

Cambridgeshire ACRE

Housing Needs Survey Results Report for Survey completed in Whittlesford Parish during August 2010



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Context and Methodology

In July 2010 Cambridgeshire ACRE was commissioned to carry out a Housing Needs Survey in Whittlesford Parish. This survey was carried out on behalf of Whittlesford Parish Council working in partnership with Circle Anglia, an affordable homes provider and South Cambridgeshire District 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 658 addresses in the Parish, including all the business addresses on 6 August 2010. The survey packs included a covering letter from Whittlesford 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 Whittlesford Parish or who wish to return to the parish.

The closing date for the survey was 13 September 2010. 226 completed forms were returned giving the survey a 34% response rate. Appendix 4 contains tables showing the full results.

Whittlesford Parish

Whittlesford is a thriving village with a population of approximately 1,550, situated six miles south of Cambridge. It has expanded in recent years due to the economic growth in the region and has become increasingly a dormitory for commuting to Cambridge or London.

The village is close to the Imperial War Museum at Duxford, which is a world-renowned heritage complex; over fifty working historic aircraft are based there. Linton Zoo, Wimpole Hall, Anglesey Abbey and Newmarket are to be found within a ten mile radius.

Whittlesford has village shops, a Post Office, hairdressers, a primary school and churches. There is a small industrial estate at the edge of the village and a number of small companies have premises in the village itself.

Whittlesford railway station lies on the London (Liverpool Street) line, allowing some of its residents to commute to London for work. The village lies close to the busy M11. A regular bus service also operates through the village.

Current average property prices in Whittlesford are a bit higher than 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 2010¹

No. of bedrooms	Whittlesford Parish	South Cambs	Fenland	East Cambs	Hunts	Cambridge City
1	£134,000	£127,000	£102,000	£108,000	£120,000	£142,000
2	£206,000	£190,000	£144,000	£156,000	£174,000	£244,000
3	£278,000	£270,000	£202,000	£210,000	£237,000	£298,000
4	£455,000	£410,000	£296,000	£314,000	£353,000	£424,000

For a household to be able to purchase a 3 bedroom house (at the price stated above) in Whittlesford, a combined income of £69,500 would be required. Over 68% of the population of Whittlesford earn less than this amount². Further still, over 51% earn less than the amount needed to buy a basic, two bedroom property. The median income in Whittlesford is £35,300 per annum.

¹ Source: www.nestoria.co.uk

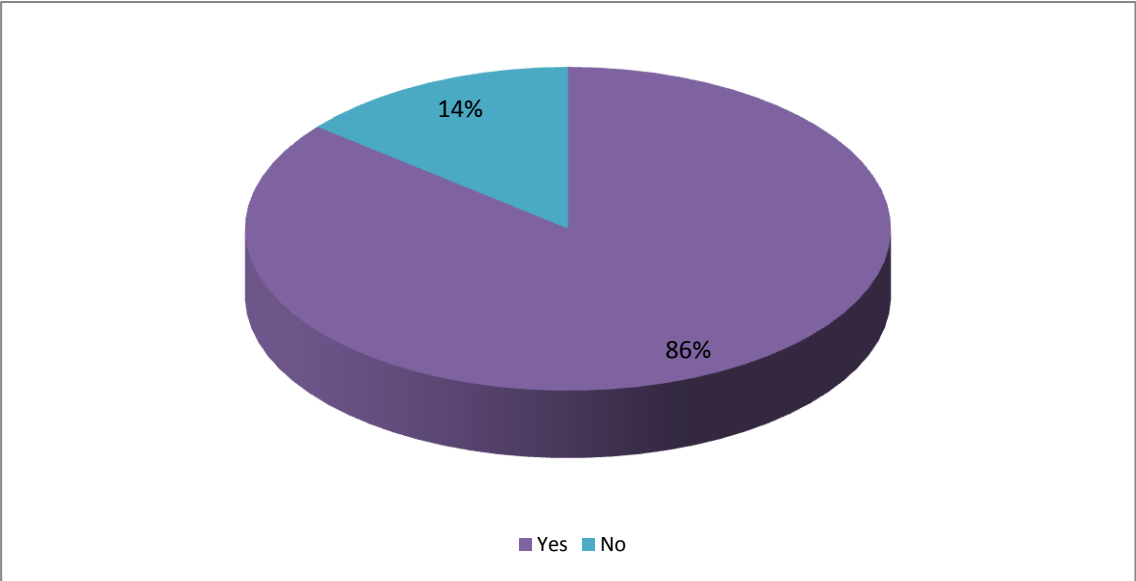
² Source: CACI Paycheck 2009

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 86% of respondents felt their current home was suitable for their household needs, only 14% indicated that their current home is unsuitable for their needs.

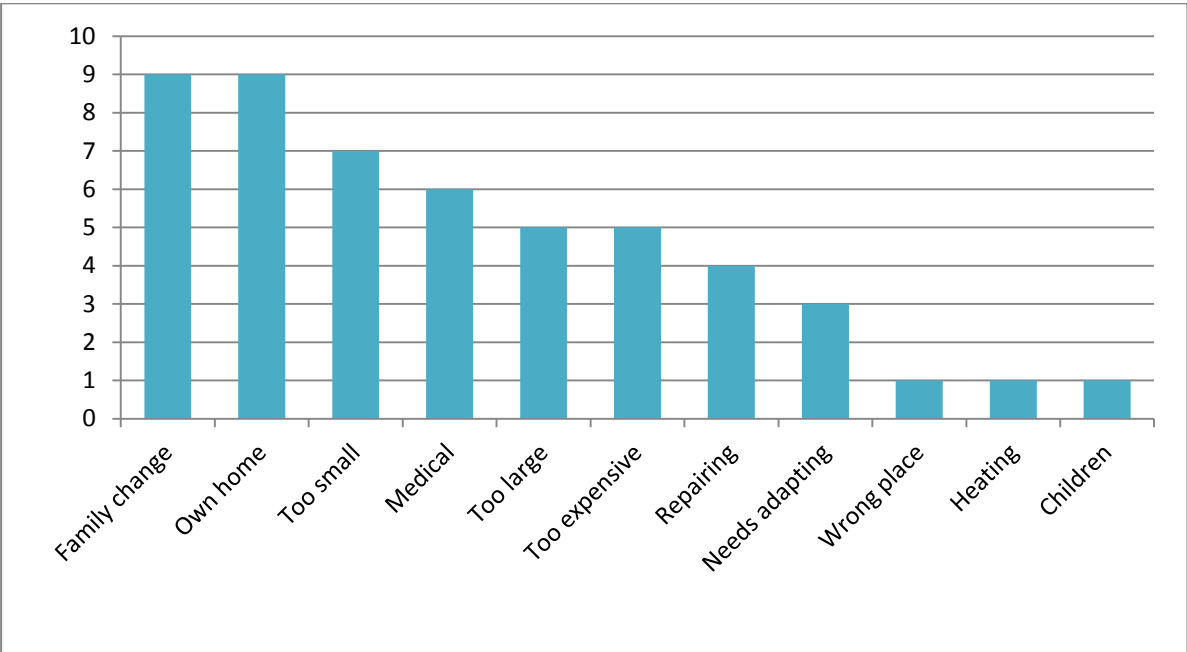
Figure 2: Suitability of current home



The 14% of respondents who indicated that their current home is unsuitable for their needs equates to 27 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.

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 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.

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.

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 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.

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.

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.

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 heating is inadequate: The property may have heating which does not provide sufficient daytime warmth; this can be a problem for people with mobility issues. In some properties this can lead to condensation and damp, exacerbating medical problems.

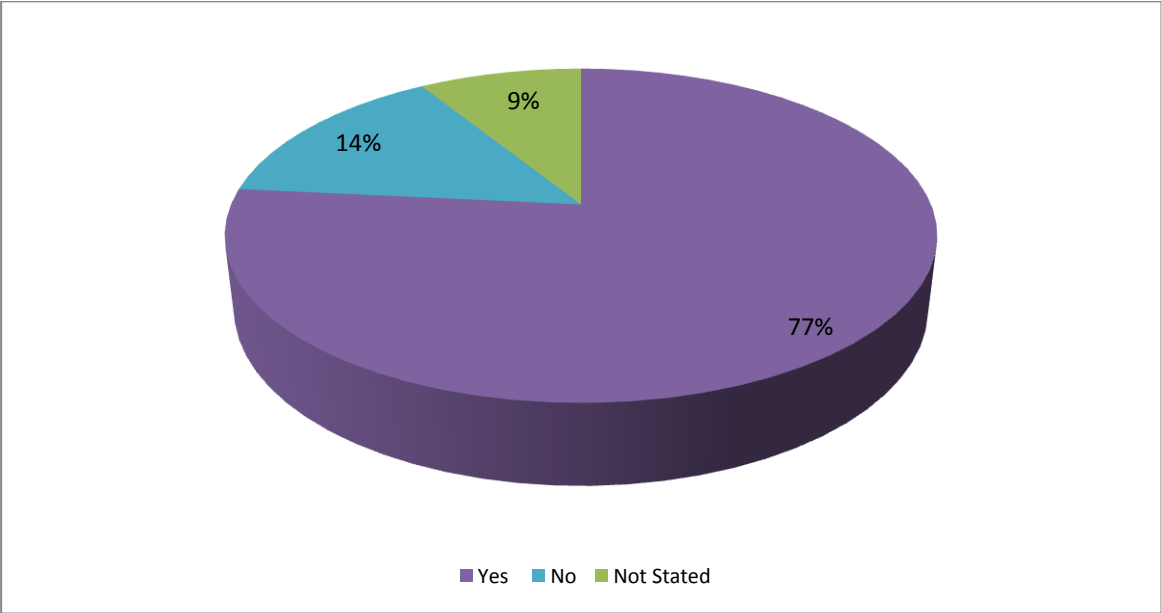
The property does not allow my children to live there: People want their children to live with them but either the rules do not permit it or the property is too small or they cannot afford a large enough home on the open market, either rented or owned.

Views on Affordable Housing Development in Whittlesford

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. 77% of respondents said they would be in favour; 14% stated that they would not be in favour and 9% 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 Whittlesford.

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 twenty seven households.

Length of time living in Whittlesford

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

Whittlesford has clearly been a popular location for many years. Table 2 below shows how long the twenty seven households have lived there. The data shows that nineteen of the households have lived in the parish for over 11 years, whilst three households have been lived in Whittlesford for between 6 and 10 years. The remaining three households have become residents more recently (in the last five years). Two households do not live in the Parish.

Table 2: Length of time living in the village

	Frequency
0-5 years	3
6-10 years	3
11-20 years	3
21-30 years	5
31-50 years	9
51-70 years	2
Over 70	0
Not stated	2
Total	27 households

Family connections to Whittlesford

Respondents were asked to indicate whether or not they or another member of their household had family connections to Whittlesford parish. Eighteen stated that they have a family connection to the parish. The other nine households have no family connection to Whittlesford.

There were three known households who were obliged to live elsewhere as they could not afford to live in Whittlesford.

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	5	5
2 people	5	10
3 people	6	18
4 people	9	36
5 people	2	10
Total	27 households	79 people

Age

The age profile of the 79 residents making up the twenty seven households is shown in Table 4. This data reveals that the age profile of those stating a housing need is 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 next largest groups are those aged 25 – 29 and those aged 40 - 49 who in need of affordable housing.

Table 4: Age profile of residents

	Frequency
Under 25 years	23
25 - 29 years	13
30 - 39 years	6
40 - 49 years	13
50 - 54 years	4
55 - 59 years	6
60 - 64 years	8
Over 65 years	6
Not stated	0
Total	79

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	50
Unemployed	3
Student	4
Child	13
Retired	8
Not stated	1
Total	79

Property Type and Size

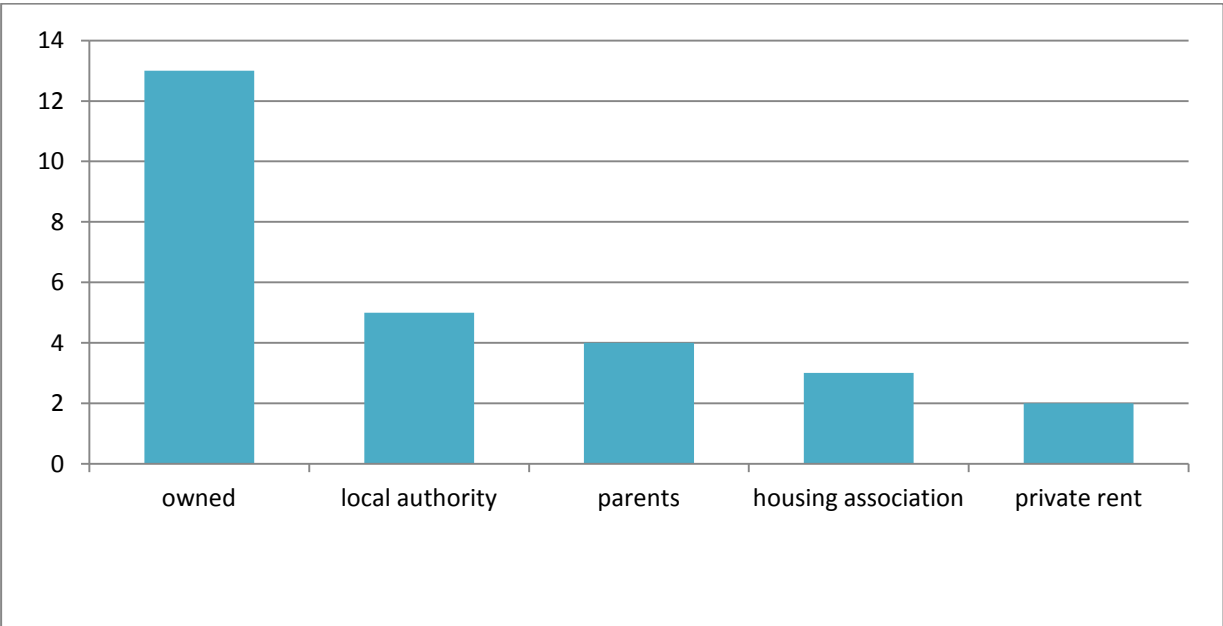
Respondents were asked to provide information on the type and size of property that they currently live in. Of the twenty seven households that responded, twenty two indicated that they currently live in a house, three in bungalows and two live in flats.

The properties occupied include 1 bedroom properties (one); 2 bedroom properties (five); 3 bedroom properties (fourteen) and 4 bedroom properties (seven).

Property Tenure

Respondents were asked to indicate who owns their current home. Figure 5 displays the results. The majority of households (13 households) currently own their home (either with or without a mortgage). Five rent from the local authority. Some respondents live in properties owned by their parents (4 households). Three households rent from a housing association. Two households live in privately rented accommodation.

Figure 5: Current Property Tenure



RESULTS FOR PART THREE: TO ASCERTAIN HOUSEHOLD REQUIREMENTS

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

Property Type and Size

The preferred type of property for twenty two of the respondent households is a house. Three need to live in a bungalow. Two 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 3 bedroom properties (fourteen households), there is also a desire for four bedroom (seven households); two bedroom (five households) and one bedroom properties (one household).

Table 6: Size of property required

	Frequency
1 bedroom	1
2 bedroom	5
3 bedroom	14
4 bedroom	7
5+ bedroom	0
Total	27 households

Property Tenure

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

Three 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.

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	16	16
2 people	4	8
3 people	2	6
4 people	4	16
5 people	1	5
6 people	0	0
Total	27 households	51 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	18
25 - 29 years	12
30 - 39 years	6
40 - 49 years	8
50 - 54 years	1
55 - 59 years	0
60 - 64 years	1
Over 65 years	0
Total	51 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 8 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 overleaf 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 (42 out of 51 people).

Table 9: Status of people in the household

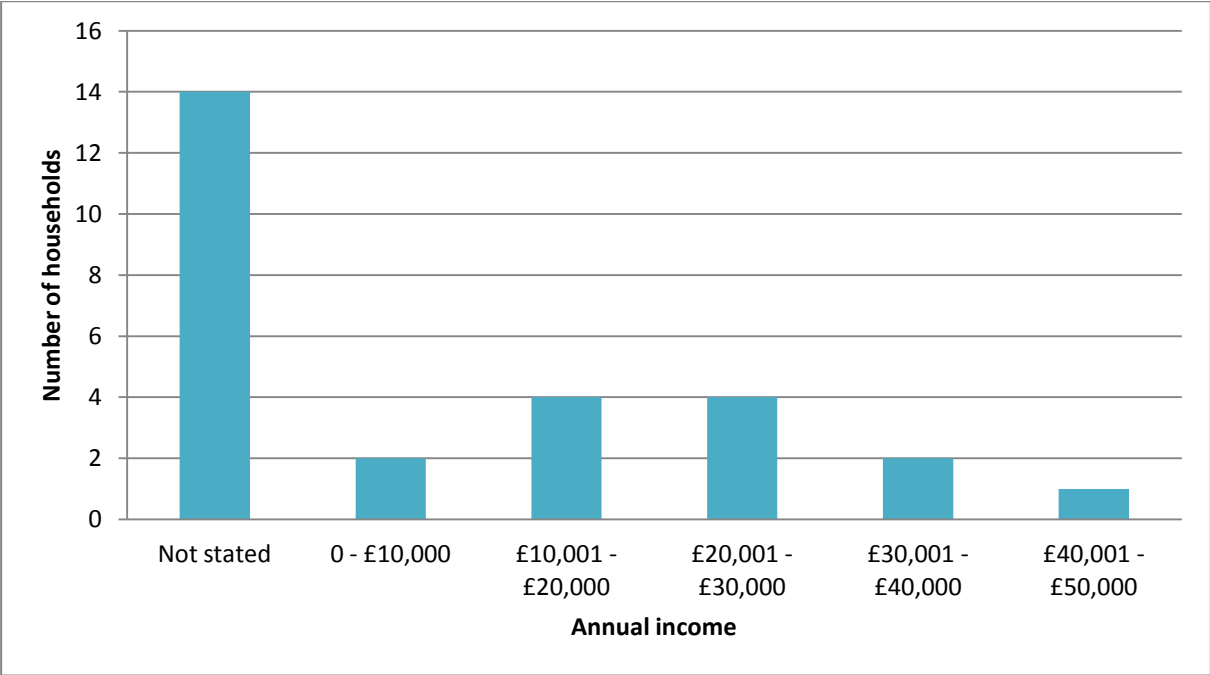
	Frequency
Employed	29
Unemployed	2
Student	1
Child	13
Retired	5
Not stated	1
Total	51 people

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.

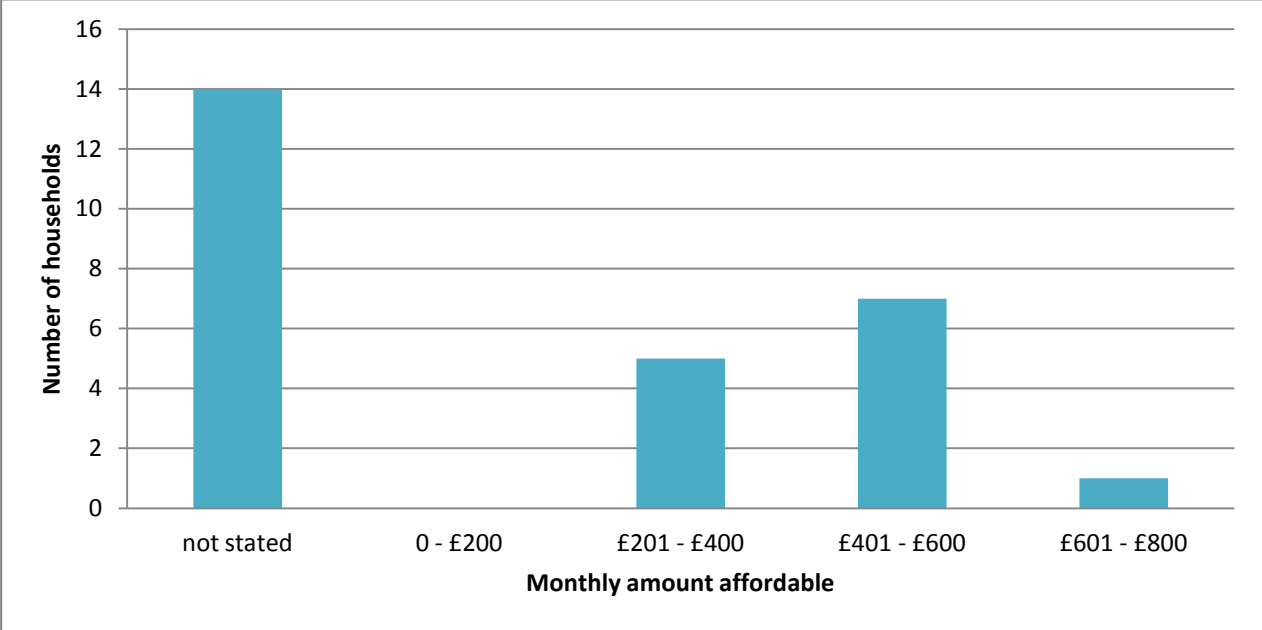
Figure 6 displays the results for the twenty seven respondent households. Four of the respondent households have a combined income of £10,001 to £20,000 per year; whilst a further four had an income of £20,001 to £30,000. Two earned less than £10,000 a year and a further two households had incomes of £30,001 to £40,000. One household had an income of £40,001 to £50,000. Fourteen 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 seven of the households could afford to spend between £401 - £600 per month on housing. Five could afford between £201 - £400 and one could afford between £601 - £800. Fourteen did not state an amount.

Figure 7: Maximum monthly payment available for housing



Buying on the Open Market

Eight 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 data³ for Whittlesford 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.

³ Source: www.nestoria.co.uk

Table 10: House price data for Whittlesford (September 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	£134,000	£33,500	£33,500	£2,790
2	£206,000	£51,500	£51,500	£4,290
3	£278,000	£69,500	£69,500	£5,790
4	£455,000	£113,750	£113,750	£9,480

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 eight households stating a wish to buy on the open market, seven 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. Three households stated that they might be interested in buying a home in shared ownership but only one has the income and deposit to be able to do so. There is also one household 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 Whittlesford house price data⁴.

⁴ Source: www.nestoria.co.uk

Table 11: Shared ownership in Whittlesford⁵

No. of bedrooms	House Price	20% share	Deposit required (assume 20% required)	Total Costs per Month	Annual joint household income required
1	£134,000	£26,800	£5,360	£510	£18,365
2	£206,000	£41,200	£8,240	£770	£27,690
3	£278,000	£55,600	£11,120	£1,030	£37,020
4	£455,000	£91,000	£18,200	£1,660	£59,940

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

Sixteen households said they would prefer to rent a property and sixteen expressed a preference for rental through a Housing Association.

Table 4 shows the typical monthly rental cost of a Housing Association property in 2010.

Table 4: Typical rental costs of Housing Association properties

No. of Beds	HA Monthly Rent ⁶	Private Monthly Rent ⁷
1 (or bedsit)	£360	£604
2	£375	£750
3	£460	£950
4	£545	£1,351

⁵ Source: Figures used have been calculated using Hastoe East's Affordability Schedule

⁶ Source: www.home-link.org.uk

⁷ Source: www.nestoria.co.uk

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 Whittlesford 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 Whittlesford. There are 51 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 follows⁸:

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	51
	14	1		14	11		9			2					

Findings from Housing Needs Survey conducted in August 2010

The Housing Needs Survey conducted in August 2010 indicated 20 households in need of affordable housing (after those who could afford to purchase their desired property had been discounted). 11 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 9 additional households.

Seven 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	7
				5	1		1								

The other two 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	2
	1			1											

⁸ 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	
	15	1		20	12		10			2					60

Recommendation

To fulfil all current and immediate housing need in Whittlesford, 60 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 Whittlesford Parish Council



WHITTLESFORD PARISH COUNCIL

Clerk: Ian Skellern, Ash House, Owls Close, Whittlesford, Cambridge, CB22 4PL

Tel; 01223 836106

e-mail

ian.skellern1@btopenworld.com

6 August 2010

Dear Parishioner,

Whittlesford – Housing Needs Survey

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

The Parish Council is concerned that there appears to be a shortage of affordable housing for **local** people within Whittlesford. 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,

Ian Skellern

Ian Skellern
Parish Clerk

For and on behalf of Whittlesford Parish Council

Appendix 2: Housing Needs Survey from Cambridgeshire ACRE

6 August 2010

The Householder

Dear Householder

Whittlesford – Housing Needs Survey

Whittlesford 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 13 September 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

phone 01353 865037

Encs

Appendix 3: Housing Needs Survey

LOCAL HOMES FOR LOCAL PEOPLE HOUSING NEEDS SURVEY FOR WHITTLESFORD

This survey is being carried out to assess housing need in Whittlesford. 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 Whittlesford have been sent a survey. A local connection would be through living in Whittlesford already, through family (parents or children usually) or through having worked in Whittlesford 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 large
 It needs repairing
 It needs a bathroom
 It needs adapting to suit our needs
 Other:

It is too expensive
 It is in the wrong place
 I have a medical problem
 I need my own home
 I share with other households
 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 Whittlesford?

Yes

No

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

yrs

mths

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

Yes

No

Please specify connection:

Question 5 - Do you or another member of your household work in Whittlesford 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 ^{Note 1}

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 Whittlesford 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
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

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 13 September 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

Q1a: My current home is suitable for my household	Frequency	Valid Percentage
Yes	194	86
No	32	14
Not stated	0	0
Total	226	100

Q1a: Reasons for unsuitability	Frequency
The property is too small	7
The property is too large	5
The property needs repairing	4
The property needs adapting	3
Too expensive	5
The stairs are a problem	0
Family needs are changing	9
Wrong place	1
I have medical problems	6
I need my own home	9
I need a garden	0
The heating needs changing	1
The property needs a bathroom	0
Children	1
Total	51

Q2: Would you be in favour of a small development of affordable homes for local people?	Frequency	Valid Percentage
Yes	173	77
No	33	14
Not stated	20	9
Total	226	100

Part 2 - Household Circumstances

Q3a: Do you live in Whittlesford Parish?	Frequency
Yes	25
No	2
Not stated	0
Total	27

Q3b: If yes, how long have you lived in Whittlesford Parish?	Frequency
0-5 years	3
6-10 years	3
11-20 years	3
21-30 years	5
31-50 years	9
51-70 years	2
Over 70	0
Not stated	2
Total	27

Q4: Do you or another member of your household have family connections to Whittlesford Parish?	Frequency
Yes	18
No	9
Not stated	0
Total	27

Q5: Do you or another member of your household work in Whittlesford but live elsewhere because you cannot afford to live locally?	Frequency
Yes	3
No	24
Not stated	0
Total	27

Q6(i): Please provide details of everyone living in your home at present, including yourself. [Gender]	Frequency
Male	39
Female	40
Not stated	0
Total	79

Q6(ii): Please provide details of everyone living in your home at present, including yourself. [Status]	Frequency
Employed	50
Unemployed	3
Student	4
Child	13
Retired	8
Not stated	1
Total	79

Q6(iii): Please provide details of everyone living in your home at present, including yourself. [Age]	Frequency
Under 25 years	23
25 - 29 years	13
30 - 39 years	6
40 - 49 years	13
50 - 54 years	4
55 - 59 years	6
60 - 64 years	8
Over 65 years	6
Not stated	0
Total	79

Q7(i): What type of property do you currently live in? [Type]	Frequency
House	22
Flat/maisonette/apartment/bedsit	2
Bungalow	3
Sheltered/retirement housing	0
Bungalow with wheelchair access	0
Caravan/mobile home/temporary structure	0
Other	0
not stated	0
Total	27

Q7(ii): What type of property do you currently live in? [Number of bedrooms]	Frequency
1 bed	1
2 beds	16
3 beds	8
4 beds	2
5 beds	0
not stated	0
Total	27

Q8: Who owns the property you live in?	Frequency
Live with parents	4
Rented from Local Authority	5
Rented from a private landlord	2
Owned with or without a mortgage	13
Rented from a Housing Association	3
Live in tied accommodation	0
Shared ownership (part owned/rented)	0
Not stated	0
Total	27

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

Q10(i): What type of property are you looking for? [Type]	Frequency
House	22
Flat/maisonette/apartment/bedsit	2
Sheltered/retirement housing	0
Bungalow	3
Bungalow with wheelchair access	0
Caravan/mobile home/temporary structure	0
Other	0
Not stated	0
Total	27

Q10(ii): What type of property are you looking for? [Number of bedrooms]	Frequency
1 bed	1
2 bed	16
3 bed	8
4 bed	2
5+ bed	0
Not stated	0
Total	27

Q11: Are you looking to:	Frequency
Rent from a private landlord	0
Buy on the open market	8
Rent from a housing association	16
Buy in shared ownership	3
Not stated	0
Total	27

Q12(i): Who would be in the new household? [Gender]	Frequency
Male	25
Female	26
Not stated	0
Total	51

Q12(ii): Who would be in the new household? [Status]	Frequency
Employed	29
Unemployed	2
Student	1
Child	13
Retired	5
Not stated	1
Total	51

Q12(iii): Who would be in the new household? [Age]	Frequency
Under 25 years	18
25 - 29 years	12
30 - 39 years	6
40 - 49 years	8
50 - 54 years	1
55 - 59 years	0
60 - 64 years	1
Over 65 years	5
Not stated	0
Total	51

Q13: When planning Affordable Housing schemes it is helpful to understand local income levels. Please state combined household income (before tax).	Frequency
Not stated	14
0 - £10,000	2
£10,001 - £20,000	4
£20,001 - £30,000	4
£30,001 - £40,000	2
£40,001 - £50,000	1
over £50,000	0
Total	27

Q14: What is the maximum monthly payment your planned household can afford for housing?	Frequency
not stated	14
0 - £200	0
£201 - £400	5
£401 - £600	7
£601 - £800	1
£801 - £1000	0
over £1000	0
Total	27

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

Q16(i): Actions taken – completed a housing register application form	Frequency
Yes	11
No	12
Not stated	4
Total	27

Q16(ii): Actions taken – looked at privately rented accommodation in the area	Frequency
Yes	8
No	10
Not stated	9
Total	27

Q16 (iii): Actions taken – looked at open market housing in the area	Frequency
Yes	15
No	6
Not stated	6
Total	27

Q16(iv): Actions taken – investigated whether you could obtain a mortgage	Frequency
Yes	12
No	9
Not stated	6
Total	27

Appendix 5 – Comments on the possibility of a small development of affordable homes in Whittlesford 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

- My grown up children are very much in need.
- Daughter looking to purchase locally, she is 23 years old.
- Parents will be retiring soon and hoping to move to smaller house.
- House too large and garden even bigger, Bathroom needs adaption.
- Although we have no requirement at present we are just thinking of the future for our children.
- Not currently looking, would like to buy on the open market in 2-3 years time once saved up.
- It would be good if two of my married daughters could find accommodation - Cambridge is very expensive.
- Our family members have had to move out of the village to rent/live in Duxford airfield and would like to move back to Whittlesford.
- My present home is tied to my job so when I retire it would be good to be able to stay in the village, so extra rentable properties would be useful.
- It is good to keep families close. Don't need to move, just require improvements for health i.e. controllable heating i.e. gas shower instead of bath
- I have two teenage daughters who live with me. I would like to think that if they wish to live in Whittlesford that there would be suitable housing to buy or rent when they need it.
- My own daughter when made an application never had any response. She has a small child and another on the way living in a small 2 bedroom house in Duxford which she can't afford.
- I have lived in Whittlesford for most of my life until I married. I have now got divorced and want my children to live with me. I am unable to afford to buy in Whittlesford nor rent a larger house. I also need to be near my elderly parents.

We would welcome a new development

- Bungalows for widows/widowers of over 65-80.
- Young people have to leave the village which is wrong.
- Starter homes for the younger members of our community. Maybe small flats.
- There is no provision for young people to stay locally, very limited opportunities.
- Our children may wish (hopefully!) to move out eventually and will need affordable housing, but not yet for 2-5 years yet.
- My eldest son benefitted from a similar scheme in our last village of Widdington in Uttlesford. It enabled him to get a foot onto the housing ladder.
- I am chairman of the Nicholas Swallow Charity, which has been attempting to buy suitable land in the village for a small development for at least ten years.
- It's common knowledge that the whole country is short of affordable housing. Whittlesford is no different but I suspect we'll have our fair share of NIMBY'S.

- Whilst I am lucky enough to have a job with 'tied' accommodation I am aware of many people in need here. When a house was last available at Swallow Croft, a number of people approached me to express their need for this housing.
- Attended the meeting (with David Langley MP) and we cannot understand why negotiations have been going on for 4 years with the council when the money and land is available and if these houses are ever built village people must have first refusal.
- What do you mean by small? You say you cannot define it so, we need to build as many houses in Whittlesford as is necessary. The planning authority has ignored the real need for affordable houses for some years. Their policy of 40% affordable houses on plots over one in Whittlesford has not worked. Not one affordable house has been built since this policy was adopted.
- We have a three bed house but as our children who grow up, they need to move out, and it is so very hard for this generation to make that step in life and become independent. They cannot afford private rents in Whittlesford. SCDC - housing list; you only get housed when you are banded A & B. You don't stand a chance when you are at the bottom of the list C & D banded, it is years before you get accommodation, if ever. The village needs more smaller homes for single people as well as young couples starting a family. Our children want to stay living locally to their family, but are often forced to move away like my son (even though he works in Whittlesford) as it's their only option of having a home. The houses must be affordable approx £200-£300 max per month. For young people working or on apprenticeships they do not earn more than £12,000 a year.

No need in Whittlesford

- I don't think there should be any further development in the village.
- I feel that any further increase in housing density in the village would be inappropriate.
- I believe that this should already have been addressed in the recent new developments in Whittlesford. I am not in favour of the village becoming much larger.
- Whittlesford is a small peaceful village. It is important to us to preserve the open spaces and character of the village and not let it turn into just another sprawling residential suburban area of Cambridge. The village has seen a lot of building recently with a huge hotel and new homes off Station Road.
- This would only add to the already planned developments in Duxford and nearby. Also the one in Station Road is just completed. Any more would make the village busier and less pleasant to be in. We already suffer from traffic noise. These new developments already have share/part ownership schemes.
- Whittlesford is a lovely village that retains a village feel and any further development would seriously run the risk of taking away one of the few remaining villages in South Cambs. Many people enjoy village life and continued development will turn villages into towns which will impact negatively on the people who live there.
- We would most definitely not be in favour of any more affordable homes being built in the village. There are more than enough already, of both council homes and homes provided under the sheltered and affordable housing schemes. There is already an undesirable element that has moved into the village, I don't want to be judgemental (I was brought up in a council house myself) but nowadays there are a certain few that occupy these dwellings that have no respect for other residents. It is not a given right that you should be provided with accommodation in the village, just because your parents are residents. If you give the go ahead for this project, you are just setting a

precedent for future projects to get the seal of approval. When I was of the age to want my own home, I had to work for a deposit to purchase a property then move two hundred miles away to be able to afford the purchase. This project would alter the whole meaning of the word 'village', if we had wanted to reside in a place overrun with affordable homes, we would have purchased a property in Sawston. Please don't change our village; after all we don't want to end up building on every spare piece of land available.

Issues around affordable housing

Allocation

- But they must be local.
- Only local people though.
- There is a need for local people only.
- As long as the tenants look after the property properly!!
- For any people - once they get here then they will be 'local' won't they?
- It depends what you mean by local. People who have grown up in Whittlesford. Yes!
- With first priority to persons whose family are brought up in the village of Whittlesford.
- But only if these are retained as affordable homes and cannot be re-sold on the open market.
- Yes - if the survey indicates the necessity of such a development but it must be for local people.
- If effectively restricted to local people as a means of avoiding extensive separation of families.
- If they went to village people, as I tried for the homes in Station Road, but did not have any response.
- I would prefer the affordable homes to be for retired elderly people, preferably with some warden control.
- Depends on size; location and that just for Whittlesford residents and possible Duxford, Thriplow but not as overspill for Cambridge.
- If it's for local people from Whittlesford no problem, as long as it's not for people who have nothing to do with village.
- Any development of affordable housing should be for local people or for relatives of established families already living in the village.
- Because they never end up being owned by local people normally end up on buy to let market and the only people who really benefit are the landowner and landlords.
- As long as the priority is for local people that need the homes and meet the criteria. The homes need to remain available as affordable homes in perpetuity and should not be sold on privately,
- This would be a good idea but Whittlesford people never get to stay in the village even the new ones in Station Road you have put people in from Sawston, South Wales - one couple have no children.
- Also depending on the system for giving preferences to local people. There is a shortage of affordable housing generally in South Cambs and I wouldn't want it to be entirely at the expense of key workers for example moving into the area from elsewhere.

- But only if they remain as affordable for local people i.e. Once the first purchaser has moved in, they can only resell to local people and for a relative, rather than absolute price increase. E.g. Sell back to a housing association, and not on the open market.
- From my knowledge of what has happened in other villages these developments are rarely occupied by local people who wish to remain in the village. Rather, they can be a means of cleaning waiting lists and can be occupied by people who have no empathy with, or a particular desire for, village life.
- Only for local people. Whittlesford already has large housing association provision, but some of this has been allocated to people who do not have direct local connection. This has reduced available stock for those local people in real need and has added an 'anti-social' element to the community. This is not an acceptable use of public funding.
- We do not wish to see further change in the character of the village. Such a development cannot be reserved for local people after initial occupation and so it becomes a device for indirectly expanding the village. An increase in the housing stock of the existing village charities would be acceptable - providing property ownership remains with the trusts.
- But only if assurances were given that LOCAL people - those with local family connections be given preference on basis of close connection to village i.e. Allocation reserved for local decision making not the general CCC or SCDC Housing Lists. I acknowledge problems about realistically 'Affordable' but all the more reason for local control and solution seeking. e.g. William Swallow, Village charity rather than national regional even county Housing Association.

Conservation

- We are also concerned about the wildlife habitat.
- As long as it is in a suitable location which does not spoil the landscape.
- Bearing in mind this is a rural village and it would not be acceptable for housing to destroy its setting or to destroy areas of natural habitat.
- (Small)! I do not consider former agricultural land to be a brownfield site (though this may be the official view). I am not in favour of buildings on green belt land.

Design

- In keeping with village style, not too imposing.
- As long as the development is in keeping with the rest of the village.
- Something on a similar scale and design to 'Chalk Farm' in Stapleford. Open to people with real links to village.
- The development should be for affordable housing only, and not as in many developments mainly superior houses with a token few affordables (maximum profit for developers).
- Only if this is done with no destruction to the existing character of Whittlesford. This is a country village and it is important that it remains as such. I see such a development is already being built in Station Road!!
- It is important that sensible provision for cars be made in any development, to avoid cars being parked on roads. It is also important that the site enhances the environment and blends in well with its surroundings.
- It would be lovely if pockets of land could have e.g. 5-6 houses, rather than 20/30 in one area. Is it true the housing association houses have three loos, but no room to store a Hoover etc.?! E.g. Station Road, Whittlesford.

- Yes, I'm in favour of local housing for local people etc but it must be in places accessible by local transport and be sympathetic to current housing in the immediate area. Ghetto style (overcrowding) in areas without public transport will lead to further alienation and poverty for these the housing is being provided for.
- No there are quite a lot of small houses in this village, the houses we need are the 4 bedroom houses, since people do not wish to move away from Whittlesford, they are likely to move from the smaller houses or in my case to smaller houses and this would release the smaller more affordable houses for the young. I don't need to move but if there have nice 4 bedroom houses available in the village; I would be interested in moving.
- Would depend on how small and where situated, but my experience of 'affordable housing' is not positive - badly designed, badly built homes sardined together onto land which would otherwise have been used for something better to benefit the community, You have also not defined 'local'. When we finished our education, we could not afford to live in our ideal location, which is why we and others work hard and save to achieve what we need and what makes an area desirable.

Local amenities

- It should be within the village - to preserve the viability of shop and post office.
- As long as it is of a scale that can be supported by local resources - roads, schools, transport etc.
- The infrastructure of the village is already inadequate - poor roads, poor drainage, poor lighting, poor broadband etc.
- Possibly - depending on where it will be, the nature of the homes, density thereof and attached changes made to local facilities - e.g. school capacity, bus and doctor / dentist provision as well.
- As long as it is situated where the extra households/cars do not impact negatively on existing households. (e.g. Developments in Station Road have had a negative impact on residents and state of the road and verges).
- Local people need affordable homes to purchase. However, an estate of more than 100 houses would require an update of infrastructure, such as traffic lights where Whittlesford meets the A505, which is already dangerous due to the speed of drivers coming along the A505. If traffic lights or even a roundabout (mini) was put there, then extra housing would be feasible and safe for new and existing residents.
- The answer to this question is probably a 'no brainer' in that all reasonable people would say 'yes'. However, any new development is bound to affect some existing residents (reduction in value of their property, reduction in amenities, increase in traffic etc) and therefore a (near) 100% 'yes' answer to this question should not be used to railroad through a development without consideration of those residents affected.

Location

- Depending on the proposed site.
- Depends where they will be built.
- If suitably located and limited in scale.
- Depending on situation/number of houses implications for traffic etc...
- Development preference brownfield sites, unmanaged greenfield sites.
- This of course would depend on where the development would be situated.

- Better 2 or 3 small groups of houses rather than one larger development.
- Yes, if the development was sensitively planned and not sited on agricultural land.
- Provided siting of the development was suitable. Consider using part of the village allotments.
- Under the definition of 'Location' former agricultural land should be 'greenfield' not 'brownfield'.
- Prefer affordable homes to be distributed throughout village and integrated. Very small cluster possibly ok.
- We would welcome a development in the Newton Road area even though it is outside the 'village envelope'.
- But only if built within the existing village development boundaries - no homes should be built outside this limit.
- Rather build 2 or 3 houses scattered about here there and everywhere rather than a clump of 30 houses altogether.
- They need to be within walking distance of the shop (which needs to keep going with the post office) and the school.
- We are unclear about the definition of 'former agricultural land'. Does this mean farm land or farm buildings (land).
- Suggest end of site off North Road after 'The Bees in the Wall' on the same side or the end of Whiskin's in dead field area.
- I would be against using our precious green spaces but perhaps 'brown' sites e.g. Former business site on Hill Farm Road?
- Agricultural / former agricultural land should not be used. Some woodland in the village may be in a suitable location for house building.
- Provided that current agricultural land is not used as we will need every acre for food production in the future. Brownfield sites and infilling would be ideal.
- I think it should be small in size to be in keeping with other groupings of residential developments in Whittlesford. Maybe 2 or more sites rather than one big one.
- Living on the Newton Road myself. I would be very happy to see a housing development on the wooded area of Newton Road, as well as helping the younger generation to be housed it would improve the eyesore of overgrown creepy woods.
- We own a 2 acre paddock that is outside the village framework but backs onto properties within the Whittlesford Bridge area. We would be interested to discuss the possibility for using this as a location for affordable housing.
- It should be sited in an appropriate, sustainable location not just on 'Parish Land' or similar for commercial reasons as is sometimes the case. I work for a planning firm and would be happy to provide a free opinion of suitable locations to be considered.
- Affordable housing should be an integrated part of larger developments such as those in South Cambs at Trumpington Meadows. The 'affordable' banner should not be used to enable piecemeal development at the cost of bio diversity and village character. In short developments where appropriate should be of mixed character,



Size

- 10 - 20 houses.
- Dependent on size and location.
- Key words being small and local.
- However, this would depend upon how 'small' it becomes.
- The development must be small maximum of twenty homes.
- But this should be a small development not exceeding 10 houses.
- I support the idea in theory, but cannot support anything without a proper definition of 'small'.
- A small development only. There are 'affordable homes' being built in two developments in Station Road currently.
- Depends what is meant by 'small'. I don't approve of trying to stuff 16 houses into someone's back garden! Also wouldn't want a 'Hanley Grange'
- As long as 'small' is kept to. There seems to be a lot of affordable housing around. Too many housing developments could overcrowd the beauty of the village and demolish our countryside.

Station Road, Whittlesford

- Also just being built / finishing 2 new estates on Station Road and presumably some affordable homes.
- Not in Station Road however as we already have 2 new estates and I feel we have done our part. Brownfield sites only.
- As we are already having several affordable houses on Hill's development and Belway Development, I feel there will be enough in the Station Road area.

Perspectives

- I can't answer without knowing more details.
- Why is this survey so slanted against people who are happy with their own home - it makes the answers you receive to question 2 very manipulated.
- Too many people have become focused on a house being a money making investment rather than a home. This fractures society and leads to divisions. The pendulum needs re-balancing.
- Provision of 'affordable' housing for local people who are less well off is highly commendable. However, the situation is more complex than that. Where 'affordable' housing is in short supply a 'means test' should be used to determine who are the most deserving cases. 'Affordable housing should not be a 'house for life' where circumstances change for the better. In some circumstances it can also restrict social mobility to the extent that those out of work may wish to live locally (and possibly collect 'benefits') rather than seek out work in other areas.
- Mixed tenure of social and low cost home ownership (HomeBuy, shared ownership, equity share). In rural locations it may be that the maximum percentage of ownership is 80% but not for standard housing developments where there is a Right to Acquire and where public sector grant is invested there is a right to 'staircase'. This also poses a problem for lenders and MiP (Mortgagee in Possession) clauses. In addition should this survey not be a SHMA (Strategic Market Housing Assessment) ? How will it meet ODPM (Offices of the Deputy Prime Minister) August 2007 guidelines and how robust can it be without 'triangulation'?
- I am disappointed to be receiving yet another biased questionnaire from my local council 'Local homes for local people' has clearly already set the agenda. There is no opportunity in this document to disagree with the basic premise other than Q2. Unfortunately as you have not sought any information about my household or needs (beyond the suitability of my current dwelling) my comments in Q2 have no context for your study. I have lived in this village for 5 years so I am not considered to be local. I like the village but have no fear of an influx from outside or need to move within the village. Communities change with time - I could never afford to buy where I was born so I moved on. Diversity and mobility are part of modern life; artificially protecting housing stock is not a long term solution to housing inflation.