



# Housing Needs Survey

## Messing Cum Inworth Parish Council

January 2025

**Neil Harper**  
**Rural Affordable Housing Officer**

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

Registered Charity No. 1097009  
Registered Company No. 4609624

Rural Community Council of Essex  
Threshelfords Business Park  
Inworth Road  
Feering  
Essex  
CO5 9SE  
Tel: 01376 574330  
Fax: 01376 573524  
e-mail: [rcce@essexrcc.org.uk](mailto:rcce@essexrcc.org.uk)  
website: [www.essexrcc.org.uk](http://www.essexrcc.org.uk)

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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 whilst providing 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) and Community Led Housing advisor 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 autumn 2025, the Messing Cum Inworth Parish Council worked with the RCCE's RHE and Community Led Housing Advisor to carry out a Housing Needs Survey. The aim of this survey was to determine the existing and future levels of housing need for local people. 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 was also available on Survey Monkey so residents could complete it online.

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

The closing date for the survey was Friday 13<sup>th</sup> December 2024. **170 forms were distributed and 59 forms were returned.** The survey had a 35% response rate which is considerably higher than the county average of 25%.

In Part 1 of the survey, 8 respondents (13%) indicated that there was a need to move to alternative accommodation. However, we only had sufficient information on the completed forms and who wished to remain in the parish, to assess 1 out of those 8. The full table of results can be seen in Appendix 3.

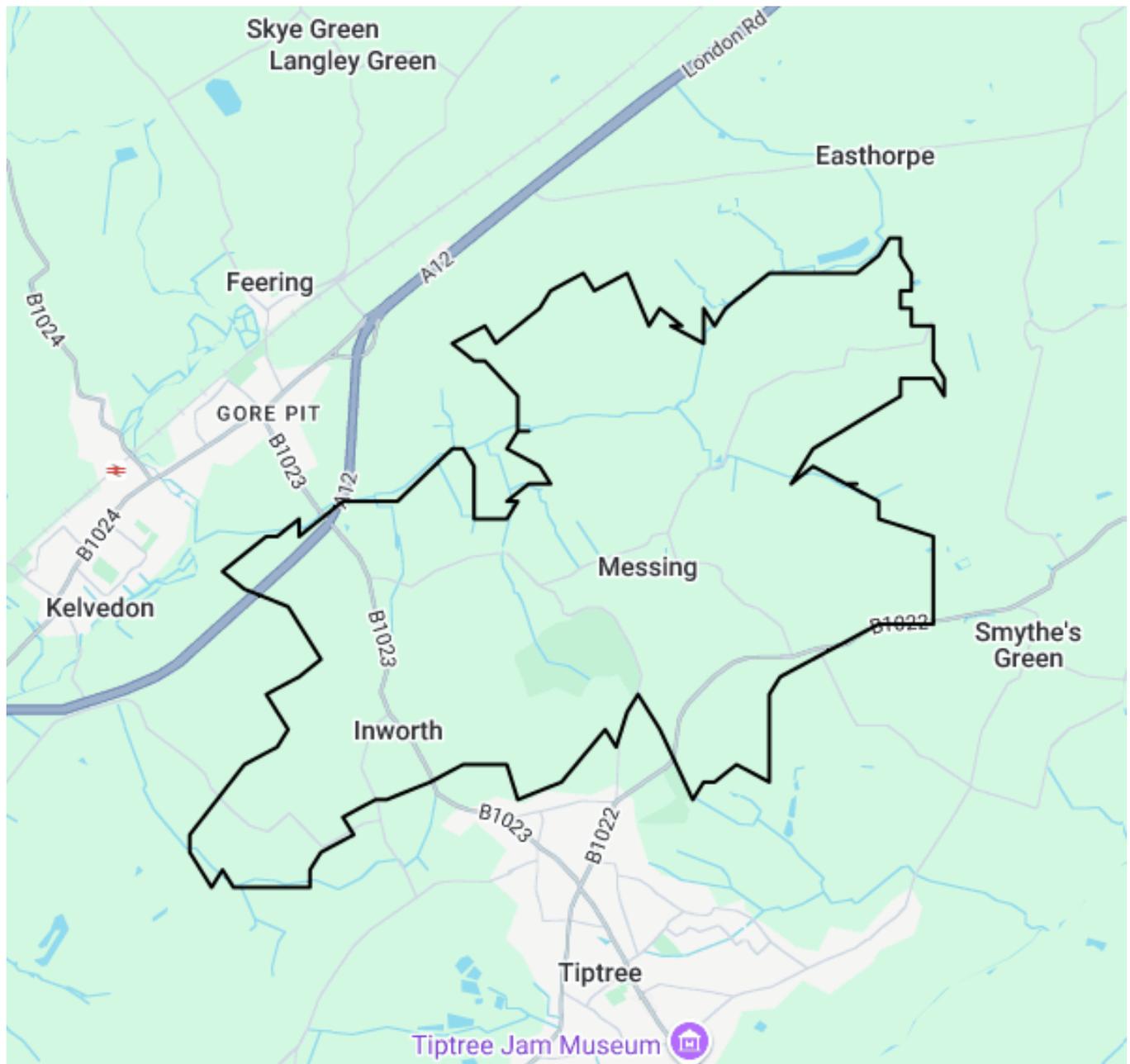
Percentages shown are percentages of returned forms (59=100%) unless otherwise stated. Please note that the percentages have been individually rounded and therefore may not total 100.

## Messing Cum Inworth

Messing Cum Inworth civil parish in the Colchester District is situated in north-east Essex approximately 8.5 miles to the west of Colchester and 15 miles to the east of Chelmsford. Messing Cum Inworth parish includes the two small villages of Messing and Inworth.

The parish is predominantly rural and contains The Old Crown pub/restaurant and a large well known garden centre, Perrywood. The parish also contains the All Saints church whilst children can attend the Messing Primary School which received an 'Good' rating in an Ofsted report following an inspection in March 2024. Children requiring secondary education have to travel outside the parish.

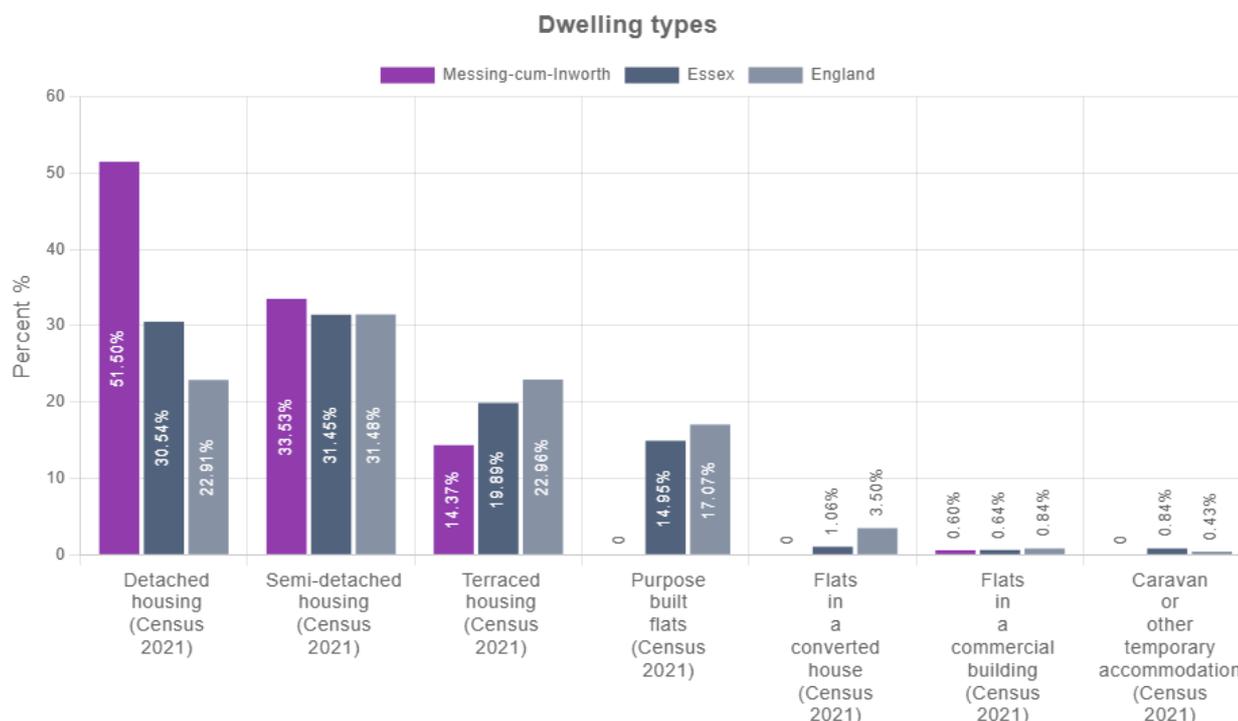
### Messing Cum Inworth Parish Map



## Housing types in Messing Cum Inworth as of 2021 Census compared to the national average.

Dwelling types						
Indicator	Messing-cum-Inworth		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
<u>Detached housing (Census 2021)</u>	86	51.50%	191,338	30.54%	5,368,859	22.91%
<u>Semi-detached housing (Census 2021)</u>	56	33.53%	197,039	31.45%	7,378,304	31.48%
<u>Terraced housing (Census 2021)</u>	24	14.37%	124,599	19.89%	5,381,432	22.96%
<u>Purpose built flats (Census 2021)</u>	0	0.00%	93,638	14.95%	3,999,771	17.07%
<u>Flats in a converted house (Census 2021)</u>	0	0.00%	6,623	1.06%	821,153	3.50%
<u>Flats in a commercial building (Census 2021)</u>	1	0.60%	4,034	0.64%	197,967	0.84%
<u>Caravan or other temporary accommodation (Census 2021)</u>	0	0.00%	5,241	0.84%	99,894	0.43%

Source: Census 2021

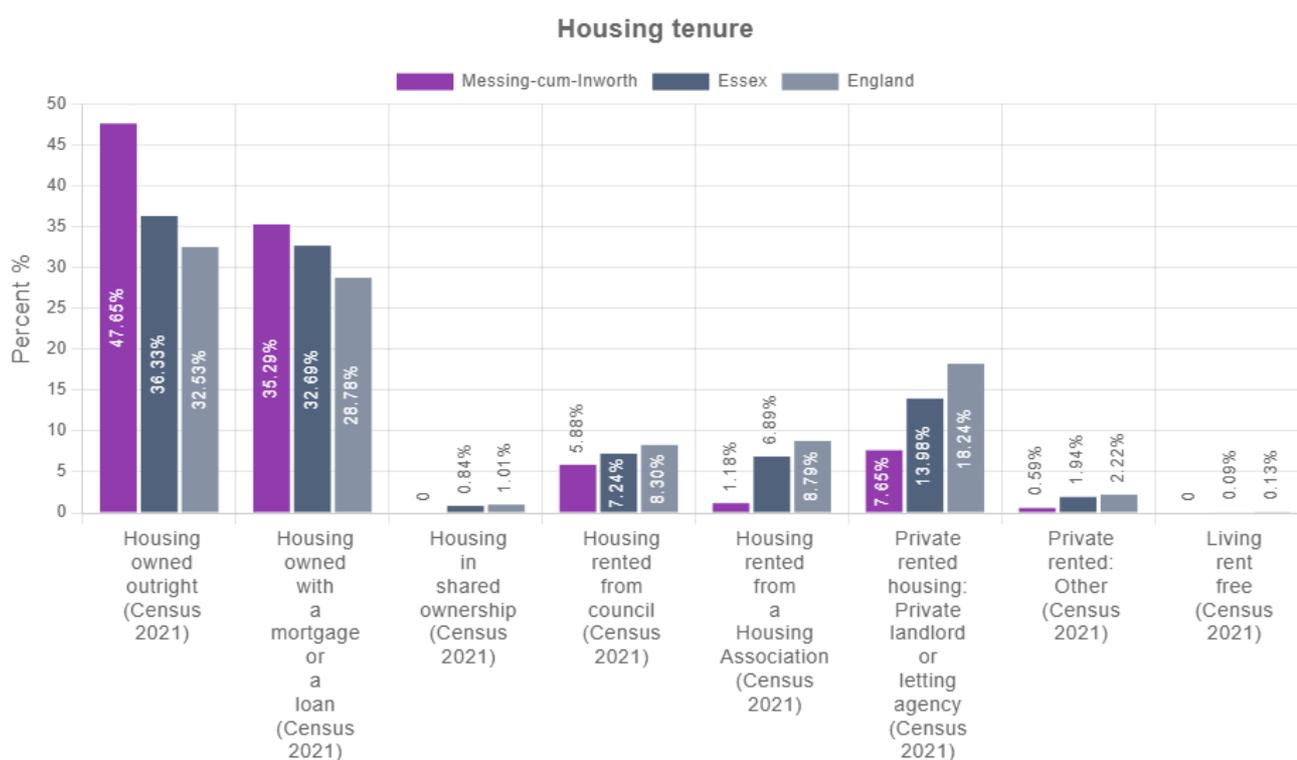


The bar chart above shows the proportion of dwelling spaces that are either a detached house/bungalow or flat/maisonette/apartment and includes data from the 2011 Census to identify any changes to this composition over time. In Messing-cum-Inworth 99.40% of homes are whole houses or bungalows. This is higher than the proportion in Essex (81.88%) and higher than the proportion in England (77.35%).

**Housing tenure in Messing Cum Inworth as of 2021 Census compared to the national and county averages.**

Housing tenure						
Indicator	Messing-cum-Inworth		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
<u>Housing owned outright (Census 2021).</u>	81	47.65%	227,592	36.33%	7,624,693	32.53%
<u>Housing owned with a mortgage or a loan (Census 2021).</u>	60	35.29%	204,778	32.69%	6,744,372	28.78%
<u>Housing in shared ownership (Census 2021).</u>	0	0.00%	5,259	0.84%	235,951	1.01%
<u>Housing rented from council (Census 2021).</u>	10	5.88%	45,368	7.24%	1,945,152	8.30%
<u>Housing rented from a Housing Association (Census 2021).</u>	2	1.18%	43,161	6.89%	2,060,511	8.79%
<u>Private rented: Other (Census 2021).</u>	1	0.59%	12,171	1.94%	521,200	2.22%
<u>Private rented housing: Private landlord or letting agency (Census 2021).</u>	13	7.65%	87,593	13.98%	4,273,689	18.24%
<u>Living rent free (Census 2021).</u>	0	0.00%	548	0.09%	30,517	0.13%

Source: Census 2021



The bar above below offers further insight into housing tenure by showing the proportion of housing within the three broad categories; owner occupied, social rented and private rented. Owner occupied housing includes accommodation that is either owned outright, owned with a mortgage or loan, or shared ownership (paying part rent and part mortgage). Social rented includes accommodation that is rented from a Local Authority, Housing Association or Registered Social Landlord. Private rented includes accommodation that is rented from a private landlord or letting agency, employer of a household member, relative or friend of a household member, or other non-Social rented.

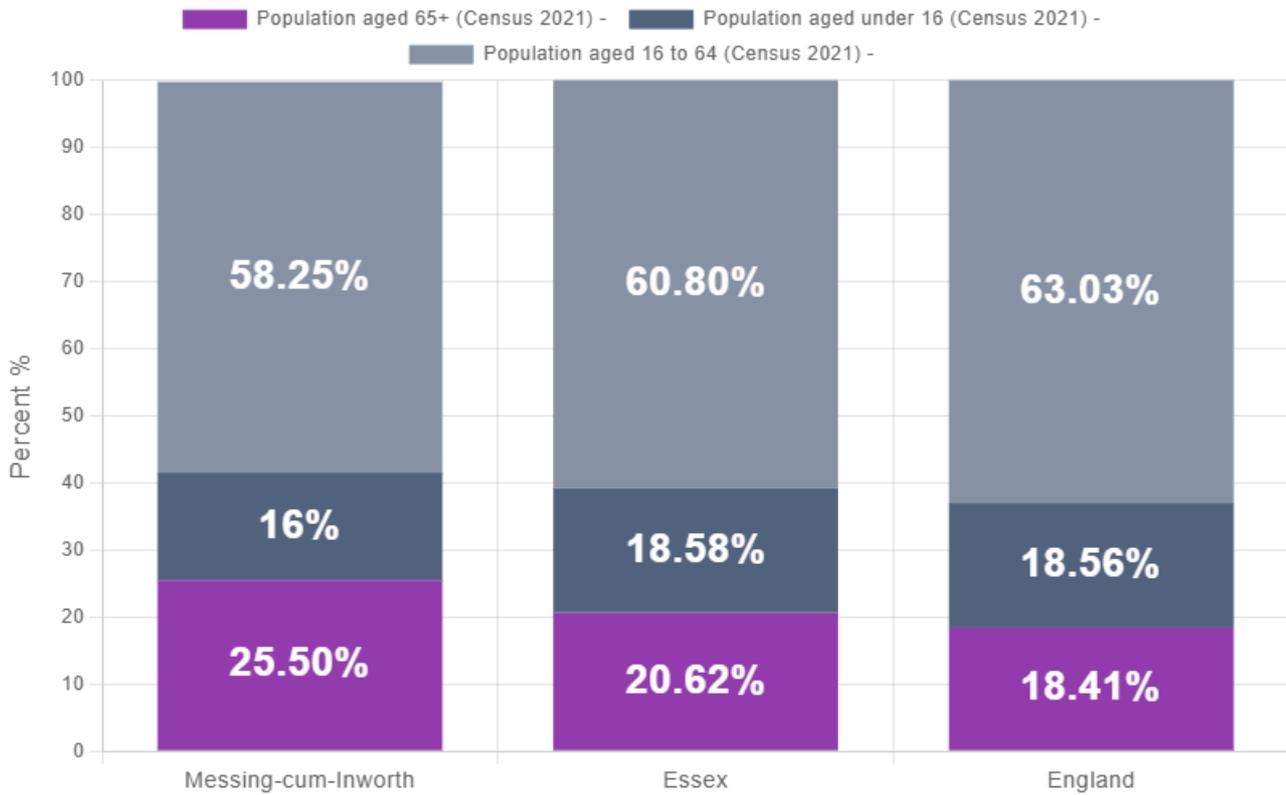
In Messing-cum-Inworth the proportion of owner-occupied housing at 82.94% is higher than the proportion in Essex (69.86%) and higher than the proportion in England (62.32%). The proportion of social rented housing in Messing-cum-Inworth is 7.06%. This is lower than the proportion in Essex (14.13%) and lower than the proportion in England (17.09%). In comparison, the proportion of privately rented housing in Messing-cum-Inworth is 7.65%. This is lower than the proportion in Essex (13.98%) and lower than the proportion in England (18.24%).

### **Population of Messing Cum Inworth as of 2021 Census compared to the national average.**

Population composition age/sex						
Indicator	Messing-cum-Inworth		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
<u>All people (Census 2021)</u>	400		1,503,521		56,490,048	
<u>All Females (Census 2021)</u>	197	49.37%	771,189	51.29%	28,833,712	51.04%
<u>All Males (Census 2021)</u>	203	50.88%	732,332	48.71%	27,656,336	48.96%
<u>Population aged under 16 (Census 2021)</u>	64	16.00%	279,345	18.58%	10,483,091	18.56%
<u>Population aged 16 to 64 (Census 2021)</u>	233	58.25%	914,197	60.80%	35,605,654	63.03%
<u>Population aged 65+ (Census 2021)</u>	102	25.50%	309,979	20.62%	10,401,303	18.41%

Source: Census 2021

### Population composition (age)



The stacked bar chart above further shows population composition by broad age bands. In Messing-cum-Inworth, 16.00% of the population are under 16. This is less than Essex (18.58%) and less than England (18.56%). Messing-cum-Inworth also has 25.50% of the population aged over 65. This is more than Essex (20.62%) and more than England (18.41%).

## **Key Findings and Recommendations**

This Housing Needs Survey was carried out in late 2024 by the Messing Cum Inworth Parish Council and the Rural Housing Enabler at RCCE. The Parish Council arranged for the delivery of the forms. The survey had a **35%** response rate (59/170). There was some support for a small development, with **46%** stating they would be supportive of a small development (4 - 8 homes) which is primarily affordable housing for local people. Only **16%** of respondents would be supportive of further developments of houses for sale on the open market. There were comments around the sustainability and suitability of any further development in the parish, especially with regards to new housing developments planned/being built nearby, local road network and lack of infrastructure/amenities (Shops/doctors/public transport/dentist). There was general support for housing for the local community, more particularly the older/retired and younger generation, whilst hoping any development will not be too large and unsympathetic (in both cost and design) to its surroundings. There were suggestions for possible development sites which can be referenced in Appendix 4.

In Part 1, 8 households indicated that they had a need to move to alternative accommodation. From those, 1 went onto complete Part 2 and wished to remain in the parish. This therefore leaves the total number of respondents expressing a housing need and who completed Part 1 and Part 2 at **one**. There is also evidence of a younger generation coming through whose needs are hard to identify at this time due to lack of finances. The one household seeking some form of affordable rented housing is required in 5 or more years' time.

The respondent had a desire to move to a new home with two bedrooms and this household confirmed they are not currently on the local authority housing register.

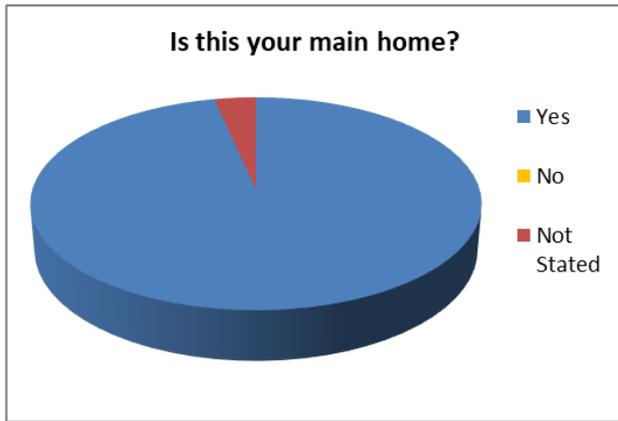
As a result of our analysis of the data provided, we would suggest an **affordable rented** recommendation of **up to one 2 bed unit**. We would recommend that the Parish Council raise awareness of the need to be on the Colchester Housing Register, amongst the residents of Messing Cum Inworth, in order for them to be considered for local needs affordable housing schemes in the future.

The sole respondent answered that they have a special housing need for a physically adapted home leading to a recommendation that if any affordable housing 2-bedroomed bungalows come forward, they should be fully wheelchair accessible.

This report provides information on open market and affordable housing. For any affordable housing schemes discussions on finalising 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

Fifty-seven respondents (97%) stated that the property to which the survey was delivered and in relation to, was their main home. Two people (3%) did not answer the question.

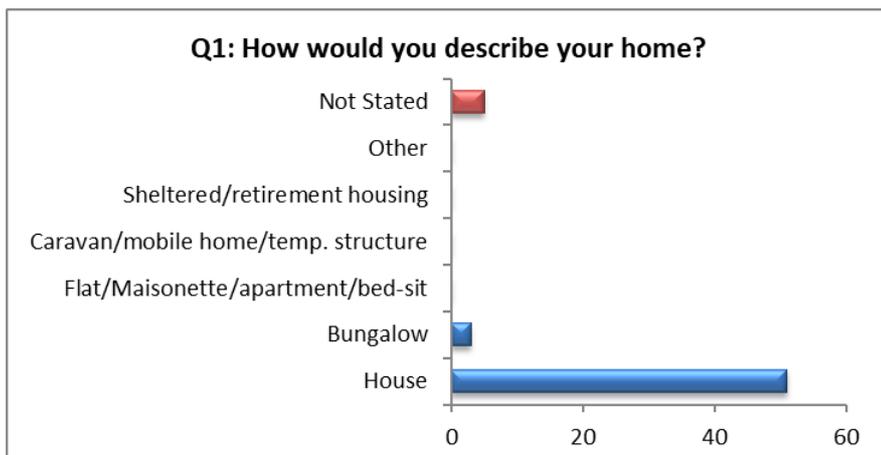


*Figure 1: Type of residence*

## PART 1 – You and Your Household

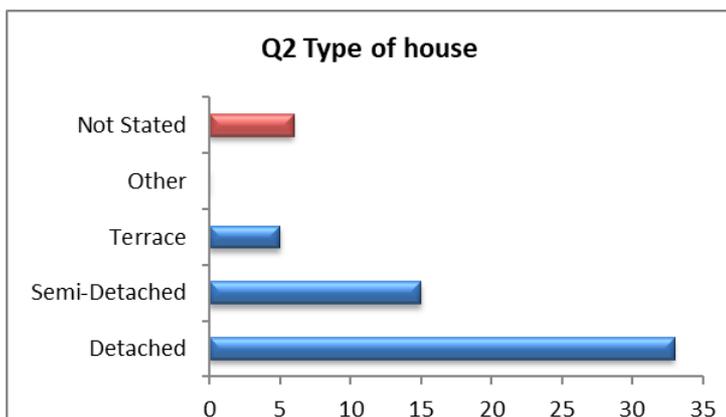
### Property Type and Size

The majority of respondents, fifty-one people (86%), described their home as a house and three (5%) described their home as a bungalow. Five people (8%) did not answer the question.



*Figure 2: Property type*

Thirty-three respondents (56%) owned a detached home, fifteen (25%) had a semi-detached and five (8%) lived in a terraced house. Six people (10%) did not answer the question.



*Figure 3: Housing type*

Zero respondents (0%) live in a one-bedroom property, seven (12%) live in a two-bedroom property and fourteen respondents (24%) live in a property with 3 bedrooms. Twenty (34%) live in a property with 4 bedrooms and thirteen (22%) people have 5 or more bedrooms. Five people (8%) did not answer the question.

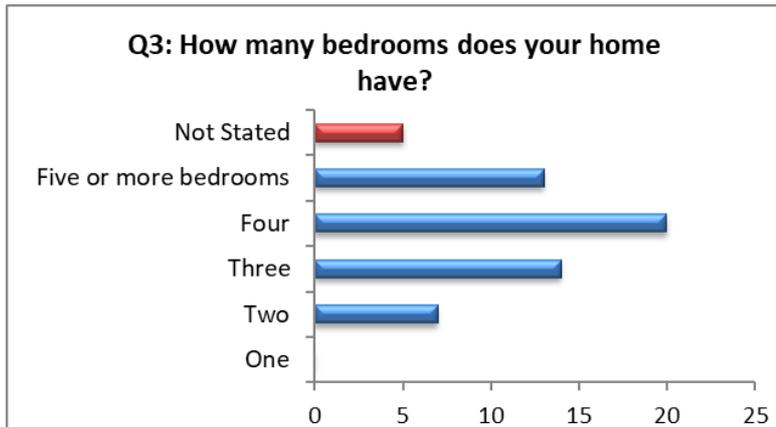


Figure 4: Size of property

### Tenure

The majority of respondents, thirty-eight (64%), stated that their property was owned outright by a household member, fifteen (25%) stated that the property was owned with a mortgage and one (2%) rent from a housing association. Five people (8%) did not answer the question.

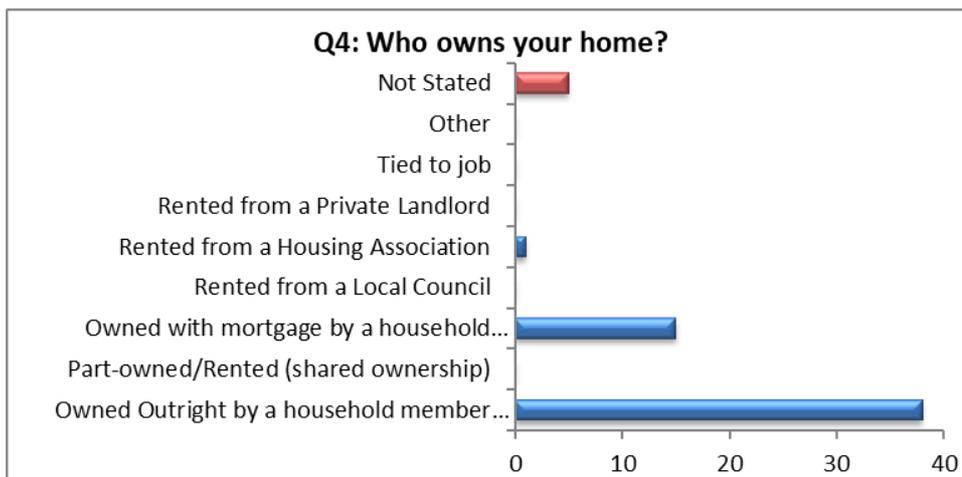


Figure 5: Tenure

Fifty-one (86%) homes had one family living in them and three (5%) homes had two families in them whilst five (8%) households did not answer the question.

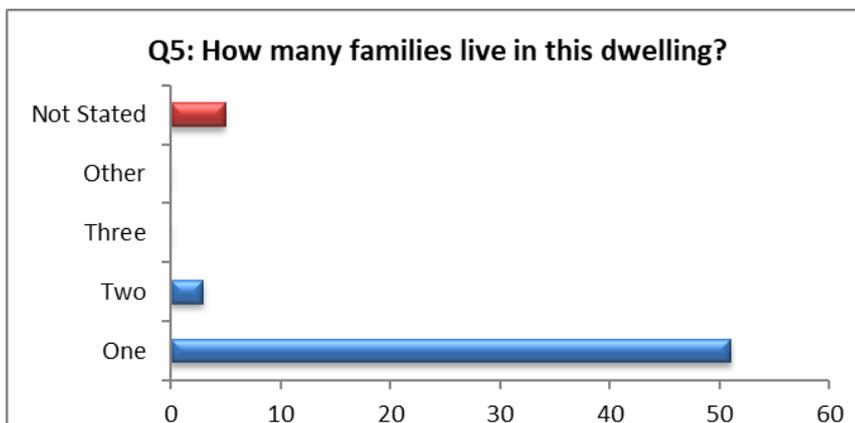
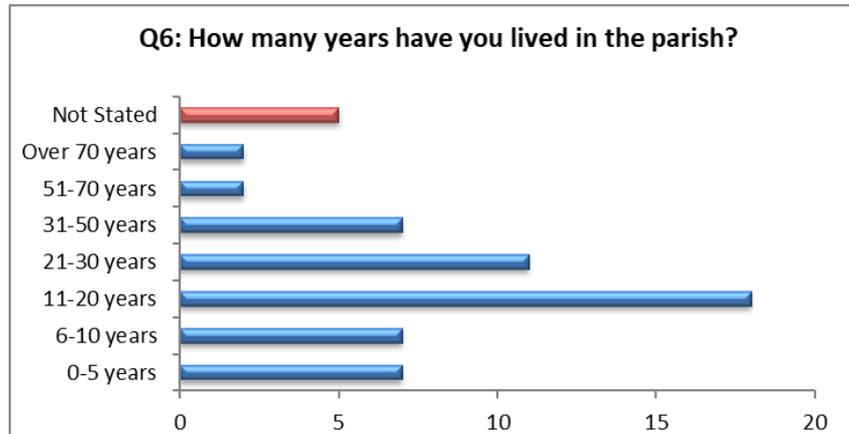


Figure 6: Families in Household

### **Years in the parish**

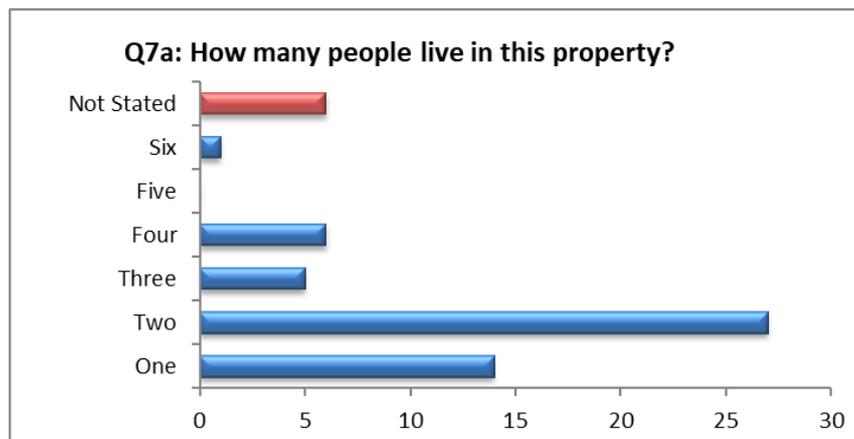
Seven (12%) had lived in the parish for 0-5 years and seven (12%) for 6-10 years. Eighteen households (31%) had been in the parish for 11-20 years, eleven (19%) for 21-30 years and seven (12%) for 31-50 years. Two respondents (3%) lived in the parish for 51-70 years and two households (3%) had lived in the parish for over 70 years. Five people (8%) did not answer the question.



*Figure 7: Years of residence in the parish*

### **Number of people living in the property**

Fourteen respondents (24%) live alone but the majority of respondents, twenty-seven (46%) live with one other person and five (8%) households have three people. Six (10%) had four people, one household (2%) had six people and six people (10%) did not answer the question.

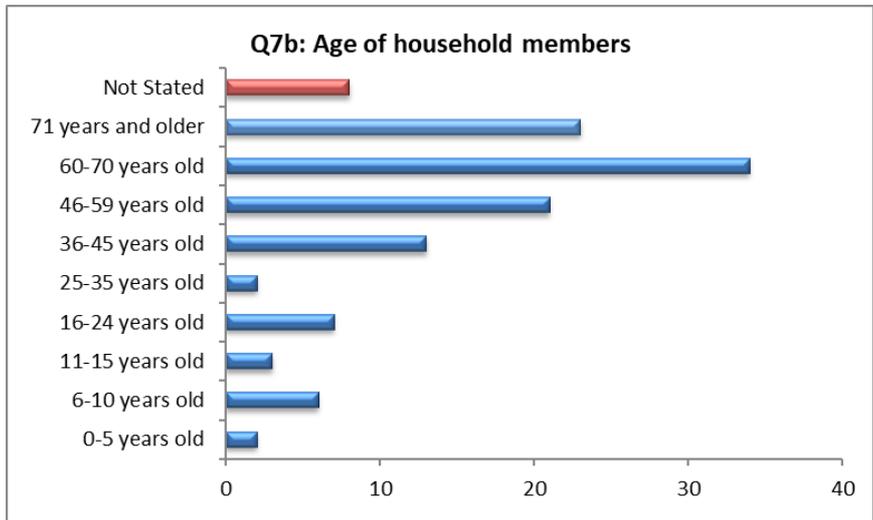


*Figure 8: Size of Households*

### **Age and Gender**

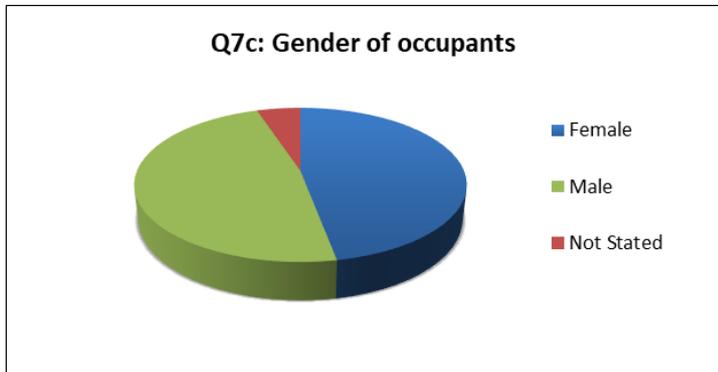
The total number of people within the households responding to the survey was 119. For the purposes of the question relating to age and gender the percentages used are of 119 i.e. 119=100%.

There were two recorded children (2%) aged 0-5, six (5%) 6-10 years old and three (3%) children were aged between 11-15 years. Seven (6%) people were between 16-24 years, two people (2%) were between 25-35 years old and thirteen people (11%) were aged 36-45. Twenty-one people (18%) were aged 46-59, thirty-four (29%) were between 60-70 years old and twenty-three people (19%) were aged 71 and over whilst eight people (7%) did not declare their age.



**Figure 9: Age of residents**

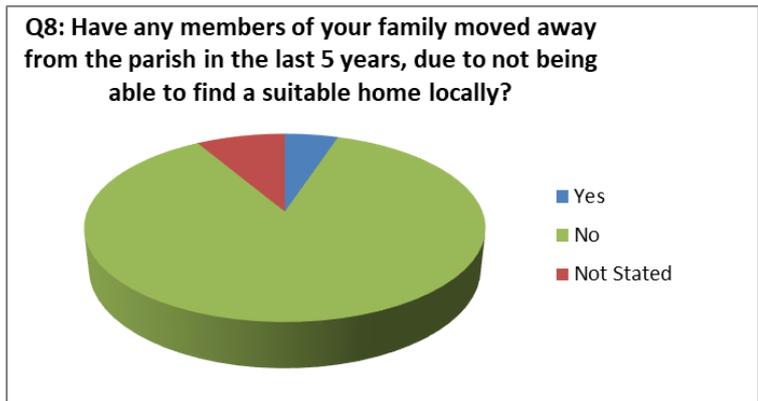
The responding population is made up of fifty-six (47%) females and fifty-seven (48%) males. Six (5%) people did not declare their gender.



**Figure 10: Gender of respondents**

**Housing and development**

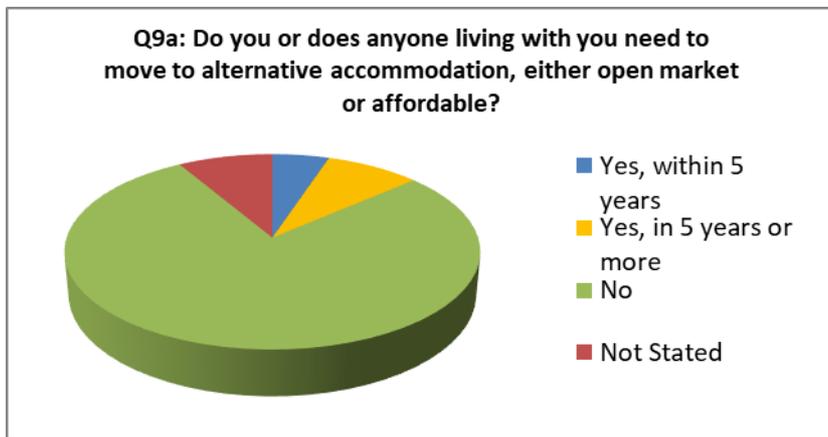
There were three respondents (5%) who had family members who have moved away in the last 5 years because they had been unable to find suitable accommodation in the parish. However, the majority, fifty-one (86%) answered no. Five people (8%) did not answer the question.



**Figure 11: Family moving away**

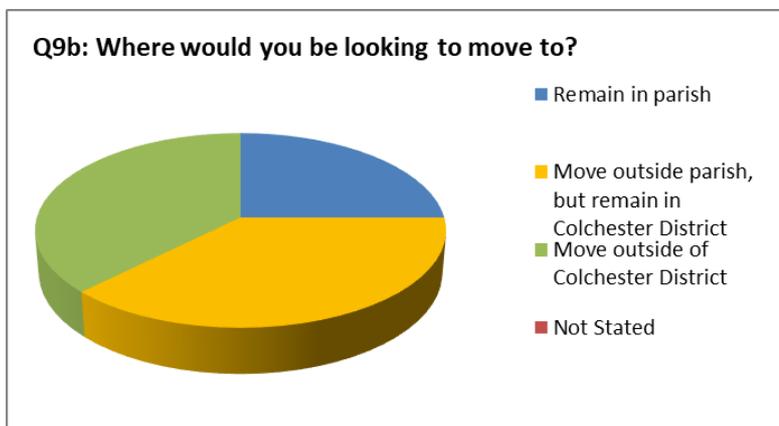
**Your own housing need**

Three respondents (5%) said that they or someone in their household needed to move to alternative accommodation within the next 5 years, five respondents (8%) stated a need to move in 5 years or more and forty-six (78%) said no. Five people (8%) did not answer the question.



*Figure 12: Housing need*

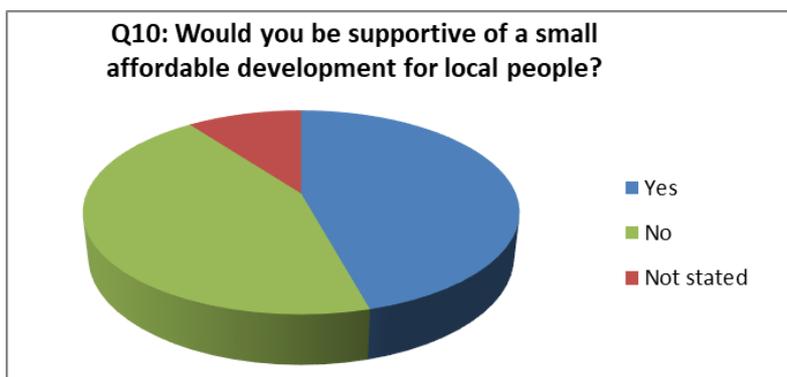
Of those expressing a need to move, two respondents (25%) said they wished to remain within the parish, three (38%) said they wish to move outside the parish but remain within Colchester District and three (38%) households wished to move outside Colchester District.



*Figure 13: Where to move to*

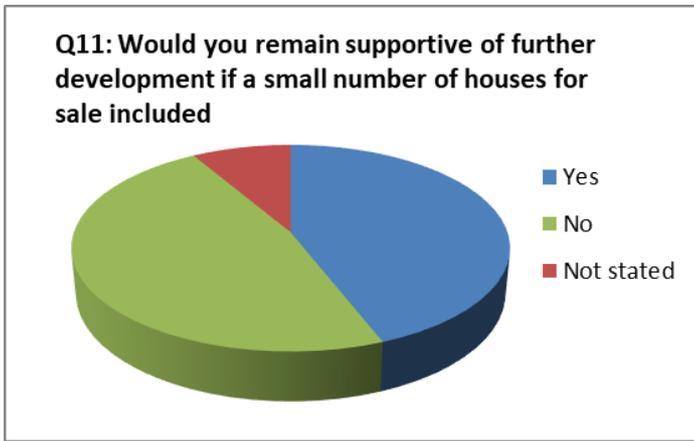
**Support for development**

Twenty-seven respondents (46%) would support a small development (typically 4-8 homes) of affordable housing for local people, twenty-six (44%) would not be supportive, and six respondents (10%) did not answer the question.



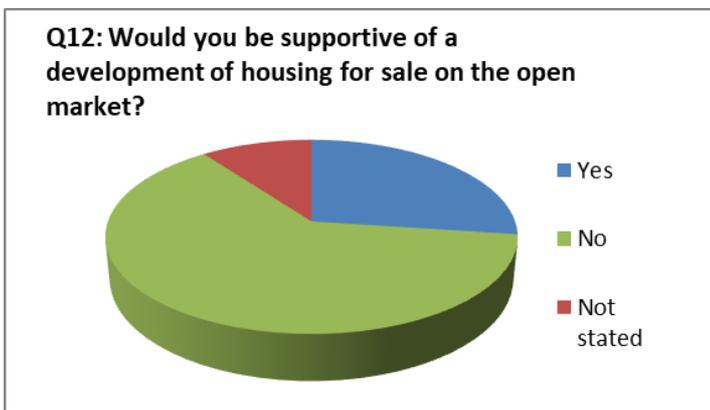
*Figure 14: Small affordable development*

Twenty-six respondents (44%) would be supportive of a development of affordable homes which included a small number for sale on the open market, twenty-eight (47%) would not be supportive, and five (8%) respondents did not answer the question.



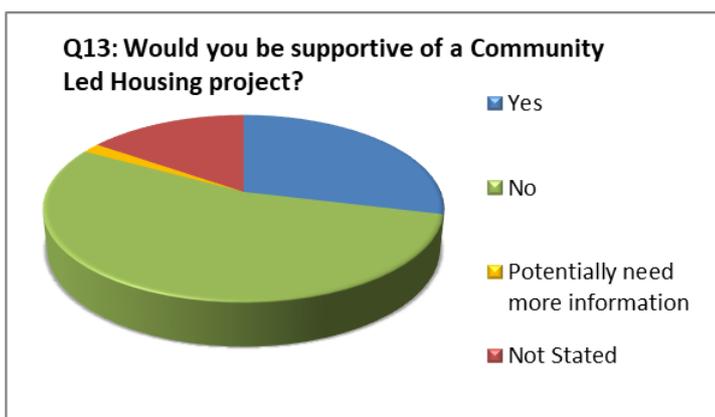
*Figure 15: Small affordable development which included a small number of homes for sale*

Sixteen respondents (27%) would support further developments of housing for sale on the open market whilst the majority, thirty-seven respondents (63%), would not be supportive. Six respondents (10%) did not answer the question.



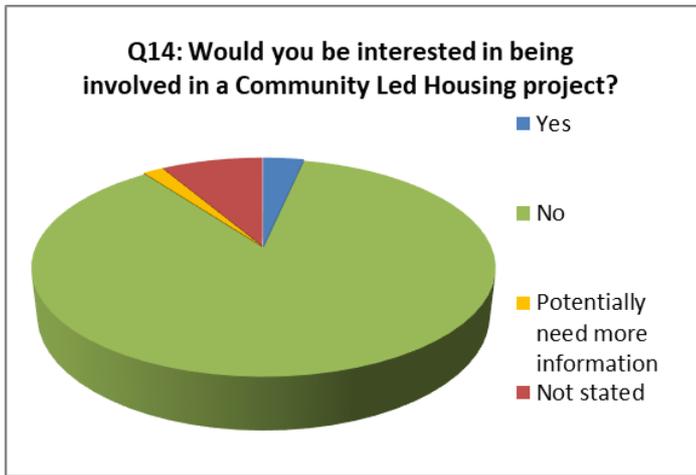
*Figure 16: Further developments of open market housing*

Seventeen (29%) respondents were supportive of a Community Led Housing Scheme (not for profit). Thirty-two (54%) were not supportive whilst one (2%) would potentially but would need more information. Nine (15%) people did not answer the question.



*Figure 17: Community Led Housing Scheme (not for profit)*

Two respondents (3%) would be interested in being personally involved in a community-led housing scheme whilst fifty-one (86%) would not be interested and one (2%) would potentially but would need more information. Five people (8%) did not answer the question.

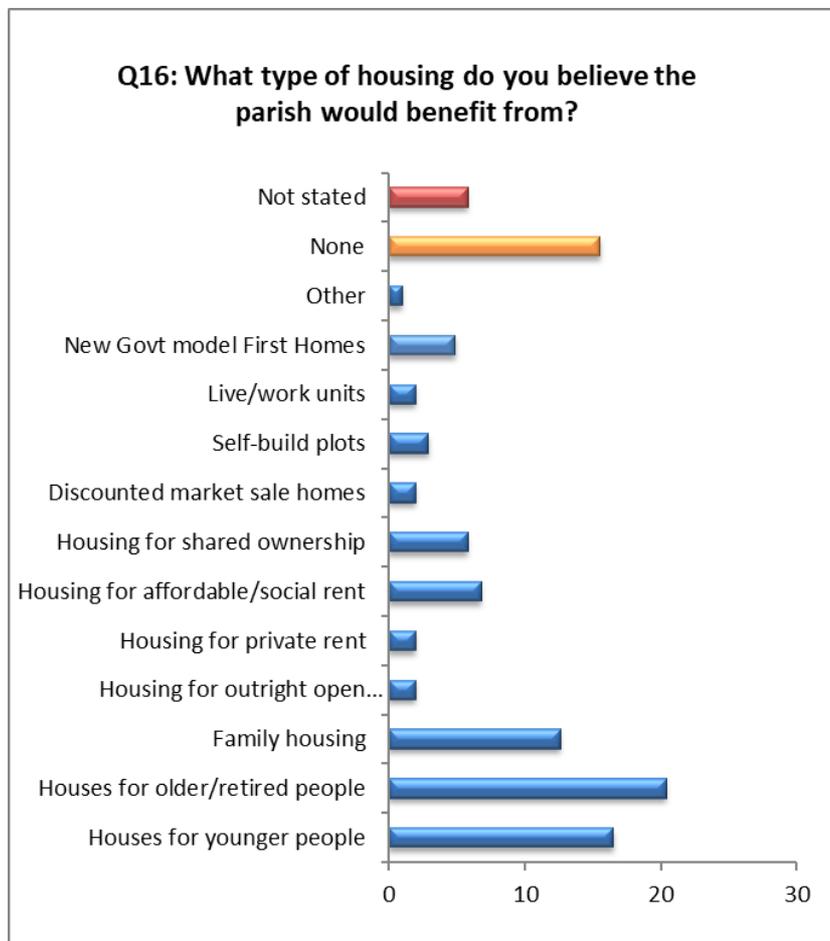


*Figure 18: Personally involved in a Community Led Housing scheme*

**For Question 15 please see Appendix 4: Site Suggestions**

**Housing in the Parish**

Respondents were asked their opinion on what type of housing they felt the Parish would benefit from; houses for older/retired people had the most support at twenty-one (20%), next was housing for younger people which had seventeen (17%) support followed by family housing which had thirteen (13%) support. Housing for affordable/social rent had seven (7%) support, housing for shared ownership had six (6%) support and New Government First Homes had five (5%) support. Self-build plots had three (3%) support, housing for private rent, housing for outright open market, discounted market sale housing and live/work units all had two (2%) support. "Other" housing had one (1%) support whilst sixteen households (16%) felt the Parish wouldn't benefit from any housing and six (6%) did not answer the question.



*Figure 19: Housing for the Parish*

**For Question 17 please see Appendix 5: Comments**

**PART Two – Housing Need**

Eight households indicated they had a need for alternative accommodation by answering “Yes” to question 9a in part 1 of the form. From the eight households who indicated a need in Part 1 of the form, one went on to complete Part 2 and wished to remain in the parish and this section will focus on the responses of that one household.

In the interests of the one respondent remaining unidentifiable, the full results for part 2 have been withheld, however we can confirm the following-

A family currently living in the parish wishes to move in five or more years’ time into a 2 bedroomed bungalow which is rented from the council/housing association. The respondent is currently not on the local housing register and wishes to move as they have indicated they have a specific housing need.

### **PART THREE: Assessment of Need**

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

As previously stated, **one respondent** stated they had a housing need, went on to complete all or part of Part 2 and wished to remain in the parish. Therefore, only the need of the **one** respondent could be assessed and a recommendation provided.

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

<b>Indicated tenure of those stating they have a need (1)</b>	
<b>Type</b>	<b>Number</b>
Open Market	0
Housing Association / Council rented	1
Shared Ownership	0
Self-Build	0
Not stated	0

<b>Recommended tenure (1)</b>	
<b>Type</b>	<b>Number</b>
Open Market	0
Shared Ownership	0
Housing Association / Council rented	1
Self-Build	0
<b>Not enough Information</b>	<b>0</b>

## **Recommendation**

The need for **affordable rented** housing units was one 2-bed unit - a recommended need of **up to one unit**. For any affordable housing schemes discussions on finalizing the size, tenure and design should take place with the parish council, the housing association partner and the local authority at an appropriate time should a scheme go ahead, to ensure that the right mix is selected.

The one respondent answered that they have a **special housing need** for a physically adapted home leading to a recommendation that if any affordable 2 bed bungalows come forward, they should be fully wheelchair accessible.

The one household that completed part 2 is currently not on either the local authority **housing register** or 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.

As of January 2025, there are currently 2 applicants on the housing register who are residents or have possible connection to the village; further investigation on local connection would be undertaken once a vacancy arises.

Messing cum Inworth with local connection	
Band	Number
A	
B	
C	1
D	1
E	
<b>Total</b>	<b>2</b>

The table below sets out the size of units required based on the Choice Based Lettings Scheme called Gateway to HomeChoice Allocations Policy for affordable homes. Colchester 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 table below are as stated on the completed housing needs survey.

Table 2: Size & Timescales

**Total ASPIRATION of the 1 household analysed**

Size	Open Market	HA/Council rented	Shared Ownership	Self-Build	Not stated
Identified No of units	0	1	0	0	0
Size Breakdown		1 x 2 bed bungalow			
<b>Timescale</b>					
Now					
0-2 years					
2-5 years					
over 5 years		1 x 2 bed bungalow			

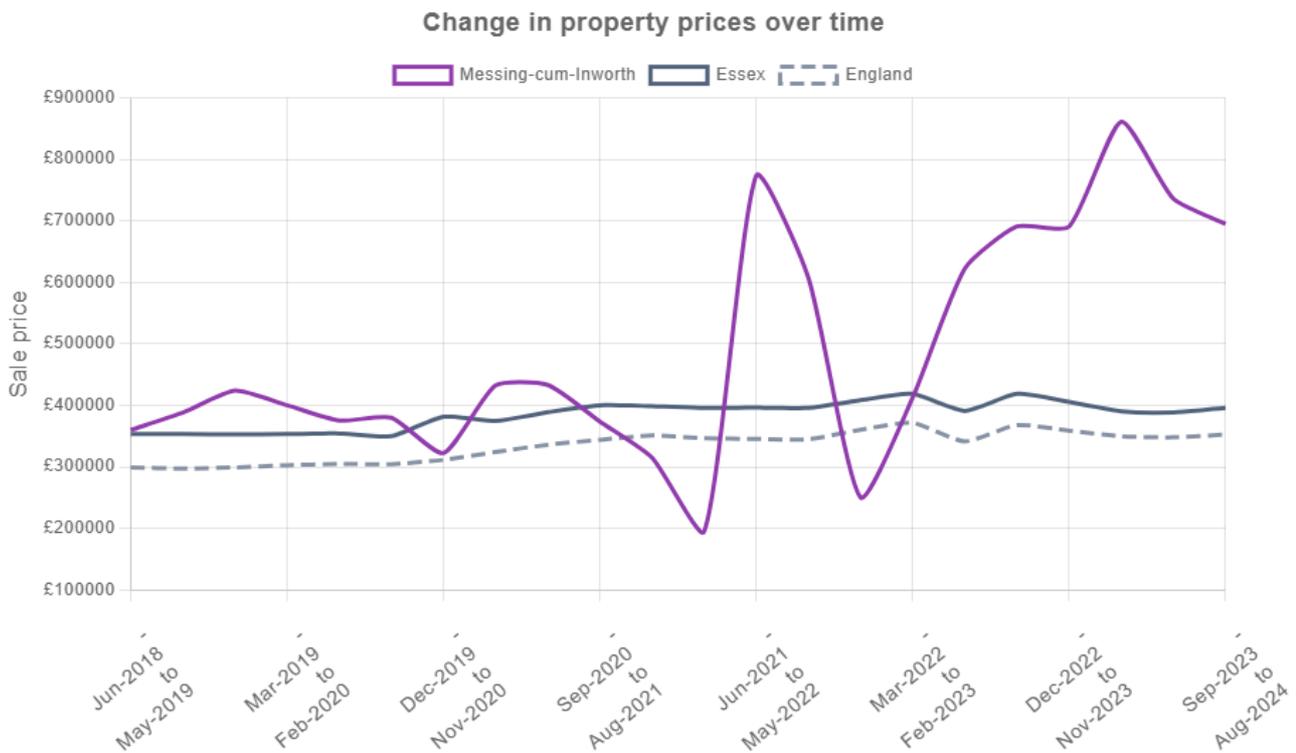
**Total NEED of the 1 household**

Size	Open Market	HA/Council Rented	Self Build	Not enough Information
Identified No. of units		1 x 2 bed bungalow*		
Size breakdown		1 x 2 bed		

\*No change to current tenure

**Appendix 1**  
**Local Housing Stock**

**Average property values in Messing Cum Inworth over last 5 years**



The line chart above shows a time series of property price changes over time for the four key dwelling types.

In the 12 months from Sep-2023 to Aug-2024, the most recent figures for Messing-cum-Inworth, the average property price was £695,000. This is an increase from the average amount in the 12 months from Jun-2018 to May-2019 (£360,000).

For comparison, over the same 12 months from Sep-2023 to Aug-2024 for Essex, the average property price was £396,005. This is an increase from the average amount in Essex in the 12 months from Jun-2018 to May-2019 (£353,596). *(Data source Land Registry)*

**Affordability in Messing Cum Inworth**

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 Felsted in order to remain living in the parish.

At the time of writing, there were at least three properties on the open market including new builds: zero 1-bedroom properties, zero 2-bedroom properties, one 3-bedroom property (£7000,000), and one 5-bedroomed property (£1.5m). There were also a number of 3 and 4 bedroomed new builds for sale (starting at £375,000), however the number available was undetermined.

To fully purchase the cheapest property for sale on the open market (3-bed house at £375,000) assuming the availability of 10% deposit for a first-time buyer and assuming a multiple of 4 x annual salary for a mortgage, the buyer would need a salary of around £84,375.

There were no properties advertised for private rent in the parish.

(Data sources: Rightmove)

### **Council tax and house prices in Messing Cum Inworth compared to the national average.**

Average house prices

Indicator	Messing-cum-Inworth	Essex	England
Average house price (12 months)	£695,000	£396,005	£352,516
Average house price for detached houses (12 months)	£796,667	£570,003	£523,981
Average house price for flats (12 months)		£209,034	£304,746
Average house price for semi-detached houses (12 months)	£390,000	£391,541	£318,128
Average house price for terraced houses (12 months)		£328,291	£289,544

Source: Land Registry

Dwellings by Council Tax Band

Indicator	Messing-cum-Inworth		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Dwelling Stock by Council Tax Band - Band A	3	1.94%	57,630	8.56%	6,086,620	23.81%
Dwelling Stock by Council Tax Band - Band B	7	3.88%	120,970	17.96%	4,982,660	19.49%
Dwelling Stock by Council Tax Band - Band C	37	22.33%	193,250	28.69%	5,604,550	21.93%
Dwelling Stock by Council Tax Band - Band D	49	29.13%	133,330	19.80%	4,000,200	15.65%
Dwelling Stock by Council Tax Band - Band E	47	28.16%	83,930	12.46%	2,501,240	9.78%
Dwelling Stock by Council Tax Band - Band F	18	10.68%	48,450	7.19%	1,329,310	5.20%
Dwelling Stock by Council Tax Band - Band G	8	4.85%	32,090	4.76%	904,750	3.54%
Dwelling Stock by Council Tax Band - Band H	2	0.97%	3,820	0.57%	153,000	0.60%

Source: Valuation Office Agency (VOA)

## Employment sectors in Messing Cum Inworth

Jobs by industry

Indicator	Messing-cum-Inworth		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
<u>Jobs in wholesale</u>	2	1.43%	26,800	4.31%	1,034,130	3.70%
<u>Jobs in transport and storage (inc postal)</u>	1	0.71%	33,235	5.34%	1,377,395	4.93%
<u>Jobs in retail</u>	49	42.86%	56,965	9.16%	2,294,010	8.21%
<u>Jobs in public administration and defence</u>	0	0.00%	20,775	3.34%	1,174,140	4.20%
<u>Jobs in property</u>	1	0.71%	11,940	1.92%	510,295	1.83%
<u>Jobs in professional, scientific and technical</u>	4	3.57%	39,565	6.36%	2,539,940	9.09%
<u>Jobs in motor trades</u>	0	0.00%	14,185	2.28%	460,090	1.65%
<u>Jobs in mining, quarrying and utilities</u>	0	0.00%	7,195	1.16%	302,330	1.08%
<u>Jobs in manufacturing</u>	20	17.86%	40,625	6.53%	2,024,680	7.24%
<u>Jobs in information and communication</u>	2	1.43%	16,395	2.64%	1,280,650	4.58%
<u>Jobs in health</u>	7	5.71%	77,590	12.47%	3,584,935	12.83%
<u>Jobs in financial and insurance</u>	0	0.00%	24,795	3.99%	896,475	3.21%
<u>Jobs in education</u>	3	2.86%	49,270	7.92%	2,321,790	8.31%
<u>Jobs in construction</u>	12	10.71%	52,960	8.51%	1,294,975	4.63%
<u>Jobs in business administration and support services</u>	5	4.29%	50,595	8.13%	2,485,040	8.89%
<u>Jobs in arts, entertainment, recreation and other services</u>	3	2.86%	23,845	3.83%	1,172,245	4.19%
<u>Jobs in agriculture, forestry and fishing</u>	0	0.00%	1,350	0.22%	26,165	0.09%
<u>Jobs in accommodation and food services (hospitality)</u>	12	10.71%	49,435	7.95%	2,142,550	7.67%

Source: Business Register and Employment Survey (BRES)

The table above shows the counts and proportions of employee jobs, broken down by broad industry group, across Messing-cum-Inworth, Essex and England. Industry groups are classified to the 2007 revision to the Standard Industrial Classification (SIC). The proportion of retail jobs in Messing-cum-Inworth is 42.86%. This is higher than the proportion in Essex (9.16%) and higher than the proportion in England (8.21%). In contrast, the proportion professional, scientific and technical jobs in Messing-cum-Inworth is 3.57%. This is lower than the proportion in Essex (6.36%) and lower than the proportion in England (9.09%).

## **Deprivation data for Messing Cum Inworth compared to national average**

All 32,844 neighbourhoods in England have been ranked on a range of deprivation topics. The most deprived neighbourhood in England has a rank of 1. Overall Messing Cum Inworth (in the Birch & Winstree 019A ward) were ranked 29,979 out of 32,844 where 1 was the most deprived and 32,844 was the least deprived.

**Overall: 91%** Better than 91% of areas in England



**Income Deprivation: 90%** Better than 90% of areas in England



**Employment: 92%** Better than 92% of areas in England



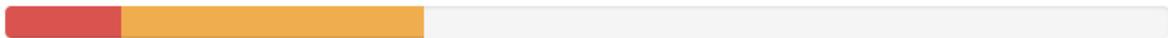
**Health: 90%** Better than 90% of areas in England



**Education: 66%** Better than 66% of areas in England



**Barriers to Services: 36%** Better than 36% of areas in England



**Living Environment: 87%** Better than 87% of areas in England



**Crime: 79%** Better than 79% 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 in Messing Cum Inworth compared to county and national average.**

Unemployment benefits						
Indicator	Messing-cum-Inworth		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
<u>Unemployment benefit claimants (Jobseekers Allowance and out of work Universal Credit claimants)</u>	4	1.67%	30,315	3.30%	1,567,825	4.37%
<u>Unemployment benefit (JSA and Universal Credit), female</u>	2	2.10%	14,735	3.14%	727,075	3.99%
<u>Unemployment benefit (JSA and Universal Credit), male</u>	2	1.27%	15,575	3.45%	840,750	4.75%
<u>Youth unemployment (18-24 receiving JSA or Universal Credit)</u>	1	4.28%	5,055	4.80%	255,295	5.37%
<u>Older person unemployment (50+ receiving JSA or Universal Credit)</u>	1	0.40%	7,205	1.16%	365,750	1.68%

Source: Department for Work and Pensions (DWP)

The table above shows the proportion of people receiving benefits payable to people who are unemployed receiving either Jobseekers Allowance (JSA) or Universal Credit (UC) for those who are out of work. It then further divides this into age/sex related subcategories. This has replaced the number of people claiming JSA as the headline indicator of the number of people claiming benefits principally for the reason of being unemployed and is sometimes referred to as the monthly claimant count. JSA is payable to people under pensionable age who are out of work and available for, and actively seeking, work of at least 40 hours a week.

In Messing-cum-Inworth, 1.67% of the working age population are claiming unemployment benefits (Jobseekers Allowance and out of work UC claimants). This is lower than the proportion in Essex (3.30%) and lower than the proportion in England (4.37%).



**Messing Cum Inworth  
Parish Council**  
clerk@messingcuminworth-pc.gov.uk



**October 2024**

Dear Resident

**Affordable Housing for local people in Messing Cum Inworth**

It is widely recognised that people living in rural communities sometimes face real difficulties when trying to find a home of their own within the village that they grew up in (or work in). That is why the Rural Housing Enabler from the Rural Community Council of Essex (RCCE) works with parish councils, local authorities, registered providers (usually Housing Associations) and local people to understand what the local need is and how local people can be supported in staying close to their support networks, place of employment, or education.

**Messing Cum Inworth Parish Council has decided to work with RCCE to undertake a Housing Needs Survey, to establish if there was a need for alternative housing within the parish.** This will be particularly relevant for those wishing to make their first step onto the housing ladder or for those now in a position to downsize. It will also be important that this new survey reaches all those currently working in the parish or those who have had to move out of the parish because they cannot find a suitable property. Please do pass this information on to them. Please note all personal details will remain confidential to the RCCE and only aggregated results will be included in the final report to the Parish Council.

**Affordable Housing is defined by the Government as housing for sale or rent provided to eligible households whose needs are not met by the open market.** This survey is designed to see if there are households in the village or people with a strong local connection who are in need of affordable housing. This is not a survey to justify large scale or open market developments. Properties in these Rural Exception Site Schemes are usually provided by a housing association and cannot be sold or transferred into totally private ownership, remaining in perpetuity for people with a strong local connection to the parish, either through family or work. A small number of houses for sale may also be developed to cross subsidise the costs of building the affordable homes, but only if there is a requirement to do so.

We would ask you all, whether or not you have a need for alternative accommodation, to take a few minutes to complete the attached Housing Needs form as fully as possible and return it in the Freepost envelope provided, by **Friday 13<sup>th</sup> December 2024** at the latest. Alternatively, you can complete the survey online using this link:

**<https://www.surveymonkey.com/r/MessingHNS24>**

The survey is very important so that your views can be considered and that a decision can be taken based on all residents' needs and opinions.

Please be assured that all returned forms will be dealt with by the Rural Housing Enabler at the Rural Community Council of Essex **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 form or would like additional forms please contact Rachel Fahie, Rural Housing Enabler on 01376 574330 or by email at [Rachel.fahie@essexrcc.org.uk](mailto:Rachel.fahie@essexrcc.org.uk)

Yours sincerely

Bob Suckling  
Chairman  
Messing cum Inworth  
Parish Council

Rachel Fahie  
Rural Housing Enabler  
RCCE



## Housing Needs Survey for Messing Cum Inworth

Please read the accompanying letter before completing this form and use the pre-paid envelope to return the completed form by:

**Friday 13<sup>th</sup> December 2024**



YOU CAN ALSO COMPLETE THIS SURVEY ONLINE AT <https://www.surveymonkey.com/r/MessingHNS24>

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

## 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)

To be completed by  
all respondents



**Housing Needs Survey for  
Messing cum Inworth**

Please read the accompanying letter before  
completing this form and use the pre-paid  
envelope to return the completed form by  
**Friday 13<sup>th</sup> December 2024**



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

Is this your main home? Yes, main home  No, second home   
*(If this is your second home do not complete the rest of the form but please do return it)*

**PART 1 - You and Your Household**

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

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

- |                                    |                          |   |                          |
|------------------------------------|--------------------------|---|--------------------------|
| House.....                         | <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"/> | Other <i>(please specify)</i> .....     | <input type="checkbox"/> |

**2. Please confirm the type of house. (Tick one box only)**

- |               |                          |                                     |                          |
|---------------|--------------------------|-------------------------------------|--------------------------|
| Detached..... | <input type="checkbox"/> | Semi-detached.....                  | <input type="checkbox"/> |
| Terrace ..... | <input type="checkbox"/> | Other <i>(please specify)</i> ..... | <input type="checkbox"/> |

**3. 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 bedrooms.....           | <input type="checkbox"/> |
| 5 bedrooms.....          | <input type="checkbox"/> | Other (please state)..... | <input type="checkbox"/> |

**4. 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.....                       | <input type="checkbox"/> | Other (please state).....                   | <input type="checkbox"/> |

5. How many families are living in this dwelling?.....

6. How many years have you lived in<sub>2</sub> this parish?.....

Housing Needs Survey – October 2024  
© Rural Community Council of Essex 2024

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

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

8. 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) or complete the survey online <https://www.surveymonkey.com/r/MessingHNS24>*

9a. 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.....

9b. If you answered 'Yes' to question 9a, please specify where you would be looking to move to;

Remain in the parish.....

Move outside the parish but in Colchester City area ....

Move outside Colchester City area .....

*If you answered 'Yes' to Question 9a 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).*

10. If a need should be identified, would you be supportive of a small development (typically 4-8 homes) of affordable homes for local people? **\*Information on the different tenures can be found at the end of survey.**

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

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

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

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

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

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

**13. Would you be supportive of a Community Led Housing project (not for profit)?**  
(as per Community Led Housing information at the end of the survey)

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

**14. Would you or a member of your household be interested in being personally involved in a community led housing scheme?**

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

**15. Can you suggest a site/location where any such a development could be built?**

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

(Please tick all that apply) \* see Key Terms document at end of survey for more detail

- |  |                          |   |                          |
|--|--------------------------|---|--------------------------|
| 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"/> | Discounted Market Sale homes            | <input type="checkbox"/> |
| Self-build plots.....                    | <input type="checkbox"/> | Live / work units                       | <input type="checkbox"/> |
| New Government model "First Homes" ..... | <input type="checkbox"/> | None                                    | <input type="checkbox"/> |

Other, please specify.....

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

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

***If no-one in your household is in need of alternative accommodation (i.e. indicated 'No' in question 9a) you do not have to complete Part 2 of this form. Please return in the freepost envelope provided.***



Housing Needs Survey for  
**Messing cum Inworth**

Please read the accompanying letter before completing this form and use the pre-paid envelope to return the completed form by

**Friday 13<sup>th</sup> December 2024**



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

## **Part 2 – Open Market and Affordable Housing Needs**

Only to be completed by respondents who have indicated a housing need by answering 'Yes' to question 9a in Part 1

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

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

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

**OR:** If you indicated a housing need by answering 'Yes' to question 9a in Part 1 PLEASE COMPLETE THIS PART. Please provide more detailed information only for those who need to move, i.e. the new household. If more than one house is needed please request extra form(s)

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

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

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

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

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

\* see Key Terms document at end of survey for more detail on each

(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.....   
Discounted Market Sale.....     Custom Build .....   
Self-Build.....     New Government model "First Homes" .....

Other, (e.g. an extension / annexe to existing home) please specify .....

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

Yes.....     No.....

To be considered for affordable housing you must also register on Colchester City Council Housing register. If you would like to register please go to; <https://www.gatewaytohomechoice.org.uk> for further advice.

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

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

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

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

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

**7. Does anyone requiring alternative accommodation have specific\* housing needs?**  
 \* including specific housing needs for those living with a long term illness or disability, such as layout & design adapted for access e.g. wheelchair access, ground floor etc.

No.....       Yes.....

*If yes, please give brief details;*

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

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

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

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

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

- |  |                          |                                     |                          |
|--|--------------------------|-------------------------------------|--------------------------|
| One-person household.....              | <input type="checkbox"/> | Older person(s) household.....      | <input type="checkbox"/> |
| Parent(s)/ Carers with child(ren)..... | <input type="checkbox"/> | Couple without children.....        | <input type="checkbox"/> |
| Brothers/sisters sharing.....          | <input type="checkbox"/> | Other <i>(please specify)</i> ..... | <input type="checkbox"/> |

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

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

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

- Live in the parish now.....  Live in an adjoining parish.....
- 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. Please indicate the total gross (before tax) average annual income of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit. *(Tick one box only)***

- |                        |                          |                        |                          |
|------------------------|--------------------------|------------------------|--------------------------|
| £10,000 or less.....   | <input type="checkbox"/> | £36,000 - £40,000..... | <input type="checkbox"/> |
| £11,000 - £15,000..... | <input type="checkbox"/> | £41,000 - £45,000..... | <input type="checkbox"/> |
| £16,000 - £20,000..... | <input type="checkbox"/> | £46,000 - £50,000..... | <input type="checkbox"/> |
| £21,000 - £25,000..... | <input type="checkbox"/> | £51,000 - £55,000..... | <input type="checkbox"/> |
| £26,000 - £30,000..... | <input type="checkbox"/> | £56,000 - £60,000..... | <input type="checkbox"/> |
| £31,000 - £35,000..... | <input type="checkbox"/> | More than £61,000..... | <input type="checkbox"/> |

**14. Do you have SAVINGS which may be used to contribute towards the cost of a new home? (Please provide an estimated figure)**

- YES £.....
- NO

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

- YES £.....
- NO

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

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

Name	
Address	
Postcode	
Tel. no.	
E-mail	

I give permission for you to share my contact details

**Contact Details for Rural Housing Enabler:**

Rural Community Council of Essex  
Threshelfords Business Park  
Inworth Road, Feering  
Essex CO5 9SE  
Telephone: 01376 574330

Email: [rachel.fahie@essexrcc.org.uk](mailto:rachel.fahie@essexrcc.org.uk)

## Key Terms - Affordable Housing

The following tenures come under the current government definition of Affordable Housing in the National Planning Policy Framework (NPPF).

Tenure	Definition
Rented - Housing Association / Council	Housing rented through a Housing Association that is lower than local market rents. This can be “affordable” rent (80% of market rent) or “social” rent (40-60% of market rent) depending on viability of the scheme and grant funding available. This type of housing is much more secure than private rented housing.
Shared ownership – Housing Association	Part rent/part buy. This allows first time buyers/non-homeowners who cannot afford 100% ownership of a home to buy a percentage of it; rent is also paid to the Housing Association for the part they do not own. A smaller deposit is required than buying a full market cost home. It is necessary to be able to obtain and afford a mortgage, if required, on the share that is bought. (NB the maximum share a buyer can own on a Rural Exception Site scheme would be 80%; this prevents the home being sold onto the open market and keeps it available for local people in perpetuity)
Discounted market sale	The property is sold at least 20% lower than local open market values. When the homes are sold on, the discount remains in place for new buyers in perpetuity. For eligibility you must not already own a home and your income should not exceed 45% of the discounted sale price of the property. It is necessary to be able to obtain and afford the mortgage on the property.
First Homes	The government’s new flagship discounted affordable sale model which has just been launched. Minimum discount of open market value will be 30%, although Local Authorities have discretion to increase discount to 40% or 50% should there be evidence to support this. The percentage discount is kept in perpetuity. Strictly for first time buyers only, with a household income of no more than £80,000 outside London. Buyers must have a mortgage / home purchase plan covering at least 50% of the discounted purchase value. The First Home must be the buyer’s main residence, and restrictions on lettings apply. The value of First Homes, after the discount has been applied, will be capped at £250,000 outside London. Price caps only apply on the initial sale.

## Other Housing Tenures

Open market housing	Housing that is open for anyone to purchase at the full market value for the area.
Private Rented	Property owned by a landlord and leased to a tenant. The landlord could be an individual, a property company or an institutional investor. Market renters occupy the properties under a tenancy agreement and pay market rents.
Self-build / Custom Build	There are various types of self-build. Most commonly, the buyer acquires a serviced plot of land on which to either build their home themselves or use a contractor. Custom build is access to a serviced plot where a home is built and is then finished off by the purchaser using a menu of options.
Rural Exception Site	A plot of land abutting the development boundary, well connected to services & facilities with the aim of providing affordable local needs housing in the village. This land will only receive planning permission for affordable housing with a local connection in perpetuity. It is an “exception” to the development sites detailed in the local plan. A small amount of open market may be permitted, only if required for cross subsidy.

## Community Led Housing

Community led housing is a growing movement of normal people taking action within their communities and managing housing projects that build the decent and affordable homes.

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

Community led housing offers something for everyone.

- For people on a range of different incomes
- For specific groups of people
- For people who want to rent or buy
- For groups wanting to build new homes or refurbish existing buildings

Community led housing is where:

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

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



**Eastern Community Homes** has been established to provide essential support for communities across the East of England wishing to pursue successful community led housing projects. <https://easterncommunityhomes.com/>

Its aim is to increase the supply of community led housing, primarily affordable homes, to meet local needs in the areas covered by the partners in the Hub.

This is achieved through advice, support and guidance – increasing knowledge, developing skills and building capacity to realise development opportunities.

Our advisors can provide a range of services to community-led housing groups. Whether you have already started your journey, or you are taking the first steps to establishing a community-led group, we can help.

Examples of a selection of successful projects can be found here; <https://easterncommunityhomes.com/projects/>

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### **Appendix 3**

<b><u>Is this your main home?</u></b>		
	Frequency	Valid Percentage
Yes	57	97
No	0	0
Not Stated	2	3
Total	59	100

#### **PART 1**

##### **Question 1**

##### **How would you describe your home?**

	Frequency	Valid Percentage
House	51	86
Bungalow	3	5
Flat/Maisonette/apartment/bed-sit	0	0
Caravan/mobile home/temp. structure	0	0
Sheltered/retirement housing	0	0
Other	0	0
Not Stated	5	8
Total	59	100

##### **Question 2**

##### **Please confirm the type of house.**

	Frequency	Valid Percentage
Detached	33	56
Semi-detached	15	25
Terrace	5	8
Other	0	0
Not Stated	6	10
Total	59	100

##### **Question 3**

##### **How many bedrooms does your home have?**

	Frequency	Valid Percentage
One	0	0
Two	7	12
Three	14	24
Four	20	34
Five or more bedrooms	13	22
Not Stated	5	8
Total	59	100

<b>Question 4</b>		
<b><u>Who owns your home?</u></b>		
	Frequency	Valid Percentage
Owned Outright by a household member (s)	38	64
Part-owned/Rented (shared ownership)	0	0
Owned with mortgage by a household member (s)	15	25
Rented from a Local Council	0	0
Rented from a Housing Association	1	2
Rented from a Private Landlord	0	0
Tied to job	0	0
Other	0	0
Not Stated	5	8
Total	59	100

<b>Question 5</b>		
<b><u>How many families are living in this dwelling?</u></b>		
	Frequency	Valid Percentage
One	51	86
Two	3	5
Three	0	0
Other	0	0
Not Stated	5	8
Total	59	100

<b>Question 6</b>		
<b><u>How many years have you and your household lived in the parish?</u></b>		
	Frequency	Valid Percentage
0-5 years	7	12
6-10 years	7	12
11-20 years	18	31
21-30 years	11	19
31-50 years	7	12
51-70 years	2	3
Over 70 years	2	3
Not Stated	5	8
Total	59	100

<b>Question 7a</b>		
<b><u>How many people live in this property?</u></b>		
	Frequency	Valid Percentage
One	14	24
Two	27	46
Three	5	8
Four	6	10
Five	0	0
Six	1	2
Not Stated	6	10
Total	59	100

<b>Question 7b</b>		
<b><u>Age of household members</u></b>		
	Frequency	Valid Percentage
0-5 years old	2	2
6-10 years old	6	5
11-15 years old	3	3
16-24 years old	7	6
25-35 years old	2	2
36-45 years old	13	11
46-59 years old	21	18
60-70 years old	34	29
71 years and older	23	19
Not Stated	8	7
Total	119	100

<b>Question 7c</b>		
<b><u>Gender of occupants</u></b>		
	Frequency	Valid Percentage
Female	56	47
Male	57	48
Not Stated	6	5
Total	119	100

**Question 8**  
**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	3	5
No	51	86
Not Stated	5	8
Total	59	100

**Question 9a**  
**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	3	5
Yes, in 5 years or more	5	8
No	46	78
Not Stated	5	8
Total	59	100

**Question 9b**  
**If you answered "Yes" to question 9a, please specify where you would be looking to move to**

	Frequency	Valid Percentage
Remain in parish	2	25
Move outside parish, but remain in Colchester District	3	38
Move outside of Colchester District	3	38
Not Stated	0	0
Total	8	100

**Question 10**  
**Would you be supportive of a small development of affordable homes for local people?**

	Frequency	Valid Percentage
Yes	27	46
No	26	44
Not stated	6	10
Total	59	100

<b>Question 11</b>		
<b><u>Would you remain supportive of a development if a small number of houses for sale included?</u></b>		
	Frequency	Valid Percentage
Yes	26	44
No	28	47
Not stated	5	8
Total	59	100
<b>Question 12</b>		
<b><u>Would you be supportive of a development of homes for sale on the open market?</u></b>		
	Frequency	Valid Percentage
Yes	16	27
No	37	63
Not stated	6	10
Total	59	100
<b>Question 13</b>		
<b><u>Would you be supportive of a Community Led Housing project?</u></b>		
	Frequency	Valid Percentage
Yes	17	29
No	32	54
Potentially need more information	1	2
Not stated	9	15
Total	59	100
<b>Question 14</b>		
<b><u>Would you be interested in being involved in a Community Led Housing project?</u></b>		
	Frequency	Valid Percentage
Yes	2	3
No	51	86
Potentially need more information	1	2
Not stated	5	8
Total	59	100

<b>Question 16</b>		
<b>What type of housing do you believe the parish would benefit from?</b>		
	Frequency	Valid Percentage
Houses for younger people	17	17
Houses for older/retired people	21	20
Family housing	13	13
Housing for outright open market sale	2	2
Housing for private rent	2	2
Housing for affordable/social rent	7	7
Housing for shared ownership	6	6
Discounted market sale homes	2	2
Self-build plots	3	3
Live/work units	2	2
New Govt model First Homes	5	5
Other	1	1
None	16	16
Not stated	6	6
<b>Total</b>	<b>103</b>	<b>100</b>

<b>Part 2</b>		
<b>Question 1</b>		
<b>When do those requiring accommodation need to move from this home?</b>		
	Frequency	Valid Percentage
Now	0	0
Within the next 2 years	0	0
Between 2 to 5 years	0	0
In 5 or more years	1	100
Not stated	0	0
<b>Total</b>	<b>1</b>	<b>100</b>

<b>Question 2</b>		
<b>Who owns your current home?</b>		
	Frequency	Valid Percentage
Live with parents	0	0
Part owned/Rented (shared ownership)	0	0
Member of a household	0	0
Rented from council/housing association	1	100
Provided with job (tied)	0	0
Rented from private landlord	0	0
Not Stated	0	0
<b>Total</b>	<b>1</b>	<b>100</b>

<b>Question 3</b>		
<b>If you could move back/stay in the village which would you be seeking to do?</b>		
	Frequency	Valid Percentage
Rent from Council/Housing Association	1	100
Buy on the open market	0	0
Part own/Rent (shared ownership)	0	0
Rent from a private landlord	0	0
Discounted Market Sale	0	0
Custom Build	0	0
Self-Build	0	0
New Govt model First Homes	0	0
Other	0	0
Not Stated	0	0
<b>Total</b>	<b>1</b>	<b>100</b>

<b>Question 4</b>		
<b>Are you on the local council or Housing Association register or waiting list?</b>		
	Frequency	Valid Percentage
Yes	0	0
No	1	100
Not Stated	0	0
Total	1	100
<b>Question 5</b>		
<b>What type of accommodation would meet your needs?</b>		
	Frequency	Valid Percentage
House	0	0
Bungalow	1	100
Flat	0	0
Sheltered/retirement housing	0	0
Any	0	0
Other	0	0
Not Stated	0	0
Total	1	100
<b>Question 6</b>		
<b>How many bedrooms do you require?</b>		
	Frequency	Valid Percentage
1 bedroom	0	0
2 bedrooms	1	100
3 bedrooms	0	0
4 bedrooms	0	0
5 or more	0	0
Not Stated	0	0
Total	1	100
<b>Question 7</b>		
<b>Does anyone requiring alternative accommodation have specific housing needs?</b>		
	Frequency	Valid Percentage
Yes	1	100
No	0	0
Not Stated	0	0
Total	1	100

<b>Question 8</b>		
<b>What is your main reason for needing to move?</b>		
	Frequency	Valid Percentage
Need smaller home/downsizing	0	0
Need larger home	0	0
Need cheaper home	0	0
Need secure home	0	0
Need to change tenure	0	0
To set up first/independent home	0	0
Need physically adapted home	1	100
Need to be nearer work	0	0
Need to be closer to a carer or dependent	0	0
Change in family circumstances	0	0
Threatened with homelessness	0	0
Current home affecting health	0	0
Other	0	0
Not stated	0	0
<b>Total</b>	<b>1</b>	<b>100</b>

In the interests of the one respondent remaining unidentifiable, the answer to questions 9a to 15 have not been published.

- West of School Road, access via Kelvedon Road or Harborough Hall Road, just outside of main village
- No
- No
- No
- Messing, somewhere away from main road, close to primary school & village amenities
- No
- No
- No, very opposed to anymore building in rural areas
- Site ID 10183 Messing CO5 9TH on the 'call for sites report' (Colchester City Council)
- No
- No
- No
- Not sure
- On my land in Kelvedon Rd
- Too built up everywhere. This village does not have the room or facilities for more homes
- No isn't there enough new homes being built all around Tiptree, Feering. Huge expansion. Homes for shared ownership, family homes, starter homes, luxury homes. Messing seems to have a good selection of bungalows & family homes as well as larger homes & rented housing ass/council
- Land opposite Happy Gardens, Inworth
- This village does not lend itself to extra housing. No shop, a bus 1x weekly, narrow streets & cars parked. Village surrounded by farmland. 4 to 8 houses wouldn't stop there
- On Kelvedon Rd past cemetery, Lodge Rd, Harborough Hall Rd
- Not really, although preferably not outside the village envelope & not to the detriment of existing villagers
- None
- Lodge Rd, Kelvedon Rd
- Kelvedon or Feering - where they are about to build hundreds of new homes les than 1 mile away
- Adjacent to existing village envelope. Max 4-8 homes or within
- Tiptree or Kelvedon

- I wouldn't support a larger development but it's only fair that people from the community have a chance, especially young people who work
- Messing is a small community with no shops, no public transport and very limited work opportunities. It is not a suitable village for struggling families, those on benefits or those who seek employment unless they already have the means of easy transport (ie are not struggling)
- Local Infrastructure such as doctors and dentists is insufficient as it is to support additional developments. Current building plans in CO5 are unsupportable as it is in this regard
- No building. These are villages - not towns
- The village envelope is surrounded by narrow country roads & would not withstand any substantial development & does not have the facilities & infrastructure. The village currently only has access to oil for heating
- 34 new houses have been built in Messing village over the last 30 years - an increase of some 40% over the previously existing stock of houses. It can't take anymore. There are no shops & no public transport. Access is by narrow, mostly single-track lanes, wholly unsuited to any further increase in traffic. Significant new housing developments have been built or are currently proposed in Tiptree & Feering - barely 2 miles away - almost within walking distance. These are well able to cater for anyone wishing to stay in the area.
- Village too small & infrastructure unsustainable for any large scale development & only small solely for local occupation
- Very opposed to building of houses in this area. 1) not enough amenities for more houses is doctors, schools, hospitals 2) causes too much traffic in the area 3) ruining the countryside
- This area has an unsuitable infrastructure, roads, Public Transport, schools, medical services, social care and public services such as police, mental health. There is in my knowledgeable opinion no evidence more housing is needed in rural villages with no public transport, minimal infrastructure support, no village shop, doctors surgery or secondary school places. Affordable, supported housing needs to be built close to the services that are available within walking distance not miles away.
- We moved to Messing as we wanted to live in a small village.
- Keep Messing unspoilt, as it is. There are a large number of suitable developments in Tiptree, which is next door to the village.
- We do not need large housing plots of 10 or more houses. There are not enough facilities for our villages we rely on overburdened services in Tiptree and Kelvedon
- I was of the understanding when I purchased my property that no new developments would be built for the foreseeable. I continued with the purchase on that understanding. I would not have moved to the area otherwise
- This is a small village, narrow roads, no street lights etc. no bus services that frequently go through. It is not big enough to accommodate a development of any sort & it also does not have any facilities to offer other than lovely walks
- Local children have had to move from parish because of price of houses as long as I can remember
- Would not like further housing built in Messing. Not enough amenities to support further residents. School, shops, public transport etc.
- Messing has no transport links, no shops & its appeal is it's a hamlet style village. Why expand a small village when there are hundreds of new homes being built in

Feering. Large estates of affordable houses have been built in Coggeshall & Kelvedon - have not sold on the open market & therefore have been bought by London Councils whereby displacing people from London boroughs out to the countryside. This is not local people moving back or serving the local community well, with new members who want to integrate , but people shipped out here

- There is not the infrastructure within Messing village for additional housing