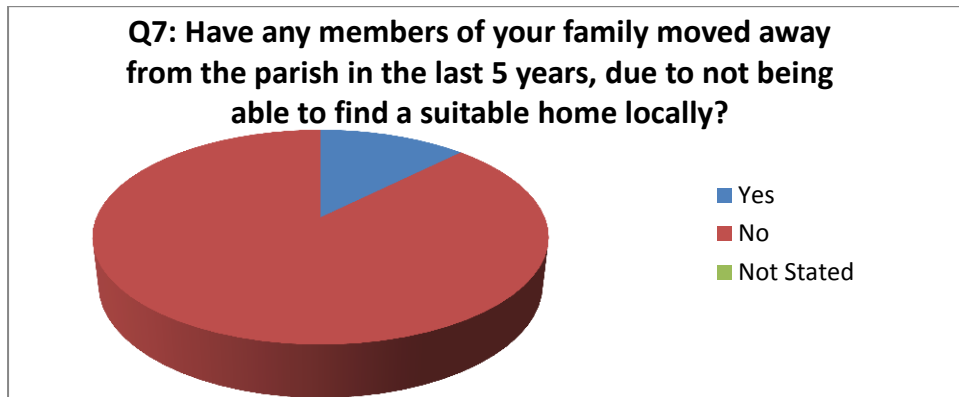


Figure 9: Family moving away

Three respondents (19%) said that they or someone in their household needed to move to alternative accommodation in the next 5 years, one respondent (6%) stated a need to move in 5 years or more and twelve (75%) said no.

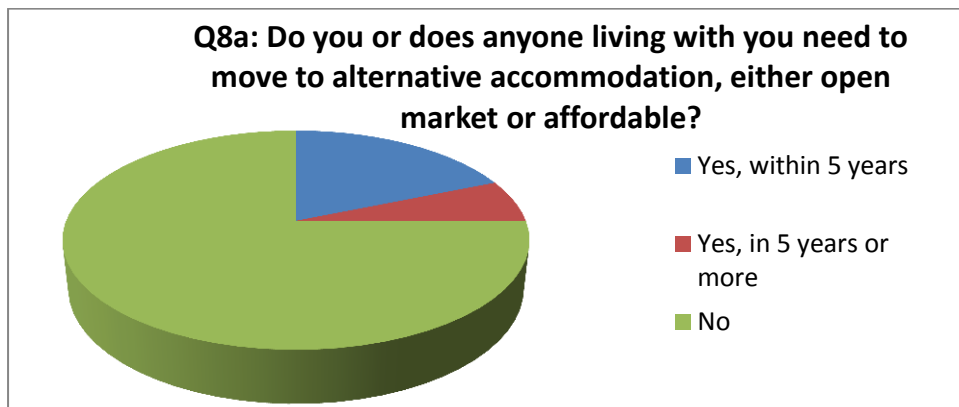


Figure 10: Need to move to alternative accommodation

One respondent (25%) who wished to move would be looking to downsize and two (50%) stated this was not their main reason for moving. One person (25%) did not answer the question.

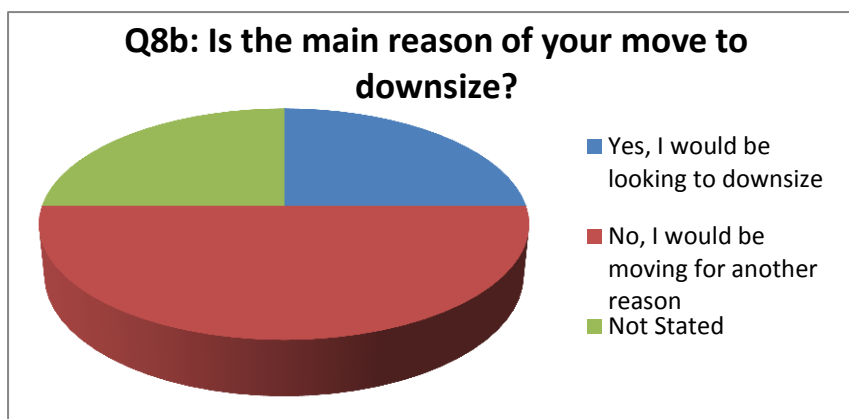


Figure 11: Downsizing

Support for development

Fourteen respondents (88%) would support a small development of affordable housing for local people, two (13%) would not be supportive.

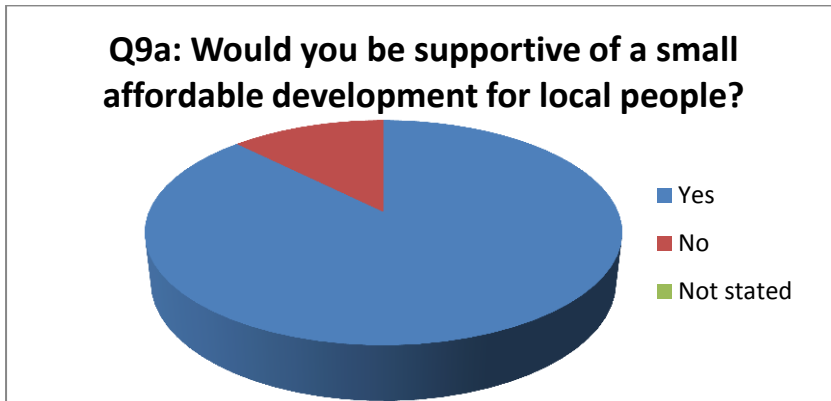


Figure 12: Small affordable development

Twelve respondents (75%) would remain supportive if one or two open market houses were to be included in the development and four respondents (25%) would not be supportive.

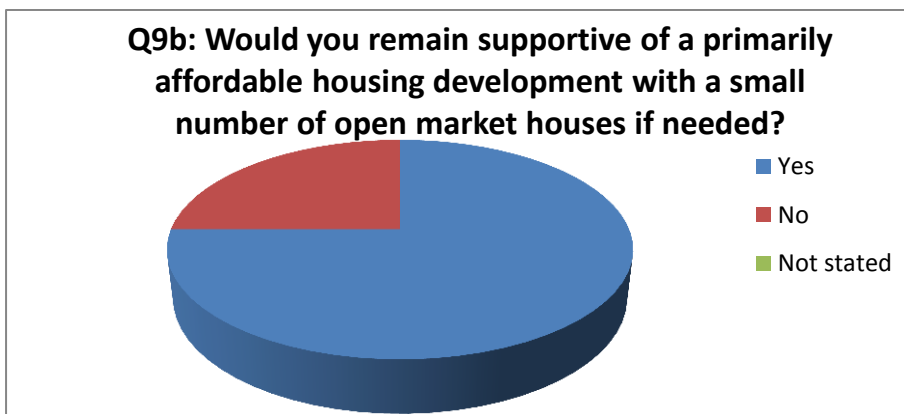


Figure 13: Small affordable development with open market housing

Seven respondents (44%) would be supportive of an open market development, nine (56%) would not be supportive.

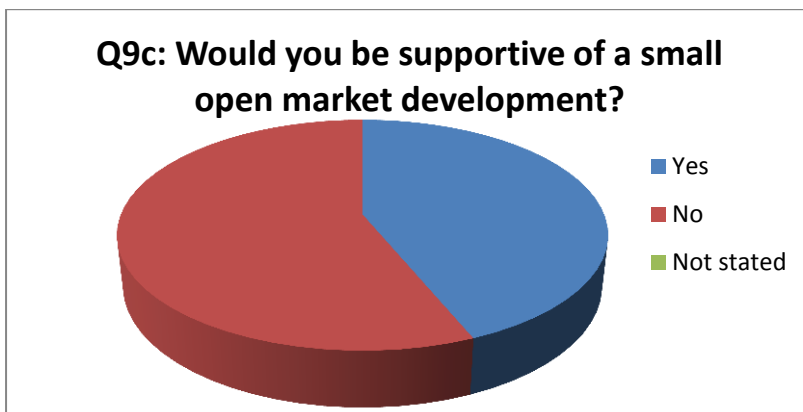


Figure 14: Small open market development

PART TWO – Housing Need

4 households indicated they had a need for alternative accommodation by answering “Yes” to question 8 in part 1 of the form, for the purposes of Part 2 the percentage shown is the percentage of the four respondents who expressed and filled in a housing need (4=100%) unless otherwise stated.

Timescale for moving

Two respondents (50%) wished to move within 2 years, one (25%) wished to move now and another one (25%) wished to move in over 5 years’ time.

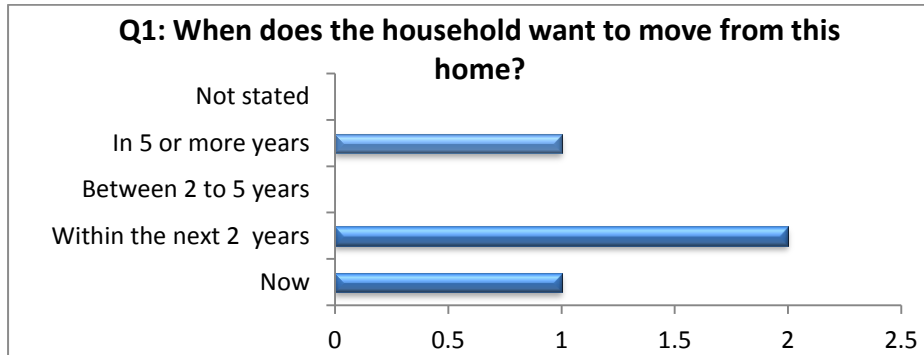


Figure 15: Timeframe for moving

Current Tenure

Three respondents (75%) stated that they lived with their parents and one person (25%) stated they were a member of a household.

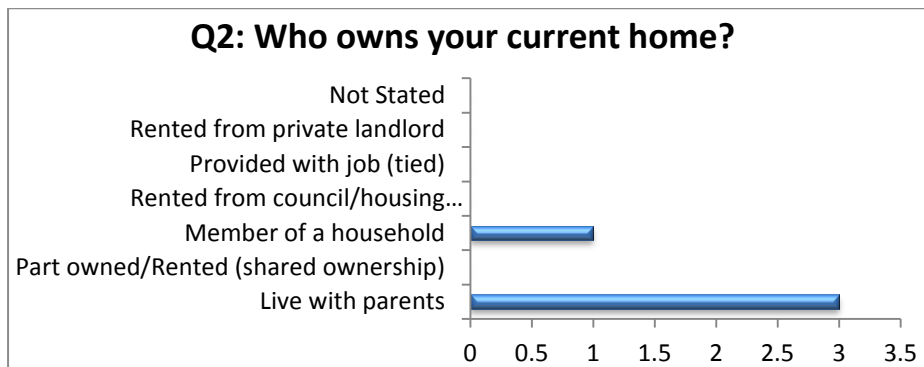


Figure 16: Current Tenure

Preferred Tenure

All four respondents (100%) indicated that they would prefer to purchase a property.

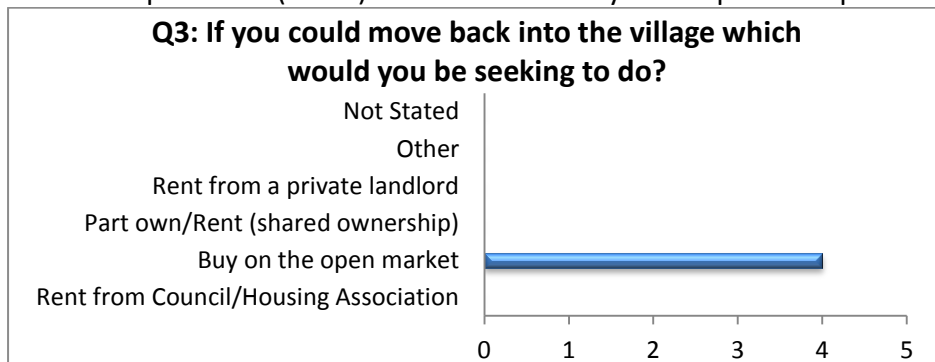


Figure 17: Preferred Tenure

Housing Register

All four respondents (100%) stated they were not on the housing register or waiting list.



Figure 18: Registered on any housing register waiting list

Accommodation Required

House respondents (50%) expressed houses as their preferred choice, one person (25%) require a bungalow and another one (25%) required a flat.

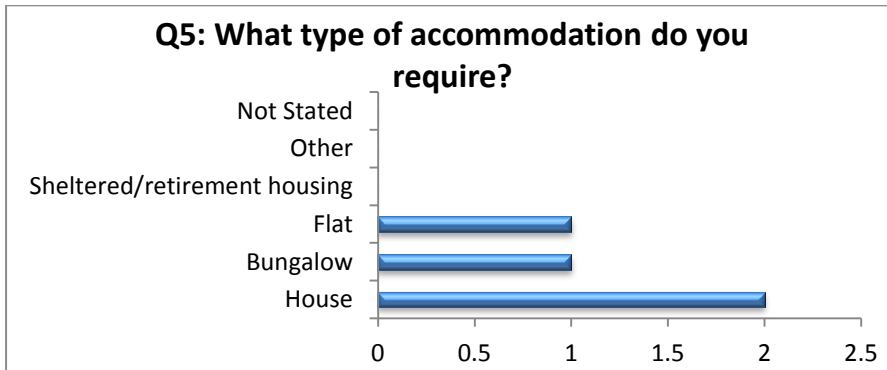


Figure 19: Types of Accommodation Required

One respondent (25%) wanted a one bedroom house, two respondents (50%) wanted a 2 bedroom property and one respondent (25%) wanted a 3 bedroom property.

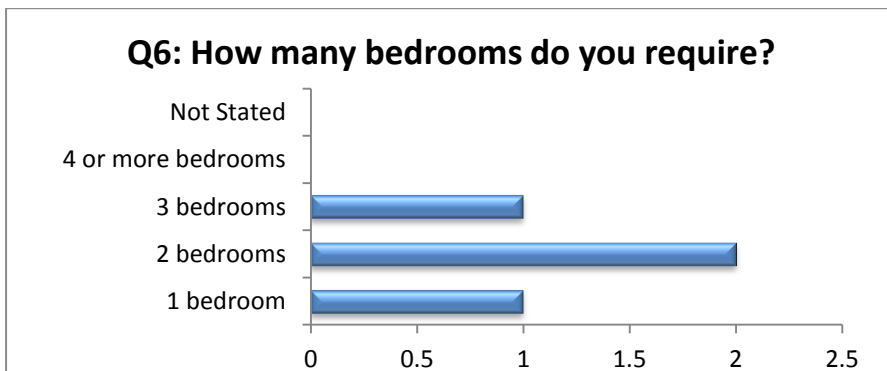


Figure 20: Number of Bedrooms Required

Special Needs and Adaptations

Four (100%) respondents stated that they had no special needs.

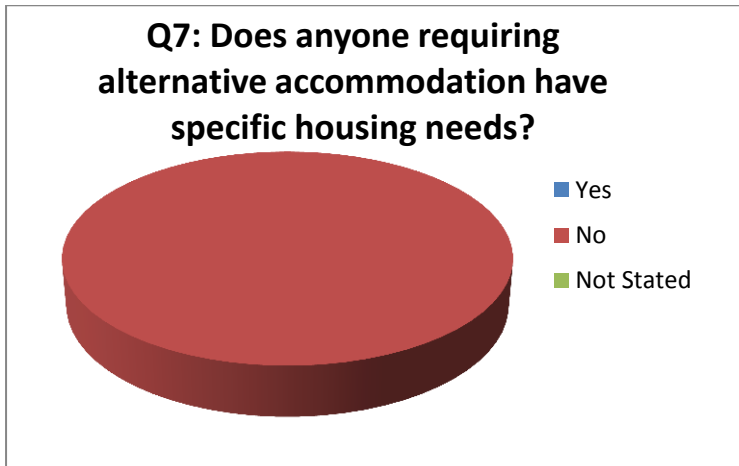


Figure 21: Special Needs & Adaptations

Reason for requiring alternative accommodation

One household (25%) needed a smaller home and three households (75%) said that they needed to set up their first home/independent home.

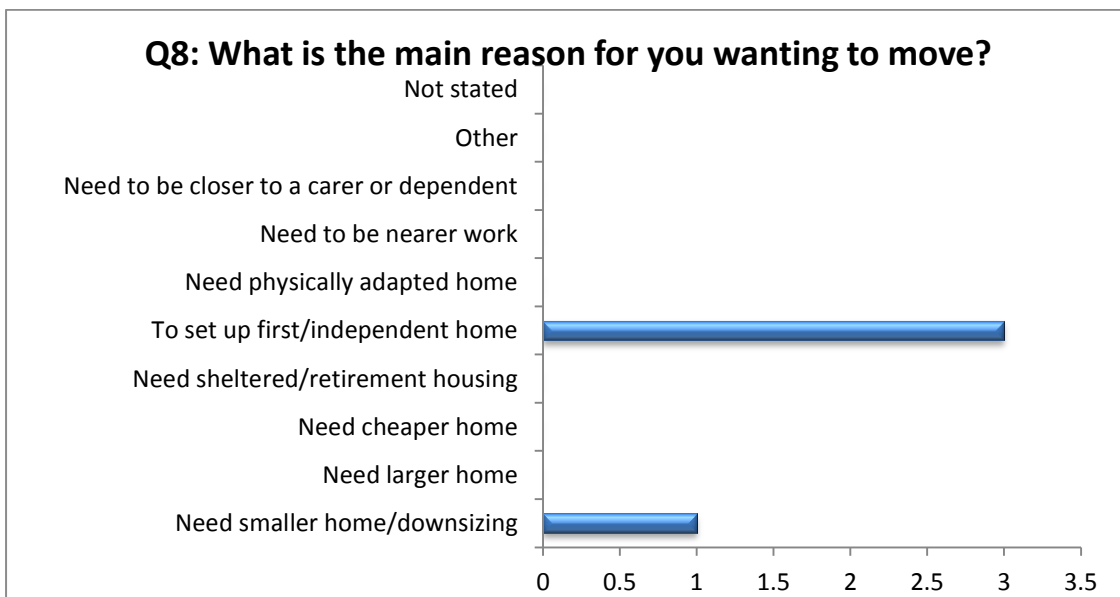


Figure 22: Reason for moving to alternative accommodation

Age and Gender

The total number of people needing to move to a new household was 5 in the following age groups (percentage figure for age and gender are of total people i.e. 5 = 100%).

One person (20%) needing to move were between 19-25 years old, two people (40%) are aged between 26-35 years old and another two (40%) people were aged between 55-64 years old.

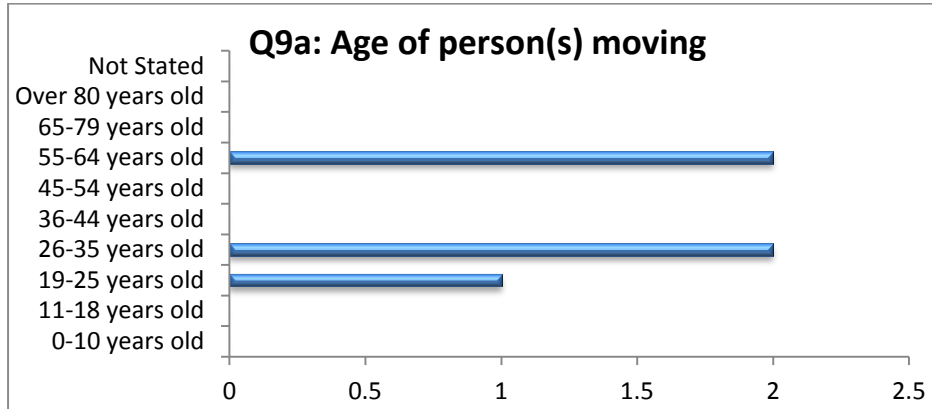


Figure 23: age of respondents in housing need

One(20%) person needing to move were female and four (80%) were male.

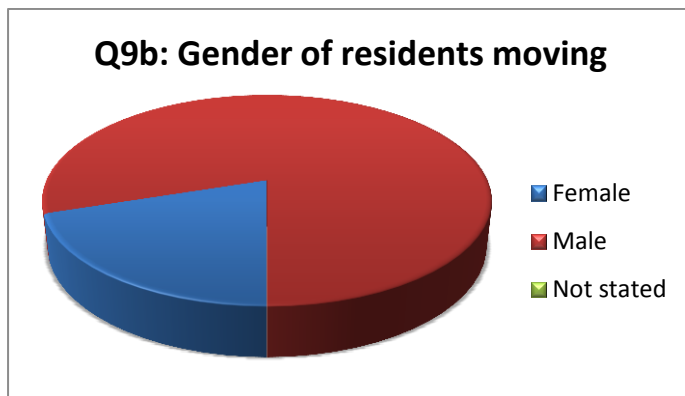


Figure 24: Gender of respondents

Out of the 5 people recorded for part two, there was 1 additional person in the households. This person (100%) was the spouses of the first person.

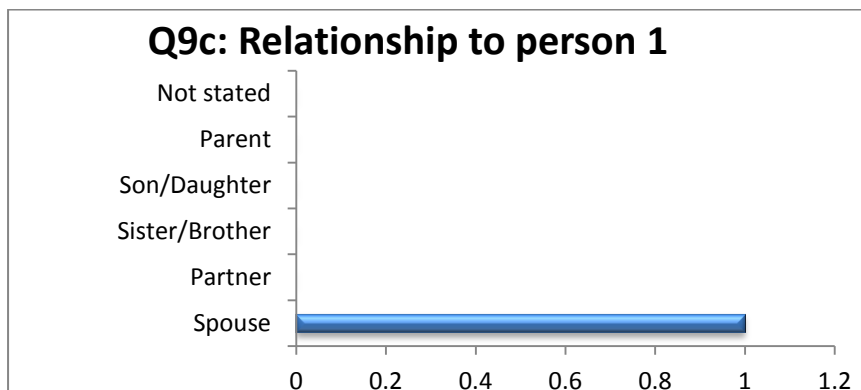


Figure 26: Relationship to person 1 of respondents

Type of household

Two of the new households (50%) would be living alone, one (25%) households would be an older person(s) household and another one (25%) classed themselves as 'other'.

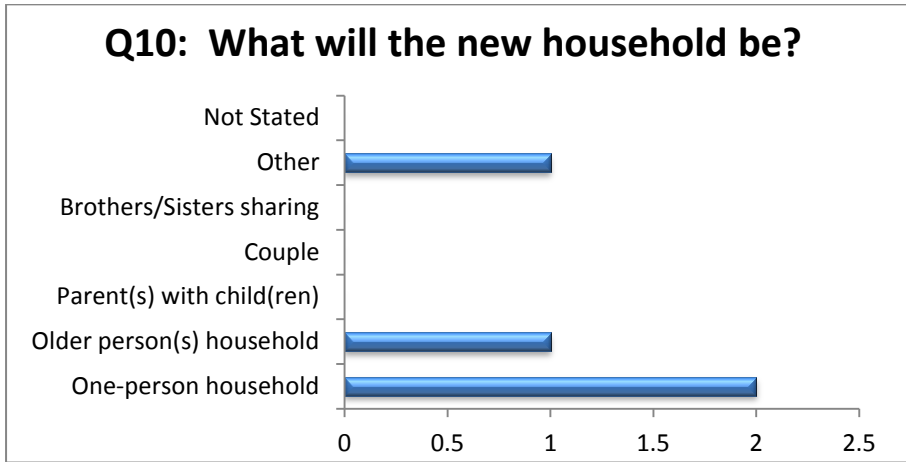


Figure 26: New household composition

Housing benefit

All four (100%) of the households would not be claiming any benefits.

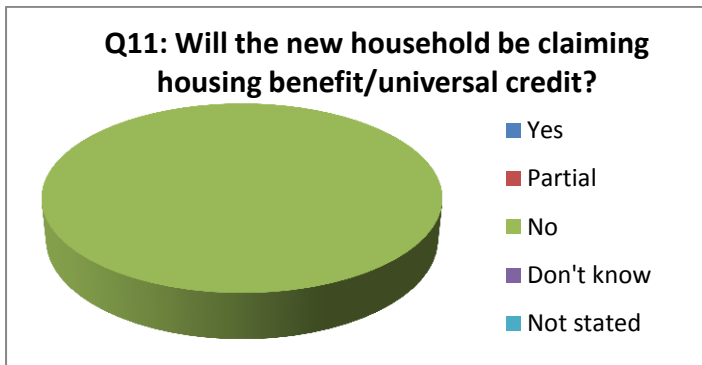


Figure 27: Housing Benefit

Current Situation

Four (100%) live in the parish at present.

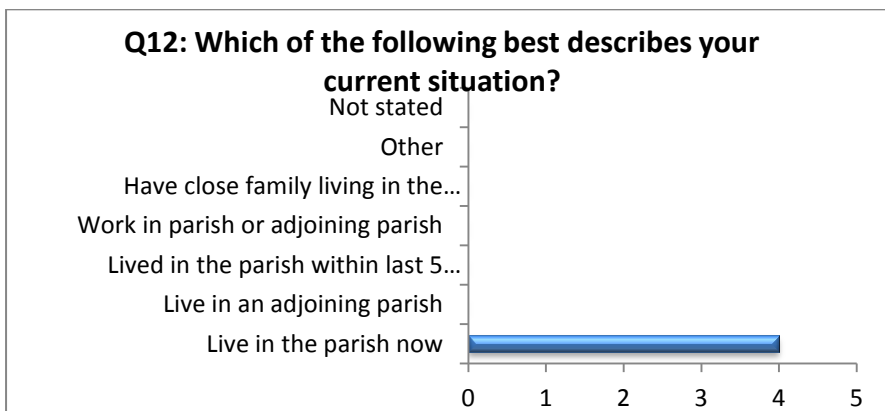


Figure 28: Current situation

Affordability

Income

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

Two respondents (50%) have an income of between £1,001 - £1,500, one (25%) household had an income of £1,501 - £2,000. One household (25%) did not declare their income.

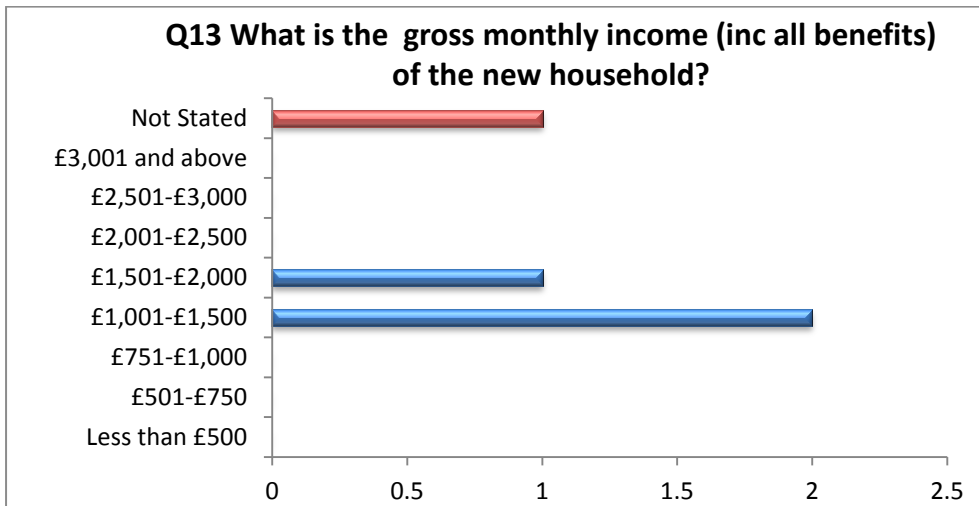


Figure 29: Gross monthly income

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 (50%) indicated that they have between £5,001 - £10,000 in savings and one (25%) indicated they had over £70,000. One household (25%) did not declare their savings.

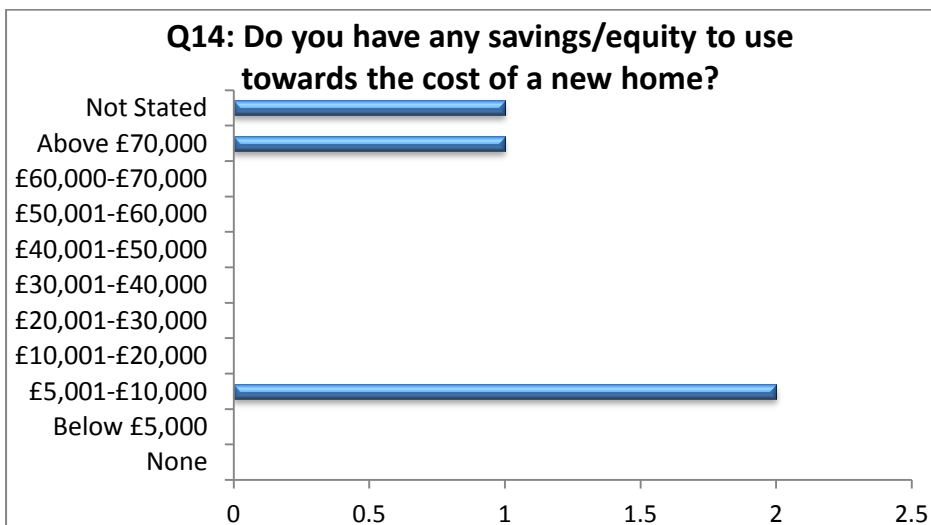


Figure 30: Savings

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, **4 respondents** stated they had a housing need and went on to complete all or part of Part 2.

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 (4)	
Type	Number
Open Market	4

Recommended tenure (4)	
Type	Number
Open Market	1
HA/ Council rented	2
<i>Not enough information</i>	<i>1</i>

Recommendation

The need for affordable housing units was **two 1 bed units**.

With regards to this recommendation, housing associations do tend to think of the **long term sustainability** of a 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.

No respondents answered that they have **special housing needs**.

None of the households that completed part 2 are currently on either the local authority **housing register** or any Housing Association register, possibly because their primary aspiration would be to buy on the open market. 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 any 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 01621 854477 for further advice. It is useful to note however, that at the time of writing there were 22 applicants on the housing register with an interest in residing in the parish of Langford & Ulting. These are in bandings as follows;

- Band B – 2
- Band C – 2
- Band E – 18

The table overleaf sets out the size of units required based on the Gateway to Homechoice Allocations Policy for affordable homes. Maldon 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 (4)

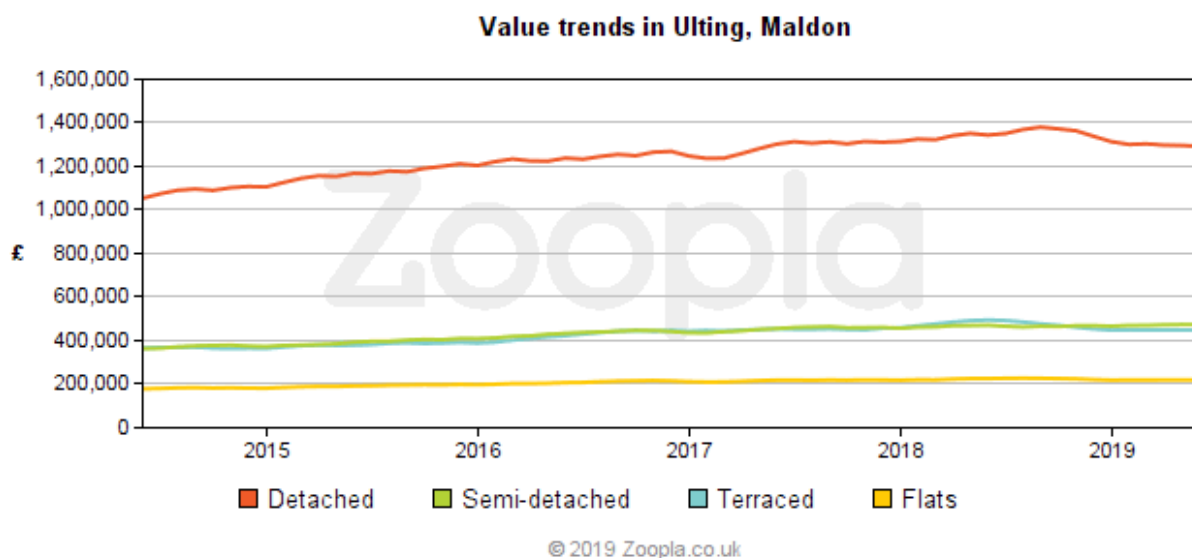
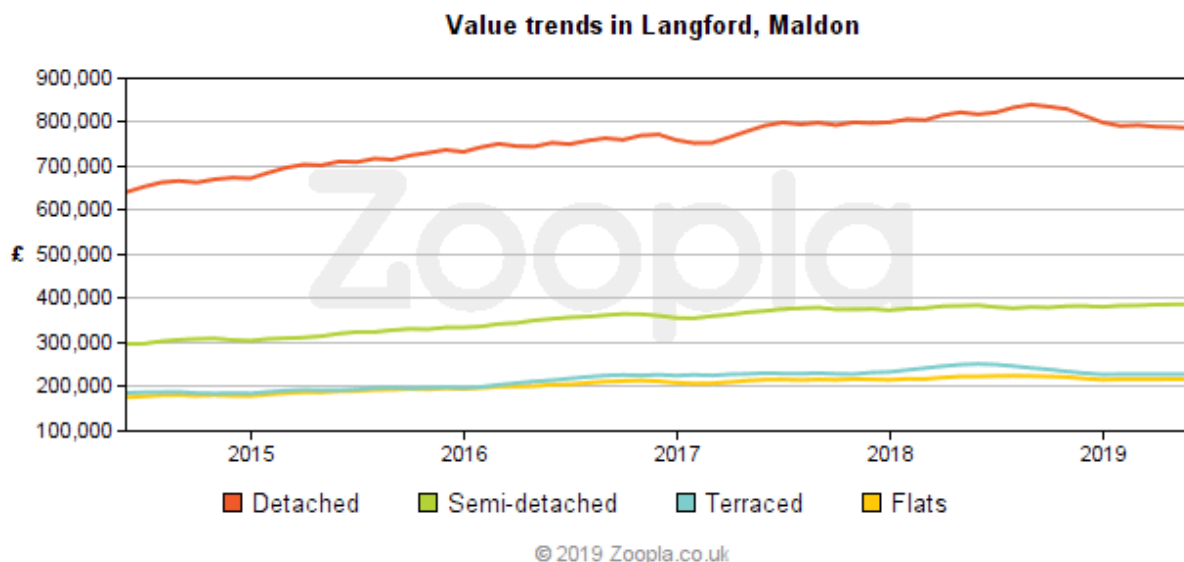
SIZE	Open Market
Identified No. of units	4
Size Breakdown	1 x 1 bed flat 2 x 2 bed house 1 x 3 bed bungalow
TIMESCALE	
Now	1 x 2 bed house
0-2 Years	1 x 1 bed flat 1 x 2 bed house
2-5 Years	
Over 5 Years	1 x 3 bed bungalow

Need (4)

SIZE	Open Market	HA / Council Rented	Not enough information
Identified No. of units	1	2	1
Size Breakdown	1 x 3 bed bungalow	2 x 1 bed units	<i>Despite aspiring to a 2 bed property on the open market, this respondent declined to provide financial information so that an assessment could be made.</i>

Appendix 1 **Local Housing Stock**

Average property values in Langford & Ulting as of January 2019

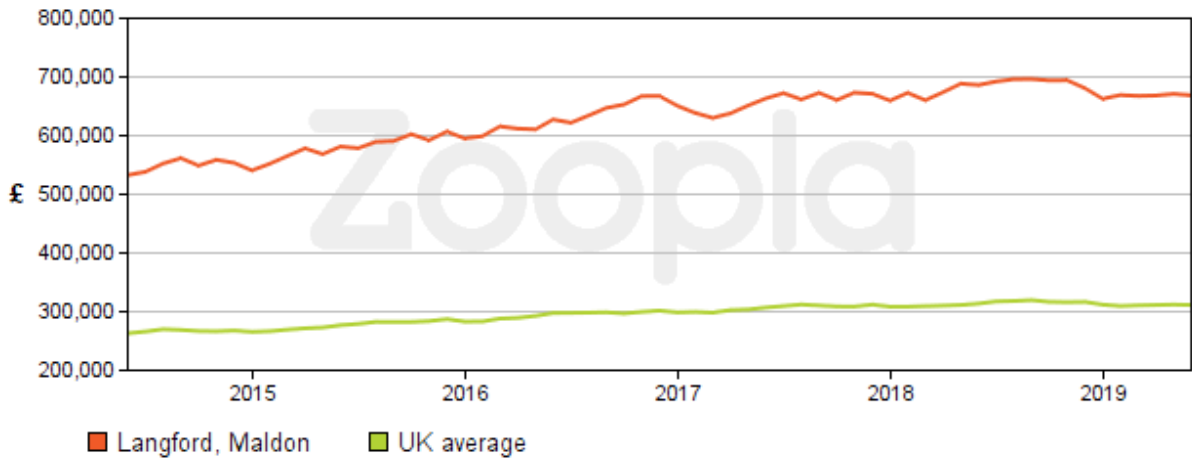


Source: Zoopla

The average price for a property in the last 12 months in Langford was £432,916 (Zoopla and Rightmove average combined). There were 3 properties sold; 2 detached properties with a price of £484,500 and one semi-detached property with an average price of £370,000. The average price in Ulting was £325,000. There was one terraced property sold only.

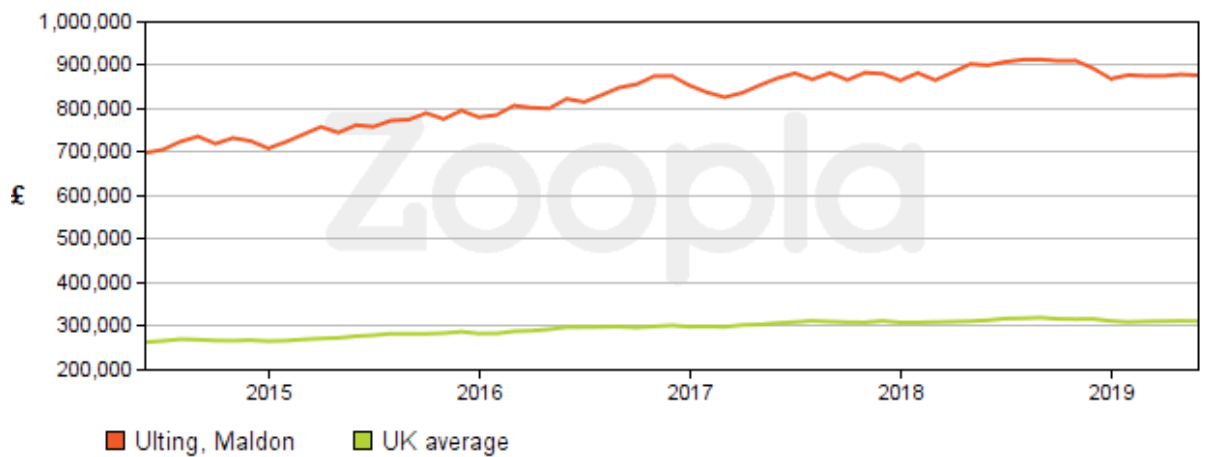
Average home values in Langford & Ulting compared to the UK average over the past 5 years

Average home values



© 2019 Zoopla.co.uk

Average home values



© 2019 Zoopla.co.uk

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 Langford & Ulting in order to remain living in the parish.

There have been 4 **sales** in the parishes of Langford & Ulting in the last year and the current property for sale show a lack of availability of smaller properties, in particular those with 2 bed rooms as aspired to by half of those in housing need who responded to this survey. No flats have been recorded as sold in the parish for the last 10 years.

There were 3 houses for sale at the time of writing, all detached properties. All three properties had 5 bedrooms, with an average sale of £2,700,000.

In terms of **private rental** properties, there were no properties available at the time of report writing.

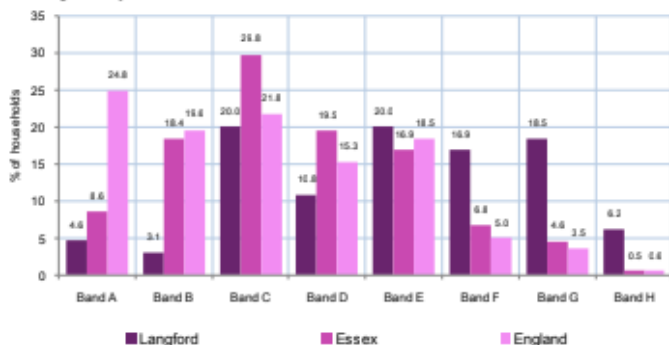
(data sources, Zoopla, Rightmove)

Housing affordability, council tax and house prices.

Langford

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
11.9	03	02	13
England average = 15.4	4.6% of dwellings (England average = 24.8%)	3.1% of dwellings (England average = 19.6%)	20.0% 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
£349,000	£215,000	£162,000	£129,975
England average = £320,268	England average = £211,043	England average = £174,653	England average = £131,110

Dwelling stock by council tax band

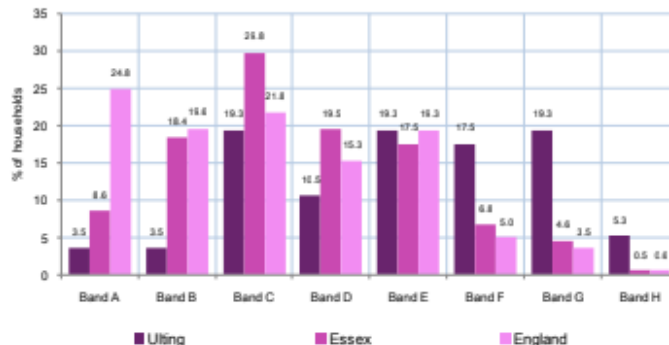


Source: Council Tax Band (Valuation Office Agency 2011), House prices (Land Registry 2009), Affordability Ratio (Land Registry/ONS 2007/08)

Ulting

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
11.9	02	02	11
England average = 15.4	3.5% of dwellings (England average = 24.8%)	3.5% of dwellings (England average = 19.6%)	19.3% 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
£349,000	£215,000	£162,000	£129,975
England average = £320,268	England average = £211,043	England average = £174,653	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

Langford

Largest employment sector	Second largest employment sector	Third largest employment sector
Construction	Financial & insurance	Health and social work
15 employees (20% of 90 of people in employment)	15 employees (18% of 90 of people in employment)	10 employees (11% of 90 of people in employment)

Ulting

Largest employment sector	Second largest employment sector	Third largest employment sector
Other sectors	Professional	Financial & insurance
10 employees (12% of 80 of people in employment)	10 employees (14% of 80 of people in employment)	10 employees (13% of 80 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 the ward of Wickham Bishops and Woodham was ranked 22,356 out of 32,844 where 1 was the most deprived and 32,844 was the least deprived.

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



Income Deprivation: 89% Better than 89% of areas in England



Employment: 88% Better than 88% of areas in England



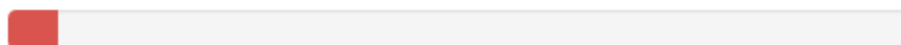
Health: 88% Better than 88% of areas in England



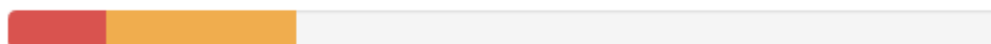
Education: 66% Better than 66% of areas in England



Barriers to Services: 5% Better than 5% of areas in England



Living Environment: 29% Better than 29% of areas in England



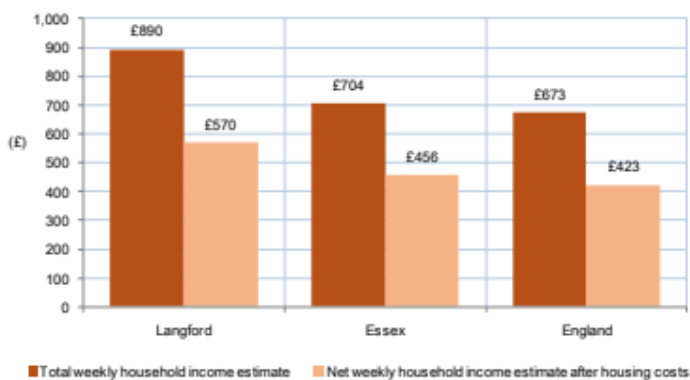
Crime: 81% Better than 81% of areas in England



Income deprivation Langford

Housing and Council Tax Benefit claimants 05 7.9% of households (England average = 20.6%)	Income Support claimants 01 1.1% of working age adults (England average = 3.2%)	Pension Credit claimants 03 8.6% of people aged 65+ (England average = 24.4%)
People living in 'income deprivation' (Economic Deprivation Index) 06 5.5% of all people (England average = 13.5%)	Households below 60% of the median income, after housing costs (as a % of all households) 11.5% England Average = 21.5%	Households estimated to be in 'Fuel Poverty' 10 13.1% of households (England = 10.9%)

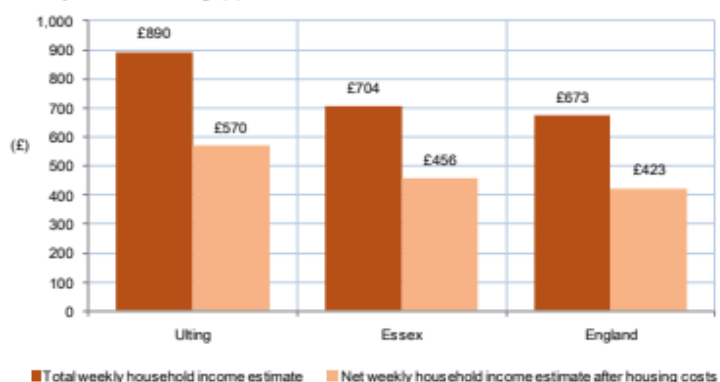
Weekly household earnings (£)



Ulting

Housing and Council Tax Benefit claimants 05 8.6% of households (England average = 20.6%)	Income Support claimants 00 0.0% of working age adults (England average = 3.2%)	Pension Credit claimants 02 8.3% of people aged 65+ (England average = 24.4%)
People living in 'income deprivation' (Economic Deprivation Index) 05 5.2% of all people (England average = 13.5%)	Households below 60% of the median income, after housing costs (as a % of all households) 11.5% England Average = 21.5%	Households estimated to be in 'Fuel Poverty' 5 13.5% 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)

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



**LANGFORD & ULTING
PARISH COUNCIL**

langford.ulting.pc@gmail.com



February 2019

Dear Resident,

Affordable Housing for local people in the parish of Langford & Ulting

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. This survey is designed to see if there are households in the village 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.

Following the previous Housing Needs Survey in 2014, 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 properties available to accommodate them or where residents are now in a position to downsize. 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, usually 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 can sometimes be developed to cross subsidise the costs of building the affordable homes, however this is not always necessary. At this stage, no suitable land has been identified.

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 and return it in the Freepost envelope provided, by **31st March 2019** 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,

Vicky Anfilogoff
Chairman
Langford & Ulting Parish Council

Laura Atkinson
Rural Housing Enabler
Rural Community Council of Essex

Appendix 3



**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
31st March 2019



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..... | <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 (please specify)..... | <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"/> | Shared ownership (part rent,part own)..... | <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 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 although this is starting to change, therefore a small proportion of open market housing might be needed to 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.....

To be considered for affordable housing you must also register on Braintree District Council's Housing register. If you would like to register please go to; <http://www.gatewaytohomechoice.org.uk> or phone the council on 01376 552525 for further advice.

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. **(Tick one box only)***

1..... 2..... 3..... 4..... 5 or more.....

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

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

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

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.....
<i>(i.e. widowed/divorce/separation)</i> | <input type="checkbox"/> |
| I am homeless/ threatened with homelessness----- | <input type="checkbox"/> | 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)/ Carers with child(ren)..... | <input type="checkbox"/> | Couple..... | <input type="checkbox"/> |
| Brothers/sisters sharing..... | <input type="checkbox"/> | Other <i>(please specify)</i> | <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

Site Suggestions

Appendix 4

- The field near Doe's
- Oval park
- Not in conservation area. Anywhere near, not central Ulting near church
- I'm not familiar enough with suitable plots but it is key not to upset current residents
- Primarily Brown field sites or Pre development. Not green belt
- Site non but route due to lack of amenities in either village at moment

Additional Comments

Appendix 5

- Council should buy Oval park not build on
- Small houses are needed

Data results

Appendix 6

Question 1

Is this your main home?

	Frequency	Valid Percentage
Yes	16	100
No	0	0
Not Stated	0	0
Total	16	100

Question 2

How would you describe your home?

	Frequency	Valid Percentage
House	15	94
Bungalow	1	6
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	16	100

Question 3

How many bedrooms does your home have?

	Frequency	Valid Percentage
One	0	0
Two	1	6
Three	4	25
Four or more	11	69
Not Stated	0	0
Total	16	100

Question 4

Who owns your home?

	Frequency	Valid Percentage
Owned Outright by a household member (s)	9	56
Part-owned/Rented (shared ownership)	0	0
Owned with mortgage by a household member (s)	7	44
Rented from a Local Council	0	0
Rented from a Housing Association	0	0
Rented from a Private Landlord	0	0
Tied to job	0	0
Other	0	0
Not Stated	0	0
Total	16	100

Question 5

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

	Frequency	Valid Percentage
0-5 years	3	19
6-10 years	2	13
11-20 years	1	6
21-30 years	5	31
31-50 years	2	13
51-70 years	2	13
Over 70 years	0	0
Not Stated	1	6
Total	16	100

Question 6a

How many people live in this property?

	Frequency	Valid Percentage
One	0	0
Two	12	75
Three	3	19
Four	1	6
Five	0	0
Six	0	0
Not Stated	0	0
Total	16	100

Question 6b

Age of household members

	Frequency	Valid Percentage
0-10 years old	0	0
11-18 years old	0	0
19-25 years old	3	8
26-35 years old	3	8
36-44 years old	0	0
45-54 years old	10	27
55-64 years old	11	30
65-79 years old	5	14
Over 80 years old	5	14
Not Stated	0	0
Total	37	100

Question 6c

Gender of occupants

	Frequency	Valid Percentage
Female	16	43
Male	21	57
Not Stated	0	0
Total	37	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	13
No	14	88
Not Stated	0	0
Total	16	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	3	19
Yes, in 5 years or more	1	6
No	12	75
Not Stated	0	0
Total	16	100

Question 8b

Is the main reason of your move to downsize?

	Frequency	Valid Percentage
Yes, I would be looking to downsize	1	25
No, I would be moving for another reason	2	50
Not Stated	1	25
Total	4	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	14	88
No	2	13
Not stated	0	0
Total	16	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	12	75
No	4	25
Not stated	0	0
Total	16	100

Question 9c

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

	Frequency	Valid Percentage
Yes	7	44
No	9	56
Not stated	0	0
Total	16	100

Part 2: Households in housing need

Question 1

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

	Frequency	Valid Percentage
Now	1	25
Within the next 2 years	2	50
Between 2 to 5 years	0	0
In 5 or more years	1	25
Not stated	0	0
Total	4	100

Question 2

Who owns your current home?

	Frequency	Valid Percentage
Live with parents	3	75
Part owned/Rented (shared ownership)	0	0
Member of a household	1	25
Rented from council/housing association	0	0
Provided with job (tied)	0	0
Rented from private landlord	0	0
Not Stated	0	0
Total	4	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	100
Part own/Rent (shared ownership)	0	0
Rent from a private landlord	0	0
Other	0	0
Not Stated	0	0
Total	4	100

Question 4

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

	Frequency	Valid Percentage
Yes	0	0
No	4	100
Not Stated	0	0
Total	4	100

Question 5

What type of accommodation would meet your needs?

	Frequency	Valid Percentage
House	2	50
Bungalow	1	25
Flat	1	25
Sheltered/retirement housing	0	0
Starter home	0	0
Any	0	0
Other	0	0
Not Stated	0	0
Total	4	100

Question 6

How many bedrooms do you require?

	Frequency	Valid Percentage
1 bedroom	1	25
2 bedrooms	2	50
3 bedrooms	1	25
4 or more bedrooms	0	0
Not Stated	0	0
Total	4	100

Question 7

Does anyone requiring alternative accommodation have specific housing needs?

	Frequency	Valid Percentage
Yes	0	12
No	4	100
Not Stated	0	0
Total	4	112

Question 8

What is your main reason for needing to move?

	Frequency	Valid Percentage
Need smaller home/downsizing	1	25
Need larger home	0	0
Need cheaper home	0	0
Need sheltered/retirement housing	0	0
Need to change tenure	0	0
To set up first/independent home	3	75
Need physically adapted home	0	0
Need to be nearer work	0	0
Need to be closer to a carer or dependent	0	0
Other	0	0
Not stated	0	0
Total	4	100

Question 9a

Age of each person moving (cummulatively)

	Frequency	Valid Percentage
0-10 years old	0	0
11-18 years old	0	0
19-25 years old	1	20
26-35 years old	2	40
36-44 years old	0	0
45-54 years old	0	0
55-64 years old	2	40
65-79 years old	0	0
Over 80 years old	0	0
Not Stated	0	0
Total	5	100

Question 9b

Gender of each person moving

	Frequency	Valid Percentage
Female	1	20
Male	4	80
Not stated	0	0
Total	5	100

Question 9c

Relationship to person 1

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

Question 10

What type of household will the new household become?

	Frequency	Valid Percentage
One-person household	2	50
Older person(s) household	1	25
Parent(s) with child(ren)	0	0
Couple	0	0
Brothers/Sisters sharing	0	0
Other	1	25
Not Stated	0	0
Total	4	100

Question 11

Will the new household be claiming Housing Benefit/universal Credit?

	Frequency	Valid Percentage
Yes	0	0
Partial	0	0
No	4	100
Don't know	0	0
Not stated	0	0
Total	4	100

Question 12

Which of the following best describes your current situation?

	Frequency	Valid Percentage
Live in the parish now	4	100
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	0	0
Not stated	0	0
Total	4	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	0	0
£1,001-£1,500	2	50
£1,501-£2,000	1	25
£2,001-£2,500	0	0
£2,501-£3,000	0	0
£3,001 and above	0	0
Not Stated	1	25
Total	4	100

Question 14

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

	Frequency	Valid Percentage
None	0	0
Below £5,000	0	0
£5,001-£10,000	2	50
£10,001-£20,000	0	0
£20,001-£30,000	0	0
£30,001-£40,000	0	0
£40,001-£50,000	0	0
£50,000-£60,000	0	0
£60,000-£70,000	0	0
Above £70,000	1	25
Not Stated	1	25
Total	4	100