



Housing Needs Survey Report

Terling & Fairstead

March 2019

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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 winter 2018 Terling & Fairstead Parish Council, worked with the RCCE's Community Officers to carry out a Housing needs Survey. The aim of this survey was to determine the existing and future levels of needs for local people. The survey pack included a covering letter, a questionnaire and a freepost envelope for forms to be returned directly to the RHE at no cost to the respondent.

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

The closing date for the survey was 4th January 2019. **400 forms were distributed and 99 forms were returned.** The survey had a 25% response rate which is in line with the county average of 25%.

In Part 1 of the survey, 22 respondents indicated that there was a need to move to alternative accommodation; however we only had sufficient information to assess **seventeen** out of those twenty-two. The full table of results can be seen towards the end of the report.

Percentages shown are percentages of returned forms (99=100%) unless otherwise stated. Please note that the percentages have been individually rounded and therefore may not total 100.

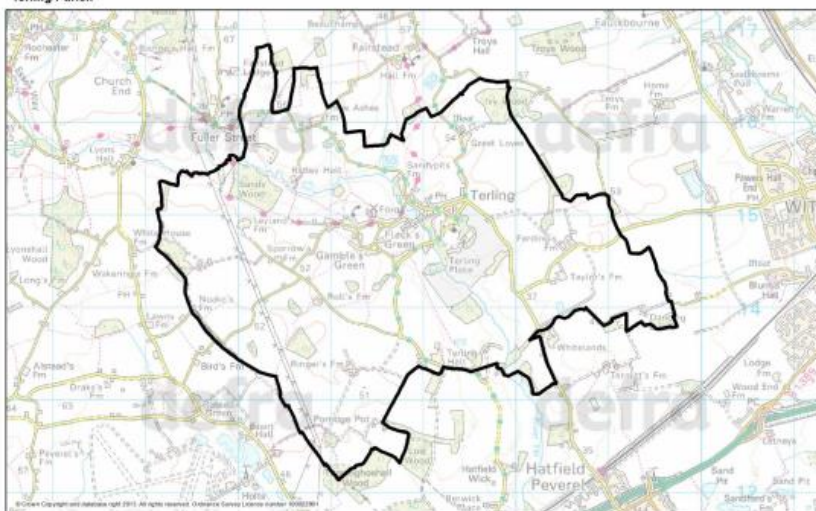
Terling & Fairstead

Terling is a village located between Braintree, Witham and Chelmsford and was village of the year in 2017. It has a population of just over 700. Fairstead is located near Chelmsford and Witham with a connection with Great Leighs. It also includes the hamlets of Fuller Street and Ranks Green in its parish and has a population of just under 300.



There are two churches in Terling & Fairstead, All Saints' Church in Terling and St. Mary's in Fairstead and a primary school in Terling, Terling C of E primary school which is rated outstanding by OFSTED since 2013. Terling has also held the Terling International Trifle Festival since 2002.

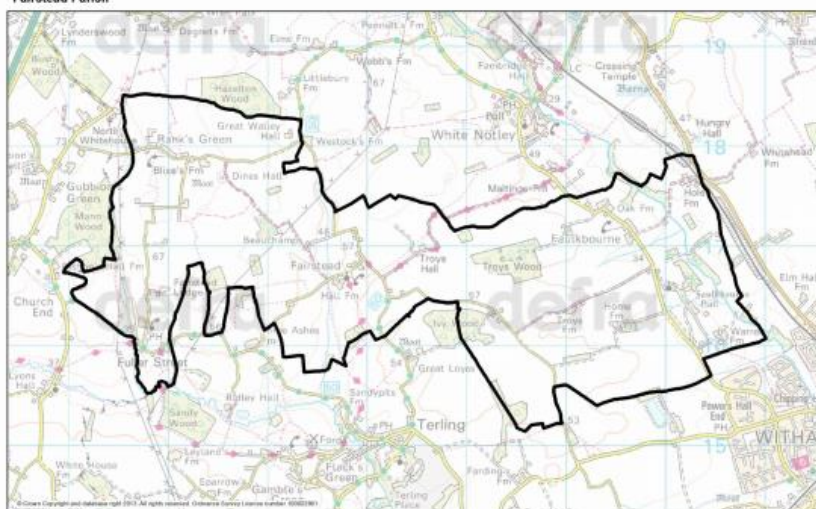
Terling Parish



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Fairstead Parish



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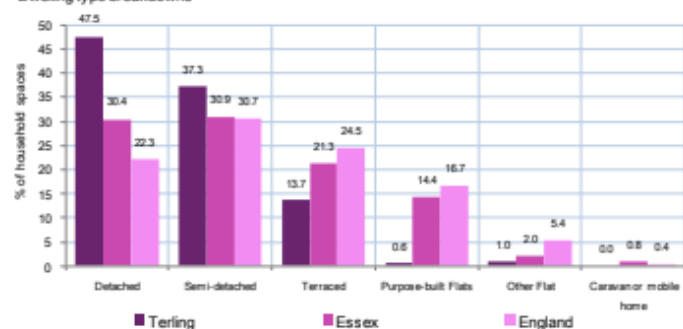


Housing types in Terling and Fairstead as of 2011 Census

Terling

| | | |
|---|--|---|
| Detached houses 149 47.5% of dwellings (England average = 22.3%) | Semi-detached houses 117 37.3% of dwellings (England average = 30.7%) | Terraced houses 43 13.7% of dwellings (England average = 24.5%) |
| Flats (purpose built) 02 0.6% of dwellings (England average = 16.7%) | Flats (other) 03 1.0% of dwellings (England average = 5.4%) | Caravan or other temporary accommodation 00 0.0% of dwellings (England average = 0.4%) |

Dwelling type breakdowns

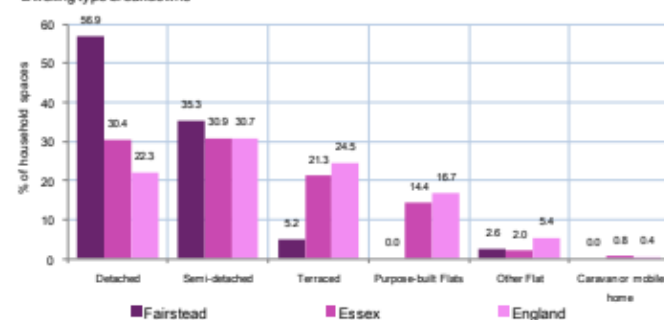


Source: Census 2011 (table KS401EW)

Fairstead

| | | |
|---|---|---|
| Detached houses 66 56.9% of dwellings (England average = 22.3%) | Semi-detached houses 41 35.3% of dwellings (England average = 30.7%) | Terraced houses 06 5.2% of dwellings (England average = 24.5%) |
| Flats (purpose built) 00 0.0% of dwellings (England average = 16.7%) | Flats (other) 03 2.6% of dwellings (England average = 5.4%) | Caravan or other temporary accommodation 00 0.0% of dwellings (England average = 0.4%) |

Dwelling type breakdowns



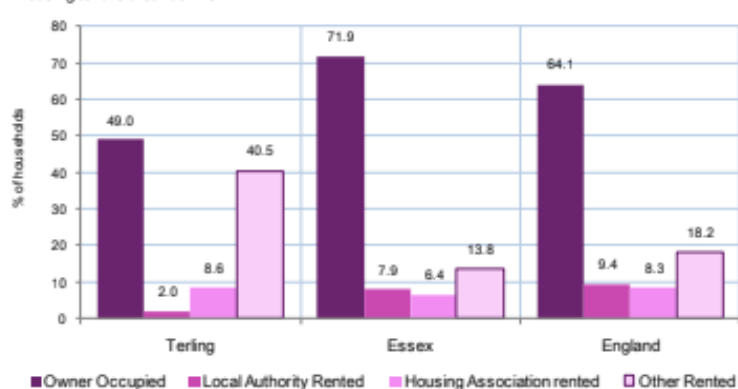
Source: Census 2011 (table KS401EW)

Housing tenure as of 2011 Census

Terling

| | | | |
|---|---|--|--|
| Housing that is owner occupied 149 49.0% of households (England average = 64.1%) | Housing that is social rented 32 10.5% of households (England average = 17.7%) | Housing that is private rented 96 31.6% of households (England average = 15.4%) | Other rented accommodation 27 8.9% of households (England average = 2.8%) |
|---|---|--|--|

Housing tenure breakdowns



Source: Census 2011 (KS402EW)

Fairstead

| | | | |
|--|--|--|--|
| Housing that is owner occupied 81 71.7% of households (England average = 64.1%) | Housing that is social rented 05 4.4% of households (England average = 17.7%) | Housing that is private rented 24 21.2% of households (England average = 15.4%) | Other rented accommodation 03 2.7% of households (England average = 2.8%) |
|--|--|--|--|

Housing tenure breakdowns



Source: Census 2011 (KS402EW)

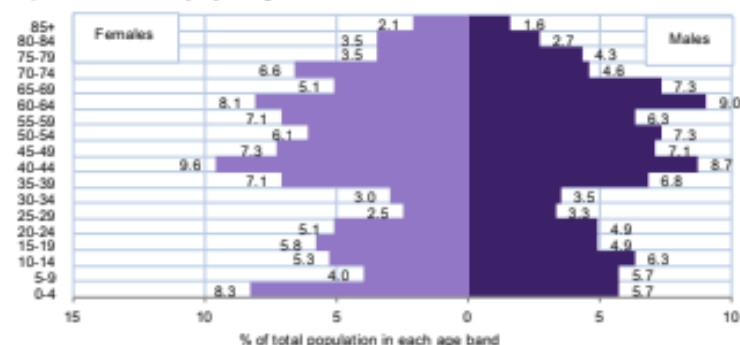
Population as of 2011 Census

Terling

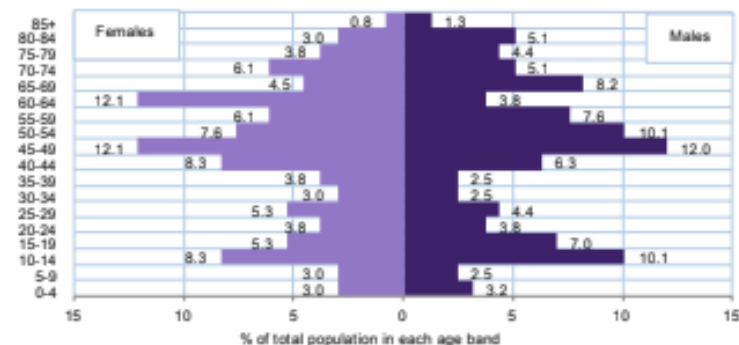
| | | | | | | | | | |
|--|---|--|---|---|--|---|--|---|--|
| How many people live locally? 765 48.2% male; 51.8% female | How many households? 305 | Children under 16 145 18.7% (England average = 18.9%) | Working age adults 460 60.6% (England average = 64.7%) | Older people over 65 160 20.7% (England average = 16.3%) | How many people live locally? 290 54.5% male; 45.5% female | How many households? 115 | Children under 16 50 16.6% (England average = 18.9%) | Working age adults 180 62.1% (England average = 64.7%) | Older people over 65 60 21.4% (England average = 16.3%) |
| Lone parent families with children 10 12.2% of all families with dependent children (England average = 24.5%) | Single pensioner households 40 12.8% of households (England average = 12.4%) | People from Black or Minority ethnic groups 50 6.8% (England average = 20.2%) | People born outside the UK 40 5.5% (England average = 13.8%) | Dependency Ratio 0.66 England average = 0.55 | Lone parent families with children 0 3.4% of all families with dependent children (England average = 24.5%) | Single pensioner households 5 3.5% of households (England average = 12.4%) | People from Black or Minority ethnic groups 10 4.5% (England average = 20.2%) | People born outside the UK 15 5.9% (England average = 13.8%) | Dependency Ratio 0.61 England average = 0.55 |

Source: Census 2011 (table KS102EW)

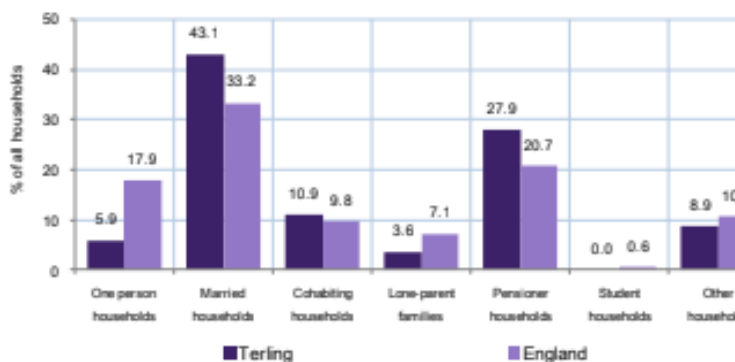
Population estimates by 5 year age band



Population estimates by 5 year age band

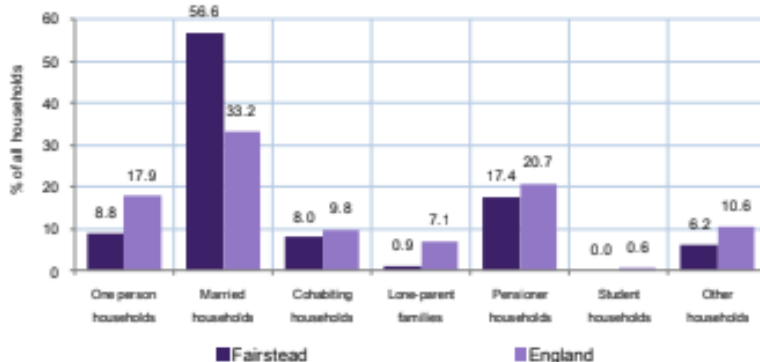


Population by household composition



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

Population by household composition



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

Key Findings and Recommendations

This Housing Needs Survey was carried out in the parish of Terling and Fairstead in winter 2018 by the Parish Council and the Rural Housing Enabler at RCCE. The Parish Council arranged for the delivery of the forms and organised a raffle ticket system to encourage participation. The survey had a **25%** response rate (99/400) which is in line with the county average of 25%.

There was good support for a small development, with **68%** of all respondents stating they would be supportive of a small development (4 - 8 homes) which is primarily affordable housing for those with a strong local connection. Having said that, there was a mixture of comments and opinions around the suitability of any development in the parish, alongside suggestions for possible sites and these can be referenced in the appendix. Support dropped considerably when asked about developing a site for purely open market properties with only 34% being in favour.

The majority of respondents currently live in **3 or 4+ bed homes**, with 88% stating they live in a house. Only one respondent mentioned they rent rooms out on **Airbnb**. Homes for **younger people** came out top (19%) when respondents were asked what type of housing the parish could benefit from, closely followed by conversion of redundant farm buildings (18%) and family housing (15%). There were also comments around the need for housing provision for dedicated key workers and seasonal farm workers.

In Part 1, twenty two respondents indicated that they had a need to move to alternative accommodation. Ten (45%) of these respondents stated that they wished to move out of the parish. This therefore leaves the total number of respondents, expressing a **housing need to stay in the parish at twelve** (55%).

The main reason these respondents wanted to move to alternative accommodation in the parish was for downsizing to a **smaller home**, with four (41%) out of the twelve respondents citing this option. **Two bedroom** dwellings were the most popular selection with five respondents (42%) selecting this size property. **Open market** properties were the most preferred tenure (50%). None of the households that completed part 2 are currently on either the local authority housing register or any Housing Association register. Despite none of the households stating at question 7 that they had a need for any **special housing adaptation**, 2 respondents did mark that the reason they had a need to move to alternative accommodation was because they required a physically adapted home.

Following the survey, the assessed need for **affordable rented** properties was one 1 bed unit and one 2 bed unit. One respondent also expressed a desire for a 2 bed **shared ownership** property and upon reviewing their financial situation as presented in the survey, they do seem in a position to achieve this. We would therefore recommend bringing forward a scheme of up to three units; with at least two affordable rented and potentially one shared ownership. Two respondents stated they wished to self-build, however they did not provide us with enough financial information to fully assess this aspiration.

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

Residency

Seventeen (17%) people work in the parish, seventy-four (75%) people do not work in the parish. Eight (8%) people did not answer the question.

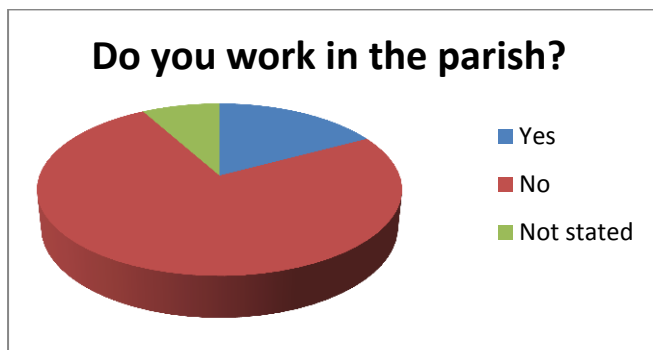


Figure 1: Working in the parish

Ninety-three (94%) people stated they live in the parish, one (1%) person said they did not live in the parish. Five (5%) people did not answer the question.

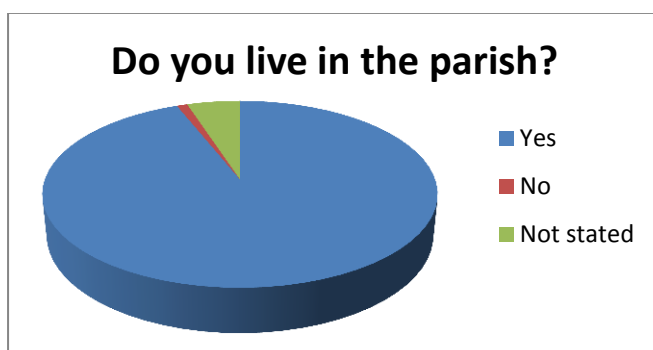


Figure 2: Living in the parish

Ninety-three respondents (94%) stated that the property to which the survey was delivered and in relation to was their main home, one (1%) person stated the property wasn't their main home. Five (5%) person did not answer the question.

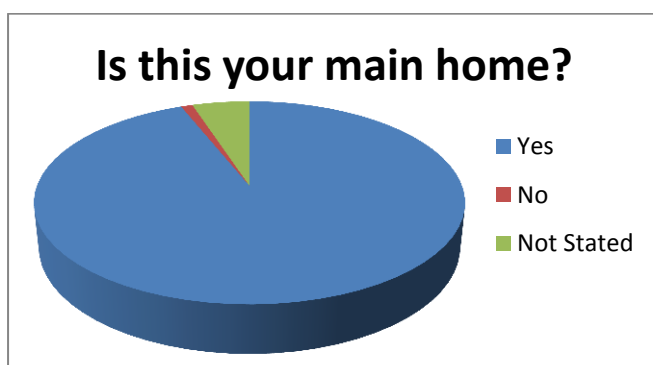


Figure 3: Type of residency

PART 1 – You and Your Household

Property Type and Size

The majority of respondents, eighty-seven (88%) described their home as a house, eleven (11%) described their home as a bungalow and one (1%) described their home as other.

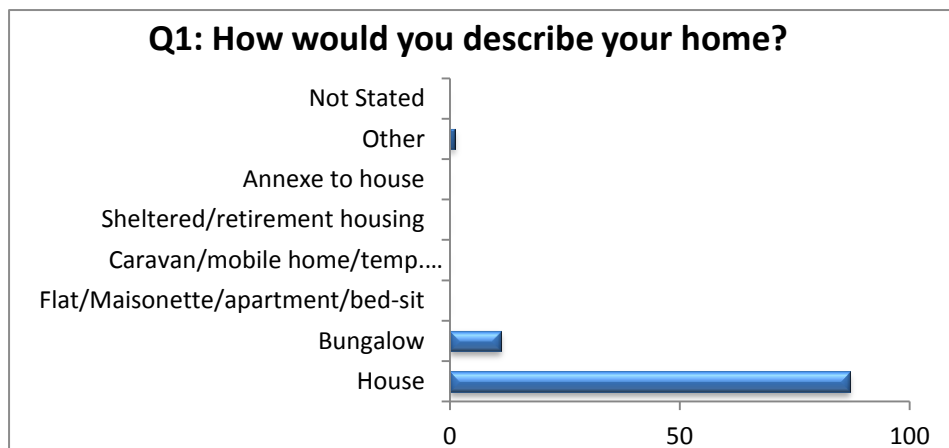


Figure 4: Property type

Eleven respondents (11%) live in a two bedroom property. Forty-three respondents (43%) live in a property with 3 bedrooms and forty-four (44%) 4 or more bedrooms. One (1%) person did not answer the question.

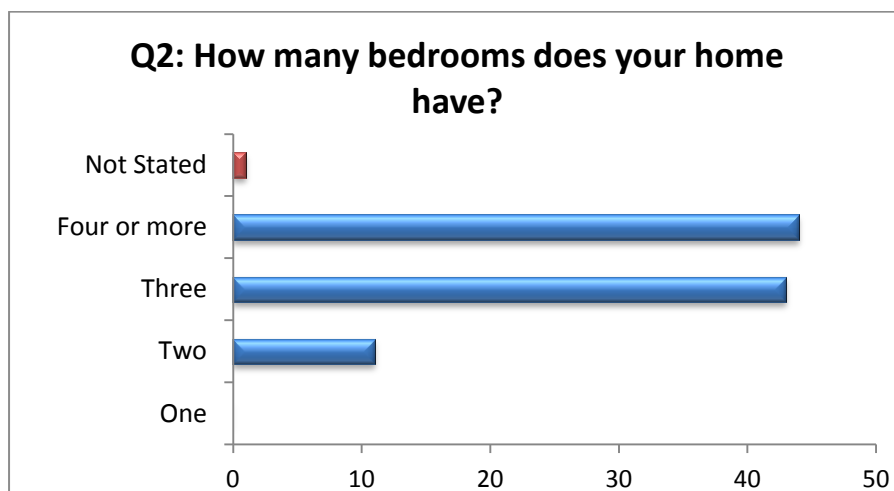


Figure 5: Size of property

Tenure

The majority of respondents, fifty (51%) stated that their property was owned outright by a household member, and eighteen (18%) stated that the property was owned with a mortgage. Four people (4%) rents from a housing association, twenty-two people (22%) stated they rented from a private landlord and four (4%) people said their property was tied to their job. One person (1%) did not answer the question.

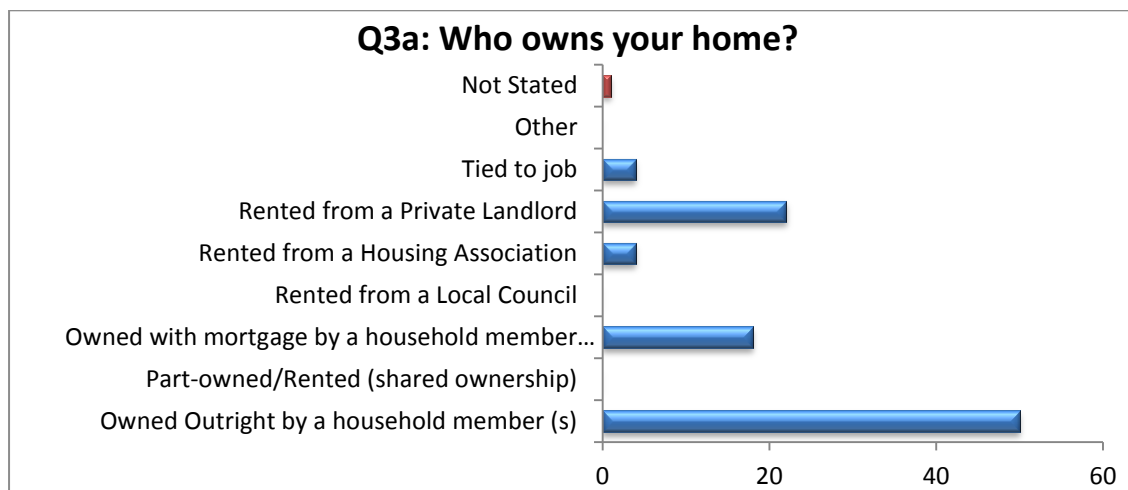


Figure 4: Tenure

Ninety-nine (100%) people stated that they did not live with their parents.

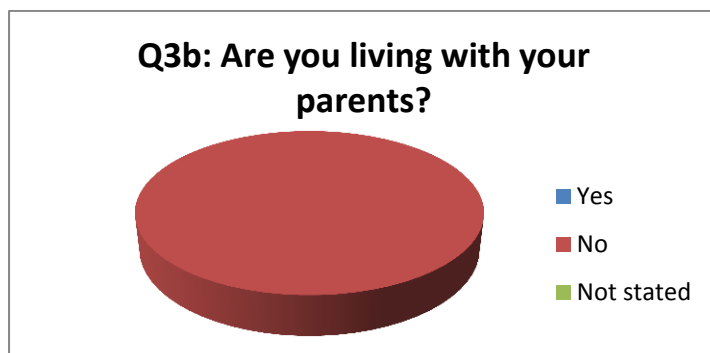


Figure 5: Living with parents

One (1%) person said they offered their rooms out on Airbnb, ninety-eight (99%) people said they did not.

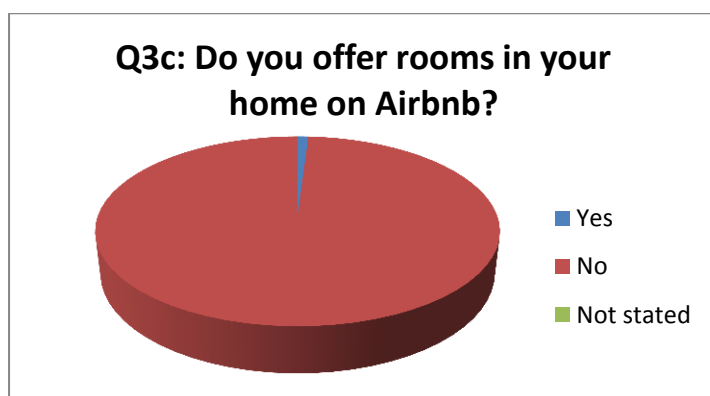


Figure 6: Airbnb

Years in the parish

Twenty-one people (21%) had lived in the parish for 0-5 years and eleven (11%) for 6-10 years. Nineteen people (19%) had been in the parish for 11-20 years, thirteen (13%) for 21-30 years and twenty (20%) for 31-50 years. Eleven respondents (11%) lived in the parish for 51-70 years and four (4%) had lived in the parish for over 70 years.



Figure 7: Years of residence in the parish

Nine people (9%) had worked in the parish for 0-5 years and two (2%) for 6-10 years. Four people (4%) had been in the parish for 11-20 years, one (1) person had worked for 21-30 years and three (3%) for 31-50 years and one respondent (1%) have worked in the parish for 51-70 years.



Figure 8: Years of working in the parish

Number of people living in the property

Fourteen respondents (14%) live alone but the majority of respondents, fifty-three (54%) live with one other person. Eleven (11%) households have three people, thirteen (13%) have four people and six (6%) household has five people living in the property. Two people (2%) did not answer this question.

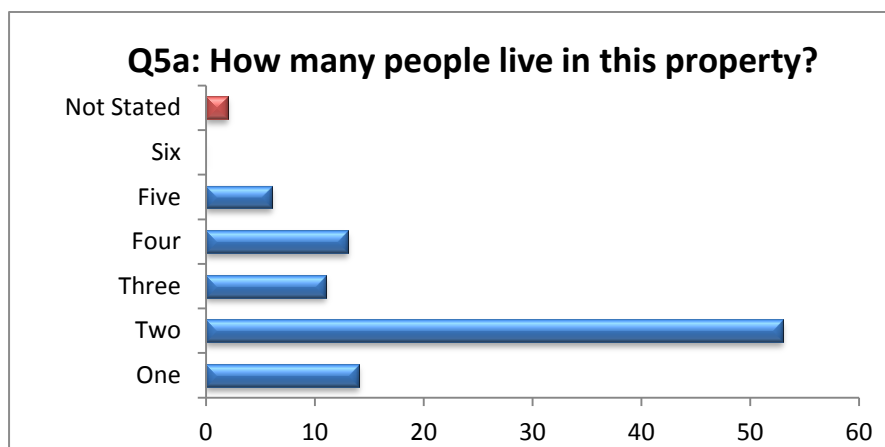


Figure 9: Size of Households

Age and Gender

The total number of people within the households responding to the survey was 237. For the purposes of the question relating to age and gender the percentages used are of 237 i.e. 237=100%.

There were twenty-one recorded children (9%) aged 10 and under, eighteen (8%) between 10-18 years. Fourteen (6%) were between 19-25 years and five people (2%) were between 26-35 years old. Eighteen people (8%) were aged 36-44, thirty-six people (15%) were aged 45-54, and thirty-two people (14%) were between 55-64 years old. Seventy-one people (30%) were aged between 65-79 years and fifteen people (6%) were aged 80 and over. Seven people (3%) did not declare their age.

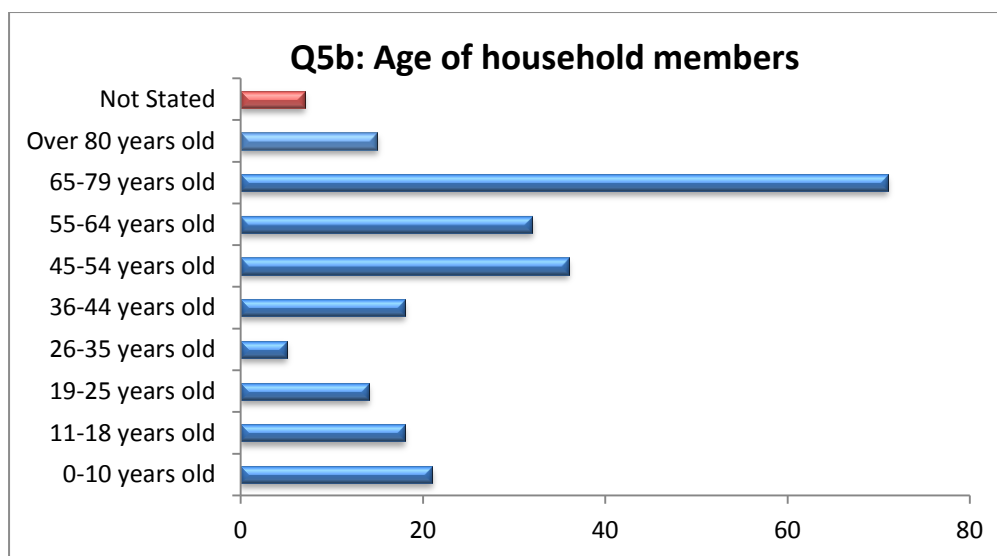


Figure 9: Age of residents

The responding population is made up of one-hundred and eight (46%) females and one-hundred and twenty-five (53%) males. Four (2%) people did not declare their gender.

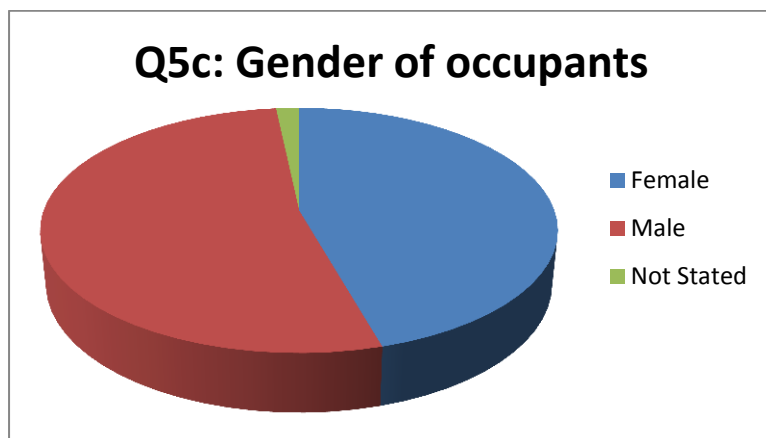


Figure 10: Gender of respondents

Housing Need

There were 253 responses as to the type of housing that would benefit the parish. Houses for younger people was chosen forty-seven (19%) times, houses for older/retired people thirty-six (14%) times. Family housing thirty-eight (15%) times, housing for outright open market sale eighteen (7%) times. Housing for private rent was chosen seven (3%) times, affordable/social rent housing twenty-eight (11%) times and shared ownership housing thirteen (5%) times. Conversion of redundant farm buildings was chosen forty-five (18%) times and studios and workshops with associated living space twelve (5%) times. Nine (4%) people did not select any type of housing.

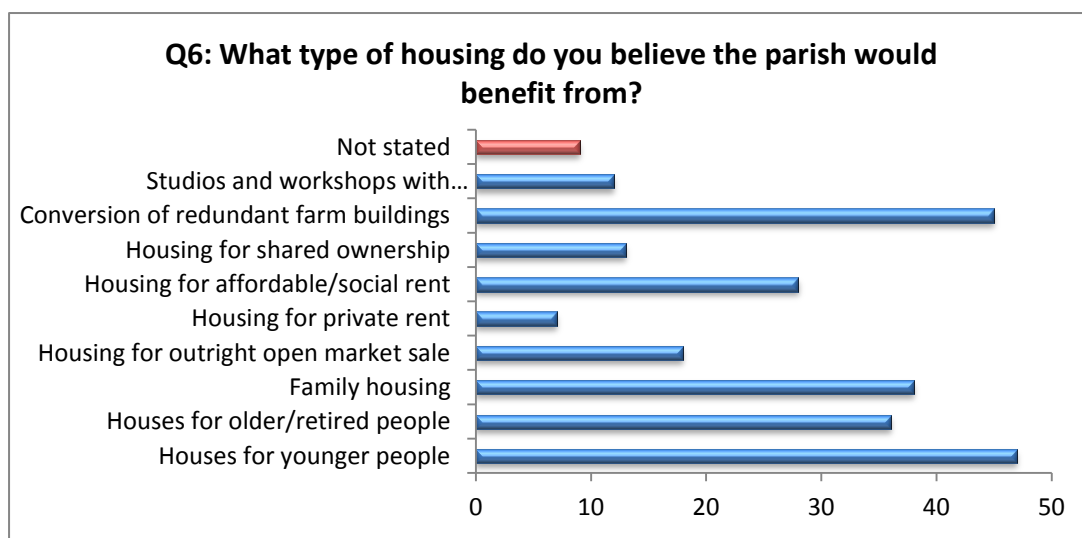


Figure 11: Housing to benefit the parish

There were ten respondents (10%) who had family members who had moved away in the last 5 years because they had been unable to find suitable accommodation in the parish and the majority, eighty-nine (90%) answered no.



Figure 12: Family moving away

Fourteen respondents (14%) said that they or someone in their household needed to move to alternative accommodation in the next 5 years, eight respondents (8%) stated a need to move in 5 years or more and seventy-seven (78%) said no.

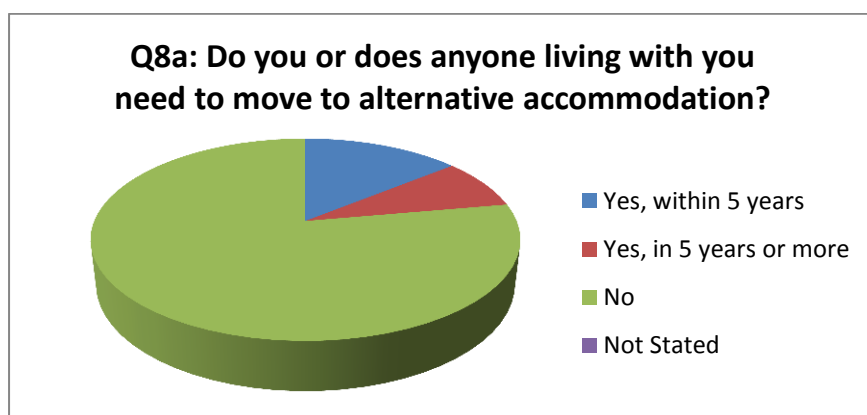


Figure 13: Need to move to alternative accommodation

The survey went on to ask those needing to move if they intended to remain in the parish. Twelve respondents (55%) indicated that they wanted to remain in the parish. Ten people (45%) said they intended to move outside of Braintree district.

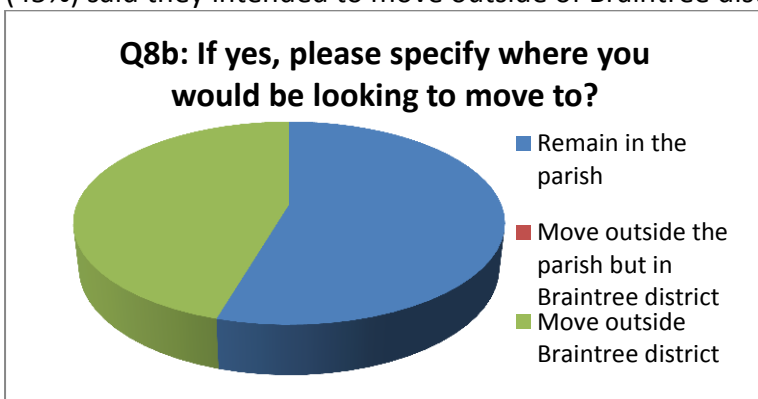


Figure 14: Downsizing as main reason for needing to move

Four people (17%) said they would swap their Estate Property home for something different/more suitable, and three of those four went on to express a housing need. Eighteen (75%) people said they would not swap their home. Two (8%) people did not answer the question.

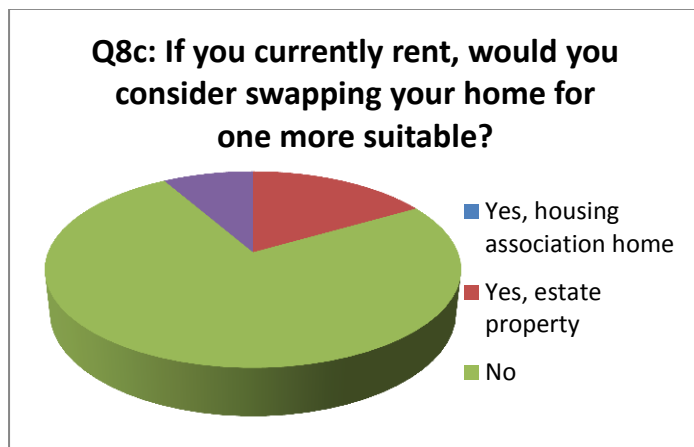


Figure 15: Swapping rental properties

Support for development

Sixty-seven respondents (68%) would support a small development of affordable housing for local people, twenty-seven (27%) would not be supportive, and five respondents (5%) did not answer the question.

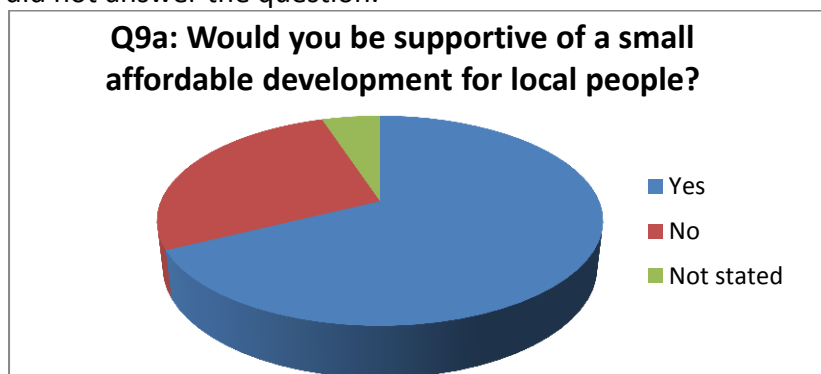


Figure 16: Small affordable development

Sixty-one respondents (62%) would remain supportive if one or two open market houses were to be included in the development and thirty-one respondents (31%) would not be supportive. Seven respondents (7%) did not answer the question.

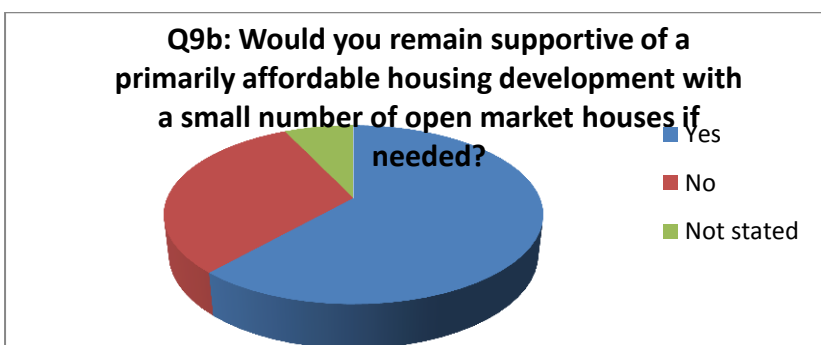


Figure 17: Small affordable development with open market housing

Thirty-four respondents (34%) would be supportive of an open market development, sixty-one (62%) would not be supportive, and four (4%) people did not answer the question.

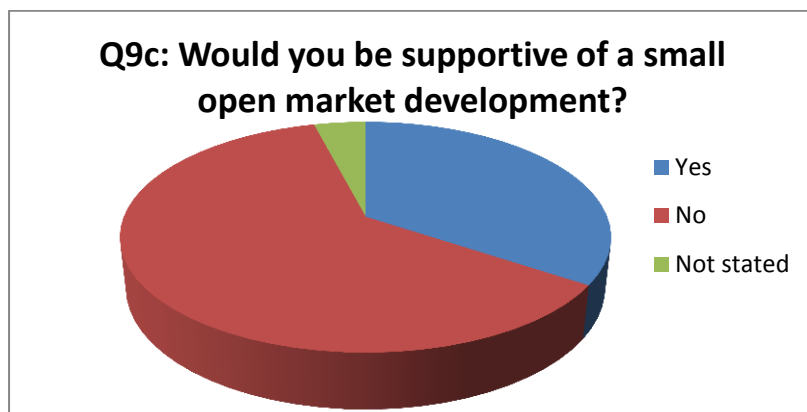


Figure 18: Small open market development

PART TWO

Housing Need outside the parish

Of the 22 respondents with a need, 10 of those did have a need for alternative accommodation however they aspired to move outside the parish (45%).

Whilst we are mainly focussing this report on those wishing to remain in the parish, it is interesting to note a few things about the 10 households wishing to leave. Six (60%) aspired to move in the next 5 years and four (40%) in 5 years or more. All (100%) wished to move outside of Braintree District. Of those who went on to complete some/all of part 2 of the survey we can see that 4 (40%) wished to buy on the open market (with 6 not answering this question). The reasons for moving were split between needing a smaller home (40%), poor broadband speeds (10%), threatened with homelessness (10%) and setting up a first independent home (10%). Three respondents did not state why they were thinking of moving. The average age of those wishing to move out the parish was 63 years old with the exception of two people who were 16 years old and 22 years old.

Housing Need within the parish

11 households indicated they had a need for alternative accommodation in the parish by answering "Yes" to question 8 in part 1 of the form, with one person completing two individual surveys for housing need. For the purposes of Part 2 therefore, the percentage shown is the percentage of the twelve, with an aspiration and need for housing in the parish (12=100%), unless otherwise stated.

Timescale for moving

One respondent (9%) wished to move now and another four (36%) wished to move within the next two years. Four respondents (36%) wished to move between 2 to 5 years and three respondents (27%) wanted to move in 5 or more years.

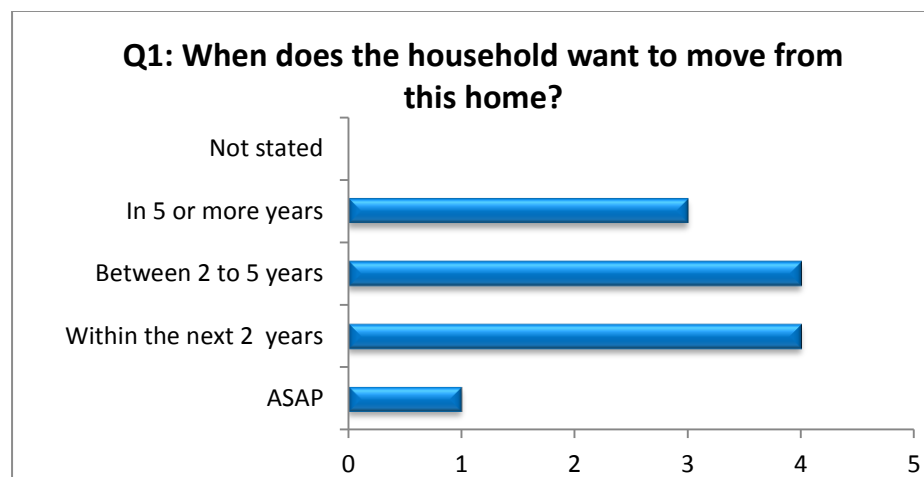


Figure 19: Timeframe for moving

Current Tenure

Three respondents (25%) stated that they lived with their parents, six (50%) people said their home was tied to their job and another three (25%) stated that they rented from a private landlord.

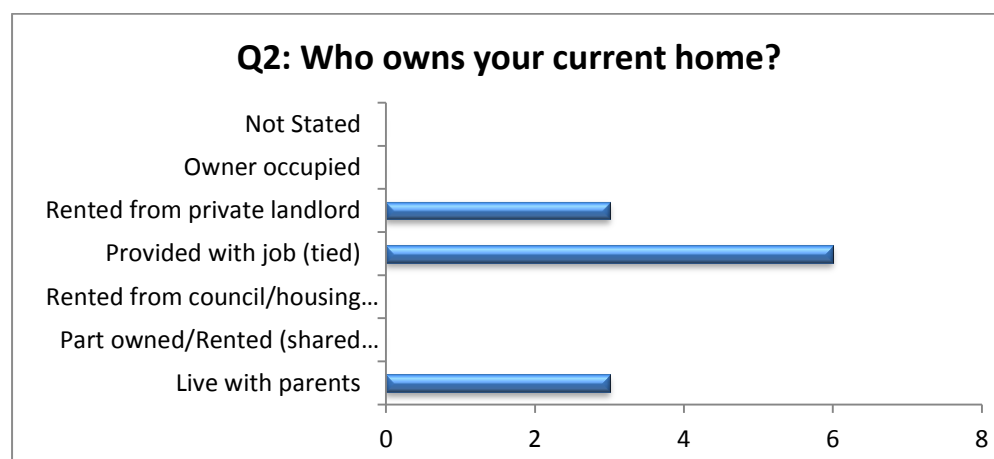


Figure 20: Current Tenure

Preferred Tenure

One (8%) respondent wanted to rent from a council/housing association, six respondents (50%) indicated that they would prefer to purchase a property on the open market and one respondents (8%) would like to part buy/part rent their property. Two people (17%) would like to rent from a private landlord and two people (17%) stated other as their preference.

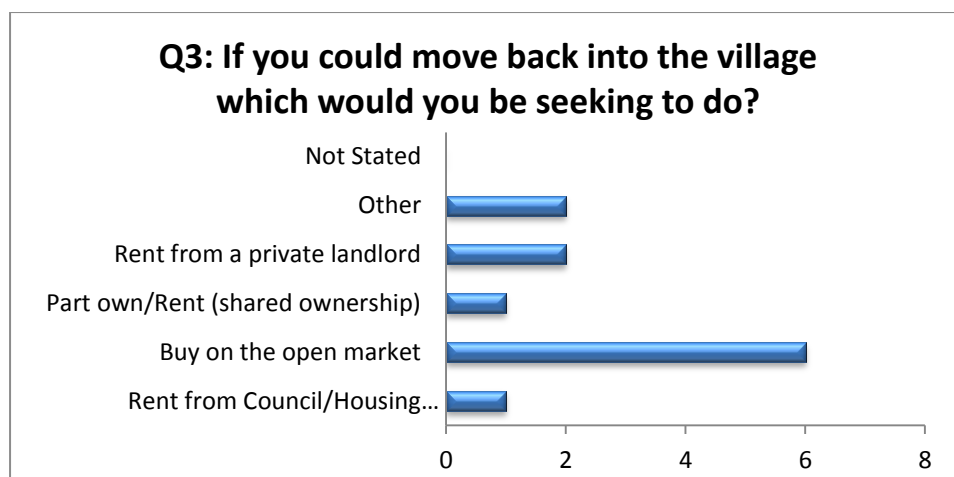


Figure 21: Preferred Tenure

Housing Register

All twelve respondents (100%) stated that they are not the local authority or housing association register.



Figure 22: Registered on any housing register waiting list

Accommodation Required

Nine respondents (75%) expressed houses as their preferred choice. One person (8%) requires a bungalow and two people (17%) indicated a need for a flat/maisonette/apartment.

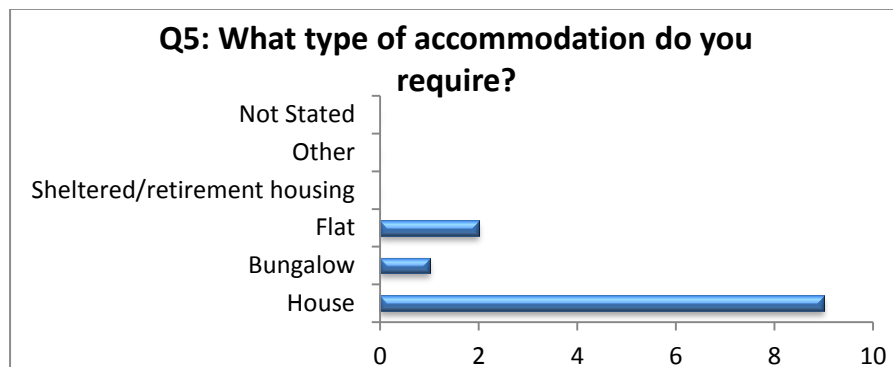


Figure 23: Types of Accommodation Required

One respondent (8%) wanted a 1 bedroom property, five respondents (42%) wanted a 2 bedroom property and four (33%) wanted a 3 bedroom property. Two (17%) people want 4 or more bedrooms.

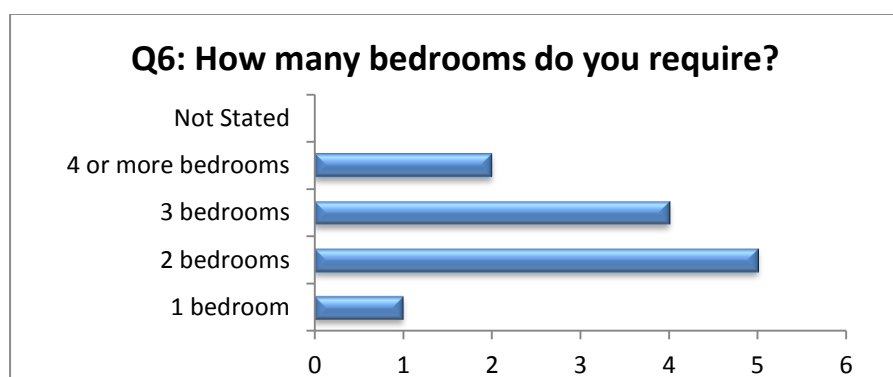


Figure 24: Number of Bedrooms Required

Special Needs and Adaptations

All twelve (100%) respondents stated that they had no need. (NB – however, at Q9, two respondents mentioned they were moving because they had a need for a physically adapted home).

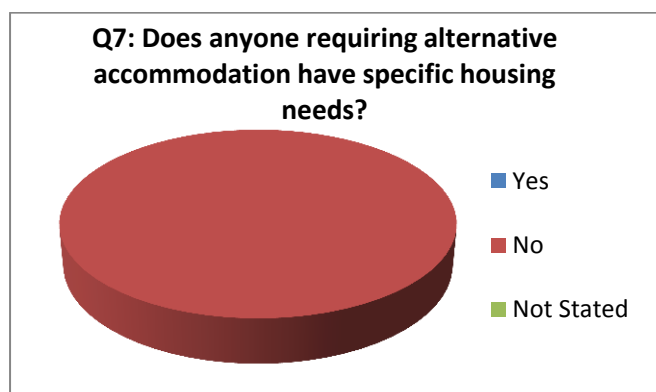


Figure 25: Special Needs & Adaptations

Reason for requiring alternative accommodation

Three respondents (25%) stated their needs could be met through adaptation of their current home. Nine (75%) said their needs could not be met through adaptation.

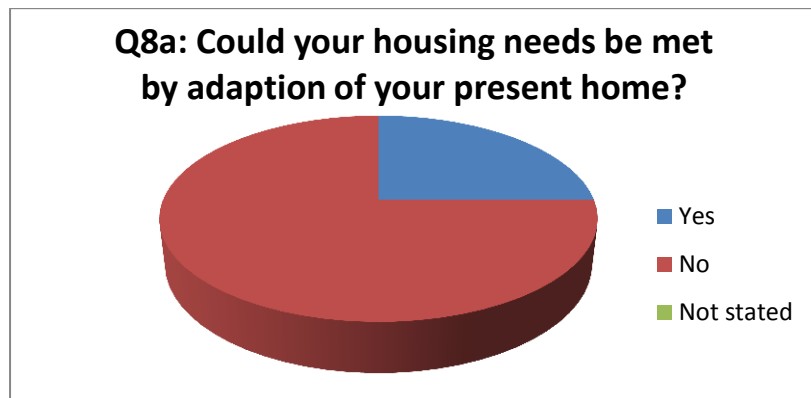


Figure 26: Home adaptation

One person (33%) said an extension providing an extra bedroom would help, another one (33%) stated 'other' which was then further clarified as conversion of their garage into a house. One person (33%) didn't answer the question. (3=100%)

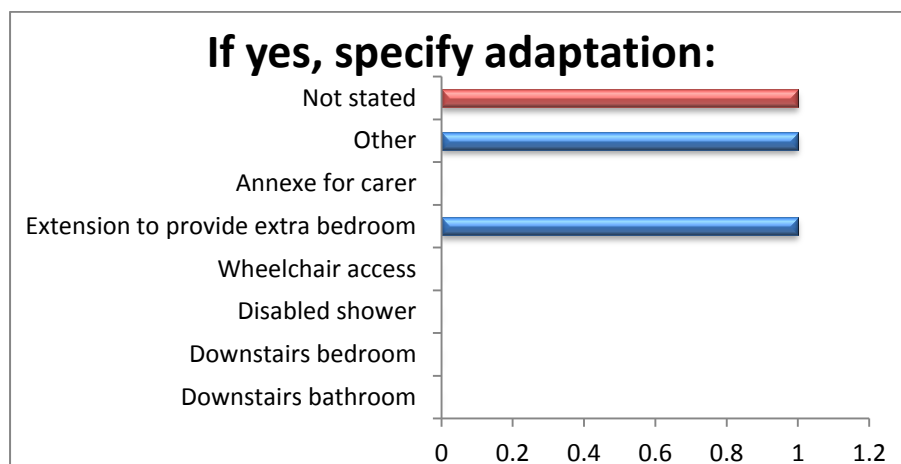


Figure 27: Adaptation details

One person (33%) stated that their property was rented so they could not carry out the adaptations. Two people (67%) did not answer the question. (3=100%)

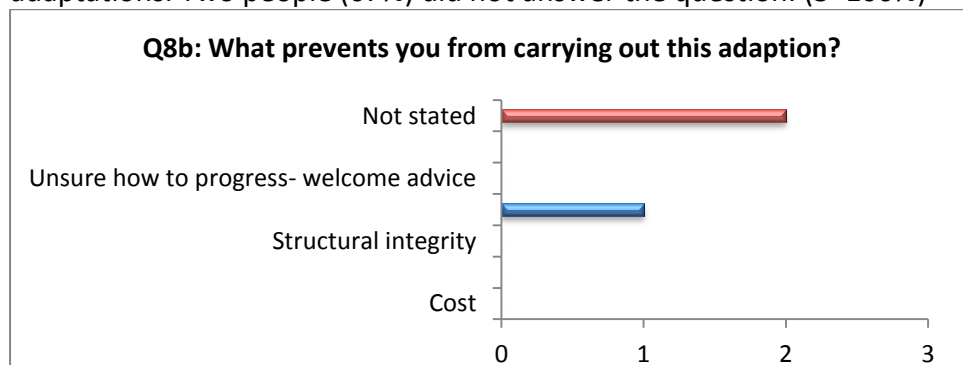


Figure 28: Adaptation limitations

The main reason for wanting to move was for a smaller home with four households (33%) citing this as the main reason. One household (8%) said that they needed a larger home and two (17%) households needed a cheaper home. One (8%) household said they wanted to set up an independent/first home. Two respondents (17%) stated they need a physically adapted home despite their answers at question 7. Two (17%) people did not answer the question.

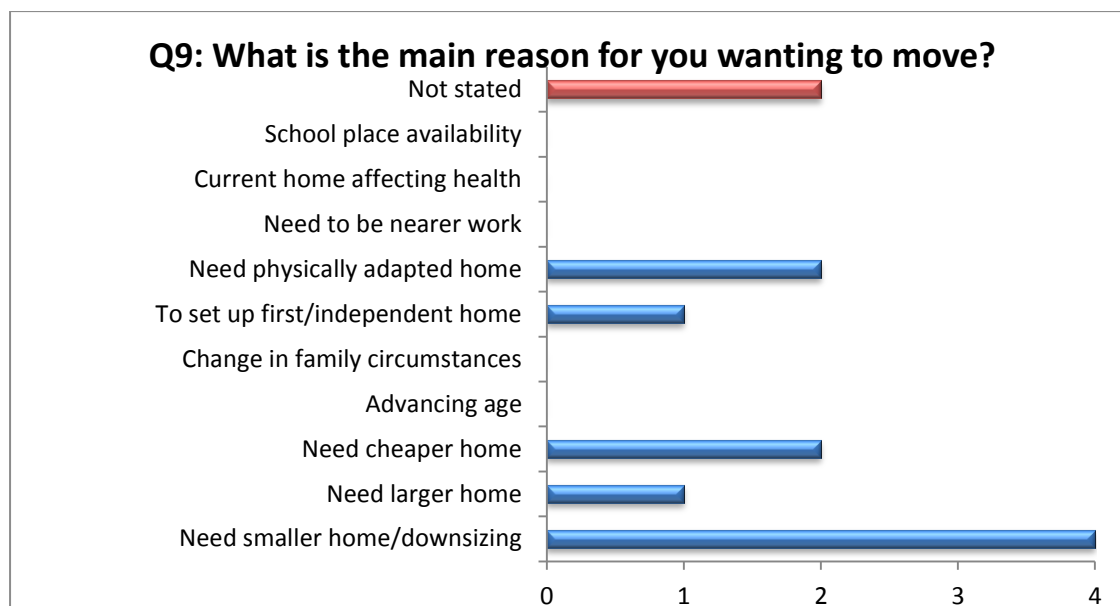


Figure 29: Reason for moving to alternative accommodation

Age and Gender

The total number of people needing to move to a new household was 29 in the following age groups (percentage figure for age and gender are of total people i.e. 29 = 100%).

Three people (10%) need to move children under ten years old, five (17%) people needed to move children aged 11-18 years old. Four people (14%) needing to move were between 19-25 years old, two people (7%) are aged between 26-35 years old and another two people (7%) are aged between 36-44 years old. Six people (21%) needing to move are in the 45-54 year category and two (7%) person was aged between 55-64 years old. Five (17%) people were aged between 65-79 years old.

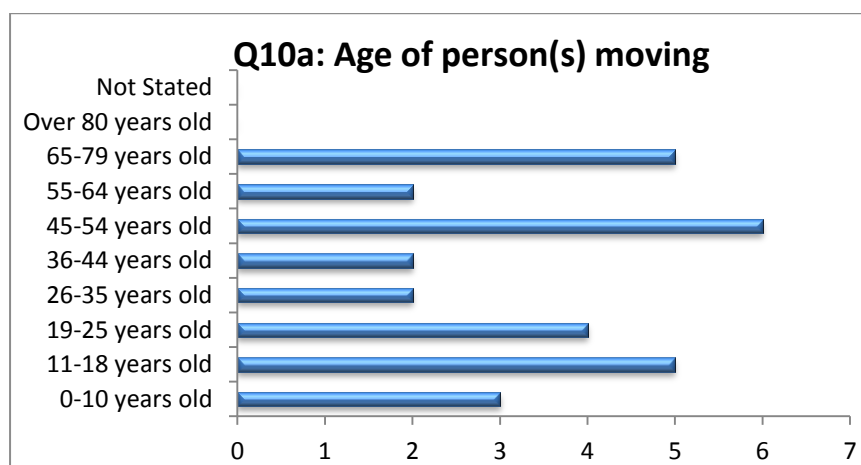


Figure 30: age of respondents in housing need

Fourteen people (48%) needing to move were female and fifteen (52%) were male. (29=100%)

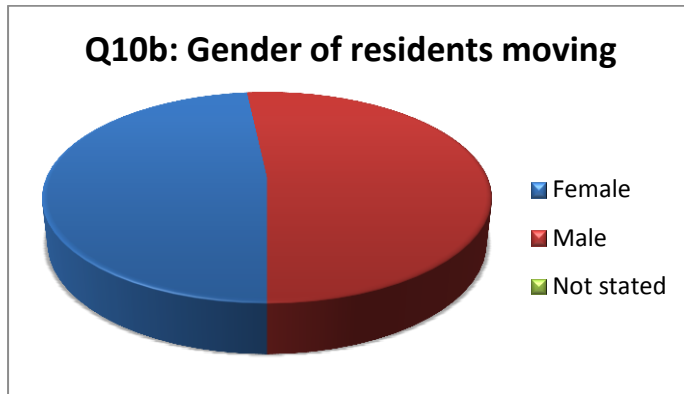


Figure 31: Gender of respondents

Out of the 29 people recorded for part two, there were fifteen additional people in the households. Six (40%) of these people were the spouse or partner of the first person, six (40%) were children, one (7%) was the sibling and another one (7%) person was the son/daughter-in-law of the first person. (29=100%)

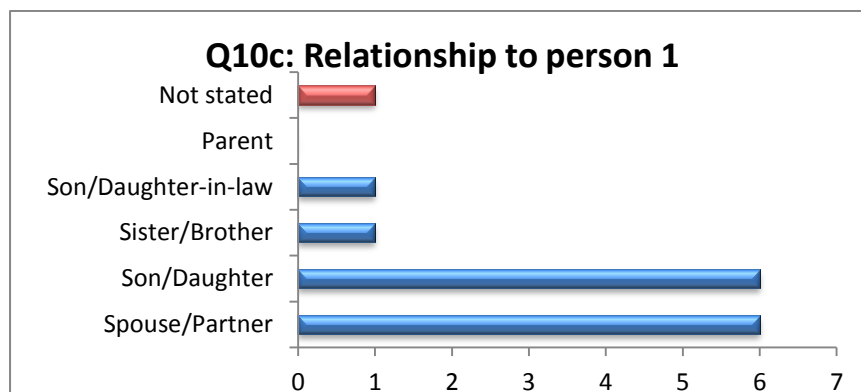


Figure 32: Relationship to person 1 of respondents

Type of household

Two of the new households (17%) would be living alone and one (8%) would be described as older. Three (25%) households would be a parent(s) with child(ren) household, five (42%) households would be a couple and one (8%) would be siblings sharing.

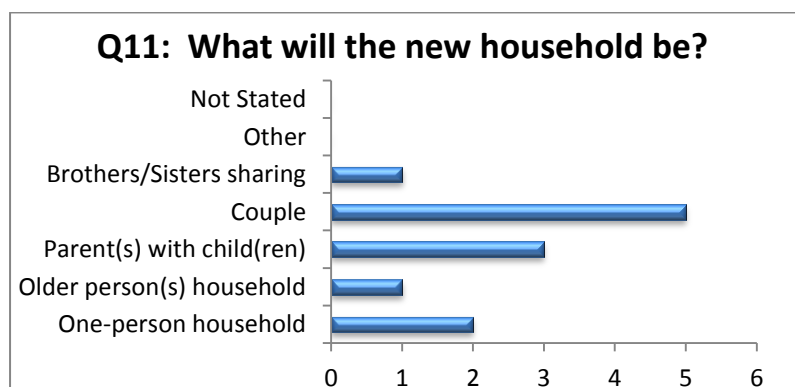


Figure 33: New household composition

Housing benefit

There was one (8%) new household expecting to claim partial housing benefits, ten (83%) would not be claiming. One (8%) did not know if they would be claiming.

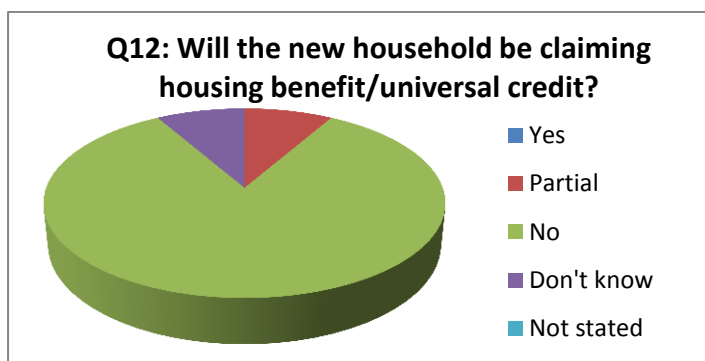


Figure 34: Housing Benefit

Current Situation

All twelve (100%) live in the parish at present.

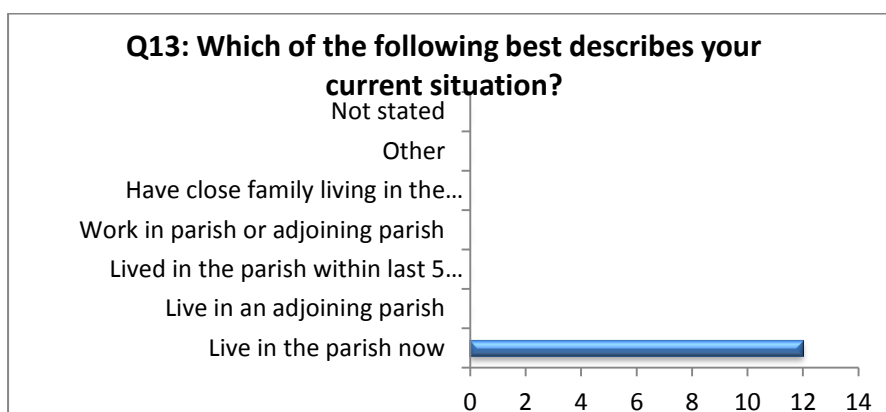


Figure 35: Current situation

Affordability

Income

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

One respondent (8%) stated their income was below £750. One respondent (8%) declared the income to be between £1,001-£1,250, another one (8%) stated their income as between £1,501 - £1,750. Two households (17%) income was between £2,251 - £2,500 and five respondents (42%) stated their income was above £3,501. Two people (17%) did not answer the question.

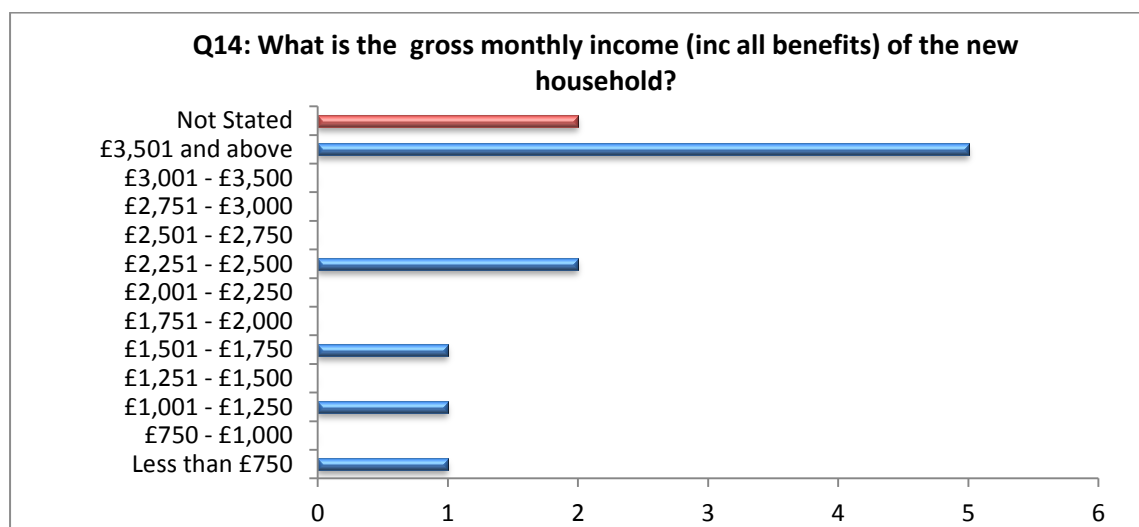


Figure 36: Gross monthly income

Savings

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

Six respondents (50%) indicated that they had no savings. One respondent (8%) indicated that they have £80,000 in savings and one (8%) has over £100,000 in savings. Two (17%) respondents indicated they have savings but did not state how much.

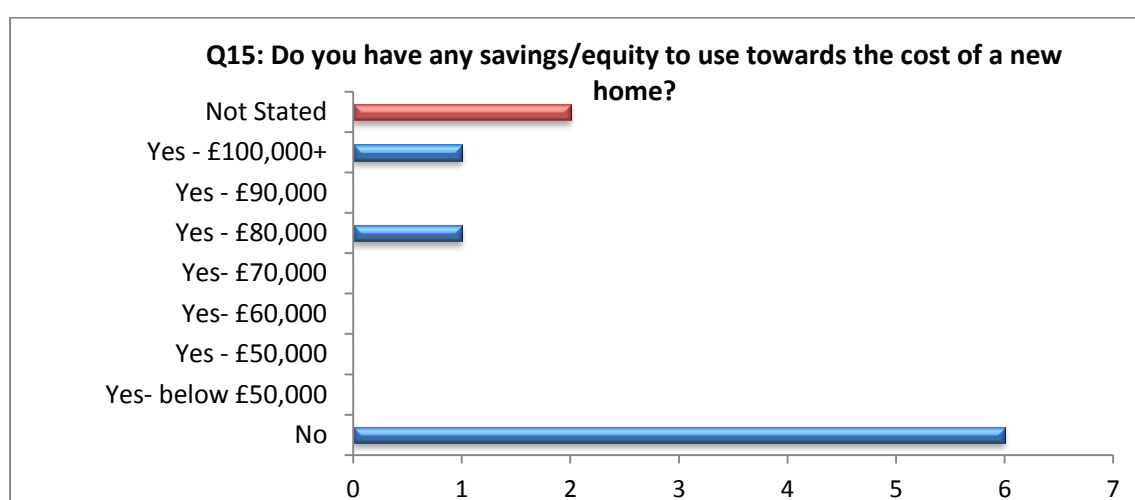


Figure 37: Savings

Six (50%) people said they had no equity, there was one household (8%) who had £100,000 - £200,000 in equity and another one (8%) who had £200,000 - £300,000. Another household (8%) had between £500,000 - £1,000,000 in equity and one (8%) household stated they had over £1,000,000. One household (8%) stated they had equity but did not specify how much and another household (8%) did not answer the question.

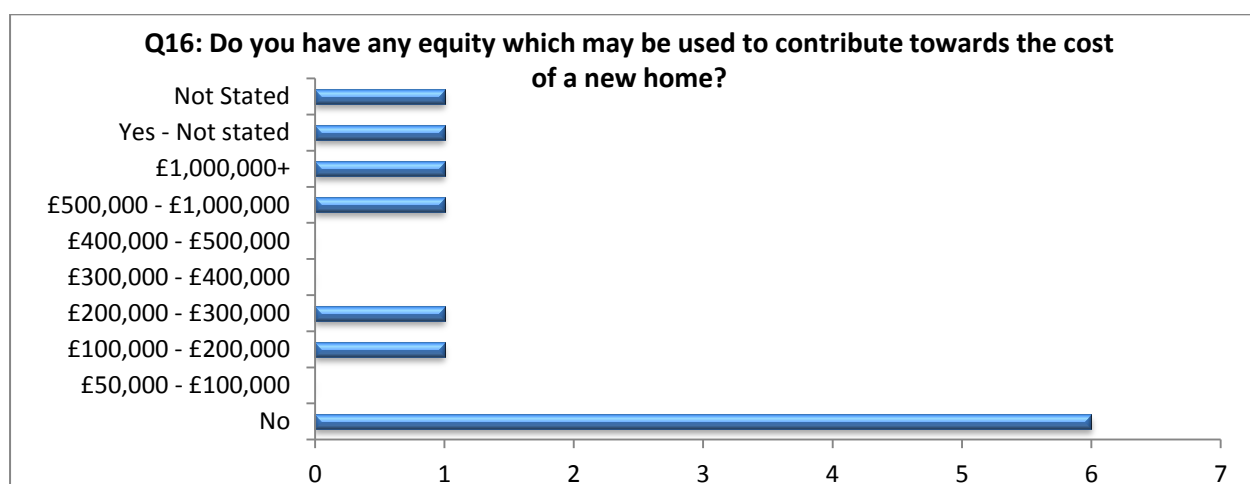


Figure 38: Equity

PART THREE: Assessment of Need

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

Twenty-two respondents stated they had a need for alternative accommodation.

Ten of these respondents had an aspiration to move to alternative accommodation outside of the District of Braintree and whilst we have not included these in the assessment below it is interesting to note this aspiration. More details have been provided on page 18 of this report.

Twelve respondents stated they had a housing need within the parish and went on to complete all of Part 2. These respondents' aspirations have been assessed in the tables below. Some aspire to own a share of their home but in reality cost may still be prohibitive given their current financial position and this has been taken into account in this analysis.

The tables below show the preferred tenure type (indicated tenure) selected by each respondent and the recommendations (recommended tenure) based on a number of factors including income levels and savings. Some respondents declined to provide enough financial information for us to confidently assess their actual need.

| Indicated tenure (12) | |
|--------------------------------------|---------------|
| Type | Number |
| Open Market | 6 |
| Shared Ownership | 1 |
| Private Rental | 2 |
| Housing Association / Council rented | 1 |
| Self Build | 2 |

| Recommended tenure (12) | |
|--------------------------------------|---------------|
| Type | Number |
| Open Market | 4 |
| Shared Ownership | 1 |
| Private Rental | 2 |
| Housing Association / Council rented | 2 |
| <i>Not Enough Information</i> | <i>3</i> |

Recommendation

When calculating recommendations for affordable housing the achievable tenure number is usually halved (to secure the properties for local people). However when dealing with recommendations involving smaller numbers of housing need, taking into consideration the length of time it takes to bring schemes forward and their viability, we would encourage a discussion on the final recommended number between the Parish Council, Local Authority and Housing Association.

Following the survey, the assessed need for **affordable rented** properties was one 1 bed unit and one 2 bed unit. One respondent also expressed a desire for a 2 bed **shared ownership** property and upon reviewing their financial situation as presented in the survey, they do seem in a position to achieve this. We would therefore recommend bringing forward a scheme of up to three units; with at least two affordable rented and potentially one shared ownership.

It is also worth noting the assessed need for two 2 bed private rental properties. Both households have good monthly salaries but no savings to buy on the open market. If this allocation proves challenging due to the lack of private rental properties available in the parish, it might be worth considering them back into the affordable housing category, if they are able to go onto the Housing Register and fall under the income limits set by BDC. This would be for further discussion with Braintree District Council with the exact income figures of each household.

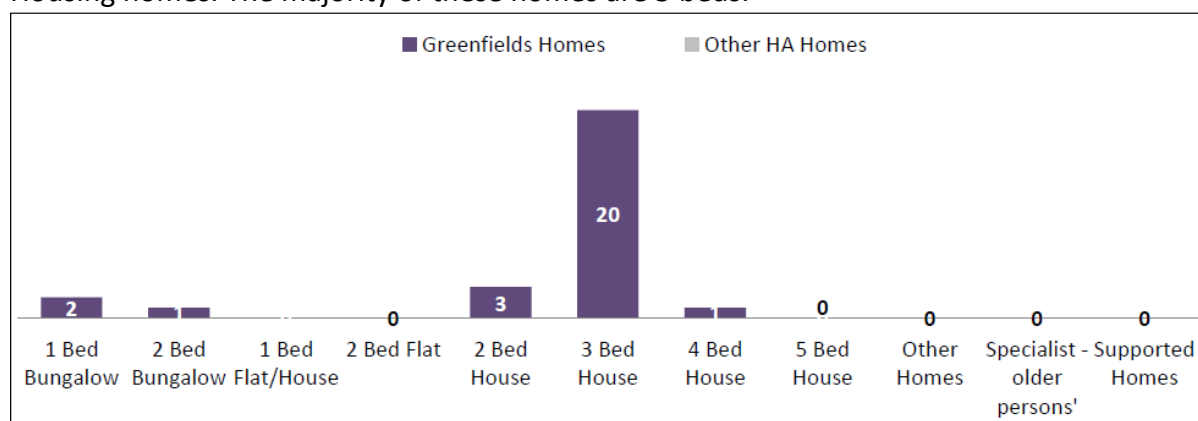
Some of the respondents who wanted affordable housing aspired to more bedrooms than their current needs suggested by the data and our recommendations reflect their existing household composition. With regards to this recommendation, housing associations also tend to think of the **long term sustainability** of the scheme, therefore there may be further exploration around the possibility of bringing forward more 2 bed units rather than any 1 bed units. This would be something for further discussion and does not detract from our recommendation. For any affordable housing schemes discussions on finalizing the size, tenure and design should take place with the parish council, the housing association partner and the local authority at an appropriate time should a scheme go ahead.

None of the respondents stated they had any specific housing needs.

Local Housing Register

None of the households with a need inside the parish are currently on either the local authority **housing register** or any Housing Association register. We would recommend that the Parish Council raise awareness of the need to be on the register amongst the residents of the parish, in order for them to be considered for affordable housing schemes in the future. For registration terms and conditions please encourage residents to go to www.gatewaytohomechoice.org.uk or phone the council on 01376 552525 for further advice.

Braintree District Council's Housing StatNav information as of 2017 stipulated that there are currently 27 existing affordable rented homes in the parish – all Greenfields Community Housing homes. The majority of these homes are 3 beds.



As of July 2017, there were 6 households registered on the Gateway to Homechoice system awaiting a property in the parish.

| Priority A | Priority B | Priority C | Other bands D to F |
|-------------|--------------|--------------|--------------------|
| 1 Applicant | 0 Applicants | 2 Applicants | 3 Applicants |

For more information about the priority 'bands' (A to F) for housing applications, please see the guide to the data.

Current figures (as of Feb 2019) from **Braintree Housing Register** for Terling and Fairstead are as follows;

Priority A – none
 Priority B – 1 applicant
 Priority C – 1 applicant
 Priority D - none
 Priority E – 4 applicants

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

Size & Timescales

Aspiration (12)

| SIZE | Open Market | HA / Council Rental | Private Rental | Shared Ownership | Self Build |
|-------------------------|--|---------------------|------------------------------------|------------------|---------------------------------------|
| Identified No. of units | 6 | 1 | 2 | 1 | 2 |
| Size Breakdown | 1 x 1 bed flat 1 x 2 bed house 2 x 3 bed house 2 x 4+ bed house | 1 x 2 bed flat | 1 x 2 bed house 1 x 3 bed house | 1 x 2 bed house | 1 x 3 bed house 1 x 2 bed bungalow |
| TIMESCALE | | | | | |
| Now | 1 x 3 bed house | / | / | / | / |
| 0-2 Years | 1 x 4+ bed house | / | / | 1 x 2 bed house | 1 x 3 bed house 1 x 2 bed bungalow |
| 2-5 Years | 1 x 3 bed house 1 x 4+ bed house | 1 x 2 bed flat | 1 x 3 bed house | / | / |
| Over 5 Years | 1 x 1 bed flat 1 x 2 bed house | / | 1 x 2 bed house | / | / |
| Not stated | / | / | / | / | / |

Need (9)

| SIZE | Open Market | HA / Council Rented | Private Rental | Shared Ownership |
|-------------------------|--|-----------------------------------|------------------------------------|------------------|
| Identified No. of units | 4 | 2 | 2 | 1 |
| Size Breakdown | 1 x 2 bed house 1 x 3 bed house 2 x 4+ bed house | 1 x 1 bed flat 1 x 2 bed house | 1 x 3 bed house 1 x 3 bed house | 1 x 2 bed house |

Not enough information (3)

3 respondents declined to provide any financial information with their response, so we are unable to sufficiently assess their actual need.

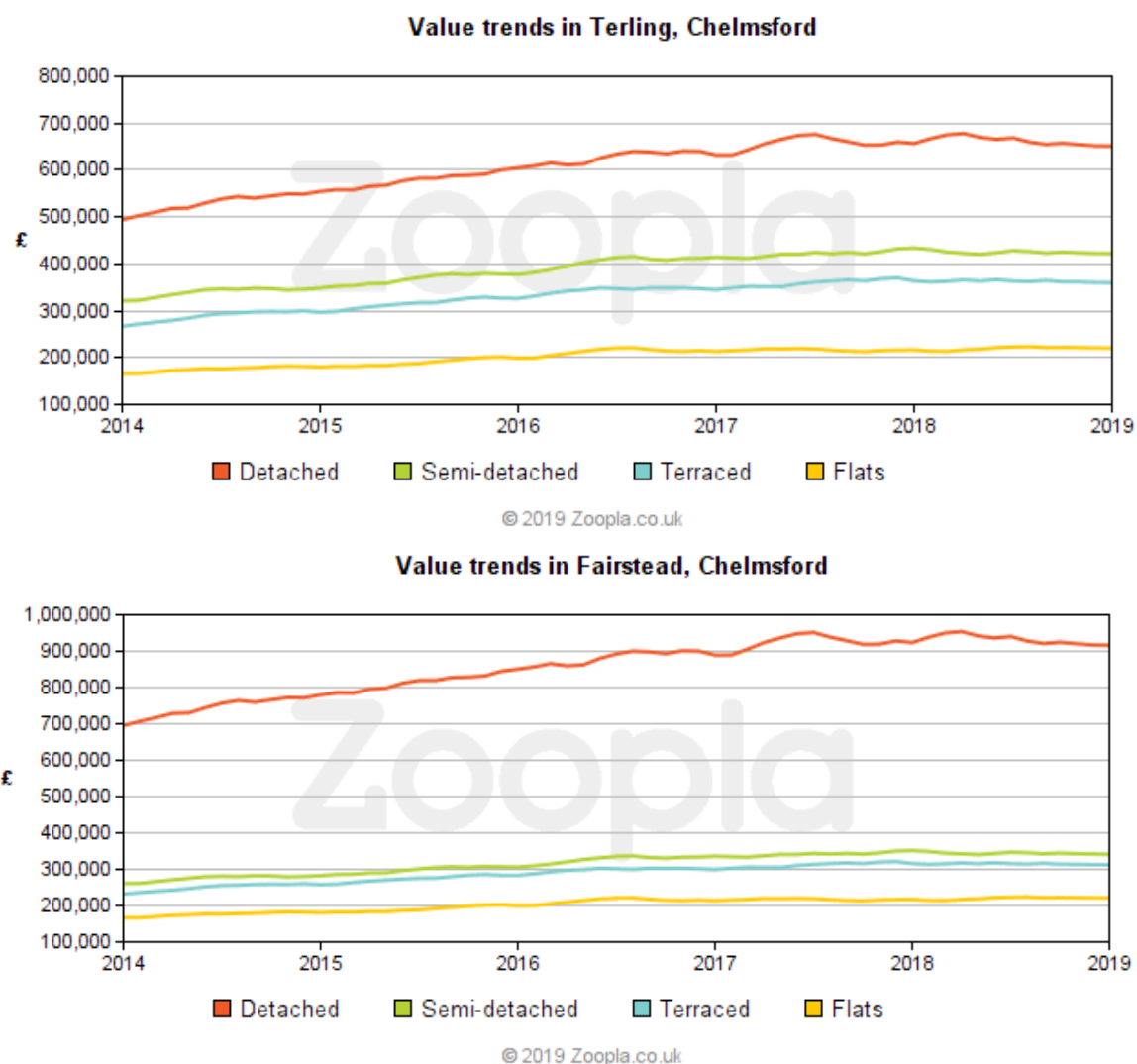
Their aspirations were as follows;

- 1 x 3 bed house self build
- 1 x 2 bed bungalow self build
- 1 x 1 bed flat open market

None of these respondents own their own property currently – the first 2 are renting privately and the last lives with their parents.

Appendix 1 **Local Housing Stock**

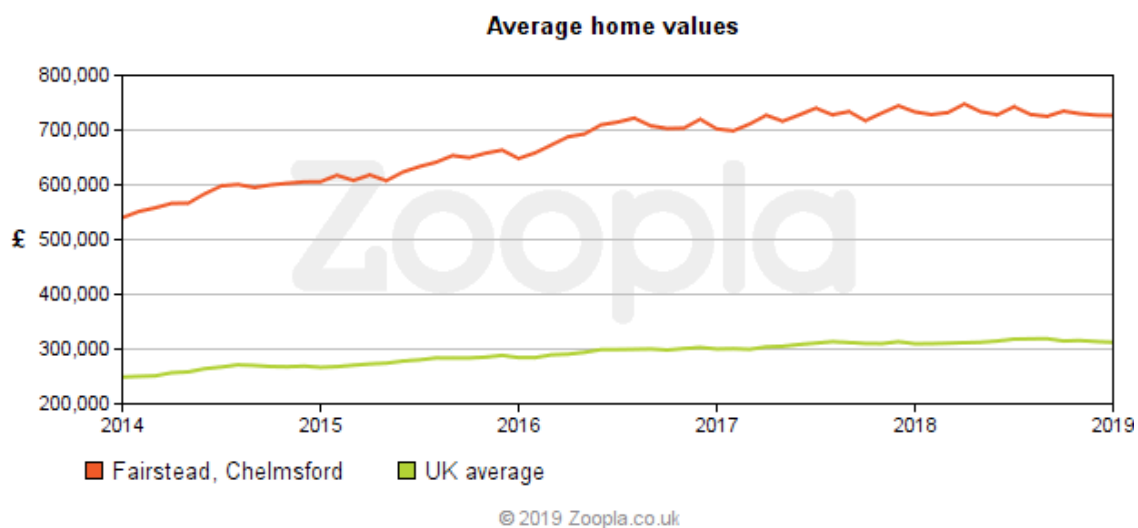
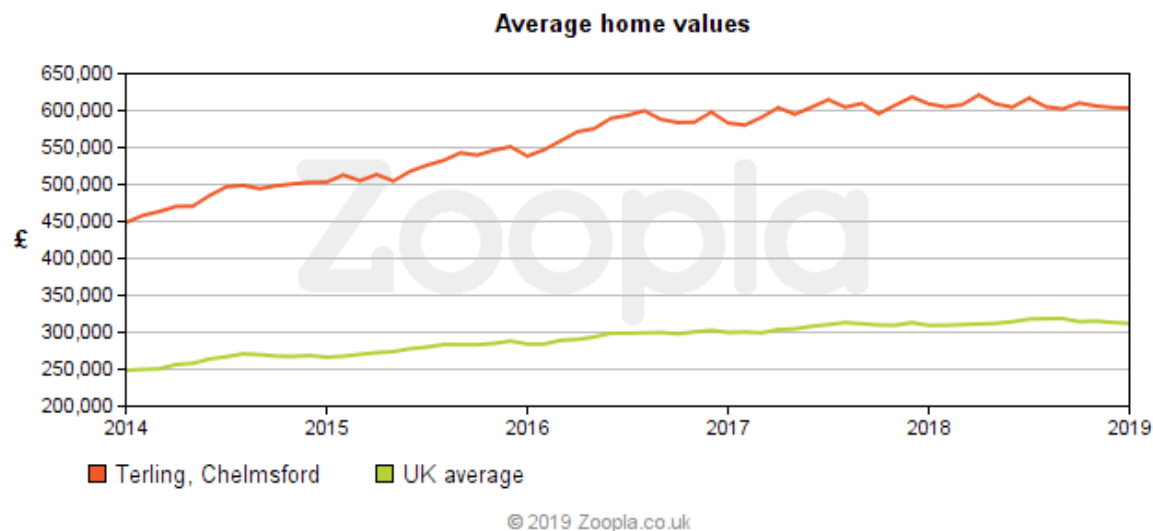
Average property values in Terling & Fairstead as of January 2019



Source: Zoopla

The average price for a property in the last 12 months in Terling was £562,916.50. There were 6 properties sold, 4 detached properties with an average price of £707,500. The average price for a property in Fairstead was £455,000 with only one property being sold in the last twelve months.

Average home values in Terling & Fairstead compared to the UK average over the past 5 years



Affordability

To put the issue of affordability into context it is important to understand the local property market to show the issues families on modest incomes would face whilst seeking housing in Terling & Fairstead, in order to remain living in the parish. This is especially relevant considering half of those with a need to remain in the parish have stated that they do not have any savings.

In the last year, there have been eight properties sold in the parish with an average price of £435,000.

The current properties **for sale** in the parish show a lack of availability of smaller properties; in particular those with 2 bed rooms as aspired to by the majority of those in housing need who responded to this survey.

There were 5 houses for sale at the time of writing; 2 detached, 2 semi-detached and 1 terrace. Four of the five properties had 4 bedrooms and the remaining property has 3 bedrooms. The prices ranged from £375,000 to £900,000 making an average sales price of £595,000 for all properties currently available at the time of writing this report.

In terms of **private rental** properties, there were no properties available at the time of report writing in Fairstead and just one property in Terling (four bed detached). It is worth noting that those in need of private rental properties in the parish were both for 3 bed properties.

(data sources, Zoopla, Rightmove)

Housing affordability, council tax and house prices.

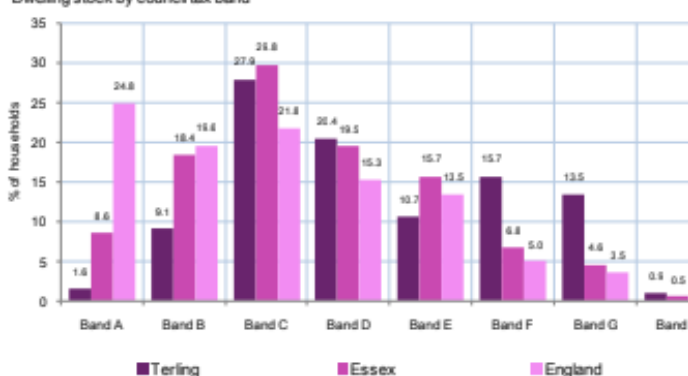
Terling

| | | | |
|---|---|---|--|
| Affordability ratio (median house prices as ratio of median incomes) | Dwellings in Council Tax Band A | Dwellings in Council Tax Band B | Dwellings in Council Tax Band C |
| 15.7 | 05 | 29 | 89 |
| England average = 15.4 | 1.6% of dwellings (England average = 24.8%) | 9.1% of dwellings (England average = 19.6%) | 27.9% of dwellings (England average = 21.8%) |
| Median house price: Detached houses | Median house price: Semi-detached houses | Median house price: Terraced houses | Median house price: Flats |
| £332,248 | £175,000 | £150,000 | £95,400 |
| England average = £320,268 | England average = £211,043 | England average = £174,653 | England average = £131,110 |

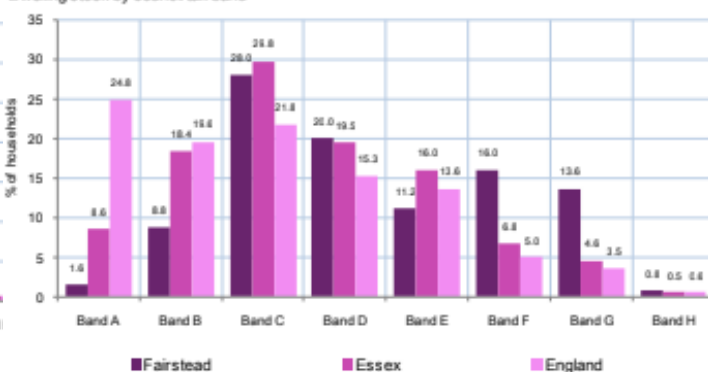
Fairstead

| | | | |
|---|---|---|--|
| Affordability ratio (median house prices as ratio of median incomes) | Dwellings in Council Tax Band A | Dwellings in Council Tax Band B | Dwellings in Council Tax Band C |
| 15.7 | 02 | 11 | 35 |
| England average = 15.4 | 1.6% of dwellings (England average = 24.8%) | 8.8% of dwellings (England average = 19.6%) | 28.0% of dwellings (England average = 21.8%) |
| Median house price: Detached houses | Median house price: Semi-detached houses | Median house price: Terraced houses | Median house price: Flats |
| £332,248 | £175,000 | £150,000 | £95,500 |
| England average = £320,268 | England average = £211,043 | England average = £174,653 | England average = £131,110 |

Dwelling stock by council tax band



Dwelling stock by council tax band



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

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

Employment sectors

Terling

| | | |
|---|---|---|
| Largest employment sector | Second largest employment sector | Third largest employment sector |
| Retail | Health and social work | Construction |
| 45 employees (13% of 345 of people in employment) | 40 employees (11% of 345 of people in employment) | 40 employees (11% of 345 of people in employment) |

Fairstead

| | | |
|---|---|---|
| Largest employment sector | Second largest employment sector | Third largest employment sector |
| Retail | Manufacturing | Financial & insurance |
| 30 employees (18% of 170 of people in employment) | 20 employees (13% of 170 of people in employment) | 15 employees (10% of 170 of people in employment) |

Appendix 1

Deprivation data

All 32,844 neighbourhoods in England have been ranked on a range of deprivation topics. The most deprived neighbourhood in England has a rank of 1. Overall Terling & Fairstead was ranked 17,352 out of 32,844 where 1 was the most deprived and 32,844 was the least deprived.

Overall: 52% Better than 52% of areas in England



Income Deprivation: 67% Better than 67% of areas in England



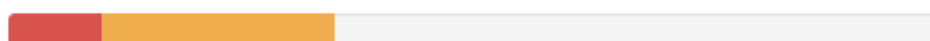
Employment: 67% Better than 67% of areas in England



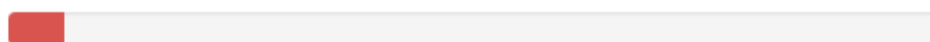
Health: 90% Better than 90% of areas in England



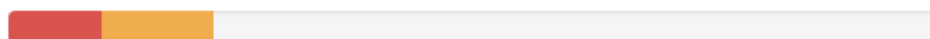
Education: 35% Better than 35% of areas in England



Barriers to Services: 6% Better than 6% of areas in England



Living Environment: 22% Better than 22% of areas in England



Crime: 88% Better than 88% of areas in England



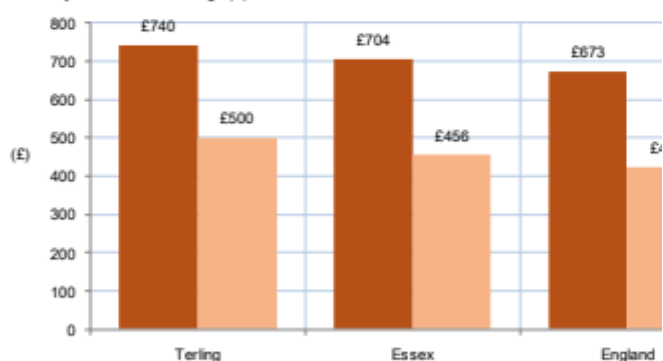
Full details of the Index of Deprivation are available from the UK Government Website
[English indices of deprivation 2015](#).

Income deprivation

Terling

| | | |
|--|---|--|
| Housing and Council Tax Benefit claimants | Income Support claimants | Pension Credit claimants |
| 41 | 07 | 24 |
| 13.5% of households (England average = 20.6%) | 1.5% of working age adults (England average = 3.2%) | 15.2% of people aged 65+ (England average = 24.4%) |
| People living in 'income deprivation' (Economic Deprivation Index) | Households below 60% of the median income, after housing costs (as a % of all households) | Households estimated to be in 'Fuel Poverty' |
| 53 | 14.1% | 65 |
| 9.4% of all people (England average = 13.5%) | England Average = 21.5% | 20.3% of households (England average = 10.9%) |

Weekly household earnings (£)



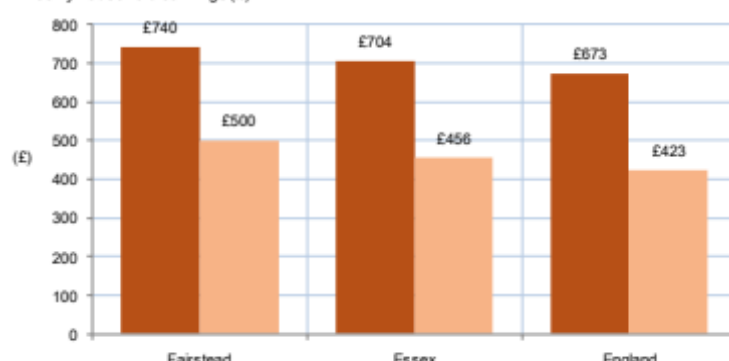
■ Total weekly household income estimate ■ Net weekly household income estimate after housing costs

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

Fairstead

| | | |
|--|---|--|
| Housing and Council Tax Benefit claimants | Income Support claimants | Pension Credit claimants |
| 16 | 03 | 10 |
| 14.2% of households (England average = 20.6%) | 1.7% of working age adults (England average = 3.2%) | 16.1% of people aged 65+ (England average = 24.4%) |
| People living in 'income deprivation' (Economic Deprivation Index) | Households below 60% of the median income, after housing costs (as a % of all households) | Households estimated to be in 'Fuel Poverty' |
| 20 | 14.1% | 25 |
| 9.0% of all people (England average = 13.5%) | England Average = 21.5% | 20.5% of households (England average = 10.9%) |

Weekly household earnings (£)



■ Total weekly household income estimate ■ Net weekly household income estimate after housing costs

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

Letter to residents

Appendix 2



TERLING AND FAIRSTEAD PARISH COUNCIL

clerk@terlingandfairsteadpc.co.uk



November 2018

Dear Parishioner

Housing Need in Terling, Fairstead, Fuller Street and Ranks Green

The Parish Council is trying to reassess current and future housing requirements in the parish as we last undertook a survey in December 2001. We are particularly seeking information from members of our community who are first time buyers or renters or those residents wishing to downsize but remain in the parish. We also want to understand the demand for housing from those presently working in the parish, as well as those former residents, of all ages, who may wish to return to the parish.

As a first step the Parish Council is working with the Rural Community Council of Essex (RCCE) to undertake the attached survey. An important part of the survey is to address the future requirement and need for affordable housing in our community and therefore households with strong local connections in need of affordable housing, should complete section all of the survey.

We would ask you to take a few minutes to complete the survey, and return it to RCCE in the attached Freepost envelope by **Friday 4th January 2019**. All completed surveys received by Friday 4th January 2019 will be entered into a free draw to win a £20 voucher which may be spent in a local shop or restaurant. Just detach one of the duplicated numbers on the survey sheet and keep it safely until we announce the winner.

All returned forms will be dealt with in strict confidence by the Rural Community Council of Essex and no personal details will be revealed. The results of the survey and data analysis report will be provided to the Parish Council and this information will be available to the general public.

The survey is very important so that both your needs and views may be taken into account for future planning within the parish and the wider Braintree District. We would encourage you to complete the survey as fully as possible.

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

Thank you in advance for your co-operation.
Yours sincerely,

Sarah McNamara
Chairman Terling and Fairstead Parish Council

Laura Atkinson
Rural Housing Enabler RCCE

Appendix 3



**Parish Housing Needs Survey for
Terling and Fairstead**
Please read the accompanying letter before
completing this form and use the pre-paid
envelope to return the completed form by
4th January 2019



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

Do you work in the parish of Terling and Fairstead? Yes ☐ No ☐

Do you live in the parish of Terling and Fairstead? Yes ☐ No ☐

If yes, is this your main home? Yes, main home ☐ No, second home ☐

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..... | <input type="checkbox"/> | Bungalow..... | <input type="checkbox"/> |
| Flat/maisonette/bed-sit..... | <input type="checkbox"/> | Caravan/mobile home/temp.structure..... | <input type="checkbox"/> |
| Sheltered/retirement housing | <input type="checkbox"/> | Annexe to House..... | <input type="checkbox"/> |
| Other (please specify)..... | | | |

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

| | | | |
|--------------------------|--------------------------|-------------------------|--------------------------|
| 1 bedroom or bedsit..... | <input type="checkbox"/> | 2 bedrooms..... | <input type="checkbox"/> |
| 3 bedrooms..... | <input type="checkbox"/> | 4 or more bedrooms..... | <input type="checkbox"/> |

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

| | | | |
|---|--------------------------|---|--------------------------|
| Outright by a household member(s)... | <input type="checkbox"/> | Shared ownership (part rent, part own)..... | <input type="checkbox"/> |
| Owned with mortgage or loan..... | <input type="checkbox"/> | Rented from the local council..... | <input type="checkbox"/> |
| Rented from a housing association..... | <input type="checkbox"/> | Rented from a private landlord..... | <input type="checkbox"/> |
| Tied to job (previous or current) | <input type="checkbox"/> | Other..... | <input type="checkbox"/> |

3b Are you living with your parents? YES ☐ NO ☐

3c Do you offer rooms in your home on Airbnb? YES ☐ NO ☐

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

4b. How many years have you worked in this parish?.....

| |
|--|
| |
| |

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

| | Age | Gender |
|----------|-----|--------|
| Person 1 | | |
| Person 2 | | |
| Person 3 | | |
| Person 4 | | |
| Person 5 | | |

6. In general, what type of housing do you believe the parish would benefit from? (Please tick all that apply)

- | | | | |
|---|--------------------------|--|--------------------------|
| Houses for younger people..... | <input type="checkbox"/> | Houses for older/retired people..... | <input type="checkbox"/> |
| Family housing..... | <input type="checkbox"/> | Housing for outright open market sale | <input type="checkbox"/> |
| Housing for private rent..... | <input type="checkbox"/> | Housing for affordable/social rent..... | <input type="checkbox"/> |
| Housing for shared ownership..... | <input type="checkbox"/> | Conversion of redundant farm buildings.... | <input type="checkbox"/> |
| Studios and workshops with associated living space..... | <input type="checkbox"/> | | |

Other, please specify.....

7. 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)

8a. 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..... ☐

8b If you answered 'Yes' to question 8a, please specify where you would be looking to move to;

- | | |
|---|--------------------------|
| Remain in the parish..... | <input type="checkbox"/> |
| Move outside the parish but in Braintree District | <input type="checkbox"/> |
| Move outside Braintree District | <input type="checkbox"/> |

8c If you currently rent from a Housing Association or rent an Estate property, would you consider swapping your present home for one more suitable to your needs?

YES ☐ NO ☐

If Yes, please specify;

Housing Association property..... ☐ Estate property

If you answered 'Yes' to Question 8a and you wish to remain within the parish then please complete Part 2 of this questionnaire (about your housing needs). A separate form will be required for each new home needed. (E.g. if two people living with you need to move to alternative accommodation and would be seeking a home each they should complete separate forms).

9a. Would you be supportive of a small development (typically 4-8 homes) of affordable homes for local people?

Yes..... ☐ No..... ☐

9b. Would you remain supportive of a development (typically 4-8 homes) that is primarily affordable housing for local people, or those with connections to the parish, but also includes a small number of houses for sale if a need was proven?

(Occasionally a small proportion of open market housing is required to cross subsidise the costs of the affordable homes and provide a mix of housing)

Yes..... ☐ No..... ☐

9c Would you be supportive of a small development of housing for sale on the open market?

Yes..... ☐ No..... ☐

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

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

If no-one in your household is in need of alternative accommodation (i.e. indicated 'No' at question 8a) you do not have to complete Part 2 of this form.

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

PART 2 - OPEN MARKET & AFFORDABLE HOUSING NEEDS

EITHER: If you have no housing need, DO NOT COMPLETE THIS SECTION. *Please return Part 1 in the Freepost envelope provided.*

OR: If you indicated a housing need by answering 'Yes' to question 8a in Part 1 PLEASE COMPLETE THIS PART. Please provide more detailed information only for those who need to move, i.e. the new household. If more than one house is needed please request extra form(s)

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

ASAP... ☐ 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..... ☐ Lodging ☐
Shared ownership (part own, part rent) ☐ Rented from council/housing association ☐
Provided with job (tied) / agricultural tenancy..... ☐ Rented from private landlord..... ☐
Owner occupier..... ☐ Other, please specify..... ☐

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

(Tick one box only)

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

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

Yes..... ☐ No..... ☐

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

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

House..... ☐ Bungalow..... ☐
Flat..... ☐ Sheltered/retirement housing ☐
Residential Care ☐ 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

8a. Could your housing needs be met by adaptation of your present home?

No..... ☐

Yes..... ☐

If yes please specify how;

Downstairs bathroom/shower room..... ☐

Downstairs bedroom..... ☐

Disabled shower / wet room..... ☐

Wheelchair access..... ☐

Extension to provide extra bedroom ☐

Annexe for carer ☐

Other, please specify..... ☐

8b. If yes at 8a, what prevents you from carrying out this adaptation?

Cost..... ☐

Planning..... ☐

Structural integrity..... ☐

Rented Accommodation..... ☐

Unsure how to progress and would welcome advice/assistance..... ☐

Other, please specify..... ☐

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

Need smaller home/downsizing..... ☐ Need larger home..... ☐

Need cheaper home..... ☐ Insecurity of tenure..... ☐

Advancing age ☐ Need to set-up first/independent home ☐

Need physically-adapted home..... ☐ Need to be nearer work..... ☐

Need to be closer to a carer / dependent... ☐ Change in family circumstances..... ☐
(i.e. widowed/divorce/separation)

I am homeless/ threatened with homelessness----- ☐ Current home affecting health..... ☐

Poor broadband speed ☐ School place availability..... ☐

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

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

11. 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 (please specify)..... ☐

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

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

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

- Live in the parish now..... ☐ Live in an adjoining parish..... ☐
 Outside the parish now but have lived in the parish in last 5 years..... ☐ Employed in parish or adjoining parish (incl self-employed)..... ☐
 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/equity to cover costs such as deposit, legal fees, etc.

Please be reassured that all information will remain confidential with the Rural Housing Enabler at RCCE. This is only used to assess the housing need in order that we can make recommendations. When these results are reported, no individuals or their financial information will be identifiable.

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

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

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

YES ☐ NO ☐

If YES, please state how much? £.....

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

YES ☐ NO ☐

If YES, please state how much? £.....

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

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

| | |
|----------|--|
| Name | |
| Address | |
| | |
| | |
| Postcode | |
| Tel. no. | |
| E-mail | |

☐ I give permission for you to share my contact details as detailed above.

Contact Details for Rural Housing Enabler:

Rural Community Council of Essex

Threshelfords Business Park

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

Email: laura.atkinson@essexrcc.org.uk

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Site Suggestions

Appendix 4

- Land to the rear of new road and field opposite flacks green
- Fairstead road, Braintree road
- Land behind Rayleigh arms, already cleared
- In Witham - it's only 3 miles away
- There are many opportunities in the Ranks Green area
- Not really as that depends on the land owner
- Behind the school/pub
- Hull Lane/Waltham road, Old dairy, New road (behind school)
- Area behind new road/ Old Dairy site
- Flack's Green
- Yes, but it belongs to Lord Rayleigh
- Old Arla site, opposite the wick on Terling Hall road/behind the wick converted barn
- Land to rear of Norman hill, land on edge of village heading to fuller street, land opposite old dairy
- Fullen st. next to 1 Brookside
- Many in Terling, fuller st
- Witham, Braintree, HP
- New Road area
- Lord Rayleighs farm land
- Waltham Road or to the rear of existing housing, along new road or by school playing field

Additional Comments

Appendix 5

- By 'affordable' homes do you mean council houses/social rent? If so, then no (very confusing term). Look at Cressing to see the damage caused by land being allocated to housing developments! Terling is a beautiful village, please keep it like that
- Allow local land owner to build houses to rent only on his land - with condition that must never be sold and controlled rent
- Terling needs a few larger houses to sustain growing families who may not work in the parish but contribute greatly to community life.
- Terling is a lovely unspoilt village and it would be a shame to lose one of a small amount of villages such as this. Terling should be left alone.
- This is a small village. Any estate development would spoil it's character
- Nothing will change until the government talks to the banks await unrealistic mortgage requirements, house prices and rent inflation. Section 2 should be available every year as per my answers in section 8. Who knows what happens in the future. Your last survey was 16 years ago!

- We completed a form like this when my 1st son was at home. Nothing done to keep local people in the village where they have grown up. Rent too high, as most properties are owned by L.R.F, no council req, plus no bungalows for the OAP
- I would strongly object to any new housing development in this farming community
- The village needs more family housing and dedicated key worker housing, use exception sites out with the village envelope for this local need as may be evidenced by this survey.
- Need more affordable homes for first time buyers
- No building of any houses. Affordable housing will never happen in this village - it is a pie in the sky. This survey is designed to allow landowners to line their pockets there is no desire amongst villagers for us to become another shanty town as is Hatfield Peverel and Tiptree
- There is no such thing nowadays as affordable housing
- Fairstead Parish needs to grow its population and particularly younger people
- With all the large development being carried out in the surrounding it is important it maintains the village character. No employment is available in the village and development would entail travelling outside the village for employment
- Some of barns etc. currently not being used could be reassigned to holiday lets of H.M.O for seasonal work teams
- Any new development needs to not encroach on other existing property or spoil the beauty of the village and its uniqueness
- The parish council have objected in the past over developments for local people. Hopefully they will change
- Keep Terling and Fairstead as it is
- Any development would need to be sensibly sited and not large. Problem of speeding within main routes of village need to be addressed especially small pavement areas
- Leave the village as it is
- Our village is one of the last real villages in Essex, please leave it alone. Alternatively build real housing , with character and charm not a wad of lego housing
- Close to facilities, best road
- Housing development requires access for cars and despite parking plus infrastructure all restricted
- Moved to the parish as it wasn't overcrowded and no planned development
- Affordable properties of rented accommodation (housing assoc.) are most important keep developments to small scale

Data results

Appendix 6

Do you work in the parish of Terling and Fairstead?

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 17 | 17 |
| No | 74 | 75 |
| Not stated | 8 | 8 |
| Total | 99 | 100 |

Do you live in the parish of Terling and Fairstead?

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 93 | 94 |
| No | 1 | 1 |
| Not stated | 5 | 5 |
| Total | 99 | 100 |

Is this your main home?

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 93 | 94 |
| No | 1 | 1 |
| Not Stated | 5 | 5 |
| Total | 99 | 100 |

Question 1

How would you describe your home?

| | Frequency | Valid Percentage |
|-------------------------------------|-----------|------------------|
| House | 87 | 88 |
| Bungalow | 11 | 11 |
| Flat/Maisonette/apartment/bed-sit | 0 | 0 |
| Caravan/mobile home/temp. structure | 0 | 0 |
| Sheltered/retirement housing | 0 | 0 |
| Annexe to house | 0 | 0 |
| Other | 1 | 1 |
| Not Stated | 0 | 0 |
| Total | 99 | 100 |

Question 2

How many bedrooms does your home have?

| | Frequency | Valid Percentage |
|--------------|-----------|------------------|
| One | 0 | 0 |
| Two | 11 | 11 |
| Three | 43 | 43 |
| Four or more | 44 | 44 |
| Not Stated | 1 | 1 |
| Total | 99 | 100 |

Question 3a

Who owns your home?

| | Frequency | Valid Percentage |
|---|-----------|------------------|
| Owned Outright by a household member (s) | 50 | 51 |
| Part-owned/Rented (shared ownership) | 0 | 0 |
| Owned with mortgage by a household member (s) | 18 | 18 |
| Rented from a Local Council | 0 | 0 |
| Rented from a Housing Association | 4 | 4 |
| Rented from a Private Landlord | 22 | 22 |
| Tied to job | 4 | 4 |
| Other | 0 | 0 |
| Not Stated | 1 | 1 |
| Total | 99 | 100 |

Question 3b

Are you living with your parents?

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 0 | 0 |
| No | 99 | 100 |
| Not stated | 0 | 0 |
| Total | 99 | 100 |

Question 3c

Do you offer rooms in your home on Airbnb?

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 1 | 1 |
| No | 98 | 99 |
| Not stated | 0 | 0 |
| Total | 99 | 100 |

Question 4a

How many years have you lived in the parish?

| | Frequency | Valid Percentage |
|---------------|-----------|------------------|
| 0-5 years | 21 | 21 |
| 6-10 years | 11 | 11 |
| 11-20 years | 19 | 19 |
| 21-30 years | 13 | 13 |
| 31-50 years | 20 | 20 |
| 51-70 years | 11 | 11 |
| Over 70 years | 4 | 4 |
| Not Stated | 0 | 0 |
| Total | 99 | 100 |

Question 4b

How many years have you worked in this parish?

| | Frequency | Valid Percentage |
|----------------|-----------|------------------|
| 0-5 years | 9 | 9 |
| 6-10 years | 2 | 2 |
| 11-20 years | 4 | 4 |
| 21-30 years | 1 | 1 |
| 31-50 years | 3 | 3 |
| 51-70 years | 1 | 1 |
| Over 70 years | 0 | 0 |
| Not Stated | 0 | 0 |
| Not Applicable | 79 | 80 |
| Total | 99 | 100 |

Question 5a

How many people live in this property?

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| One | 14 | 14 |
| Two | 53 | 54 |
| Three | 11 | 11 |
| Four | 13 | 13 |
| Five | 6 | 6 |
| Six | 0 | 0 |
| Not Stated | 2 | 2 |
| Total | 99 | 100 |

Question 5b

Age of household members

| | Frequency | Valid Percentage |
|-------------------|-----------|------------------|
| 0-10 years old | 21 | 9 |
| 11-18 years old | 18 | 8 |
| 19-25 years old | 14 | 6 |
| 26-35 years old | 5 | 2 |
| 36-44 years old | 18 | 8 |
| 45-54 years old | 36 | 15 |
| 55-64 years old | 32 | 14 |
| 65-79 years old | 71 | 30 |
| Over 80 years old | 15 | 6 |
| Not Stated | 7 | 3 |
| Total | 237 | 100 |

Question 5c

Gender of occupants

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Female | 108 | 46 |
| Male | 125 | 53 |
| Not Stated | 4 | 2 |
| Total | 237 | 100 |

Question 6

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

| | Frequency | Valid Percentage |
|--|-----------|------------------|
| Houses for younger people | 47 | 19 |
| Houses for older/retired people | 36 | 14 |
| Family housing | 38 | 15 |
| Housing for outright open market sale | 18 | 7 |
| Housing for private rent | 7 | 3 |
| Housing for affordable/social rent | 28 | 11 |
| Housing for shared ownership | 13 | 5 |
| Conversion of redundant farm buildings | 45 | 18 |
| Studios and workshops with associated living space | 12 | 5 |
| Not stated | 9 | 4 |
| Total | 253 | 100 |

Question 7

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

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 10 | 10 |
| No | 89 | 90 |
| Not Stated | 0 | 0 |
| Total | 99 | 100 |

Question 8a

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

| | Frequency | Valid Percentage |
|-------------------------|-----------|------------------|
| Yes, within 5 years | 14 | 14 |
| Yes, in 5 years or more | 8 | 8 |
| No | 77 | 78 |
| Not Stated | 0 | 0 |
| Total | 99 | 100 |

Question 8b

If you answered yes, please specify where you would be looking to move to?

| | Frequency | Valid Percentage |
|---|-----------|------------------|
| Remain in the parish | 13 | 59 |
| Move outside the parish but in Braintree district | 0 | 0 |
| Move outside Braintree district | 9 | 41 |
| Not Stated | 0 | 0 |
| Total | 22 | 100 |

Question 8c

If you currently rent from a Housing association or rent and Estate property, would you consider swapping your present home for one more suitable to your needs?

| | Frequency | Valid Percentage |
|-------------------------------|-----------|------------------|
| Yes, housing association home | 0 | 0 |
| Yes, estate property | 4 | 17 |
| No | 18 | 75 |
| Not Stated | 2 | 8 |
| Total | 24 | 100 |

Question 9a

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

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 67 | 68 |
| No | 27 | 27 |
| Not stated | 5 | 5 |
| Total | 99 | 100 |

Question 9b

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

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 61 | 62 |
| No | 31 | 31 |
| Not stated | 7 | 7 |
| Total | 99 | 100 |

Question 9c

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

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 34 | 34 |
| No | 61 | 62 |
| Not stated | 4 | 4 |
| Total | 99 | 100 |

Part 2: Households in housing need

Question 1

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

| | Frequency | Valid Percentage |
|-------------------------|-----------|------------------|
| ASAP | 1 | 9 |
| Within the next 2 years | 4 | 36 |
| Between 2 to 5 years | 4 | 36 |
| In 5 or more years | 3 | 27 |
| Not stated | 0 | 0 |
| Total | 12 | 100 |

Question 2

Who owns your current home?

| | Frequency | Valid Percentage |
|---|-----------|------------------|
| Live with parents | 3 | 25 |
| Lodging | 0 | 0 |
| Part owned/Rented (shared ownership) | 0 | 0 |
| Rented from council/housing association | 0 | 0 |
| Provided with job (tied) | 6 | 50 |
| Rented from private landlord | 3 | 25 |
| Owner occupied | 0 | 0 |
| Not Stated | 0 | 0 |
| Total | 12 | 100 |

Question 3

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

| | Frequency | Valid Percentage |
|---------------------------------------|-----------|------------------|
| Rent from Council/Housing Association | 1 | 8 |
| Buy on the open market | 6 | 50 |
| Part own/Rent (shared ownership) | 1 | 8 |
| Rent from a private landlord | 2 | 17 |
| Other | 2 | 17 |
| Not Stated | 0 | 0 |
| Total | 12 | 100 |

Question 4

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

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 0 | 0 |
| No | 12 | 100 |
| Not Stated | 0 | 0 |
| Total | 12 | 100 |

Question 5

What type of accommodation would meet your needs?

| | Frequency | Valid Percentage |
|------------------------------|-----------|------------------|
| House | 9 | 75 |
| Bungalow | 1 | 8 |
| Flat | 2 | 17 |
| Sheltered/retirement housing | 0 | 0 |
| Residential care | 0 | 0 |
| Other | 0 | 0 |
| Not Stated | 0 | 0 |
| Total | 12 | 100 |

Question 6

How many bedrooms do you require?

| | Frequency | Valid Percentage |
|--------------------|-----------|------------------|
| 1 bedroom | 1 | 8 |
| 2 bedrooms | 5 | 42 |
| 3 bedrooms | 4 | 33 |
| 4 or more bedrooms | 2 | 17 |
| Not Stated | 0 | 0 |
| Total | 12 | 100 |

Question 7

Does anyone requiring alternative accommodation have specific housing needs?

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 0 | 0 |
| No | 12 | 100 |
| Not Stated | 0 | 0 |
| Total | 12 | 100 |

Question 8a

Could you housing needs be met by adaption of your present home?

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 3 | 25 |
| No | 9 | 75 |
| Not stated | 0 | 0 |
| Total | 12 | 100 |

If yes, specify how?

| | Frequency | Valid Percentage |
|------------------------------------|-----------|------------------|
| Downstairs bathroom | 0 | 0 |
| Downstairs bedroom | 0 | 0 |
| Disabled shower | 0 | 0 |
| Wheelchair access | 0 | 0 |
| Extension to provide extra bedroom | 1 | 33 |
| Annexe for carer | 0 | 0 |
| Other | 1 | 33 |
| Not stated | 1 | 33 |
| Total | 3 | 100 |

Question 8b

What prevents you from carrying out this adaption?

| | Frequency | Valid Percentage |
|--|-----------|------------------|
| Cost | 0 | 0 |
| Planning | 0 | 0 |
| Structural integrity | 0 | 0 |
| Rented accommodation | 1 | 33 |
| Unsure how to progress- welcome advice | 0 | 0 |
| Other | 0 | 0 |
| Not stated | 2 | 67 |
| Total | 3 | 100 |

Question 9

What is your main reason for needing to move?

| | Frequency | Valid Percentage |
|--|-----------|------------------|
| Need smaller home/downsizing | 4 | 33 |
| Need larger home | 1 | 8 |
| Need cheaper home | 2 | 17 |
| Insecurity of tenure | 0 | 0 |
| Advancing age | 0 | 0 |
| To set up first/independent home | 0 | 0 |
| Need physically adapted home | 2 | 17 |
| Need to be nearer work | 0 | 0 |
| Need to be closer to a carer/dependent | 1 | 8 |
| Change in family circumstances | 0 | 0 |
| I am homeless/threatened with homelessness | 0 | 0 |
| Current home affecting health | 0 | 0 |
| Poor broadband speed | 0 | 0 |
| School place availability | 0 | 0 |
| Not stated | 2 | 17 |
| Total | 12 | 100 |

Question 10a

Age of each person moving (cumulatively)

| | Frequency | Valid Percentage |
|-------------------|-----------|------------------|
| 0-10 years old | 3 | 10 |
| 11-18 years old | 5 | 17 |
| 19-25 years old | 4 | 14 |
| 26-35 years old | 2 | 7 |
| 36-44 years old | 2 | 7 |
| 45-54 years old | 6 | 21 |
| 55-64 years old | 2 | 7 |
| 65-79 years old | 5 | 17 |
| Over 80 years old | 0 | 0 |
| Not Stated | 0 | 0 |
| Total | 29 | 100 |

Question 10b

Gender of each person moving

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Female | 14 | 48 |
| Male | 15 | 52 |
| Not stated | 0 | 0 |
| Total | 29 | 100 |

Question 10c

Relationship to person 1

| | Frequency | Valid Percentage |
|---------------------|-----------|------------------|
| Spouse/Partner | 6 | 40 |
| Son/Daughter | 6 | 40 |
| Sister/Brother | 1 | 7 |
| Son/Daughter-in-law | 1 | 7 |
| Parent | 0 | 0 |
| Not stated | 1 | 7 |
| Total | 12 | 100 |

Question 11

What type of household will the new household become?

| | Frequency | Valid Percentage |
|---------------------------|-----------|------------------|
| One-person household | 2 | 17 |
| Older person(s) household | 1 | 8 |
| Parent(s) with child(ren) | 3 | 25 |
| Couple | 5 | 42 |
| Brothers/Sisters sharing | 1 | 8 |
| Other | 0 | 0 |
| Not Stated | 0 | 0 |
| Total | 12 | 100 |

Question 12

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

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 0 | 0 |
| Partial | 1 | 8 |
| No | 10 | 83 |
| Don't know | 1 | 8 |
| Not stated | 0 | 0 |
| Total | 12 | 100 |

Question 13

Which of the following best describes your current situation?

| | Frequency | Valid Percentage |
|---|-----------|------------------|
| Live in the parish now | 12 | 100 |
| Live in an adjoining parish | 0 | 0 |
| Lived in the parish within last 5 years | 0 | 0 |
| Work in parish or adjoining parish | 0 | 0 |
| Have close family living in the parish | 0 | 0 |
| Other | 0 | 0 |
| Not stated | 0 | 0 |
| Total | 12 | 100 |

Question 14

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

| | Frequency | Valid Percentage |
|------------------|-----------|------------------|
| Less than £750 | 1 | 8 |
| £750 - £1,000 | 0 | 0 |
| £1,001 - £1,250 | 1 | 8 |
| £1,251 - £1,500 | 0 | 0 |
| £1,501 - £1,750 | 1 | 8 |
| £1,751 - £2,000 | 0 | 0 |
| £2,001 - £2,250 | 0 | 0 |
| £2,251 - £2,500 | 2 | 17 |
| £2,501 - £2,750 | 0 | 0 |
| £2,751 - £3,000 | 0 | 0 |
| £3,001 - £3,500 | 0 | 0 |
| £3,501 and above | 5 | 42 |
| Not Stated | 2 | 17 |
| Total | 12 | 100 |

Question 15

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

| | Frequency | Valid Percentage |
|--------------------|-----------|------------------|
| No | 6 | 50 |
| Yes- below £50,000 | 0 | 0 |
| Yes - £50,000 | 0 | 0 |
| Yes- £60,000 | 0 | 0 |
| Yes- £70,000 | 0 | 0 |
| Yes - £80,000 | 0 | 0 |
| Yes - £90,000 | 0 | 0 |
| Yes - £100,000 | 0 | 0 |
| Yes - £100,000+ | 1 | 8 |
| Yes - Not stated | 2 | 17 |
| Not Stated | 2 | 17 |
| Total | 12 | 100 |

Question 16

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

| | Frequency | Valid Percentage |
|-----------------------|-----------|------------------|
| No | 6 | 50 |
| £50,000 - £100,000 | 0 | 0 |
| £100,000 - £200,000 | 1 | 8 |
| £200,000 - £300,000 | 1 | 8 |
| £300,000 - £400,000 | 0 | 0 |
| £400,000 - £500,000 | 0 | 0 |
| £500,000 - £1,000,000 | 1 | 8 |
| £1,000,000+ | 1 | 8 |
| Yes - Not stated | 1 | 17 |
| Not Stated | 1 | 17 |
| Total | 12 | 100 |