



Housing Needs Survey

Stisted

June 2020

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Rural Housing Enabler

RCCE (Rural Community Council of Essex) is an **independent charity** helping people and communities throughout rural Essex build a sustainable future.

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Background

The Rural Community Council of Essex (RCCE) is an independent charity helping people and communities throughout rural Essex build a sustainable future.

RCCE's mission is to provide local communities with the skills, resources and expertise necessary to achieve a thriving and sustainable future.

This means helping communities come together to identify their own needs and priorities, and provide them with advice and support in developing practical solutions. We strive to provide a voice for rural communities, representing their interests to government at local, regional and national level.

RCCE employs a Rural Housing Enabler (RHE) to work with rural communities, usually through the parish council, to identify if there is a need for a small development of affordable housing for local people.

Context and Methodology

In early 2020 Stisted Neighbourhood Plan Steering Group, worked with the RCCE's RHE (Rural Housing Enabler) to carry out a Housing needs Survey. The aim of this survey was to determine the existing and future levels of housing need for local people, particularly with reference to affordable housing. The survey pack included a covering letter, a questionnaire and a freepost envelope for forms to be returned directly to the RHE at no cost to the respondent.

The survey form was divided into two sections. Part 1 of the survey form contained questions on level of development required and household composition and was to be completed by everyone regardless of need. Households which were experiencing or expecting to be in housing needs in the future were asked to also complete Part 2 of the survey, which gave the opportunity to provide more detailed information. Additional forms were made available on request from the RHE.

The closing date for the survey was 13th March 2020. **275 forms were distributed and 87 forms were returned.** The survey had a 31% response rate which is well above the county average of 25%.

In Part 1 of the survey, 15 respondents (17%) indicated that there was a need to move to alternative accommodation; however we only had sufficient information to assess **nine** (10%) out of those 15. The full table of results can be seen in Appendix 6.

Percentages shown are percentages of returned forms (87=100%) unless otherwise stated. Please note that the percentages have been individually rounded and therefore may not total 100.

Stisted

Stisted is located northeast of Braintree, it has a population of just over 600 people and was home to a former Poet Laureate, Andrew Motion.

Stisted was held by the Dean of Bocking under the Archbishop of Canterbury until 1845, in 1895 it became part of the bishop of Chelmsford's jurisdiction - otherwise known as the 'see'.



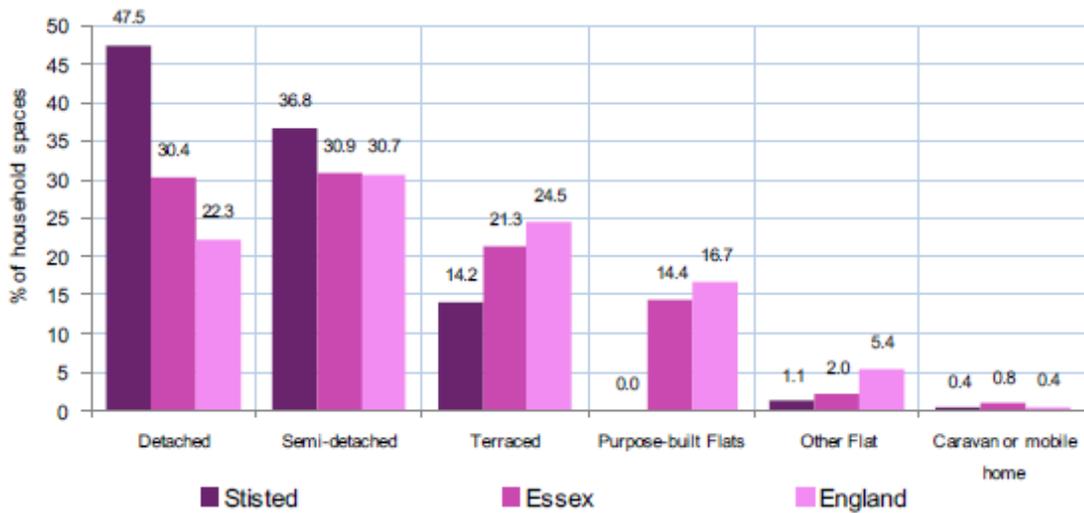
All Saints Church is located in Stisted, dating back to the 12th Century with the tower being renovated in the 19th Century. Stisted Church of England Voluntary Aided Primary School is located in the village and was rated OUTSTANDING by OFSTED. Stisted has links to secondary schools in the Braintree area.



Housing types in Stisted as of 2011 Census compared to the national average

Detached houses 124 47.5% of dwellings (England average = 22.3%)	Semi-detached houses 96 36.8% of dwellings (England average = 30.7%)	Terraced houses 37 14.2% of dwellings (England average = 24.5%)
Flats (purpose built) 00 0.0% of dwellings (England average = 16.7%)	Flats (other) 03 1.1% of dwellings (England average = 5.4%)	Caravan or other temporary accommodation 01 0.4% of dwellings (England average = 0.4%)

Dwelling type breakdowns

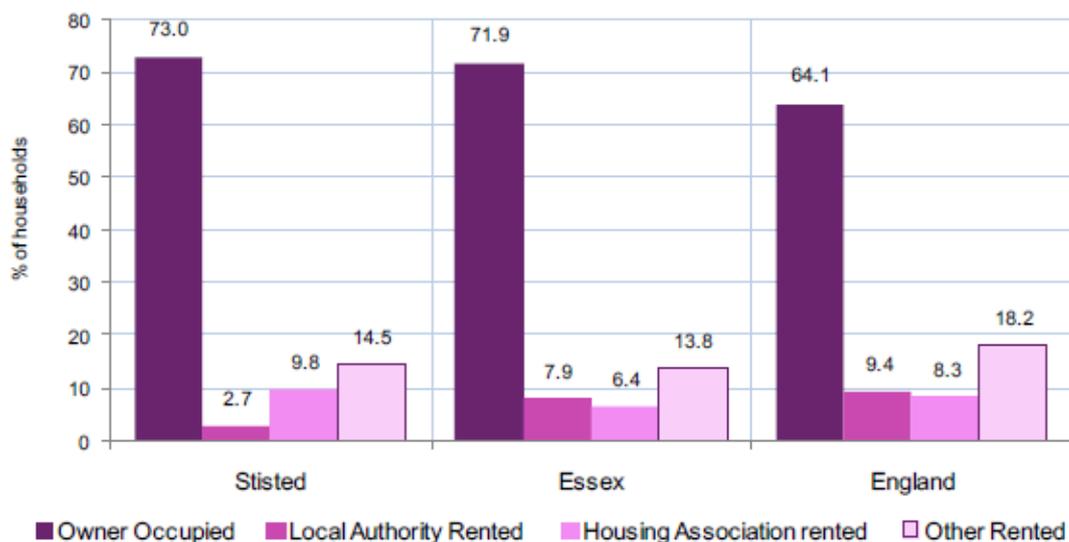


Source: Census 2011 (table KS401EW)

Housing tenure in Stisted as of 2011 Census compared to the national and county averages

Housing that is owner occupied	Housing that is social rented	Housing that is private rented	Other rented accommodation
187	32	25	12
73.0% of households (England average = 64.1%)	12.5% of households (England average = 17.7%)	9.8% of households (England average = 15.4%)	4.7% of households (England average = 2.8%)

Housing tenure breakdowns



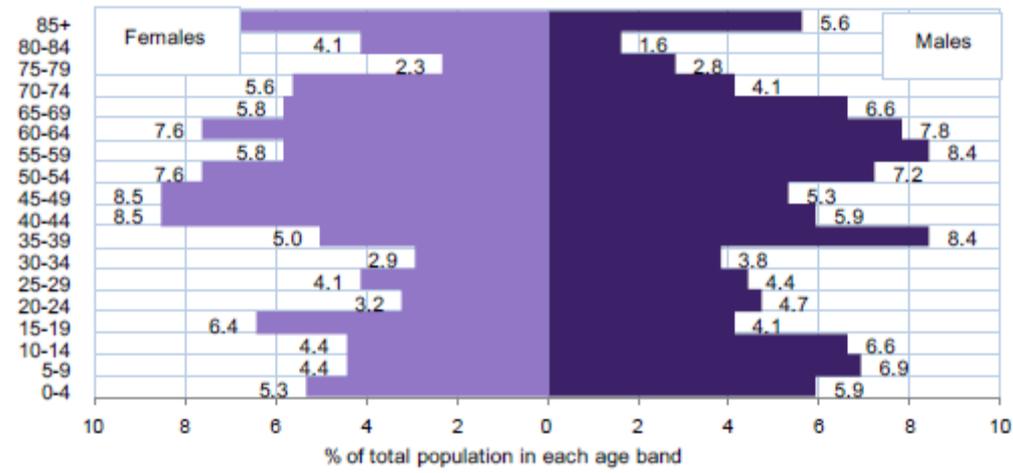
Source: Census 2011 (KS402EW)

Stisted Population as of 2011 Census compared to the national average

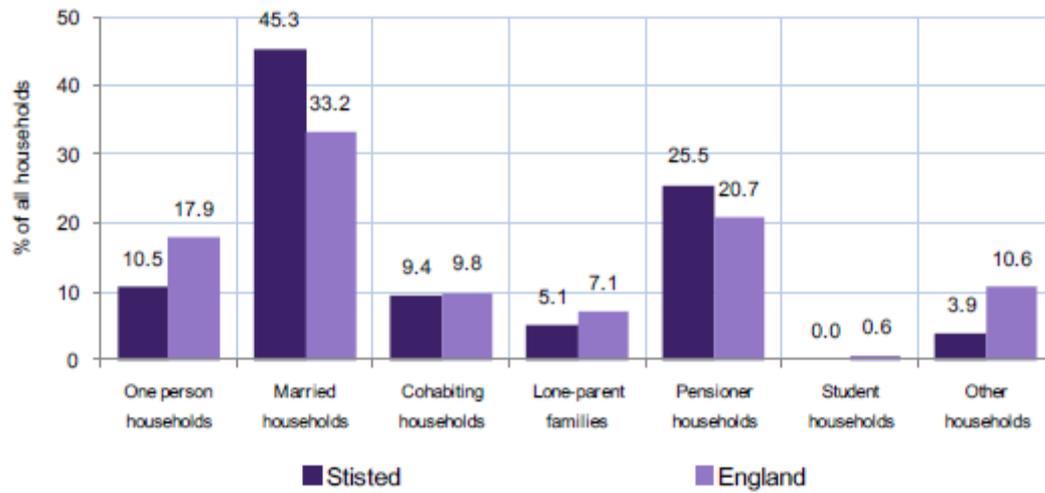
How many people live locally?	How many households?	Children under 16	Working age adults	Older people over 65
660	255	115	390	155
48.3% male; 51.7% female		17.7% (England average = 18.9%)	58.8% (England average = 64.7%)	23.6% (England average = 16.3%)
Lone parent families with children	Single pensioner households	People from Black or Minority ethnic groups	People born outside the UK	Dependency Ratio
15	35	25	30	0.69
17.8% of all families with dependent children (England average = 24.5%)	13.7% of households (England average = 12.4%)	3.5% (England average = 20.2%)	4.4% (England average = 13.8%)	England average = 0.55

Source: Census 2011 (table KS102EW)

Population estimates by 5 year age band



Population by household composition



Source: Census 2011 (tables KS201EW, KS204EW and KS105EW)

Key Findings and Recommendations

This Housing Needs Survey was carried out in the parish of Stisted in the Spring of 2020 by the Stisted Neighbourhood Plan Steering Group and the Rural Housing Enabler at RCCE. The Steering Group arranged for the delivery of the forms. The survey had a **31%** response rate (87/275) which is well above the county average of 25%.

There was mixed support for a small development, with **57%** stating they would be supportive of a small development (4 - 8 homes) which is primarily affordable housing for local people. **53%** would remain supportive if one or two open market houses were to be included in a development. Support dropped considerably when asked about developing a site for purely open market properties with only **37%** being in favour. There were a notable amount of comments around the sustainability and suitability of any development in the parish, showing a mixture of opinions. The majority of the comments noted concerns around development in the parish highlighting the lack of public transport and local facilities however there were also those that welcomed small amounts of additional housing with particular reference housing young families. There were also suggestions for where development might be suitable, or not, and these can be referenced in full as verbatim in the appendix at the end of this report.

In Part 1, fifteen households indicated that they had a need to move to alternative accommodation. Six of these did not progress to answering any of Part 2 of the survey, detailing their household requirements and financials, which means we do not have enough information to clearly assess what that need might be. One respondent also completed 2 separate Part 2 forms. This therefore leaves the total number of respondents, expressing a housing need and who completed both Part 1 and Part 2, at **nine**. There is also evidence of a younger generation coming through, whose needs are hard to identify at this time due to their age.

The main reason respondents had desire to move to alternative accommodation was to set up their **first / independent home**, with four out of the nine (44%) households citing this option. Two bedroom households were the most preferred property size (56%). Only two households confirmed they are on the local authority housing register and two respondents stated they had additional specific housing requirements. As result of our analysis of the data provided, we would suggest an **affordable rented** recommendation of **up to 2 units** of mixed size. We would recommend that the Parish Council raise awareness of the need to be on the Local Authority Housing Register amongst the residents of Stisted parish, in order for them to be considered for local needs affordable housing schemes now and in the future.

There was also a strong desire from those in need to own part or all of their own property. Upon reviewing the data available relating to the financial situation of those aspiring to open market and shared ownership properties, we have assessed that 1 would be suitable for the **shared ownership** tenure and 2 would be suitable for an **open market** property.

This report provides information on open market and affordable housing. For any affordable housing schemes discussions on finalizing the size and tenure should take place with the parish council, the housing association partner and the local authority at an appropriate time should a scheme go ahead.

PART 1 – You and Your Household

Residency

Eighty-five respondents (98%) stated that the property to which the survey was delivered and in relation to was their main home. Two people (2%) did not answer the question.

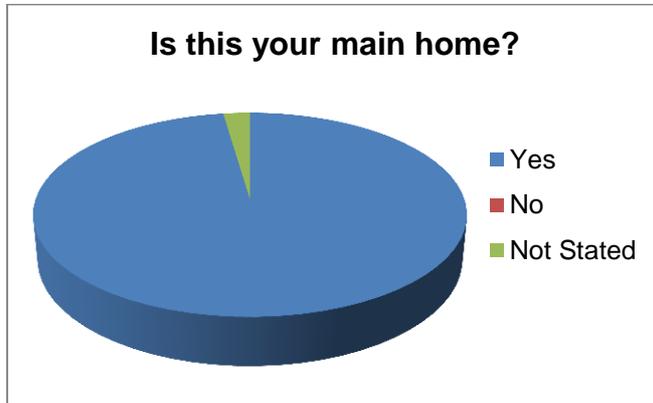


Figure A: Type of residence

Property Type and Size

The majority of respondents, sixty-seven people (77%) described their home as a house, sixteen (18%) described their home as a bungalow and one (1%) stated they lived in a flat/maisonette etc. One person (1%) stated they live in a caravan/mobile home and two people (2%) described their home as other.

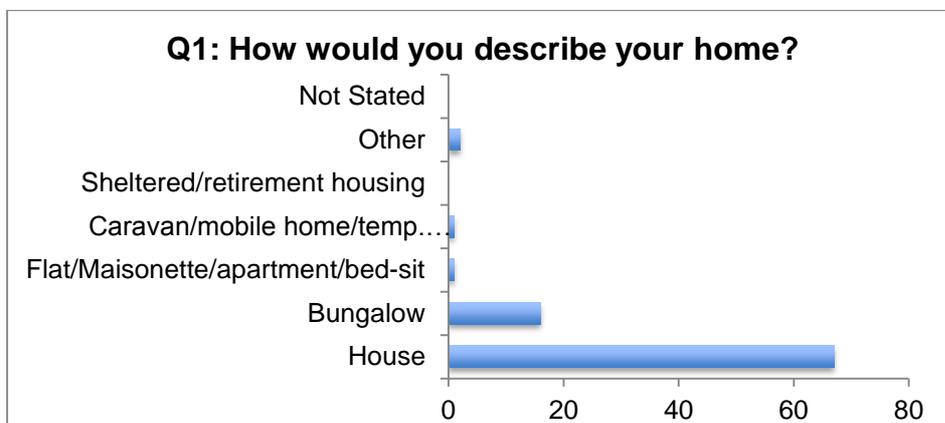


Figure 1: Property type

Four respondents (5%) lived in a one bedroom property; eighteen respondents (21%) live in a two bedroom property. Twenty-eight respondents (32%) live in a property with 3 bedrooms and thirty-six (41%) 4 or more bedrooms. One person (1%) did not answer the question.

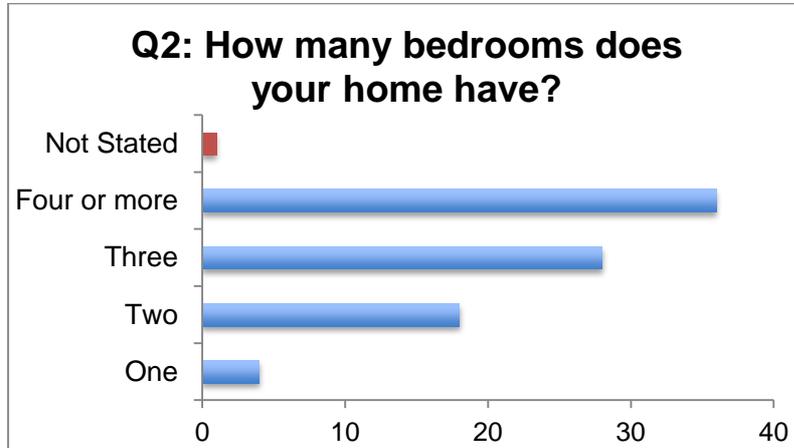


Figure 2: Size of property

Tenure

The majority of respondents, fifty-two (60%) stated that their property was owned outright by a household member, and twenty-seven (31%) stated that the property was owned with a mortgage and one person (1%) rented from a local council. Two people (5%) rent from a housing association, three (3%) stated they rented from a private landlord and one person (1%) stated their home was tied to their job. One person (1%) did not answer the question.

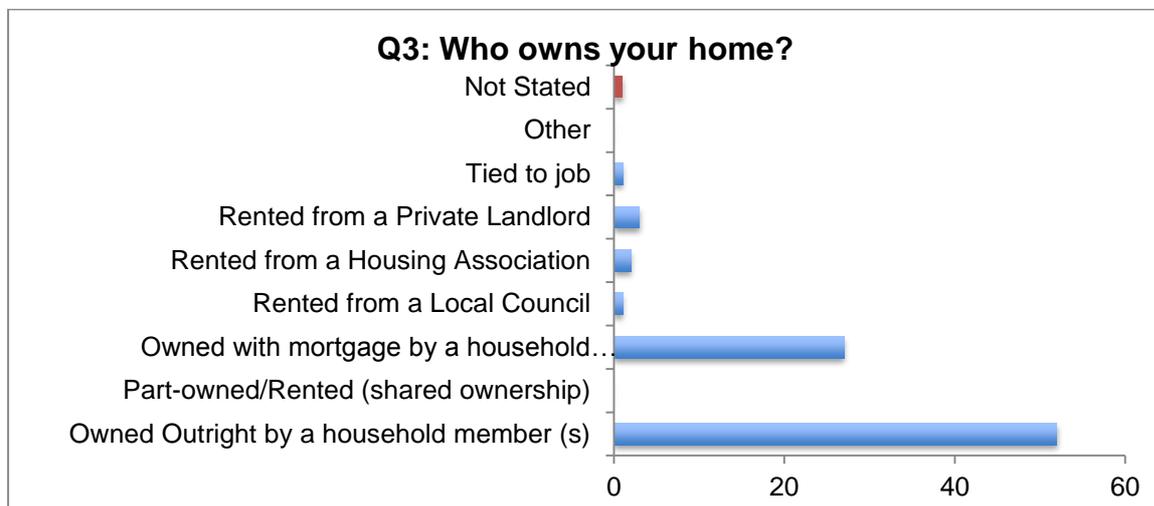


Figure 3: Tenure

Years in the parish

Twenty-four people (28%) had lived in the parish for 0-5 years and twelve (14%) for 6-10 years. Eleven people (13%) had been in the parish for 11-20 years, nine (10%) for 21-30 years and twenty (23%) for 31-50 years. Three respondents (3%) lived in the parish for 51-70 years and another three (3%) had lived in the parish for over 70 years. Five people (6%) did not answer the question.

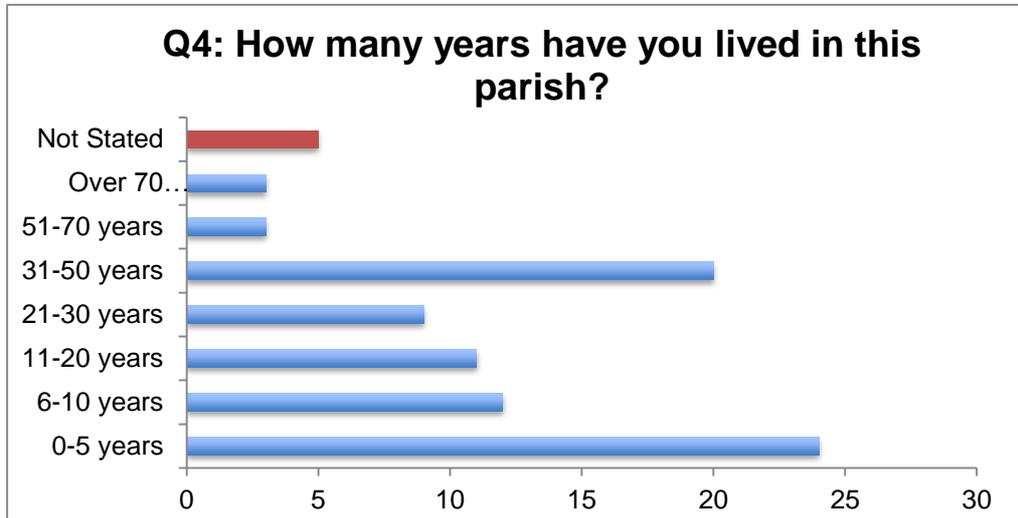


Figure 4: Years of residence in the parish

Number of people living in the property

Nineteen respondents (22%) live alone but the majority of respondents, thirty-nine (45%) live with one other person. Ten (11%) households have three people, thirteen (15%) have four people and three households (3%) had five people. Three people (3%) did not answer this question.

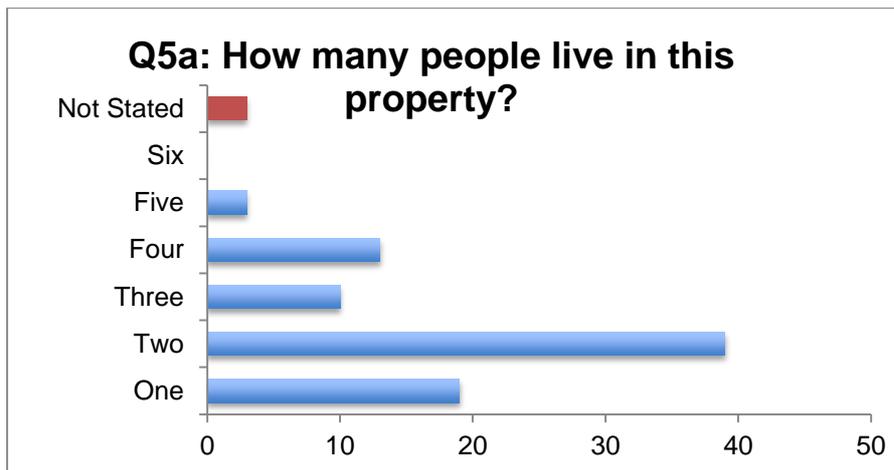


Figure 5: Size of Households

Age and Gender

The total number of people within the households responding to the survey was 197. For the purposes of the question relating to age and gender the percentages used are of 197 i.e. 197=100%.

There were twenty-three recorded children (12%) aged 10 and under, fifteen (8%) between 10-18 years. Three (2%) were between 19-25 years and eight people (4%) were between 26-35 years old. Seventeen people (9%) was aged 36-44, thirty-three people (17%) were aged 45-54, and thirty-four people (17%) were between 55-64 years old. Forty-eight people (24%) were aged between 65-79 years and nine people (5%) were aged 80 and over. Seven people (4%) did not declare their age.

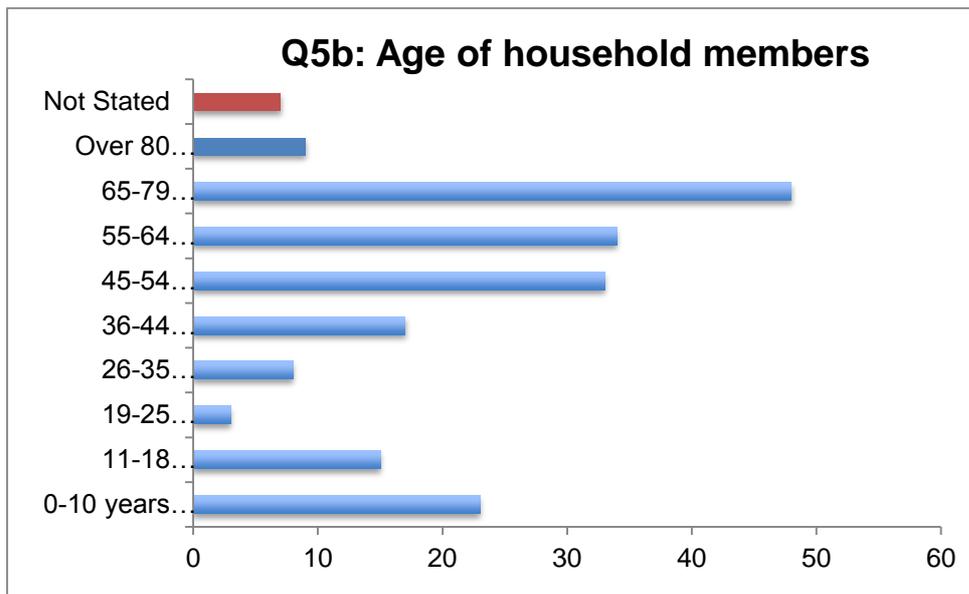


Figure 6: Age of residents

The responding population is made up of ninety-two (47%) females and ninety-eight (50%) males. Seven (4%) people did not declare their gender (n=197).

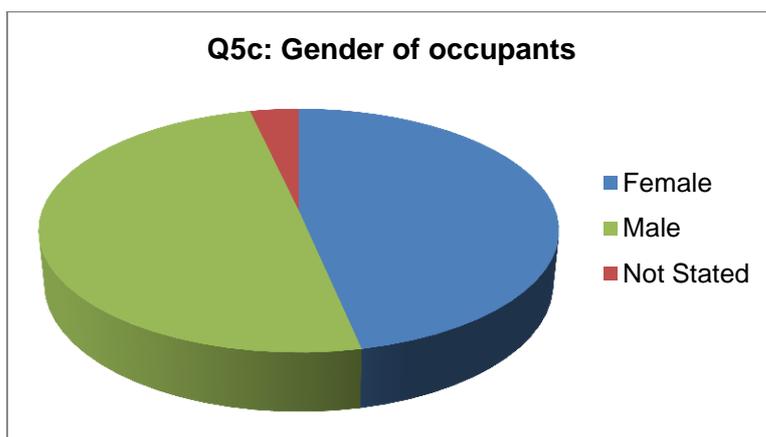


Figure 7: Gender of respondents

Housing and development

There were six households (7%) who had family members who had moved away in the last 5 years because they had been unable to find suitable accommodation in the parish and the majority, seventy-nine (91%) answered no. Two households (2%) did not answer the question.

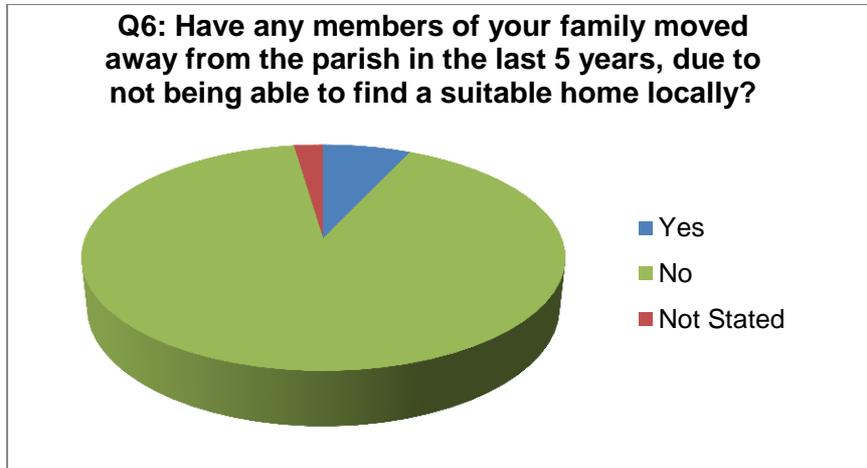


Figure 8: Family moving away

Seven respondents (8%) said that they or someone in their household needed to move to alternative accommodation in the next 5 years, six respondents (7%) stated a need to move in 5 years or more and seventy-two (83%) said no. Two people (2%) did not answer the question.

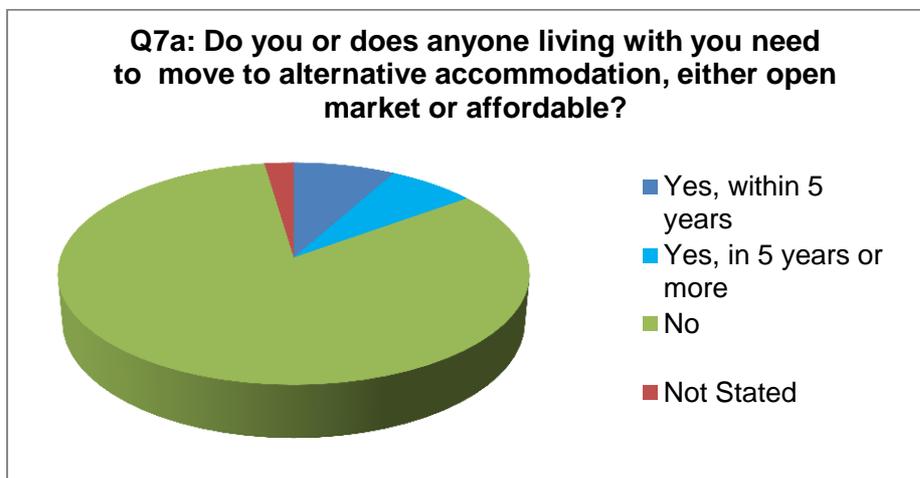


Figure 9: Need to move to alternative accommodation

Out of those wishing to move, eight (53%) wished to remain in the parish, one (7%) wanted to move outside the parish but remain in the district and three (20%) people wanted to move outside of the district. Three people (20%) did not answer the question.

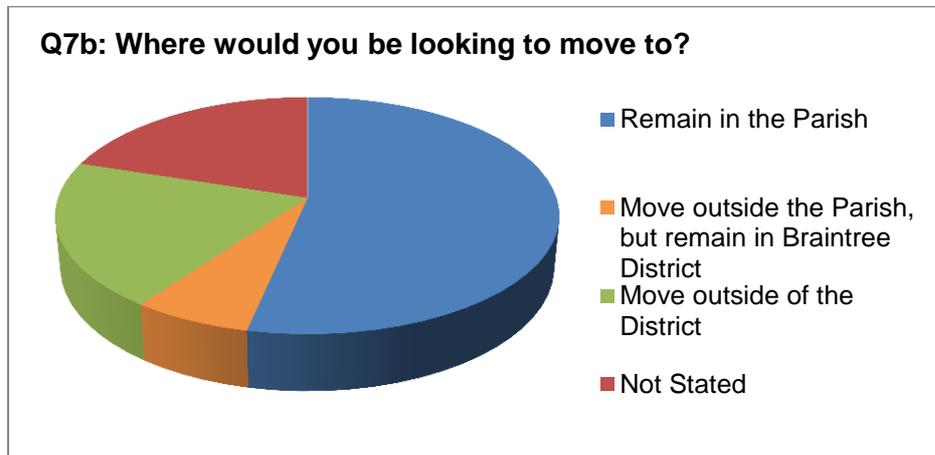


Figure 10: Remain or move out of the parish

Four respondents (27%) who wished to move would be looking to downsize and eight (53%) stated this was not their main reason for moving. Three people (20%) did not answer the question.

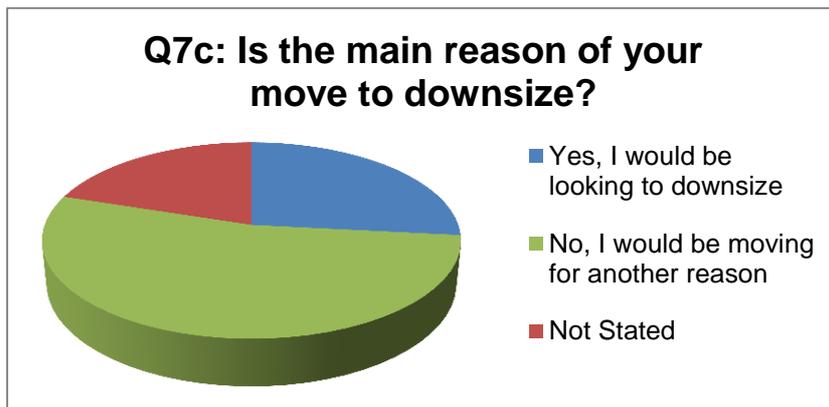


Figure 11: Downsizing

Support for development

Fifty respondents (57%) would support a small development (typically 4-8 homes) of affordable housing for local people, thirty-four (39%) would not be supportive, and three respondents (3%) did not answer the question.

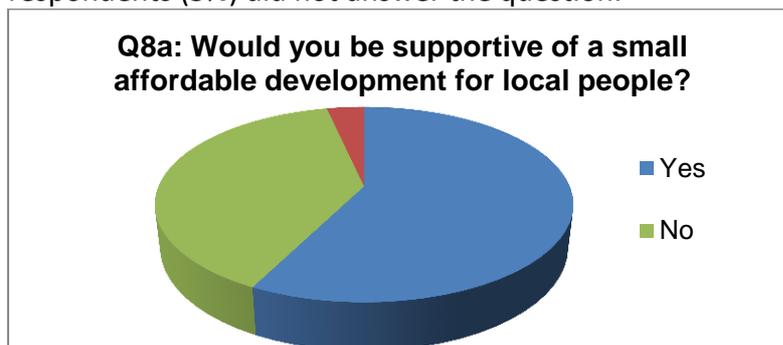


Figure 12: Small affordable development

Forty-six respondents (53%) would remain supportive if one or two open market houses were to be included in the development and thirty-eight respondents (44%) would not be supportive. Three respondents (3%) did not answer the question.

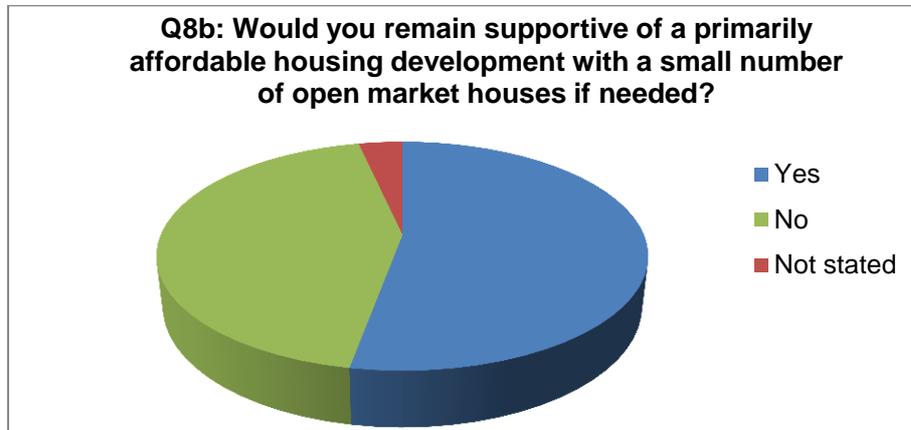


Figure 13: Small affordable development with open market housing

Thirty-two respondents (37%) would be supportive of an open market development, fifty-one (59%) would not be supportive, and four (5%) people did not answer the question.

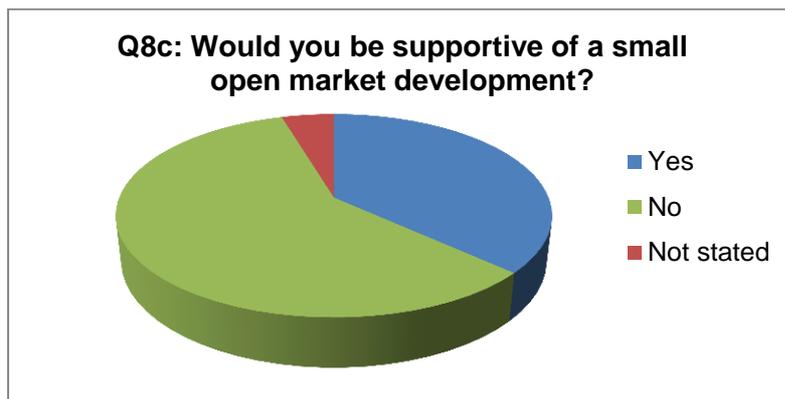


Figure 14: Small open market development

Forty-six of the responding households (53%) stated they would be supportive of a Community Led Housing scheme in the parish. Thirty-seven (43%) would not be supportive. Four people (5%) did not answer the question.

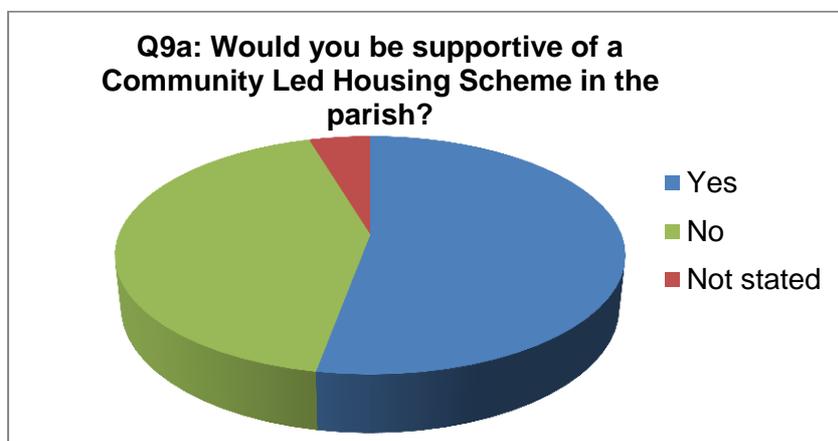


Figure 16: Supportive of Community Led Housing

Sixteen of the responding households (18%) expressed an interest in being involved in a Community Led Housing project in the parish. Sixty-six (76%) responded they would not be interested. Five (6%) did not answer the question.

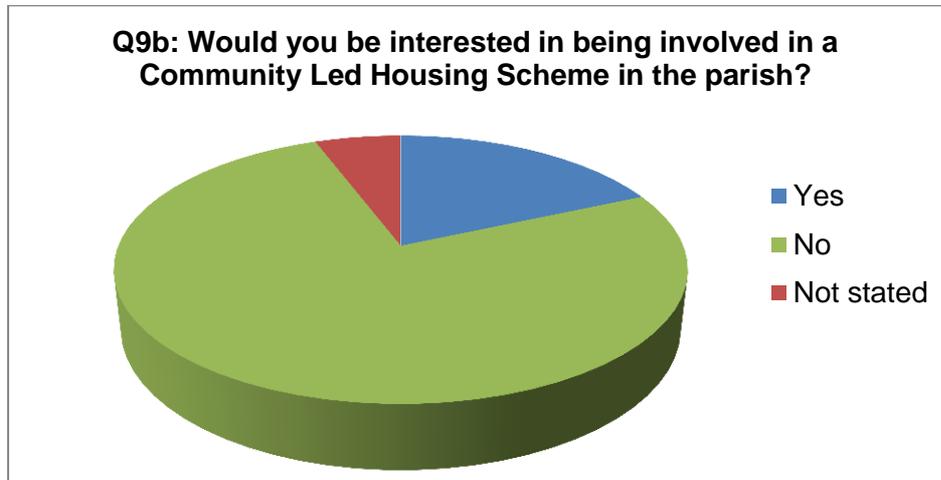


Figure 17: Involvement in Community Led Housing

The survey ended with a more general question for people to state which types of housing they believed the parish would benefit from. The top responses were in favour of family housing (17%) and houses for younger people (15%). Houses for older/retired people had 14% and starter homes had 9% in favour. Open market housing and affordable/social rent houses both had 6% in favour, whilst shared ownership, self-build plots and live/work units all had 5%. Twenty-eight people (15%) did not answer the question.

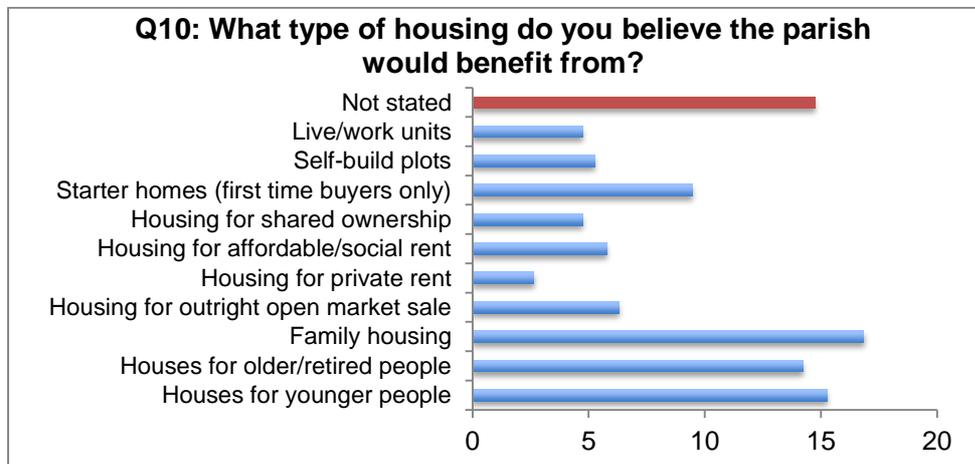


Figure 18: Potential housing in the parish

PART TWO – Housing Need

Thirteen households indicated they had a need for alternative accommodation by answering “Yes” to question 8 in part 1 of the form, three people stated they wished to move outside the district and one additional person did not go on to fill in part two to express details of their needs. For the purposes of Part 2 of this report therefore, the percentage shown is the percentage of the nine respondents who expressed and filled in a housing need (9=100%), unless otherwise stated.

Timescale for moving

Three people (33%) wished to move within 2 years, two (22%) wished to move in 2-5 years and four (44%) wished to move in over 5 years’ time.

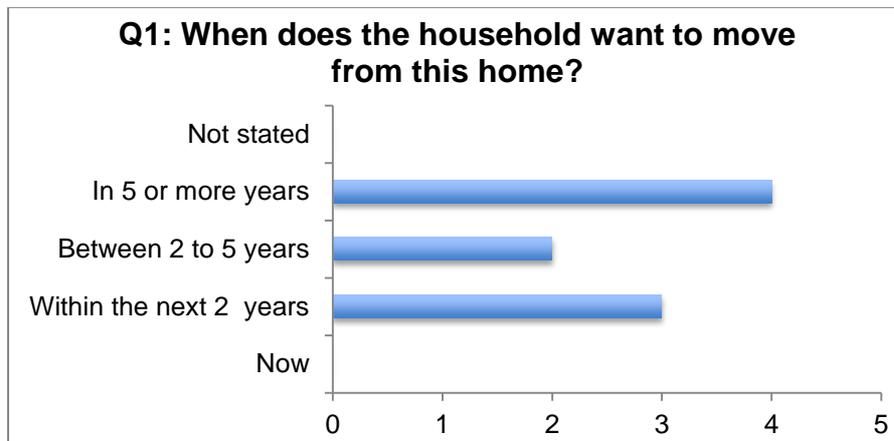


Figure 19: Timeframe for moving

Current Tenure

Three respondents (33%) stated that they lived with their parents and another three (33%) are members of a household. There was one person (11%) each stating they rent from the council/housing association, their home was tied to their job (11%) and (11%) stating that they rented from a private landlord.

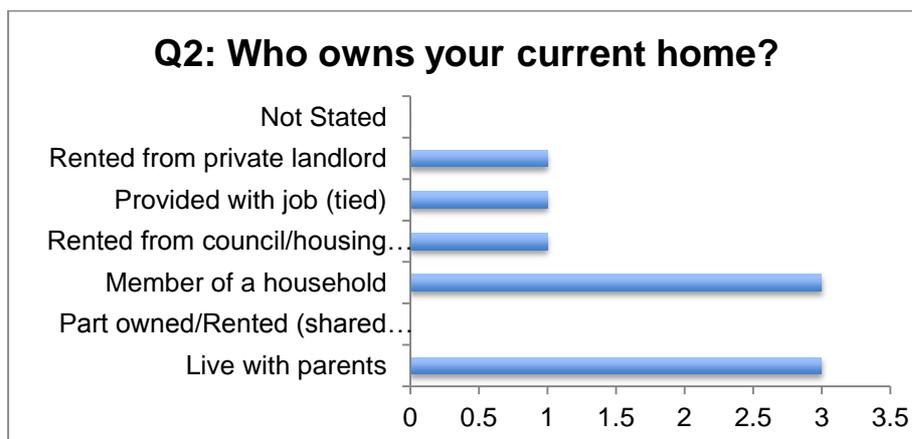


Figure 20: Current Tenure

Preferred Tenure

Two (22%) respondents wanted to rent from a council/housing association, five respondents (56%) indicated that they would prefer to purchase a property and two (22%) people wished to part own/part rent a property.

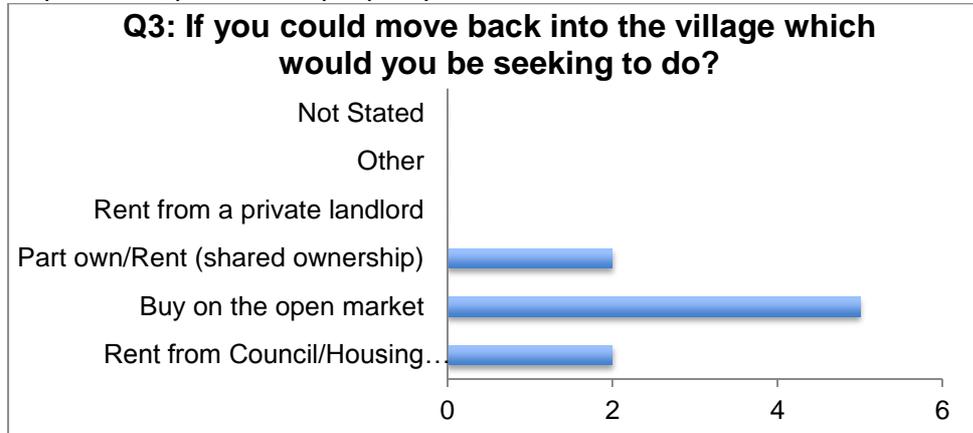


Figure 21: Preferred Tenure

Housing Register

Two people (22%) stated they were on the district housing register or waiting list, seven respondents (78%) stated they were not.



Figure 22: Registered on any housing register waiting list

Accommodation Required

Six respondents (67%) expressed houses as their preferred choice and one person (11%) requires a bungalow. One (11%) expressed a preference for a starter home and another one (11%) stated they would like any form of accommodation.

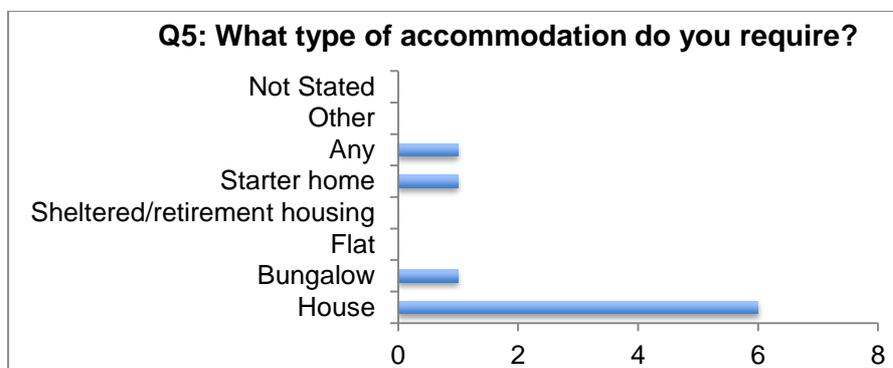


Figure 23: Types of Accommodation Required

Two respondents (22%) expressed a preference for a one bedroom house, five respondents (56%) wanted a 2 bedroom property and one respondent (11%) wanted a 3 bedroom property. One person (11%) wanted four or more bedrooms.

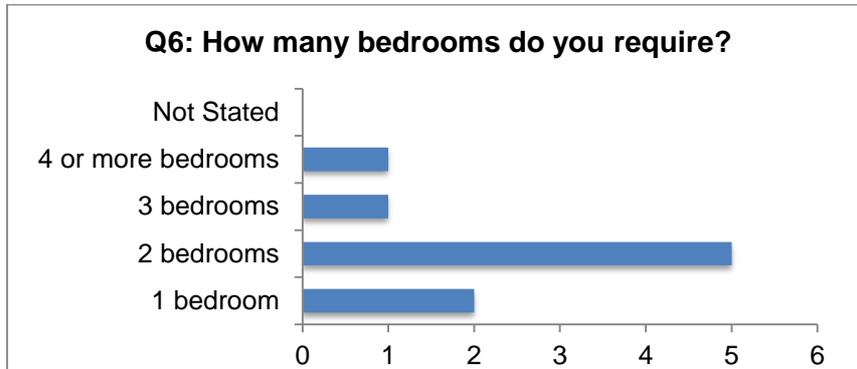


Figure 24: Number of Bedrooms Required

Special Needs and Adaptations

This question looks to identify specific housing needs including requirements for those suffering with a long term illness or disability, such as layout & design adapted for access e.g. wheelchair access, ground floor etc.

Two people (22%) stated they had specific housing needs and seven (78%) respondents stated that they had no need. Of the two that did have specific housing needs, these were specified as 'easy access' and 'no stairs'.

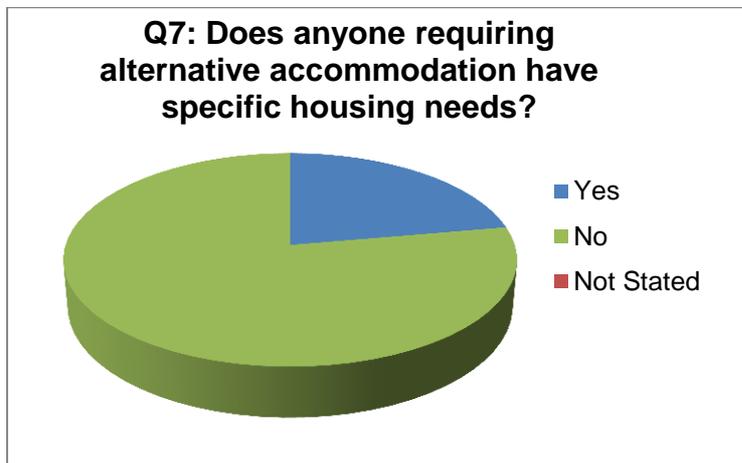


Figure 25: Special Needs & Adaptations

Reason for requiring alternative accommodation

One household (11%) needed a smaller home, one household (11%) needed a larger home and another household (11%) needed a cheaper home. Four households (44%) said that they needed to set up their first home/independent home, one household (11%) stated their current home was affecting their health and another household (11%) stated their need to move would be classed as 'other'.

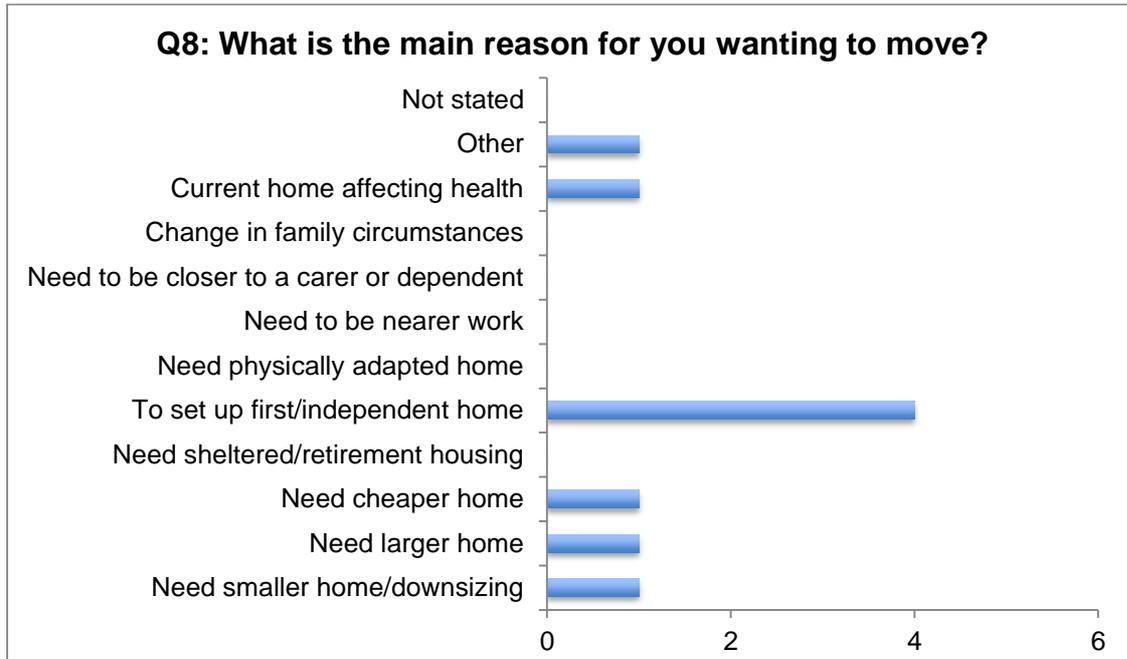


Figure 26: Reason for moving to alternative accommodation

Age and Gender

The total number of people needing to move to a new household from the 9 households was 18 in the following age groups (percentage figure for age and gender are of total people i.e. 18 = 100%).

Six (33%) children under 10 years old needed to move, two (11%) people needed to move children aged 11-18 years old. two people (11%) needing to move were between 19-25 years old, two people (11%) are aged between 26-35 years old and one person (6%) needing to move are between 36-44. One person (6%) in the 45-54 year category, three (17%) people are aged between 55-64 years old and one (6%) people needing to move were between 65-79 years old.

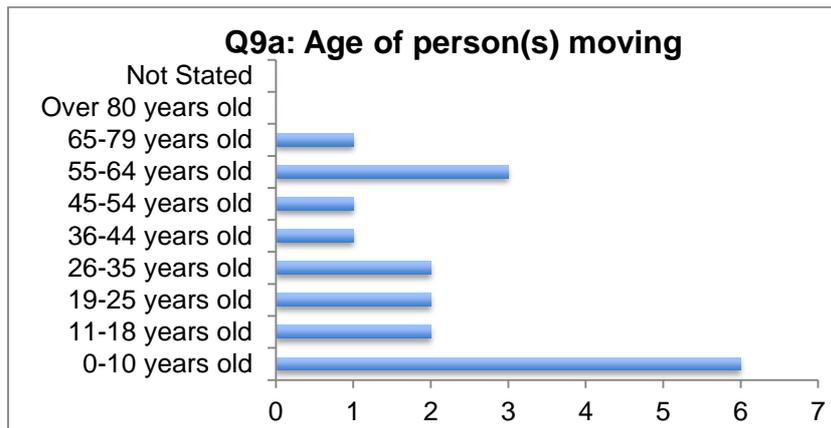


Figure 27: age of respondents in housing need

Nine (50%) people needing to move were female and another nine (50%) were male.

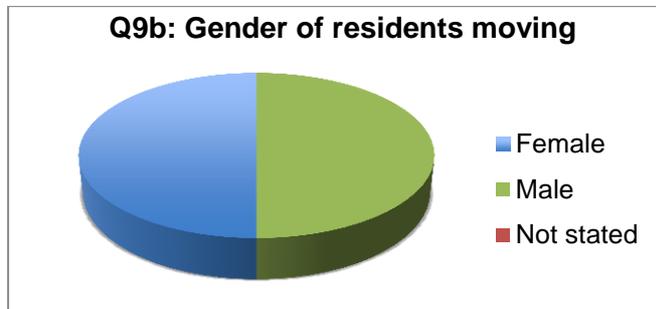


Figure 28: Gender of respondents

Out of the 54 people recorded for part two, there were 9 additional people in the 9 households, one (11%) of these people was the spouse of the first person and two (22%) were a partner and six (67%) were the son/daughter of the first person.

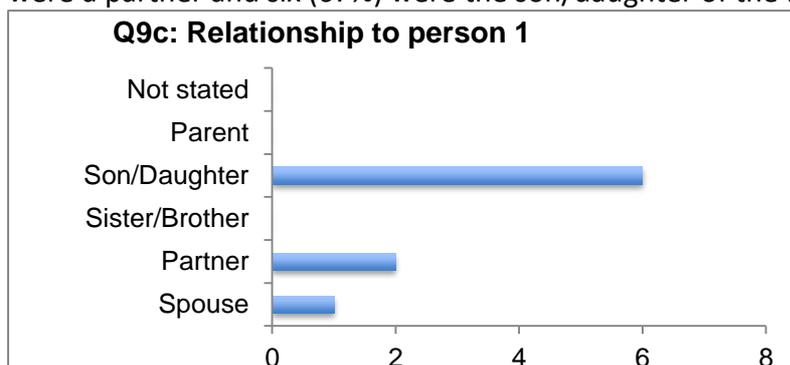


Figure 29: Relationship to person 1 of respondents

Type of household

Three of the new 9 households (33%) would be living alone and two (22%) households stated they were an older person household. Three (33%) households are parents with children and one (11%) household described itself as 'other'.

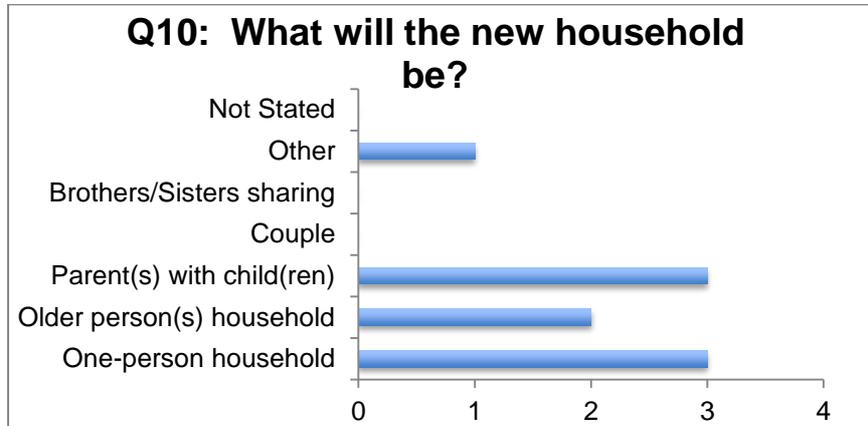


Figure 30: New household composition

Housing benefit

There was one (11%) new household expecting to claim housing benefits, six (67%) would not be claiming and two (22%) did not know.

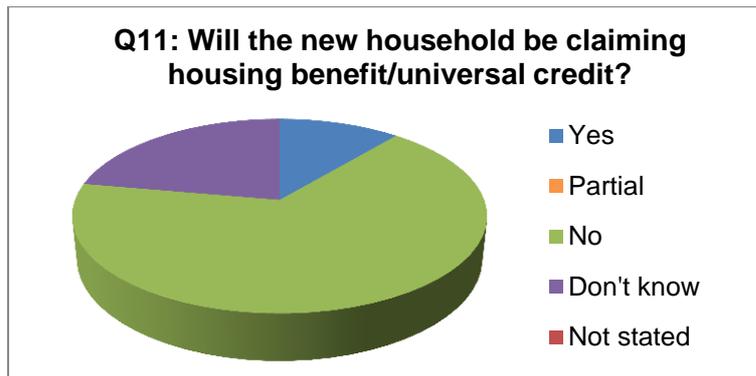


Figure 31: Housing Benefit

Current Situation

Eight households (89%) live in the parish at present and one (11%) household lived in the parish in the last 5 years.

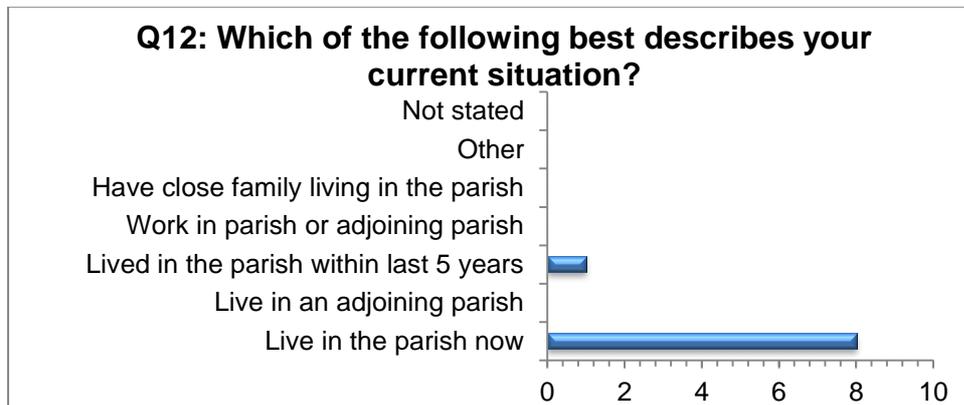


Figure 32: Current situation

Affordability

Income

Respondents were asked to indicate the gross monthly income available for the new household living costs.

One respondents (11%) stated their monthly income was between £1,001 - £1,250, another respondent (11%) stated their income was between £1,251 - £1,500 and one (11%) household had an income of £1,501 - £1,750. Two households (22%) stated their monthly income was between £2,001 - £2,250, another two households (22%) between £2,251 and £2,500 and one (11%) household stated their income was above £3,501. One (11%) person did not answer the question.

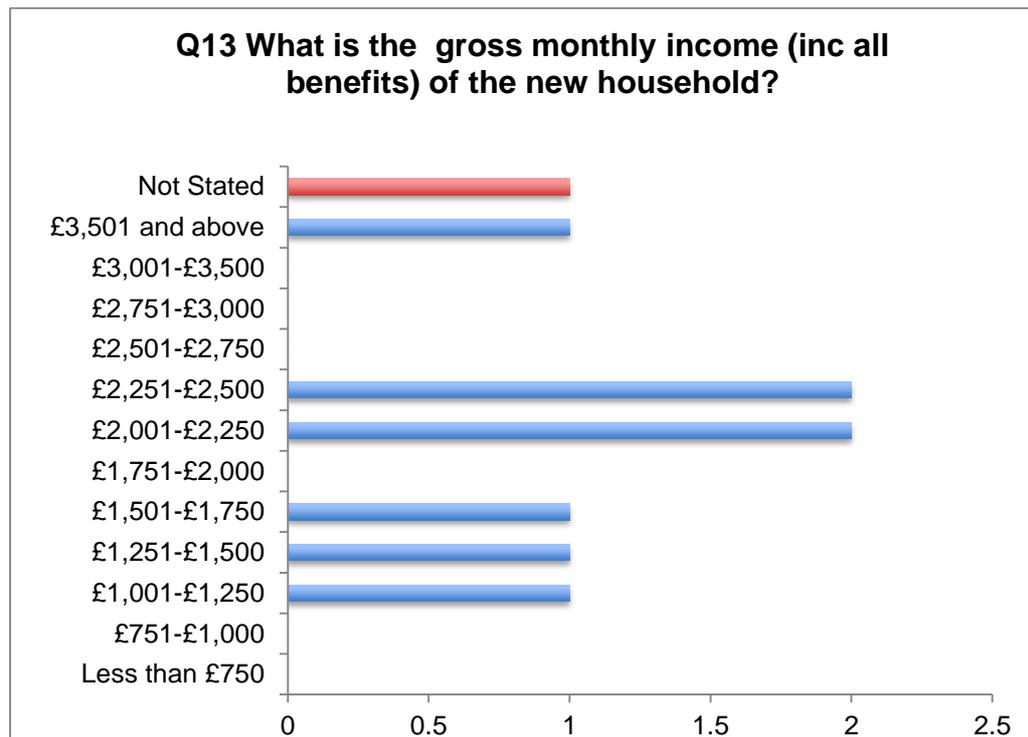


Figure 33: Gross monthly income

Savings

Respondents were asked if they had any savings or equity which could be used towards outgoings for a home. This is particularly relevant to those seeking affordable housing as high levels of savings can in some cases, prevent an applicant being able to access this type of housing. It is also important for those respondents seeking shared ownership or purchasing their own property on the open market since they will most likely require a mortgage and will need savings to cover the deposit and legal costs.

Four respondents (44%) indicated that they had no savings and two respondents (22%) indicated they had savings but did not declare an amount. One household (11%) had savings of between £5,000 - £10,000 and another (11%) had savings of £10,000 - £20,000. One person (11%) did not answer the question.

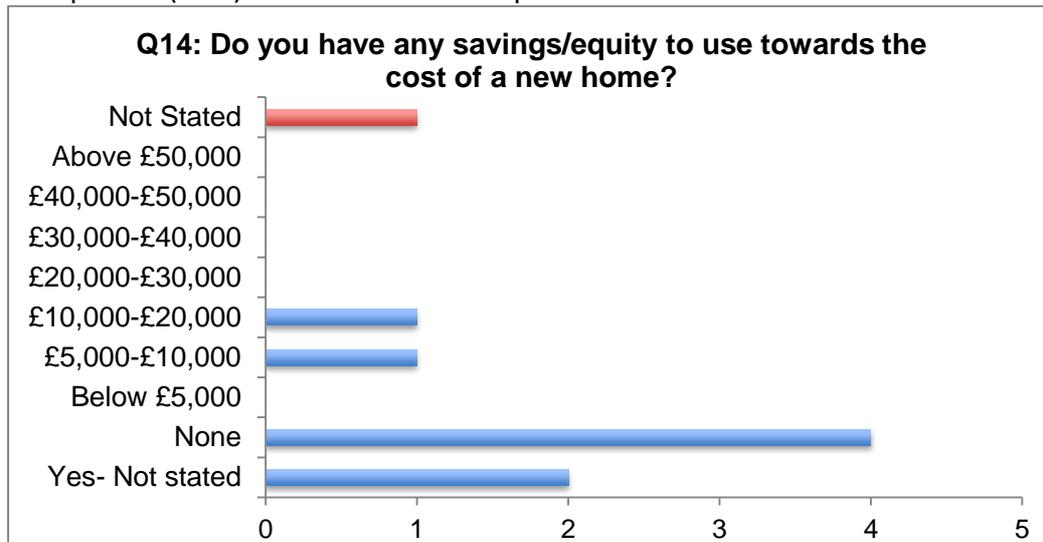


Figure 34: Savings

Six people (67%) did not have any equity and two households (22%) stated they had equity but did not declare an amount. One household (11%) did not answer the question.

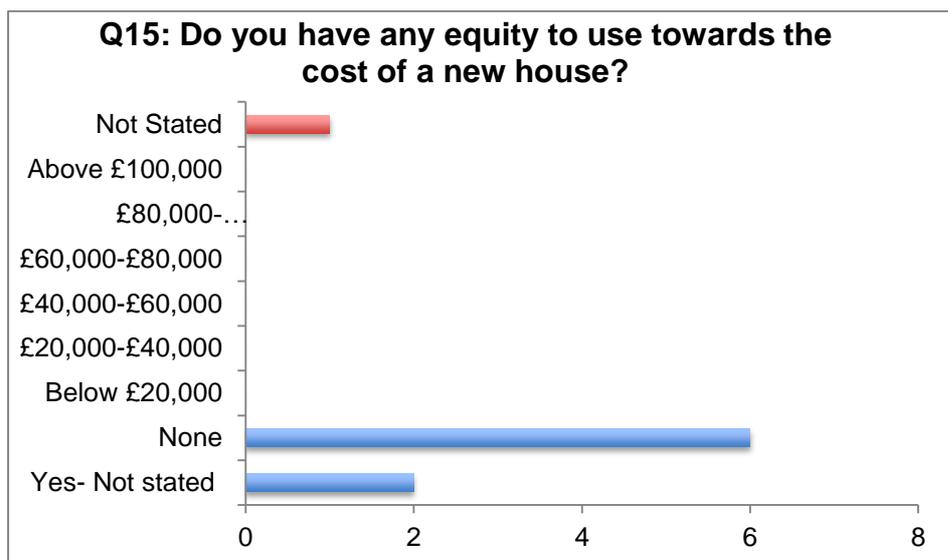


Figure 35: Equity

PART THREE: Assessment of Need

Analysis has been carried out to assess the levels of affordability of open market and affordable housing from the information provided by the respondents. The assessment of need notes the preferred accommodation type and tenure, however, whilst analysing the results to provide a recommendation, practical considerations were also taken into account, such as the current age of respondents and their financial situation.

As previously stated, **13 respondents** stated they had a housing need in Part 1 of the survey. Of those, **three** respondents stated they had a housing need but wished to move out of the parish and one did not give enough financial information to be included in the analysis. Therefore only the need of **9** respondents could be assessed and a recommendation provided.

Some respondents aspire to own a share of their home but in reality cost may still be prohibitive given their current financial position and this has been taken into account in this analysis. Four (44%) of the respondents in need stated they did not have any savings and six (66%) declared they did not have any equity, which will be highly influential in their ability to purchase part or all of a property.

The tables below show the preferred tenure type selected by each respondent and the recommendations based on a number of factors including income levels and savings.

Indicated tenure of those stating they have a need (9)	
Type	Number
Open Market	5
Shared Ownership	2
Housing Association / Council rented	2

Recommended tenure (9)	
Type	Number
Open Market	2
Shared Ownership	1*
Housing Association / Council rented	2*
<i>Not enough information</i>	<i>4</i>

*One household on Braintree District Council Housing Register

Recommendation

The need for **affordable rented** housing units was one 1 bed bungalow and one 3 bed unit, - a recommended need of **up to 2 units**. With regards to this recommendation, housing associations also tend to think of the **long term sustainability** of the scheme, therefore there may be further exploration around the possibility of bringing forward 2 bed units rather than any 1 bed units. For any affordable housing schemes discussions on finalizing the size, tenure and design should take place with the parish council, the housing association partner and the local authority at an appropriate time should a scheme go ahead, to ensure that the right mix is selected and that the properties are able to be filled as far as possible with those households with a strong local connection.

There was a strong desire from those in need to own their own property. Five respondents expressed a desire for open market properties and two for shared ownership. Upon reviewing the financial situation of both these categories, we have assessed that of these, just 2 would have the potential to buy on the open market and 1 would be suitable for **shared ownership**.

Two respondents answered that they have **special housing needs**, leading to a recommendation that bungalows or ground floor properties be considered for one of the affordable rented homes.

Only two of the households (22%) that completed part 2 are currently on either the local authority **housing register** or any Housing Association register. We would recommend that the Parish Council/ Steering Group raise awareness of the need to be on the register amongst the residents of the parish, in order for them to be considered for affordable housing schemes in the future.

As at January 2020, the **Braintree District Council StatNav** data indicates there are 8 people currently on the housing register waiting for homes to rent with a current address in Stisted parish; 2 in Band C and 6 in Band D-F.

In total there were 20 households registered for housing association homes with a current address in Stisted and surrounding villages (Bradwell, Greenstead Green and Halstead Rural and Gosfield); 1 bed = 7, 2 bed = 7, 3 bed = 5, 4 bed = 1.

The table overleaf sets out the size of units required based on the Gateway to Homechoice Allocations Policy for affordable homes. Braintree District Council operates under these policy guidelines. These criteria cannot be applied to those whose needs can be met on the open market or respondents under the heading of "Not Enough Information". The number of bedrooms stated is based on current household composition. The timescales provided on the below table are as stated on the completed housing needs survey.

Table 2: Size & Timescales

Total ASPIRATION of the 9 households analysed

SIZE	Open Market	Shared Ownership	Housing Association / Council rented
Identified No. of units	5	2	2
Size Breakdown	3 x 2 bed house 1 x 3 bed house 1 x 2 bed sheltered/ retirement	1 x 1 bed 1 x 2 bed house	1 x 4 bed house 1 x 1 bed bungalow
TIMESCALE			
0-2 Years	2 x 2 bed house	/	1 x 4 bed house
2-5 Years	1 x 3 bed house	1 x 2 bed house	/
Over 5 Years	1 x 2 bed house 1 x 2 bed sheltered / retirement	1 x 1 bed	1 x 1 bed bungalow

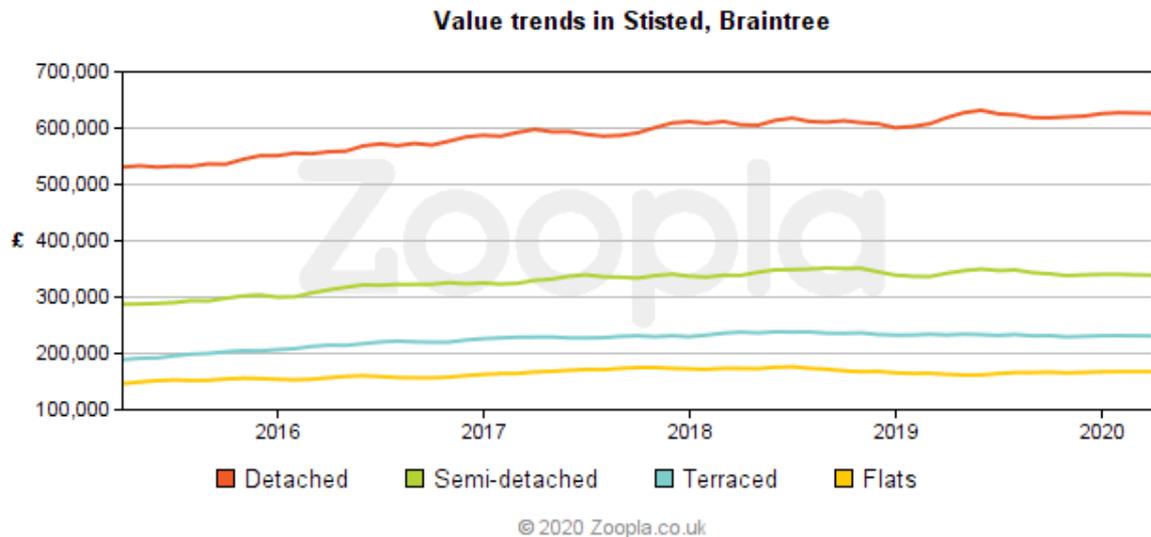
Total NEED of the 9 households analysed

SIZE	Open Market	Shared Ownership	Housing Association / Council rented	<i>Not enough information</i>
Identified No. of units	2	1	2	4
Size Breakdown	1 x 3 bed house 1 x 2 bed sheltered / retirement property*	1 x 2 bed house	1 x 4 bed house 1 x 1 bed bungalow*	3 x no financial information provided to make an assessment of need 1 x respondents too young to make an assessment (currently in 0-10 years age bracket)

* Properties with specific additional housing needs

Appendix 1
Local Housing Stock

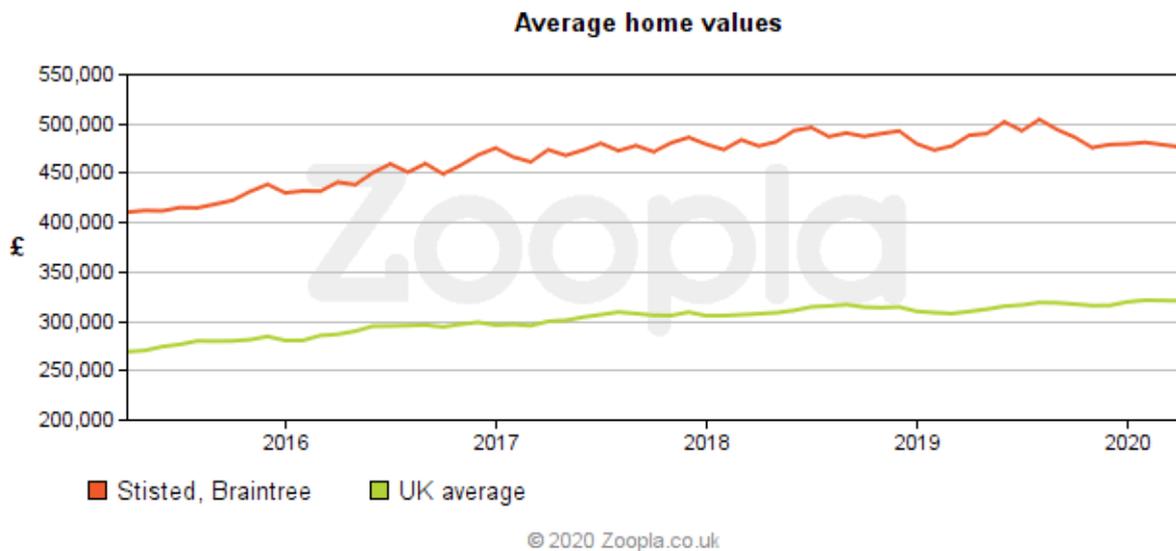
Average property values in Stisted over last 12 months



Source: Zoopla

The average price for a property in the last 12 months in Stisted was £374,583.50 (Zoopla and Rightmove average combined). There were 2 properties sold; one detached property selling for £715,000 and one semi-detached property selling for £270,000.

Average home values in Stisted compared to the UK average over the past 5 years



Affordability in Stisted

To put the issue of affordability into context it is important to understand the local property market to show the issues families on modest incomes would face whilst seeking housing in Ashdon, in order to remain living in the parish.

At the time of writing, there were four properties for sale on the open market according to Zoopla and Rightmove; one 3 bed property (£350,000), one 4 bed property (£375,000) and two 5 bed properties (average price of £1,437,500).

To fully purchase the cheapest available house, assuming the availability of 10% deposit (£35,000) a first time buyer would need to earn £78,750 (4 times annual salary for a mortgage of £315,000) per annum to qualify for this level of borrowing.

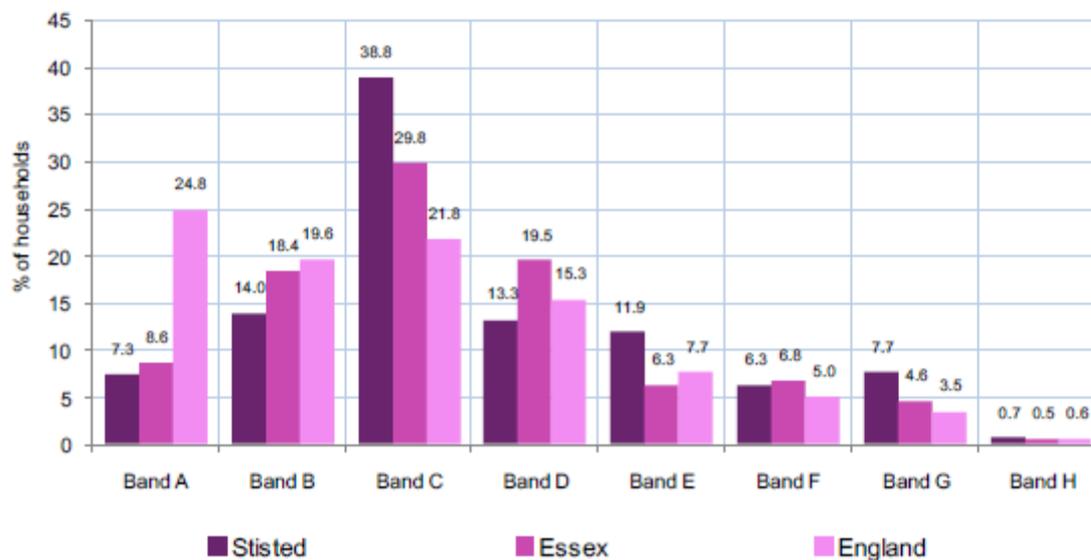
There were no properties for private rent advertised.

(data sources, Zoopla, Rightmove)

Housing affordability, council tax and house prices in Stisted compared to the national average.

Affordability ratio (median house prices as ratio of median incomes)	Dwellings in Council Tax Band A	Dwellings in Council Tax Band B	Dwellings in Council Tax Band C
16.5	21	40	111
England average = 15.4	7.3% of dwellings (England average = 24.8%)	14.0% of dwellings (England average = 19.6%)	38.8% of dwellings (England average = 21.8%)
Median house price: Detached houses	Median house price: Semi-detached houses	Median house price: Terraced houses	Median house price: Flats
£243,000	£162,000	£162,500	£67,000
England average = £320,268	England average = £211,043	England average = £174,653	England average = £131,110

Dwelling stock by council tax band



Source: Council Tax Band (Valuation Office Agency 2011), House prices (Land Registry 2009), Affordability Ratio (Land Registry/ONS 2007/08)

Employment sectors in Stisted

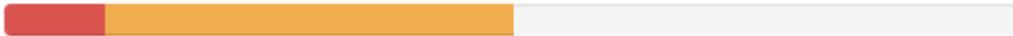
Largest employment sector	Second largest employment sector	Third largest employment sector
Health and social work	Retail	Education
45 employees (14% of 325 of people in employment)	40 employees (13% of 325 of people in employment)	35 employees (11% of 325 of people in employment)

Appendix 1

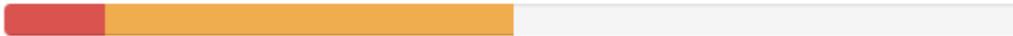
Deprivation data for Stisted compared to national average

All 32,844 neighbourhoods in England have been ranked on a range of deprivation topics. The most deprived neighbourhood in England has a rank of 1. Overall Stisted was ranked 16,659 out of 32,844 where 1 was the most deprived and 32,844 was the least deprived.

Overall: 50% Better than 50% of areas in England



Income Deprivation: 48% Better than 48% of areas in England



Employment: 48% Better than 48% of areas in England



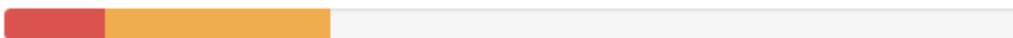
Health: 77% Better than 77% of areas in England



Education: 40% Better than 40% of areas in England



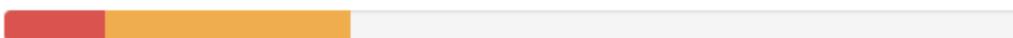
Barriers to Services: 32% Better than 32% of areas in England



Living Environment: 44% Better than 44% of areas in England

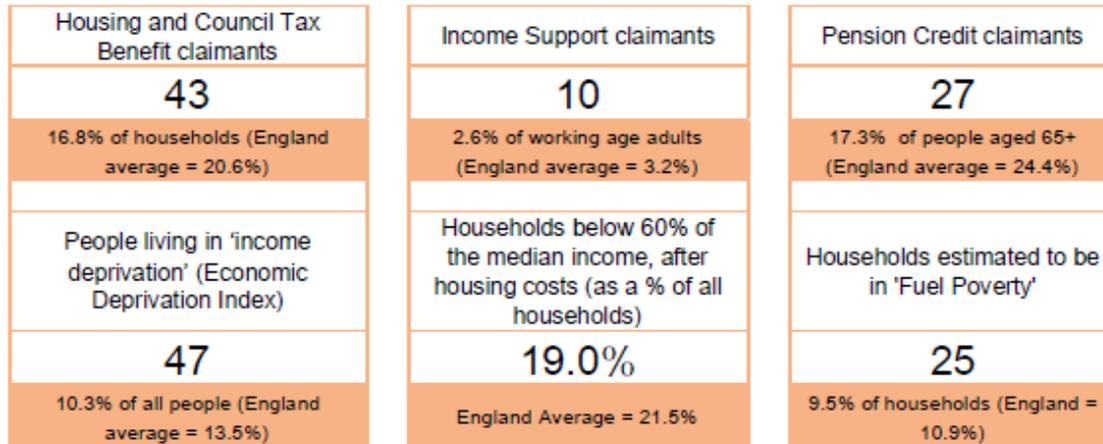


Crime: 34% Better than 34% of areas in England



Full details of the Index of Deprivation are available from the UK Government Website [English indices of deprivation 2015](#).

Income deprivation for Stisted compared to county and national average



Weekly household earnings (£)



Source: Income Support/Pension Credit (DWP Aug-12), Economic Deprivation Index 2009, Fuel Poverty (Department for Energy and Climate Change 2009), Housing/Council Tax Benefit (DWP 2005), Households below median income (ONS 2008)



STISTED
Neighbourhood Plan
info@stistednp.org.uk



January 2020

Dear Resident,

Stisted Neighbourhood Plan, Housing Needs Survey

Stisted Neighbourhood Plan Steering Group are continuing to gather evidence in support of the developing Neighbourhood Plan and it has been decided to work with the Rural Community Council of Essex (RCCE) to look at residents' housing needs within the parish. RCCE is an independent charity, established in 1929 and works with rural communities in a variety of areas; including housing for local people.

A Neighbourhood Plan is a document produced by local people that contains local planning policies. Once the plan is agreed, it will become part of the legal process when determining planning applications and considering future development in Stisted. This survey will look at determining the specific housing needs of those living in Stisted (including those people with a strong local connection to the village) both in terms of open market housing (sales and rented) and affordable housing (sales, shared ownership and rented). This is not a survey to justify large scale or open market developments.

We would ask you all, whether or not you have a need for alternative housing, to take a few minutes to complete the attached Housing Needs Survey as fully as possible and return it in the Freepost envelope provided, by **Friday 13th March 2020** at the latest. The survey is very important so that your views can be taken into account and that a decision can be taken based on all residents' needs and opinions.

Returned forms will be dealt with by the Rural Housing Enabler at the Rural Community Council of Essex in strict confidence. The Neighbourhood Plan Steering Group will be provided with a summary report but will not see the completed forms, nor be made aware of any personal details.

If you have any questions about completing the form or would like additional forms please contact Laura Atkinson, Rural Housing Enabler on 01376 574330 or by email at laura.atkinson@essexrcc.org.uk

Yours sincerely,

Stisted Neighbourhood Plan Steering Group

Laura Atkinson
Rural Housing Enabler
Rural Community Council of Essex

Appendix 3



**Housing Needs Survey for
Stisted**

Please read the accompanying letter before
completing this form and use the pre-paid
envelope to return the completed form by
Friday 13th March 2020



To assist Stisted Neighbourhood Plan Steering Group in their evidence gathering, this survey is asking about people's housing needs in Stisted. It will be answered anonymously, but please answer as many questions as you can. If you need any additional forms please contact the Rural Housing Enabler. (Details at the end of the survey)

RCCE - Registered Charity No. 1097009. Company registered in England and Wales No. 4609624

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)

PART 1 - You and Your Household

(A household is one person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area)

1. How would you describe your home? (Tick one box only)

- House..... Bungalow.....
 Flat/maisonette/bed-sit..... Caravan/mobile home/temp.structure.....
 Sheltered/retirement housing Other *(please specify)*.....

2. How many bedrooms does your home have? (Tick one box only)

- 1 bedroom or bedsit..... 2 bedrooms.....
 3 bedrooms..... 4 or more bedrooms.....

3. Who owns your home? (Tick one box only)

- Outright by a household member(s)... Shared ownership (part rent,part own).....
 Owned with mortgage or loan..... Rented from the local council.....
 Rented from a housing association..... Rented from a private landlord.....
 Tied to job..... Other.....

4. How many years have you lived in this parish?.....

5. Please complete the table to show the age and gender of all those living in your home.

	Age	Gender
Person 1		
Person 2		
Person 3		
Person 4		
Person 5		
Person 6		

6. Have any members of your family moved away from the parish in the last 5 years, due to not being able to find a suitable home locally?

Yes..... No.....

If you answered 'Yes' and the family members wish to move back to parish, please contact the Rural Housing Enabler for an additional survey form. (contact details at the end of this form)

7a. Do you or does anyone living with you need to move to alternative accommodation, either open market or affordable?

Yes, within 5 years..... Yes, in 5 or more years..... No.....

7b If you answered 'Yes' to question 7a, please specify where you would be looking to move to;

Remain in the parish.....

Move outside the parish but in Braintree District

Move outside Braintree District

7c If you answered 'Yes' to question 7a, it would be particularly useful to know if the main reason is to move to a smaller property:

Yes, I would be seeking to downsize..... No, I would be moving for another reason.

If you answered 'Yes' to Question 7a and you wish to remain within the parish then please complete Part 2 of this questionnaire (about your housing needs). A separate form will be required for each new home needed. (e.g. if two people living with you need to move to alternative accommodation and would be seeking a home each they should complete separate forms).

8a. Would you be supportive of a small development (typically 4-8 homes) of affordable homes for local people?

Yes..... No.....

8b. Would you remain supportive of a development (typically 4-8 homes) that is primarily affordable housing for local people, or those with connections to the parish, but also includes a small number of houses for sale if a need was proven?

(Previously government grants supported the cost of building affordable housing, such funding is now greatly reduced, therefore a small proportion of open market housing would cross subsidise the costs of the affordable homes and provide a mix of housing – in small numbers)

Yes..... No.....

8c Would you be supportive of a small development of housing for sale on the open market?

Yes..... No.....

*Background information on Community Led Housing to be found at the end of survey.

9a Would you be supportive of a Community Led Housing scheme in the parish?

Yes..... No.....

9b Would you be interested in being involved in a Community Led Housing Scheme in the parish?

Yes..... No.....

10. Can you suggest a site where such a development could be built?

11 In general, what type of housing do you believe the parish would benefit from?

(Please tick all that apply)

- | | | | |
|-----------------------------------|--------------------------|---|--------------------------|
| Houses for younger people..... | <input type="checkbox"/> | Houses for older/retired people..... | <input type="checkbox"/> |
| Family housing..... | <input type="checkbox"/> | Housing for outright open market sale | <input type="checkbox"/> |
| Housing for private rent..... | <input type="checkbox"/> | Housing for affordable/social rent..... | <input type="checkbox"/> |
| Housing for shared ownership..... | <input type="checkbox"/> | Starter Homes (first time buyers only) | <input type="checkbox"/> |
| Self-build plots..... | <input type="checkbox"/> | Live / work units | <input type="checkbox"/> |

Other, please specify.....

12. Any comments. (these will be recorded anonymously in the report)

THANK YOU FOR TAKING THE TIME TO COMPLETE PART 1 OF THIS SURVEY

If no-one in your household is in need of alternative accommodation (i.e. indicated 'No' in question 7) you do not have to complete Part 2 of this form. Please return in the freepost envelope provided.

PART 2 - Open market & affordable housing needs

EITHER: If you have no housing need, DO NOT COMPLETE THIS SECTION.

Please return Part 1 in the Freepost envelope provided. Thank you.

OR: If you indicated a housing need by answering 'Yes' to question 7a in Part 1 PLEASE COMPLETE THIS PART. Please provide more detailed information only for those who need to move, i.e. the new household. If more than one house is needed please request extra form(s)

1. When do those requiring accommodation need to move from this home?

Now..... Within the next 2 years..... Within 2 – 5 years..... Over 5 years.....

2. Who owns your current home? (Tick one box only)

Live with parents..... Member of the household
Shared ownership (part own, part rent) Rented from council/housing association
Provided with job (tied)..... Rented from private landlord.....

3. If you could stay in/move back to the village which option would you choose?

(Tick one box only)

Rent from council/housing assoc..... Buy on the open market
Shared ownership (part own, part rent) Rent from a private landlord.....
Other, (e.g. self build or an extension / annexe to existing home) please specify

4. Are you on the local council housing register or waiting list?

Yes..... No.....

To be considered for affordable housing you must also register on Braintree District Council's Housing register. If you would like to register please go to; <http://www.gatewaytohomechoice.org.uk> or phone the council on 01376 552525 for further advice.

5. What type of accommodation would meet your needs? (Tick one box only)

House..... Bungalow
Flat..... Sheltered/retirement housing
Any..... Other, please specify.....

6. How many bedrooms do you require?

Please note that for affordable housing bedroom allocation is decided by need and set by the local authority's allocations policy. This is available on their website. *(Tick one box only)*

1..... 2..... 3..... 4 5 or more.....

7. Does anyone requiring alternative accommodation have specific* housing needs?

* Layout & design adapted for access e.g. wheelchair access, ground floor etc

No..... Yes.....

If yes, please give brief details;

8. What is your main reason for needing to move? *(Tick one box only)*

- | | | | |
|--|--------------------------|---|--------------------------|
| Need smaller home/downsizing..... | <input type="checkbox"/> | Need larger home..... | <input type="checkbox"/> |
| Need cheaper home..... | <input type="checkbox"/> | Need secure home..... | <input type="checkbox"/> |
| Need to change tenure..... | <input type="checkbox"/> | Need to set-up first/independent home | <input type="checkbox"/> |
| Need physically-adapted home..... | <input type="checkbox"/> | Need to be nearer work..... | <input type="checkbox"/> |
| Need to be closer to a carer / dependent... | <input type="checkbox"/> | Change in family circumstances.....
<i>(i.e. widowed/divorce/separation)</i> | <input type="checkbox"/> |
| I am homeless/ threatened with homelessness----- | <input type="checkbox"/> | Current home affecting health..... | <input type="checkbox"/> |

9. Please indicate the age, gender and relationship of each person needing to move. *(i.e. Those who will make up the new household) If more than one house is needed please request extra forms*

	Age	Gender	Relationship to person 1 (e.g. son, daughter, partner, husband etc.)
Person 1			
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

10. What type of household will the new household be? *(Tick one box only)*

- | | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| One-person household..... | <input type="checkbox"/> | Older person(s) household..... | <input type="checkbox"/> |
| Parent(s)/ Carers with child(ren)..... | <input type="checkbox"/> | Couple..... | <input type="checkbox"/> |
| Brothers/sisters sharing..... | <input type="checkbox"/> | Other <i>(please specify)</i> | <input type="checkbox"/> |

11. Will the new household be claiming Housing Benefit / Universal Credit?

- Yes..... Partial..... No..... Don't know.....

12. Which of the following best describes your current situation? *(Tick one box only)*

- | | | | |
|--|--------------------------|---|--------------------------|
| Live in the parish now..... | <input type="checkbox"/> | Live in an adjoining parish..... | <input type="checkbox"/> |
| Outside the parish now but have lived in the parish in last 5 years..... | <input type="checkbox"/> | Work in parish or adjoining parish..... | <input type="checkbox"/> |
| Have close family living in the parish..... | <input type="checkbox"/> | Other, please specify..... | |

To enable a basic financial assessment to be carried out on those in housing need and suitability of tenure it would be very useful if you could complete the following questions on the financial situation of the new household. Those seeking shared ownership or open market housing will require enough savings to cover costs such as deposit, legal fees, etc.

13. What is the gross monthly income, including benefits, of those in the **NEW** household responsible for the cost of housing (rent or mortgage)? *(Tick one box only)*

- | | | | |
|----------------------|--------------------------|-----------------------|--------------------------|
| Less than £750..... | <input type="checkbox"/> | £750 - £1,000..... | <input type="checkbox"/> |
| £1,001 - £1250..... | <input type="checkbox"/> | £1251 - £1,500..... | <input type="checkbox"/> |
| £1,501 - £1,750..... | <input type="checkbox"/> | £1751 - £2,000..... | <input type="checkbox"/> |
| £2,001 - £2,250..... | <input type="checkbox"/> | £2,251 - £2,500..... | <input type="checkbox"/> |
| £2,501 - £2,750..... | <input type="checkbox"/> | £2,751 - £3,000..... | <input type="checkbox"/> |
| £3,001 - £3,500..... | <input type="checkbox"/> | £3,501 and above..... | <input type="checkbox"/> |

14. Do you have **SAVINGS** which may be used to contribute towards the cost of a new home?

YES NO

If YES, please state how much? £.....

15. Would you expect to have any **EQUITY** from your current home(s) which may be used to contribute towards the cost of a new home?

YES NO

If YES, please state how much? £.....

If you would like us to pass your personal details to the relevant Housing Association in the event that an affordable housing scheme goes ahead, please provide your contact details in the boxes provided below. This will help make sure your household's needs are considered. We will not share other details and there is no commitment. Whilst completing the analysis, RCCE might also contact you to provide advice or clarification on the information you have provided in the survey.

By completing this section you are giving consent to RCCE to securely store your personal details and to provide this information to our partnering Housing Association **ONLY** for use in connection with this survey. RCCE will not pass your data to any other third parties and the information you provide to us is protected under the GDPR regulations 2018. For further information, please see the Privacy Notice on RCCE website www.essexrcc.org.uk

Name	
Address	
Postcode	
Tel. no.	
E-mail	

I give permission for you to share my contact details

Contact Details for Rural Housing Enabler:

Rural Community Council of Essex

Threshelfords Business Park

Inworth Road, Feering Essex CO5 9SE Telephone: 01376 574330

Email: laura.atkinson@essexrcc.org.uk

Community Led Housing

Community led housing is a growing movement of normal people taking action and managing housing projects that build the decent and affordable homes that the country so desperately needs.

Anyone can start, volunteer and deliver a community led housing project. You don't need to work in housing, you don't need a degree in architecture, you don't need to be a builder. If you think a change is needed, you can lead that change.

What is community led housing?

- Housing which is built or brought back into use by local people
- Projects genuinely understood and supported by the community
- Homes owned or managed by people in the community
- Benefits to local community are legally protected in perpetuity

What it is and what it isn't

Community led housing is where:

- Open and meaningful community participation and consent takes place throughout the process.
- The community group or organisation owns, manages or stewards the homes in whichever way they decide to.
- The housing development is of true benefit for the local community, a specific group of people (an intentional community), or both. These benefits should also be legally protected in perpetuity.

Community led housing is not:

- A tokenistic consultation
- A housing association scheme with the backing of a parish council or community
- A bog-standard housing development

There are six main types of community led housing: cohousing, community land trusts (CLTs), community self-build, development trusts, housing co-operatives and self-help housing.

(See www.communityledhomes.org.uk and www.easterncommunityhomes.com for more information)

Site Suggestions

Appendix 4

- Obvious development site would be land adjacent to golf course (infill site) on Rectory road between existing properties
- Field next to church, end of Sarcel
- A small development matching Salters and build behind Salters
- Sites are being identified in the neighbourhood plan
- Near the village centre, walking distance to the pub
- Outside Stisted
- Not Stisted- over development is altering its character. New developments are best suited close to effective public transport
- Not in Stisted
- Land part of the meadow, water lane, Stisted CM77 8AP
- Not Sarcel, already overloaded with cars
- No where currently suitable
- Wasteland between the new housing and the Ferguson's on Rectory road
- Nowhere at present due to the already overloaded infrastructure
- Chicken Meadow
- No we are over built and over run by vehicles now
- Leave Stisted alone there is enough development around - Braintree, Silver End, Earls Colne, Halstead. Let one area at least be as it is.
- Adjacent to allotments
- Continuation of
- Chicken meadow (opposite church) End of Sarcel (containing the affordable housing there)
- An Ideal site for the older/retired people would be chicken meadow (part of) preferable single storey dwellings
- Don't build anymore houses everyone bangs on about saving the trees etc and then they chop them down to build more houses - ridiculous
- The space at the end of Sarcel
- Chicken meadow, or behind Upper Salters?
- I haven't sufficient local knowledge at present
- None. Recent village developments of both affordable housing and x 8 homes plus greenfield site means village has met local housing needs. Plentiful development both current and proposed within 5 miles of village
- Chicken Meadow (area of wasteland near the church)
- Adjacent to the previous site at upper salters
- Extend the village envelope and the 30mph restriction
- Extension to the current affordable housing down Sarcel makes sense to me

Additional Comments

Appendix 5

- I do not support further development in the parish to maintain the green belt. Recent planning applications for chicken meadow (opposite church) were rightly refused and only infill sites should be considered if at all.
- Lower cost homes for younger families to purchase or shared ownership but must accommodate min 2 car parking, as most families have 2+ cars
- I moved to Stisted because I liked the village. I would not like to see any new builds here.
- The last time this survey was used it resulted in more bitterness and upset than we had ever known. Much of it still exists. The chairman of the parish council at the time was removed at the earliest vote as were a number of the Parish counsellors. Don't trust RCCE to manage the info in a non-partisan fashion.
- Family housing to support local school, for the neighbourhood to take on ownership of certain 'open', green spaces which are suffering due to neglect e.g. Lyme walk, wooded areas along hall farm drive on approach to Lyme walk. Chicken meadow??
- No more houses should be built in Stisted as there is no infrastructure to support this, no school places no buses, bad roads, failing pub, no parking speeding cars through the village
- The priority should be for young people/families with connections to the village
- I cannot afford where I live now. I need to move but my kids and I want to stay in Stisted
- I think that the survey is rather restrictive and could have been made more informative. If it accurately scolded unused bedroom space. A significant number of local properties have 4+ bedrooms, but are occupied by either elderly single persons or couples. As is the case with ourselves, my belief is that these have sufficient capacity, but due to the market mis-management by successive governments, the housing market has been severely distorted.
- Would like a Caravan pitch in village
- Affordable homes for local people were built in the village a few years ago. In the event none or very few were taken up by local people
- Would be supportive of a small development if priority was given to locals and a minimal number of non Stisted residents, due to traffic and school facilities
- I understand why people want to live in Stisted, however, further development is altering its character. If we continue to develop the village it will not be the same place- infrastructure is not in place, which is straining facilities now
- I would want to see any small development agreed on the provision that some other facilities are also provided, such as a small shop/convenience store and some traffic - calming measures in 30mph zones
- Stisted has had plenty of affordable, housing association and private houses built over the last few years. Enough is enough keep it a village not a town
- I am in full support of the type of small scale development as I have indicated, particularly if small pockets are discreetly spread
- I would not like to see anymore building in this area
- Something needs to be done to exits to get out onto main road
- Stisted is a small village with very few amenities and in our opinion does not lend itself to extra homes without further provision of amenities
- Concerns around development and where new houses would be built
- Housing for younger local people is essential

- The reason I do not think the Parish would benefit from any housing is due to the complete lack of infrastructure e.g. no doctors, shops or sometimes a pub. Also the A120 needs to be rerouted first
- I understand that there was a survey done not long ago and there was no further need in this village for residents and their family. I do not see the village can take in more to the school or on the roads especially parking. 4 houses (now) usually mean at least 2 vehicles. Then visitors etc, the village is like a rat run every day as it is I cannot answer the question about being supportive of developments due to this.
- I would like the village to remain a small community. We actively chose to live in a village and therefore do not want constant construction/building works that changes the village into a town
- The parish would benefit from housing for disabled people
- We had had our share of development over the decades - if we are to have more they must be in keeping with the village vista and street design - not bland boxes. Too much development on Greenfield countryside in this area -we are spoiling what we all hold so dear
- Not really sure what the need is. I guess for younger people moving home, but not sure
- There are a member of residents who would like to stay in the village but can't afford to financially
- While any small development (4-8 dwellings as suggested within this survey) would be unlikely to put pressure on existing infrastructure, Stisted is not blessed with the more comprehensive services, transport links which should be a factor when considering any development
- I cannot believe that they want to spoil our village with more houses. The roads can't cope as it is or the amenities. When are people going to wake up to it all.
- Definitely affordable housing for first time buyers & young families desperately needed in Stisted
- We have already had development of affordable homes. We would be against a community led housing scheme as anyone could build this - according to the notes at the end of the survey, possibly with no village interest - just a money making scheme
- My main interest, as an artist, is in architecture and it's quality and fitness of purpose
- BDC have allowed more than enough new houses to be built in Cressing with more in the pipeline. Don't let corporate house builders persuade parishes/councils to build houses when the statistics show there isn't the demand for large exec. homes, not the legal requirement now the quantity for the still-to-be finalised local plan has been met
- I would like a better infrastructure to the village. Running water, mains drainage, a bus service, mobile phone connection and decent roads with the name of the road displayed
- Plentiful local development current and planned within 5 mile radius also into more immediate access to service area e.g. shops etc via public transport - village is a conversation area: last affordable housing meant huge divide within village community
- I was born and bred in this parish, and whilst I understand that times change I do not want this parish to be eventually engulfed by the growth of nearby towns e.g. Braintree, Halsted
- I object to any further development of any kind before the village traffic problems have been sorted e.g. speeding vehicles using the village to avoid problems on the A120/A131
- There has been an obvious need for the previous affordable housing project and the village could easily make advantage of further units
- Increased accommodation = increased no of residents = improved facilities e.g. bus service, full time shop/post office, schooling, policing, little control

Is this your main home?

	Frequency	Valid Percentage
Yes	85	98
No	0	0
Not Stated	2	2
Total	87	100

Question 1

How would you describe your home?

	Frequency	Valid Percentage
House	67	77
Bungalow	16	18
Flat/Maisonette/apartment/bed-sit	1	1
Caravan/mobile home/temp. structure	1	1
Sheltered/retirement housing	0	0
Other	2	2
Not Stated	0	0
Total	87	100

Question 2

How many bedrooms does your home have?

	Frequency	Valid Percentage
One	4	5
Two	18	21
Three	28	32
Four or more	36	41
Not Stated	1	1
Total	87	100

Question 3

Who owns your home?

	Frequency	Valid Percentage
Owned Outright by a household member (s)	52	60
Part-owned/Rented (shared ownership)	0	0
Owned with mortgage by a household member (s)	27	31
Rented from a Local Council	1	1
Rented from a Housing Association	2	2
Rented from a Private Landlord	3	3
Tied to job	1	1
Other	0	0
Not Stated	1	1
Total	87	100

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

	Frequency	Valid Percentage
0-5 years	24	28
6-10 years	12	14
11-20 years	11	13
21-30 years	9	10
31-50 years	20	23
51-70 years	3	3
Over 70 years	3	3
Not Stated	5	6
Total	87	100

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

	Frequency	Valid Percentage
One	19	22
Two	39	45
Three	10	11
Four	13	15
Five	3	3
Six	0	0
Not Stated	3	3
Total	87	100

Question 5b**Age of household members**

	Frequency	Valid Percentage
0-10 years old	23	12
11-18 years old	15	8
19-25 years old	3	2
26-35 years old	8	4
36-44 years old	17	9
45-54 years old	33	17
55-64 years old	34	17
65-79 years old	48	24
Over 80 years old	9	5
Not Stated	7	4
Total	197	100

Question 5c**Gender of occupants**

	Frequency	Valid Percentage
Female	92	47
Male	98	50
Not Stated	7	4
Total	197	100

Question 6**Have any members of your family moved away from the parish in the last 5 years, due to not being able to find a suitable home locally?**

	Frequency	Valid Percentage
Yes	6	7
No	79	91
Not Stated	2	2
Total	87	100

Question 7a**Do you or does anyone living with you need to move to alternative accommodation, either open market or affordable?**

	Frequency	Valid Percentage
Yes, within 5 years	7	8
Yes, in 5 years or more	6	7
No	72	83
Not Stated	2	2
Total	87	100

Question 7b**Where would you be looking to move to?**

	Frequency	Valid Percentage
Remain in the Parish	8	53
Move outside the Parish, but remain in Braintree District	1	7
Move outside of the District	3	20
Not Stated	3	20
Total	15	100

Question 7c**Is the main reason of your move to downsize?**

	Frequency	Valid Percentage
Yes, I would be looking to downsize	4	27
No, I would be moving for another reason	8	53
Not Stated	3	20
Total	15	100

Question 8a**Would you be supportive of a small development (typically 4-8 homes) of affordable homes for local people?**

	Frequency	Valid Percentage
Yes	50	57
No	34	39
Not stated	3	3
Total	87	100

Question 8b

Would you remain supportive of a development (typically 4-8 homes) that is primarily affordable housing for local people, or those with connections to the parish, but also includes a small number of houses for sale if a need was proven?

	Frequency	Valid Percentage
Yes	46	53
No	38	44
Not stated	3	3
Total	87	100

Question 8c

Would you be supportive of a small development of housing for sale on the open market?

	Frequency	Valid Percentage
Yes	32	37
No	51	59
Not stated	4	5
Total	87	100

Question 9a

Would you be supportive of a Community Led Housing scheme in the parish?

	Frequency	Valid Percentage
Yes	46	53
No	37	43
Not stated	4	5
Total	87	100

Question 9b

Would you be interested in being involved in a Community Led Housing Scheme in the Parish?

	Frequency	Valid Percentage
Yes	16	18
No	66	76
Not stated	5	6
Total	87	100

Question 11

What type of housing do you believe the parish would benefit from?

	Frequency	Valid Percentage
Houses for younger people	29	15
Houses for older/retired people	27	14
Family housing	32	17
Housing for outright open market sale	12	6
Housing for private rent	5	3
Housing for affordable/social rent	11	6
Housing for shared ownership	9	5
Starter homes (first time buyers only)	18	9
Self-build plots	10	5
Live/work units	9	5
Not stated	28	15
Total	190	100

Part 2: Households in housing need

Question 1

When do those requiring accommodation need to move from this home?

	Frequency	Valid Percentage
Now	0	0
Within the next 2 years	3	33
Between 2 to 5 years	2	22
In 5 or more years	4	44
Not stated	0	0
Total	9	100

Question 2

Who owns your current home?

	Frequency	Valid Percentage
Live with parents	3	33
Part owned/Rented (shared ownership)	0	0
Member of a household	3	33
Rented from council/housing association	1	11
Provided with job (tied)	1	11
Rented from private landlord	1	11
Not Stated	0	0
Total	9	100

Question 3

If you could move back/stay in the village which would you be seeking to do?

	Frequency	Valid Percentage
Rent from Council/Housing Association	2	22
Buy on the open market	5	56
Part own/Rent (shared ownership)	2	22
Rent from a private landlord	0	0
Other	0	0
Not Stated	0	0
Total	9	100

Question 4

Are you on the local council or Housing Association register or waiting list?

	Frequency	Valid Percentage
Yes	2	22
No	7	78
Not Stated	0	0
Total	9	100

Question 5**What type of accommodation would meet your needs?**

	Frequency	Valid Percentage
House	6	67
Bungalow	1	11
Flat	0	0
Sheltered/retirement housing	0	0
Starter home	1	11
Any	1	11
Other	0	0
Not Stated	0	0
Total	9	100

Question 6**How many bedrooms do you require?**

	Frequency	Valid Percentage
1 bedroom	2	22
2 bedrooms	5	56
3 bedrooms	1	11
4 or more bedrooms	1	11
Not Stated	0	0
Total	9	100

Question 7**Does anyone requiring alternative accommodation have specific housing needs?**

	Frequency	Valid Percentage
Yes	2	22
No	7	78
Not Stated	0	0
Total	9	100

Question 8**What is your main reason for needing to move?**

	Frequency	Valid Percentage
Need smaller home/downsizing	1	11
Need larger home	1	11
Need cheaper home	1	11
Need secure home	0	0
Need sheltered/retirement housing	0	0
Need to change tenure	0	0
To set up first/independent home	4	44
Need physically adapted home	0	0
Need to be nearer work	0	0
Need to be closer to a carer or dependent	0	0
Change in family circumstances	0	0
Current home affecting health	1	11
Other	1	11
Not stated	0	0
Total	9	100

Question 9a
Age of each person moving (cummulatively)

	Frequency	Valid Percentage
0-10 years old	6	33
11-18 years old	2	11
19-25 years old	2	11
26-35 years old	2	11
36-44 years old	1	6
45-54 years old	1	6
55-64 years old	3	17
65-79 years old	1	6
Over 80 years old	0	0
Not Stated	0	0
Total	18	100

Question 9b
Gender of each person moving

	Frequency	Valid Percentage
Female	9	50
Male	9	50
Not stated	0	0
Total	18	100

Question 9c
Relationship to person 1

	Frequency	Valid Percentage
Spouse	1	11
Partner	2	22
Sister/Brother	0	0
Son/Daughter	6	67
Parent	0	0
Not stated	0	0
Total	9	100

Question 10
What type of household will the new household become?

	Frequency	Valid Percentage
One-person household	3	33
Older person(s) household	2	22
Parent(s) with child(ren)	3	33
Couple	0	0
Brothers/Sisters sharing	0	0
Other	1	11
Not Stated	0	0
Total	9	100

Question 11**Will the new household be claiming Housing Benefit/universal Credit?**

	Frequency	Valid Percentage
Yes	1	11
Partial	0	0
No	6	67
Don't know	2	22
Not stated	0	0
Total	9	100

Question 12**Which of the following best describes your current situation?**

	Frequency	Valid Percentage
Live in the parish now	8	89
Live in an adjoining parish	0	0
Lived in the parish within last 5 years	1	11
Work in parish or adjoining parish	0	0
Have close family living in the parish	0	0
Other	0	0
Not stated	0	0
Total	9	100

Question 13**What is the gross monthly income, including benefits, of those in the new household?**

	Frequency	Valid Percentage
Less than £750	0	0
£751-£1,000	0	0
£1,001-£1,250	1	11
£1,251-£1,500	1	11
£1,501-£1,750	1	11
£1,751-£2,000	0	0
£2,001-£2,250	2	22
£2,251-£2,500	2	22
£2,501-£2,750	0	0
£2,751-£3,000	0	0
£3,001-£3,500	0	0
£3,501 and above	1	11
Not Stated	1	11
Total	9	100

Question 14**Do you have savings which may be used to contribute towards your outgoings for a home?**

	Frequency	Valid Percentage
None	4	44
Yes- Not stated	2	22
Below £5,000	0	0
£5,000-£10,000	1	11
£10,000-£20,000	1	11
£20,000-£30,000	0	0
£30,000-£40,000	0	0
£40,000-£50,000	0	0
Above £50,000	0	0
Not Stated	1	11
Total	9	100

Question 15**Do you have equity which may be used to contribute towards your outgoings for a home?**

	Frequency	Valid Percentage
None	6	67
Yes- Not stated amount	2	22
Below £20,000	0	0
£20,000-£40,000	0	0
£40,000-£60,000	0	0
£60,000-£80,000	0	0
£80,000-£100,000	0	0
Above £100,000	0	0
Not Stated	1	11
Total	9	100