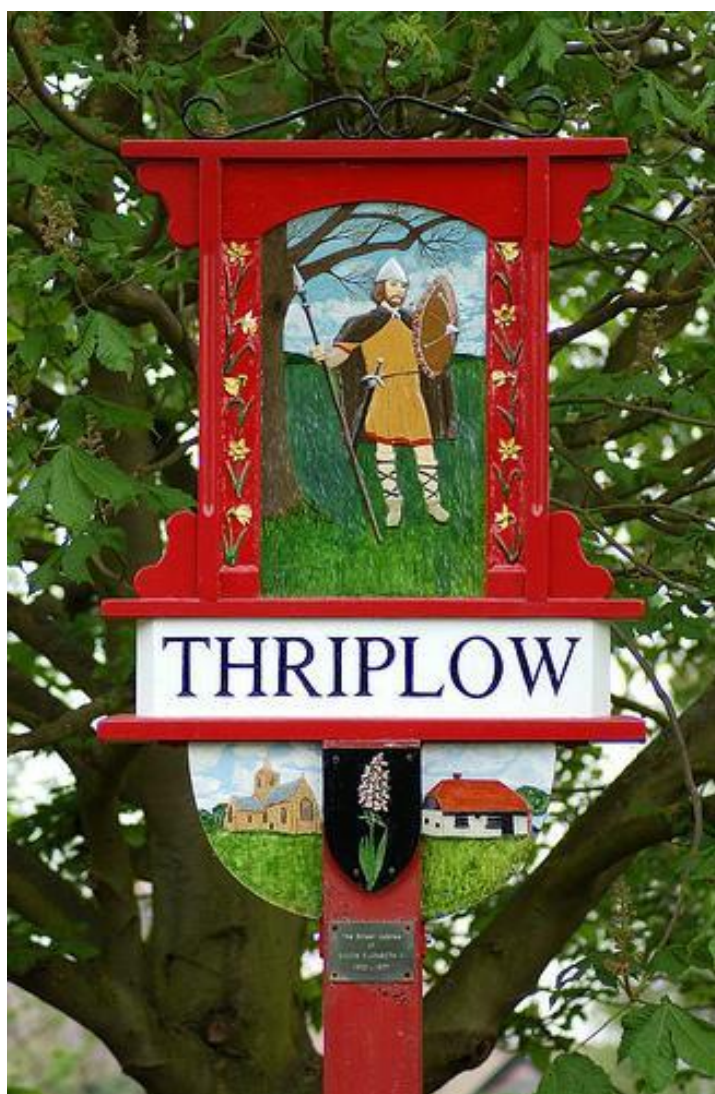


# Cambridgeshire ACRE

## Housing Needs Survey Results Report for survey completed in Thriplow Parish during October 2010



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## Context and Methodology

In April 2010 Cambridgeshire ACRE was commissioned to carry out a Housing Needs Survey in Thriplow Parish. This survey was carried out on behalf of Accent Nene, an affordable homes provider in partnership with South Cambridgeshire District Council and Thriplow 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 492 addresses in the Parish, including all the business addresses on 17 September 2010. The survey packs included a covering letter from the Parish Council (Appendix 1), a covering letter from Cambridgeshire ACRE (Appendix 2), a questionnaire (Appendix 3) and a postage paid envelope for returned forms.

The questionnaire was divided into three sections:

- Part 1 of the survey form contained questions to determine housing need. All households who returned the form completed this section.

- Part 2 of the survey form contained questions on household circumstances.

- Part 3 of the survey form contained questions on housing requirements.

Parts 2 and 3 were completed by households who are currently or expecting to be in need of housing and who are either currently living in Thriplow Parish or who wish to return to the parish.

The closing date for the survey was 15 October 2010. 107 completed forms were returned giving a return rate of 22%. Appendix 4 contains tables showing the full results.

## Thriplow Parish

Thriplow and Heathfield are two villages in one big parish set in open farmland, 7 miles south of Cambridge.

The roads in Thriplow village are configured in a loose figure-of-eight. It has a school, playgroup, church, pub, shop, cricket field, recreation ground, village hall and a village green with a smithy. It has footpaths which lead through fields, woods and orchid meadows.

Heathfield is a modern village (with over half its houses less than 10 years old) and it too has plenty of open spaces, home to recreational activities. Families enjoy a free view of historic aircraft in the Duxford Imperial War Museum airshows and on other days, residents in the two villages can have free entrance to this world-class centre.

Trains run into London Kings Cross or Liverpool Street from nearby stations. Situated less than a mile from the M11 junction 10, Stansted Airport is just 20 minutes away. Also closeby is the Trumpington Park and Ride bus scheme into Cambridge, which also provides connections to London and to other airports.

There is a strong sense of community in Thriplow. The pub was saved after a long campaign by locals (it has won Cambridgeshire Pub of the Year), a thriving school (to which children come from miles around) and the shop, which is now successfully run by the village itself. There are clubs for cricket, tennis, carpet bowls, drama, W.I, aerobics, local history, dancing, books, gardening and wine, together with local facilities for fishing, golf and horse-riding.

Average property prices for all property sizes in Thriplow are more expensive than other areas of South Cambridgeshire, even surpassing the prices in Cambridge for 1 and 4 bedroom properties. With the fluid house market situation, prices are changing every month. Table 1 compares average property prices across the county.

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

No. of bedrooms	Thriplow Parish	South Cambs	Fenland	East Cambs	Huntingdonshire	Cambridge City
1	£154,000	£127,000	£102,000	£108,000	£120,000	£142,000
2	£214,000	£190,000	£144,000	£156,000	£174,000	£244,000
3	£289,000	£270,000	£202,000	£210,000	£237,000	£298,000
4	£441,000	£410,000	£296,000	£314,000	£353,000	£424,000

For a household to be able to purchase a 3 bedroom house (at the price stated above) in Thriplow, a combined income of £72,500 would be required. Over 90% of Thriplow's population earn less than this amount<sup>2</sup>. Further still, over 54% earn less than the amount needed to buy a basic, entry-level property. The median income in Thriplow is £35,800 per annum.

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

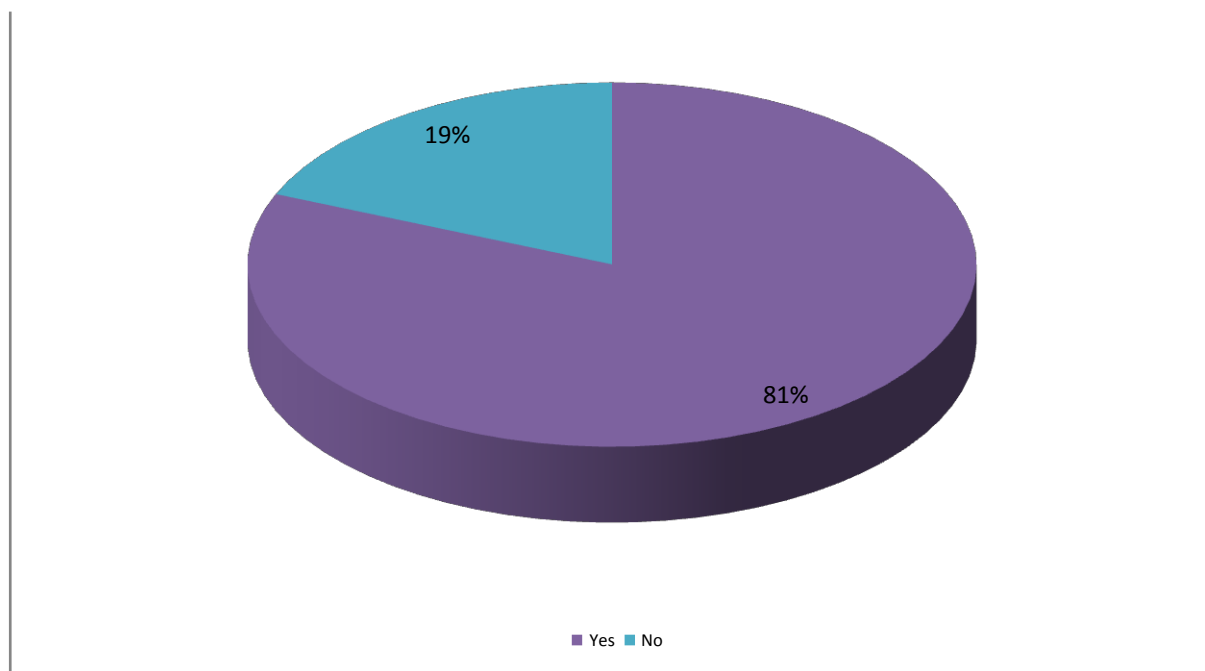
<sup>2</sup> Source: CACI Paycheck 2009

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

### Suitability of current home

Respondents were asked to indicate whether or not their current home was suitable for their household's needs. Figure 2 shows that 81% of respondents felt their current home was suitable for their household needs, only 19% indicated that their current home is unsuitable for their needs.

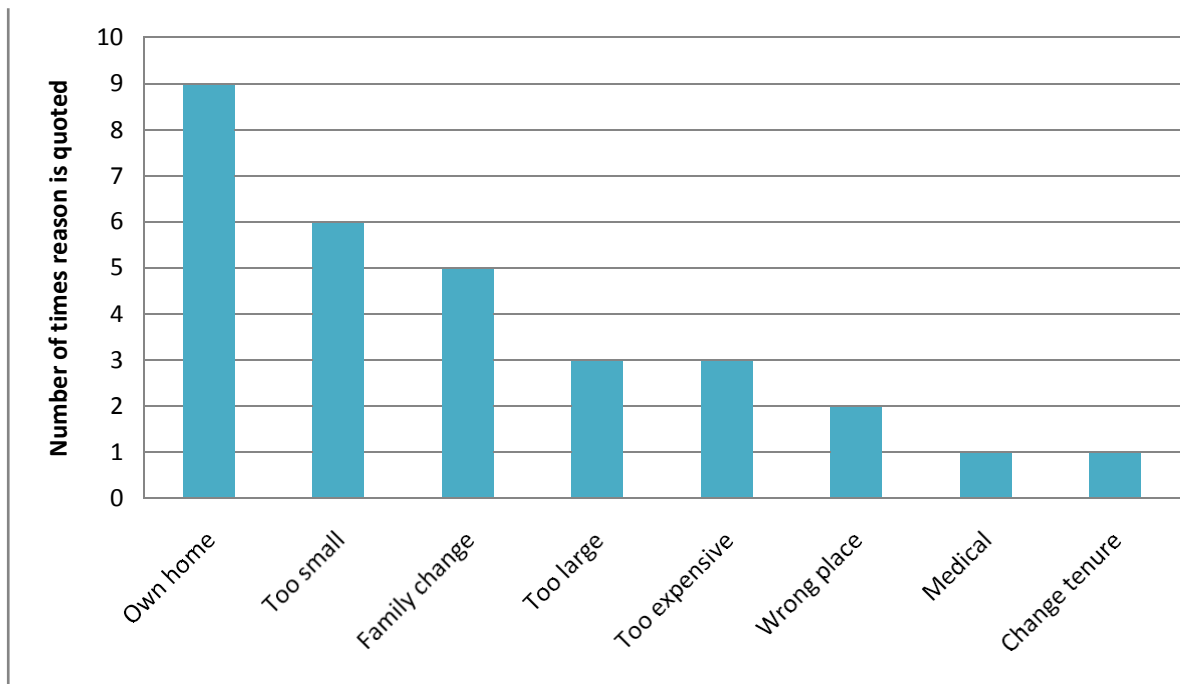
Figure 2: Suitability of current home



The 19% of respondents who indicated that their current home is unsuitable for their needs equates to twenty households. These respondents were asked to indicate the reasons why their home is unsuitable.

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

Figure 3: Reasons why current home is unsuitable



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

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

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

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

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

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

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

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

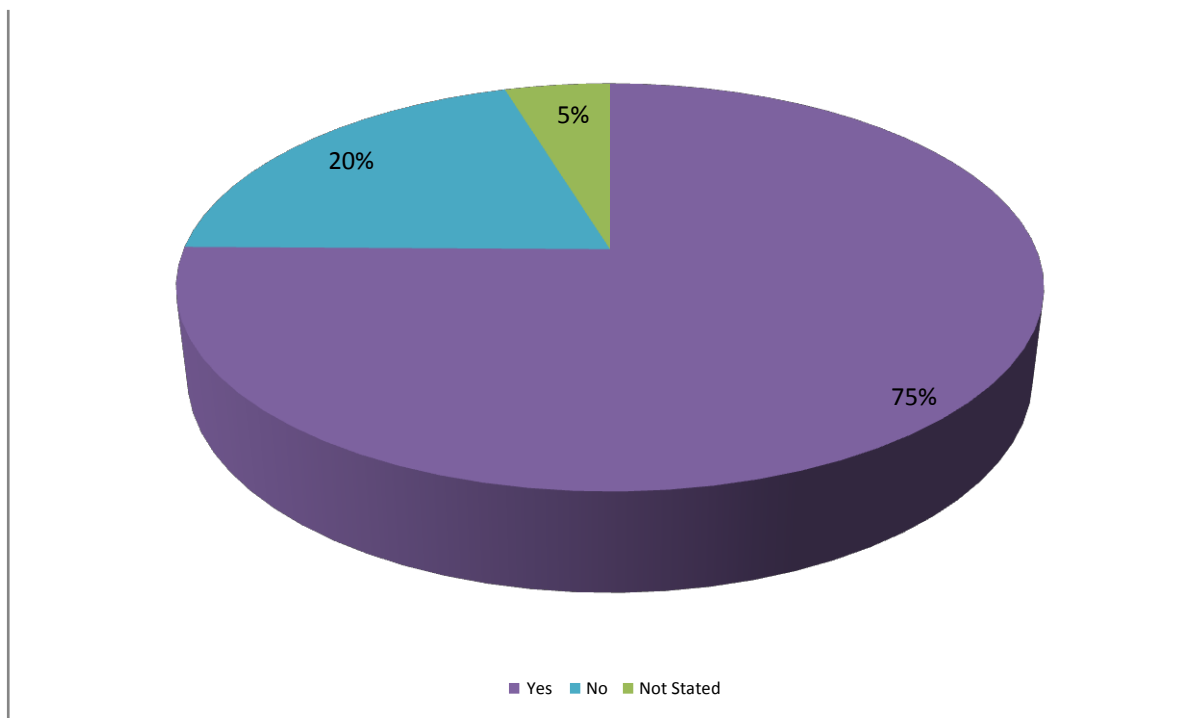
**Need to change tenure:** Either the respondent is in privately rented property which is too expensive or the property is inappropriate for their needs and the landlord is unable to make the necessary changes.

## Views on Affordable Housing Development in Thriplow

All respondents were given an opportunity to voice their opinion on the possibility of a small development of affordable homes for local people within the parish. 75% of respondents said they would be in favour; 20% stated that they would not be in favour and 5% chose not to state their opinion.

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

Figure 4: Attitude towards affordable housing development



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



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

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

### Length of time living in Thriplow

Respondents were asked to indicate whether or not they currently lived in Thriplow parish. Fifteen people responded that they currently live within the parish of Thriplow. Five live outside Thriplow and wish to return.

Table 2 below shows how long these households have resided there. The data shows that whilst ten of these households are long-term residents of the parish and have lived in the parish for over 11 years, five have become residents more recently (in the last ten years). Five do not reside in Thriplow.

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

	Frequency
0-5 years	1
6-10 years	4
11-20 years	5
21-30 years	2
31-50 years	2
51-70 years	1
Over 70	0
Not stated	5
Total	20

### Family connections to Thriplow

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

## Household Composition

### Number of people in the house

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

*Table 3: Number of people in the household*

	Frequency	No of people
1 person	5	5
2 people	6	12
3 people	4	12
4 people	4	16
5 people	1	5
Total	20 households	50 people

### Age

The age profile of the 50 residents making up the fifty households is shown in Table 4. This data reveals that the age profile of those stating a housing need is fairly evenly split over all stages of life, with people aged under 40 being most likely to be in housing need.

*Table 4: Age profile of residents*

	Frequency
under 25 years	13
25 - 29 years	7
30 - 39 years	13
40 - 49 years	5
50 - 54 years	2
55 - 59 years	2
60 - 64 years	2
Over 65 years	6
Not stated	0
Total	50

### Status

Table 5 gives data on the employment status of those in housing need. The results indicate that most of those in housing need are either employed, children or retired. Despite being employed, many are still unable to afford a home of their own or for their families.

*Table 5: Status of people in the household*

	Frequency
Employed	31
Unemployed	1
Student	2
Child	11
Retired	5
Not stated	0
Total	50

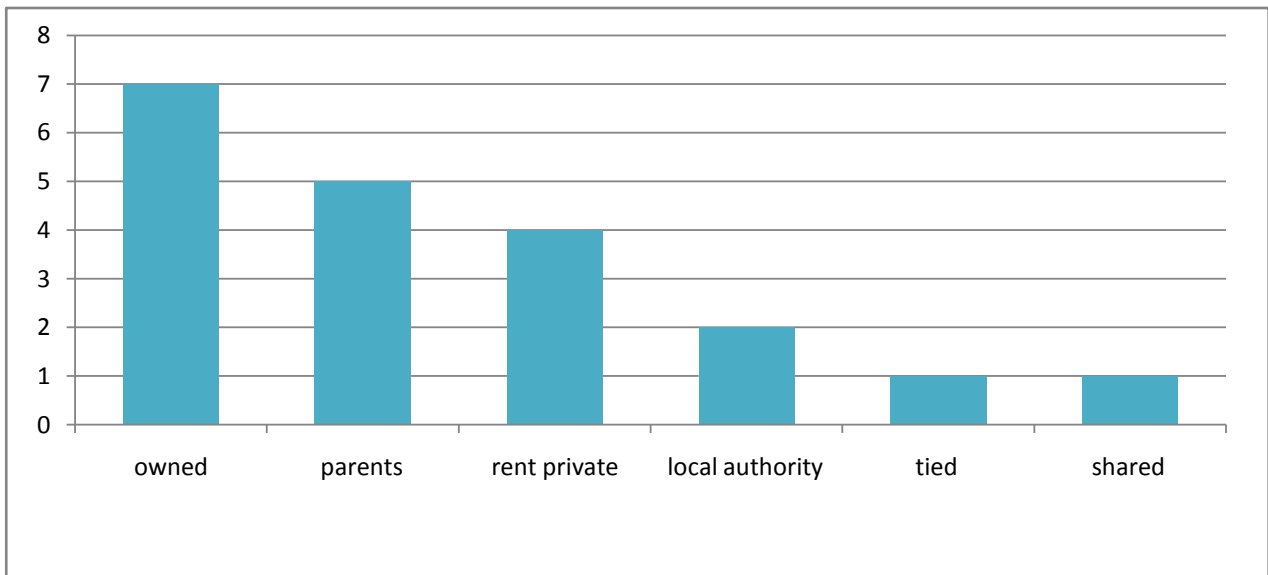
## Property Type and Size

Respondents were asked to provide information on the type and size of property that they currently live in. Of the 20 households that responded, fourteen indicated that they currently live in a house, three in bungalows and three in flats. The properties occupied include 2 bedroom properties (nine households), 3 bedroom properties (seven households), 1 bedroom properties (2 households), a 4 bedroom property and a five bedroom property.

## Property Tenure

Respondents were asked to indicate who owns their current home. Figure 5 displays the results. Seven households own their home. Five households currently live with their parents. Four households currently rent privately. Two rent from a local authority; one lives in accommodation tied to their work and a further household lives in a shared ownership property.

*Figure 5: Current Property Tenure*



## RESULTS FOR PART THREE: TO ASCERTAIN HOUSEHOLD REQUIREMENTS

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

### Property Type and Size

The preferred type of property for fourteen of the respondent households is a house. Three households would prefer bungalows and a further three would prefer flats.

Respondents were then asked the size of property required. The results can be seen in Table 6. A clear preference for two bedroom properties can be seen.

*Table 6: Size of property required*

	Frequency
1 bedroom	0
2 bedroom	14
3 bedroom	4
4 bedroom	2
5+ bedroom	0
Not stated	0
Total	20

### Property Tenure

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

Two opted for 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.

### Household Composition

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

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

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

*Table 7: Number of people in the household*

	Frequency	No of people
1 person	10	10
2 people	3	6
3 people	3	9
4 people	4	16
5 people	0	0
6 people	0	0
Total	20 households	41 people

## Age

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

*Table 8: Age profile of residents*

	Frequency
under 25 years	15
25 - 29 years	6
30 - 39 years	12
40 - 49 years	3
50 - 54 years	1
55 - 59 years	1
60 - 64 years	0
over 65 years	3
Not stated	0
Total	41

These results indicate that the new properties would be occupied by people from all age ranges. A good balance of ages is vital for a sustainable community as local services, such as shops, schools, village halls and sports facilities; all rely on varied user groups.

## Status

The survey sought to understand the employment status of those seeking a new home. Table 9 outlines the results and shows that by far the largest proportion of those seeking a more affordable home are either in employment or are children (35 out of 41 people).

*Table 9: Status of people in the household*

	Frequency
Employed	22
Unemployed	1
Student	2
Child	13
Retired	3
Not stated	0
Total	41

## Local Income Levels and Affordability

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

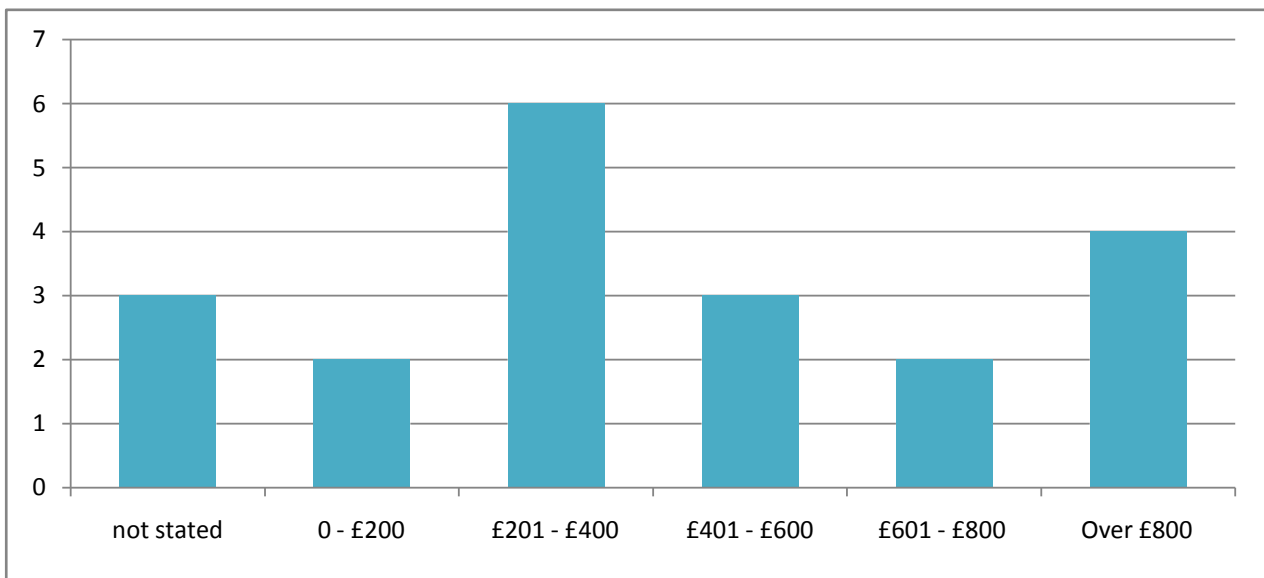
Figure 6 on the next page displays the results for the five respondent households. Five households have a combined income of £10,001 to £20,000 a year. Three of the respondent households earn 0 - £10,001 per year, three earn £20,001 to £30,000 a year and a further three earn over £60,001. Two earn £30,001 - £40,000 per year, with a further two earning £50,001 - £60,000 per year. Two households did not state how much they earn.

Figure 6: Combined household income



Respondents were also asked to indicate the maximum monthly payment their planned household could afford for housing. Figure 7 shows that six households could afford £201 - £400 a month. Four households could afford over £800 per month. Three households could afford £401 – 600 per month. Two could afford 0 - £200 per month and a further two could afford £601 - £800 per month. Three respondents did not state an amount.

Figure 7: Maximum monthly payment available for housing



### Buying on the Open Market

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

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

Table 10: House price data for Thriplow (October 2010)

No. of bedrooms	House Price	Deposit required (Assume 25% required)	Annual income required (based on mortgage lending principle of 3 x income)	Monthly salary needed for purchasers
1	£154,000	£38,500	£38,500	£3,210
2	£214,000	£53,500	£53,500	£4,460
3	£289,000	£72,250	£72,250	£6,020
4	£441,000	£110,250	£110,250	£9,200

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

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

### Buying in Shared Ownership

If people cannot afford to buy on the open market, they might qualify for shared ownership. Three households who indicated a housing need stated that they might be interested in buying a home in shared ownership. However, an assessment of each household showed that only two of those could afford a shared ownership property. The other household may have to reassess their options.

Shared ownership affordability can be estimated by assuming the householder will purchase a 20% share of the property. To buy this 20% share, the householder would need a 10% - 20% deposit. Rent would be paid on the unsold equity at between 2.5% - 2.75%. A small service charge also needs to be added.

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

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

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

Table 11: Shared ownership in Thriplow

No. of bedrooms	House Price	20% share	Deposit required (assume 20% required)	Total Costs per Month	Annual joint household income required
1	£154,000	£30,800	£6,160	£580	£21,000
2	£214,000	£42,800	£8,560	£800	£28,700
3	£289,000	£57,800	£11,560	£1,066	£38,500
4	£441,000	£88,200	£17,640	£1,613	£58,100

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

### Renting

The other nine households responding to this survey said they would prefer to rent a property and all expressed a preference for rental through a Housing Association, rather than through private rental.

Table 12 shows the typical monthly rental cost of a Housing Association property in 2010 in South Cambridgeshire.

Table 12: Typical rental costs of Housing Association properties

No. of Beds	Housing Association Monthly Rent <sup>5</sup>	Private Monthly Rent <sup>6</sup>
1	£340	£608
2	£420	£770
3	£480	£886
4	£675	£1,439

<sup>5</sup> Source: Figures used have been calculated using the October 2010 edition of the Home-Link magazine <http://www.home-link.org.uk/>

<sup>6</sup> Source: [www.nestoria.co.uk](http://www.nestoria.co.uk)



## Summary and Recommendation

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

It is this report's conclusion that there is a need for affordable housing in Thriplow Parish.

### Pre-existing evidence from the Housing Register

The local Housing Register was searched for households in need of affordable housing with a local connection to Thriplow. There are 7 households on the Register that meet this criterion.

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

1 bed			2 bed			3 bed			4 bed			5+ bed			Total
F	H	B	F	H	B	F	H	B	F	H	B	F	H	B	7
	5						2								

### Findings from Housing Needs Survey conducted in October 2010

The Housing Needs Survey conducted in October 2010 indicated ten households in need of affordable housing. No duplications with the Housing Register were found.

Ten households would require homes to be built and let out through a Housing Association as rental properties. The types and size of property needed to accommodate these households are:

1 bed			2 bed			3 bed			4 bed			5+ bed			Total
F	H	B	F	H	B	F	H	B	F	H	B	F	H	B	10
				9				1							

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

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

### Conclusion

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

1 bed			2 bed			3 bed			4 bed			5+ bed			Total
F	H	B	F	H	B	F	H	B	F	H	B	F	H	B	19
	6			10			2	1							

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

**Recommendation**

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

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

## Appendix 1: Covering Letter from Parish Council

# THRIPLow PARISH COUNCIL

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Mr M Corbet, Parish Clerk, 100 Kingsway, Heathfield, Duxford, Cambridgeshire CB22 4QN  
E-mail: martyncorbet@aol.com

17 September 2010

Dear Parishioner

### **Thriplow– Housing Needs Survey**

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

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

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

The information that you provide is confidential. The Parish Council will neither see the completed forms nor have access to any information about individuals or households.

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

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

Yours sincerely

*Martyn Corbet*

Martyn Corbet

Clerk to Thriplow Parish Council

## Appendix 2: Covering Letter from Cambridgeshire ACRE

17 September 2010

The Householder

Dear Householder

### **Thriplow – Housing Needs Survey**

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

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

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

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

In order to help us, please complete the enclosed questionnaire and return it in the pre-paid envelope provided by 15 October 2010. 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**

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

## Appendix 3: Housing Needs Survey

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

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

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

This survey should be completed by all households. Even if you are already on the Housing Register or have applied to Home-Link.

A form needs to be completed for each new household. So if you are a family, just one form needs to be completed. If you have two adult children in your house who would each need a new home, then each of those adult children must complete a form. Please contact me for further copies.

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

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

#### Frequently asked questions

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

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

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

## PERSONAL DETAILS

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

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

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

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

## DATA PROTECTION

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

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

## PART ONE – HOUSING NEED

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

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

Yes

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

It is too small (overcrowded)

It is too expensive

It is too large

It is in the wrong place

It needs repairing

I have a medical problem

It needs a bathroom

I need my own home

It needs adapting to suit our needs

I share with other households

Other:

Family circumstances are changing

.....

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

Yes

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

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

Yes

No

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

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

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

## PART TWO – HOUSEHOLD CIRCUMSTANCES

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

Yes

No

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

yrs

mths

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

Yes

No

*Please specify connection:*

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

Yes

No

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

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



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

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

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

Live with parents

Rented from Local Authority

Rented from a private landlord

Owned with or without a mortgage

Rented from a Housing Association

Live in tied accommodation

Shared ownership (part owned/rented)

Other (please specify below)

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

## PART THREE – HOUSEHOLD REQUIREMENTS

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

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

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

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

Yes  No

*If Yes, please specify:*

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

Rent from a private landlord   
Buy on the open market

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

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

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

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

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

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

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

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

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

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

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

The Local Authority for Thriplow is South Cambridgeshire District Council.

Phone:

**03450 450 051**

8am to 8pm, Monday to Saturday (except bank holidays)

email:

**housing.advice@scambs.gov.uk**

- general housing advice

**cbl@scambs.gov.uk**

- Home-Link (Choice Based Lettings)

fax: **01954 713148**

Write to or visit:

**Housing Services**

**South Cambridgeshire District Council**

**South Cambridgeshire Hall**

**Cambourne Business Park**

**Cambourne**

**Cambridge CB23 6EA**

Looked at privately rented accommodation in the area. Yes  No

Looked at open market housing in the area. Yes  No

Investigated whether you could obtain a mortgage. Yes

**Thank you for taking the time to complete this survey.  
Please return it in the pre-paid envelope provided by 15 October 2010.**

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

**Cambridgeshire ACRE**

**Freepost Ang 10698**

**Ely**

**CB6 1YA**

## Appendix 4: Tables showing the Full Results

### Part 1 - Housing Need

<b>Q1a: My current home is suitable for my household</b>	<b>Frequency</b>	<b>Valid Percentage</b>
Yes	87	81
No	20	19
Not stated	0	0
<b>Total</b>	<b>107</b>	<b>100</b>

<b>Q1a: Reasons for unsuitability</b>	<b>Frequency</b>
It is too small	6
It is too large	3
It is too expensive	3
The property needs repairing	0
The property needs adapting	0
The heating needs changing	0
I / we have medical needs	1
I / we need a home of our own	9
We have changes in the family	5
It is in the wrong location	2
I have to share facilities	0
The stairs are a problem	0
The windows are a problem	0
The property needs a bathroom	0
Need to change tenure	1
Other	0
Not stated	0
<b>Total</b>	<b>30</b>

<b>Q2: Would you be in favour of a small development of affordable homes for local people?</b>	<b>Frequency</b>	<b>Valid Percentage</b>
Yes	80	75
No	22	20
Not stated	5	5
<b>Total</b>	<b>107</b>	<b>100</b>

### Part 2 - Household Circumstances

<b>Q3a: Do you live in Thriplow Parish?</b>	<b>Frequency</b>
Yes	15
No	5
Not stated	0
<b>Total</b>	<b>20</b>

<b>Q3b: If yes, how long have you lived in Thriplow Parish?</b>	<b>Frequency</b>
0-5 years	1
6-10 years	4
11-20 years	5
21-30 years	2
31-50 years	2
51-70 years	1
Over 70	0
Not stated	0
<b>Total</b>	<b>15</b>

<b>Q4: Do you or another member of your household have family connections to Thriplow Parish?</b>	<b>Frequency</b>
Yes	2
No	3
Not stated	0
<b>Total</b>	<b>5</b>

<b>Q5: Do you or another member of your household work in Thriplow Parish but live elsewhere because you cannot afford to live locally?</b>	<b>Frequency</b>
Yes	0
No	5
Not stated	0
<b>Total</b>	<b>5</b>

<b>Q6(i): Please provide details of everyone living in your home at present, including yourself. [Gender]</b>	<b>Frequency</b>
Male	10
Female	6
Not stated	0
<b>Total</b>	<b>16</b>

<b>Q6(ii): Please provide details of everyone living in your home at present, including yourself. [Status]</b>	<b>Frequency</b>
Employed	13
Unemployed	0
Student	0
Child	2
Retired	1
Not stated	0
<b>Total</b>	<b>16</b>

<b>Q6(iii): Please provide details of everyone living in your home at present, including yourself. [Age]</b>	<b>Frequency</b>
Under 25 years	6
25 – 29 years	2
30 – 39 years	1
40 – 49 years	6
50 – 54 years	0
55 – 59 years	1
60 – 64 years	0
over 65 years	0
Not stated	0
<b>Total</b>	<b>16</b>

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

<b>Q7(ii): What type of property do you currently live in? [Number of bedrooms]</b>	<b>Frequency</b>
1 bed	1
2 bed	1
3 bed	3
4 bed	0
5+ bed	0
Not stated	0
<b>Total</b>	<b>5</b>

<b>Q8: Who owns the property you live in?</b>	<b>Frequency</b>
Live with parents	2
Rented from Local Authority	0
Rented from a private landlord	1
Owned with or without a mortgage	1
Rented from a Housing Association	1
Live in tied accommodation	0
Shared ownership (part owned/rented)	0
Other	0
Not stated	0
<b>Total</b>	<b>5</b>

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

Analysed manually, as free format response allowed.

### Part 3 – Housing Requirements

<b>Q10(i): What type of property are you looking for? [Type]</b>	<b>Frequency</b>
House	3
Flat/maisonette/apartment/bedsit	2
Sheltered/retirement housing	0
Bungalow	0
Bungalow with wheelchair access	0
Other	0
Not stated	0
<b>Total</b>	<b>5</b>

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

<b>Q11: Does your home require any adaptations as a result of special needs you or your household members have?</b>	<b>Frequency</b>
Yes	0
No	5
Not stated	0
<b>Total</b>	<b>5</b>

<b>Q12: Are you looking to:</b>	<b>Frequency</b>
Rent from a private landlord	0
Rent from a housing association	2
Buy on the open market	3
Buy in shared ownership	0
Not stated	0
<b>Total</b>	<b>5</b>

<b>Q13(i): Who would be in the new household? [Gender]</b>	<b>Frequency</b>
Male	6
Female	4
Not stated	0
<b>Total</b>	<b>10</b>



<b>Q13(ii): Who would be in the new household? [Status]</b>	<b>Frequency</b>
Employed	7
Unemployed	0
Student	0
Child	2
Retired	1
Not stated	0
<b>Total</b>	<b>10</b>

<b>Q13(iii): Please provide details of everyone living in your home at present, including yourself. [Age]</b>	<b>Frequency</b>
Under 25 years	4
25 – 29 years	3
30 – 39 years	0
40 – 49 years	2
50 – 54 years	0
55 – 59 years	1
60 – 64 years	0
over 65 years	0
Not stated	0
<b>Total</b>	<b>10</b>

<b>Q14: When planning Affordable Housing schemes it is helpful to understand local income levels. Please state combined household income (before tax).</b>	<b>Frequency</b>
Not stated	0
0 - £10,000	0
£10,001 - £20,000	3
£20,001 - £30,000	0
£30,001 - £40,000	1
£40,001 - £50,000	1
£50,001 - £60,000	0
<b>Total</b>	<b>5</b>

<b>Q15: What is the maximum monthly payment your planned household can afford for housing?</b>	<b>Frequency</b>
Not stated	2
Zero	0
£0 - £199 per month	0
£200 - £399 per month	0
£400 - £599 per month	1
Over £600 per month	2
<b>Total</b>	<b>5</b>

**Q16: What is the maximum initial payment you can afford as a deposit on a property?**

Analysed manually, as free format response allowed.

<b>Q17(i): Actions taken – completed a housing register application form</b>	<b>Frequency</b>
Yes	1
No	4
Not stated	0
<b>Total</b>	<b>5</b>

<b>Q17(ii): Actions taken – looked at privately rented accommodation in the area</b>	<b>Frequency</b>
Yes	3
No	1
Not stated	1
<b>Total</b>	<b>5</b>

<b>Q17 (iii): Actions taken – looked at open market housing in the area</b>	<b>Frequency</b>
Yes	2
No	1
Not stated	2
<b>Total</b>	<b>5</b>

<b>Q17(iv): Actions taken – investigated whether you could obtain a mortgage</b>	<b>Frequency</b>
Yes	2
No	1
Not stated	2
<b>Total</b>	<b>5</b>

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

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

### Those in favour

I believe there is a great need of homes for people on modest incomes.

Lack of affordable housing for young people born in this village has been a long standing problem.

I feel a 10% increase in local housing around village / town / city (if possible) is preferable to 'New Towns'.

As a local employer, I struggle to find the right kind of staff who can afford to live locally, e.g. Forecourt attendants, cleaners etc.

Yes, there is little affordable housing in this area for younger people wishing to stay here, to keep a younger generation in this area.

I have raised 5 children in Thriplow and not one of them has been able to afford to buy a property here which they would have liked to do.

The development would probably bring more younger people / families to the community and this would benefit many parts of our parish.

An emphasis on families would be most appropriate as finding good quality accommodation for a family in rural South Cambs is not easy.

Thriplow is an expensive place to live. Affordable housing is very important here for local people who wish to remain and also for local workers e.g. school.

The trend in Thriplow is to build very large dwellings, often too big for the land they occupy. Some smaller housing would help keep the balance of the village.

Small developments maximum 6 houses, in area that does not affect the open character and views of the village e.g. affordable only scheme on Fowlmere Road.

It is important local people have the opportunity of low cost housing if there is a need. I would be against such a development if it would not be used by local people i.e. to fill a Cambridge wide shortage.

If the housing development is pepper potted with more expensive houses, has good access to green space, cycle paths and pedestrian network, plus shop nearby. Also the site should be on brownfield land - not greenfield land set aside for many years hoping to achieve brownfield status and a large profit for the landowner! The new development should be within walking distance of the school in Thriplow - i.e. 5 minute walk.

There is a huge shortage of housing in this area, young couples are forced to move away from their families to places like Haverhill because they can only afford to buy there. It adds to road congestion and travel costs. They lose out on family help - i.e. raising their own families, babysitting etc. Employers find their staff travelling further to work each day. We need more homes south of Cambridge, not just in Thriplow but throughout all villages.

### **People in Need**

I would like to stay in Thriplow to support my mother in her old age.

I cannot afford to buy my housemate out of the home we bought together, she wants to move out in the future.

Since my marriage broke down I have been living in privately rented property. I have been on the council list with no prospect of getting rehoused.

I have been on South Cambs housing list for 21 years and haven't been offered anything. I wish to move as lots of repair work needs doing and I need to move out of this (privately rented) accommodation.

### **No more development in Thriplow**

Any extra homes would ruin the character of the village. There are three other villages close by with new houses built already including Heathfield.

We feel there is a sufficient amount of affordable houses in the Thriplow parish and if any more were built, the roads around this area would not cope with the extra traffic!

Already a good balance of different sizes of home, and there are not facilities for additional homes, particularly in the developments near the Imperial War Museum at Duxford.

I do not feel this is appropriate as people work hard to achieve living in these areas as we do and for housing to be handed out is wrong especially as local schools i.e. Thriplow are oversubscribed already as are others in the area. Therefore my children and others would lose their well deserved place to people who are in a lot of cases are in their own doing. There are not enough facilities to support a greater population. I do not want to be integrated with basically drop-outs, I pay a lot of money to be able to enjoy living in this area. I know a family living in such housing, they have 2 holidays a year, just purchased a new computer, decorated and they are in rented affordable housing.....!!!

### **No more development in Heathfield**

I am to understand that Heathfield (within the parish of Thriplow) has provided the required level of housing needs.

There has been far too much development around the original estate with no thought for the original residents (Heathfield).

## Comments about different aspects of affordable housing

### Allocation / Tenure

People should also be able to rent as well as buy, as not everybody can afford to buy. But it would have to be for people with a clear connection to the village and not for people from other areas e.g. Royston.

I am not in favour of more homes as the District Council cannot maintain the ones they have got. Due to their lack of funds.

In theory we approve of the idea, however in practice the houses will get sold on and go up in value within a short space of time.

This scheme would need consistent and long term management to ensure the housing remained available to local people and was not allowed to be sold off putting local people back to square one.

The bungalow next door has been currently let but has been unoccupied since the new 'tenant' moved in. How many more are like this? I work for a property developer and am aware that with the best will in the world new properties will not be given to just local people.

### Design of housing

Providing the design is appropriate.

Providing the development is in keeping with the village and that there is no blocking of views from residents' gardens.

Thriplow has lots of character. Any development should be small only, and of a certain standard and quality to fit to the location.

Such developments would need to be sympathetic to the village - i.e. High density low cost housing would not be appropriate.

### Infrastructure

Only if there was an improvement in the local bus service and perhaps other service provision.

This will not resolve the issue, it will only further increase the density of population in Thriplow - the school, public transport etc cannot or do not service the needs of an increased population.

Public transport is appalling. Living in Thriplow at any age requires the use of a car, which may be a barrier to people on low incomes - sad but true! (The Heathfield site already contains affordable housing and is within our parish.)

### Location

On brownfield site only.

Only on brownfield site, good access.

But not on 'infill' sites at street corners.

Probably yes, but depends where. No strong opinion.

In a suitable location. Not in the field in Middle Street.

Obviously this would depend on proposed location and the size of the development.

There is a brownfield site in Lodge Road that would be suitable for such a development if still available.

## Size

20 homes maximum.

Depends where, how large and whether local amenities would be increased to cover increase in number of new residents.

As long as everyone in the village is consulted re location etc. Also it is essential not to alter the fabric of the community by building too many houses.

Thriplow's charm is the character of the village and the community feel, this would be lost if the village grew significantly. Arguably 1 - 5 affordable homes would be welcome - but realistically any development would be 20 - 50 homes, which is too big for the size of the village and would ruin the character. There are many villages close by that are larger, have better facilities and a development of affordable homes would not ruin.

## The survey

The questionnaire is skewed and is not a valid survey.

Some comments were split as they contained more than one theme.