

Cambridgeshire ACRE

Housing Needs Survey Results Report for Orwell Parish

April 2009



Local Homes for Local People

Contents	Page Number
Context and Methodology	3
Orwell Parish	4
Part One: Assessment of Current Housing Situation	5
Current Housing Stock	5
Household Characteristics	7
Views on Future Housing Development	10
Relatives who have moved away	11
Households who need to move	11
Part Two: Assessment of Housing Need	12
Where and When?	12
Property Type and Tenure	13
Reasons for the Move	14
Household Characteristics.....	15
Household Income vs Affordability	17
Part Three – Summary and Recommendations.....	19
Appendix 1 – Covering Letter	20
Appendix 2 – Housing Needs Survey Form	21
Appendix 3 – Tables showing the Full Results	26
Appendix 4 – Average House Prices in Orwell	36

Context and Methodology

In January 2009 Cambridgeshire ACRE was commissioned to carry out a Housing Needs Survey in Orwell Parish. This survey was carried out by our Rural Housing Enabler on behalf of Circle Anglia, an affordable housing provider in partnership with South Cambridgeshire District Council and Orwell 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 sections of society 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 of the 454 dwellings in the parish on 29 January 2009. The survey packs included a covering letter (Appendix 1), a questionnaire (Appendix 2) and a postage paid envelope for returned forms.

The questionnaire was divided into two sections:

- Part 1 of the survey form contained questions on household composition and property type. All households who returned the form completed this section.
- Part 2 was completed by households who are currently or expecting to be in housing need of accommodation and are either currently living in Orwell Parish or wish to return to the parish.

Additional forms were made available through the Rural Housing Enabler for people who live outside the Parish who were believed to have a housing need.

The closing date for the survey was 12 March 2009. 107 completed forms were returned giving the survey a 24% response rate.

Appendix 3 contains tables showing the full results.

Orwell Parish

Orwell is a thriving village situated to the south of Cambridge. It has a small range of services which include a village pub, village shop, telephone box and recycling facilities. It has a doctors surgery and a regular bus service. Good community facilities including a church, community rooms, recreation area and village green. There is a regular bus service.

According to the 2001 census there were 1,080 people in Orwell. It shows there were 445 houses in the village. Surveys were sent to 454 residential addresses. This shows that there have been 9 additional dwellings have been built in the last 8 years.

Average property prices in Orwell are higher than in other parts of Cambridgeshire, outpricing even those in the city centre. Table 1 compares house prices across the county.

Table 1: Average Property Prices, July – December 2008¹

Orwell Parish	South Cambs	Cambridge City	East Cambs	Fenland	Hunts
£254,000	£238,000	£251,000	£202,000	£183,000	£216,000

Chart 2 shows the average incomes across Cambridgeshire, this shows that whilst incomes are higher than average the house prices are also higher.

Table 2: Average (Median) Income 2008

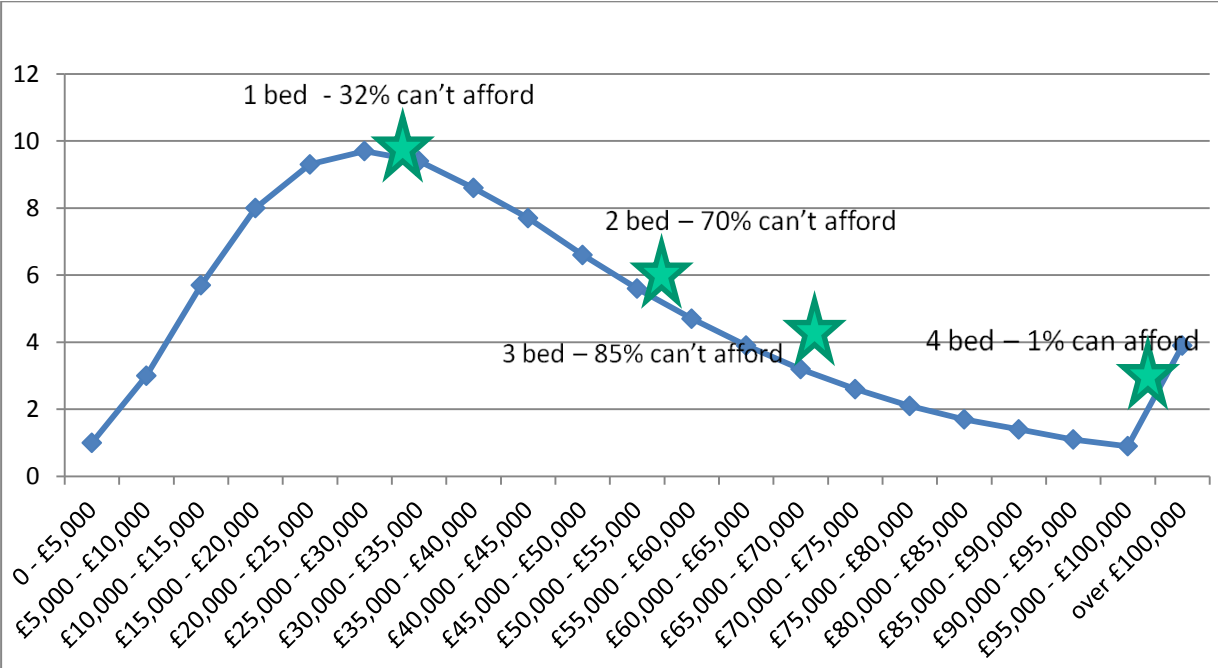
Orwell Parish	South Cambs	Cambridge City	East Cambs	Fenland	Hunts
£37,400	£34,000	£29,700	£31,900	£26,900	£34,000

¹ Source: Orwell - www.nestoria.co.uk/

This chart shows the average income across the county. Again, Orwell has a high level of income to match the high house prices. Although there is a cluster of people around the £20,000 to £35,000 income level, it is significant that 32% of the population of Orwell earn less than £27,500, the amount required to purchase a 1 bedroom flat. 70% earn less than £51,500 per annum, the amount needed for a 2 bedroom house. 85% earn less than £68,250 per annum, the amount required for a 3 bedroom house. Just 1% earn over £105,000, enough for a 4 bedroom house or larger.

148 households have no-one in employment. 6 households had no-one in employment with dependent children and there are 7 lone parent households. There are 154 people with a limiting long term illness and 130 people providing unpaid care. 15% of the population are retired and 3% are students who are economically inactive.

Figure 1 : Average income in Orwell and Barrington with average house prices for Orwell ⁴



⁴ Source: Orwell - www.nestoria.co.uk/

PART ONE - ASSESSMENT OF CURRENT HOUSING SITUATION

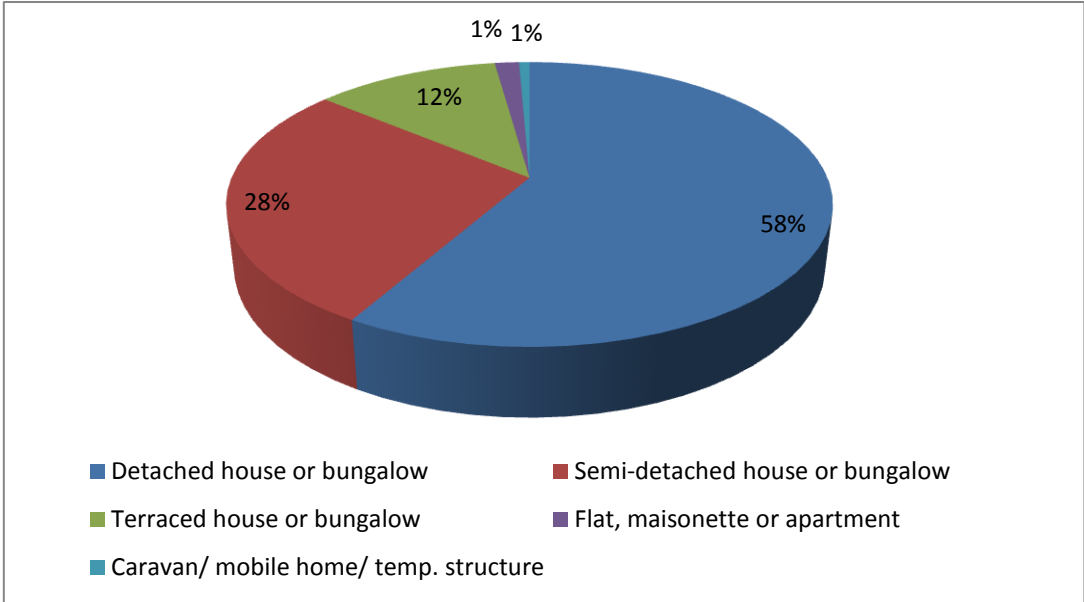
Current Housing Stock

Property Types and Tenures

Out of the 451 households from the census 58% of residents live in a detached house or bungalow, 28% live in a semi detached house or bungalow, 12% live in a terraced house or bungalow and 7 live in a flat or apartment. 3 live in a caravan or other mobile or temporary structure.

A large percentage of people (74%) are owner occupiers and a further 17% rent from the local authority, Housing Association or registered local landlord. 9% rent from a private landlord or other tenure.

Figure 2: Property Type



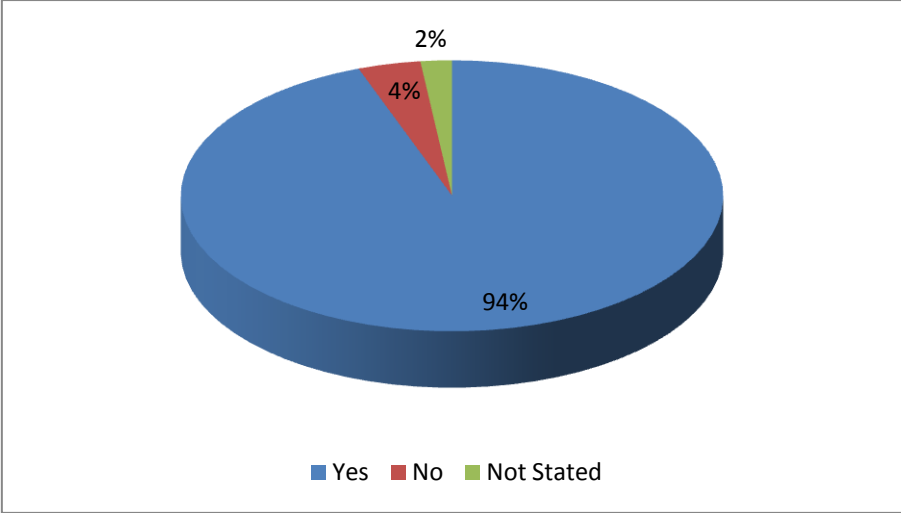
Dwelling Characteristics

4% of households do not have central heating. All households have sole use of a bathroom. 3% of houses are overcrowded, where there are too few rooms for the size of household.

Suitability of current home

Respondents were asked to indicate whether or not their current home was suitable for their household's needs. Figure 1 shows that 94% of respondents felt their current home was suitable for their household needs, with only 4% indicating that their current home is unsuitable for their needs. 2% did not state whether it was suitable.

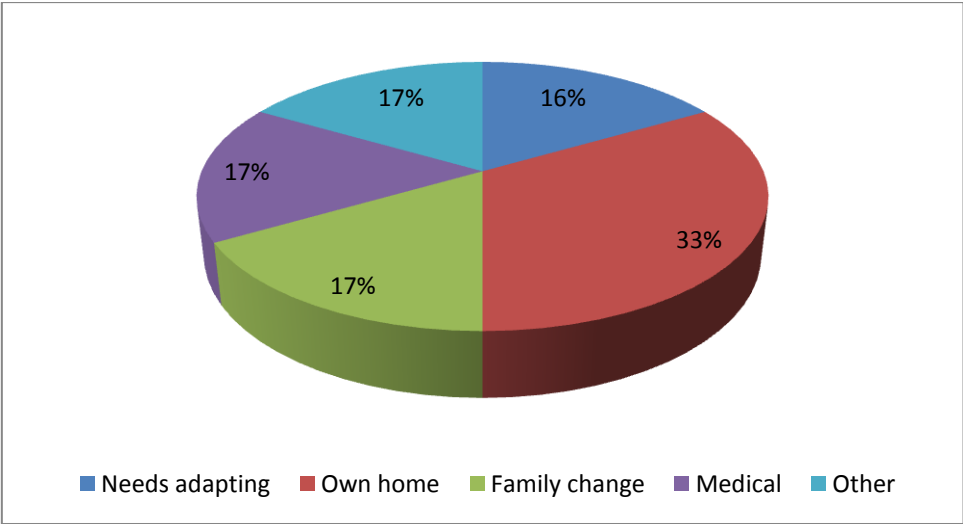
Figure 3 : Suitability of current home



If respondents indicated that their current home was unsuitable for their needs, they were then asked to indicate the reasons why. Respondents were allowed to give more than one reason for unsuitability, so all responses are recorded. Figure 2 (overleaf) illustrates the reasons respondents gave for their current home being unsuitable.

The chart shows that the most popular reasons given for why the household's current home is that they have a medical problem resulting in them needing a home better equipped to meet their needs, the need for an independent household, changing family circumstances (e.g. divorce, new baby on the way), or that they have a medical problem which necessitates a different home, often one that they cannot afford. The current price of a 3 bedroom bungalow in Orwell is £325,000, so although people may have a property they cannot afford the property they need.

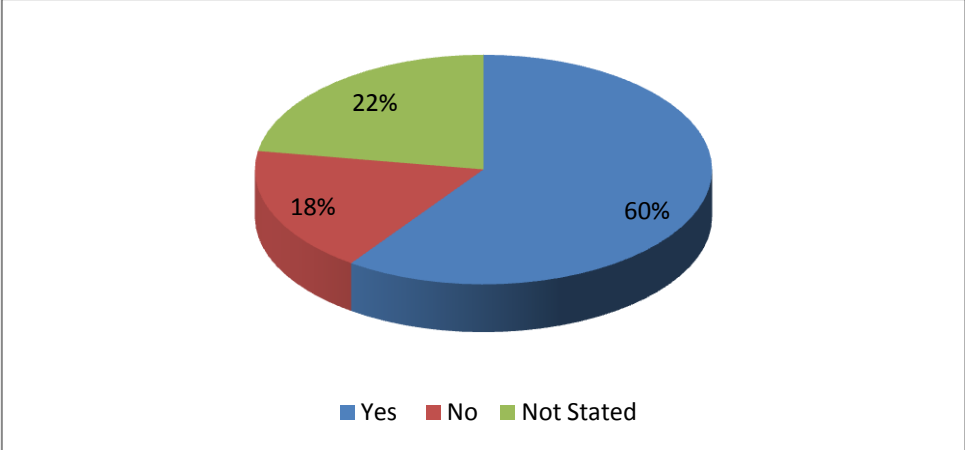
Figure 4 : Reasons why current home is unsuitable



Views on Affordable Housing Development in Orwell

All respondents to the survey were given an opportunity to voice their opinion on the possibility of a small development of affordable homes for local people within the parish. 60% of respondents said they would be in favour; 18% stated that they would not be in favour and 22% chose not to state their opinion. Figure 5 demonstrates that over half of respondents would be in favour of a small affordable housing development in Orwell.

Figure 3: Attitude towards affordable housing development



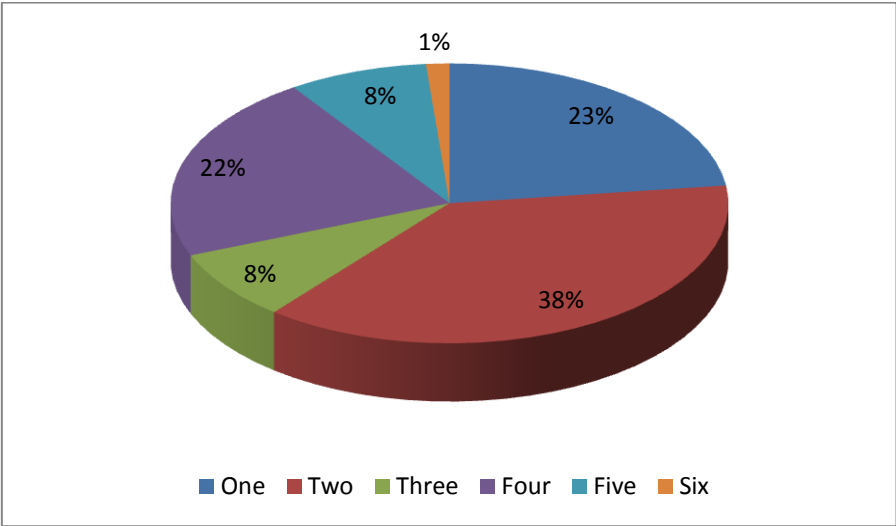
Household Characteristics

Number of people in the house

Two person households (38%) make up the largest percentage of the survey respondents, however only 16% of the homes are two bedroom or smaller properties. The second most common type of household (23%) has 1 person living in the dwelling.

22% have four or more people living at the home, but 49% of the dwellings are 4 or more bedroom properties showing that people are living in larger houses than they need, which may be costly and time-consuming to maintain. This may, in part, be due to the lack of smaller dwellings in the village.

Figure 3: Number of people in the house



Age

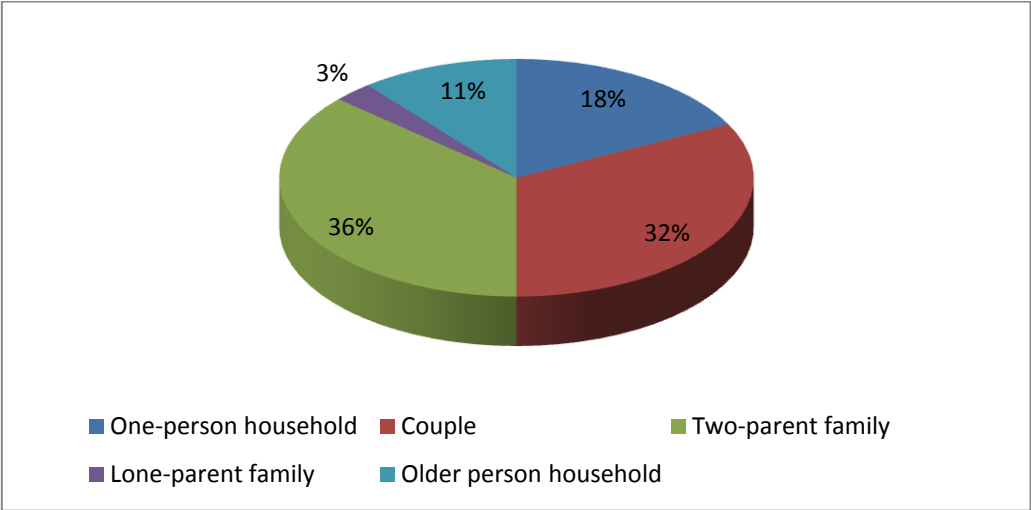
Half of the residents (51%) who responded are aged 35-65 years old, the second most common age range (14%) are those residents aged between 16-34 years old. 13% of people are aged over 65 years.

Children between the ages of 0-15 account for 20% of the total residents who responded to the survey. The profile shows a range of ages at all stages of the life cycle.

Household Composition

The majority of households (36%) comprise of two parent families, followed by 32% of couples, followed by 18% of one-person households. 11% are older person households, with just 3% of lone parent families.

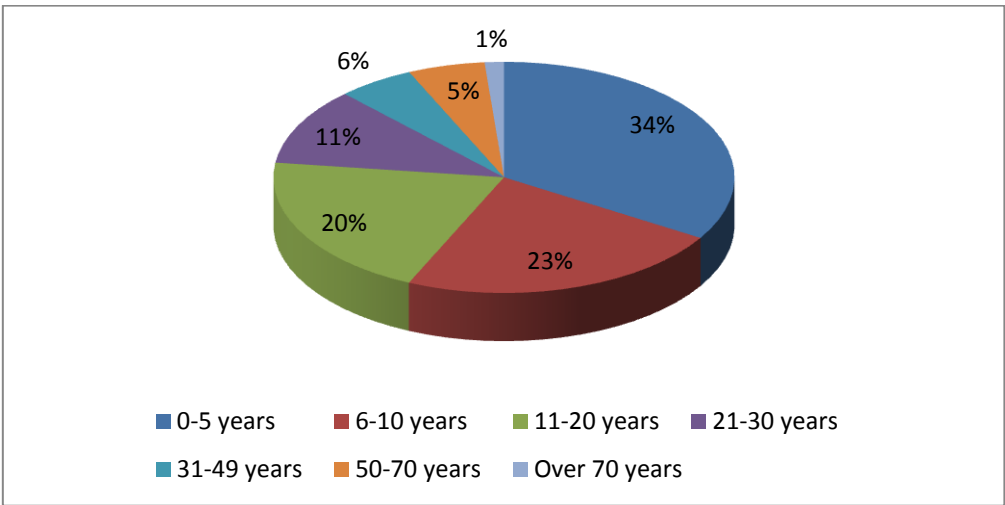
Figure 4: Household composition



Length of Time in the Village

34% of households have moved into Orwell in the last 5 years, with a further 23% of households having been there for 6-10 years. 20% have been in the parish for the last 11-20 years. 11% of the households have lived in the parish for 21-30 years. This illustrates that the parish has been a popular location for many years. There is also a large proportion of households (12%) who have lived in the parish for over 30 years.

Figure 5: Length of time in the village



Disability

3 households out of the 74 that responded to the survey have adapted their home because of a member of the household's disability.

Views on Future Housing Development

The majority (59%) of respondents said they would be in favour of a small development for local people within their parish if a need were proven. Only 18% responded no to this question. This positively shows that the majority of households would support a small development of affordable housing if a need were identified. 23% of people declined to answer this question. Comments which accompanied this question are detailed below.

In response to the question “*Would you be in favour of a SMALL development of affordable homes for local people?*” the following comments were made:

People in need

- My daughter has a physical disability and would like to move into independent housing - she is almost 19 years old. She uses a wheelchair for her independence, we need preferably a 2 bedroom bungalow (although a suitable house can be adapted) to accommodate her needs. If this scheme goes ahead, is it possible to have one of the properties built with a certain person in mind? Therefore, enabling us to have all the things needed for my daughter's requirements to ensure a smooth transition into independent living. If this is the case we would very much like to be considered and involved from the start. We can provide a social worker, occupational therapy input & possible disabled facilities grant usage. My daughter is already on the Council waiting list and Papworth Trust list, but both offer very little hope of housing in the near future. We need a property locally, so that the care programme now in place can continue easily.

We would welcome a new development

- I have benefitted from being able to buy in the village in a small, modern, affordable development built 10+ years ago and would like to see others have the same opportunity so they can contribute to and enjoy village life.
- I am very happy in my current shared equity house but in the future may require a bigger property and further affordable housing of various sizes would allow me to move and still stay within the village.
- This village needs an input of younger families to help it maintain its vitality and ensure the amenities such as the school, shop and pub remain viable.
- The village needs a steady increase in housing and population to ensure the integrity of the facilities, i.e. Post office, shop, school etc. It also gives young people the opportunity of staying in the village if they so desire.
- I have a bit of land next to my house which is up for sale. I think it would be just right for affordable homes.
- The village boundary should be extended.
- How do you ensure it is for 'local' people? For rental only? Rental only for local people - yes! Time limited.
- If the properties were well designed and did not take up 'green space' in the village i.e.- the orchard area. Houses should also be energy efficient. The development should be an appropriate size and not swamp the village, adding to rather than detracting from our environment. NB: - I have children at university age & would like

to see good housing opportunities in the village for them to live in if they would like to.

- I am in favour of affordable homes as I myself am unable to afford to buy/rent a property of my own. Fortunately for me I do have suitable accommodation however I do have a medical problem and feel that at 30 years old I do need my own home. But unfortunately would not be eligible for this kind of housing due to my circumstances.
- This sort of housing is desperately required and I would fully support even a large development. I am not a NIMBY!

Differing opinions on the development

- Few only
- As long as it was small and didn't impose too much on the outstanding community spirit enjoyed by Orwell residents.
- Yes, subject to the terms and conditions of the development safeguarding their use for local people in need of affordable housing into the future
- I would be in favour as long as the homes were retained for occupation by local people in need and not sold on, on the open market
- Low density - room for cars - 5 or 10 homes not 20 or 30.
- I have no objection.
- They must remain affordable, preferably at a reasonable rent & PLEASE, PLEASE will the planners devise an attractive layout. Not the usual ribbon development. These properties are going to be on the village street scene for decades & should enhance not blight it!!! The Planning dept. is letting us down badly at present. No intelligent thought being given to car parking & too much infill along street frontages, isolating backland. How about some courtyard layouts, & 'cartshed-type' garaging blocks for cars?
- The chances are that any such development would conveniently by-pass any planning restrictions and local sensitivities, and be poorly designed and built.
- The Brookside site was built as affordable homes for local people. It is largely inhabited by non-local people. The idea is good but it fails in practicality.
- Because where they are to be built is not the right place. The road is too narrow and too near the school.
- No because at this moment there are at least 8 low cost houses for sale
- We do not want a new property, but like other older people would welcome some assistance to enable us to stay in our own home.

Need to know....

- Possibly! Depending on the location of site, style of building to suit the area, local people's opinion and support of the details. Agreement and support of the immediate neighbours.
- Not possible to say without more information about the position, design, type etc. Of development (but probably not).
- Would need to know how many homes and where they would be built.
- It would be very dependant on what you class as small and where. 8-10 houses that aren't squashed together in a space for 5, I would consider.

How would Orwell cope?

- The village is too large already with too much traffic as a result.
- But only if amenities improve within the village i.e. Transport links, doctor's surgery.
- Provided the amenities we already have are sustainable i.e. School, shop, post office
- But there is the issue of access to shops and public transport.
- Access & parking needs to be provided as only realistic method of getting in / out of village is by car.
- The village is being spoiled, not enough open spaces left. It wouldn't be local people that got houses either.

This housing form does not engage with the people who have seen the building of Brookside. There is not the infrastructure for those already living here (transport, shops, drainage, electricity, etc). More housing will probably open up light industry, which will alter the balance of the village.

RESULTS FROM PART TWO – TO ASCERTAIN CURRENT HOUSEHOLD CIRCUMSTANCES

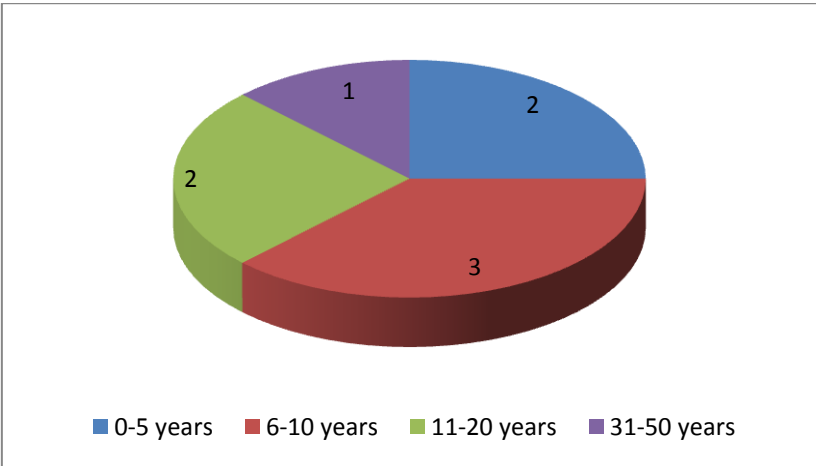
Part Two of the Survey was only completed by those respondents who had indicated that their current home was unsuitable for their households needs and who were therefore potentially in 'housing need'. 8 respondents completed Part Two.

Length of time living in Orwell

Respondents were asked to indicate whether or not they currently lived in Orwell parish. All 8 people responding do currently live within the parish of Orwell.

The parish of Orwell has clearly been a popular location for many years. Only 2 households have lived there for 0 to 5 years. 3 households have been in the parish for 6 -10 years. 2 households have been in the parish for 11 -20 years. 1 household has been in the parish for 31 – 50 years. These results show that the majority of those indicating a housing need are long-term residents of the parish.

Figure6 : Length of time in Orwell



Family connections to Orwell

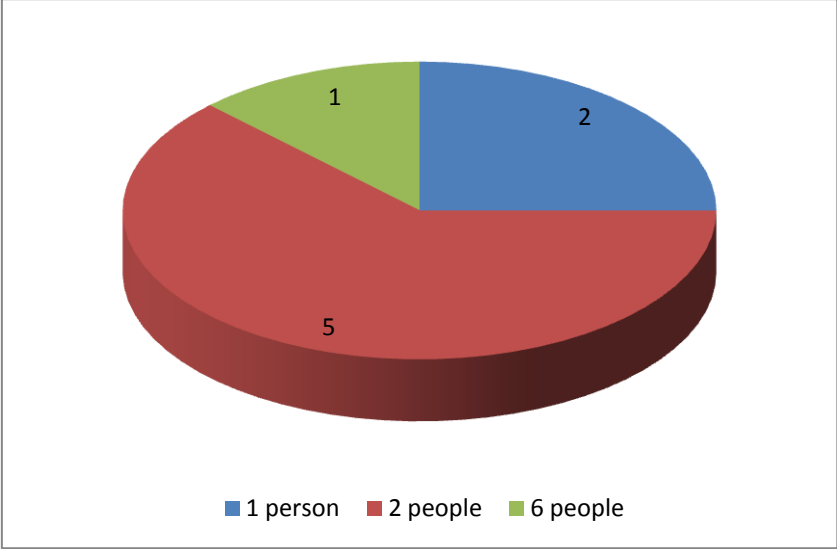
Respondents were asked to indicate whether or not they or another member of their household had family connections to Orwell parish. 3 of the households responding stated that they have a family connection to the parish and in all cases this was that their parent(s) or grown children currently live within the parish. The other 5 households whilst living in the parish themselves, have no other family connection to Orwell.

Household Composition

Number of people in the house

Respondents were asked about the number of people in their current household. The majority (5 households) are currently living in two people households. 2 households live in one person households. Only 1 respondent lives in a 6 person household.

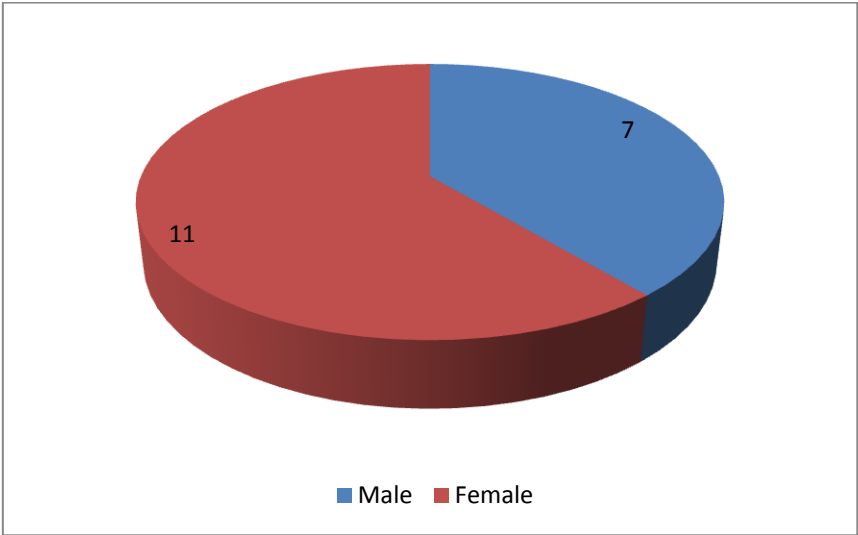
Figure 7 : Number of people in the household



Gender

The gender of residents within respondent households is split reasonably evenly between the sexes (39% male and 61% female). At the time of the last census, the population in Orwell was 49% male and 51% female, so these results indicate that a slightly higher proportion of women than you might expect are in need of housing.

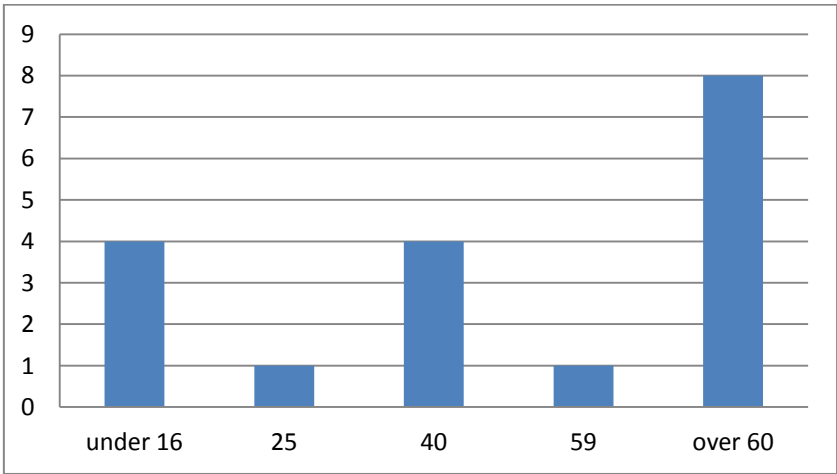
Figure 7 : Gender of people in the household



Age

8 are aged over 60 years, 4 are children aged under 16. 11% are aged 16 – 25. 4 are aged 26-40 years old, 1 is aged between 41-59 years old and. Figure 8 shows that age profile of those in housing need is fairly evenly split over all stages of life, although older people appear to be mostly like to have a housing need as they are unable to obtain the kind of housing they need due to medical problems.

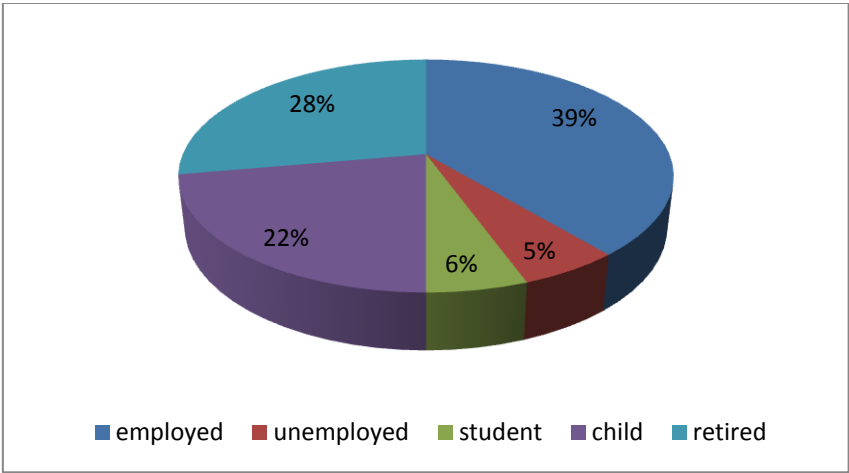
Figure 8 : Age of people in the household



Status

39% of those who make up the household in housing need described themselves as employed; 28% as retired; 22% are children; 6% as students 5% are unemployed. The chart represents these figures pictorially and 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 for a living who are still unable to afford a home suitable for their needs. There are also retired people who have lived in and contributed to the parish over a number of years who are looking for affordable housing better suited to their situation in life. 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.

Figure 9 : Status of people in the household



Property Type and Size

Respondents were asked to provide information on the type and size of property that they currently live in.

Out of the 13 households that responded, 8 indicated that they currently live in a house and 5 live in flats.

The majority of homes occupied by those who indicated a housing need are one bedroom properties; these properties make up 62% of the survey results. This result suggests there is a limited range of housing available in Orwell. There appear to be very few properties catering for smaller two person households.

Figures 10 and 11 show the results for current property type and size pictorially.

Figure 10 : Current property type

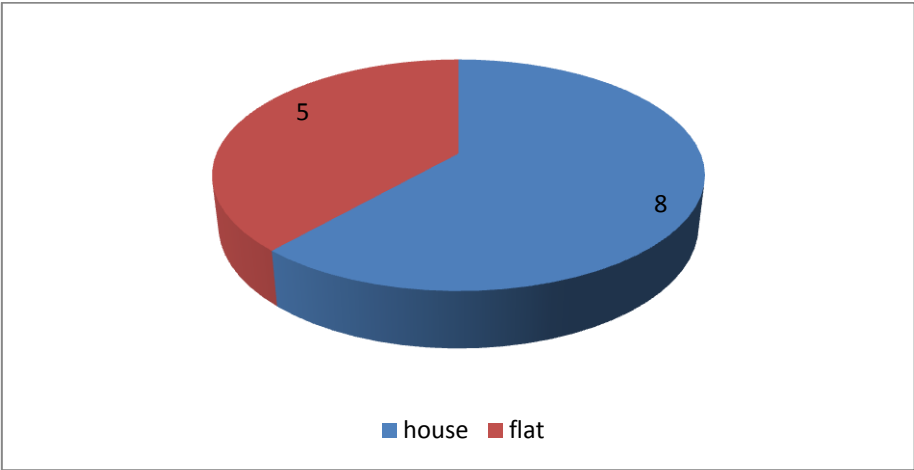
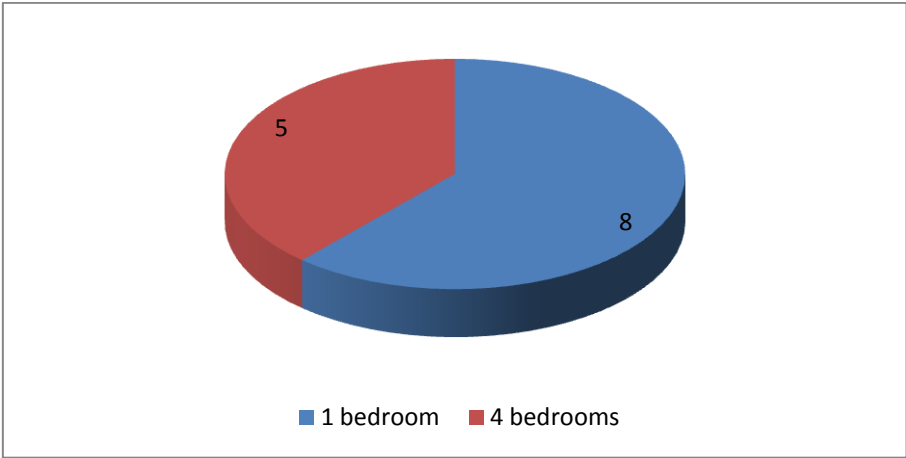


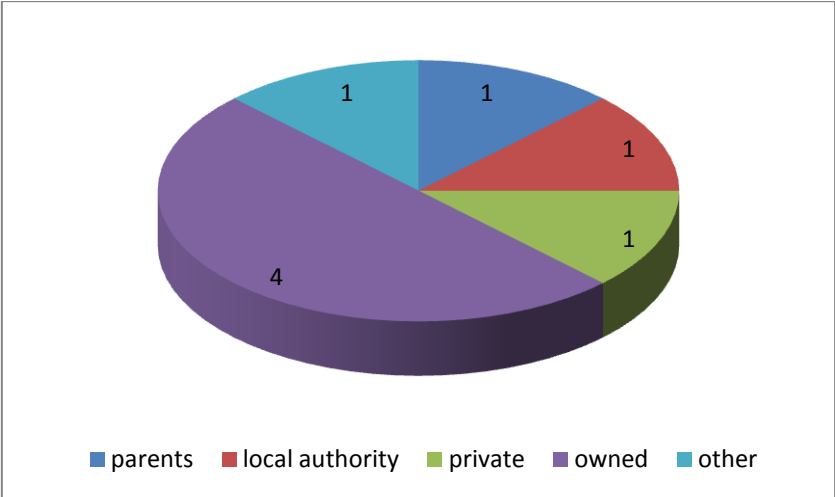
Figure 11 : Current property size



Property Tenure

Respondents were asked to indicate who owns their current home. A significant percentage of respondents (4 households) own their property themselves, either outright or with a mortgage. 1 of those responding is currently living with their parents. 1 household is a tenant of the local authority or a Housing Association. Another household rents from a private landlord.

Figure 12 : Property Tenure



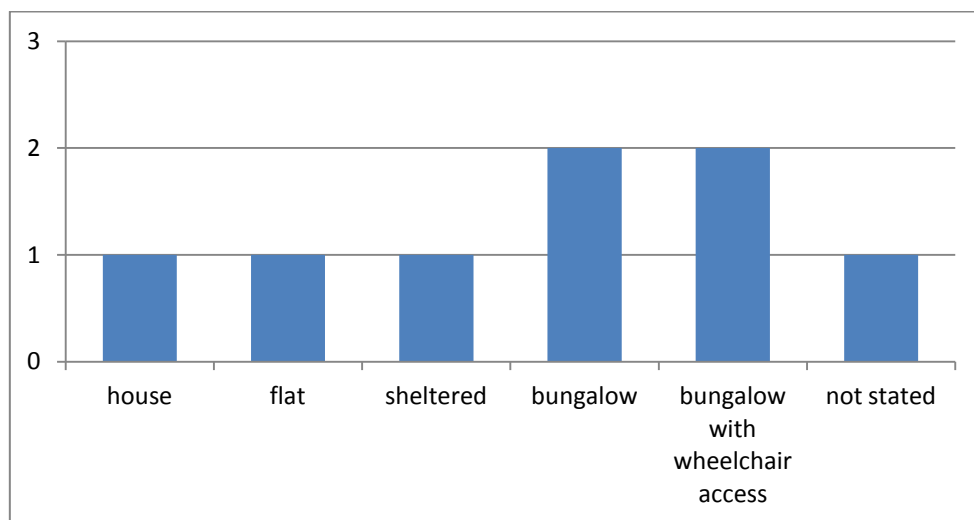
RESULTS FOR PART THREE: TO ASCERTAIN HOUSEHOLD REQUIREMENTS

13 households indicated that they are looking for a property better suited to their needs in Orwell and completed Part 3 of the survey form.

Property Type and Size

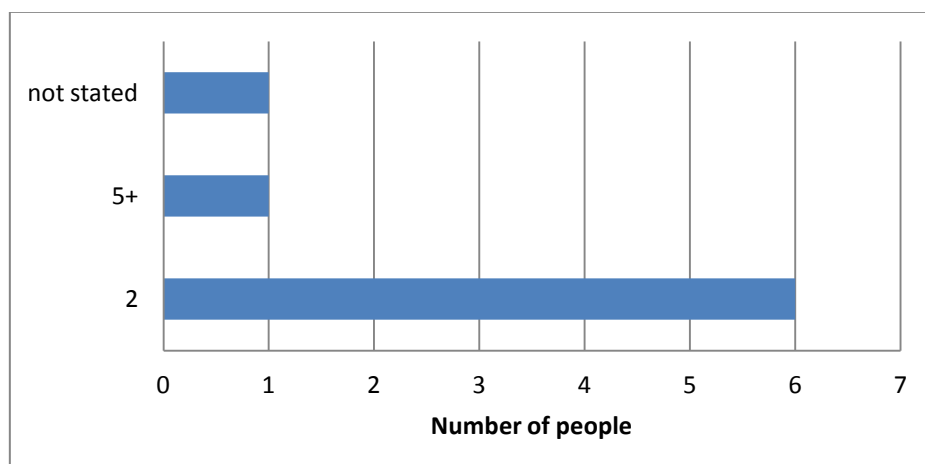
The preferred type of property for 4 of the respondent households is a bungalow, 2 of them with adaptations. Figure 13 below shows that there is a need for a house, a flat and a sheltered flat.

Figure 13 : Property type required



2 bedroom properties are the most popular. Larger properties for families are also required as people have been unable to change house as their families have grown.

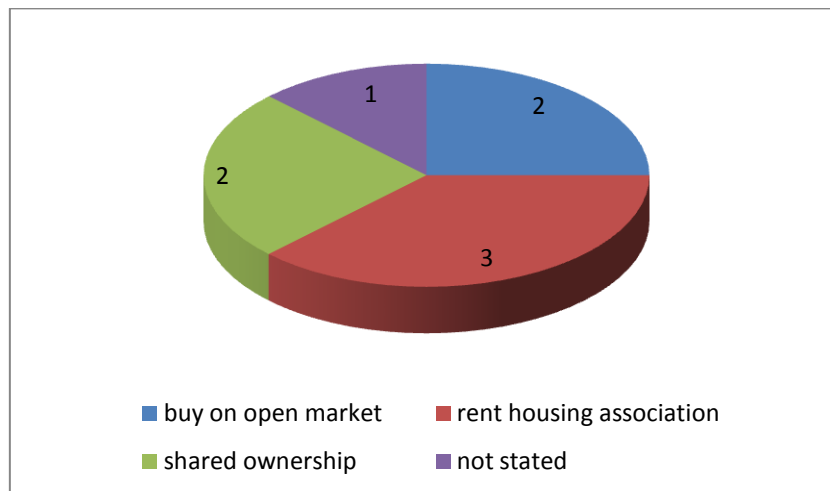
Figure 14 : Property size required



Property Tenure

Respondents were asked to indicate their preferred tenure. 3 households would prefer to rent from a Housing Association. 2 households would prefer to buy on the open market. 2 households expressed an interest in buying in shared ownership, which 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 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.

Figure 15 : Property tenure required



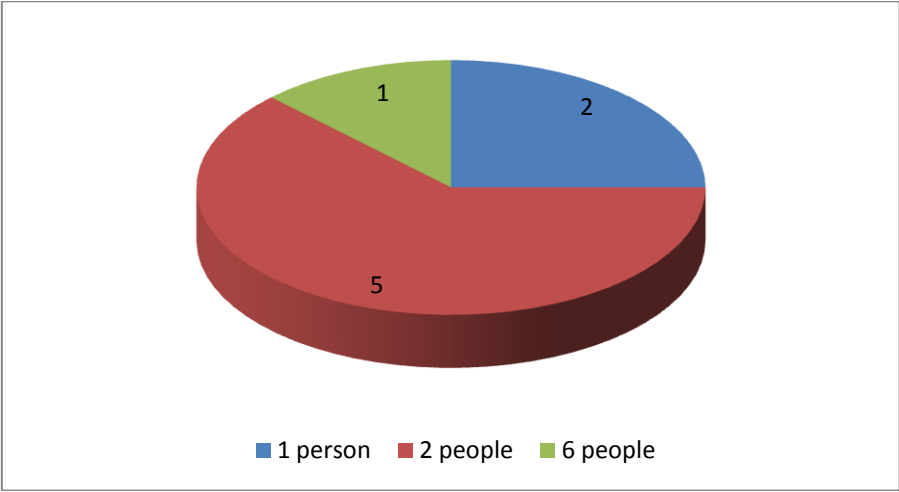
Household Composition

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

Number of people who will live in the house

Of the new households seeking a property, 5 would be two person households; 2 would be one person households. There would be 1 six person household.

Figure 16 : Number of people who will live in the household



Age

4 of the residents would be aged 26-40 years old, 1 between 16-25 years old, 5 would be aged over 41 years. 4 children between the ages of 0-16 would be in the new households.

These results indicate that the new properties would be occupied but people from all age range. A good balance of ages is vital for a sustainable community, as shops, schools, village halls, sports facilities, etc. all rely on varied user groups.

Status

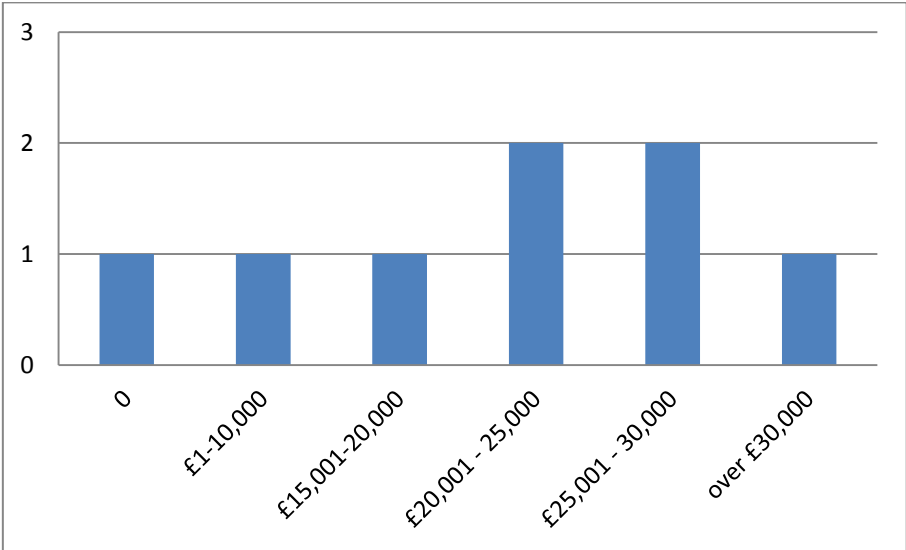
7 of the persons within the new households would be in employment; 5 would be retired; 4 would be children; 1 would be unemployed; and 1 would be a student.

Local Income Levels and Affordability

When planning Affordable Housing schemes it is helpful to understand what people can afford. Respondents were therefore asked to include details on their proposed household’s annual gross household income.

1 household does not have any income and relies solely on income support, one household earns under £10,000 pa, one household earns £15,000 - £19,999 pa, a further two households earn £20,000 - £24,999 pa, 2 households earn £25,000 - £29,999 pa and 1 household earns over £30,000 pa.

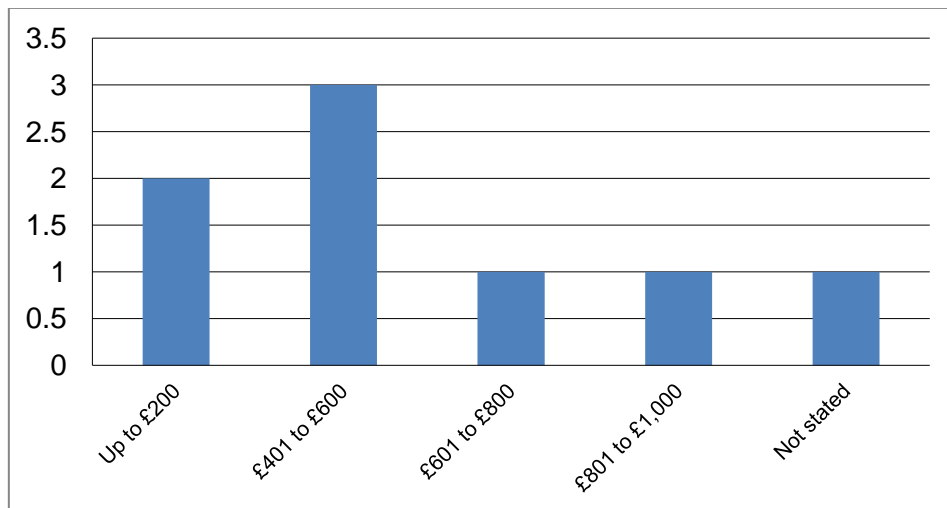
Figure 19 : Household income



Respondents were also asked to indicate the maximum monthly payment their planned household could afford for housing. Figure 20 below shows that the majority of households (37%) could only afford to spend between £401 - £600 per month on housing.

The latest Family Spending Report⁵ shows the average spend by households in the East of England is £405 per month on rent and £609 per month on a mortgage. This would indicate that those who have indicated a housing need in Orwell are going to struggle to afford a property at open market rates.

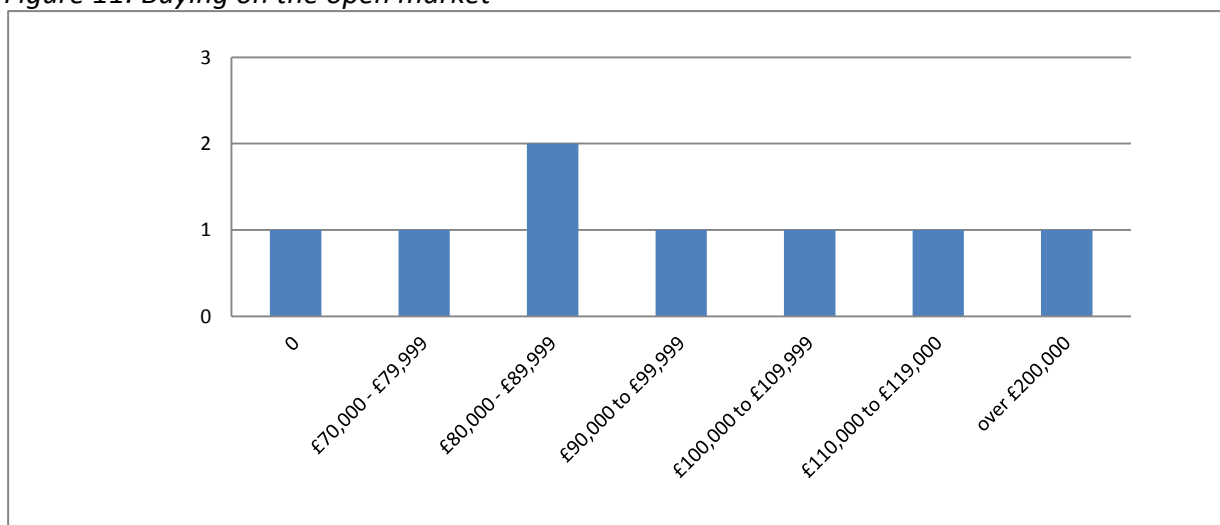
Figure 20 : Maximum monthly payment available for housing



Buying on the Open Market

8 respondents gave enough information to assess the price of house they could afford. With the price of a 3 bedroom house at £254,000 the required income is £54,428. See Table 3 for a fuller breakdown. With all things taken into consideration, only one household could afford to buy on the open market.

Figure 11: Buying on the open market

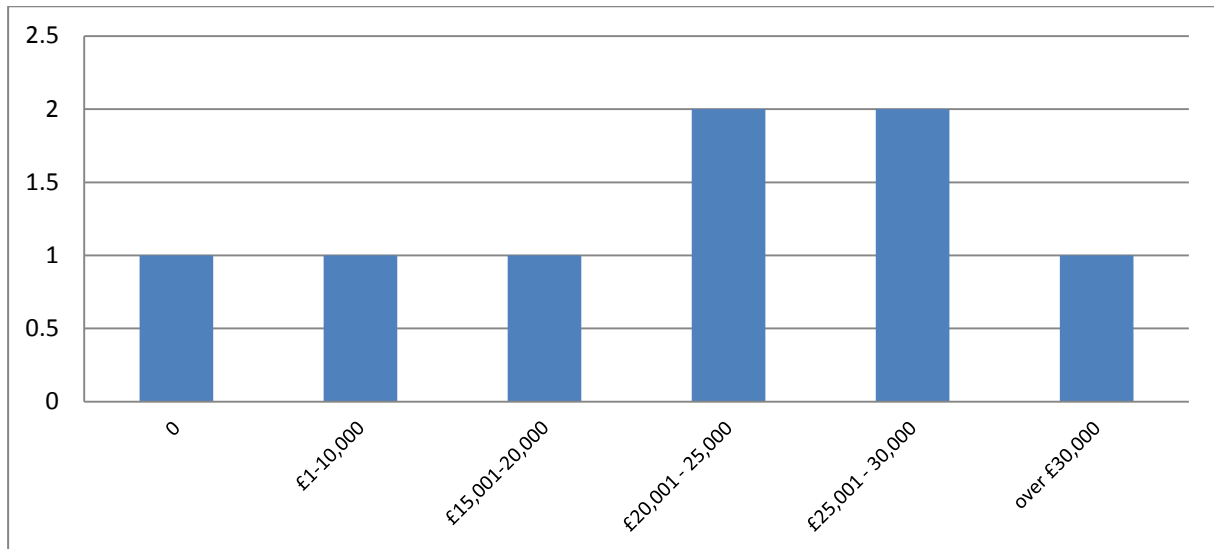


⁵ Source: Office of National Statistics – Family Spending 2007, downloadable from www.statistics.gov.uk

Household Income vs Affordability

8 households included details on their gross household income. 4 households earn between £20,001 to £30,000 per year. 2 households earn below £10,000 per year. 1 household earns between £10,0001 - £15,000 per year. 1 household earns over £30,000 per year.

Figure 12: Household income



For a household to be able to obtain a house for £273,000, which is the price of a 3 bedroom house in Orwell in October 2009⁶, the combined income for the household would need to be £68,250. This is based on the mortgage lending principle of three times income. It also takes into account a considered requirement of a 25% deposit. Based on these figures, only 1 household who would prefer to purchase on the open market might be able to do so, provided that they earn over £68,000 a year.

Table 3: Income needed to purchase a property in Orwell

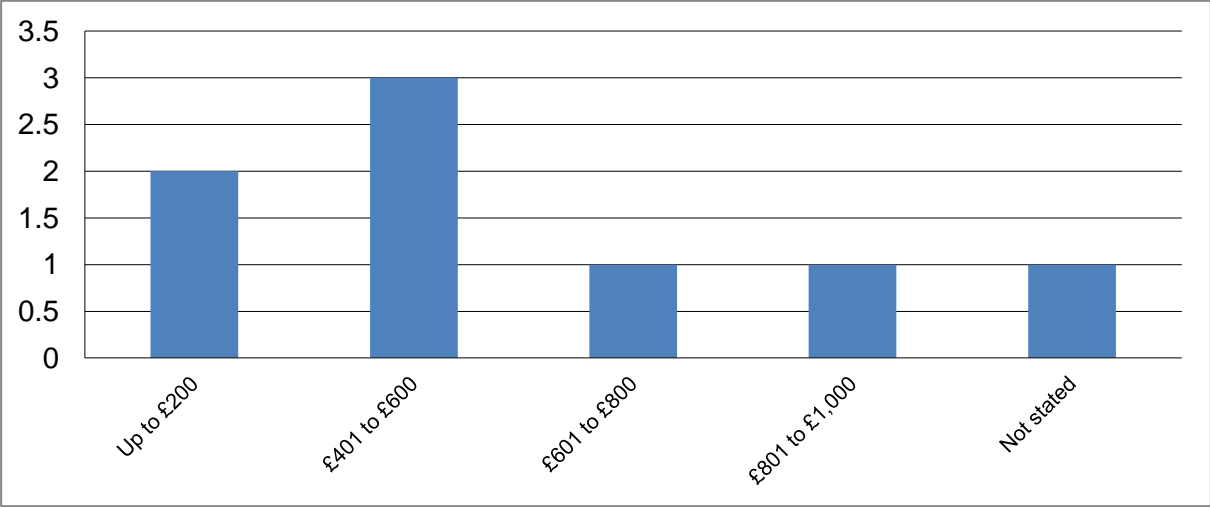
No. of bedrooms	Cost	Deposit Required (25% for first-time purchasers)	Annual income required @ 3 times annual income (lending ratios vary between 2 to 5 times income)	Monthly salary needed for purchasers
1	£110,000	£27,500	£27,500	£2,290
2	£206,000	£51,500	£51,500	£4,290
3	£273,000	£68,250	£68,250	£5,690
4	£421,000	£105,250	£105,250	£8,770

⁶ Source: <http://www.nestoria.co.uk/Orwell/property/buy> (Figures correct for April 2009)

Monthly payment affordable

3 households could afford between £401 – £600 on housing per month. 2 households could afford less than £200 per month. 1 household could afford £601 to £800 per month on rent. 1 household could afford £801 to £1,000 per month on rent. The cost of open market rental in the Parish is £808 per calendar month, which is for a 3 bedroom house (See footnote⁷ for source). Therefore 2 of the households could afford to rent a 3 bedroom property or smaller, with an additional 1 able to afford a 2 bedroom property on the private rental market.

Figure 12: Monthly payment



A full table of rental property prices in Orwell is available in Appendix 5.

⁷ Source: <http://www.nestoria.co.uk/Orwell/property/rent>

PART THREE: SUMMARY AND RECOMMENDATIONS

It is the recommendation of this report that a housing need has been found in Orwell. This is due to the ratio of house price to income; the number of people who state that they have a housing need; and the demographics of the population.

Taking into account the results from phase 1 of this survey there appear to be 8 households in need of affordable housing.

Following this result, a public meeting was held where it was decided to re-open the survey to allow more people to apply. As a result of this, 3 further applicants came forward, these findings are included below.

As a result of phase 2 of the survey, there is a need for a Housing Association to build housing and the following list specifies the preferred accommodation type, tenure and minimum number of bedrooms needed:

There is a need for 11 additional dwellings

Rent from a Housing Association

- 1 x two-bed bungalow adapted
- 2 x two-bed bungalow
- 1 x two-bed bungalow adapted
- 2 x two-bed house
- 3 x one bed flats

Shared ownership with a Housing Association

- 2 x two-bed bungalow

Supplementary Information

In order to present the most comprehensive picture of housing need in Orwell, it has been possible to draw out those on the South Cambridgeshire District Council Housing Register who have a strong, local connection to the parish already and who might therefore be eligible for any affordable housing built. There are 32 households on the register in this position and only five of these responded to our survey. This suggests that 5 of our respondent households did not realise that they need to register with the District Council if they wished to be considered for affordable housing. From the list provided, it was clear that three of those on the Housing Register are duplicate entries, and that two are more recent entries (the details provided do not match any entry on the Housing Register, or live outside the Parish but have a strong local connection) so just two of these have been taken into consideration.

The following list summarises the type and size of properties that would need to be built to provide homes for all those on the Register in housing need and incorporates the information from the Survey. The properties required for the three households identified through our survey who were already on the register have been omitted from this list:

- 1 x one-bed bungalow
- 9 x two-bed bungalows (of which, 3 adapted)
- 2 x one-bed flat
- 7 x one-bed houses
- 12 x two-bed houses
- 4 x three-bed houses
- 1 x four-bed house
- 1 x five-bed house

Recommendation

To fulfil all current housing need in Orwell, 37 new affordable homes would need to be built. It is recognised that this is likely to be unachievable. The size of the development would need to adhere to the Planning Policy contained within the LDF for South Cambs on rural exception sites. Ongoing consultation between Orwell Parish Council, Circle Anglia and South Cambridgeshire District Council should help to inform the decision.

Appendix 1: Covering Letter

29 January 2009

The Householder

Dear Householder

Orwell – Housing Needs Survey

Orwell 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.

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 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 12 March 2009. Additional copies of the survey can be sent to people who live elsewhere but who have a strong local connection the village and require housing – just let us know their contact details so we can send it to them.

Thank you in anticipation of your response.

Yours sincerely



Catherine Shilton
Rural Housing Enabler

Encs

Appendix 2: Housing Needs Survey

HOUSING NEEDS SURVEY FOR ORWELL

This survey is being carried out to assess housing need in Orwell. 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 household who cannot afford to rent or buy a home in the open market and not just those in need in the traditional subsidised 'social' rented sector.

This survey should be completed by anyone living at your address that requires suitable alternative accommodation either now or in the immediate future. 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 of the questionnaire 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 details if you do not wish. However, if you do complete the personal details below, we will contact you regarding any possible housing scheme that results from this survey.

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 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
 We have changing family circumstances

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

Yes

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 complete Sections 2 and 3.

If you answered 'Yes' to Question 1b, please stop here and return the form to us in the pre-paid envelope which was included in this letter.

PART TWO – HOUSEHOLD CIRCUMSTANCES
Please tick one box for each question unless otherwise indicated

Question 3a - Do you live in Orwell? Yes No

Question 3b - If yes, how long have you lived in Orwell? years months

Question 4a - Have you lived in Orwell in the past? Yes No

Question 4b - If yes, how long did you live in Orwell? years months

Question 5 - Do you or another member of your household have family connections to Orwell? Yes No
Please specify connection:

Question 6 - Do you or another member of your household work in Orwell but live elsewhere because you cannot afford to live locally? Yes No

Question 7 - Please provide details of everyone living in your home at present, including yourself.

Relationship to self, e.g. partner, son	Male Female	Status: Employed / Unemployed / Student / Child / Retired	Under 16	16-25	25-40	41-59	60+
Self							

Question 8 - 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 9 - Who owns the property you live in?

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)

PART THREE – HOUSING REQUIREMENTS

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

(Please tick any that you feel are appropriate for your needs)

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

Question 11 - Are you looking to:

Rent from a private landlord

Rent from a Housing Association

Buy on the open market

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 this through a mortgage. The remaining percentage is owned by a Housing Association and below market rent is paid on this part. The maximum percentage that can be owned is 80% so that the housing always remains available as Affordable Housing.

Question 12 - Who would be in the new household?

Relationship to self, e.g. partner, son	Male Female	Status: Employed / Unemployed / Student / Child / Retired	Under 16	16-25	25-40	41-59	60+
Self							

Question 13 - When planning Affordable Housing schemes it is helpful to understand local income levels. Please indicate annual salary (before tax) in the table below.

	Zero	Under £10,000	£10,000 - £15,000	£15,000 - £20,000	£20,000 - £25,000	£25,000 - £30,000	£30,000+
Self							
Partner							
Other							

Question 14 - What is the maximum monthly payment your planned household can afford for housing?

Up to £200 per month	<input type="checkbox"/>	£201 - £400 per month	<input type="checkbox"/>
£401 - £600 per month	<input type="checkbox"/>	£601 - £800 per month	<input type="checkbox"/>
£801 - £1,000 per month	<input type="checkbox"/>	Over £1,000 per month	<input type="checkbox"/>
Other (please specify)	_____		

Question 15 - What is the maximum initial payment you can afford as a deposit on a property?

£ _____

Question 16 - Which of the following actions, if any, have you already taken?

Completed a housing register application 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 Swavesey 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

Homelink, 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 rent 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 12 March 2009.**

Appendix 3: Tables showing the Full Results

PART ONE – HOUSING NEED

Question 1a

My current home is suitable for my household

	Frequency	Valid Percentage
Yes	101	94
No	4	4
Not Stated	2	2
Total	107	100

Question 1b

What is your main reason for needing to move?

	Frequency	Valid Percentage
Too small	0	0
Too large	0	0
Repairing	0	0
Needs a bathroom	0	0
Needs adapting	1	17
Too expensive	0	0
Wrong place	0	0
Medical	1	17
Own home	2	33
Have to share	0	0
Family change	1	17
Other	1	17
Not Stated	0	0
Total	6	100

Question 2

Would you be in favour of a small development of homes for local people?

	Frequency	Valid Percentage
Yes	64	60
No	19	18
No response	24	22
Total	107	100

PART TWO – HOUSEHOLD CIRCUMSTANCES

Household Circumstances

Question 3a

Do you live in Orwell?

	Frequency	Valid Percentage
Yes	8	100
No	0	0
No response	0	0
Total	8	100

Question 3b

If yes, how long have you lived in Orwell?

	Frequency	Valid Percentage
0-5 years	2	25
6-10 years	3	38
11-20 years	2	25
21-30 years	0	0
31-49 years	1	13
50-70 years	0	0
Over 70 years	0	0
Not Stated	0	0
Total	8	100

Question 4a

Have you lived in Orwell in the past?

	Frequency	Valid Percentage
Yes	2	25
No	6	75
No response	0	0
Total	8	100

Question 4b**If yes, how long did you live in Orwell?**

	Frequency	Valid Percentage
0-5 years	1	50
6-10 years	0	0
11-20 years	1	50
21-30 years	0	0
31-49 years	0	1
50-70 years	0	0
Over 70 years	0	0
Not Stated	0	0
Total	2	101

Question 5**Do you or another member of your household have family connections to Orwell?**

	Frequency	Valid Percentage
Yes	3	38
No	5	63
No response	0	0
Total	8	100

Question 6**Do you or another member of your family work in Orwell but live elsewhere because you cannot afford to live locally?**

	Frequency	Valid Percentage
Yes	0	0
No	8	100
No response	0	0
Total	8	100

Question 7

Please provide details of everyone living in your home at present, including yourself.

Type of household

	Frequency	Valid Percentage
One-person household	2	25
Couple	5	63
Two-parent family	1	13
Lone-parent family	0	0
Shared household	0	0
Not Stated	0	0
Total	8	100

Number of people in household

	Frequency	Valid Percentage
One person	2	25
Two people	5	63
Three people	0	0
Four people	0	0
Five people	0	0
Six people	1	13
Total	8	100

Gender of household members

	Frequency	Valid Percentage
Male	7	39
Female	11	61
Not Stated	0	0
Total	18	100

Age of household members

	Frequency	Valid Percentage
Under 16	4	22
17 - 25	1	6
26 - 40	4	22
41 - 59	1	6
Over 60	8	44
Not stated	0	0
Total	18	100

Economic status

	Frequency	Valid Percentage
Employed	7	39
Unemployed	1	6
Student	1	6
Child	4	22
Retired	5	28
Not stated	0	0
Total	18	100

Question 8

What type of property do you currently live in?

	Frequency	Valid Percentage
House	1	13
Flat Caravan	1	13
Sheltered	1	13
Bungalow	2	25
Bungalow with wheelchair access	2	25
Caravan	0	0
Not stated	1	13
Total	8	100

How many bedrooms does the property have?

	Frequency	Valid Percentage
One bedroom	0	0
Two bedrooms	6	75
Three bedrooms	0	0
Four bedrooms	0	0
Five or more bedrooms	1	13
Not Stated	1	13
Total	8	100

Question 2

Who owns the property you live in?

	Frequency	Valid Percentage
Live with parents	1	13
Rented from a Local Authority	1	13
Rented from a Private Landlord	1	13
Owned with or without a mortgage	4	50
Rented from a Housing Association	0	0
Live in tied accommodation	0	0
Shared Ownership(part owned/rented)	0	0
Other	1	13
Not Stated	0	0
Total	8	100

PART THREE – HOUSING REQUIREMENTS

Question 10

What type of property are you looking for?

	Frequency	Valid Percentage
House	1	13
Flat/Maisonette/apartment/bed-sit	1	13
Sheltered/retirement housing	1	13
Bungalow	2	25
Bungalow with wheelchair access	2	25
Caravan/mobile home/temp. structure	0	0
Other	0	0
Not Stated	1	13
Total	8	100

How many bedrooms would you like the property to have?

	Frequency	Valid Percentage
One bedroom	0	0
Two bedrooms	6	75
Three bedrooms	0	0
Four bedrooms	0	0
Five or more bedrooms	1	13
Not Stated	1	13
Total	8	100

Question 11

Are you looking to

	Frequency	Valid Percentage
Rent from a private landlord	0	0
Buy on the open market	2	25
Rent from a Housing Association	3	38
Buy in shared ownership	2	25
Not Stated	1	13
Total	8	100

Question 12**Who would be in the new household?****Type of household**

	Frequency	Valid Percentage
One-person household	2	25
Couple	5	63
Two-parent family	1	13
Lone-parent family	0	0
Shared household	0	0
Not Stated	0	0
Total	8	100

Number of people in household

	Frequency	Valid Percentage
One person	2	25
Two people	5	63
Three people	0	0
Four people	0	0
Five people	0	0
Six people	1	13
Total	8	100

Gender of household members

	Frequency	Valid Percentage
Male	7	39
Female	11	61
Not Stated	0	0
Total	18	100

Age of household members

	Frequency	Valid Percentage
Under 16	4	22
17 - 25	1	6
26 - 40	4	22
41 - 59	1	6
Over 60	8	44
Not stated	0	0
Total	18	100

Economic status

	Frequency	Valid Percentage
Employed	7	39
Unemployed	1	6
Student	1	6
Child	4	22
Retired	5	28
Total	18	100

Question 13

When planning Affordable Housing schemes it is helpful to understand local income levels. Please indicate annual salary before tax in the table below.

	Frequency	Valid Percentage
Zero	1	13
£1 - £10,000	1	13
£10,000 to £15,000	0	0
£15,000 to £20,000	1	13
£20,000 to £25,000	2	25
£25,000 to £30,000	2	25
Over £30,000	1	13
Not Stated	0	0
Total	8	100

Question 14

What is the maximum monthly payment your planned household can afford for housing?

	Frequency	Valid Percentage
Up to £200 per month	2	25
£201 to £400 per month	3	38
£401 to £600 per month	1	13
£601 to £800 per month	1	13
£801 to £1,000 per month	0	0
Over £1000 per month	0	0
Other (please specify)	1	13
Not Stated	0	0
Total	8	100

Question 15**What is the maximum initial payment you can afford as a deposit on the property?**

	Frequency	Valid Percentage
0	3	38
£1 - £10,000	0	0
£10,001 - £19,999	3	38
£20,000 - £39,999	0	0
£40,000 - £49,999	0	13
£50,000 - £59,999	1	0
£60,000 - £69,999	0	0
Over £70,000	1	13
Not Stated	0	0
Total	8	100

The maximum amount affordable on the property

	Frequency	Valid Percentage
0	1	13
£70,000 - £79,999	1	13
£80,000 - £89,999	2	25
£90,000 to £99,999	1	13
£100,000 to £109,999	1	13
£110,000 to £119,000	1	13
Over £200,000	1	13
Total	8	100

Question 16**Which of the following actions, if any, have you already taken?****Completed a housing register application with a local authority?**

	Frequency	Valid Percentage
Yes	2	25
No	6	75
Not Stated	0	0
Total	8	100

Looked at privately rented accommodation in the area?

	Frequency	Valid Percentage
Yes	4	50
No	3	38
Not Stated	1	13
Total	8	100

Looked at open market housing in the area?

	Frequency	Valid Percentage
Yes	3	38
No	4	50
Not Stated	1	13
Total	8	100

Investigated whether you could obtain a mortgage?

	Frequency	Valid Percentage
Yes	3	4.1
No	71	95.9
Not Stated	0	0.0
Total	74	100.0

Appendix 5 – Average House Prices in Orwell (see footnote ⁸ for source)

NO. OF BEDS	JAN 2009	FEB 2009	PERCENTAGE CHANGE	UP OR DOWN
1	£146,000	£132,000	-9.6%	↓
2	£213,000	£207,000	-2.8%	↓
3	£237,000	£254,000	+7.2%	↑
4	£413,000	£395,000	-4.4%	↓

Average Rental Prices in Orwell (see footnote ⁹ for source)

No. of Beds	Jan 2009	Feb 2009	Percentage Change	Up or Down
1	£525	£550	+4.8%	↑
2	£767	£699	-8.9%	↓
3	£734	£833	+13.5%	↑
4	£1,033	£1,099	+6.4%	↑

⁸ Source: <http://www.nestoria.co.uk/Orwell/property/buy> (Figures correct for April 2009)

⁹ Source: <http://www.nestoria.co.uk/Orwell/property/buy> (Figures correct for April 2009)