

Tisbury and West Tisbury

Housing Needs Survey

Survey Report

September 2014

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1. Summary of the Parishes

The parishes of Tisbury and West Tisbury are in Tisbury Community Area within the local authority area of Wiltshire.

- The two parishes have a combined population of 2,806 according to the 2011 Census, comprised of 1,271 households.¹

Tisbury:

- Tisbury is the largest village in the Nadder Valley and lies between the A30 and the A303. It has been a settlement for over 2000 years and is steeped in history.
- There are 1,028 households with a population of around 2,233 according to the 2011 Census; the Census also describes a higher percentage of people aged over 50 than the Wiltshire average (48% aged 50+ in Tisbury; 37.6% in Wiltshire as a whole).
- An ongoing housing development in the north of the parish will increase the housing stock by just under 10% and has provided 36 new social housing units managed by the Guinness Trust; 22 for rental and 14 for shared ownership.
- Tisbury village has a vibrant High Street with no empty shop premises and a thriving business association; local services include a bank, a GP's surgery, dentist, library, retained fire station and police station.
- Two regular markets complement the village shops and visitors from the smaller surrounding villages are drawn to Tisbury on such occasions.
- There is no longer a secondary school in Tisbury, but the primary school is very popular.
- A sports centre and outdoor swimming pool provide recreational exercise opportunities and there are two playing fields with associated equipped play areas for all ages.
- A new campus development has recently been granted planning approval that will eventually bring together many services, learning and recreational facilities.
- A huge range of well supported clubs and groups encourage much of the community spirit that exists in the village.
- Tisbury is on the main Waterloo to Exeter railway line and the commuting time into London is less than 2 hours; bus services are much less frequent and residents, especially the elderly, rely on community travel schemes.

West Tisbury:

- West Tisbury is in the Nadder Valley and lies between the A30 and the A303. Like Tisbury, it has been a settlement for over 2000 years and is steeped in history.

¹ 2011 Census, www.nomisweb.co.uk/. Parish data: West Tisbury (usual resident population of 573 in 243 households) and Tisbury (usual resident population of 2,233 in 1,028 households).

- There are 243 households with a population of 573, according to the 2011 Census. The Census also shows a higher percentage of people aged over 50 than the Wiltshire average (44.3% in West Tisbury, 37.6% in Wiltshire).
- An ongoing housing development in the adjacent parish of Tisbury has provided 36 new social housing units managed by the Guinness Trust; priority for these is given to Tisbury residents, followed by residents in neighbouring parishes. West Tisbury itself has only one council home.
- West Tisbury parish has few facilities of its own. There is one garden centre and restaurant, some bed and breakfast accommodation, and a very small children's play area.
- A huge range of well supported clubs and groups encourage much of the community spirit that exists in the locality.
- West Tisbury's transport links are poor. There are few bus services although there is a local link scheme in operation. There are no major roads through West Tisbury.

2. Introduction

In spring 2014, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Tisbury Parish Council and West Tisbury Parish Council, to establish if there was a proven need for affordable housing in the parishes and potentially to use the findings of the survey to inform local neighbourhood planning.

Such surveys assist officers in identifying those areas with the greatest housing problems so that scarce financial resources can be put to best use.

Experience has shown that these surveys need to be carried out at regular intervals if the results are to remain relevant in identifying trends.

- The Principal Development Officers are employed by Wiltshire Council's new housing team to assist in the delivery of new affordable housing.
- The Principal Development Officers work closely with rural communities, housing associations, local authorities and landowners to meet the affordable housing needs of rural communities.
- The survey is funded by members of the Wiltshire Rural Investment Partnership (WRIP).²
- 'The Wiltshire Rural Investment Partnership brings together representatives from the economic development, regeneration, spatial planning, new housing and housing strategy teams of Wiltshire Council together with Registered Provider [housing association] partners and the Homes and Communities Agency to enable and promote the sustainable delivery of new build housing in the rural communities of Wiltshire.'³

² The members of WRIP that contribute to the survey funding are Wiltshire Council and seven registered providers of social housing (housing associations) - Aster, GreenSquare, Guinness, Stonewater, Selwood Housing and Wiltshire Rural Housing Association.

³ Para 1.1, 'Purpose', *Terms of Reference for the Wiltshire Rural Investment Partnership*. Full WRIP membership: Wiltshire Council, Aster, Wiltshire Rural Housing Association, GreenSquare, Guinness, Stonewater, Selwood Housing, the Homes and Communities Agency and the Wiltshire Community Land Trust.

3. Aim

The aim of carrying out the survey is to investigate the affordable housing needs of local people (or those who have a need to live in the parishes or the locality) for Tisbury and West Tisbury.

- 'Housing need' can be defined as the need for an individual or household to obtain housing which is suitable to their circumstances.
- It implies that there are problems or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector.
- Such problems may be concerned with housing costs, size, location, layout, state of repair, or security of tenure either immediately or in the future.

4. Survey Distribution and Methodology

In order to carry out the housing needs survey, questionnaires were delivered to the parish councils for distribution at the end of June 2014.

To encourage a good response, households were given a pre-paid envelope in which to return the completed survey. The council applies the data protection policy to responses, ensuring that all survey responses remain anonymous.

Residents were asked to return the completed surveys in the pre-paid envelopes by 8th August 2014, and the deadline was subsequently extended to 26th August to allow for some late deliveries in Tisbury. The forms were recorded and analysed by the Housing Strategy department at Wiltshire Council.

- A total of 1,351 questionnaires were distributed to the parishes (1,068 to Tisbury and 283 to West Tisbury).
- Everyone was asked to complete the first section of the form.
- If a household considered itself in need, or likely to be in need, of affordable housing within the next five years, it was invited to complete the rest of the survey.
- There was a good response rate of 27.8% with 375 replies received (294 from Tisbury and 81 from West Tisbury).
- The received data refer only to themselves (i.e. to the survey respondents) and should not be taken as indicative of the wider population of Tisbury and West Tisbury.
- Six responses were made online.

5. Key Findings

This report is divided into two parts. The first section looks at existing households in the parishes in order to provide a description of the current housing in Tisbury and West Tisbury. This section also describes the levels of new housing, if any, which would be supported by residents of the parishes.

The second section examines the households who have declared a need for new housing in Tisbury and West Tisbury. The section begins by describing the overall need for both market and affordable housing in the parishes. A financial assessment is then made in order to determine the numbers of households who have a current need for new *affordable* housing. The results of this financial assessment are summarised in the 'Recommendations' of the report (Section 8).

Part One – Households currently living in the parishes

The first question asked on the survey was whether the respondent's home in Tisbury or West Tisbury was their main home. 99% of those who replied from Tisbury and 97.5% of respondents from West Tisbury indicated that their home in the parish was their main home.⁴

The 2011 Census indicates different tenure patterns in the two parishes, with West Tisbury having higher proportions of owner-occupied and private rented homes than Tisbury, and a considerably lower proportion of social rented homes:

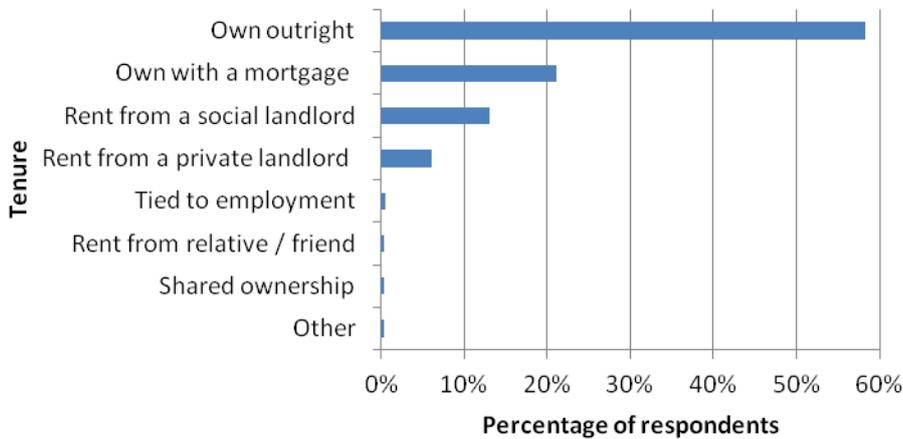
	2011 Census - tenure				
	Owner-occupied	Private rented	Social rented	Shared ownership	Rent free
Tisbury	58.1%	15.1%	23.9%	1.1%	1.8%
West Tisbury	77.0%	18.1%	2.1%	0.4%	2.5%
Combined	61.7%	15.7%	19.7%	0.9%	2.0%

The chart below shows the tenure of respondents to the survey, combined for both parishes. The majority (79.4%) of respondents were owner-occupiers, while 13.1% of respondents were living in socially rented properties, and 6.1% were renting from a private landlord or letting agency. Smaller proportions of respondents were living in accommodation tied to employment (0.5%) and shared ownership homes (0.3%), renting from a relative or friend (0.3%) or living in a tenure described as 'other' (0.3%). These results indicate a bias in the survey responses toward owner-occupiers and away, in particular, from those living in privately rented homes, and the rest of this section should be read with this in mind.⁵

⁴ Appendix 1, Q1.

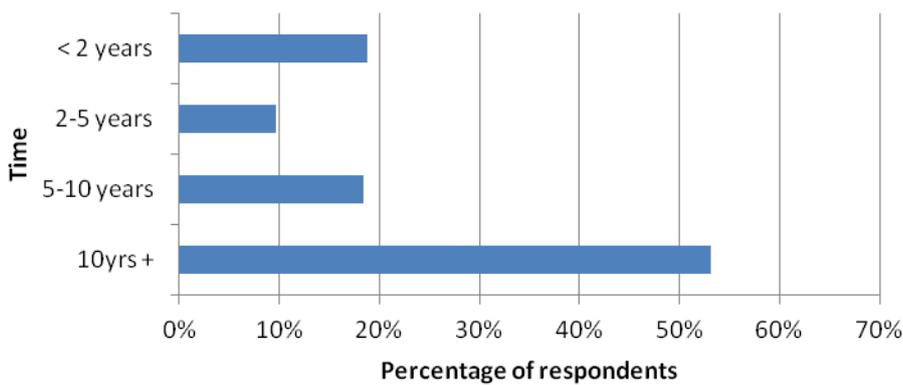
⁵ Tenure responses by parish. Tisbury: owner-occupied (77.1%), private rented (5.5%), social rented (16%), tied to job (0.7%), shared ownership (0.3%), other (0.3%). West Tisbury: owner-occupied (87.7%), private rented (8.6%), social rented (2.5%), rented from relative/friend (1.2%). Appendix 1, Q3.

Home tenure (combined)

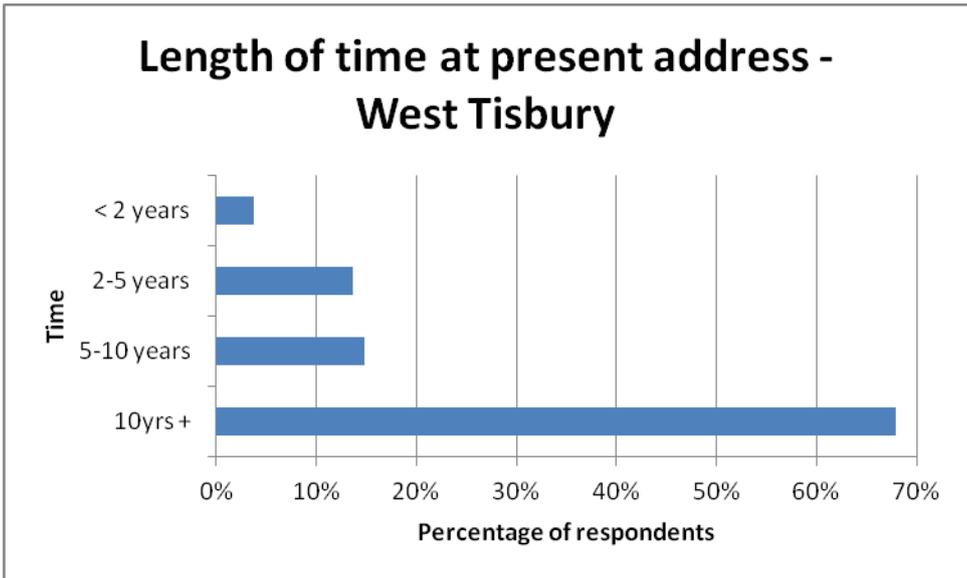


The two charts below indicate the length of time respondents have lived in Tisbury and West Tisbury, respectively. As shown, there was variation between the parishes, with a higher proportion of respondents in Tisbury having lived at their present address for less than two years. However, a majority of respondents in both parishes had lived at their current address for more than ten years, which is appropriate for the levels of owner occupation among survey respondents:⁶

Length of time at present address - Tisbury



⁶ Appendix 1, Q6.



West Tisbury parish has a higher proportion of large homes with four or more bedrooms than is average in Wiltshire, while Tisbury has a lower proportion. The 2011 Census recorded 33.7% of homes in West Tisbury as having four or more bedrooms, and only 18.5% in Tisbury, compared to 26.4% across Wiltshire as a whole.⁷ The survey responses reflected this variation as a higher proportion of respondents from West Tisbury lived in large homes with more than four bedrooms (37.5%) than did in Tisbury (22.8%). Conversely, a larger section of the respondents from Tisbury lived in one and two bedroom homes (31%) than did in West Tisbury (21.3%). Broadly similar proportions from both parishes lived in three bedroom homes (45.2% in Tisbury; 41.3% in West Tisbury).⁸ In both parishes, the most common types of homes among the survey respondents were detached (42.5% of Tisbury respondents; 61.7% West Tisbury) and semi-detached homes (31.2% Tisbury; 24.7% West Tisbury).⁹

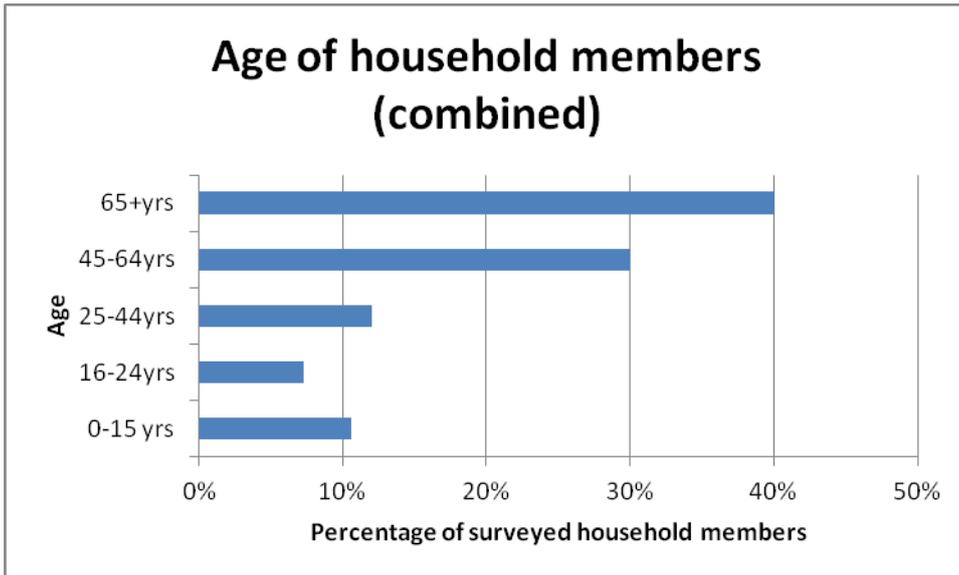
The 2011 Census described 25.8% of the population of Tisbury parish and 21.1% of the population of West Tisbury as aged 65+ (18.2% in Wiltshire). Collectively, 40.1% of the survey respondents' household members from both parishes were aged 65+, indicating a significant bias in the survey responses toward older members of the parishes:¹⁰

⁷ <http://www.nomisweb.co.uk/> 2011 Census, Table QS411EW.

⁸ Appendix 1, Q5.

⁹ Appendix 1, Q4.

¹⁰ Appendix 1, Q2.



The distance travelled to work is often a good measure of the sustainability of local development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work, from both parishes:

Persons in household	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	37	31	75	34	177
Person 2	25	16	44	9	94
Person 3	3	0	6	2	11
Person 4	0	0	3	0	3
Person 5	0	0	0	0	0
Total	65	47	128	45	285

These results suggest a mixed level of sustainability for new housing development in Tisbury and West Tisbury, indicated by the survey respondents. While 39.3% of households' working members usually travel less than ten miles to their place of work, 60.7% travel more than that, which suggests a potential lack of more local sources of employment.¹¹

Respondents were also asked whether anyone currently living in their household would need separate accommodation in the parish now or in the near future, to which 4.7% of respondents from Tisbury (13 households) and 10.4% from West Tisbury (8 households) answered 'yes'.¹² While particularly marked in West Tisbury's case, these results indicate a sustained need for housing in both parishes.

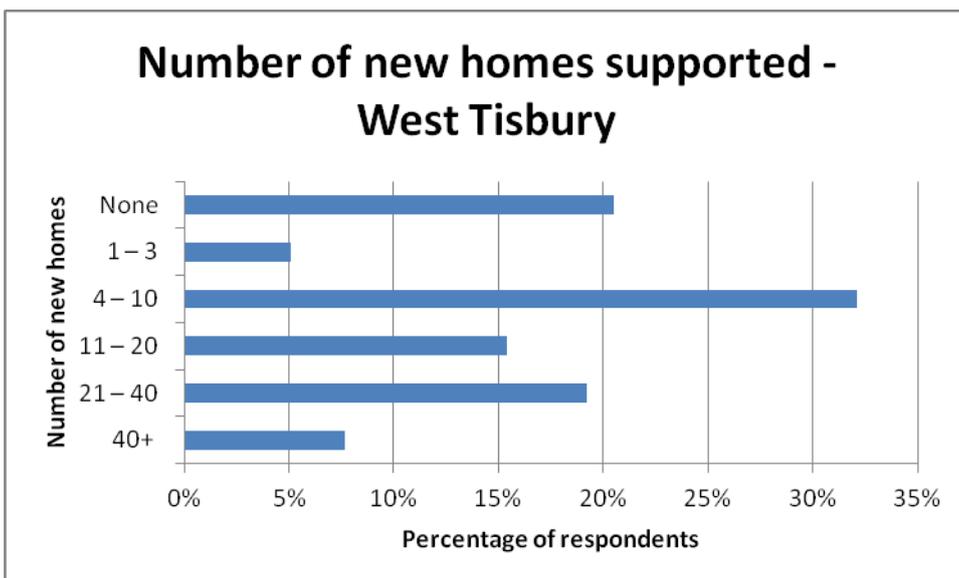
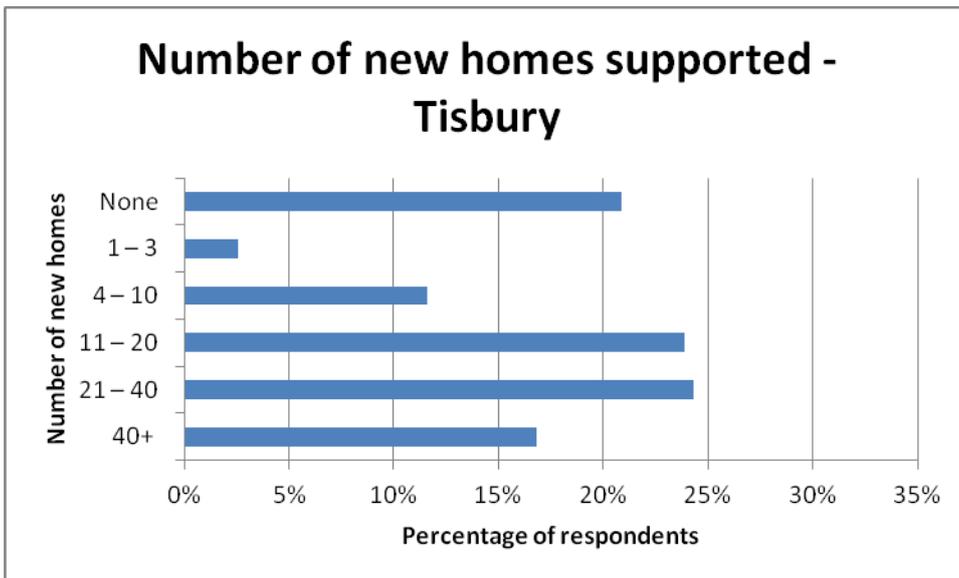
Respondents were then asked how many new homes they would support being built in their parish.¹³ The majority of respondents in both parishes were in support of new local housing in their parish (79.1% in support from Tisbury and 79.5% from West Tisbury). Respondents from

¹¹ Appendix 1, Q9.

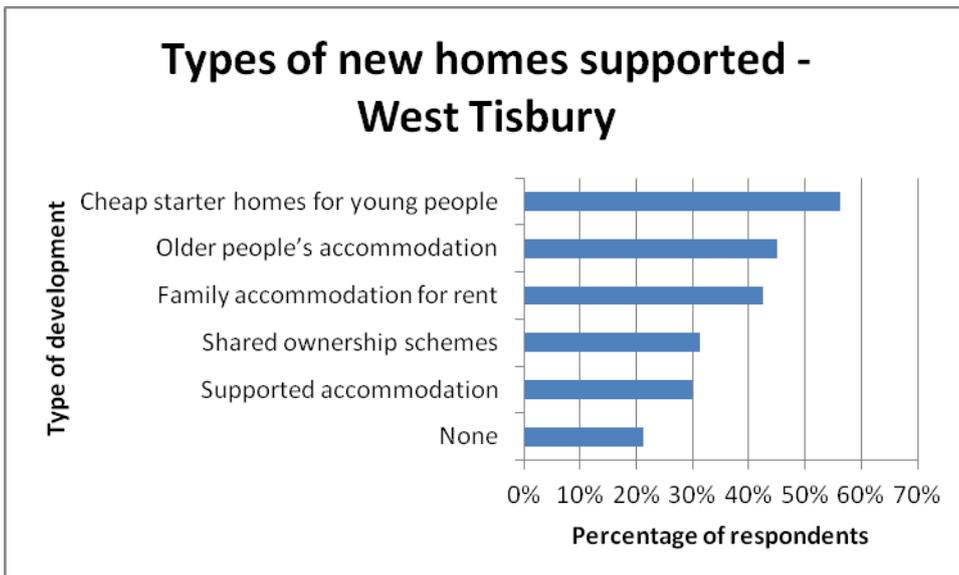
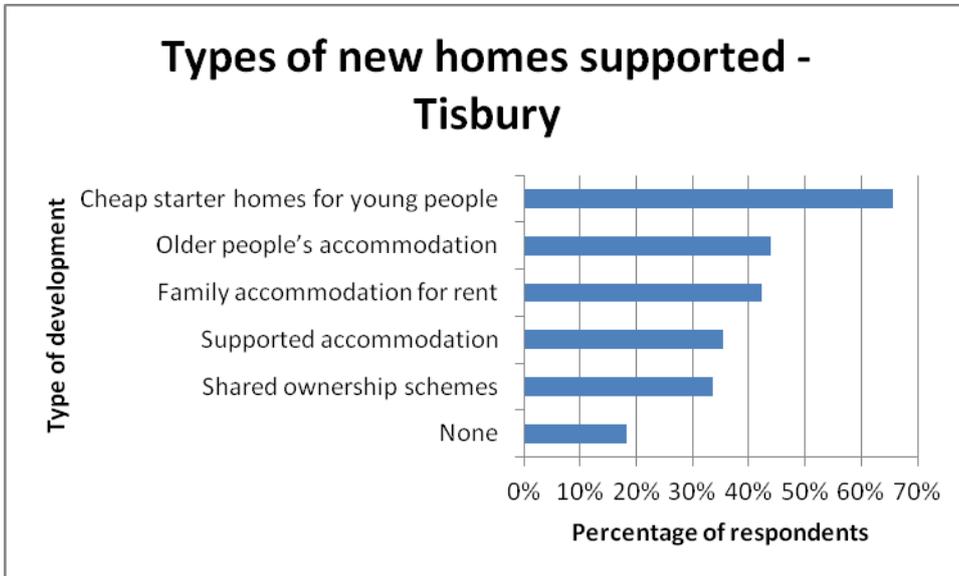
¹² Appendix 1, Q11.

¹³ Appendix 1, Q12.

Tisbury were more likely than those in West Tisbury to support larger developments. Full results for each parish are given in the two charts below:



Respondents were asked what types of development they would support.¹⁴ In both parishes, the most prevalent support was for affordable starter homes for young people (65.7% of respondents in Tisbury; 56.3% in West Tisbury), followed by older people's accommodation (43.8% in Tisbury; 45% in West Tisbury). 18.4% of respondents from Tisbury and 21.3% from West Tisbury reiterated their opposition to any new housing in their parish. Full responses for each parish are given in the charts below (more than one answer could be given):



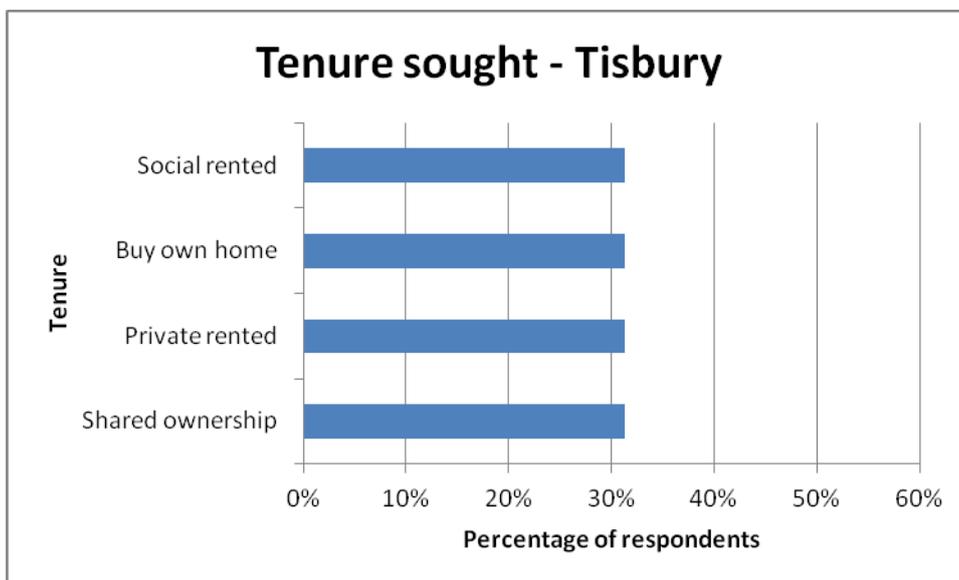
¹⁴ Appendix 1, Q13.

Part Two – Households requiring accommodation in the parishes

This part of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parishes. A financial assessment is then made in order to describe in more detail the need for specifically affordable (i.e. non-market) housing.

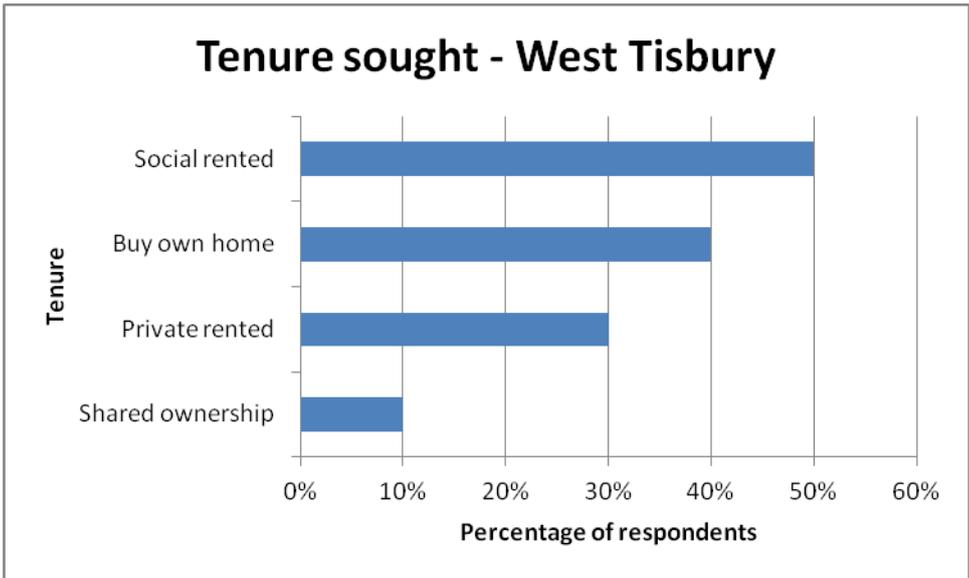
Sixteen respondents from Tisbury and ten from West Tisbury returned this section of the survey, indicating their need for housing in the respective parishes. With the exception of one household from West Tisbury who did not complete this question, all declared a local connection to the relevant parish, either through currently living there, having previously lived there, or having family members who currently live there.¹⁵

The respondents requiring accommodation were asked what type of tenure they sought.¹⁶ In Tisbury, this was an even split, with the respondents seeking all tenures equally. In West Tisbury, the most desired tenures were socially rented and owned. Households could indicate more than one response:

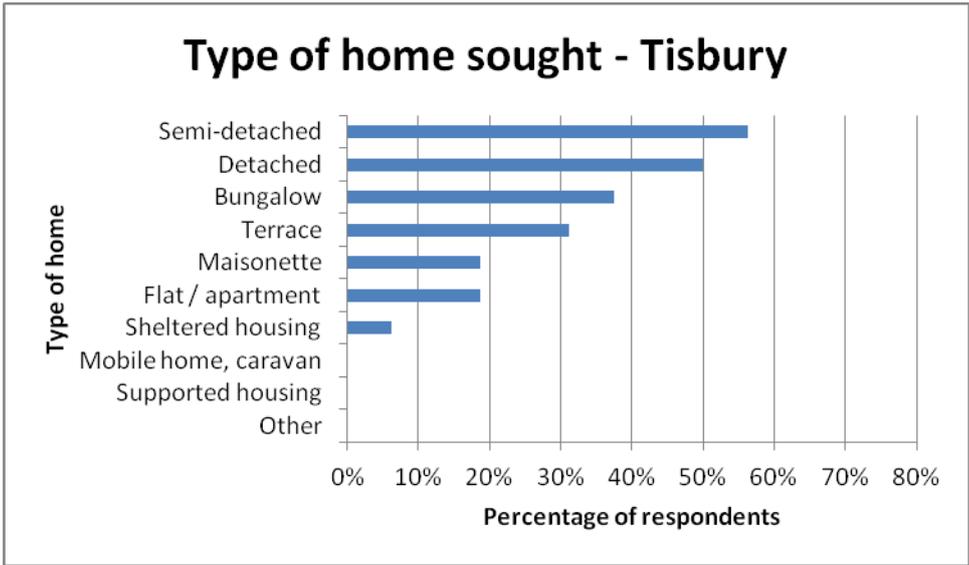


¹⁵ Appendix 2, Q1.

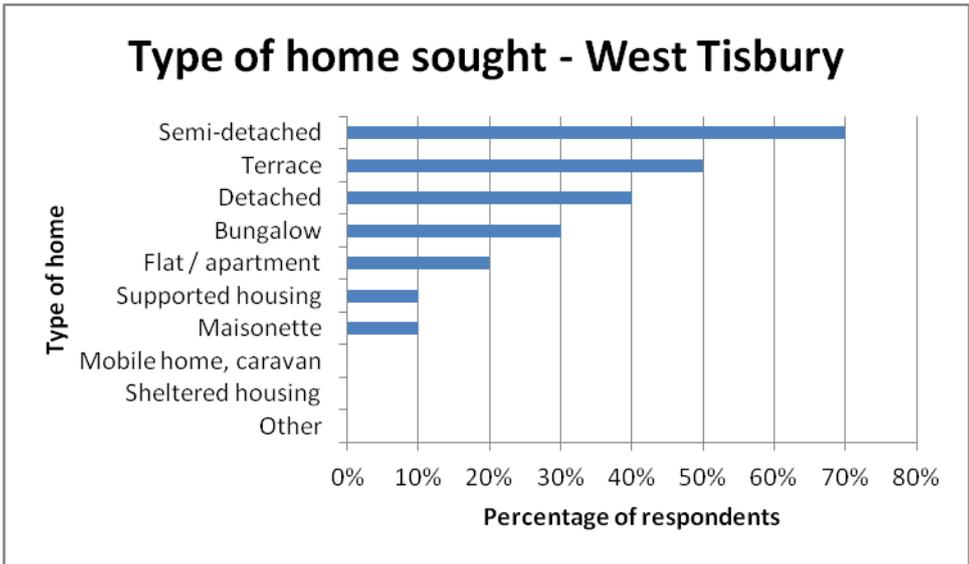
¹⁶ Appendix 2, Q4.



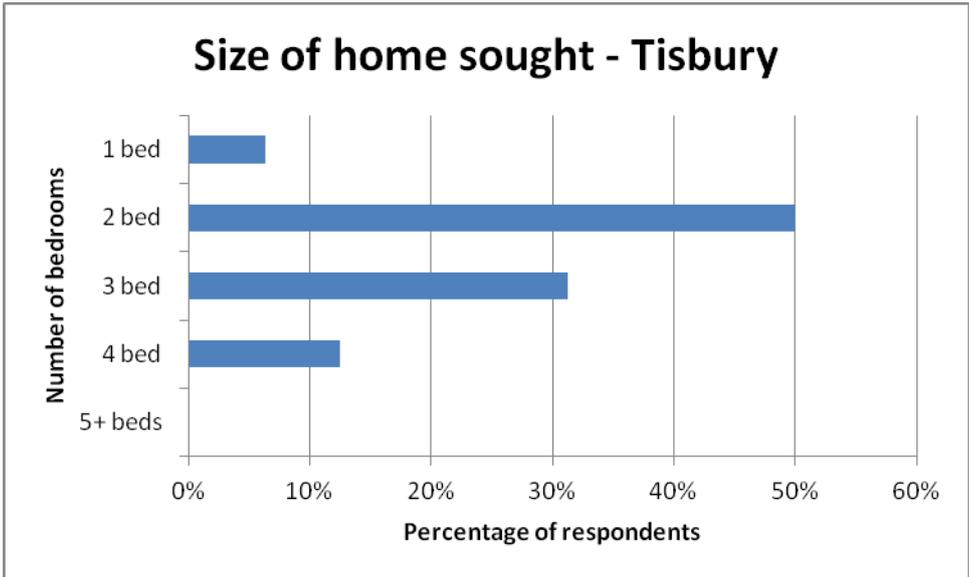
Respondents to this section were also asked what types of housing they required, with the largest majority in both parishes seeking semi-detached homes.¹⁷ Full responses are given in the charts below (more than one answer could be given):



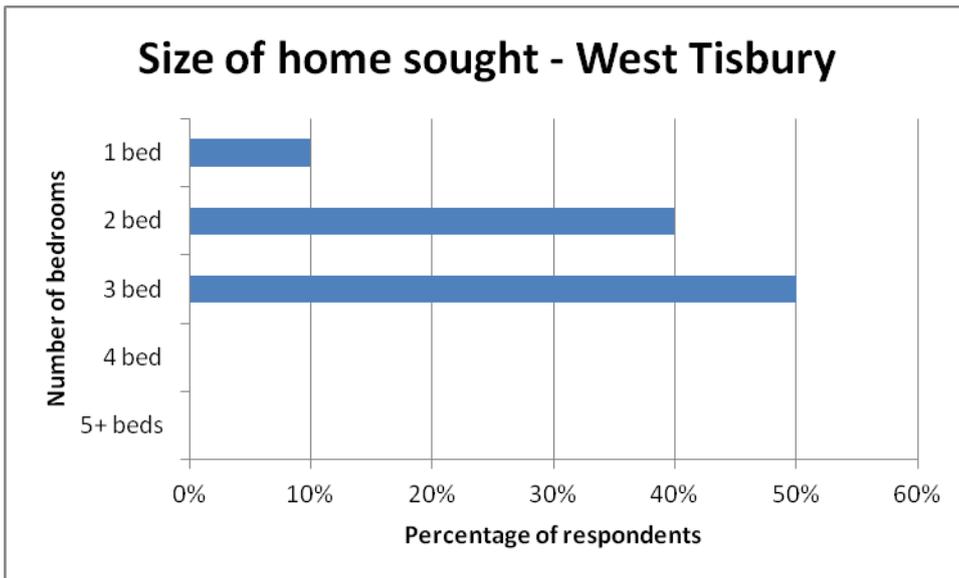
¹⁷ Appendix 2, Q5.



In terms of size, half the respondents from Tisbury were seeking two bedroom homes, and half the respondents from West Tisbury three bedroom homes, while no respondents from Tisbury required homes with more than four bedrooms, and no respondents from West Tisbury sought homes with more than three bedrooms. Full responses in the following charts:¹⁸



¹⁸ Appendix 2, Q7.



In order to assess the need for affordable housing in Tisbury, it is necessary to consider the equity, income and savings levels of respondents. Please note that due to the need to preserve the confidentiality of respondents, only a short summary of the financial assessment is presented below.

Tisbury:

Levels of equity, savings and incomes were generally low. Only two households reported having positive equity in existing properties, while six households described having no savings, and another six described their savings as under £10,000. Five households had very low gross incomes of less than £12,499pa, while only two households declared higher gross incomes of more than £45,000pa. The median gross income bracket of the respondents was £21,500 - £22,999pa.

West Tisbury:

None of the West Tisbury respondents had either positive equity in an existing property or savings in excess of £10,000. There was more variation in income levels than in Tisbury, with three of the ten households declaring gross incomes of more than £40,000pa. The median gross income bracket of the West Tisbury respondents was, however, the same as of the Tisbury respondents: £21,500 - £22,999pa.

Comparing income, savings and equity levels with market housing prices in Tisbury and West Tisbury suggests that four of the sixteen Tisbury households and two of the ten West Tisbury households would **not** require public support in order to achieve their required housing. A further two households, one in Tisbury and one in West Tisbury, while expressing their desire to purchase rather than to rent accommodation, did not report sufficient finances to afford either open-market or low-cost home ownership.

The remaining eleven households in Tisbury and seven households in West Tisbury would be considered ‘in housing need’ as defined in Section 3 of this report. These households inform the recommendations of this survey for new affordable housing in Tisbury and West Tisbury, presented in Section 8.

6. Affordability

In order to investigate affordability, further research has been carried out on house prices in the area.

It is possible to estimate the average property prices in the Tisbury and West Tisbury areas:¹⁹

Bedrooms	March 2014 – May 2014
1	£178,600
2	£233,600
3	£292,400
4	£432,300
5+	£625,200

Example calculation for a mortgage

Typically, a household making a single application can obtain a mortgage of 3.5 times their annual income, or 3x annual income for joint applications. Households would generally expect to need a deposit of around 15% of the total price.

If an average two-bedroom property sold in Tisbury and West Tisbury cost £233,600 then a household may require £35,040 as a deposit. Annual household income would have to be at least £56,731 for a single applicant or £66,187 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in the Salisbury area in 2011 was only £20,226.²⁰

- It would be unlikely that a household would be able to purchase a property in this parish without a large deposit, some equity in an existing property or a substantial income.
- First time buyers would generally struggle to meet the criteria necessary for obtaining their own home.
- In some cases intermediate housing (shared ownership or low cost market housing) would be a suitable option, whilst in other instances affordable rented accommodation would be appropriate.

¹⁹ House price estimates from the Mouseprice local area guide to the SP3 postcode area, <http://www.mouseprice.com/area-guide/average-values/> . Please note that the SP3 postcode covers a wider area than Tisbury and West Tisbury parishes and that there may be significant internal variation in house prices.

²⁰ Annual Survey of Hours and Earnings, 2011, Table 8.7a, Office of National Statistics, <http://www.ons.gov.uk> . Note that while the mortgage calculation refers to household income, i.e. to the combined income of all persons in the home, the ASHE figure refers to individual income.

7. Summary

This survey's recommendations (see Section 8 below) concentrate on those households who are unable to afford accommodation on the open market.

This is just a quarter of the research needed for this assessment: the Housing Register of Wiltshire Council, the local Strategic Housing Market Assessment and the advice from allocation staff who manage the Register must also be taken into account.

- In April 2014, there were 148 households on the Wiltshire Council Housing Register seeking affordable accommodation in Tisbury parish, of which 67 were in 'priority need' bands.²¹ There was only one household on the Register seeking accommodation in West Tisbury. Of these, three households from Tisbury and the household from West Tisbury are described in Section 8 of this report as in need of affordable housing. The remaining households on the Register are seeking properties in Tisbury parish with between one and four bedrooms, and any full assessment of housing need in this parish **must** take account of the Register.
- The 2011 Census described 257 social sector homes (246 subsidised rented and 11 shared ownership) in Tisbury, since when Guinness Trust Housing Association have also developed a further 36 new social homes.²² Around 24% of the housing in Tisbury parish is social housing, which is a considerably higher proportion than the Wiltshire average of 14.7%.²³
- The majority of the social housing in Tisbury (c.93%) is rented, with only 21 of the 291 confirmed social properties in the parish available as shared ownership (part rent / part buy). This initially suggests that households responding to this survey and seeking social/affordable rented homes in Tisbury may be able to access the existing stock in this parish; while those seeking shared and low cost ownership homes may have more difficulty in doing so, due to a more limited supply of this tenure.
- The affordable housing in Tisbury had an 8.1% re-let rate in 2013/14, with 20 social rented homes let to new households during the year.²⁴ Of these, high proportions (15 homes) were restricted lets to older person households and/or households with specific medical needs.
- One of the households responding to this survey and eligible for social rented housing was an older person household requiring two bedroom sheltered ground floor accommodation. The lettings in Tisbury in 2013/14 suggest that this household can meet its needs by accessing the existing sheltered social rented housing in the parish. This household is therefore excluded from the recommendations in this report for new-build affordable housing.

²¹ Wiltshire Council, Housing Strategy, live tables. Breakdown of banding for Tisbury, April 2014: Platinum (2), GoldPlus (5), Gold (22), Silver (38), Bronze (81).

²² Wiltshire Council, New Housing completion records.

²³ Table QS405EW, 2011 Census: Tenure – Households, local authorities in England and Wales.

²⁴ This excludes lettings made to the new Guinness homes and internal transfers carried out by social landlords within their own stock. 2012/13 re-lets for Tisbury were lower than in 2013/14, with only 12 homes let in this year (excluding internal transfers).

- However, the low turnover of the general needs social rented homes (five homes in 2013/14) suggests that, despite the high proportion of social housing in Tisbury, none of the households responding to section two of this survey and in need of non-sheltered affordable accommodation could meet their needs through accessing the existing social housing of the parish.
- West Tisbury parish has very low levels of social sector housing, at only c. 2% of the parish's total housing stock. None of the households responding to the West Tisbury survey and in need of affordable accommodation could be expected to meet their needs through accessing the existing social housing of this parish.
- While this survey's recommendations describe the need for affordable housing (see Section 8 below), it should also be noted that of the six households (four in Tisbury, two in West Tisbury) responding to section two of the survey and able to meet their housing needs through market provision, four (three in Tisbury, one in West Tisbury) described a lack of suitable accommodation in the parishes. These households possess the financial capacity to either rent or purchase open-market accommodation and their description of the lack of such suggests a potential need for an open-market or mixed tenure development in the area:

Tisbury – market need summary					
Tenure sought	Size	Type	Support needs	Lack of suitable homes?	Additional notes
Private rented	2 bed	Bungalow / single level	None	Yes	None
Owner-occupied	2 bed	Bungalow	None	Yes	Older person household interested in downsizing
Owner-occupied / private rented	2 bed	Bungalow / single level	Support with personal care	Yes	Older person household interested in downsizing
Private rented	4 bed	Detached / semi-detached / terrace / bungalow	None	n/k	None

West Tisbury – market need summary					
Tenure sought	Size	Type	Support needs	Lack of suitable homes?	Additional notes
Private rented	3 bed	Detached / semi-detached	None	Yes	None
Private rented	3 bed	Detached / semi-detached / terrace / bungalow	None	n/k	None

8. Recommendations

This survey's recommendations concentrate on households unable to afford accommodation on the open market.

The following indicates the **minimum** need over the next three years for new affordable housing, based on the responses to the survey. Please note that this report provides a description of the affordable housing need only of those who responded to the survey, and as such may underestimate the total affordable housing need in these parishes.

As described in Section 7, the survey is only a quarter of the evidence required to fully assess housing need in the parishes. Wiltshire Council's Housing Register, the Strategic Housing Market Assessment, and the advice of allocation staff who manage the Register **must** also be taken into account in properly determining local housing need.

Tisbury:

*Subsidised rented housing*²⁵

- 2x one bedroom homes for singles / couples (1x single level; 1x providing help with personal care)
- 1x three bedroom home for a family

Shared / Low cost home ownership

- 3x two bedroom homes for couples / families
- 3x three bedroom homes for families
- 1x four bedroom home for a family

West Tisbury:

Subsidised rented housing

- 1x one bedroom home for a single / couple
- 4x two bedroom homes for couples / families (1x bungalow / single level)

Shared / Low cost home ownership

- 1x two bedroom home for a couple / family
- 1x three bedroom home for a family

²⁵ Please note that recommendations for numbers of bedrooms in subsidised rented properties are where possible made in line with the 'family size' criteria implemented as part of the Housing Benefit reforms by the 2012 Welfare Reform Act.

Appendix 1 – Section 1 Questionnaire

1. Is your home in the parish your main home?

Yes No

2. Please provide the ages of the people in your household by writing the total number of people in each age range below:

	0-15	16-24	Age 25-44	45-64	65+
Male					
Female					

3. Do you own or rent your home?

- Own outright
- Own with a mortgage or loan
- Rent from the council
- Rent from a housing association or other social rented
- Rent from a private landlord or letting agency
- Armed Services accommodation
- Rent from a relative or friend
- Tied or linked to a job
- Shared ownership (part rent/part buy, HomeBuy)
- Other (please specify) _____

4. What type of home do you live in?

- Detached
- Semi-detached
- Terraced (including end-terrace)
- Purpose built flat / apartment
- Converted flat / apartment
- Maisonette
- Mobile home, caravan or other mobile structure
- Other (please specify) _____

4a. Is your property sheltered or supported accommodation?

- No
- Yes, sheltered
- Yes, supported

5. How many bedrooms are in your home?

- 1
- 2
- 3
- 4
- 5+

6. How long have you lived at your present address?

- Less than 2 years
- 2 - 5 years
- 5 - 10 years
- More than 10 years

7. Is your home adapted? Please tick all adaptations to your home.

- None
- Stair lift
- Access ramps
- Grab rails
- Level access shower
- Lifeline / Careconnect
- Other (please specify) _____

8. Please fill in the table below for those members of the household not in full time education

Employment status	Number of people in household
Working full time	
Working part time	
Unemployed seeking work	
Unemployed not seeking work	
Retired	

9. For everyone who works (not in education) in your household, please state how far they have to travel to work. (Please do not complete this question if this is your second home).

	Up to 2 miles	2 - 10 miles	10 - 50 miles	50+
Person 1				
Person 2				
Person 3				
Person 4				
Person 5				

9a. What transport do they use to get to work?

	Work from home	Car	Motor-Bicycle	bike	Bus	Train	Walk	Other
Person 1								
Person 2								
Person 3								
Person 4								
Person 5								

10. Have any members of your family moved permanently out of the parish in the last five years? Please indicate how many.

- 0
- 1
- 2
- 3
- 4
- 5+

10a. Please indicate their reasons for moving out of the parish. Please choose a maximum of five reasons, ranking them 1-5 with 1 being the most important.

- To move to cheaper accommodation
- Previous home was too small
- Previous home was too big
- Access problems (e.g. steps, stairs)
- A problem with the condition of the home
- Relationship breakdown
- To live with partner
- To move closer to transport links
- To move closer to friends / other family
- To live closer to employment
- To live closer to shops and services
- To move to a better environment
- To move to a safer area
- To move into a school catchment area
- To live independently
- To receive higher levels of care
- Unable to manage in previous home
- Eviction, end of tenancy or repossession
- Other (please specify) _____

11. Does anyone currently living in your home need separate accommodation in the parish now or in the near future?

- Yes No

12. How many new homes would you support being built in your parish?

- 0
1-3
4 - 10
11 - 20
21 - 40
40+

13. What types of development would you support? Please tick all that apply.

- None
Family accommodation for rent
Older people's accommodation
Shared ownership schemes
Supported accommodation for tenants with disabilities
Cheap starter homes for young people

14. If you would not support the development of new homes in your parish please provide your reasons below.

15. Please complete this section if you **own land** that may be suitable for the development of new affordable housing.

Name:

Address:

Telephone no:

Email:

Detail

Appendix 2 – Section 2 Questionnaire

- 1** Does your household have a local connection to the parish?
- No
 - Yes, live in the parish
 - Yes, do not live in the parish now, but previously lived there for _____ years
 - Yes, do not live in the parish, but family members live there
 - Yes, work in the parish
 - Yes, other (please specify) _____

- 2** Please provide the ages of the people in your household by writing the total number of people in each age range below:

	0-15	16-24	Age 25-44	45-64	65+
Male					
Female					

3. Why does your household need to move? Please choose a maximum of five reasons, ranking them 1 – 5 with 1 being the most important.

- To move to cheaper accommodation
- Currently renting, but would like to buy
- Current home is too small
- Current home is too big
- Access problems (e.g. steps, stairs)
- A problem with the condition of the home
- Relationship breakdown
- To live with partner
- To move closer to transport links
- To move closer to friends / other family
- To live closer to employment
- To live closer to shops and services
- To move to a better environment
- To move to a safer area
- To move into a school catchment area
- To receive higher levels of care
- Unable to manage in existing home
- Eviction, end of tenancy, or repossession
- To study
- To provide support to family member(s)
- Living with family and would like to live independently
- Living with friends and would like to live independently
- Other (please specify) _____

4. What type of tenure does your household need? Please tick all that apply.

- Buy own home
- Shared ownership (part buy, part rent)
- Social rented
- Private rented
- Armed Services accommodation

5. What type of accommodation is your household seeking? Please tick all that apply.

- Detached
- Semi-detached
- Terraced (including end-terrace)
- Flat / apartment
- Maisonette
- Bungalow

Mobile home, caravan or other mobile structure

Supported housing (for people with support needs)

Sheltered / warden controlled housing (for older people)

Other (please specify) _____

6 Does anyone in your household have special housing requirements? Please tick all that apply

None

Wheelchair access

Accommodation on one level

Help with personal care

24-hour support / warden

Access to emergency support, e.g. Lifeline

Other (please specify) _____

7 How many bedrooms do you need? Please indicate the minimum number.

1

2

3

4

5+

8 Do you need bedrooms to provide additional space in your home? Please tick all reasons that apply:

No

Yes, I have shared custody of a child or children

Yes, I sometimes need someone to stay with me to provide care / support

Yes, I need a spare room for friends and family to visit

Yes, I need space to work from home

Yes, for other reasons (please specify) _____

9 Is there a lack of suitable housing in the parish to meet your needs?

Yes

No

The following questions ask for financial and employment information.
 All information that you give will be treated in the strictest confidence and will not be linked to your name or address, or linked to other databases. This information is valuable to us and will be used to assess the need for affordable housing in your parish and the type of accommodation required. We would therefore be grateful if you would answer these questions.

10. What is the current employment status of everyone in your household aged 16+? (Include only those who want/need to move to affordable housing.) Please write the total number of people in each category below:

Employment status	Number of people in household
Working full time	
Working part time	
Unemployed seeking work	
Unemployed not seeking work	
Retired	
In full time education	
Other	

11. If you wish to buy, what is your maximum price range?

- Do not wish to buy
- Under £125,000
- £126,000 - £155,000
- £156,000 - £200,000
- £200,000+

12. If you wish to rent, what is your maximum monthly rent?

- Do not wish to rent
- Under £400pcm
- £400.00 - £500.00 pcm
- £500.00 - £600.00 pcm
- £600.00+ pcm

13. Is your household in receipt of state benefits? Please tick all that apply. (Include only those who want/need to move to affordable housing.)

- None
- Housing benefit
- Job seekers allowance
- Income support
- Disability living allowance
- Child / family tax credits
- State pension
- Employment support allowance

- 14.** What is the gross income (before tax) of the whole household? Please include income from employment, investment and pensions. Please do not include income from benefits or tax credits. Please combine income for all members of the household. (Include only those who want/need to move to affordable housing.)

Per month	Per year	Tick	Per month	Per year	Tick
Under £208	Under £2,500		£2,167 - £2,291	£26,000 - £27,499	
£208 - £416	£2,500 - £4,999		£2,292 - £2,416	£27,500 - £28,999	
£417 - £541	£5,000 - £6,499		£2,417 - £2,541	£29,000 - £30,499	
£542 - £666	£6,500 - £7,999		£2,542 - £2,666	£30,500 - £31,999	
£667 - £791	£8,000 - £9,499		£2,667 - £2,791	£32,000 - £33,499	
£792 - £916	£9,500 - £10,999		£2,792 - £2,916	£33,500 - £34,999	
£917 - £1,041	£11,000 - £12,499		£2,917 - £3,124	£35,000 - £37,499	
£1,042 - £1,166	£12,500 - £13,999		£3,125 - £3,332	£37,500 - £39,999	
£1,167 - £1,291	£14,000 - £15,499		£3,333 - £3,541	£40,000 - £42,499	
£1,292 - £1,416	£15,500 - £16,999		£3,542 - £3,749	£42,500 - £44,999	
£1,417 - £1,541	£17,000 - £18,499		£3,750 - £3,957	£45,000 - £47,499	
£1,542 - £1,666	£18,500 - £19,999		£3,958 - £4,166	£47,500 - £49,999	
£1,667 - £1,791	£20,000 - £21,499		£4,167 - £6,249	£50,000 - £74,999	
£1,792 - £1,916	£21,500 - £22,999		£6,250 - £8,332	£75,000 - £99,999	
£1,917 - £2,041	£23,000 - £24,499		£8,333 - £12,499	£100,000 - £149,999	
£2,042 - £2,166	£24,500 - £25,999		Over £12,500	Over £150,000	

- 15.** Please indicate your total net household savings or debt (excluding mortgage debt). (Include only those who want/need to move to affordable housing.)

£200,000 or more savings	£150,000 - £199,999 savings	£100,000 - £149,999 savings	£50,000 - £99,999 savings
£40,000 - £49,999 savings	£30,000 - £39,999 savings	£25,000 - £29,999 savings	£20,000 - £24,999 savings
£15,000 - £19,999 savings	£10,000 - £14,999 savings	£5,000 - £9,999 savings	£2,500 - £4,999 savings
£1 - £2,499	No savings	Up to £5,000 debt	£5,000 - £9,999 debt
£10,000 - £20,000 debt	More than £20,000 debt		

16. If you have a property to sell, how much is likely to be left after any mortgages and other debts are paid? Please provide an estimate below:

17. Is your household on the council's housing register or a housing association waiting list/transfer list?

Yes No

18. Please complete this section if you own land that may be suitable for the development of new affordable housing.

Name:

Address:

Telephone no:

Email:

Details of land available (include location and approximate size)