

# Cambridgeshire ACRE

## Housing Needs Survey Results Report for Horseheath Parish

October 2009 Updated version



<b>Contents</b>	<b>Page Number</b>
Context and Methodology .....	3
Horseheath Parish .....	4
<b>Part One: Assessment of Current Housing Situation .....</b>	<b>5</b>
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
<b>Part Two: Assessment of Housing Need .....</b>	<b>12</b>
Where and When? .....	12
Property Type and Tenure .....	13
Reasons for the Move .....	14
Household Characteristics.....	15
Income and Affordability .....	16
<b>Part Three – Summary and Recommendations.....</b>	<b>18</b>
Appendix 1 – Covering Letter .....	19
Appendix 2 – Housing Needs Survey Form .....	20
Appendix 3 – Tables showing the Full Results .....	25
Appendix 4 – Table showing People in Housing Need .....	36
Appendix 5 – Average House Prices in Horseheath .....	37

## Context and Methodology

In December 2008 Cambridgeshire ACRE was commissioned to carry out a Housing Needs Survey in Horseheath Parish. This survey was carried out by our Rural Housing Enabler on behalf of Hastoe Housing Association, an affordable housing provider in partnership with South Cambridgeshire District Council and Horseheath 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 198 dwellings in the parish on 20 November 2008. 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 either currently living in Horseheath 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 6 January 2009. 59 completed forms were returned giving the survey a 30% response rate. Following a meeting with the Parish Council, it became clear that there were some people who had not responded to the original survey but were willing to do so. It was agreed that there would be a phase 2, where the survey was reopened and people had another opportunity to submit forms. These results, a further 9 surveys, have been included in this updated version of the report.

Appendix 3 contains tables showing the full results.

## Horseheath Parish

Horseheath is located in Cambridgeshire, England, about 14 miles south-east of Cambridge, on the A1307 road.

According to the 2001 Census 465 people live in the parish. The Census showed that there were 186 dwellings in the parish. South Cambridgeshire's current records show 198 dwellings. This data demonstrates that in 7 years an additional 12 dwellings have been built.

Horseheath has a variety of services; there is a post office, farmers market, pub, church, children's play area and bus service.

Horseheath is a relatively small village, with few houses being on the market in the last 2 years. In 2007 there were 16 properties on the market, with only 2 properties on the market in 2008.

*Table 1: Average Property Prices, 2007–2008 (See footnote<sup>1</sup> for source)*

Horseheath Parish	South Cambs	Cambridge City	East Cambs	Fenland	Hunts
£180,000	£284,689	£306,661	£223,247	£159,006	£218,413

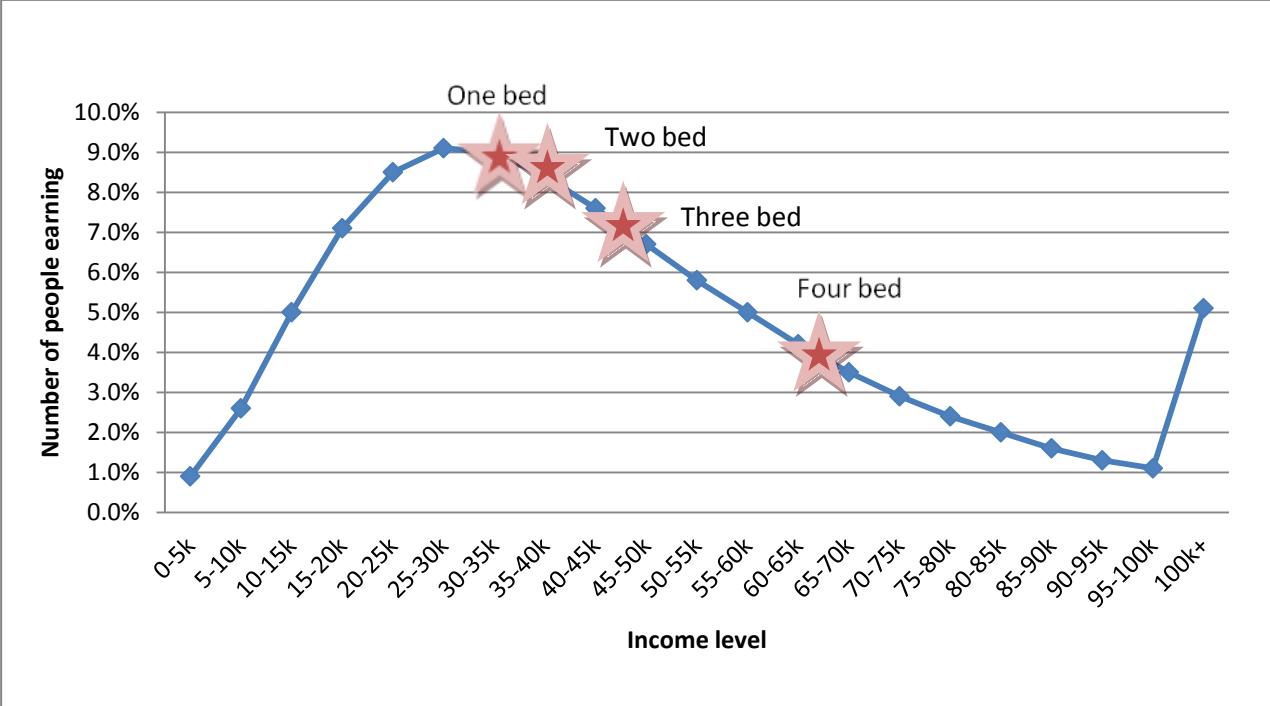
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<sup>1</sup> Source: <http://www.nestoria.co.uk/horseheath/property/buy>

Other districts - UK Land Registry (Figures correct in March 2009)

This chart shows the average income across the parish. Horseheath has some people who earn a high level of income to match the house prices. Although there is a cluster of people around the £25,000 to £40,000 income level, it is significant that 27% of the population of Horseheath earn less than £30,250, the minimum needed to purchase a one bedroom flat. 28% are earning less than £30,500 per annum. 44% earn less than £65,250 which you need to earn to buy a 3 bedroom house. 22% earn enough to get a mortgage on a 4 bedroom house or larger. This assumes that they have the required deposit for first time buyers, which is 25% of the purchase price. The median income is £43,800 per annum.

Figure 1 : Household income in the Horseheath area



# PART ONE – ASSESSMENT OF CURRENT HOUSING SITUATION

## Current Housing Stock

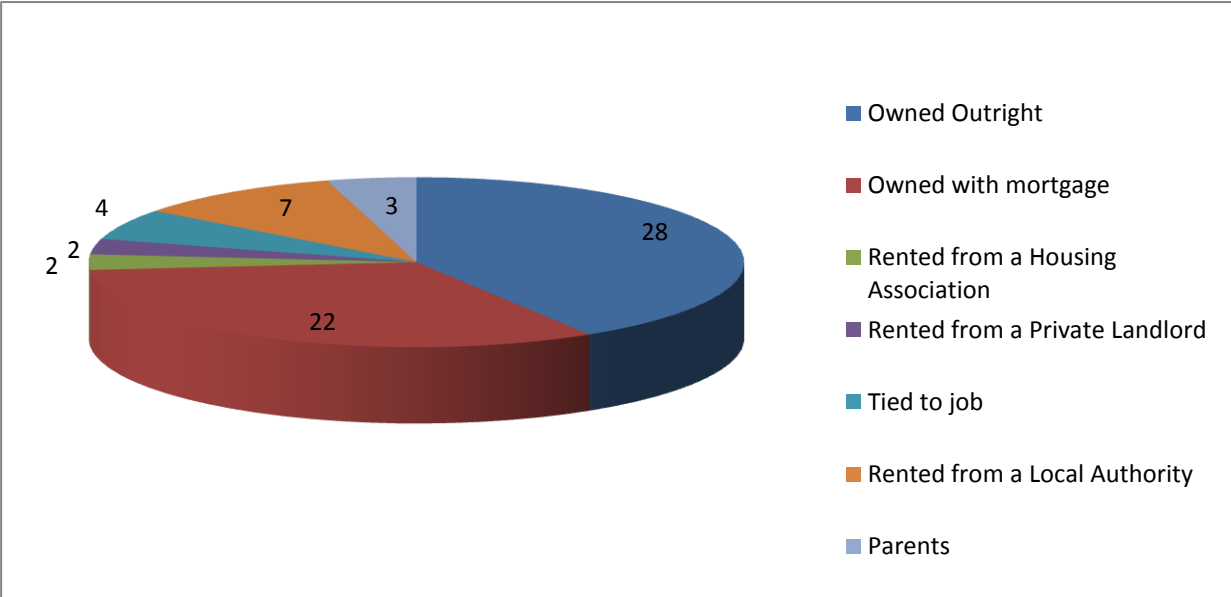
### Property Types and Tenures

Out of the 68 households that responded to the questionnaire all stated that the property was their main home.

From the responses, 57 respondents live in a house, 10 live in bungalows, and 1 did not give a response.

A large number of people own their property outright – 28 households and 22 own their home with a mortgage. 7 households rent from the local authority. 4 households responded as having accommodation tied to their job. 3 of the respondents live with parents. 2 households rent from a private landlord. 2 households rent from a Housing Association.

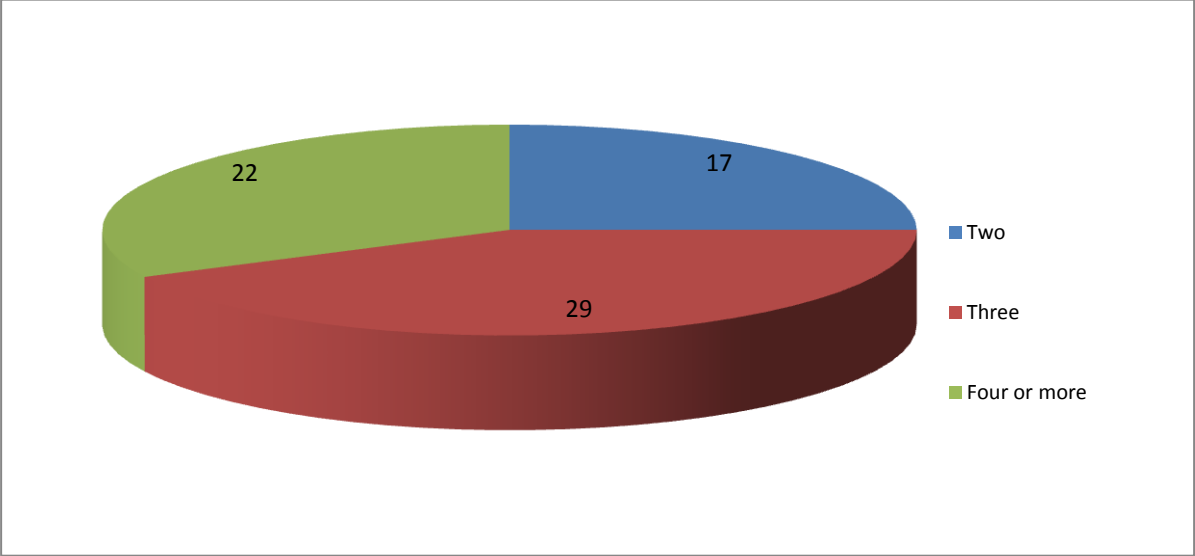
Figure 1: Property tenures



**Property Size**

Three bedroom properties are the most common size of home from the survey respondents; this type of property had 29 results. 22 homes have 4 bedrooms or larger, 17 have 2 bedrooms. This illustrates that only 25% of the homes that responded cater for smaller one or two person households. This demonstrates a lack of smaller accommodation – one or two bedroom accommodation in Horseheath. People wanting smaller homes to suit their needs have to stay in larger homes which are expensive to maintain and heat.

*Figure 2: Property size*



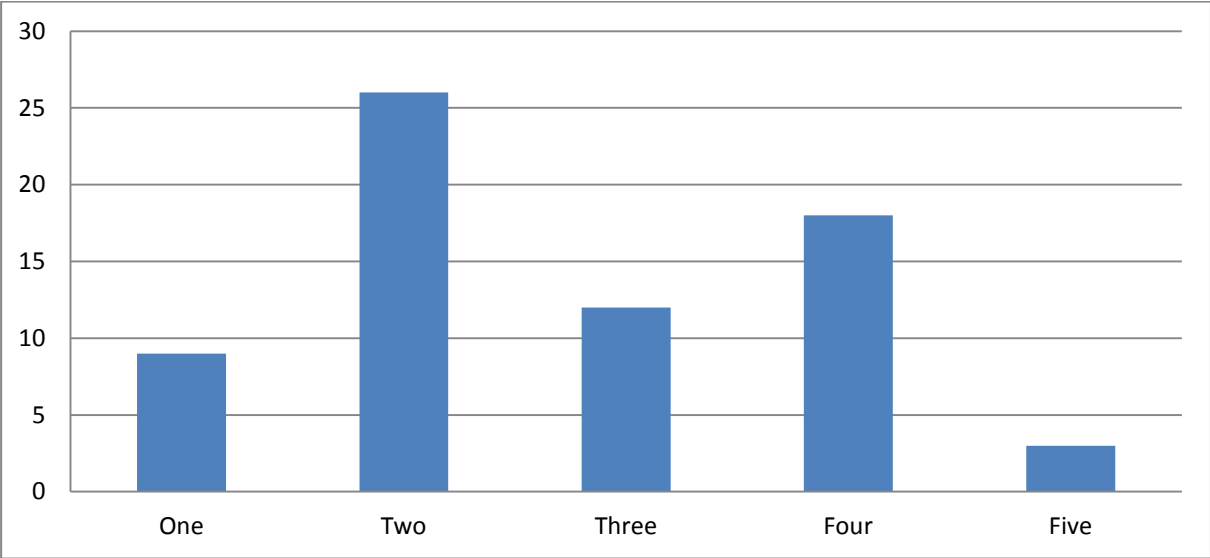
# Household Characteristics

## Number of people in the house

Two person households (38%) make up the largest percentage of the survey respondents with 26 households, however only 25% of the homes are two bedroom properties. The second most common type of household (18) has 4 or more people living in the dwelling.

12 households have three people in them. 9 dwellings have only one person living at the home. But there are no one bedroom properties. 3 properties have five residents.

Figure 3: Number of people in the house



## Age

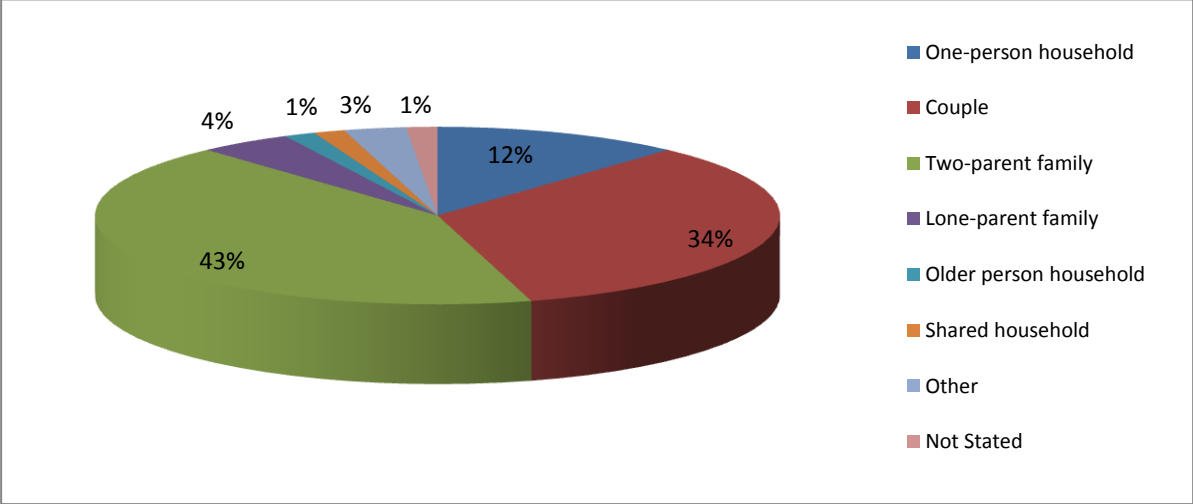
Nearly half – 46% - of the residents who responded are aged 35-65 years old. The second most common age range (24%) are those residents aged between 16-34 years old followed by people who are over 65 years old (14%). 6% of residents are aged between 6-10 years followed by 8% of residents aged between 11-15 years old. Just 3% are under 5 years old. Children between the ages of 0-15 account for 13% of the total residents who responded. The profile shows a range of ages in all stages of the life cycle.



**Household Composition**

The majority of households (43%) comprise of two parent families, followed by 34% of couples. 12% are one-person households. 4% class themselves as a lone parent family. 1% have a shared household. 3% class themselves as ‘other’ type of household.

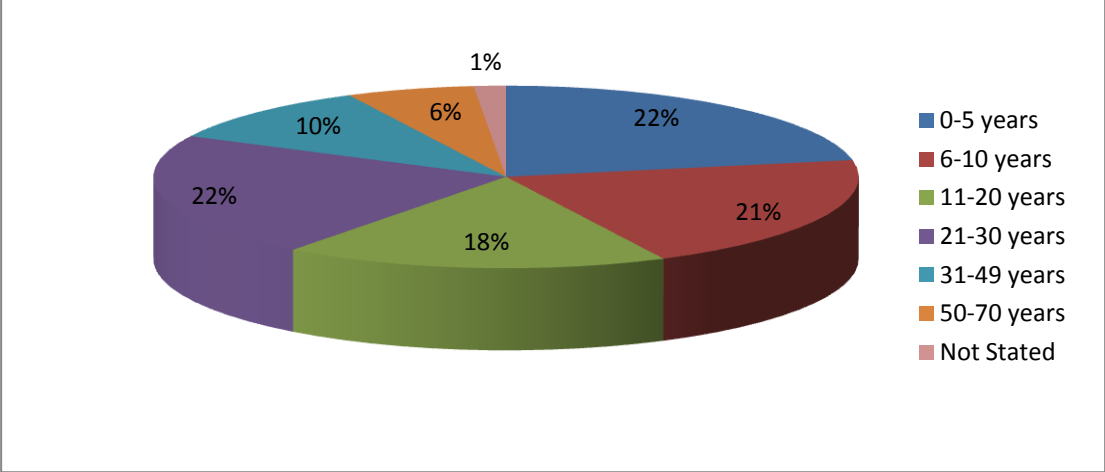
*Figure 4: Household composition*



**Length of Time in the Village**

22% of households have moved into the parish in the last 5 years with a further 22% of households who have been in the parish for the last for 21-30 years. 21% of the households have lived in the parish for 6-10 years. 18% of the households have lived in the parish for 11-20 years. 10% have lived in the parish for 31-49 years. 6% have lived there for 50-70 years. 1% did not respond to this question. This illustrates that the parish has been a popular location for many years. There is however a large proportion of households (36%) who have lived in the parish for over 21 years.

*Figure 5: Length of time in the village*



## **Disability**

2 households out of the 68 that responded have adapted their home because of a member of the household's disability.

## Views on Future Housing Development

The majority (75%) of respondents said they would be in favour of a small development for local people within their parish if a need were proven. Only 21% responded negatively to this question. 4% did not state a response to this question. This positively shows that the vast majority of households would support a small development of affordable housing if a need were identified.

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:

- The need is for the time when we need secure & manageable accommodation. Our present is not suitable as it is expensive & difficult to heat etc & manage.
- A move will enable us to cope financially when one of us is no longer around & income will drop considerably.
- I am the father of a small child but at present living separately from mother and baby. No accommodation.
- Subject to location and suitability.
- Depends where it is.
- Needs definition.
- Only if there was a shop.
- No gypsy camps though!!
- We have been requested to pinpoint potential sites where building land may be available. They are a) Howards Lane b) Church land behind Bridge Corner, West Wickham Road, c) Land behind village hall

The table on this page contains information about respondents who completed both the questions on the length of time they have resided in the parish and whether they would support a small development of affordable housing in the parish. Households who have lived in the parish for over 50 years are the most supportive towards affordable housing with 100% of respondents in favour. The lowest percentage support comes from those who have lived in the ✓✓✓ parish for between 0-5 years. 33% of this group would object to a development of affordable housing for local people.

There is a general tendency for support to rise with prolonged residency in the Parish, with a mean average of 91% support for a development for those who have lived in the Parish for 11 years or over, with just 59% for those living on the Parish for below 11 years.

*Table 2: Number of years in the parish by affordable housing support*

No. of years in Parish	Yes		No		Not stated		Total
	%	Count	%	Count	%	Count	Count
0-5 years	54	8	33	5	13	2	15
6-10 years	64	9	36	5	0	0	14
11-20 years	84	10	8	1	8	1	12
21-30 years	93	14	7	1	0	0	15
31-49 years	86	6	14	1	0	0	7
50-70 years	100	4	0	0	0	0	4
Not stated	0	0	100	1	0	0	1
Total		51		14		3	68

**Relatives who have moved away**

1 of the 68 households responding knew of at least one family member who had moved away from the parish in the last 5 years due to difficulties in finding a suitable home. This clearly shows that a family member has been forced to move away from Horseheath parish due to lack of affordable and suitable accommodation.

**Households who need to move**

7 households need to move together from their current home now or in the next 5 years.

A further 13 households have someone currently living with them who needs to move to alternative accommodation now or in the next 5 years. Some of these people may want to stay in Horseheath parish, which will add to the demand for homes in the future.

**PART TWO: HOUSING NEED**

16 households require accommodation in Horseheath and completed Part 2 of the survey form and they are either currently living in Horseheath or wish to return to the parish.

**Where and When?**

**Location of Households**

14 of the households already live in Horseheath parish. 2 households currently live outside the parish and wish to return. All of these households wish to live in Horseheath.

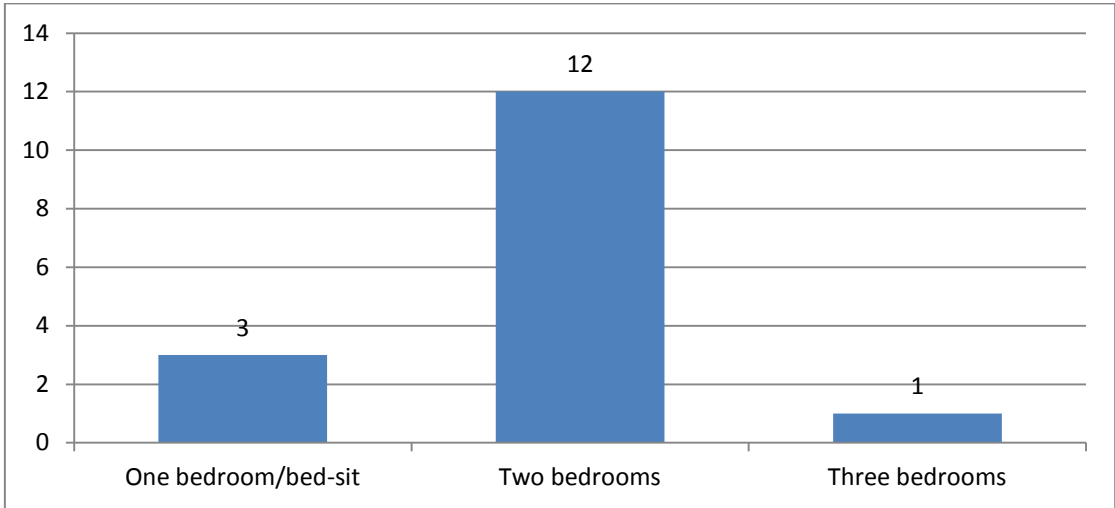
**Length of time**

12 of the 16 households who answered want to move within the next 2 years. 3 of the households in need want to move in between 2 to 5 years. 1 needs to move in over 5 years.

**Property Type and Tenure**

12 of the households require 2 bedroom properties, 3 households require a one-bedroom property and 1 household requires a three-bedroom property.

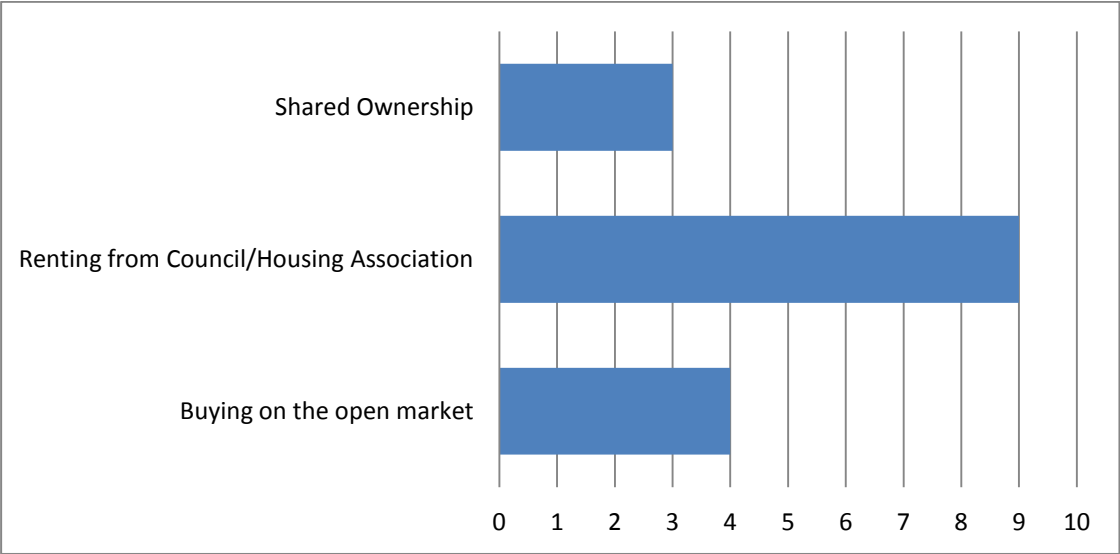
*Figure 7: Property type*



The preferred type of home for 11 respondents is a house. 4 households require a bungalow and 1 requires a flat/maisonette/apartment.

4 of the households would prefer to buy on the open market. There is also a need for rental properties, with 9 households wishing to rent from a housing association. 3 households would like to buy in shared ownership, although they would require a deposit to enable them to do so. No households stated they would prefer to rent from a private landlord.

Figure 8: Tenure

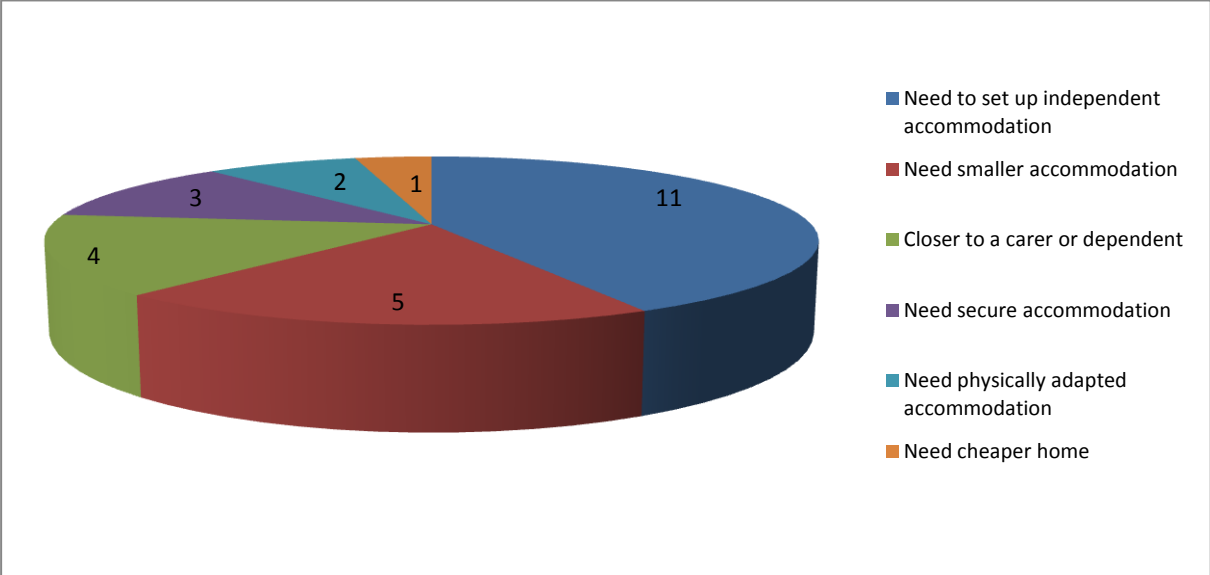


Only 5 of these households are currently registered with South Cambridgeshire District Council’s register of housing need.

### Reasons for the Move

People are allowed to indicate more than one reason for moving, so there are more responses recorded than the number of respondents. The most popular reason for 11 respondents wanting to move is to set up independent accommodation. These are young people who want to move out of the family home. The second most popular reason for wanting to move was to find smaller accommodation. These are older people who need to downsize to more manageable, cheaper accommodation. Large houses are costly to maintain, heat and run. The third reason given was the need to be closer to a carer / to provide caring support. There were 3 people who wanted secure accommodation. The other reasons given were the need for physically adapted housing. 1 person sited the need for a cheaper home.

Figure 9: Reasons for the move



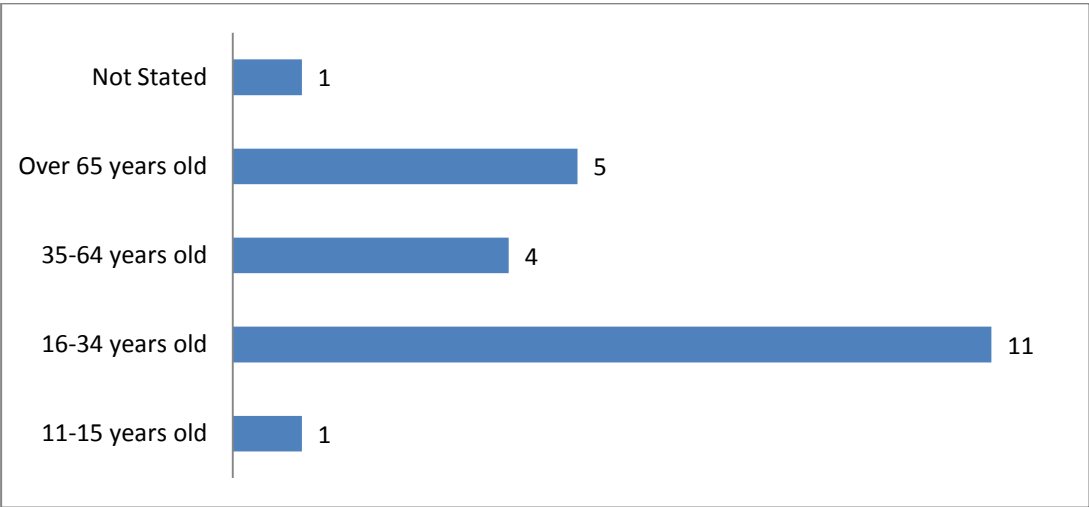
# Household Composition

## Age

11 of those who are in housing need are 16-34 years old. This coincides with the most predominant reason people stated for wanting to move in order to set up independent accommodation. 5 of those surveyed were over 65. 4 household members are between the ages of 35-65. 1 household member is 11-15 years old. 1 person did not state their age.

This suggests whilst the greatest group in need are younger people in the parish, followed by older people, that there are also families who are in need of affordable housing.

Figure 10: Age



## Type of Household

The results show that there are 7 1 person households in need of accommodation. There are 4 households who are couples in need of housing with another 3 being two-parent families. There is also 1 older person household. This illustrates that it is not just those requiring to set up 'independent accommodation' that are in need of affordable housing.



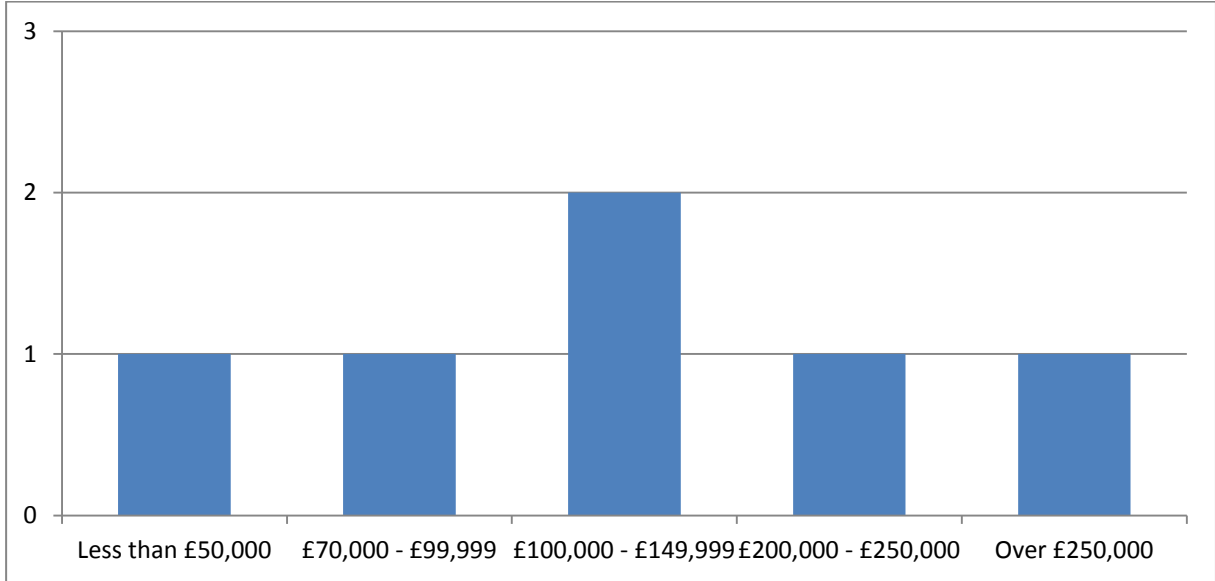
# Income and Affordability

## Buying on the Open Market

4 respondents answered that they would like to purchase a home on the open market. All stated the maximum house price they could afford.

With the price of a 1 bedroom flat in the area at £177,000, a 2 bedroom house at £134,000, a 3 bedroom house at £180,000, and a 4 bedroom house at £267,000, only 2 households could afford a property in Horseheath.

Figure 11: Buying on the open market



## Income and Affordability

### Household Income vs Affordability

4 households included details on their gross household income. 1 household earns £660-830 per month. 1 household earns between £830-1,080 per month. 1 household earns between £1,750 - £2,000 per month. Just 1 household earns over £2,500 a month.

For a household to be able to obtain a house for £121,000 which is the lowest house price in Horseheath in January 2009<sup>3</sup>, the combined income for the household would need to be £2,500 a month and requires a deposit of £30,250. This is based on the mortgage lending principle of 3 times annual income. It also takes into account a considered requirement of a 25% deposit for first time buyers. Based on these figures, only 1 of the households who would prefer to purchase on the open market might be able to do so as a first time buyer.

*Table3: Income needed to purchase a property in Horseheath*

No. of bedrooms	Cost	Deposit Required (25%)	Annual income required @ 3 times annual income (lending ratios vary between 2 to 5 times income)	Monthly salary needed for purchasers
1	£121,000	£30,250	£30,250	£2,500
2	£122,000	£30,500	£30,500	£2,540
3	£164,000	£41,000	£41,000	£3,400
4	£261,000	£65,250	£65,250	£5,400

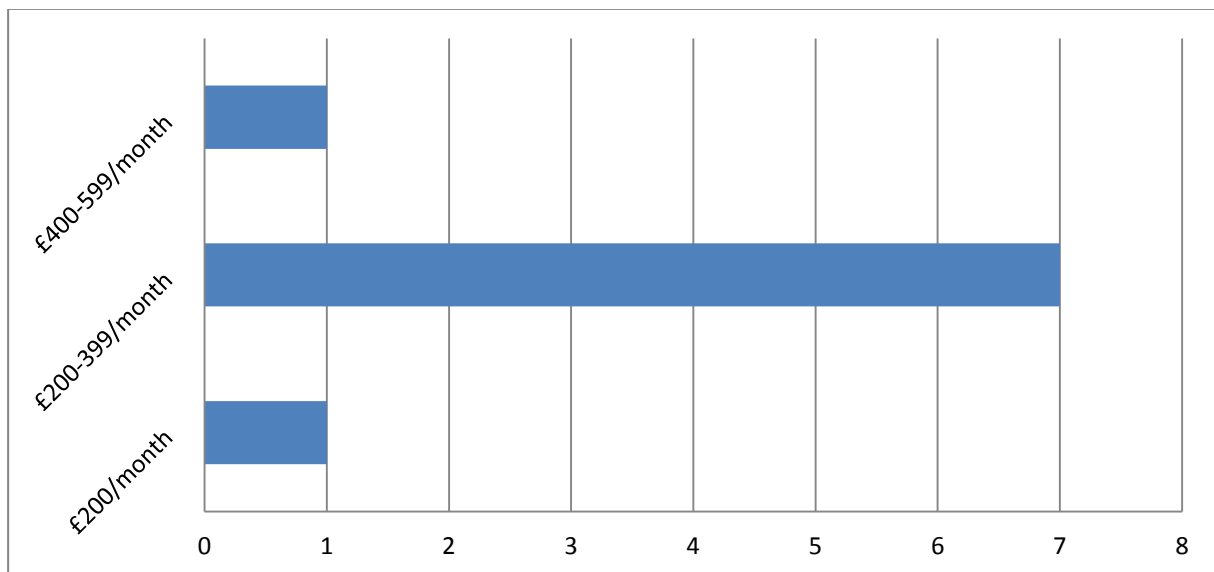
<sup>3</sup> Source: [www.nestoria.co.uk/horseheath/property/](http://www.nestoria.co.uk/horseheath/property/)

## Renting

The majority of households (7) could afford between £200 – 399 on rent per month. 1 household could only afford less than £200 per month on rent. 1 household could afford between £500 - 799 per month. The cost of open market rental in the Parish is £895 per calendar month, which is for a 3 bedroom house (See footnote<sup>4</sup> for source).

Horseheath is a small village and there are relatively few houses available to rent or buy.

Figure 12: Renting



Open market rental is therefore only accessible to one household indicating a housing need.

Table 4 shows the typical monthly rental cost of a Housing Association property in 2008<sup>5</sup>.

Table 4: Typical rental costs of Housing Association properties

No. of Beds	Monthly Rent
1 (or bedsit)	£556
2	£629
3	£757
4	£1,860

More detail on those wishing to rent from a Housing Association can be found in *Table 7 (Those in housing need who wish to rent from a Housing Association)* which can be found in the Conclusion section of this report.

<sup>4</sup> Source: <http://www.nestoria.co.uk/horseheath/property/rent>

In Sep 2009 a 1 bedroom house would be £505 per month, a 2 bedroom house £725, a 3 bedroom house £895, a 4 bedroom house £1,565.

<sup>5</sup> Source: Figures used are from Hastoe Housing Association, 2008

## **PART THREE: SUMMARY AND RECOMMENDATIONS**

It is the recommendation of this report that a housing need has been found in Horseheath. 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.

Phase one of the survey produced 4 people in need of affordable housing. At the Parish Council Meeting several people attended who wished to participate but had not done so previously. The Parish Council requested that further surveys were issued and the survey was re-opened to give people an opportunity to participate. A further 9 responses provided evidence for 8 more housing units.

Taking into account the results of phase 2 of this survey there appear to be 13 households in need of affordable housing. A further 2 households did not supply sufficient information to assess their housing need and therefore their requirements are not included in this section.

As a result, 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:

### **Within 2 years there is a need for 11 additional dwellings**

#### *Rent from a Housing Association*

- 2 x one-bed flat
- 5 x two-bed house
- 3 x one-bed bungalow
- 1 x two-bed bungalow

### **In 2-5 years there is a further need for 2 additional dwellings**

#### *Rent from a Housing Association*

- 1 x one-bed flat

#### *Rent from a Housing Association*

- 1 x two-bed bungalow

Appendix 4 contains a table detailing the need, income and affordability for each of the above households who are listed.

### ***Demand from the Housing Register***

This list has been compiled using information from the Housing Register for people with a local connection to Horseheath only. Where people have indicated that they have already registered their details on the Housing Register, duplicate requests have been removed. This shows a total demand for 20 dwellings. This shows that the Housing Survey has picked up a total of a further 8 dwellings where people had not previously registered a need.

#### **Within 2 years there is a need for 18 additional dwellings**

##### *Rent from a Housing Association*

- 6 x one-bed flats
- 7 x two-bed houses
- 3 x one-bed bungalows
- 1 x two-bed bungalow
- 1 x three-bed house

#### **In 2-5 years there is a further need for 2 additional dwellings**

##### *Rent from a Housing Association*

- 1 x one-bed flat

##### *Rent from a Housing Association*

- 1 x two-bed bungalow

#### **Recommendation**

To fulfil all current and immediate housing need in Horseheath, 20 new affordable homes would need to be built. It is recognised that this is likely to be unachievable and so it is therefore recommended that Hastoe aim to build between 8 and 12 affordable dwellings within the parish of Horseheath. Ongoing consultation with the Parish Council should help to inform this decision.

## Appendix 1: Covering Letter

5 December 2008

The Householder

Dear Householder

### **Horseheath – Housing Needs Survey**

Horseheath 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 23 January 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 HORSEHEATH

#### PART ONE – TO BE COMPLETED BY ALL RESPONDENTS

Please tick one box for each question unless otherwise indicated

Is this your main home? Yes, main home  No, second home

If this is your second home, do not complete the rest of the form but please do return it.

**Question 1**  
How would you describe your home?

House	Bungalow	
Flat/maisonette/apartment/bedsit	Caravan/mobile home/temp. structure	
Sheltered/retirement housing	Other (please specify)	

**Question 2**  
What is the tenure of your home?

Rented from Local Authority	Rented from a Housing Association	
Rented from a private landlord	Live in tied accommodation	
Owned with a mortgage	Owned with no mortgage	
Live with parents	Shared ownership (part owned/rented)	
Other (please specify)		

**Question 3**  
How many bedrooms does your home have?

One bedroom or bedsit	Two bedrooms	
Three bedrooms	Four bedrooms	

**Question 4**  
How many years have you and your household lived in this parish?

[     ] years

**Question 5**  
How many people live in this property?

[     ]

**Question 6**

Complete the table to show the age and gender of all those living in this property at present.

	Age	Gender
You		
Other person 1		
Other person 2		
Other person 3		
Other person 4		
Other person 5		

**Question 7**

What type of household are you?

One-person household		Couple	
Two-parent family		Lone-parent family	
Older person household		Shared household	
Other (please specify)			

**Question 8**

Has your home been adapted to increase physical accessibility?  
e.g. This could be because someone in the household has mobility issues and uses a wheelchair.

Yes No **Question 9**

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

Yes No **Question 10**

Has anyone from your family had to leave the village in the last 5 years that might want to return?

Yes No 

If yes, please give their name and address so that we can send them a survey:

**Question 11**

Does this household need to move from this house now or in the next 5 years?

Yes No **Question 12**

Is there anyone living with you who needs to move to alternative accommodation now or in the next 5 years?

Yes No 

**Thank you for completing this part of the survey. Please complete the remainder of the form if any of the following apply:**

- You are in need of local housing.
- Someone in your household needs, or is likely to need, housing within the village.
- You live elsewhere but have a strong local connection to the village and require housing.



## HOUSING NEEDS SURVEY FOR HORSEHEATH

**PART TWO – TO BE COMPLETED BY THOSE IN HOUSING NEED**  
Please tick one box for each question unless otherwise indicated

<p><b>Question 13</b> Where does this household live?</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Together as a household within this Parish</td> <td style="width: 20px; text-align: center;"> </td> </tr> <tr> <td style="padding: 2px;">Within another household in this Parish</td> <td style="width: 20px; text-align: center;"> </td> </tr> <tr> <td style="padding: 2px;">Outside the Parish</td> <td style="width: 20px; text-align: center;"> </td> </tr> </table>	Together as a household within this Parish		Within another household in this Parish		Outside the Parish															
Together as a household within this Parish																					
Within another household in this Parish																					
Outside the Parish																					
<p><b>Question 14</b> When does the household want to move from this home?</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Within the next 2 years</td> <td style="width: 20px; text-align: center;"> </td> </tr> <tr> <td style="padding: 2px;">Between 2 to 5 years from now</td> <td style="width: 20px; text-align: center;"> </td> </tr> <tr> <td style="padding: 2px;">In 5 or more years</td> <td style="width: 20px; text-align: center;"> </td> </tr> </table>	Within the next 2 years		Between 2 to 5 years from now		In 5 or more years															
Within the next 2 years																					
Between 2 to 5 years from now																					
In 5 or more years																					
<p><b>Question 15</b> What is the minimum number of bedrooms you require?</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">One bedroom/bedsit</td> <td style="width: 20px; text-align: center;"> </td> <td style="padding: 2px;">Two bedrooms</td> <td style="width: 20px; text-align: center;"> </td> </tr> <tr> <td style="padding: 2px;">Three bedrooms</td> <td style="width: 20px; text-align: center;"> </td> <td style="padding: 2px;">Four or more bedrooms</td> <td style="width: 20px; text-align: center;"> </td> </tr> </table>	One bedroom/bedsit		Two bedrooms		Three bedrooms		Four or more bedrooms													
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Three bedrooms		Four or more bedrooms																			
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Need secure accommodation																					
Need to change tenure																					
Need to live independently																					
Other (please specify)																					

**Question 20**  
Please state how many people planning to move belong to each ethnic group.

Ethnicity	No.
<b>White</b>	
British	
Irish	
Other White background	
<b>Mixed</b>	
White & Black Caribbean	
White & Black African	
White & Asian	
Any other Mixed background	
<b>Chinese</b>	

Ethnicity	No.
<b>Asian or Asian British</b>	
Indian	
Pakistani	
Bangladeshi	
Any other Asian background	
<b>Black or Black British</b>	
Caribbean	
African	
Any other Black background	
<b>Any other</b>	

**Question 21**  
Complete the table to show the age and gender of each person moving with you.

	Age	Gender	Occupation
You			
Other person 1			
Other person 2			
Other person 3			
Other person 4			
Other person 5			

**Question 22**  
What type of household are you?

One-person household	Couple	
Two-parent family	Lone-parent family	
Older person household	Shared household	
Other (please specify)		

**Question 23**  
If you selected buying on the open market in Q16, what total house price could you afford?

Less than £50,000	£150,000 - £199,999	
£50,000 - £69,999	£200,000 - £249,999	
£70,000 - £99,999	More than £250,000	
£100, - £149,999	Not applicable	

**Question 24**  
If you selected renting in Q16, what is the maximum rent you could afford, including any service charges?

Less than £50/wk (£200/mth)		£150 - £199/wk (£600-799/mth)	
£50 - £99/wk (£200-399/mth)		£200 - £249/wk (£800-999/mth)	
£100 - £149/wk (£400-599/mth)		More than £250/wk (£1,000/mth)	
Not applicable			

**Question 25**  
Please indicate the total take-home income (i.e. after deductions) of everyone responsible for the cost of housing (whether rent or mortgage)

Weekly income	or	Monthly income
Less than £150		Less than £660
£150 - £190		£660 - £830
£190 - £250		£830 - £1,080
£250 - £288		£1,080 - £1,250
£288 - £346		£1,250 - £1,500
£346 - £400		£1,500 - £1,750
£400 - £460		£1,750 - £2,000
£460 - £520		£2,000 - £2,250
£520 - £575		£2,250 - £2,500
£575+		£2,500+

### PERSONAL DETAILS

If you have a housing need you may wish to complete the following information. It will be treated in the strictest confidence and will not be published in the final report regarding the housing requirements of the village. It will only be used to provide you with information regarding any possible housing scheme that results from this survey.

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

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

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

**Thank you for taking the time to complete this survey.  
 Please return it in the freepost envelope provided by 14<sup>th</sup> November 2008.**

## Appendix 3: Tables showing the Full Results

### Part 1: All households

#### Is this your main home?

	Frequency	Valid Percentage
Yes	68	100
No	0	0
Total	68	100

#### Question 1

##### How would you describe your home?

	Frequency	Valid Percentage
House	57	84
Bungalow	10	15
Flat/Maisonette/apartment/bed-sit	0	0
Caravan/mobile home/temp. structure	0	0
Sheltered/retirement housing	0	0
Other	0	0
Not Stated	1	1
Total	68	100

#### Question 2

##### What is the tenure of your home?

	Frequency	Valid Percentage
Owned Outright by a household member (s)	28	41
Owned with mortgage by a household member (s)	22	32
Shared Ownership	2	3
Rented from a Local Authority	2	3
Rented from a Housing Association	4	6
Rented from a Private Landlord	7	10
Tied to job	3	4
Other	0	0
Not Stated	0	0
Total	68	100

**Question 3****How many bedrooms does your home have?**

	Frequency	Valid Percentage
One	0	0
Two	17	25
Three	29	43
Four or more	22	32
Not Stated	0	0
Total	68	100

**Question 4****How many years have you and your household lived in the parish?**

	Frequency	Valid Percentage
0-5 years	15	22
6-10 years	14	21
11-20 years	12	18
21-30 years	15	22
31-49 years	7	10
50-70 years	4	6
Over 70 years	0	0
Not Stated	1	1
Total	68	100

**Question 5****How many people live in this house?**

	Frequency	Valid Percentage
One	9	13
Two	26	38
Three	12	18
Four	18	26
Five	3	4
Six	0	0
Not Stated	0	0
Total	68	100

**Question 6****Age of household members**

	Frequency	Valid Percentage
0-5 years old	6	3
6-10 years old	11	6
11-15 years old	8	4
16-34 years old	45	24
35-65 years old	86	46
Over 66 years old	26	14
Not Stated	7	4
Total	189	100

**Question 6****Gender of household members**

	Frequency	Valid Percentage
Female	91	48
Male	94	50
Not Stated	4	2
Total	189	100

**Question 7****What type of household are you?**

	Frequency	Valid Percentage
One-person household	8	12
Couple	23	34
Two-parent family	29	43
Lone-parent family	3	4
Older person household	1	1
Shared household	1	1
Other	2	3
Not Stated	1	1
Total	68	100

**Question 8**

**Has your home already been adapted to increase physical accessibility because of the disability of someone in your household?**

	Frequency	Valid Percentage
Yes	2	3
No	66	97
Not Stated	0	0
Total	68	100

**Question 9**

**Would you in be favour of a small development of affordable housing for local people within your parish if there were a proven need?**

	Frequency	Valid Percentage
Yes	51	75
No	14	21
Not Stated	3	4
Total	68	100

**Question 10**

**Has anyone in your family moved away from the parish in the last 5 years, due to difficulties in finding a suitable home locally?**

	Frequency	Valid Percentage
Yes	1	1
No	66	97
Not Stated	1	1
Total	68	100

**Question 11**

**Does everyone who lives in this house need to move together from this home now or in the next five years?**

	Frequency	Valid Percentage
Yes	7	10
No	60	88
Not Stated	1	1
Total	68	100

**Question 12**

Is there anyone living with you who needs to move to alternative accommodation now or in the next five years?

	Frequency	Valid Percentage
Yes	13	19
No	52	76
Not stated	3	4
Total	68	100

**Part 2: Households in housing need****Question 13**

Where does this household live?

	Frequency	Valid Percentage
Together as a household within this Parish	14	88
Within another household in this Parish	0	0
Outside the Parish	2	13
Not Stated	0	0
Total	16	100

**Question 14**

When does this household want to move from this home?

	Frequency	Valid Percentage
Within the next 2 years	12	75
Between 2 to 5 years	3	19
In 5 or more years	1	6
Not stated	0	0
Total	16	100

**Question 15**

What is the minimum number of bedrooms you require?

	Frequency	Valid Percentage
One bedroom/bed-sit	3	19
Two bedrooms	12	75
Three bedrooms	1	6
Four or more bedrooms	0	0
Not Stated	0	0
Total	16	100



**Question 16****Which tenure would you prefer?**

	Frequency	Valid Percentage
Buying on the open market	4	25
Renting from Council/Housing Association	9	56
Shared Ownership	3	19
Renting from a private landlord	0	0
Not Stated	0	0
Total	16	100

**Question 17****Are you on the Local Authority or Housing Association waiting list?**

	Frequency	Valid Percentage
Yes	5	31
No	11	69
Not Stated	0	0
Total	16	100

**Question 18****What type of accommodation do you require?**

	Frequency	Valid Percentage
House	11	69
Bungalow	4	25
Flat/maisonette/apartment	1	6
Sheltered/retirement housing	0	0
Other	0	0
Not Stated	0	0
Total	16	100

**Question 19****What is your main reason for needing to move?**

	Frequency	Valid Percentage
Need cheaper home	1	4
Need to be closer to employment	0	0
Need larger accommodation	0	0
Need to avoid harassment	0	0
Need to change tenure	0	0
Need smaller accommodation	5	19
Closer to a carer or dependent	4	15
Need physically adapted accommodation	2	8
Need secure accommodation	3	12
Need to set up independent accommodation	11	42
Other	0	0
Total	26	100

**Question 21****Age of each person moving**

	Frequency	Valid Percentage
0-5 years old	0	0
6-10 years old	0	0
11-15 years old	1	5
16-34 years old	11	50
35-65 years old	4	18
Over 66 years old	5	23
Not Stated	1	5
Total	22	100

**Question 21****Gender of each person moving**

	Frequency	Valid Percentage
Female	10	45
Male	11	50
Not stated	1	5
Total	22	100

**Question 22****What type of household are you?**

	Frequency	Valid Percentage
One-person household	7	44
Couple	4	25
Two-parent family	3	19
Lone-parent family	0	0
Older person household	1	6
Other	0	0
Not Stated	1	6
Total	16	100

**Question 23****If you selected buying on the open market what is the total house price you could afford?**

	Frequency	Valid Percentage
Less than £50,000	1	14
£50,000 - £69,999	1	14
£70,000 - £99,999	1	14
£100,000 - £149,999	2	29
£150,000 - £199,999	0	0
£200,000 - £250,000	1	14
Over £250,000	1	14
Not Stated	0	0
Total	7	100

**Question 24****If you selected renting, what is the maximum rent you could afford, including any service charges?**

	Frequency	Valid Percentage
Less than £50/wk (£200/month)	1	13
£50-£99.99/wk (£200-399/month)	6	75
£100-£149.99/wk (£400-599/month)	1	13
£150-£199.99/wk (£500-799/mth)	0	0
£200-£249.99/wk (£800-999/mth)	0	0
More than £250/wk (£1000/mth)	0	0
Not Stated	0	0
Total	8	100

**Question 25**

Could you please indicate the total take-home income (i.e. after deductions) of everyone responsible for the cost of housing (rent or mortgage)?

	Frequency	Valid Percentage
Less than £660 per month	4	25
£660-£830 per month	2	13
£830-£1,080 per month	4	25
£1,080-£1,250 per month	0	0
£1,250-£1,500 per month	1	6
£1,500-£1,750 per month	0	0
£1,750-£2,000 per month	1	6
£2,000-£2,250 per month	1	6
£2,250-£2,500 per month	0	0
Over £2,500 per month	1	6
Not Stated	2	13
Total	16	100

## Appendix 4 – Table showing People in Housing Need

Ref	When in Need	Current Tenure	Household Type	Reason(s) in Need	Type/Size required	Tenure Required	Total Monthly Income	Monthly Payment Possible	Housing Register? / Length of time in village
7	Within the next 2 years	2 bedroom bungalow	Not stated	Closer to carer	1 bedroom flat	Rent from Housing Association	Not stated	£200 - £399	Yes 0-5 years
22	2 – 5 years	3 bedroom tied house	Elderly couple	Need smaller home	Two bedroom bungalow	Rent from Housing Association	£830 - £1,080	Less than £200 a month	Yes 40-50 years
29	Within the next 2 years	Living with parents	Young family, currently living apart	Wants to live with partner and baby	Two bedroom house	Rent from Housing Association	£660 - £830	Less than £200 a month	Yes 20-30 years
32	Within the next 2 years	Privately rented	Older couple – would like to know they could cope if only one of them left	Smaller, cheaper, closer to carer	Two bedroom house / bungalow	Rent from Housing Association	£1,750 - £2,000	£200 - £399	No – will be applying 10-20 years
60	Within the next 2 years	Living with parents	Young person (26)	Would like to live independently	Two bedroom house	Rent from Housing Association	£1,250 - £1,500	Not stated	No 20-30 years
61	Within the next 2 years	Living with parents	Young person (29)	Would like to live independently	Two bedroom house	Rent from Housing Association	£660 - £830	£200 - £399	Yes 20-30 years
62	Within the next 2 years	Living with parents	Young couple (26, 19)	Would like to live independently	Two bedroom house	Rent from Housing Association	£2,000 - £2,250	Not stated	No 20-30 years
64	Within the next 2 years	Living with parents	Young person (20)	Would like to live independently	Two bedroom house	Rent from Housing Association	£830 - £1,080	Not stated	No 10-20 years
65	Within the next 2 years	Living with parents	Young person (21)	Would like to live independently	1 bedroom flat	Rent from Housing Association	£830 - £1,080	£200 - £399	No 10-20 years

Ref	When in Need	Current Tenure	Household Type	Reason(s) in Need	Type/Size required	Tenure Required	Total Monthly Income	Monthly Payment Possible	Housing Register? / Length of time in village
66	Within the next 2 years	Living with parents	Young person (20)	Would like to live independently	1 bedroom flat	Rent from Housing Association	Less than £660	£200 - £399	No 10-20 years
67	2 – 5 years	Living with parents	Young person (18)	Would like to live independently	1 bedroom flat	Rent from Housing Association	Less than £660	Less than £200 a month	No 10-20 years
68	Within the next 2 years	3 bedroom tied house	Older person living outside the parish	Smaller, cheaper, closer to carer	One bedroom bungalow	Rent from Housing Association	Less than £660	£200 - £399	Yes 20-30 years

**Appendix 5 – Average House Prices in Horseheath** (see footnote <sup>6</sup> for source)

No. of Beds	Jul 2009	Aug 2009	Percentage Change	Up or Down
1	£147,000	£121,000	-17.7%	↓
2	£123,000	£122,000	-0.8%	↔
3	£163,000	£164,000	+0.6%	↔
4	£263,000	£261,000	-0.8%	↔

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