



# Housing Needs Survey Stebbing March 2015

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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 February 2015 Stebbing Parish Council worked with the Rural Housing Enabler (RHE) to carry out a Housing Needs Survey in the parish. The aim of this survey was to determine the existing and future levels of housing need of local people.

Five hundred and seventy survey forms were distributed with one being delivered to each dwelling in the parish. 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 is divided into two sections. Part 1 of the survey form contains questions on household composition & property type and is to be completed by everyone. Households who are currently or expecting to be in housing need are asked to complete Part 2 of the survey form giving more detailed information. Additional forms were made available through the RHE.

The closing date for the survey was 16 March 2015. One hundred and seven completed or partially completed forms were returned giving the survey a 19% response rate which is below the county average of 25%. The full table of results can be seen in Appendix 6. Percentages shown are the percentages of returned forms (107 = 100%) unless otherwise stated.

At no time does the parish council see the completed forms because of the confidential nature of some of the information supplied. Following analysis the RHE compiles this report which is then provided to the parish council and can be used to support future planning application for affordable housing.

## The Parish of Stebbing



Lying in the district of Uttlesford within the county of Essex the parish of Stebbing is approximately 4 mile from Great Dunmow and the same distance from Braintree in the neighbouring district. It lies off the B1256 between these two towns.

Facilities in the village includes one pub, The White Hart, along with the Hart of Stebbing microbrewery, a community minibus and a community run village store with a tearoom. There are a host of clubs and societies offering activities across a range of interests from sports (cricket, bowls, tennis, judo, Zumba) to gardening and local history. The village hall is the venue for a number of these pursuits.

Stebbing Primary School received a good rating from Ofsted following an inspection in June 2013 and had 129 pupils on the roll at the time. Young people have to travel outside the village to access secondary school education.

The spiritual needs of the community are looked after by the Church of St Mary the Virgin which dates back to 1360 and is Grade 1 listed. In years gone by the village was a centre for the Quaker religion and the Stebbing Meeting House is the earliest Quaker meeting house in Essex built c.1674. No longer used for worship the building serves as the parish hall.

## **Key Findings & Recommendations**

This Housing Needs Survey was carried out in the parish of Stebbing in March 2015 by the Rural Housing Enabler employed by the Rural Community Council of Essex with the help of the parish council.

The response rate was 19%. (average county rate is 25%)

63% of respondents were supportive of a small scheme if the need was identified.

27% were not supportive

10% did not complete this question.

## **Recommendation**

Six forms were received and identified as having a need for affordable housing. The identified need is for 3 x one bed units for rent , 2 x one bed for shared ownership and 1 x 2 bed unit for rent. Following general planning guidance this would lead to a recommendation of 3 units. Housing associations usually build 2 bed units for shared ownership. This is a discussion that should be had if the parish council wishes to explore the possibility of developing a scheme to meet local needs.

At this stage it is recommended that 2 x one bedroom units and 1 x two bedroom units be considered. The tenure should be explored at a later date.

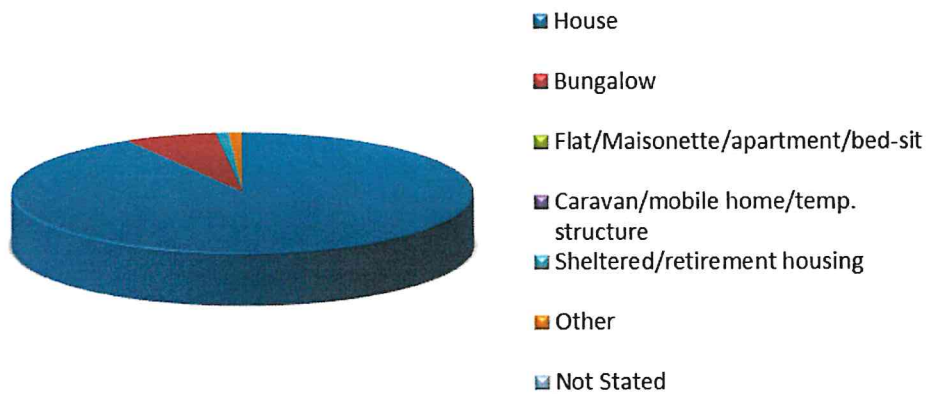
Size and tenure of units should be reviewed if or when a scheme goes ahead in consultation with the parish council, the selected housing association and Uttlesford District Council.

## **PART 1 – You and Your Household**

### **Property Type & Size**

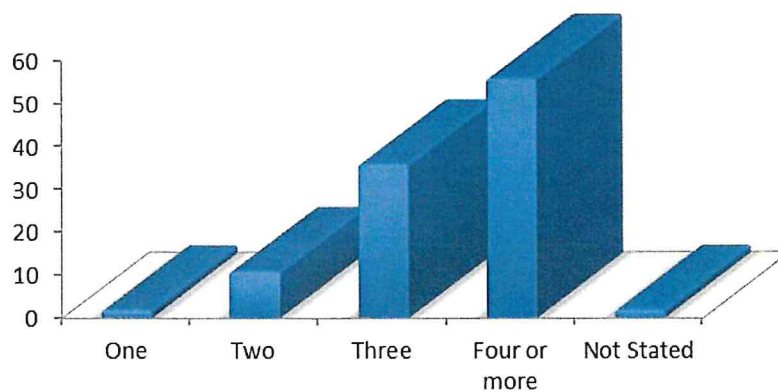
Most respondents, 98 (92%), described their home as a house with 7 (6%) living in a bungalow. One (1%) respondent indicated sheltered/retirement housing and 1 (1%) gave 'other' as their answer to this question.

*Figure 1: Property type*



Two (2%) households live in a property with one bedroom, 11 (10%) have two bedrooms, 36 (34%) have three and 56 (52%) have four or more. The remaining 2 (2%) did not answer this question.

*Figure 2: Size of property*

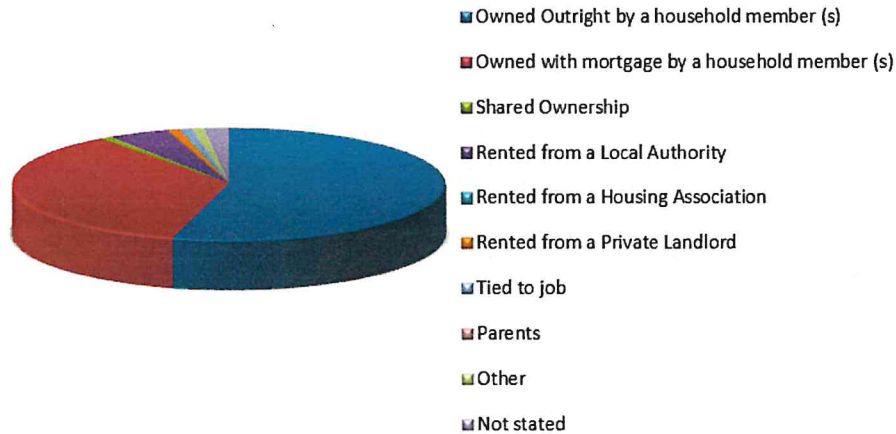




## Tenure

Fifty eight (54%) households reported that they owned their property outright and 38 (35%) said they owned their property with a mortgage. One (1%) stated their home was shared ownership and 5 (5%) rent from the local authority. One (1%) rent their home from a private landlord and 1 (1%) is tied to their job. One (1%) gave other as their response to this question and the remaining 2 (2%) did not answer this question.

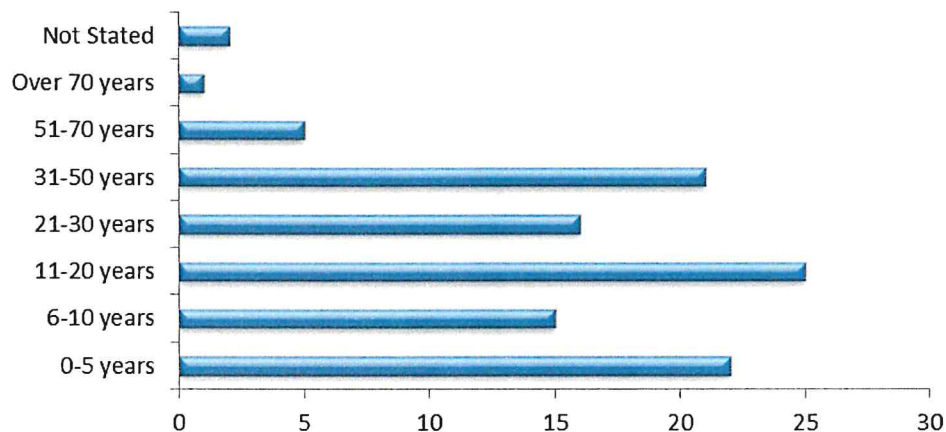
*Figure 3: Tenure*



## Years in the Parish

Twenty two (20%) respondents have lived in the parish for 0-5 years with 15 (14%) for 6-10 years. Twenty five (23%) have been in the parish between 11-20 years and 16 (15%) reported that they had been resident in the parish for 21-30 years and 21 (20%) for 31-50 years. Five (5%) respondents have lived in the parish for 51-70 years and 1 (1%) for over 70 years. The remaining 2 (2%) did not answer this question.

*Figure 4: Years of residence in the parish*

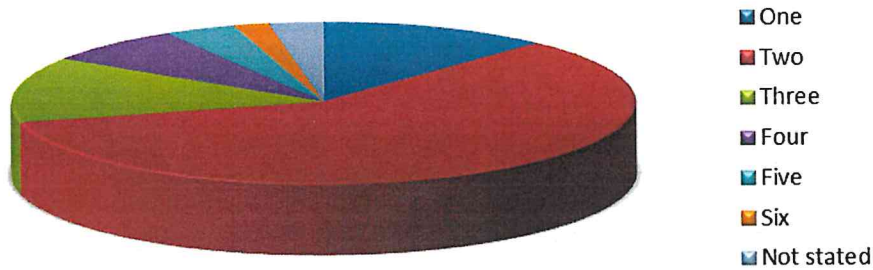


The longest length of time of residency in the parish was 74 years with the average of those responding to this question being resident for 21 years.

**Number of People Living in the Property**

Thirteen (12%) respondents live alone, 63 (59%) live with one other person, 14 (13%) households have three people, 8 (7%) have 4 people and 4 (4%) have five people. Two (2%) have six people and the remaining 3 (3%) did not answer this question.

*Figure 5 : Size of Households*

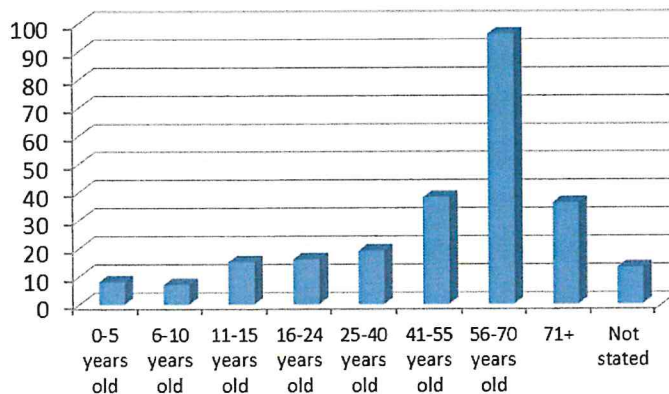


**Age and Gender**

The total number of people in the households responding to the survey was 248. For the purposes of the question relating to age and gender the percentage used is of 248, i.e. 248=100%

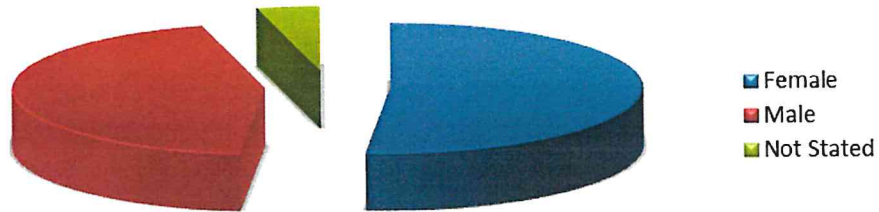
Eight (3%) of the residents living in households who responded to the survey are aged 0-5 years old, 7 (3%) aged between 6-10 years old. There are 15 (6%) 11-15 years olds and 16 (6%) aged between 16-24 years. Nineteen (8%) are aged 25-40 years and 38 (15%) are aged between 41-55. Ninety six (39%) are aged between 56-70 years and those aged 71 years and above make up 36 (15%) of the respondent population. The remaining 13 (5%) did not answer this question.

*Figure 6: Age of respondents*



The responding population is 128 (52%) female and 110 (44%) male. The remaining 10 (4%) did not answer this question.

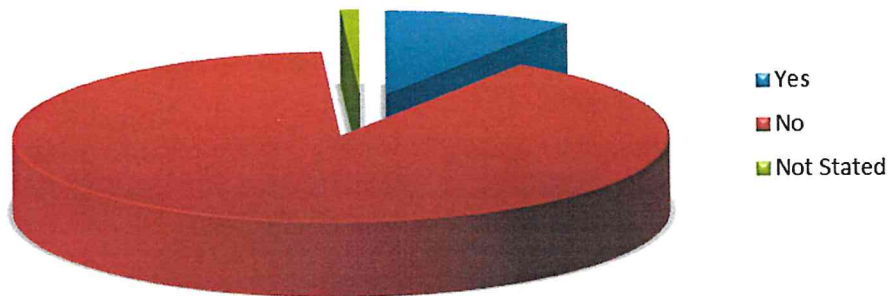
*Figure 7: Gender of respondents*



### **Moved out of the Parish**

Ten (9%) respondents had family members who had moved away from the parish in the last 5 years due to difficulties finding a suitable home locally. Ninety six (90%) households had not experienced this. The remaining 1 (1%) did not answer this question.

*Figure 8: Relatives moved out of the parish*

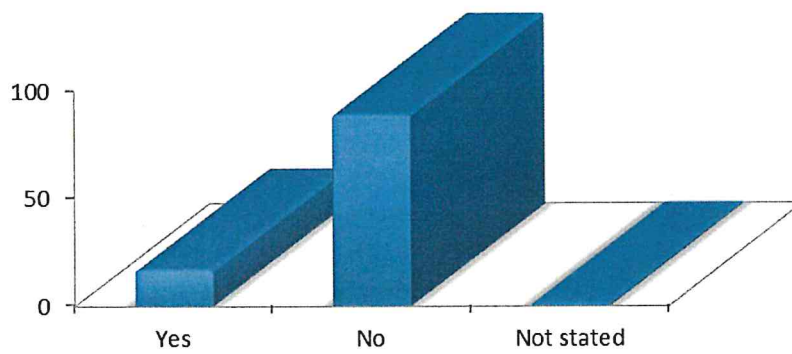


### **In Housing Need**

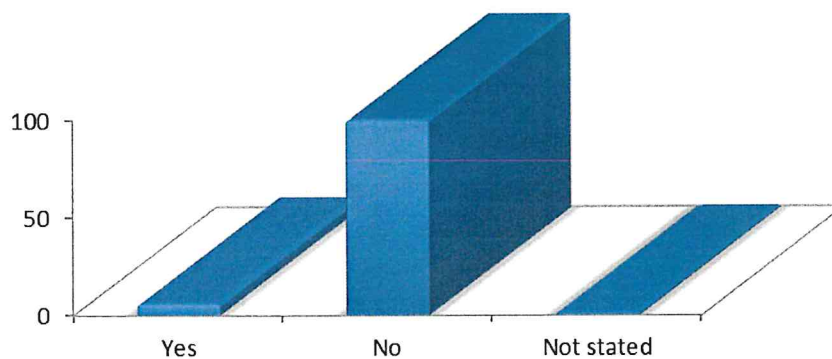
When asked if anyone in the household needed alternative accommodation within the next 5 years 17 (16%) said yes, 89 (83%) said no and the remaining 1 (1%) did not answer this question.

Six (6%) indicated someone within the household would be in housing need in more than 5 years, 100 (93%) responded no and the remaining 1 (1%) did not answer this question.

*Figure 9: Need to move within 5 years*



*Figure 10: Need to move in 5 years or more*



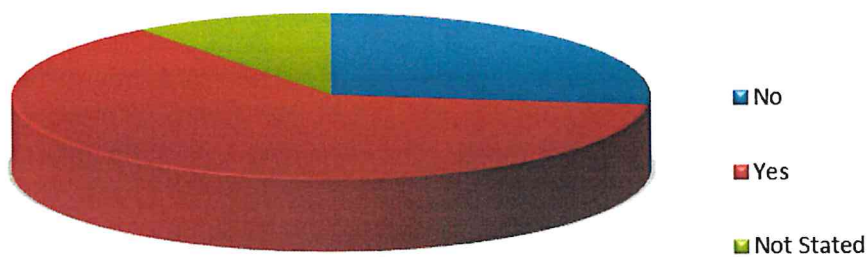
### **Supportive of a development**

When asked

*“Would you be supportive of a development (typically 4-16 homes) that is primarily affordable housing for local people and may include a small number of houses for sale if a need was proven?”*

Sixty seven (63%) households said that they would be supportive and 29 (27%) households were not. The remaining 11 (10%) respondents did not answer to this question.

*Figure 12: Supportive of a development for local needs*



## **PART TWO – Housing Need**

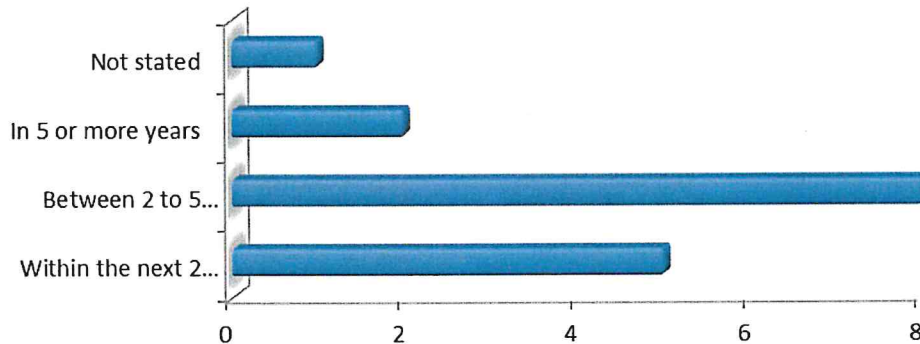
- 23 households indicated a need for alternative accommodation by answering question 7 in Part 1. One respondent completed Part 2 twice indicating an additional need within the household bringing the total to 24.
- Of this number 8 respondents declined to complete any of Part 2 therefore no data is recorded from them.

For the purposes of Part 2 percentage shown is the percentage of those in housing need who completed or partially completed Part 2 (16=100%) unless otherwise stated.

### **When**

Five (31%) households who completed the housing needs section said they would require alternative accommodation within the next 2 years. Eight (50%) wish to move within the next 2 - 5 years and 2 (13%) in 5 years or more. The remaining 1 (6%) did not answer this question.

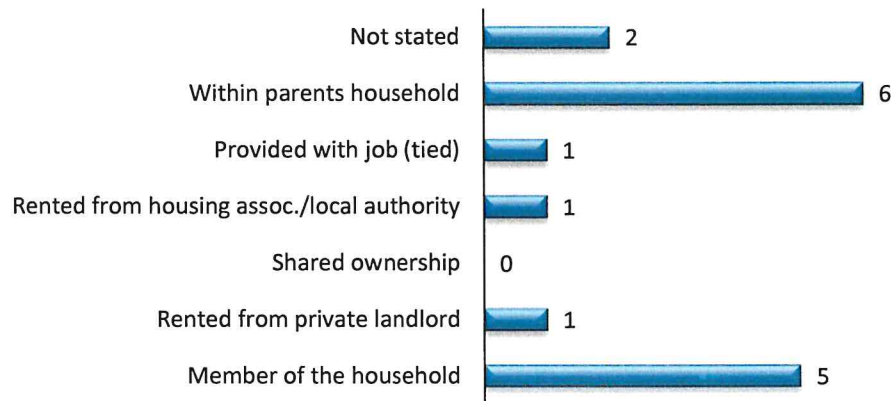
*Figure 13: When people need to move*



### Current Tenure

In response to this question about who owns their present home 5 (31%) households said a member of the household, 1 (6%) from a private landlord and 1 (6%) from a housing association or local authority. One (6%) respondent's home is tied to their job. Six (38%) said they lived with their parents and the remaining 2 (13%) did not answer this question.

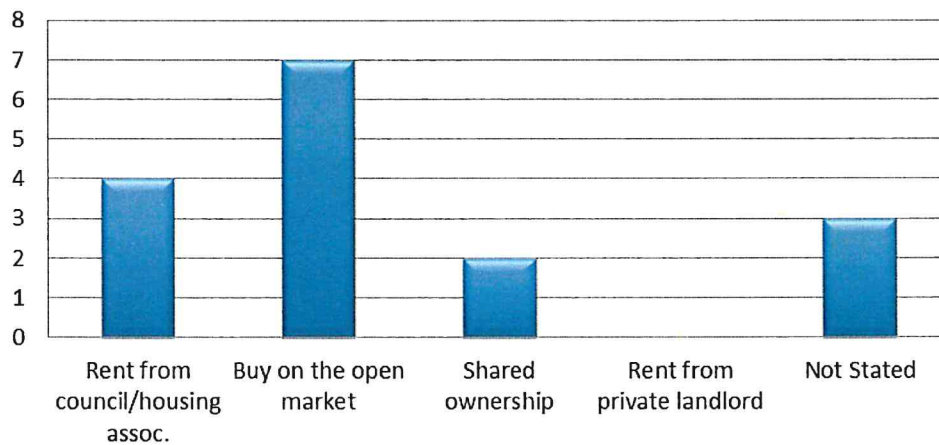
*Figure 14: Current tenure*



### Preferred Tenure

Four (25%) responding households would prefer to rent a home from either the local authority or a housing association with 7 (44%) households preferring to purchase a home on the open market and 2 (12%) seeking shared ownership. The remaining 3 (19%) did not answer this question.

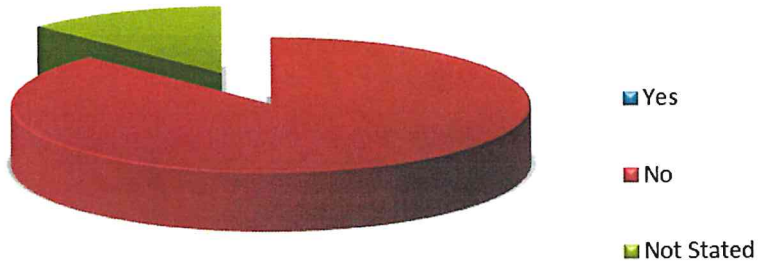
*Figure 15: Preferred Tenure*



### Local Authority Housing Register

None (0%) of the households in housing need is currently on the local authority housing register or any housing association waiting list. Fourteen (87%) indicated they were not on the register with the remaining 2 (13%) not answering this question.

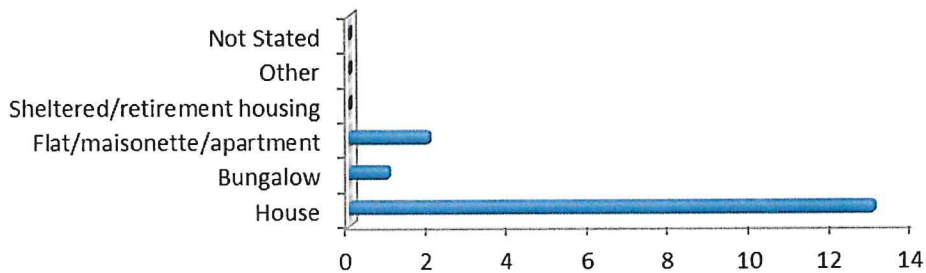
*Figure 16: Local Authority Housing Register*



### Accommodation Required

Thirteen (82%) responding households require a house with 1 (6%) requiring a bungalow and 2 (12%) indicating a flat/maisonette/apartment.

*Figure 17: Type of property required*

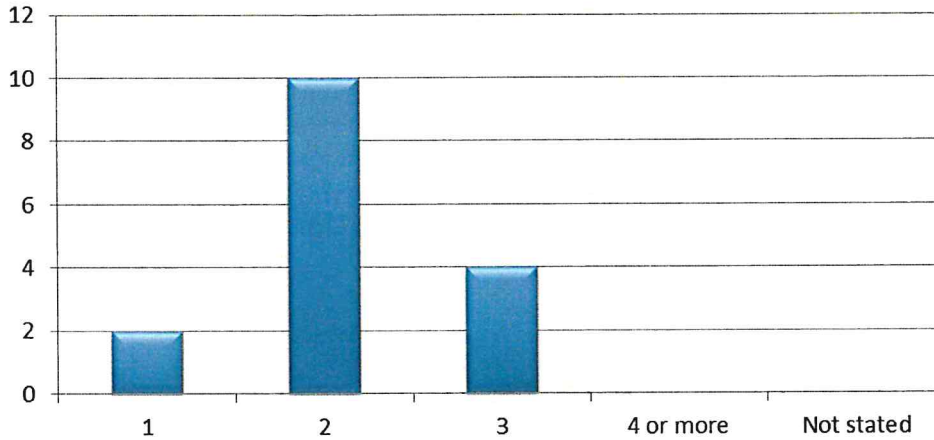




### **Number of bedrooms required**

When asked to indicate how many bedrooms are required 2 (12%) indicated one bedroom, 10 (63%) required two bedrooms and 4 (25%) three bedrooms.

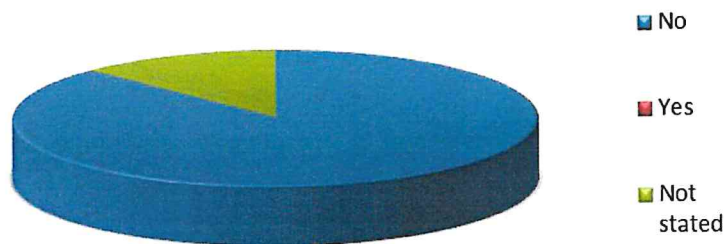
*Figure 18: number of bedrooms required*



### **Special Needs & Adaptations**

When asked if they would require adaptations or had special needs 14 (88%) indicated they did not and the remaining 2 (12%) not answering this question.

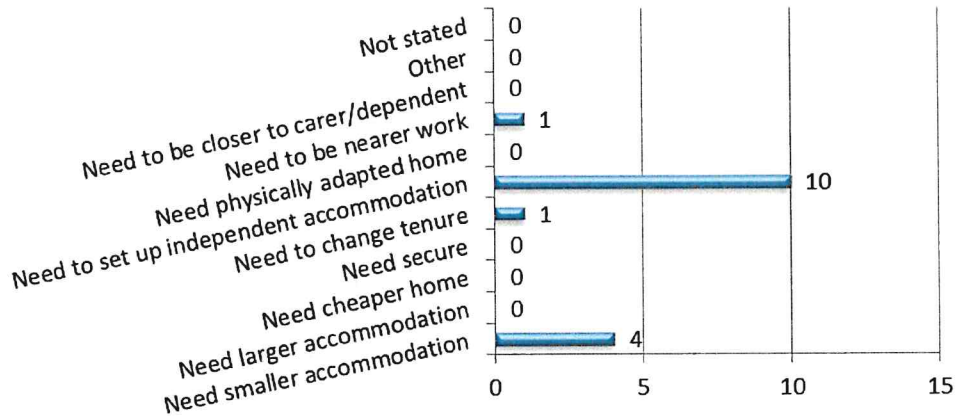
*Figure 19: Special needs & adaptations*



**Reason for requiring alternative accommodation**

Four (25%) respondents require smaller accommodation and 1 (6%) a change of tenure. Ten (63%) require alternative accommodation to set up an independent home and 1 (6%) to be nearer to work.

*Figure 20: Reason for needing alternative accommodation*

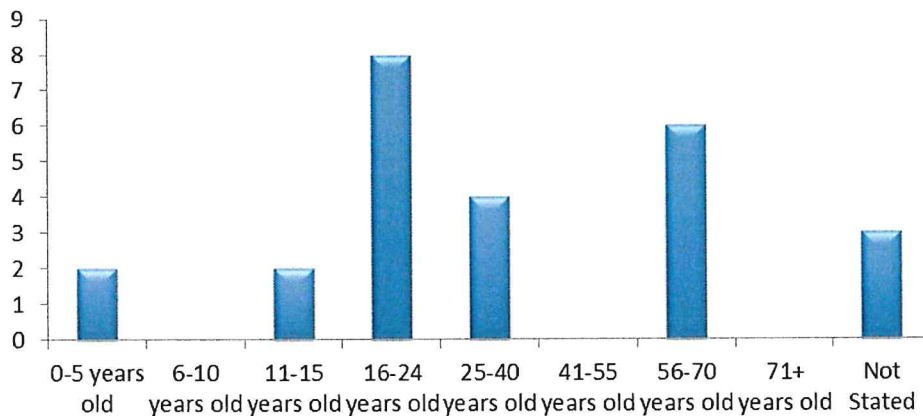


**Age & Gender**

Responding households who are looking to move are made up a total of 25 people in the following age groups (percentage figures for age & gender are of total people i.e. 25=100%);

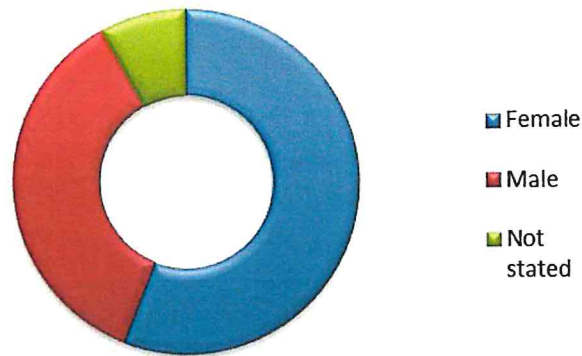
2 (8%) are aged between 0-5 years old, 0 (0%) are aged between 6-10, 2 (8%) are 11-15 years, 8 (32%), are between 16-24 years old, 4 (16%) are aged between 25-40 and 0 (0%) 41-55 years with 6 (24%) aged 56-70. No (0%) respondent is over 71 years of age and the remaining 3 (12%) not answering this question.

*Figure 21: Age of respondents in housing need*



Fourteen (56%) respondents in need of alternative housing are female, 9 (36%) are male and the remaining 2 (8%) did not answer this question.

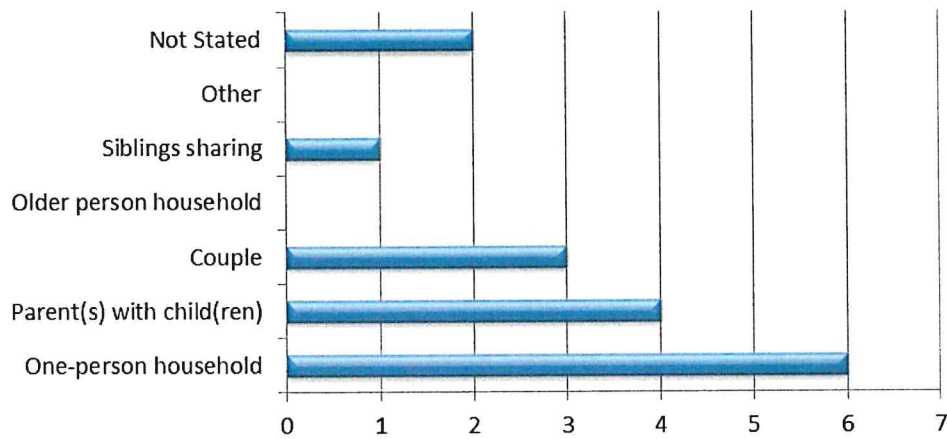
*Figure 22: Gender of respondents in housing need*



### **Type of Household**

Six (38%) households said they are one person households, 4 (25%) are parents with children, 3 (19%) are couples and 1 (6%) is a brothers/sisters sharing. The remaining 2 (12%) did not answer this question.

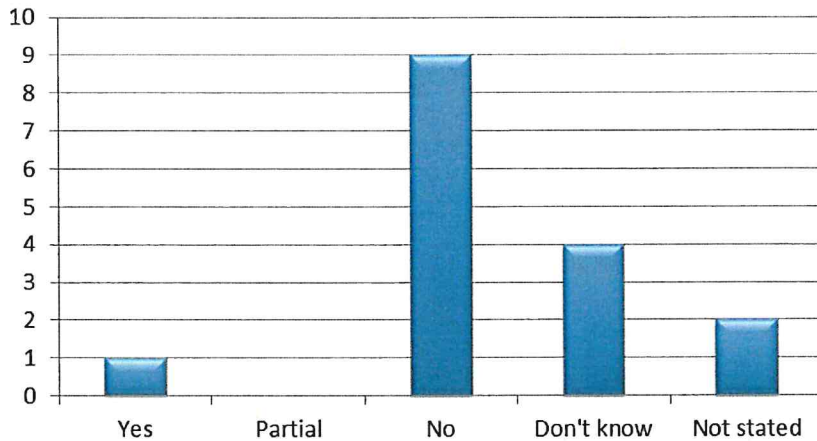
*Figure 23: Type of Household*



### Claiming Housing Benefit/Universal Credit

Those in need of alternative accommodation were asked to indicate if they would be claiming Housing Benefit/Universal Credit. One (6%) said yes, nine (56%) stated no and 4 (25%) didn't know. The remaining 2 (13%) did not answer this question.

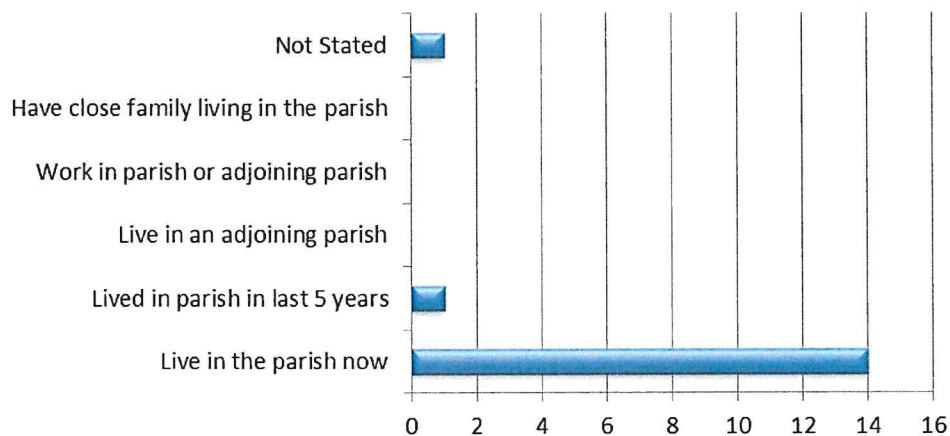
*Figure 24: Housing Benefit/Universal Credit*



### Connection to the parish

When asked to indicate their current situation with regard to connection to the parish 14 (88%) indicated that they currently live in the parish and 1 (6%) has lived in the parish in the last 5 years. The remaining 1 (6%) did not answer this question.

*Figure 25: Connection to the parish*

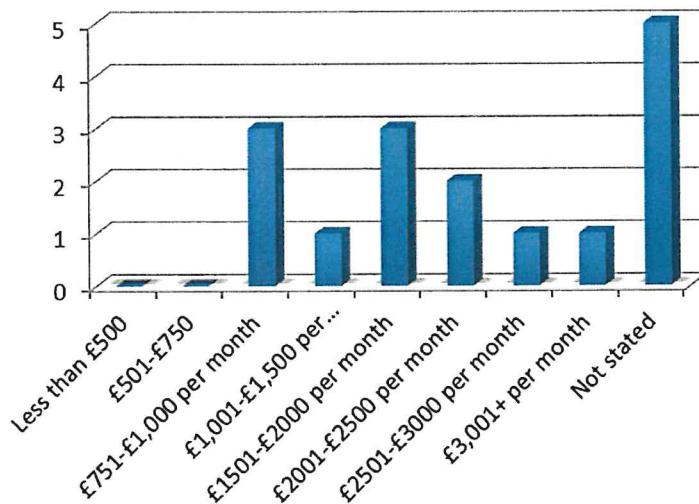


**Affordability**

**Income**

Respondents were asked to indicate the gross monthly income available for the new household living costs. None (0%) indicated this as less than £500, 0 (0%) £501-750, 3 (19%) showed £751-£1,000. One (6%) household has income of £1,001 - £1,500 and 3 (19%) between £1,501 - £2,000. Two (13%) households indicated income between £2,001 - £2,500, 1 (6%) household indicated income as £2,501 - £3,000 with 1 (6%) showing £3,001 and above. The remaining 5 (31%) did not complete this question.

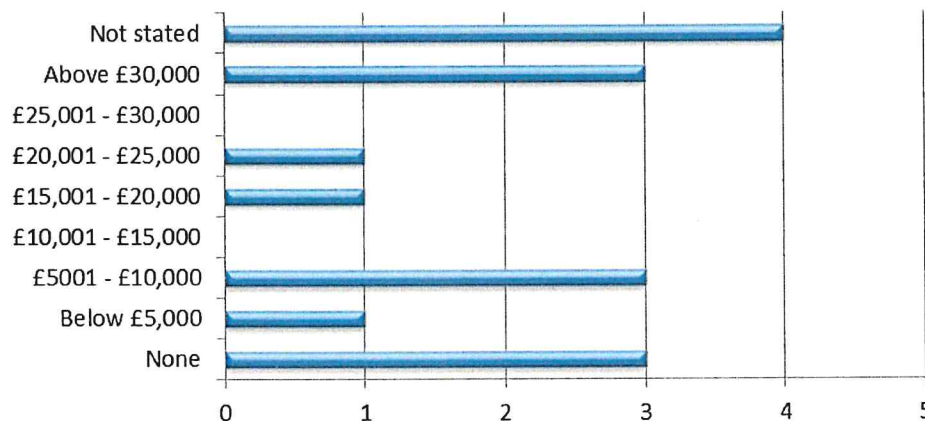
*Figure 26: Monthly income*



**Savings**

Respondents were asked if they had any savings or equity that could be used towards outgoings for a home. This is particularly relevant to those seeking shared ownership since they will require a mortgage so need savings to cover the deposit and legal costs. Three (19%) reported that they had no savings, 1 (6%) less than £5,000, 3 (19%) had between £5,001-£10,000 with 0 (0%) households having between £10,001-£15,000 and 1 (6%) between £15,001 - £20,000. 1 (6%) has £20,001 - £25,000 and 0 (0%) between £25,001 - £30,000, 3 (19%) have over £30,000. The remaining 4 (25%) did not answer this question.

*Figure 27: Savings*



## **PART THREE**

### **Summary**

#### **Assessment of Need**

Analysis has been carried out to assess the levels of affordability both in the open market and that of the affordable housing from the information provided by the respondents. The assessment of need notes the preferred accommodation type and tenure. However practical considerations were also taken into account. Some respondents aspire to own a share of their home but in reality the cost may still be prohibitive and renting is likely to be the only option.

15 households have taken the opportunity to complete the Housing Needs Survey form identifying themselves as being in some housing need as indicated in Part 1. Five of these respondents declined to complete any of Part 2. Ten households completed some or all of Part 2. Three did not provide enough information to carry out any further assessment.

Of the remaining 7 responses completing or partially completing Part 2

- 4 households stated a preferred tenure as **open market**. From the income & savings levels indicated this appears a viable option for **1** of them. Of the remaining 3 indicated savings & income levels would appear to make **shared ownership** a viable option for **2** and affordable rent for the remaining 1.
- 3 household stated their preferred tenure as **shared ownership**. Based on their savings and income levels as given on the form it appears that it would not be a viable option for any of them. It does however appear that all 3 would be eligible to be considered for affordable rented housing.

#### **Recommendation**

Six forms were received and identified as having a need for affordable housing. The identified need is for 3 x one bed units for rent , 2 x one bed for shared ownership and 1 x 2 bed unit for rent. Following general planning guidance this would lead to a recommendation of 3 units. Housing associations usually build 2 bed units for shared ownership. This is a discussion that should be had if the parish council wishes to explore the possibility of developing a scheme to meet local needs.

At this stage it is recommended that 2 x one bedroom units and 1 x two bedroom units be considered. The tenure should be explored at a later date.

Size and tenure of units should be reviewed if or when a scheme goes ahead in consultation with the parish council, the selected housing association and Uttlesford District Council.

## Appendix 1

### Local Housing Stock

Average Property Selling Prices in postcode CM6– December 2014

Detached	Semi-detached	Terraced	Maisonette/Flat	All
£539,765	£401,328	£247,312	£141,711	£373,066

Source: Home

### Current open market housing

To put the issue of affordability into context it is important to understand the local property market. This shows what people, particularly those on modest incomes, would face in seeking housing in order to remain living in the parish.

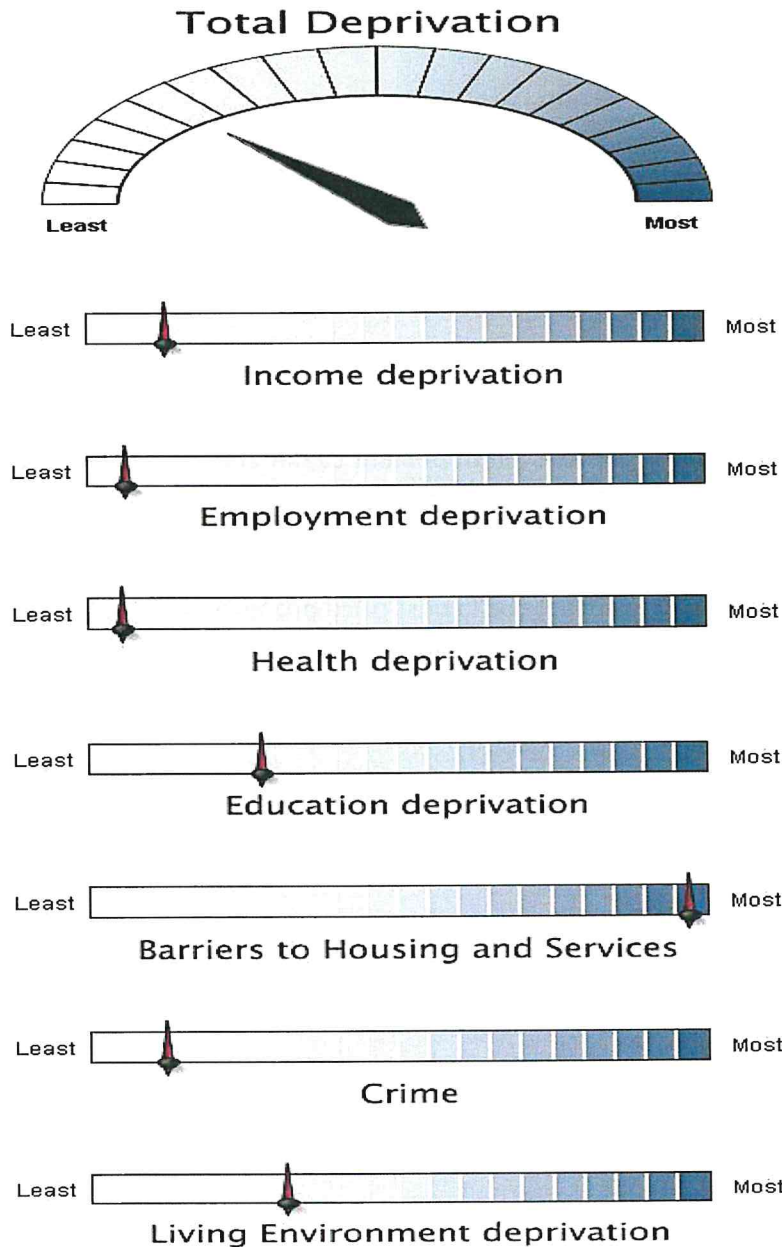
On researching property for sale in Stebbing the lowest price property that could found was a three bedroom semi-detached house with an asking price of £285,000. Anyone looking to purchase this property would require a minimum deposit of £28,500 (10%) and an income of £85,500 (x 3 earnings).

During the last year thirty properties were sold in Stebbing with an average price of £535,032.

### Is your neighbourhood good for employment but bad for health?

All 32,482 neighbourhoods in England have been ranked on a range of deprivation topics. The most deprived neighbourhood in England has a rank of 1. These markers show the overall deprivation and the environment deprivation ranking for your area. The further to the right the marker, the higher the level of deprivation in your area.

These data are taken from the Indices of Deprivation 2010



Sources: Office for National Statistics; Department for Communities and Local Government; Homes and Communities Agency





**February 2015**

Dear Resident,

**Affordable Housing for local people in Stebbing**

For many people living in rural communities it is becoming increasingly difficult to find affordable housing. With ever increasing house prices the possibility of purchasing a house on the open market is simply not an option for those on average or modest incomes, and with the limited availability of council rental properties it means that those looking to set up home have to move out of the village to find something affordable.

Stebbing Parish Council is working with the Rural Housing Enabler from the Rural Community Council of Essex, a registered charity established for over 80 years, to determine if this issue affects people in our parish.

Affordable housing is designed to respond to the needs of village communities. Based on the experience of other villages, affordable housing consists of a small group of homes, sometimes as few as 4, depending on the needs of the village. Properties in such a scheme are usually provided by a housing association either for rent or shared ownership. They cannot be sold or transferred into totally private ownership and would remain in perpetuity for people living in the parish, or those with a strong family and/or work association with Stebbing.

To determine whether there is a need for such a scheme in our parish, we are asking you to take a few minutes to complete the attached Housing Needs Survey form and return it in the Freepost envelope provided by the **16<sup>th</sup> March 2015**. Please be assured that the Rural Housing Enabler will treat your response in strict confidence. The Parish Council 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 survey, or require additional forms please contact Moira Groborz, the Rural Housing Enabler either on 01376 574330 or by e-mail on [moira.groborz@essexrcc.org.uk](mailto:moira.groborz@essexrcc.org.uk)

Yours sincerely,

Jane Goodwin  
Chairman  
Stebbing Parish Council  
Essex

Moira Groborz  
Rural Housing Enabler  
Rural Community Council of

**Parish Housing Needs Survey for  
STEBBING**  
Please read the accompanying letter before completing this form  
and use the pre-paid envelope to **return the completed form by  
16th March 2015**



RCCE - Registered Charity No. 1097009. Company registered in England and Wales No. 4609624  
**Save money on the cost of your heating oil. Join our new community-based countywide  
OIL BUYING SCHEME. See how easy it is on our website [www.essexrcc.org.uk](http://www.essexrcc.org.uk) or tel. 01376 574340**

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.....

**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)...  Part owned/part rented (shared ownership).....
- 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 below 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)*

**7. 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.....

**It would be particularly useful to know if there is a need for homes which would be suitable for local people to purchase to enable them to downsize (i.e. move to a smaller home because their current property is too large for their needs) thus freeing up a family home. Please indicate if this is the case.**

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

**If you answered 'Yes' to Question 7 and you wish to remain within the parish then please complete Part 2 of this questionnaire, which collects information on your housing needs.**

*A separate form will be required to be completed for each new home needed. (e.g. if two people living with you need to move to alternative accommodation but they would be seeking a home each we would ask they complete separate forms. If they wish to share a home only one form is required. Please request an additional form from the Rural Housing Enabler. (contact details at the end of this form)*

**8. Would you be supportive of a development (typically 4-10 homes) that is primarily affordable housing for local people and may include a small number of houses for sale if a need was proven?**

**(Previously grant from the government supported the cost of building affordable housing. Such funding is now greatly reduced and a small proportion of open market housing may be built to cross subsidise the costs of the affordable homes)**

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

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

**10. Any comments (please note that these will be recorded anonymously in the report to the parish council)**

**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 Part 1 in the Freepost envelope provided.**

*Thank you for taking the time to complete this survey*

**PART 2 - Open market & affordable housing needs**

**DO NOT COMPLETE THIS SECTION IF YOU HAVE NO HOUSING NEED.** Please return Part 1 in the Freepost envelope provided.

If you answered **Yes** to question 7 in Part 1 and you indicated that you or a member of your household had a housing need please complete this part. **Please provide more detailed information but only for those who need to move, i.e. the new household.** If more than one house is needed please request extra form(s) from the Rural Housing Enabler – contact details at the end of this form.

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

Within the next 2 years...  Between 2 and 5 years...  In 5 or more years.....

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

Live with parents.....  Member of the household .....   
Part-owned/rented(shared ownership).  Rented from council/housing assoc...   
Provided with job (tied).....  Rented from private landlord.....

**3. If you could stay in/move back to the village which would you be seeking to do?(Tick one box only)**

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

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

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

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

House.....  Bungalow.....   
Flat.....  Sheltered/retirement housing .....   
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.

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

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

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

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

If yes, please give brief details

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

- Need smaller home/downsizing.....  Need larger home.....
- Need cheaper home.....  Need secure home.....
- Need to change tenure.....  Need to set-up first/independent home...
- Need physically-adapted home.....  Need to be nearer work.....
- Need to be closer to a carer or dependent, to give or receive support.....
- Other, please specify.....

**9. Please indicate the age, gender and relationship of each person requiring to move. (i.e. Those who will make up the NEW household)**

If more than one house is needed please request extra form(s) from the Rural Housing Enabler – contact details at the end of this form

	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.....  Older person(s) household.....
- Parent(s) with child(ren).....  Couple.....
- Brothers/sisters sharing.....  Other.....

**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.....  Live in an adjoining parish.....
- Live outside the parish now but have lived in the parish in last 5 years.....  Work in parish or adjoining parish.....
- Have close family living in the parish..  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 £500.....	<input type="checkbox"/>	£501 - £750.....	<input type="checkbox"/>
£751- £1,000.....	<input type="checkbox"/>	£1,001 - £1,500.....	<input type="checkbox"/>
£1,501 - £2,000.....	<input type="checkbox"/>	£2,001 - £2,500.....	<input type="checkbox"/>
£2,501 - £3,000.....	<input type="checkbox"/>	£3,001 and above.....	<input type="checkbox"/>

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

None .....	<input type="checkbox"/>	Below £5,000 .....	<input type="checkbox"/>
£5,001 - £10,000 .....	<input type="checkbox"/>	£10,001 - £15,000.....	<input type="checkbox"/>
£15,001 - £20,000.....	<input type="checkbox"/>	£20,001 - £25,000.....	<input type="checkbox"/>
£25,001 - £30,000.....	<input type="checkbox"/>	Above £30,000.....	<input type="checkbox"/>

<b>Name</b>	
<b>Address</b>	
<b>Postcode</b>	
<b>Tel. no.</b>	
<b>E-mail</b>	

It would be very helpful if you include your name and address which would enable us to contact you if required. The information you provide is protected under the Data Protection Act 1998. With your permission we would like to be able to share **contact details only** with the housing association and local authority involved in the housing needs process.

I do not give permission for you to share my contact details.

**Contact Details for Rural Housing Enabler**

Moira Groborz  
 Rural Housing Enabler  
 Rural Community Council of Essex  
 Threshelfords Business Park  
 Inworth Road  
 Feering  
 Essex CO5 9SE  
 Telephone 01376 574330  
 E- mail [moira.groborz@essexrcc.org.uk](mailto:moira.groborz@essexrcc.org.uk)

#### Appendix 4

The following comments and suggestions for possible sites are recorded from the housing needs survey questionnaires as written by the respondent.

#### **Site suggestions**

11 respondents wrote 'no'
The plot of land on Brick Kiln Lane that has recently received planning permission for 5 detached houses would have been an ideal location for this type of development. However I am sure that the developers (and councillors?) would not have viewed a plan for affordable housing as being either desirable or as profitable!
@ Bran End adjacent to Brookfields where it is proposed 5 ??? Dwellings
At present I do not know the area well enough to suggest.
No, but somewhere that vehicular access would not add to the village problems re parking.
I do not feel there is any suitable area for development in or around Stebbing.
Land behind the sub station other side of allotments
rear of Green Man Bran End Stebbing Behind newly approved development. Brick Kiln Lane Stebbing
The proposed development behind Gardenfields
The site needs to be in the village itself so that older people & young people without cars can participate in village life.
Not in Stebbing
Smaller developments dotted about the vilage rather than an estate
I am not familiar enough with the other options
Field opposite village school - including provision for a 'village' car park.
No site is suitable in this area
Bran End - very limited development would be a good idea with affordable housing NOT large houses.
Dunmow/Felsted
Stebbing Green
Behind the tennis club/church/school with access not from High Street
Lots of residents have land in greenfield sites - often these ?? planning
Land near Bran End Fields junction
Sight up for sale near Bran End
I would rely on the experts
Somewhere along the Broadway between Stebbing & Dunmow as this is on a bus route
I thought this was being included in the development behind Stebbing Primary School. If not, opposite (west) of church
Land to the east of Collops Villas
Lubberhedges Lane Stebbing
Not really, but would prefer small development of houses i.e. 4-8 rather than 16
This depends on the landowners
I cannot make a proper suggestion - only that proximity to school/shop/pub etc needs to be taken into account
Braintree!.....or your back garden maybe?
In an existing town
Opposite Priors Hall, junction Crooked Mile/High Street

No, not one specific site, maybe houses slotted into smaller areas around village
Within an existing estate
Such a site should comply with accepted planning principles
???? the proposed development of about 30 houses behind Garden Fields not include such affordable housing.

### **Comments**

Stebbing is a small compact village and should remain so. Every piece of land seems to be earmarked for development. Enough is enough.
After two years of stressfull house moving, I came to Stebbing. I love the village and the area. But at first I was worried. I had to move out of Bishops Stortford because I could no longer afford to buy a suitable home in that town for my daughter to grow up in. I found my house + bit by bit we will recover. I totally understand the need for affordable housing. But at the same time do not want to see village life destroyed.
Stebbing area does not have the roads, schools, doctor's, shops or buses to house any more people.
Perhaps some accommodation for the elderly or single person could be included.
There are 2 developments currently planned for Stebbing, one at Bran End and one behind Garden Fields, why couldn't affordable housing be included in these developments. The roads in Stebbing are already conjested and any further housing is going to make a bad situation even worse.
Needs to be small scale ie nearer 4 not 16 and infrastructure needs fixing before they're built. Parking urgently needs review in the High Street
We cannot understand why we need to find a site for affordable housing, as our understanding was that this is already to be included in the new development of 30 homes. If this is not the case then it should be!! We do not need any more development in Stebbing
I moved from Dunmow to Stebbing as a lovely little village with not too many crowded areas. Would like it left alone.
Concerns regarding the large development being proposed so close to Stebbing village would you then need more in the village if this development goes ahead.
This is a rural community relying on facilities which are already overstretched, including health, transport + council services.
I moved here to avoid living around 'affordable housing' that's what towns are for. The prices we pay for our houses is for the peace + tranquility it affords and as I am single, still reasonably young + live here I would suggest if you cannot afford our area, live somewhere else.
A car park in the centre of the village would help the local shop and reduce parking on the road either side of the school at peak times.
Affordable housing is vital for the village 4 Stebbing to ensure a vibrant & successful village. Without this young people move away & most village activities are totally dependent on "pensioners"
Our children even 20 years ago were not able to afford to buy in Stebbing and had to move away. If affordable housing could be built, it would we are sure, encourage the younger generation to want to and be able to stay here.
Due to the lack of public transport and amenities in this village young people would probably find life difficult, unless they were "two car" families.



If these houses are built how are the roads going to cope with extra traffic. Also how about our schools and doctors which are already stretched to the limits. This is just out of the question. No no no to more houses
Stebbing is at maximum capacity
A development of 16 is too many. ½ doz would suffice.
My eldest son would like to move back to Stebbing he presently has a council flat in Gt Dunmow
The size of the village and current amenities warrents no more than 6-10 houses.
I think that the houses should be positioned well within the community, as opposed to being bolted on. Small developments 'create a community' as opposed to large ones which simply become 'housing'.
Maybe homes designed and custom built for older residents. Thus freeing up larger homes for young families. Maybe a lot of smaller homes in Stebbing are listed ?? and not suitable for the elderly
Prefer smaller development of 4-8 houses or less, as in-fill rather than any large development. Up to 16 houses in 1 location would spoil the village.
RCCE is a good organisation but does it have the correct backing of the National Government.
There has already been development and any more would be ???????? and inappropriate
Stebbing is a very, very well developed & special community. It is not at the end of the world and is surrounded by both larger towns and other villages locally which easily cater for all aspects of the housing market. This scheme is a victorian concept based on people not ever leaving Stebbing due to parental ties. People of Stebbing are not agricultural peasants who toil in the fields and thank the lord for a crust of bread. This is 2015 we live in a multifaceted mobile society who transfer workskills on a regular basis - it is what a democracy is all about for Christ sake!
We do not think any site in Stebbing is suitable for more development.
There has already been too much development in the village. The existing infrastructure is inadequate. The character of the village has already been damaged. There is no need for development as there is no local employment.
We bought a house in Stebbing because it is a nice small village. If we had wanted to live somewhere with lots of houses + new homes then we would have bought a home in a larger town. It is not in keeping with Stebbing & would spoil the village plus there are already problems with the number of cars + parking, particularly through the High Street, we do not need to add to this.
No against affordable homes per se, but cannot be imposed retrospectively for permissions already granted. May be more likely to attract development that village does not want, in the future. Only a small proportion of houses built are 'affordable', meaning that the village has to accept a larger no. of houses than required to meet the need.
I feel that there is a need for affordable (social) housing within this village that is available for those who have the need for it. I hope this survey shows this.
Any development should be situated in a place that will, if possible, not add to the traffic congestion in the High Street.
Drainage, electricity, telecom type utilities would all need improving before expansion was considered
Would only support the idea if it wasn't open to abuse, as we moved to the village to get away from undesirable characters + wouldn't want the nature of the village to be changed.

1. Affordable schemes are often if not always built on sites where planning approval would not normally be given, to the detriment of the locality. 2.\* Many who move in become disillusioned if they cannot progress in the mainstream market. 3.\* Many such properties are mis-used as buy-to-lets, offering wonderful yields. \*Based on experience gained by person 1 carrying out rural housing & co-ownership valuations, one day per week, for approx. 30 years.

Stebbing is too big already, no more development of any kind needed.

**Data****PART ONE****Is this your main home?**

	Frequency	Valid Percentage
Yes	107	100.00
No	0	0.00
Not Stated	0	0.00
Total	107	100.00

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

	Frequency	Valid Percentage
House	98	91.59
Bungalow	7	6.54
Flat/Maisonette/apartment/bed-sit	0	0.00
Caravan/mobile home/temp. structure	0	0.00
Sheltered/retirement housing	1	0.93
Other	1	0.93
Not Stated	0	0.00
Total	107	100.00

**Question 2****How many bedrooms does your home have?**

	Frequency	Valid Percentage
One	2	1.87
Two	11	10.28
Three	36	33.64
Four or more	56	52.34
Not Stated	2	1.87
Total	107	100.00

**Question 3****Who owns your home?**

	Frequency	Valid Percentage
Owned Outright by a household member (s)	58	54.21
Owned with mortgage by a household member (s)	38	35.51
Shared Ownership	1	0.93
Rented from a Local Authority	5	4.67
Rented from a Housing Association	0	0.00
Rented from a Private Landlord	1	0.93
Tied to job	1	0.93
Other	1	0.93
Not Stated	2	1.87
Total	107	100.00

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

	Frequency	Valid Percentage
0-5 years	22	20.56
6-10 years	15	14.02
11-20 years	25	23.36
21-30 years	16	14.95
31-50 years	21	19.63
51-70 years	5	4.67
Over 70 years	1	0.93
Not Stated	2	1.87
Total	107	100.00

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

	Frequency	Valid Percentage
One	13	12.15
Two	63	58.88
Three	14	13.08
Four	8	7.48
Five	4	3.74
Six	2	1.87
Not Stated	3	2.80
Total	107	100.00

**Question 5****Age of household members**

	Frequency	Valid Percentage
0-5 years old	8	3.23
6-10 years old	7	2.82
11-15 years old	15	6.05
16-24 years old	16	6.45
25-40 years old	19	7.66
41-55 years old	38	15.32
56-70 years old	96	38.71
71+ years old	36	14.52
Not Stated	13	5.24
Total	248	100.00

**Question 5 - (converted to categories)****Gender of occupants**

	Frequency	Valid Percentage
Female	128	51.61
Male	110	44.35
Not Stated	10	4.03
Total	248	100.00

**Question 6****Have any of your children/parents/brothers/sisters moved away from the parish in the last 5 years, due to difficulties in finding a suitable home locally?**

	Frequency	Valid Percentage
Yes	10	9.35
No	96	89.72
Not Stated	1	0.93
Total	107	100.00

**Question 7****Do you or does anyone living with you need to move to alternative accommodation?****Within 5 years**

	Frequency	Valid Percentage
Yes	17	15.89
No	89	83.18
Unsure	0	0.00
Not Stated	1	0.93
Total	107	100.00

**More than 5 years**

	Frequency	Valid Percentage
Yes	6	5.61
No	100	93.46
Unsure	0	0.00
Not Stated	1	0.93
Total	107	100.00

**No Need**

	Frequency	Valid Percentage
Yes	83	77.57
No	23	21.50
Unsure	0	0.00
Not Stated	1	0.93
Total	107	100.00

**Question 8****Would you in be favour of a small development of affordable housing for local people within your parish if there were a proven need?**

	Frequency	Valid Percentage
Yes	67	62.62
No	29	27.10
Not Stated	11	10.28
Total	107	100.00

## **Part 2: Households in housing need**

### **Question 1**

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

	Frequency	Valid Percentage
Within the next 2 years	5	31.25
Between 2 to 5 years	8	50.00
In 5 or more years	2	12.50
Not stated	1	6.25
Total	16	100.00

### **Question 2**

#### **Who owns your current home?**

	Frequency	Valid Percentage
Member of the Household	5	31.25
Part-bought/rent (shared ownership)	0	0.00
Provided with job (tied)	1	6.25
Within parents' household	6	37.50
Rented from council/housing association	1	6.25
Rented from private landlord	1	6.25
Not Stated	2	12.50
Total	16	100.00

### **Question 3**

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

	Frequency	Valid Percentage
Buying on the open market	7	43.75
Renting from a private landlord	0	0.00
Renting from Council/Housing Association	4	25.00
Shared Ownership	2	12.50
Not Stated	3	18.75
Total	16	100.00

### **Question 4**

#### **Are you on the local council or housing association register or waiting list?**

	Frequency	Valid Percentage
Yes	0	0.00
No	14	87.50
Not Stated	2	12.50
Total	16	100.00

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

	Frequency	Valid Percentage
House	13	81.25
Bungalow	1	6.25
Flat/maisonette/apartment	2	12.50
Sheltered/retirement housing	0	0.00
Other	0	0.00
Not Stated	0	0.00
Total	16	100.00

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

	Frequency	Valid Percentage
1	2	12.50
2	10	62.50
3	4	25.00
4 or more	0	0.00
Not Stated	0	0.00
Total	16	100.00

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

	Frequency	Valid Percentage
Yes	0	0.00
No	14	87.50
Not Stated	2	12.50
Total	16	100.00

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

	Frequency	Valid Percentage
Need larger accommodation	0	0.00
Need smaller accommodation	4	25.00
Need physically adapted accommodation	0	0.00
Need cheaper home	0	0.00
Need to be closer to employment	1	6.25
Need to be closer to a carer or dependent, to give receive support	0	0.00
Need secure accommodation	0	0.00
Need to change tenure	1	6.25
Need to set up independent accommodation	10	62.50
Other	0	0.00
Not stated	0	0.00
Total	16	100.00

**Question 9 - (converted into categories)****Age of each person moving**

	Frequency	Valid Percentage
0-5 years old	2	8.00
6-10 years old	0	0.00
11-15 years old	2	8.00
16-24 years old	8	32.00
25-40 years old	4	16.00
41-55 years old	0	0.00
56-70 years old	6	24.00
71+ years old	0	0.00
Not Stated	3	12.00
Total	25	100.00

**Question 9****Gender of each person moving**

	Frequency	Valid Percentage
Female	14	56.00
Male	9	36.00
Not stated	2	8.00
Total	25	100.00

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

	Frequency	Valid Percentage
One-person household	6	37.50
Parent(s) with child(ren)	4	25.00
Couple	3	18.75
Older person household	0	0.00
Siblings sharing	1	6.25
Other	0	0.00
Not Stated	2	12.50
Total	16	100.00

**Question 11****Will the NEW household be claiming Housing Benefit/Universal Credit?**

	Frequency	Valid Percentage
Yes	1	6.25
Partial	0	0.00
No	9	56.25
Don't know	4	25.00
Not stated	2	12.50
Total	16	100.00



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

	Frequency	Valid Percentage
Live in the parish now	14	87.50
Lived in the parish in last 5 years	1	6.25
Live in adjoining parish	0	0.00
Work in parish or adjoining parish	0	0.00
Close family live in the parish	0	0.00
Not Stated	1	6.25
Total	16	100.00

**Question 13****Roughly how much total take-home (i.e. After deductions) income including benefits, is available for household living costs? (monthly income)**

	Frequency	Valid Percentage
Less than £500	0	0.00
£501-£750	0	0.00
£751-£1,000	3	18.75
£1,001-£1,500	1	6.25
£1,501-£2,000	3	18.75
£2,001-£2,500	2	12.50
£2,501-£3,000	1	6.25
£3,001 and above	1	6.25
Not Stated	5	31.25
Total	16	100.00

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

	Frequency	Valid Percentage
None	3	18.75
Below £5,000	1	6.25
£5,001 - £10,000	3	18.75
£10,001-£15,000	0	0.00
£15,001-£20,000	1	6.25
£20,001-£25,000	1	6.25
£25,001-£30,000	0	0.00
Above £30,000	3	18.75
Not Stated	4	25.00
Total	16	100.00

