

# Cambridgeshire ACRE

Housing Needs Survey Results Report for  
Survey completed in Waterbeach Parish  
during June 2010



Local Homes for Local People

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## Context and Methodology

In May 2010 Cambridgeshire ACRE was commissioned to carry out a Housing Needs Survey in Waterbeach Parish. This survey was carried out on behalf of Circle Anglia, an affordable homes provider in partnership with South Cambridgeshire District Council and Waterbeach Parish Council.

The aim of this survey was to determine the existing and future levels of affordable housing need in the parish. Affordable housing is housing made available either for sale or rent, based on the evidence of need, to those people unable to afford housing at market prices. Planning conditions and legal agreements can be used to restrict the occupation of property to people falling within categories of need. Under a traditional, generally points-based, allocation system, the local council will assess an applicant's housing needs, determine their priority, and make an offer of appropriate accommodation to the household with the highest number of points. On rural exception sites, applicants must prove a local connection through family or work.

Survey packs were posted out to all 1,991 addresses in the Parish, including all the business addresses on 18 June 2010. The survey packs included a covering letter from Waterbeach Parish Council (Appendix 1), a letter from Cambridgeshire ACRE (Appendix 2), a questionnaire (Appendix 3) and a postage paid envelope for returned forms.

The questionnaire was divided into three sections:

- Part 1 of the survey form contained questions to determine housing need. All households who returned the form completed this section.
- Part 2 of the survey form contained questions on household circumstances.
- Part 3 of the survey form contained questions on housing requirements.
- Parts 2 and 3 were completed by households who are currently or expecting to be in need of housing and who are either currently living in Waterbeach Parish or who wish to return to the parish.

The closing date for the survey was 23 July 2010. 342 completed forms were returned giving the survey a 17% response rate. Appendix 4 contains tables showing the full results.

## Waterbeach Parish

Waterbeach is a thriving village with a population of approximately 5,000, situated six miles north of Cambridge. It has expanded considerably in recent years due to the economic growth in the region and has become increasingly a dormitory for Cambridge.

Waterbeach has a doctor's surgery, village shops, Post Office, butcher, bakery, hairdressers and a barber's shop, a pharmacy, a primary school, two churches, a small independent library (Waterbeach Independent Lending Library), public houses, a social club, a restaurant, and other food outlets. There is a small industrial estate at the edge of the village and a number of small companies have premises in the village itself.

Waterbeach railway station lies on the London (Kings Cross) to King's Lynn line, allowing some of its residents to commute to London for work. The village lies close to the busy A10 road that also links London to King's Lynn. A regular bus service also operates through the village that links Cambridge to the towns of March, Wisbech and Littleport and the small city of Ely.

Waterbeach Community Primary School is a mixed primary school. The school is used for many local activities including amateur dramatics, band rehearsals and concerts and keep fit classes. Located in the grounds of the school is 'The Playhouse' which houses the playgroups and after school club.

The Waterbeach base and airfield are owned by the Ministry of Defence, but are no longer used by the Royal Air Force. The barracks, airfield and surrounding quarters are now used by the British Army, mostly for training purposes. Within the Army Barracks there is a golf course, fishing lake and open-air swimming pool (seasonal), all of which may be used by local residents.

Waterbeach Community Association works to promote togetherness in the villages of Waterbeach, Landbeach and Chittering, and organises various social events throughout the year, as well as the village magazine "Beach News", which is produced and distributed entirely by volunteers and is delivered free to over 2,500 local homes four times a year.

Current average property prices in Waterbeach are, on the whole, comparable with average prices in South Cambridgeshire. With the fluid house market situation prices are changing every month. Table 1 compares average property prices across the county.

Table 1: Average Property Prices, July 2010<sup>1</sup>

No. of bedrooms	Waterbeach Parish	South Cambs	Cambridge City	East Cambs	Fenland	Hunts
1	£132,000	£143,000	£136,000	£136,000	£118,000	£123,000
2	£183,000	£180,000	£199,000	£151,000	£137,000	£168,000
3	£227,000	£238,000	£251,000	£202,000	£183,000	£216,000
4	£351,000	£354,000	£374,000	£282,000	£264,000	£317,000

For a household to be able to purchase a 3 bedroom house (at the price stated above) in Waterbeach, a combined income of £76,500 would be required. Over 88% of the population of Waterbeach earn less than this amount<sup>2</sup>. Further still, over 67% earn less than the amount needed to buy a basic, two bedroom property. The median income in Waterbeach is £38,400 per annum.

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<sup>1</sup> Source: [www.nestoria.co.uk](http://www.nestoria.co.uk)

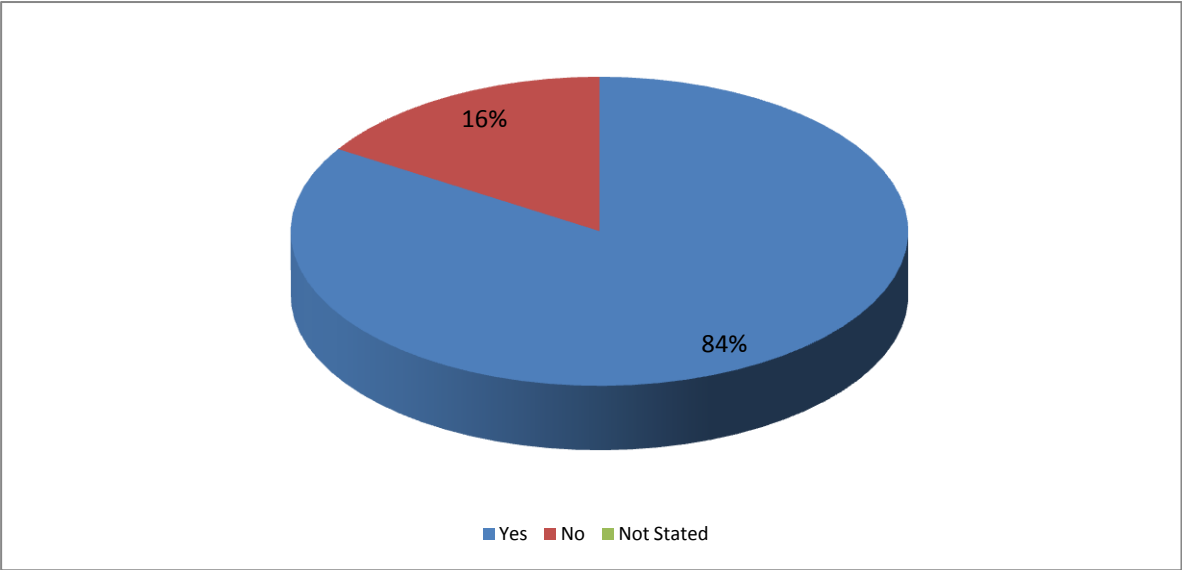
<sup>2</sup> Source: CACI Paycheck 2009

# RESULTS FROM PART ONE – TO ASCERTAIN THOSE IN HOUSING NEED

## Suitability of current home

Respondents were asked to indicate whether or not their current home was suitable for their household’s needs. Figure 2 shows that 84% of respondents felt their current home was suitable for their household needs, only 16% indicated that their current home is unsuitable for their needs.

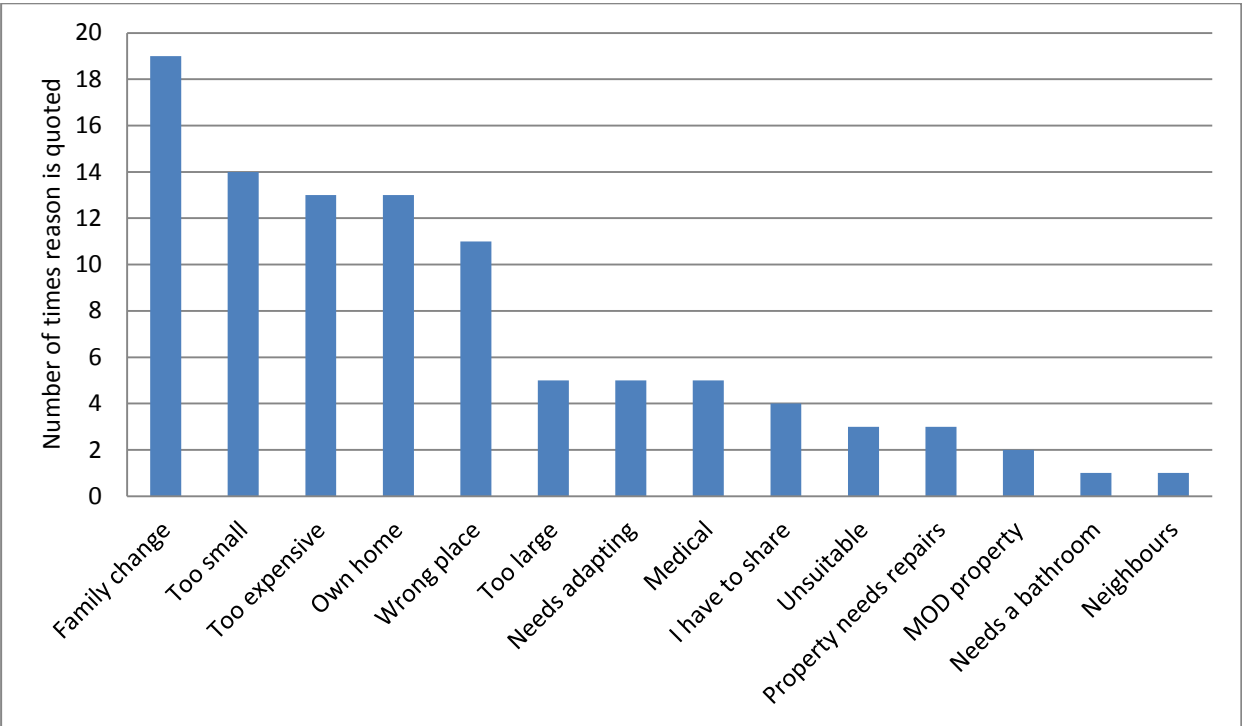
Figure 2: Suitability of current home



The 16% of respondents who indicated that their current home is unsuitable for their needs equates to 55 households. These respondents were asked to indicate the reasons why their home is unsuitable.

Respondents were allowed to give more than one reason for unsuitability, so all responses are recorded. Figure 3 (overleaf) illustrates the reasons respondents gave for their current home being unsuitable.

Figure 3: Reasons why current home is unsuitable



The most frequently quoted reasons for the household’s current home being unsuitable are:

**Changing family circumstances:** Situations like divorce, a new baby or an elderly relative moving in could be factors in a home becoming unsuitable. These factors may dictate moving to a smaller, cheaper property or to a larger one to accommodate new members to the family.

**It is too small (overcrowded):** The family may have outgrown their current property but are unable to find a suitable property to move into in their village. People usually want to stay in their current village to remain near their family, friends and the local school. They may work nearby.

**The property is too expensive:** The property may be expensive to rent or too large for current needs of the family. The heating bills may be expensive and more modern homes may offer cheaper bills if they are better insulated and have more efficient heating systems.

**The need for independent living:** The need to set up their own home, was given as the reason for the current home being unsuitable (this might be a young person living with their parents who wishes to leave home).

**It is in the wrong place:** People also indicated that their current property is in the wrong location; usually this is an accessibility problem as people can no longer get to the shops or to visit their friends and family.

**The property is too large:** As family circumstances change, people no longer require large properties and think about 'downsizing' to a more appropriate home. Large homes are expensive to heat and maintain.

**The property needs adapting:** People's needs change throughout their life. They may face disability at any time in their life which would necessitate a home more suitable for their needs but also wish to remain in the village. People are obliged to stay in properties which are unsuitable for their needs. This could be a reflection of the lack of suitable houses in the village. These people's needs may be better met through a bungalow, but these properties are not always available within the same village.

**Medical problems:** This may mean that a previously ideal property becomes unsuitable, for example, if an occupant can no longer manage the stairs or if they need access to a ground floor bathroom and their home has no such facility. These people's needs may be better met through a bungalow, but these properties are not always available within the same village.

**I have to share:** People may be sharing a property with other tenants or their family.

**The property is unsuitable:** It is impossible to make changes to the existing property which will make it adequate for the household.

**Property needing repairs:** Either the respondent cannot afford the repairs if they own the property themselves, or it is owned by someone who is not maintaining it.

**MOD property:** The respondent is living in a property which they are no longer entitled to live in as it is connected with their work (they are leaving the job shortly) or they are no longer with their spouse and have to leave the accommodation.

**It needs a bathroom:** This is usually a question of accessibility, with the bathroom being upstairs when the person can no longer use the stairs easily.

**Neighbours:** This is usually a problem with noise or other behaviour which makes life more challenging for people living nearby. E.g. It might be a business with vehicles operating at unsocial times.

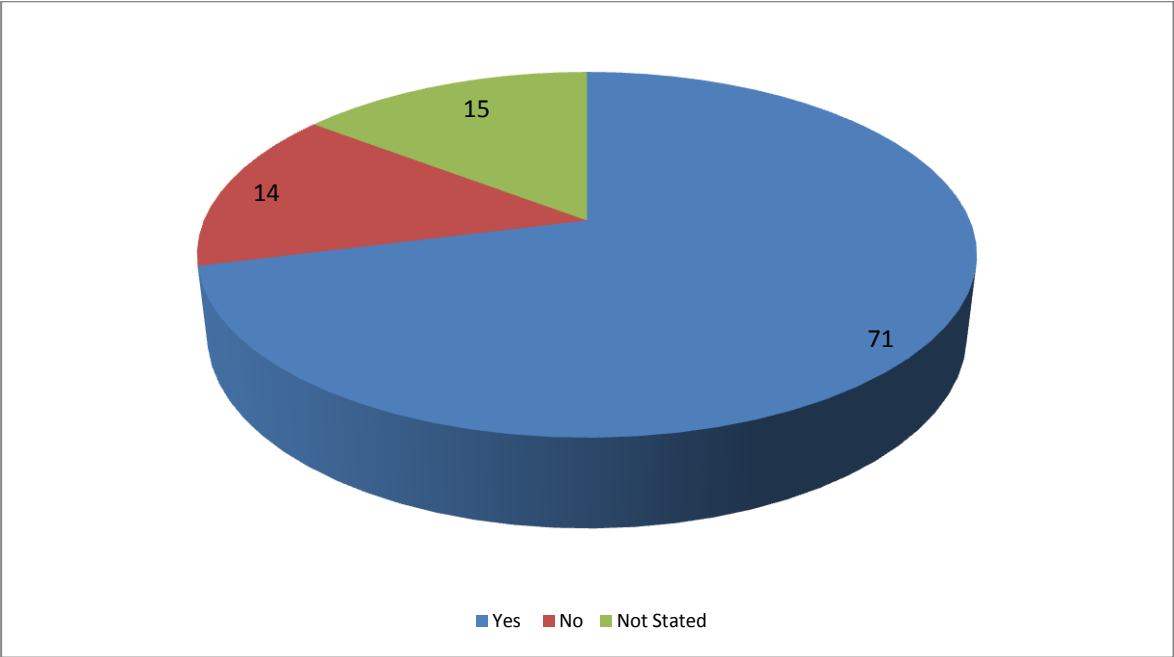


### Views on Affordable Housing Development in Waterbeach

All respondents were given an opportunity to voice their opinion on the possibility of a small development of affordable homes for local people within the parish. 71% of respondents said they would be in favour; 14% stated that they would not be in favour and 15% chose not to state their opinion, or were undecided.

Figure 4 demonstrates that most respondents would be in favour of a small affordable housing development in Waterbeach.

Figure 4: Attitude towards affordable housing development



Many respondents chose to include additional comments to qualify their answer. These are included in Appendix 5.

**RESULTS FROM PART TWO – TO ASCERTAIN CURRENT HOUSEHOLD CIRCUMSTANCES**

Part Two of the Survey was only completed by those respondents who had indicated that their current home was unsuitable for their households needs and who were therefore potentially in ‘housing need’. Responses to Part Two were made on behalf of fifty five households.

**Length of time living in Waterbeach**

Respondents were asked to indicate whether or not they currently lived in Waterbeach parish. Forty eight households responded that they currently live within the parish of Waterbeach. Seven households have moved away and wish to return, or have strong family connections in the Parish.

Waterbeach has clearly been a popular location for many years. Table 2 below shows how long the forty eight households who currently live in the village have lived there. The data shows that twenty one of the households have lived in the parish for over 11 years, whilst eight households have been lived in Waterbeach for between 6 and 10 years. The remaining nineteen households have become residents more recently (in the last five years).

*Table 2: Length of time living in the village*

	Frequency
0-5 years	19
6-10 years	8
11-20 years	8
21-30 years	8
31-50 years	4
51-70 years	1
Over 70	0
Not stated	0
<b>Total</b>	<b>48 households</b>

**Family connections to Waterbeach**

Respondents were asked to indicate whether or not they or another member of their household had family connections to Waterbeach parish. Twenty one stated that they have a family connection to the parish. The other thirty four households have no other family or no family connection to Waterbeach.

There were six households who were obliged to live elsewhere as they could not afford to live in Waterbeach.

## Household Composition

### Number of people in the house

Respondents were asked about the number of people in their current household. Table 3 shows the frequency of the different household types.

*Table 3: Number of people in the household*

	Frequency	No of people
1 person	13	13
2 people	12	24
3 people	12	36
4 people	9	36
5 people	9	45
Total	55 households	154 people

### Age

The age profile of the 154 residents making up the fifty five households is shown in Table 4. This data reveals that the age profile of those stating a housing need is fairly evenly split over all stages of life. The data suggests children and young adults (under 25 years), are most likely to have a housing need. The second largest group are those aged 30 -49 who in need of affordable housing.

*Table 4: Age profile of residents*

	Frequency
Under 25 years	57
25 - 29 years	17
30 - 39 years	23
40 - 49 years	22
50 - 54 years	10
55 - 59 years	10
60 - 64 years	4
Over 65 years	11
Not stated	0
Total	154

### Status

Table 5 which gives data on the employment status of those in housing need provides clear evidence that it is not just those who are unemployed or on benefits who are looking for affordable housing. There are people who are working who are still unable to afford a home suitable for their needs. It is hoped that this evidence will allay some of the fears of people who are strongly against an affordable housing development because they feel it might attract an 'undesirable' element.

Table 5: Status of people in the household

	Frequency
Employed	76
Unemployed	19
Student	14
Child	32
Retired	13
Total	154

### Property Type and Size

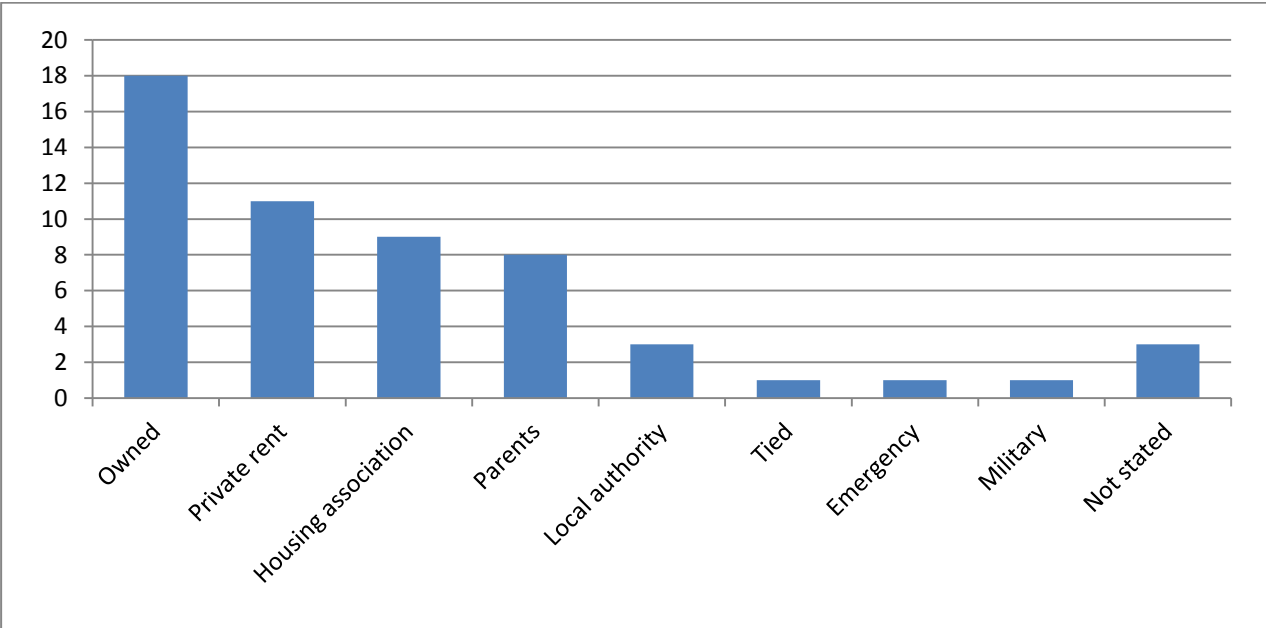
Respondents were asked to provide information on the type and size of property that they currently live in. Of the fifty five households that responded, forty one indicated that they currently live in a house, five live in flats, four in bungalows and four in mobile homes. One household did not state which kind of dwelling they live in.

The properties occupied include 1 bedroom properties (thirteen); 2 bedroom properties (twelve); 3 bedroom properties (twelve); 4 bedroom properties (nine); and 5 bedroom properties (nine).

### Property Tenure

Respondents were asked to indicate who owns their current home. Figure 5 displays the results. The majority of households (18 households) currently own their home (either with or without a mortgage). Twenty rent either privately (11 households) or from a housing association (9 households). Some respondents live in properties owned by their parents (8 households). There is some local authority housing (3 households). The remaining respondents live in accommodation tied to their work, military accommodation or in emergency housing (1 each). 3 households did not state where they live.

Figure 5: Current Property Tenure



## RESULTS FOR PART THREE: TO ASCERTAIN HOUSEHOLD REQUIREMENTS

Fifty five households indicated that they are looking for a property better suited to their needs in Waterbeach and completed Part Three of the survey form.

### Property Type and Size

The preferred type of property for thirty eight of the respondent households is a house. Eleven need to live in a bungalow, three of those would require wheelchair access. Six respondents would like flats.

Respondents were then asked the size of property required. The results can be seen in Table 6. Although the most popular request is for 2 bedroom properties (twenty four households), there is also a desire for one bedroom (eight households), four bedroom (thirteen households) or three bedroom properties (ten households).

*Table 6: Size of property required*

	Frequency
1 bedroom	8
2 bedroom	24
3 bedroom	10
4 bedroom	13
5+ bedroom	0
Total	55 households

### Property Tenure

Respondents were asked to indicate their preferred tenure. Twenty eight households would prefer to rent from a Housing Association. Fifteen households would prefer to buy on the open market.

Eleven households would like to purchase a home in shared ownership with a Housing Association. This is where the household can buy a percentage of the value of the property, e.g. from as little as 20%, and pay for this through a mortgage. The remaining percentage is owned by a Housing Association and a weekly rent is paid on the share not owned. The maximum percentage that can be owned is 80% so that the property always remains available as affordable housing and can never be sold on the open market.

One household would prefer to rent from a private landlord.

## Household Composition

The survey sought to understand the gender, age and status of those who would live in the proposed households.

### Number of people who will make up the household

Table 7 sets out the number of people making up each household. Of those seeking a property, the most popular would be 1 person households.

Table 7: Number of people in the household

	Frequency	No of people
1 person	17	17
2 people	15	30
3 people	10	30
4 people	7	28
5 people	5	25
6 people	1	6
Total	55 households	136 people

### Age

Respondents were asked to identify the ages of those people who would make up their household. Table 8 captures the results.

Table 8: Age profile of residents

	Frequency
Under 25 years	55
25 - 29 years	18
30 - 39 years	24
40 - 49 years	20
50 - 54 years	5
55 - 59 years	4
60 - 64 years	2
Over 65 years	8
Total	136 people

These results indicate that the vast majority of the new properties would be occupied by people from the younger end of the age spectrum, including 23 families. This bodes well for the future sustainability of the parish as these people will hopefully use the local services, such as shops, schools, village halls and sports facilities, which all rely on varied user groups.

### Status

The survey sought to understand the employment status of those seeking a new home. Table 9 outlines the results and shows that by far the largest proportion of those seeking a more affordable home are either in employment or are children (114 out of 136 people).

Table 9: Status of people in the household

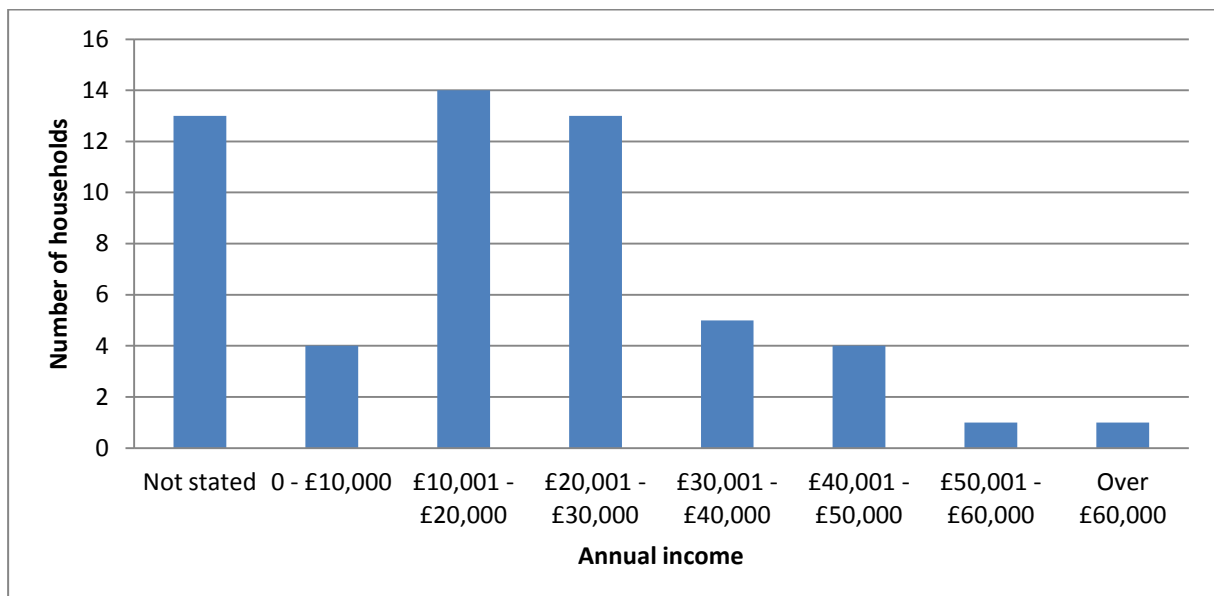
	Frequency
Employed	65
Unemployed	14
Student	12
Child	37
Retired	8
Total	136 people

## Local Income Levels and Affordability

When planning Affordable Housing schemes it is helpful to understand what those indicating a housing need can afford and, with this in mind, respondents were asked to provide details of their proposed household's annual gross household income.

Figure 6 displays the results for the sixteen respondent households. Fourteen of the respondent households have a combined income of £10,001 to £20,000 per year, thirteen had an income of £20,001 to £30,000. Five had an income of £30,001 to £40,000 and four had an income of £40,001 to £50,000. A further four households earn less than £10,000 a year. One household earns £50,001 to £60,000 a year. One household earns over £60,000 a year. Thirteen households did not state their income.

Figure 6: Combined household income



Respondents were also asked to indicate the maximum monthly payment their planned household could afford for housing. Figure 7 below shows that sixteen of the households could afford to spend between £401 - £600 per month on housing. Ten could afford between £201 - £400 and seven could afford between £601 - £800. Three could afford 0 - £200 a month, three more could afford £801 - £1,000 a month and a further three could afford over £1,000 a month. Thirteen did not state an amount.

Figure 7: Maximum monthly payment available for housing



**Buying on the Open Market**

Fifteen of the households who indicated a housing need stated that they would like to purchase a home on the open market.

Table 10 overleaf shows the most recent house price data<sup>3</sup> for Waterbeach for various sizes of dwelling and indicates the annual income that would be required in order to be able to afford the mortgage on such a property.

<sup>3</sup> Source: www.nestoria.co.uk



Table 10: House price data for Waterbeach (July 2010)

No. of bedrooms	House Price	Deposit required (Assume 25% required)	Annual income required (based on mortgage lending principle of 3 x income)	Monthly salary needed for purchasers
1	£132,000	£33,000	£33,000	£2,750
2	£183,000	£45,750	£45,750	£3,812
3	£227,000	£56,750	£56,750	£4,729
4	£351,000	£87,750	£87,750	£7,312

A household's ability to buy is also dependent on them having saved an appropriate deposit, as most mortgage lenders will now only lend up to 75% of the property value. Each household who responded to the survey was also asked to state the maximum deposit they could afford to put down on a property.

An assessment was carried out for each household who had filled in sufficient details on their survey form. Of the fifteen households stating a wish to buy on the open market, only five may have a sufficient deposit and income to afford their desired property. The remaining household may have to amend their expectations.

### Buying in Shared Ownership

If people cannot afford to buy on the open market, they might qualify for shared ownership. Eleven households stated that they might be interested in buying a home in shared ownership but only seven have the income and deposit to be able to do so. There are also four households who would have liked to purchase on the open market, but through the shared ownership scheme would be able to realise their wish to own their own home. For those who expressed an interest in owning their own property but who are unlikely to be able to afford to do so, buying in shared ownership remains a more affordable option for getting on the property ladder.

Shared ownership affordability can be estimated by assuming the householder will purchase a 20% share of the property. To buy this 20% share, the householder would need at least a 20% deposit. Rent would be paid on the unsold equity at between 2.5% - 2.75%.

A small service charge also needs to be added.

Table 11 estimates shared ownership affordability using known Waterbeach house price data<sup>4</sup>.

<sup>4</sup> Source: [www.nestoria.co.uk](http://www.nestoria.co.uk)

Table 11: Shared ownership in Waterbeach<sup>5</sup>

No. of bedrooms	House Price	20% share	Deposit required (assume 20% required)	Total Costs per Month	Annual joint household income required
1	£132,000	£26,400	£5,280	£502	£18,100
2	£183,000	£36,600	£7,320	£685	£24,700
3	£227,000	£45,400	£9,080	£844	£30,400
4	£351,000	£70,200	£14,040	£1,290	£46,470

Again, it is essential that any household wishing to enter into shared ownership has an adequate deposit. Should a household not be able to afford shared ownership, then they could opt for a rental property.

### Renting

Twenty nine households said they would prefer to rent a property and twenty eight expressed a preference for rental through a Housing Association. Only one opted for a private rental.

Table 4 shows the typical monthly rental cost of a Housing Association property in 2008.

Table 4: Typical rental costs of Housing Association properties<sup>6</sup>

No. of Beds	HA Monthly Rent	Private Monthly Rent
1 (or bedsit)	£304	£534
2	£348	£692
3	£407	£777
4	£496	£1,020

<sup>5</sup> Source: Figures used have been calculated using Hastoe East's Affordability Schedule

<sup>6</sup> Source: Figures used are from Hastoe Housing Association, 2008

**PART THREE: SUMMARY AND RECOMMENDATIONS**

**Summary and Recommendation**

This report has been informed by primary data (people who responded to the survey stating that they have a housing need) and secondary data, such as the ratio of local house price to local income, the demographics of the local population and the local housing register.

It is this report’s conclusion that a significant affordable housing need has been found in Waterbeach Parish.

**Pre-existing evidence from the Housing Register**

The local Housing Register was searched for households in need of affordable housing with a local connection to Waterbeach. There are 147 households on the Register that meet this criterion.

The properties that would need to be built and then let out through a Housing Association to accommodate these households are as follows<sup>7</sup>:

1 bed			2 bed			3 bed			4 bed			5+ bed			Total
F	H	B	F	H	B	F	H	B	F	H	B	F	H	B	147
	23	3		46	39		25	2		6			3		

**Findings from Housing Needs Survey conducted in June 2010**

The Housing Needs Survey conducted in June 2010 indicated 43 households in need of affordable housing (after those who could afford to purchase their desired property had been discounted). 22 of these households are already registered on the Housing Register and so have been removed from the results, reducing the need identified through the survey to 21 additional households.

Ten of these households require properties available for rental through a Housing Association. The properties needed are as follows:

1 bed			2 bed			3 bed			4 bed			5+ bed			Total
F	H	B	F	H	B	F	H	B	F	H	B	F	H	B	10
				3	3		3			1					

The other eleven households could afford to buy a home in shared ownership. The properties needed to accommodate these households are as follows:

1 bed			2 bed			3 bed			4 bed			5+ bed			Total
F	H	B	F	H	B	F	H	B	F	H	B	F	H	B	11
				5	2		3			1					

<sup>7</sup> Codes used are F (Flat), H (House) and B (Bungalow)

**Conclusion**

There is therefore a need for a Housing Association to build and let out the following types of property:

1 bed			2 bed			3 bed			4 bed			5+ bed			Total
F	H	B	F	H	B	F	H	B	F	H	B	F	H	B	
	23	3		54	44		31	2		8			3		168

**Recommendation**

To fulfil all current and immediate housing need in Waterbeach, 168 new affordable homes need to be built.

It is therefore recommended that the size of the development would need to adhere to the Planning Policy contained within the Local Development Framework for South Cambridgeshire on rural exception sites. Ongoing consultation between the Parish Council and Circle Anglia should help to inform this decision.

## Appendix 1: Covering letter from Waterbeach Parish Council

# WATERBEACH PARISH COUNCIL

Barton Ley, Bannold Drove,  
Waterbeach, Cambridge, CB25 9QQ  
e.mail: council@waterbeach.org.uk  
tel: 01223 440018

18 June 2010

Dear Parishioner

### **Waterbeach – Housing Needs Survey**

The Parish Council requests your support by completing and returning the attached survey.

The Parish Council is concerned that there may be a shortage of affordable housing for **local** people within Waterbeach. It is therefore pleased to support Cambridgeshire ACRE's offer to undertake this important survey which has been designed to establish local people's opinions on the level of need within the village.

**This is an opportunity for you to express your views and/or highlight your needs. To ensure that all views are taken into consideration it is important that everyone completes the form regardless of personal need.**

The information you provide is confidential. The Parish Council will not see the completed forms and will not have access to any information about individuals or individual households.

A good response to this Survey will send a clear message to the Parish and District Council on the needs of the village.

Thank you in advance for your time and assistance with this important initiative. The results will be reported at a future Parish Council meeting.

Yours sincerely,



Sarah Smart  
**Clerk to the Parish Council**

***For and on behalf of Waterbeach Parish Council***

## Appendix 2: Housing Needs Survey from Cambridgeshire ACRE

18 June 2010

Dear Householder

### **Waterbeach – Housing Needs Survey**

Waterbeach Parish Council has asked us to carry out an independent survey of housing need in the Parish. The aim of the survey is to identify whether there is a shortage of housing for local people, who cannot afford to rent or buy a suitable home at current prices. Examples are:

- People already living in the parish but who are living in unsuitable housing, for example, those who have a growing family or special needs.
- People wishing to remain in the village for reasons of social/family support networks.
- People whose work provides important services and who need to live close to the local community.

This survey is very important and will also give you an opportunity to tell us what you think about housing in your village and inform decisions about affordable housing in your village. So even if you are already on the Housing Register, or have registered with Home-Link, please complete the form to let us know your current requirements and to give a better assessment of the housing situation in your Parish.

If the survey finds there is a need for more affordable housing, then a small affordable housing development could be considered. This would provide low cost housing to rent or partly purchase through the shared ownership scheme. Priority for these homes would go to local people with a strong connection to the village. A full report on the survey findings will be shared with the Parish Council in due course.

In order to help us, please complete the enclosed questionnaire and return it in the pre-paid envelope provided by 23 July 2010. Additional copies of the survey can be sent to people who live elsewhere but who have a strong local connection to the village and require housing – just let us know their contact details so we can send it to them.

Yours sincerely



**Catherine Shilton**

**Rural Housing Enabler**

**e-mail** [catherine.shilton@camsacre.org.uk](mailto:catherine.shilton@camsacre.org.uk)

**phone** 01353 865037

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## Appendix 3: Housing Needs Survey

### LOCAL HOMES FOR LOCAL PEOPLE HOUSING NEEDS SURVEY FOR WATERBEACH

This survey is being carried out to assess housing need in Waterbeach. Your Parish Council is working with Cambridgeshire ACRE's Rural Housing Enabler to co-ordinate and subsequently act upon the results. The results will help decide the type of affordable housing to be provided in the parish so it is important that as many people as possible complete the questionnaire and return it in the envelope provided.

It is important to note that the survey is intended to highlight all those current and future households who cannot afford to rent or buy a home on the open market.

- This survey should be completed by all households. Even if you are already on the Housing Register or have applied to Home-Link.
- A form needs to be completed for each new household. So if you are a family, just one form needs to be completed. If you have two adult children in your house who would each need a new home, then each of those adult children must complete a form. Please contact me for further copies.

We also need to cover the requirements of those who no longer live in the survey area but who would like to return for family or work reasons. If you know of anyone in this category then please encourage them to complete this questionnaire. Further copies can be obtained by calling Catherine Shilton on 01353 865037. A copy of this form is being delivered to every household and business in the area and completed forms should be returned as soon as possible in the enclosed pre-paid envelope.

All information provided will be treated in the strictest confidence and you do not have to provide your personal details if you do not wish. However, if you do complete them, we will be able to contact you regarding any possible housing scheme that results from this survey.

#### Frequently asked questions

**Small** is defined by the District Council. The size of the development (if any) is determined by the number of people who respond to the survey as being in housing need. It is impossible to know the figure in advance.

**Local** - only people from Waterbeach have been sent a survey. A local connection would be through living in Waterbeach already, through family (parents or children usually) or through having worked in Waterbeach for a number of years. Local people would have priority over people from the next village for example.

**Location** – will be on brownfield land (usually former agricultural land) outside the development boundary but close to existing dwellings.

## PERSONAL DETAILS

NAME: (MR/MRS/MS/OTHER) \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TELEPHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

## DATA PROTECTION

The organisation processing your data is Cambridgeshire ACRE, who is registered with the Information Commissioner's Office, under the Data Protection Act 1998, for the purpose of processing personal data in the performance of its legitimate business. Any personal details collected will be held in accordance with Data Protection legislation. Further information relating to the Data Protection Act 1998 can be sent to you on request. If you have concerns about the processing of your personal data by Cambridgeshire ACRE you may contact the Information Commissioner's Office at Wycliffe House, Water Lane, Wilmslow, Cheshire SK9 5AF.

The information you supply will be used to produce a statistical report identifying the level and type of housing need in your village. You do not have to identify yourself if you do not want to and we do not expect you to sign your form. Your answers will not be used for any other purpose.



## PART ONE – HOUSING NEED

**Please indicate whether you or a member of your household (e.g. older children or other dependents) are in housing need by answering *either* Question 1a *or* Question 1b.**

**Question 1a - My current home is unsuitable for my household.**

Yes

If yes, please tick all boxes that apply to you:

It is too small (overcrowded)

It is too expensive

It is too large

It is in the wrong place

It needs repairing

I have a medical problem

It needs a bathroom

I need my own home

It needs adapting to suit our needs

I share with other households

Other:

Family circumstances are changing

.....

**Question 1b - My current home is suitable for my household.**

Yes

**We are interested in all community members' views on possible housing development. Please answer Question 2 to give your opinion.**

**Question 2 - Would you be in favour of a small development of affordable homes for local people?**

Yes

No

*Please add any comments you would like to make here:*

**If you answered 'Yes' to Question 1a, please continue and complete Parts 2 and 3.**

**If you answered 'Yes' to Question 1b, please stop at the end of Part 1 and return the form to us in the pre-paid envelope which was included alongside this survey.**

## PART TWO – HOUSEHOLD CIRCUMSTANCES

**Question 3a - Do you live in Waterbeach?**

Yes

No

**Question 3b - If yes, how long have you lived in Waterbeach?**

yrs

mths

**Question 4 - Do you or another member of your household have family connections to Waterbeach, e.g. parents, children or cousins?**

Yes

No

*Please specify connection:*

**Question 5 - Do you or another member of your household work in Waterbeach but live elsewhere because you cannot afford to live locally?**

Yes

No

**Question 6 - Please provide details of everyone living in your home at present, including yourself.**

Relationship to self, e.g. partner, son	Gender	Status	Age							
	Male Female	Employed / Unemployed / Student / Child / Retired	Under 25	25- 29	30- 39	40- 49	50- 54	55- 59	60- 64	65+
Self										

**Question 7 - What type of property do you currently live in?**

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Flat/maisonette/apartment/bedsit					
Sheltered/retirement housing					
Bungalow					
Caravan/mobile home/temp. structure					
Other (please specify)					

**Question 8 – What are your current living arrangements?**

Live with parents

Rented from Local Authority

Rented from a private landlord

Owned with or without a mortgage

Rented from a Housing Association

Live in tied accommodation

Shared ownership (part owned/rented)

Other (please specify below)




\_\_\_\_\_

**Question 9 – If you would like to tell us more about your reasons for needing to move, please give brief details here.**

## PART THREE – HOUSEHOLD REQUIREMENTS

**Question 10 - What type of property are you looking for?**

(Please tick the kind of property that would best suit your needs)

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Flat/maisonette/apartment/bedsit					
Sheltered/retirement housing					
Bungalow					
Property suitable for wheelchair user					
Caravan/mobile home/temp. structure					
Other (please specify)					

**Question 11 - Do you or another member of your household require special adaptations to be made to your property in order to meet special needs?**

Yes

No

*If Yes, please specify:*

**Question 12 - Are you looking to:**

Rent from a private landlord   
Buy on the open market

Rent from a Housing Association   
Buy in shared ownership <sup>Note 1</sup>

Note 1: Shared ownership is where the household can buy a percentage of the value of the property, e.g. from as little as 25%, and pay for this through a mortgage. The remaining percentage is owned by a Housing Association and a weekly rent is paid on the share you do not own. The maximum percentage that can be owned is 80% so that the property always remains available as affordable housing and can never be sold on the open market.

**Question 13 - Who would be in the new household?**

Relationship to self, e.g. partner, son	Gender	Status	Age							
	Male Female	Employed / Unemployed / Student / Child / Retired	Under 25	25- 29	30- 39	40- 49	50- 54	55- 59	60- 64	65+
Self										

**When planning Affordable Housing schemes it is helpful to understand what people can afford. You are reminded that all information will be reported anonymously.**

**Question 14 - What is your planned household's combined annual salary (before tax and to the nearest thousand pounds)?**

£ \_\_\_\_\_

**Question 15 - What is the maximum monthly payment your planned household can afford for housing (to the nearest hundred pounds)?**

£ \_\_\_\_\_

**Question 16 - What is the maximum initial payment you can afford as a deposit on a property? (Please include any equity you have if you own your current home.)**

£ \_\_\_\_\_

**Question 17 - Which of the following actions, if any, have you already taken?**

Completed a housing register application form with a local authority?      Yes       No

If no, please note that to be eligible for housing resulting from any local scheme, you must be registered with the local authority.

The Local Authority for Waterbeach is South Cambridgeshire District Council.  
For general housing enquiries contact  
01954 713055 (8.30am - 5.00pm Mon – Thurs, 8.30am - 4.30 pm Friday)  
email: [housing.advice@scambs.gov.uk](mailto:housing.advice@scambs.gov.uk)  
fax: 01954 713123

Home-Link, the choice based lettings system can be contacted on  
08450 450 051 (8am to 8pm, Monday to Saturday (except bank holidays))  
email: [cbl@scambs.gov.uk](mailto:cbl@scambs.gov.uk)

Looked at privately rented accommodation in the area.      Yes       No

Looked at open market housing in the area.      Yes       No

Investigated whether you could obtain a mortgage.      Yes       No

**Thank you for taking the time to complete this survey.  
Please return it in the pre-paid envelope provided by 23 July 2010.**

**If you do not have the envelope for any reason then you can use the following address for free:**

**Cambridgeshire ACRE  
Freepost Ang 10698  
Ely  
CB6 1YA**

## Appendix 4: Tables showing the Full Results

### Part 1 - Housing Need

<b>Q1a: My current home is suitable for my household</b>	Frequency	Valid Percentage
Yes	287	84
No	55	16
Not stated	0	0
<b>Total</b>	<b>342</b>	<b>100</b>

<b>Q1a: Reasons for unsuitability</b>	Frequency
The property is too small	14
The property is too large	5
I need a carer	0
The property needs a bathroom	1
The property needs adapting	5
Too expensive	13
Wrong place	11
Unsuitable	3
I have medical problems	5
I need my own home	13
I have to share with other households	4
The heating needs changing	0
Family needs are changing	19
The property needs repairing	3
The stairs are a problem	0
MOD property – have to move out	2
The neighbours are a problem	1
<b>Total</b>	<b>99</b>

<b>Q2: Would you be in favour of a small development of affordable homes for local people?</b>	Frequency	Valid Percentage
Yes	243	71
No	49	14
Not stated	50	15
<b>Total</b>	<b>342</b>	<b>100</b>

## Part 2 - Household Circumstances

Q3a: Do you live in Waterbeach Parish?	Frequency
Yes	48
No	7
Not stated	0
Total	55

Q3b: If yes, how long have you lived in Waterbeach Parish?	Frequency
0-5 years	19
6-10 years	8
11-20 years	8
21-30 years	8
31-50 years	4
51-70 years	1
Over 70	0
Not stated	0
Total	48

Q4: Do you or another member of your household have family connections to Waterbeach Parish?	Frequency
Yes	21
No	34
Not stated	0
Total	55

Q5: Do you or another member of your household work in Waterbeach but live elsewhere because you cannot afford to live locally?	Frequency
Yes	6
No	49
Not stated	0
Total	55

Q6(i): Please provide details of everyone living in your home at present, including yourself. [Gender]	Frequency
Male	73
Female	81
Not stated	0
Total	154



<b>Q6(ii): Please provide details of everyone living in your home at present, including yourself. [Status]</b>	<b>Frequency</b>
Employed	76
Unemployed	19
Student	14
Child	32
Retired	13
Not stated	0
<b>Total</b>	<b>154</b>

<b>Q6(iii): Please provide details of everyone living in your home at present, including yourself. [Age]</b>	<b>Frequency</b>
Under 25 years	57
25 - 29 years	17
30 - 39 years	23
40 - 49 years	22
50 - 54 years	10
55 - 59 years	10
60 - 64 years	4
Over 65 years	11
Not stated	0
<b>Total</b>	<b>154</b>

<b>Q7(i): What type of property do you currently live in? [Type]</b>	<b>Frequency</b>
House	41
Flat/maisonette/apartment/bedsit	5
Bungalow	4
Sheltered/retirement housing	0
Bungalow with wheelchair access	0
Caravan/mobile home/temporary structure	4
Other	0
not stated	1
<b>Total</b>	<b>55</b>

<b>Q7(ii): What type of property do you currently live in? [Number of bedrooms]</b>	<b>Frequency</b>
1 bed	6
2 beds	18
3 beds	19
4 beds	9
5 beds	3
not stated	0
<b>Total</b>	<b>55</b>

<b>Q8: Who owns the property you live in?</b>	<b>Frequency</b>
Live with parents	8
Rented from Local Authority	3
Rented from a private landlord	11
Owned with or without a mortgage	18
Rented from a Housing Association	9
Live in tied accommodation	1
Shared ownership (part owned/rented)	0
Military	1
Emergency	1
Not stated	3
<b>Total</b>	<b>55</b>

**Q9: If you would like to tell us more about your reasons for needing to move, please give brief details here.**

Analysed manually, as free format response allowed.

### Part 3 – Housing Requirements

<b>Q10(i): What type of property are you looking for? [Type]</b>	<b>Frequency</b>
House	38
Flat/maisonette/apartment/bedsit	6
Sheltered/retirement housing	0
Bungalow	8
Bungalow with wheelchair access	3
Caravan/mobile home/temporary structure	0
Other	0
Not stated	0
<b>Total</b>	<b>55</b>

<b>Q10(ii): What type of property are you looking for? [Number of bedrooms]</b>	<b>Frequency</b>
1 bed	8
2 bed	24
3 bed	10
4 bed	13
5+ bed	0
Not stated	0
<b>Total</b>	<b>55</b>

<b>Q11: Are you looking to:</b>	<b>Frequency</b>
Rent from a private landlord	1
Buy on the open market	15
Rent from a housing association	28
Buy in shared ownership	11
Not stated	0
<b>Total</b>	<b>55</b>

<b>Q12(i): Who would be in the new household? [Gender]</b>	<b>Frequency</b>
Male	67
Female	69
Not stated	0
<b>Total</b>	<b>136</b>

<b>Q12(ii): Who would be in the new household? [Status]</b>	<b>Frequency</b>
Employed	65
Unemployed	14
Student	12
Child	37
Retired	8
Not stated	0
<b>Total</b>	<b>136</b>

<b>Q12(iii): Who would be in the new household? [Age]</b>	<b>Frequency</b>
Under 25 years	55
25 - 29 years	18
30 - 39 years	24
40 - 49 years	20
50 - 54 years	5
55 - 59 years	4
60 - 64 years	2
Over 65 years	8
Not stated	0
<b>Total</b>	<b>136</b>

<b>Q13: When planning Affordable Housing schemes it is helpful to understand local income levels. Please state combined household income (before tax).</b>	Frequency
Not stated	13
0 - £10,000	4
£10,001 - £20,000	14
£20,001 - £30,000	13
£30,001 - £40,000	5
£40,001 - £50,000	4
over £50,000	2
<b>Total</b>	<b>55</b>

<b>Q14: What is the maximum monthly payment your planned household can afford for housing?</b>	Frequency
not stated	13
0 - £200	3
£201 - £400	10
£401 - £600	16
£601 - £800	7
£801 - £1000	3
over £1000	3
<b>Total</b>	<b>55</b>

**Q15: What is the maximum initial payment you can afford as a deposit on a property?**  
Analysed manually, as free format response allowed.

<b>Q16(i): Actions taken – completed a housing register application form</b>	Frequency
Yes	23
No	25
Not stated	7
<b>Total</b>	<b>55</b>

<b>Q16(ii): Actions taken – looked at privately rented accommodation in the area</b>	Frequency
Yes	22
No	20
Not stated	13
<b>Total</b>	<b>55</b>

<b>Q16 (iii): Actions taken – looked at open market housing in the area</b>	<b>Frequency</b>
Yes	28
No	19
Not stated	8
<b>Total</b>	<b>55</b>

<b>Q16(iv): Actions taken – investigated whether you could obtain a mortgage</b>	<b>Frequency</b>
Yes	18
No	24
Not stated	13
<b>Total</b>	<b>55</b>

## Appendix 5 – Comments on the possibility of a small development of affordable homes in Waterbeach parish

The following list shows all the comments made in response to the question “Would you be in favour of a small development of affordable homes for local people?”

### People in need

- We cannot afford to buy so we currently rent.
- It is the only way for young people to get on the housing ladder.
- My son may return to Waterbeach (32 years) unmarried at this age.
- I have to do 2 jobs to be able to pay my (private) rent, one job in Waterbeach and one Histon.
- My daughter is nearly 20 years old, would love to move out and have her independence, but just can't afford it.
- Would be great for young people trying to start out on their own. My children are 16 and 18 so this is a concern for me.
- As I couldn't get a council house in the area I had to rent privately, which is more expensive for the council in the long run.
- Although I child mind my granddaughter and my daughter herself works in Cambridge, because of affordability she has to live in Soham.
- My daughter aged 26 and my granddaughter would dearly love to live in Waterbeach but they cannot afford to rent or part own in Waterbeach.
- It would be great to have my own house here in Waterbeach as we have a connection with a primary school and with a secondary school in Impington.
- We would love to be able to live in the village we grew up in, in a property with slightly more sleeping space and a rent we don't have to struggle to pay each month.
- Affordable house is greatly needed. At present my partner is unemployed, and it is very difficult for me to keep up with payments. Also, family friendly homes are needed.
- I would like to see affordable rented homes including more suitable for young single people (not just families) and older people. My husband has elderly relatives who may need to move here in future.
- Having been on the council housing list about 10 years and through Home-Link it would be nice to get a place of my own as I've got no chance of a council place as I'm single (which in my opinion) is a joke.
- We have two children living with us (aged 28 and 25) and it would be nice to think there were affordable homes in the village for them if they chose to move out of the family home and wished to stay in Waterbeach.
- My son and daughter in-law would like to live in Waterbeach. My son lived in Waterbeach for 19 years but was unable to find affordable accommodation on marriage which meant leaving and moving into a council flat near Cambridge.
- I am not originally local but feel very much part of the local community. I have lived in this village for six years, my children attend the local schools and I have worked in this village for six years. I would very much like to stay part of this community.
- I have been classed as the main carer for two grandchildren, both of whom attended Waterbeach School, although lived with parents in Cambridge. My daughter and son-in-

law were on the council list for nearly 10 years, desperate to live in Waterbeach or surrounding villages. They have just moved to Coton where new development was built!

- My daughter and family are in privately rented accommodation in Waterbeach - at a high rent. My daughter is 5th generation of a family who have been here in Waterbeach and they are desperate for council accommodation, but mostly properties go to outsiders.
- Affordable house is greatly needed. At present my partner is unemployed, and it is very difficult for me to keep up with payments. Also, family friendly homes are needed. We are in an upstairs flat with a 2 year old, she can not play outside due to antisocial behaviour.
- I have met people who have been unable to live in the same village as family because property is too expensive. Our families live in Manchester and the South coast so we have raised our children without family support in a tiny isolated village - it has been hard. My partner's family are unable to move due to cost so this could be an option for them.
- I am concerned that there are families living in 3 bed houses who need 4 bedrooms - the 3 bed council houses are often quite small with small bedrooms, the 3rd often just room for a single bed. It would be lovely if our children could live in the village of Waterbeach and not have to leave because they can't afford to live here. Private rentals seem very expensive.
- My partner and I live in expensive private rent. We have been on SCDC waiting list for 5 years but at band D do not get offered any properties we 'bid' for. My grown up sons and their girlfriends need their own homes but cannot afford them. Unless their respective girlfriends deliberately get pregnant, they will never be offered any decent affordable homes through the council / RSL's. We must do something about this. Cambridge housing is so expensive. Half my salary goes on rent.
- Access to work/affordable housing wasn't/often isn't available in Waterbeach. Waterbeach appears to be a stable community and when we did live in Waterbeach the accommodation was unsuitable and we were forced to move elsewhere to improve the situation. Where we live now is a small development but sadly not in Waterbeach. Due to problems being rehoused, son is now reluctant to try to find suitable accommodation of his own due to age he feels social housing will probably offer flat only and nothing in Waterbeach.
- We are having a baby and would like to buy a place of our own. However, despite having two jobs the prices are absolutely ridiculous. I would like somewhere where we have reasonable space, not a modern cramped house/flat where the density is too high. The number of new decent houses/flats in and around Cambridge is very poor. I believe the number of houses are being kept low to keep house prices high. The developments are random, dense so lack personal space. They lack vision. Affordable housing is good, but there is just a lack of decent houses, i.e. not enough. We are priced out after years of rampant house price increase which helps only speculators and the elderly.

### **We would welcome a new development**

- Local youngsters starting out need this.
- Very keen to have a diverse population.
- There is a need for homes for the first time buyer.
- Especially for young couples starting married life together.
- Would be in favour of provision of homes suitable for retired people.
- Clearly there is further need for affordable housing across Cambridgeshire.
- Provided there is evidence (e.g. through this survey) of need for such a development.
- I have children that would have continued living in Waterbeach if there was more choice of affordable housing.
- Also more council housing. The village has many facilities for all ages, and well served with shops pubs and churches.
- The population is growing and everybody needs somewhere to live! So long as you are local, you know what I mean!!!
- House prices are very high and unattainable for average or lower incomes. The rental sector is also important to fill the need.
- We also need some larger homes for families on cul-de-sacs. The only available larger houses are on the main roads and not suitable for children.
- I was living in a 2 bed mobile home for seven years in Waterbeach, with 2 children before I was even offered a house, more must be made available.
- Homes for first time buyers . To keep cost down, I would suggest prefabs - they are perfectly suitable and modern versions many times outweigh the comfort of traditional houses!
- I am a Parish Councillor as well as a long time resident. House prices are very high in Waterbeach and I am sure a scheme of this sort is essential. No "buy to let" in my private opinion.
- There are not enough houses with affordable rent in the village. Young people cannot afford the prices of private renting, but would like to stay in Waterbeach to bring up their families.
- I think it is vital to have some affordable homes for local people to keep family and community together and so enrich the Parish. There has been a lot of building in 'back gardens' of large houses that are out of reach for the majority.
- Neither we nor either of our adult children require housing but we are fully in favour of supporting an application for a development of affordable homes for local people as an important contribution to maintaining the well being and continuity of this village community.
- Kingsmead Park (now Britannia Homes) Denny End, Waterbeach with mobile homes, was the only affordable accommodation for a son about 10 years ago. This has now been designated a site for 'retired' people and removes a further option for low-paid single people in the village.



## Issues about affordable housing

### Allocation

- As long as they are local people
- It would be nice if it was only for local people and didn't end up like Arbury Park!
- But only if there are measures to ensure local (i.e. Villagers) are to access this housing.
- Only answered no because it never is local, they would sell to others outside the village.
- Yes, but only for local people and the homes should be rentals. There should be no right to buy option.
- But not one to become a rough estate full of people with anti-social disorders which has happened in Cambridge
- Providing it is for local people not 'social housing' for anyone - i.e. Only for people from Waterbeach or strong local ties.
- Yes! The last two words are very important in your question. They should not be used to house overflow from other areas.
- When this survey is completed if it shows the need for housing local people then the Parish Council should push to get local people housed.
- Currently new developments being built in the village, on land which could have been used for the purpose. How would you ensure only local people had the advantage?
- We have already had too many houses built in back gardens in Waterbeach and 'affordable homes' are never affordable (which I believe to be not over £60,000) and then they would be bought by London commuters using Waterbeach rail station.
- If it was genuinely for local people then perhaps yes, but as property is seen by so many as a commodity it would mean increasing the population of a village with limited, but just about suitable facilities to line the pockets of a few. Most of the homes would no doubt be sold to a transient population in five years. Would be great for young people trying to start out on their own. My children are 16 and 18 so this is a concern for me.

### Design

- Affordable yes, but for homes not to be small. So many people are wanting more space and are enlarging their homes now.
- We need flats, maisonettes, apartments. For single, young / older people (possibly supervised). Or young, but childless couple. On no more than 2 levels with shared garden and shared parking space. This will help locals to stay locally when priced right.

### Local amenities

- Village already becoming overcrowded.
- Roads must not have traffic calming humps
- Parking on street. Roads congestion. A10 very busy.
- Infrastructure of village - roads, shops etc not suitable.
- Doctor's surgery and school are working at full capacity.
- This needs to be thought about, poor access to Waterbeach via Horningsey Road.
- We do not believe the infrastructure can cope with more development or would be improved to be able to.
- The management of any additional traffic generated by any such development must be considered at planning stage.

- Only concern would then be local services such as the school and doctors and whether they are large enough to cope with additional people.
- There are already enough houses being built in the village. This village is turning into a town and it doesn't have the roads or shops to sustain it.
- As long as the utilities are acceptable to take new homes. i.e. When new houses were built on Bannold Road, we kept having power cuts.
- Too much traffic speeding through the village, even though there are traffic calmers. Not enough infrastructure, motor cycles are dangerous going far too fast. Council has done nothing to mend pot holes.
- Solely not because A10 etc is overcrowded and inadequate to support increasing traffic. Better road access is needed before more development of brownfield sites. Infrastructure must exist just to support development.
- If you require a proper survey other people who have homes which are suitable to their needs may have feelings on the structure of the village. For example the continuing rat race through the village from the A10. Housing is only a part of it.
- I would be in favour if the school gets extra money to provide for increasing class size. We get a safe crossing in the village. A car drove through the road whilst my children were crossing despite the lollipop lady standing in the road with her sign and quite clearly visible.
- I do not wish to be a NIMBY but I feel that it is obvious already how much Waterbeach has increased in density in recent years in comparison to other villages in the South Cambs area. This has been achieved mainly through in-fill and 'garden grabbing' and without check I feel the village is in danger of losing its identity to an urban sprawl. I honestly feel that any further development must consider offering additional infrastructure in terms of protected open space the village centre into a major route way at commuter times. I would like to point out that the village already has a large number of affordable homes in the form of 'temporary buildings' (3 parks). Also whilst I believe in the importance of helping a community to keep its extended family network, I do not see how the development of 'affordable housing' can be ring fenced for the benefit of the locals. Waterbeach enjoys easy commuting to Cambridge and London and I feel that any more development here will just absorb the shortfall in the rest of South Cambridgeshire. Without check Waterbeach could become a heartless sprawling dormitory town without the amenities.

### Location

- It depends where.
- But not next door to me!
- Would be interested to know where - part of Bannold Road development.
- Would like to know where the intended site of this development would be.
- Prefer houses to be spread out in Waterbeach rather than a single development.
- But outside the present village boundary, that would be the thin end of the wedge.
- Small developments should be integrated with the community and not stuck out on the edge.
- Small developments should be integrated with the community and not stuck out on the edge.
- I do not think such a development should be on former agricultural land. It should be on former industrial land or similar.

- Not within Chittering; it's a small hamlet and any further development would impose on the area. Also children are often living away from friends and A10 very busy.
- Any such development will end up isolated from the rest of the village. People with housing needs should be intermixed throughout the village and not left isolated in one area.
- Enough housing in this area. In reality it depends where they are located, preferably next door to councillors who are very good at putting new developments on other people's doorsteps.
- Yes, provided it is small and preferably built on land formerly used for housing or industry, but now derelict. Farmland is not brownfield - it is a valuable resource for growing local food, sustaining biodiversity, mitigating against the role of flooding, effects of climate change, etc.

### New developments underway

- Subject to the dispersal of small developments in the village.
- Waterbeach already has a large estate of new housing being built in the village
- I understand approximately 35 houses are already under construction at Cam Locks, Bannold Road.
- I thought that part of the Morris homes development (Cam Locks) was being set aside for affordable housing, is this not the case?
- Possibly, depends on where, what is meant by 'small', 'affordable' and 'local' as although defined at the front of this survey this is not always consistent. We have Cam Locks??!

### Reusing empty housing

- Why can't the houses in Park Crescent be used for this purpose?
- Why can't the MOD property off Bannold Road be acquired for affordable homes?
- It would be good to explore the future of Park Crescent before planning a brand new development.
- I have noticed that the ex- US Army houses in Waterbeach are boarded up. Couldn't the council rent them out?
- Currently there are empty houses in Park Crescent that have been boarded up for 6 months - what a waste!
- Park Crescent would be an ideal cul-de-sac for the council to take over from the MOD. Good family houses already established in the village.
- There are already empty homes in Waterbeach - the American quarters - what a waste, and too much housing has to be allocated to 'strangers'.
- I notice that there are developments on the High Street and Cam Locks currently ongoing - also the MOD seem to have boarded up the close near Bannold Drove (before level crossing) - presumably this site could be used?
- Cam Locks is being built and contains some smaller and social housing. Why build more? There is also a small development off Bannold Road that is boarded up. Why not refurbish these for affordable homes? I think they might be ex-MoD?
- There have already been several developments within the village and many properties unused and empty which need to be filled first. Please survey existing accommodation and service before building more homes in the village. There may be more homes available than you realise.

## Size

- Depending on the eventual definition of 'small'.
- It depends on the scale and location of the proposed development.
- Yes as long as it stays a "small" development" of no more than 50 properties.
- This would depend on the meaning of 'small'.
- But it would have to be very small. We already have a large site on the go in Bannold Road. I would not want to see the village overcrowded.
- A small development would be fine. A large development would change the nature of the village community too quickly and have adverse effects.
- Define 'small' - I suppose it depends on our need, but the risk is a development of how low income/income support neighbourhoods that are unkempt and bring the village image down. Possibly small clusters at spread out locations could work - but do you have the land? The key to the question is how many are needed and where!

## No need in Waterbeach

- The village is already too large
- Sufficient low cost housing already exists in the village.
- We live in an area of intense farming (we all have to eat).
- We feel it should remain a village that is a small and close knit community.
- I believe Waterbeach house prices are low compared to Cambridge and other villages.
- Waterbeach is large enough if building continues we shall soon become a small town NO MORE.
- I believe this village already has enough housing but not enough jobs for people living here.

## Perspectives

- Buying is the best option.
- I live in a private bungalow.
- I am very happy where I live
- Please can you clarify what you mean by affordable.
- It is too dark, we would like a bungalow with a garage please.
- In theory, yes. However, it is unclear what defines 'affordable housing' and who will pay for it.
- Affordable homes are often above the means of people who need them, so still not very affordable.
- Hope any application is more successful than when I last answered a similar questionnaire.
- Our local residents are being pushed out of the village - people moving here are commuting to London etc
- Waterbeach lacks mid-size 4-bed properties. If you want to go from 3 to 4- bed then only large expensive 4 bed available and these are rarely available. This would free up the smaller homes for local people. However, having said this, the village is a good size already and should not have further mass development.

- All the caravan sites in the village were probably in this category at one time. All have gone 'upmarket' and not being subject to the same planning/building regulations as everyone else has been allowed to get away with.
- Observation- A shortage of bungalows in the village creates a situation where older people cannot move from their existing house. This has the knock on effect of reducing the availability of all types of houses including those for first time buyers.
- Would prefer to live in Cambridge because of poor public transport service in Waterbeach and traffic on A10, but property too expensive in Cambridge. Not requiring other property in Waterbeach at present, property suitable for own needs. Adult daughter needs own home.
- We have suffered like all other rural areas from the Thatcher Government's decision to suspend the building of new housing by local authorities which has resulted in a severe shortage of housing to rent, aggravated here by the problems of accommodating all those who wish to work in Cambridge.
- As private landlords we aim to provide affordable houses for rent. Our family owned property company would have been interested, for example, in building a small development of 4 two bedrooomed houses on our own centrally located site in Waterbeach. However, property consultants inform us that 40% of houses built on even such small sites as this have to be social housing. This project has been shelved, with the consequent loss of four houses on the private rental market.