

Housing Needs Survey

Winstred Hundred
Parish Council

March 2024

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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.

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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 early 2024, the Winstred Hundred 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 23rd February 2024. **460 forms were distributed and 137 forms were returned**. The survey had a 30% response rate which is higher than the county average of 25%.

In Part 1 of the survey, 19 respondents (14%) 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 10 out of those 19. The full table of results can be seen in Appendix 3.

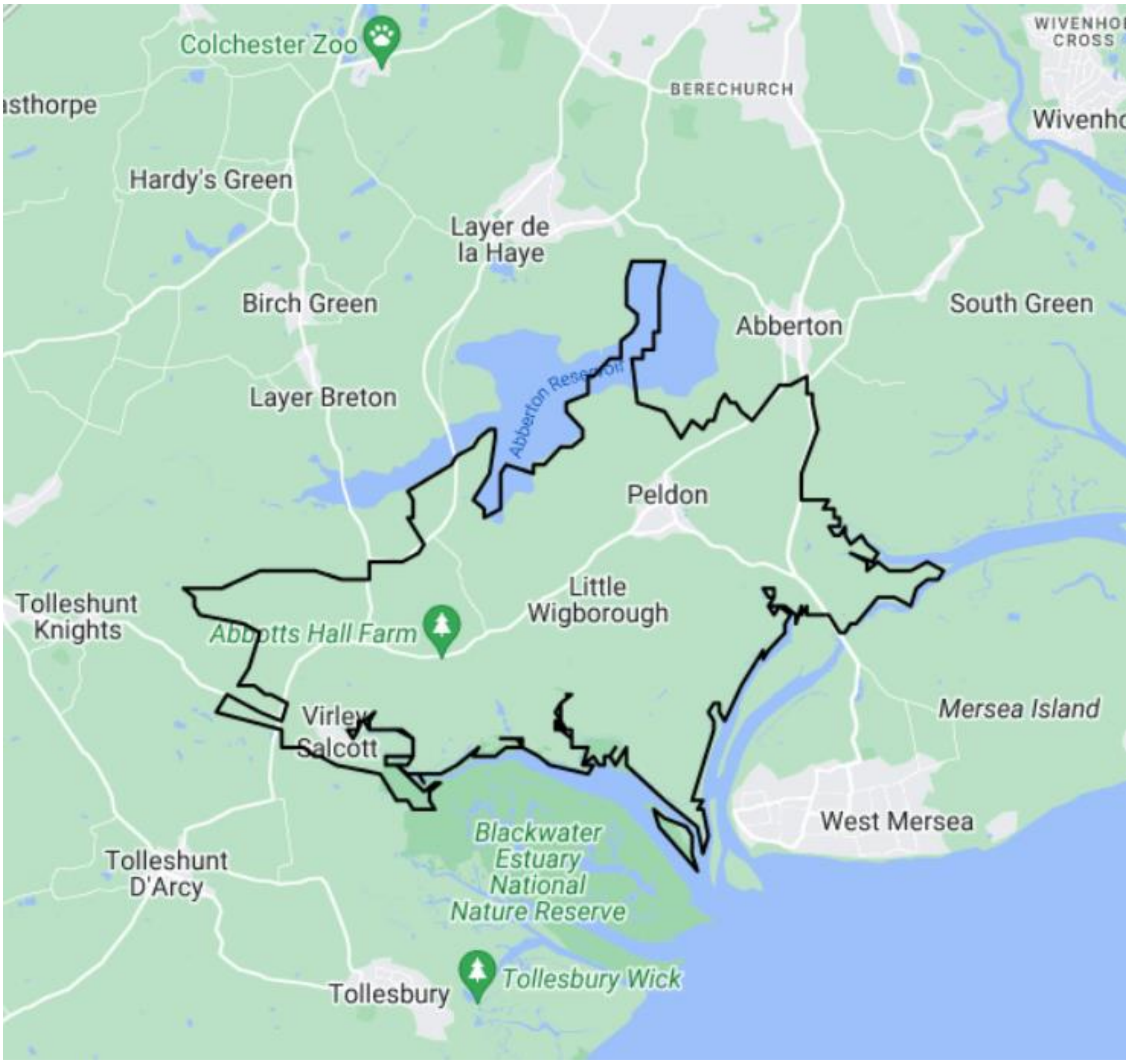
Percentages shown are percentages of returned forms (137=100%) unless otherwise stated. Please note that the percentages have been individually rounded and therefore may not total 100.

Winstred Hundred

Winstred Hundred civil parish in the Colchester City District is situated in Essex approximately 6 miles to the south west of Colchester City and approximately 5.5 miles to the east of Tiptree. The parish includes the communities of Salcott cum Virley, the Wigboroughs (Great and Little) and Peldon.

The area has a very long history being close to Colchester, the oldest recorded town in the country. The parish is predominantly rural which overlooks the Blackwater Estuary with Abberton Reservoir to the north boundary.

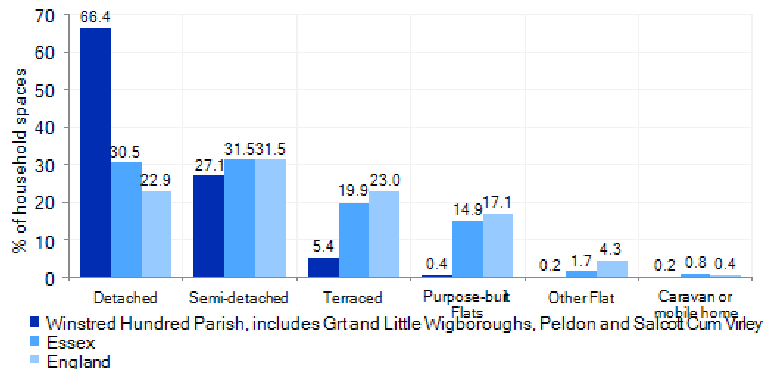
The parish contains four churches, St Mary's Peldon, St Stephen's Great Wigborough, St Nicholas Little Wigborough and St Mary the Virgin Salcott cum Virley. There are no primary or secondary schools with children having to travel outside the parish for their education although it does contain a pre school, the Little Doves Nursery.



Housing types in Winstred Hundred as of 2021 Census compared to the national average.

Detached	Semi-detached	Terraced	Purpose built flat
296	121	24	02
66.4% (England average = 22.9%)	27.1% (England average = 31.5%)	5.4% (England average = 23.0%)	0.4% (England average = 17.1%)
Flat (in converted house)	Flat (in commercial property)	Caravan or other temporary dwelling	Second addresses
00	01	01	42
0.0% (England average = 3.5%)	0.2% (England average = 0.8%)	0.2% (England average = 0.4%)	3.7% (England average = 5.4%)
Source: Census 2021			

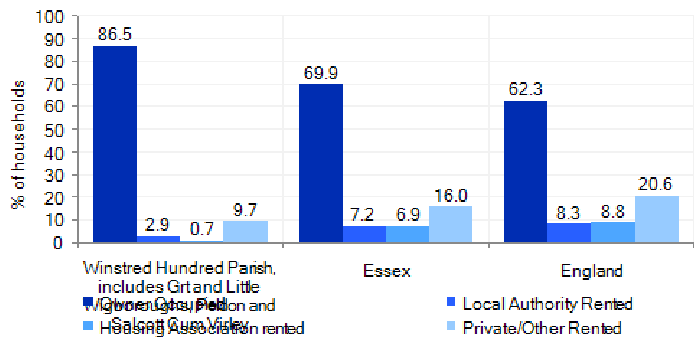
Figure: Dwellings type breakdown
Source: Census 2021



Housing tenure in Winstred Hundred as of 2021 Census compared to the national and county averages.

Owner occupied	Owner-occupied: owned outright	Owner-occupied owned: with mortgage or loan
385	220	164
86.5% (England average = 62.3%)	49.4% (England average = 32.5%)	36.9% (England average = 28.8%)
Owner-occupied: shared ownership	Social rented households	Rented from Council
01	16	13
0.2% (England average = 1.0%)	3.6% (England average = 17.1%)	2.9% (England average = 8.3%)
Rented from Housing Association or Social Landlord	Rented from private landlord or letting agency	Other rented dwellings
03	29	14
0.7% (England average = 8.8%)	6.5% (England average = 18.2%)	3.1% (England average = 2.4%)
Source: Census 2021		

Figure: Housing tenure breakdowns
Source: Census 2021



<u>**Population of Winstred Hundred as of 2021 Census compared to the national average.**</u>

Total Population	Aged 0-15	Aged 16-64	Aged 65+	Dependency ratio
1,126	185	653	288	0.72
50.9% male; 49.1% female	16.4% (England average = 18.6%)	58.0% (England average = 63.0%)	25.6% (England average = 18.4%)	England average = 0.59

Source: Census 2021

Figure: Population estimates by 5-year age band
Source: Mid-Year Estimates (ONS) 2020

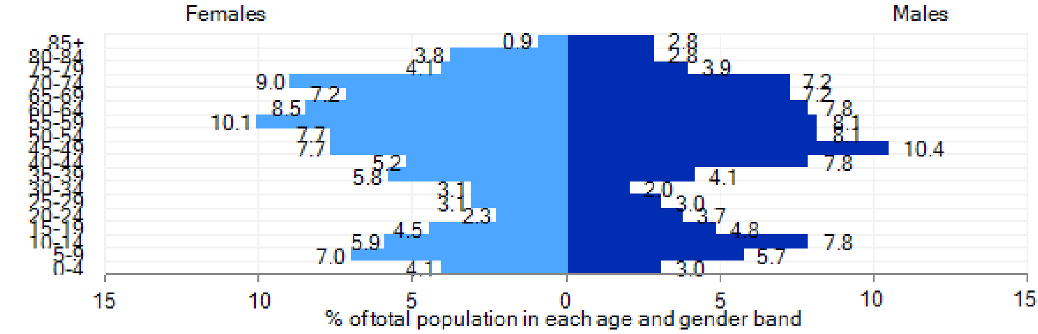


Figure: Population by age
Source: Census 2021

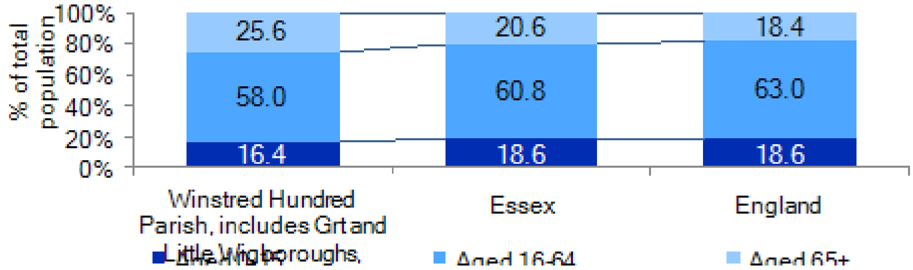
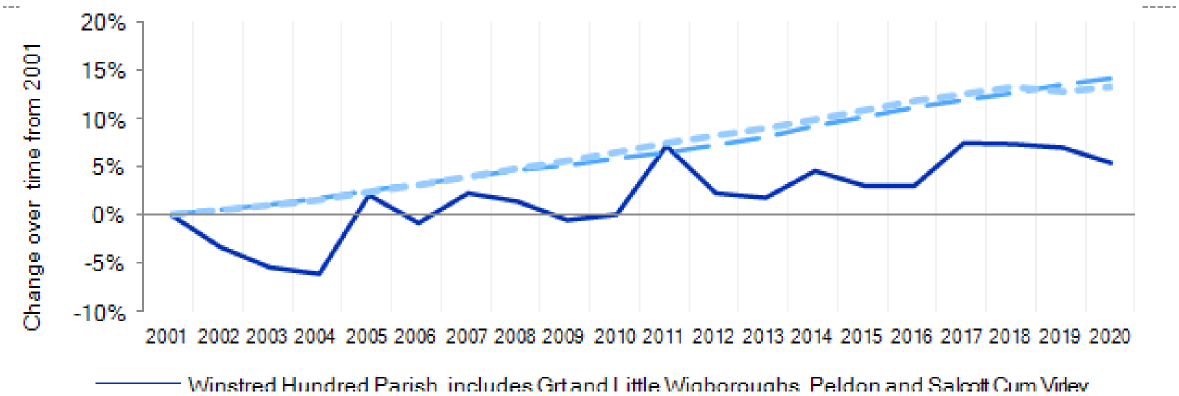


Figure: % change in total population from 2001-2020
Source: Mid-Year Estimates (ONS)



Key Findings and Recommendations

This Housing Needs Survey was carried out in early 2024 by the Winstred Hundred Parish Council and the Rural Housing Enabler at RCCE. The Parish Council arranged for the delivery of the forms. The survey had a **30%** response rate (137/460). There was support for a small development, with **56%** stating they would be supportive of a small development (4 - 8 homes) which is primarily affordable housing for local people. Only **43%** 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 concerns over the lack of local infrastructure and amenities particularly doctors, dentists, shops and public transport. There was general support for housing for the local community, more particularly the younger generation and families, 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, nineteen households indicated that they had a need to move to alternative accommodation. From those, ten 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 **ten**. There is also evidence of a younger generation coming through, whose needs are hard to identify at this time due to lack of finances. Five households were considered capable of buying on the open market whilst five respondents did not provide sufficient information to assess their need. No households were therefore seeking some form of affordable rented housing in the parish at this time.

The main reason respondents had a desire to move to alternative accommodation was to move to a **smaller home/downsizing,** with five out of the ten (50%) households citing this option. Two-bedroom households were the most preferred property size (50%). No households confirmed they are on the local authority housing register.

As a result of our analysis of the data provided, it is not possible to suggest there is a need for any **affordable rented** homes at this time. There were five households however, who did not provide enough information to assess their need and it might be something the parish council would like to explore in another survey in a few years' time. We would recommend that the Parish Council raise awareness of the need to be on the Colchester Housing Register, amongst the residents of Winstred Hundred, in order for them to be considered for local needs affordable housing schemes in the future.

One respondent answered that they have **special housing needs** for a physically adapted home but they did not provide sufficient information to assess whether their housing need preferred tenure was achievable.

Residency

One hundred and thirty respondents (95%) stated that the property to which the survey was delivered and in relation to, was their main home. Two respondents (1%) advised this was not their main home & five people (4%) did not answer the question.

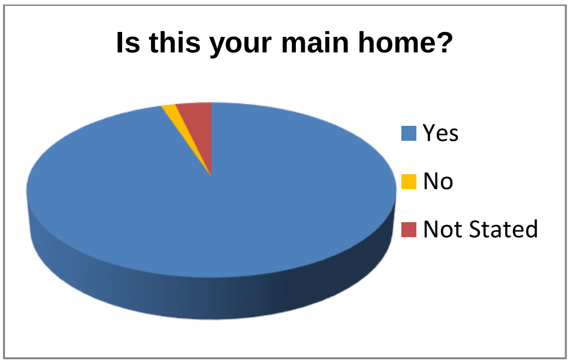


Figure 1: Type of residence

PART 1 – You and Your Household

Property Type and Size

The majority of respondents, one hundred and three people (76%), described their home as a house and twenty-nine (21%) described their home as a bungalow. Two people (1%) described their home as "other" and one person (1%) did not answer the question.

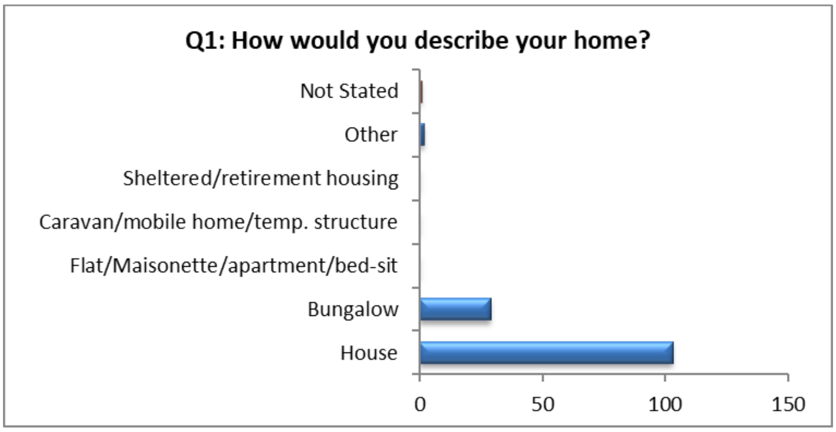


Figure 2: Property type

One hundred and two respondents (76%) owned a detached home, twenty-seven (20%) had a semi-detached and four (3%) lived in a terraced house. One person (1%) described their house type as "other" and one person (1%) did not answer the question.

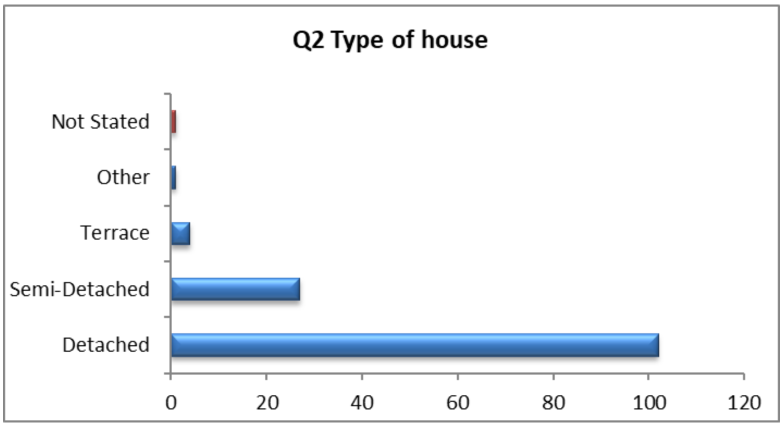


Figure 3: Housing type

Four respondents (3%) live in a one-bedroom property, sixteen (12%) live in a two-bedroom property and forty-six respondents (34%) live in a property with 3 bedrooms. Forty-three (32%) live in a property with 4 bedrooms and twenty-five (19%) people have 5 or more bedrooms. One person (1%) did not answer the question.

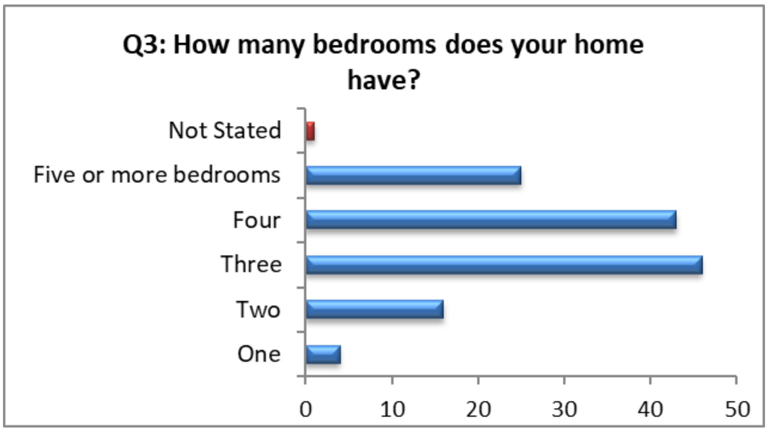


Figure 4: Size of property

Tenure

The majority of respondents, ninety-eight (73%), stated that their property was owned outright by a household member, thirty-one (23%) stated that the property was owned with a mortgage and three people (2%) rent from the local council. Two respondents (1%) stated they part-owned/part rented (shared ownership) whilst one person (1%) did not answer the question.

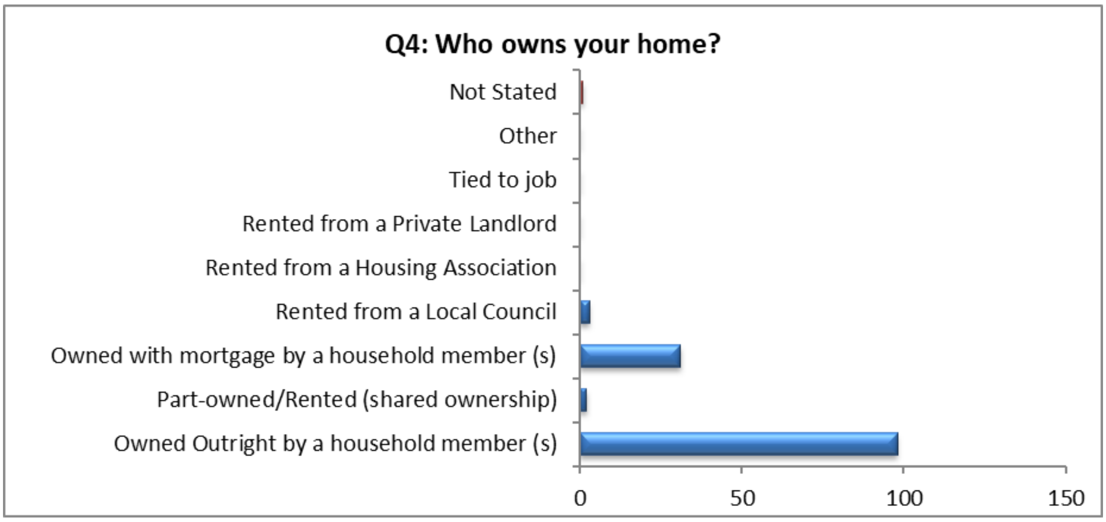


Figure 5: Tenure

One hundred and twenty-six (93%) homes had one family living in them and two (1%) homes had two families in them. Three (2%) had three families living in them and four (3%) households did not answer the question.

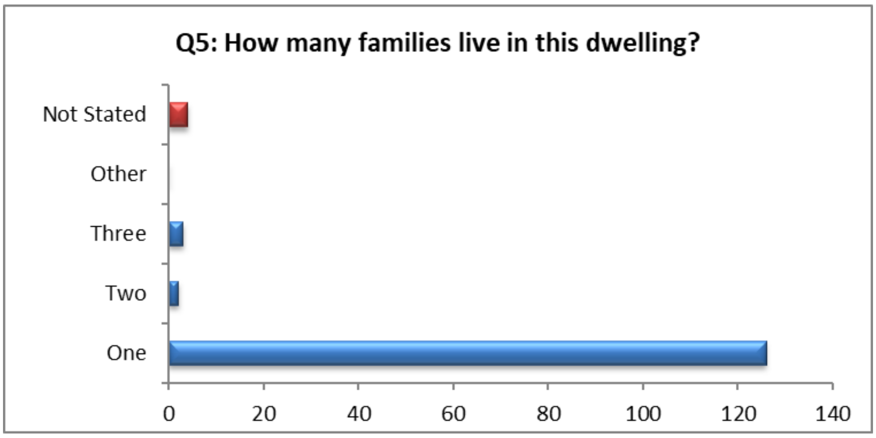


Figure 6: Families in Household

Years in the parish

Eighteen (13%) had lived in the parish for 0-5 years and twenty (15%) for 6-10 years. Twenty-nine households (21%) had been in the parish for 11-20 years, twenty-two (16%) for 21-30 years and thirty-four (25%) for 31-50 years. Six respondents (4%) lived in the parish for 51-70 years and three households (2%) had lived in the parish for over 70 years. Three people (2%) did not answer the question.

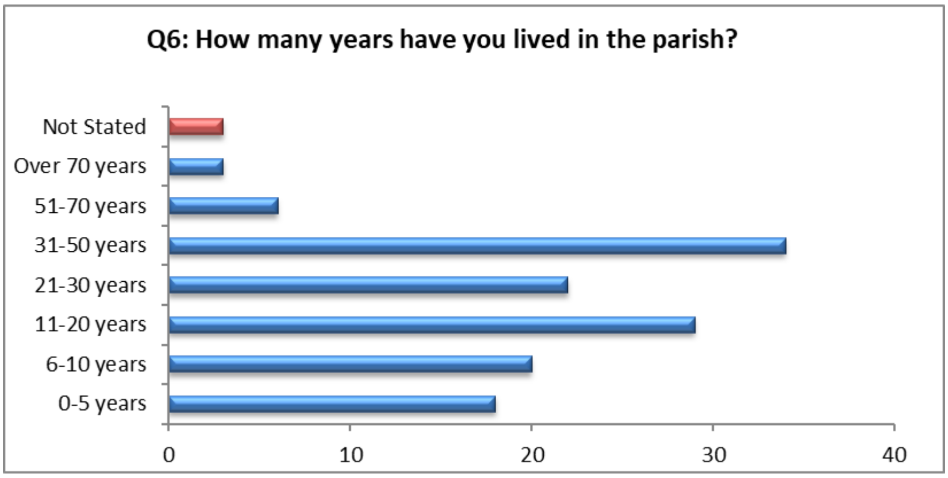


Figure 7: Years of residence in the parish

Number of people living in the property

Thirty-eight respondents (28%) live alone but the majority of respondents, sixty-three (47%) live with one other person and fifteen (11%) households have three people. Fourteen (10%) have four people, one household (1%) had five people, one household (1%) had six people and one (1%) had seven. Two people (1%) did not answer the question.

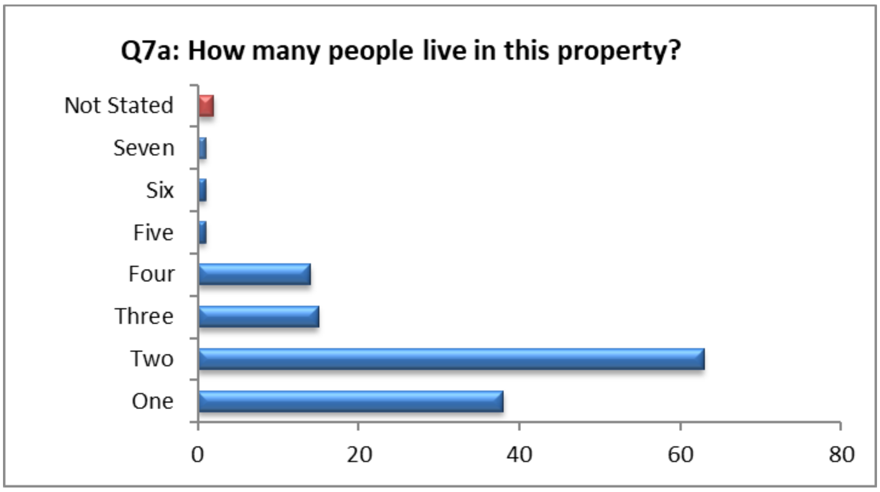


Figure 8: Size of Households

Age and Gender

The total number of people within the households responding to the survey was 286. For the purposes of the question relating to age and gender the percentages used are of 286 i.e. 286=100%.

There were four recorded children (1%) aged 0-5, five (2%) 6-10 years old and fifteen (5%) children were aged between 11-15 years. Twenty (7%) were between 16-24 years and ten people (3%) were between 25-35 years old. Eighteen people (6%) were aged 36-45, sixty-one people (21%) were aged 46-59 and seventy-seven people (27%) were between 60-70 years old. Seventy-three people (26%) were aged 71 and over whilst three people (1%) did not declare their age.

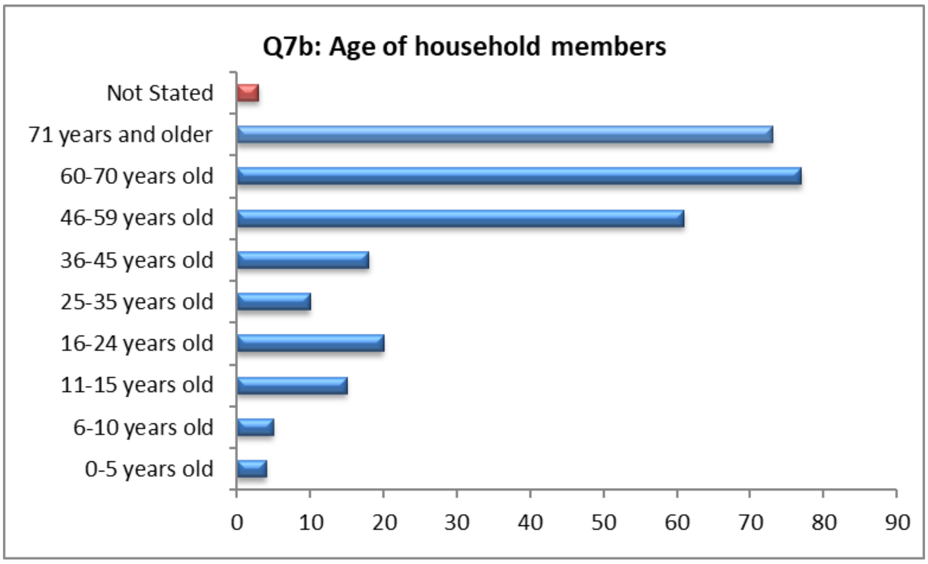


Figure 9: Age of residents

The responding population is made up of one hundred and forty (49%) females and one hundred and forty-four (50%) males. Two (1%) people did not declare their gender.

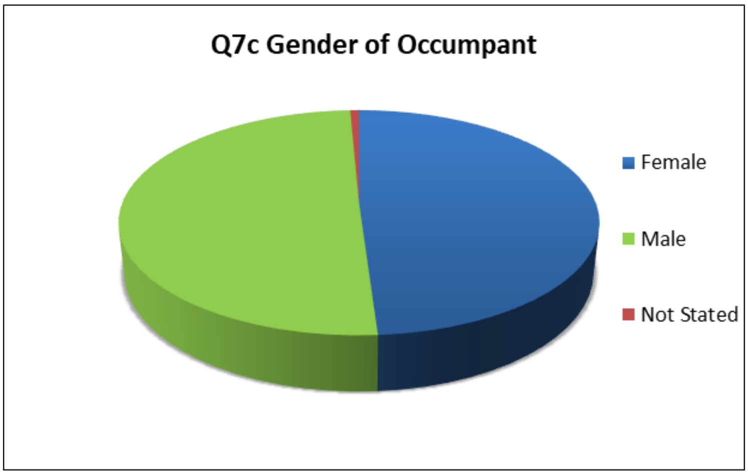


Figure 10: Gender of respondents

Housing and development

There were seven 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, one hundred and twenty-seven (94%) answered no. One person (1%) did not answer the question.

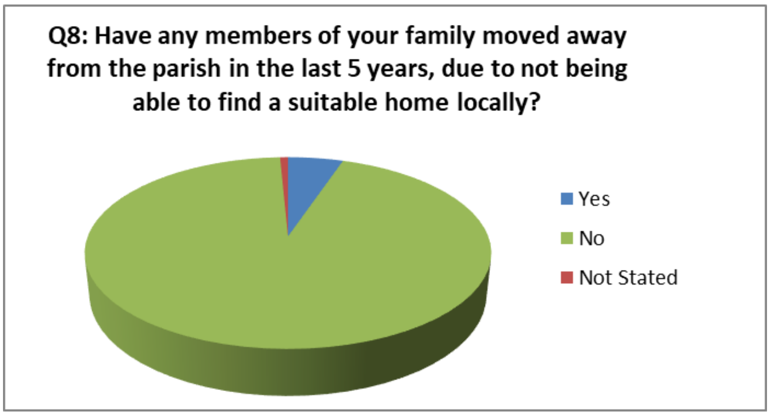


Figure 11: Family moving away

Your own housing need

Twelve respondents (9%) said that they or someone in their household needed to move to alternative accommodation within the next 5 years, seven respondents (5%) stated a need to move in 5 years or more and one hundred and fourteen (84%) said no. Two people (1%) did not answer the question.

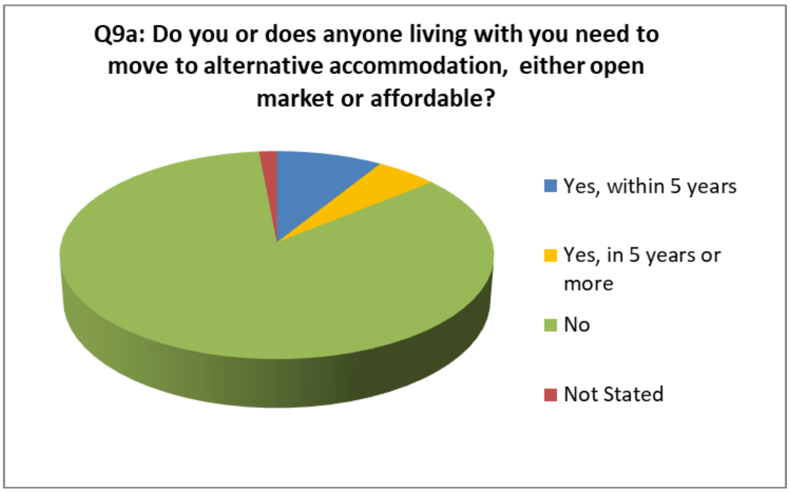


Figure 12: Housing need

Of those expressing a need to move, eleven respondents (58%) said they wished to remain within the parish, three (16%) said they wish to move outside the parish but remain within Colchester District. Two (11%) households wished to move outside Colchester District whilst three households (16%) did not answer the question.

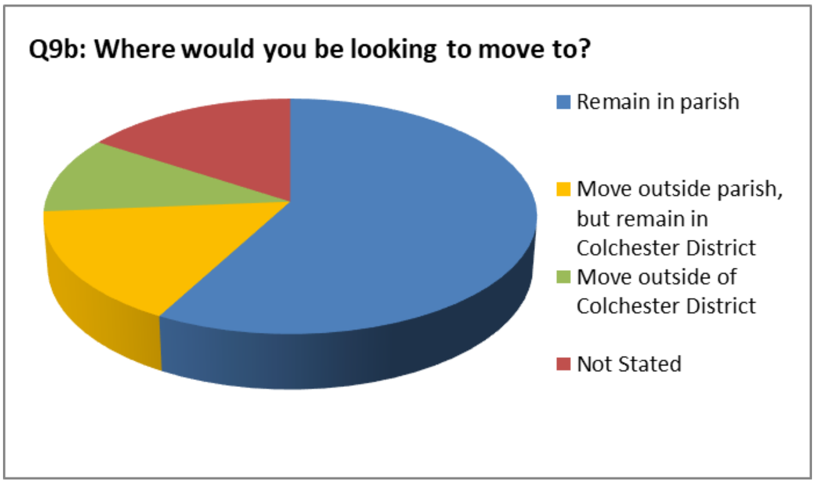


Figure 13: Where to move to

Support for development

Seventy-six respondents (56%) would support a small development (typically 4-8 homes) of affordable housing for local people, fifty-three (39%) would not be supportive, and six respondents (4%) did not answer the question.

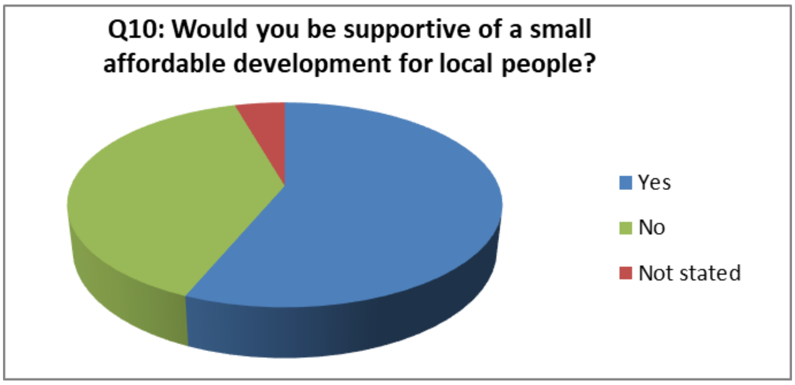


Figure 14: Small affordable development

Fifty-six respondents (41%) would be supportive of a development of affordable homes which included a small number for sale on the open market, seventy-four (55%) would not be supportive, and five (4%) respondents did not answer the question.

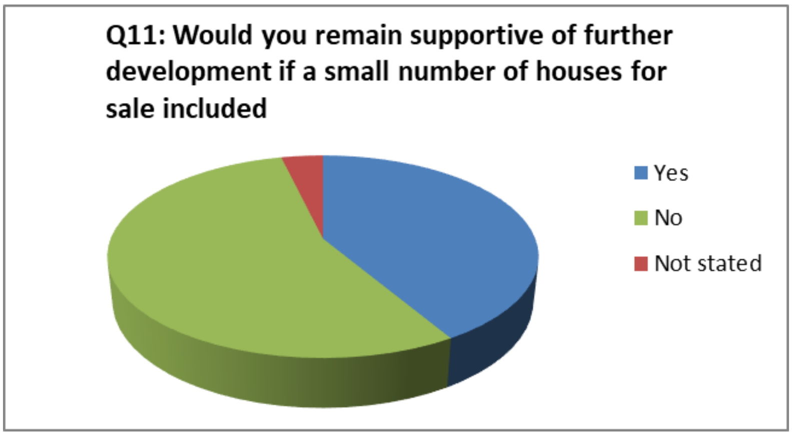


Figure 15: Small affordable development which included a small number of homes for sale

Forty-three respondents (32%) would support further developments of housing for sale on the open market whilst the majority, ninety respondents (67%), would not be supportive. Two respondents (1%) did not answer the question.

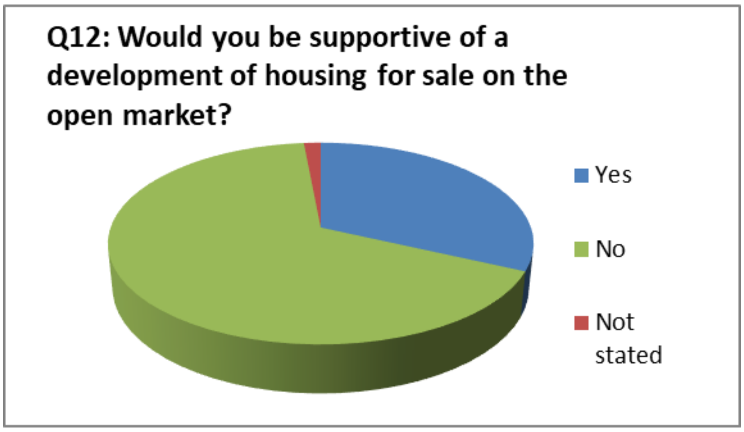


Figure 16: Further developments of open market housing

Fifty-nine (44%) respondents were supportive of a Community Led Housing Scheme (not for profit). Sixty-eight (50%) were not supportive whilst eight (6%) people did not answer the question.

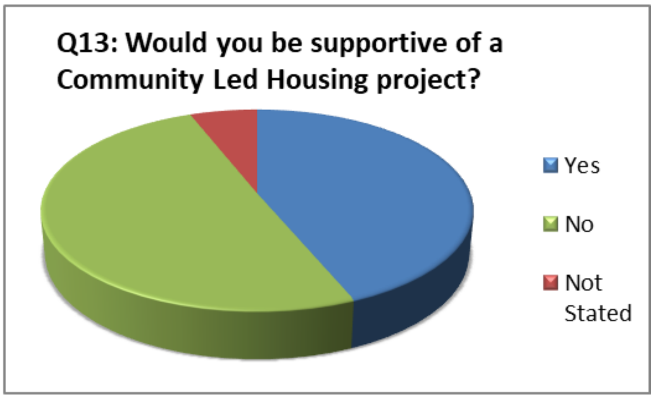


Figure 17: Community Led Housing Scheme (not for profit)

Twelve respondents (9%) would be interested in being personally involved in a community-led housing scheme whilst one hundred and twenty (89%) would not be interested. Three people (2%) did not answer the question.

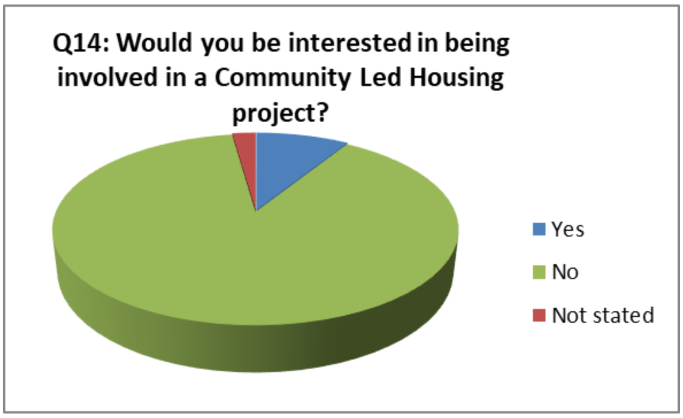


Figure 18: Personally involved in a Community Led Housing scheme

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; housing for younger people had the most support at fifty-eight (18%), next was family housing which had forty-six (15%) support followed by houses for older/retired people which had forty-two (13%) support. Housing for affordable/social rent had thirty-two (10%) support, housing for shared ownership had twenty-six (8%) support and Self build plots had fourteen (4%) support. Live/work units had thirteen (4%) support, New Govenment First Homes had twelve (4%) support, Housing for outright open market sale and housing for private rent both had eleven (3%) support whilst discounted market sale housing had six (2%) support. Eighteen housesholds (6%) felt the Parish wouldn't benefit from any housing and twenty-seven (9%) did not answer the question.

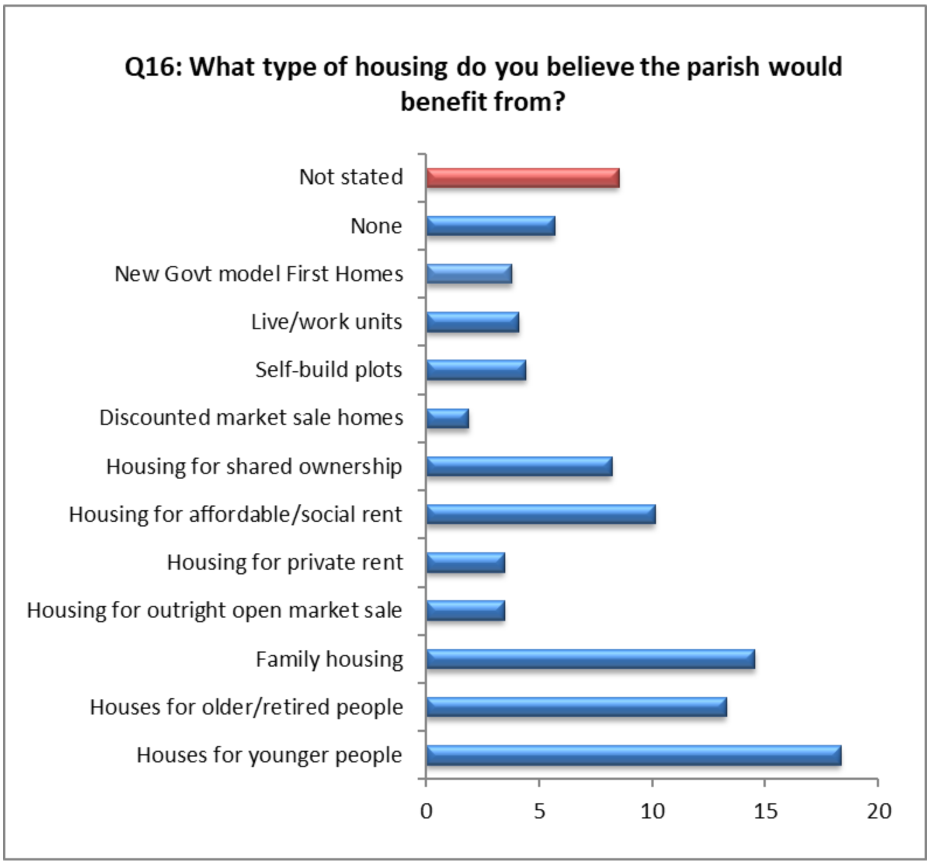


Figure 19: Housing for the Parish

For Question 17 please see Appendix 5: Comments

PART Two – Housing Need

Nineteen households indicated they had a need for alternative accommodation by answering "Yes" to question 9a in part 1 of the form. From the nineteen households who indicated a need in part 1 of the form, ten went onto complete Part 2 and wished to remain in the parish and this section will focus on the responses of those ten households.

For the purposes of Part 2 of this report therefore, the percentage shown is the percentage of the **ten** respondents who expressed and filled in a housing need (10=100%) unless otherwise stated.

Timescale for moving

Four people (40%) wished to move within 2 years, four (40%) wished to move in 2-5 years and two (20%) wished to move in over 5 years' time.

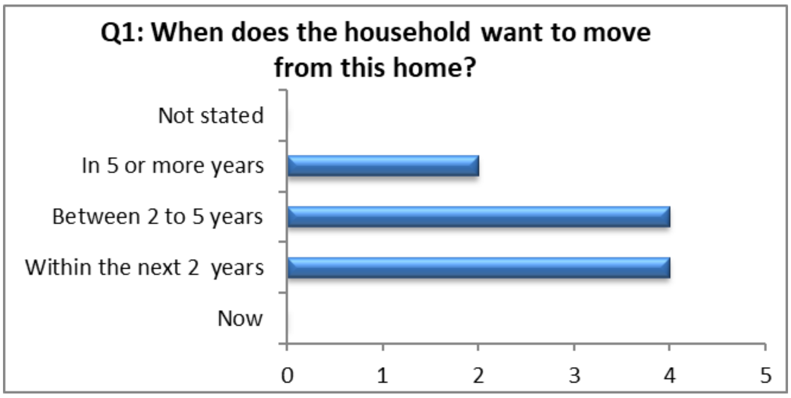


Figure 20: Timeframe for moving

Current Tenure

Two respondents (20%) stated that they lived with their parents, seven (70%) are members of a household and one (10%) did not answer the question.

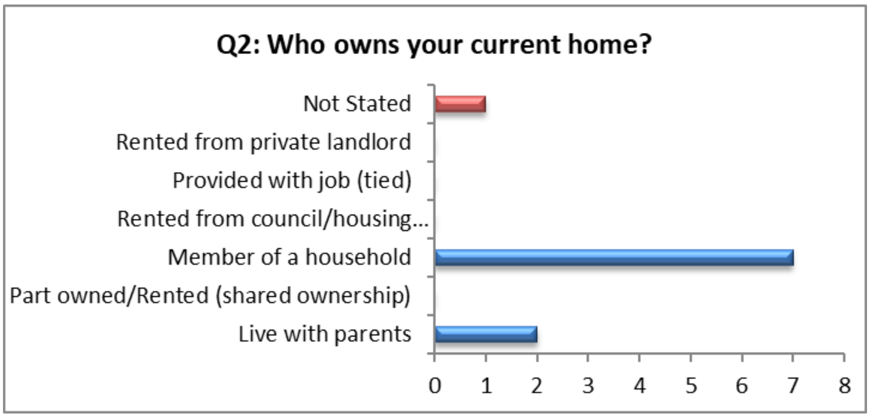


Figure 21: Current Tenure

Preferred Tenure

Nine respondents (90%) indicated that they would prefer to purchase a property on the open market and one (10%) stated "other".

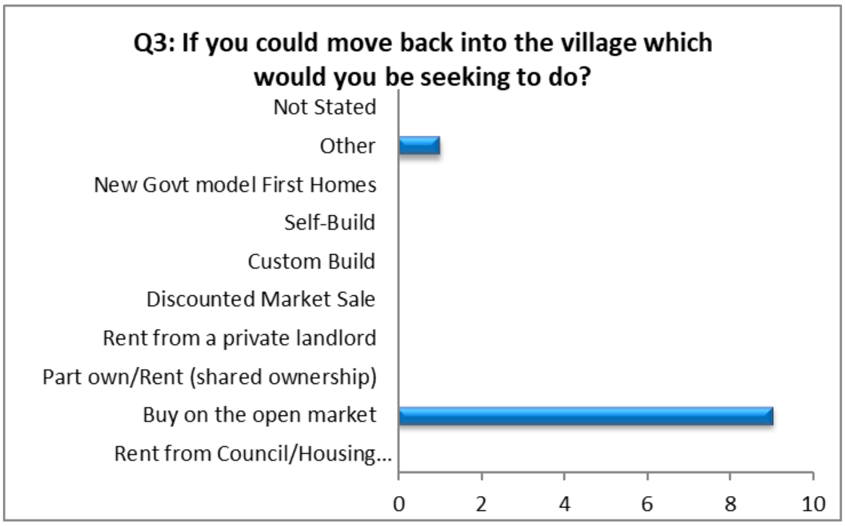


Figure 22: Preferred Tenure

Housing Register

No respondents (0%) confirmed they were on the housing register whilst ten respondents (100%) stated they were not on the housing register.

Figure 23: Registered on any housing register waiting list

Accommodation Required

Four respondents (40%) expressed houses as their preferred choice, two people (20%) require a bungalow and two people (20%) stated they would prefer a flat. One person (10%) stated they would prefer sheltered/retirement housing and one person (10%) stated "any".

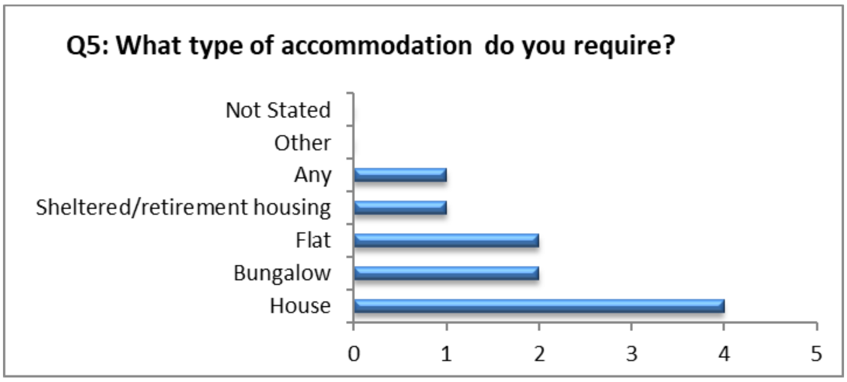


Figure 24: Types of Accommodation Required

One respondent (10%) wanted a one-bedroom property, five respondents (50%) wanted a two-bedroom property and four (40%) wanted a three-bedroomed property.

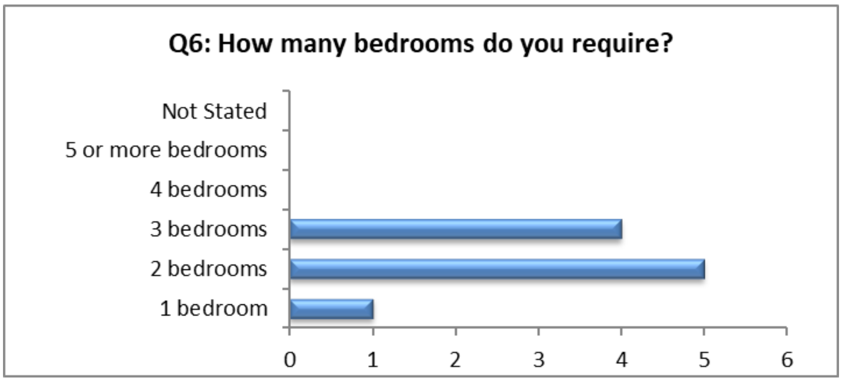


Figure 25: Number of Bedrooms Required

Special Needs and Adaptations

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

One respondent (10%) stated they had specific housing needs and nine (90%) respondents stated that they had no need.

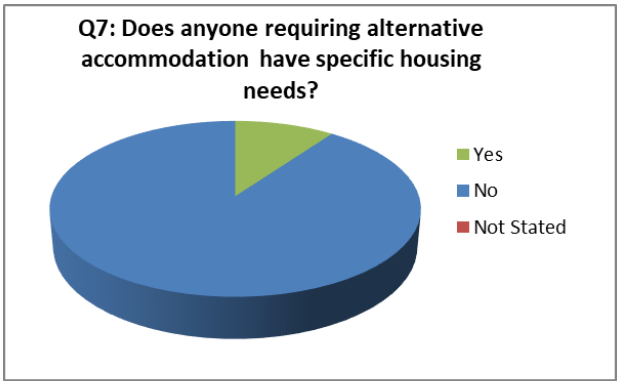


Figure 26: Special Needs & Adaptations

Reason for requiring alternative accommodation

Five households (50%) said that they needed a smaller home/downsizing, one (10%) needed a cheaper home and three (30%) needed to set up their first/independent home. One household (10%) stated a need due to a change in family circumstances.

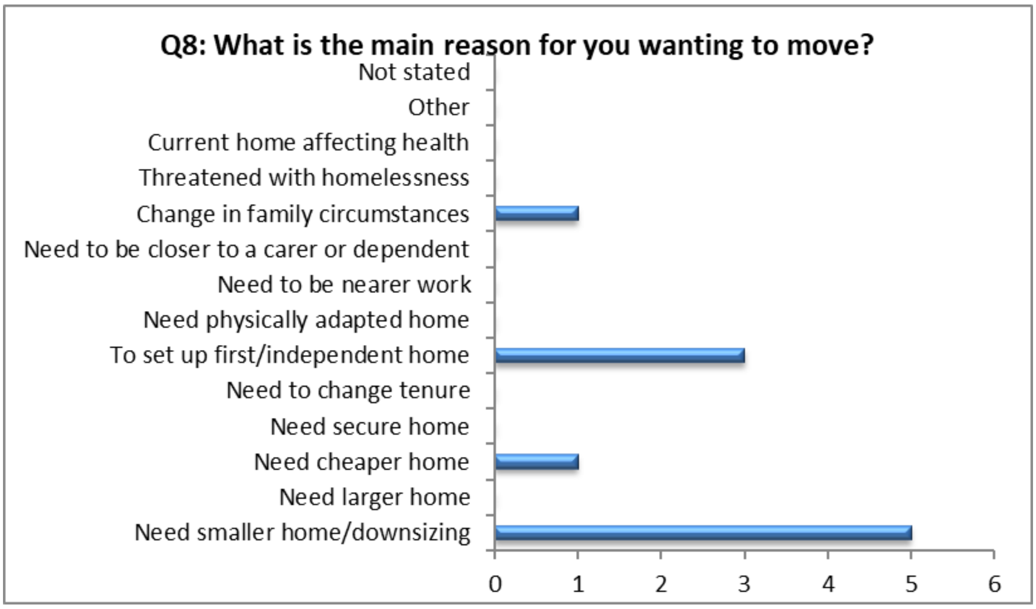


Figure 27: Reason for moving to alternative accommodation

Age and Gender

The total number of people needing to move to a new household from the 10 households was fourteen in the following age groups (percentage figure for age and gender are of total people i.e. 14= 100%). One child (7%) needing to move was between 11-15 years old and one person (7%) was aged 16-19 years old. One person (7%) was aged between 20-30 years old, one person (7%) aged between 51-60 years old and eight people (57%) are aged 61-74 years old. Two people (14%) are aged 75+.

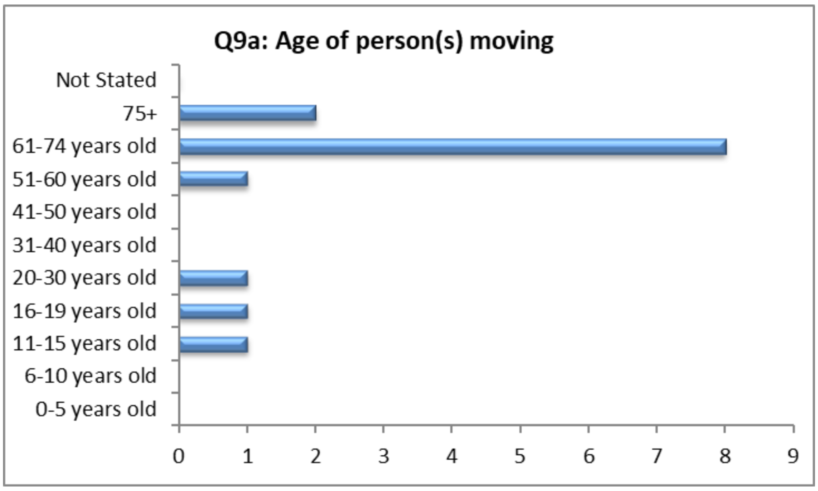


Figure 28: age of respondents in housing need

Five (36%) people needing to move were female and nine (64%) were male.

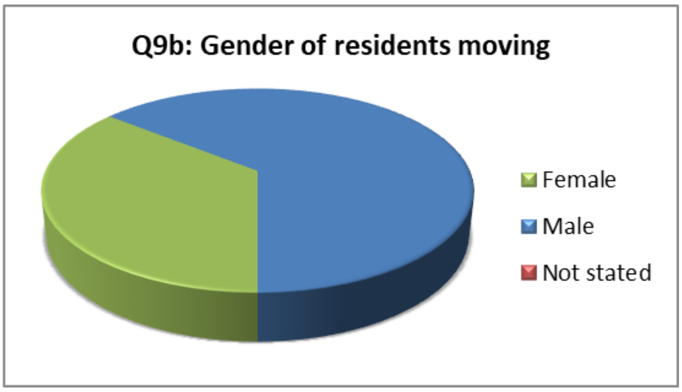


Figure 29: Gender of respondents

Out of the ten people recorded for part two, there were four additional people in the households all of which (100%) of these people were the spouse of the first person.

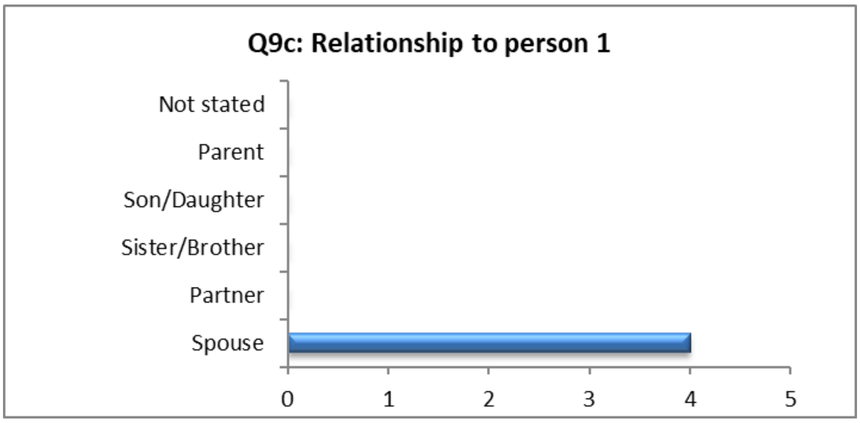


Figure 30: Relationship to person 1 of respondents

Type of household

Five (50%) of the new ten households would be living alone, three (30%) were older person(s) households and two households (20%) were described as a couple.

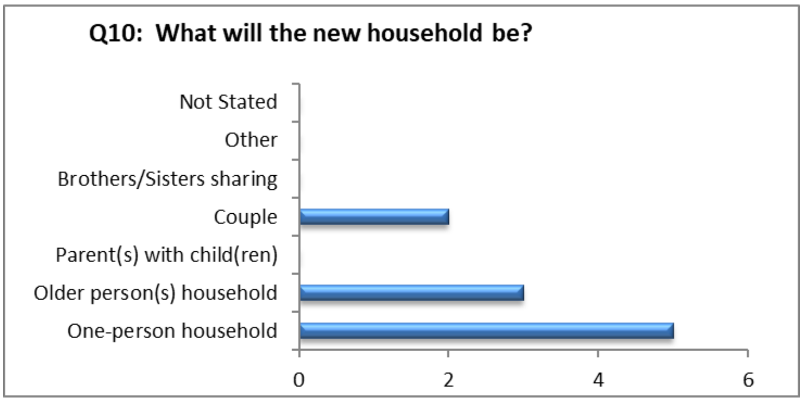


Figure 31: New household composition

Housing benefit

Nine of the ten households (90%) would not be claiming any benefits or credits whilst one household (10%) did not know.

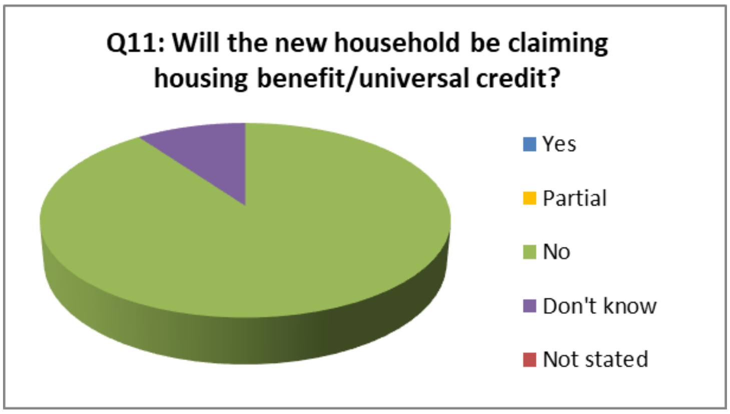


Figure 32: Housing Benefit

Current Situation

Nine households (90%) who completed part 2 live in the parish at present whilst one (10%) work in the parish or adjoining parish.

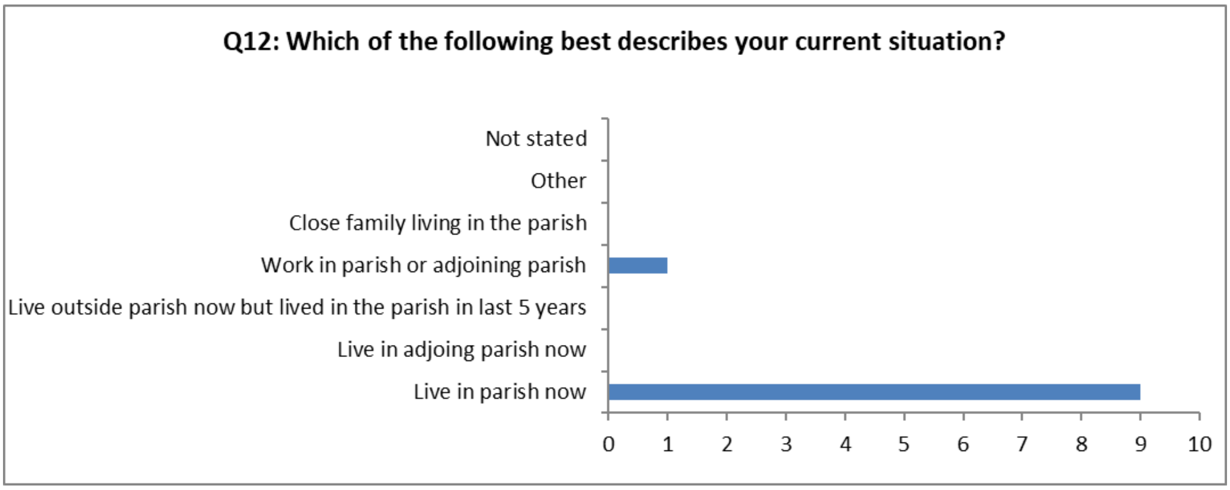


Figure 33: Current situation

Affordability

Income

Respondents were asked to indicate the gross annual income available for the new household living costs excluding housing and council tax benefit.

Two households (20%) stated they had an income of less than £10,000, two (20%) had an income of £26,000 - £30,000 and two (20%) had an income of £46,000 - £50,000. One household (10%) had an income £56,000 - £60,000 whilst one (10%) had an income of above £61,000. Two respondents (20%) did not answer the question.

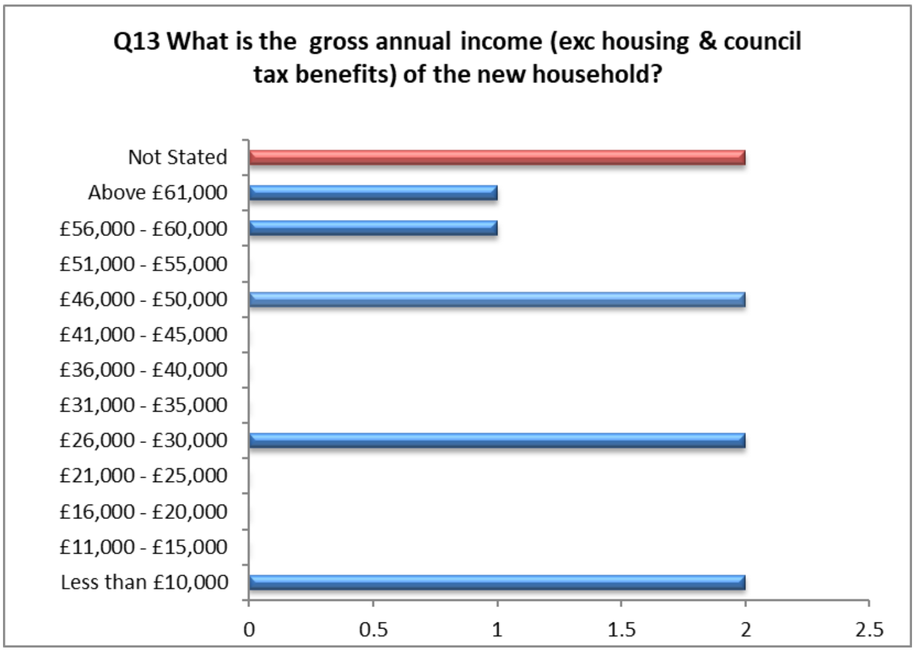


Figure 34: Gross monthly income

Savings

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

Two respondents (20%) indicated that they had no savings, one household (10%) had savings of £20,001 - £30,000 and one household (10%) had savings of £40,001 - £50,000. Two households (20%) had savings of over £50,000 whilst three households (30%) would prefer not to say. One household (10%) did not answer the question.

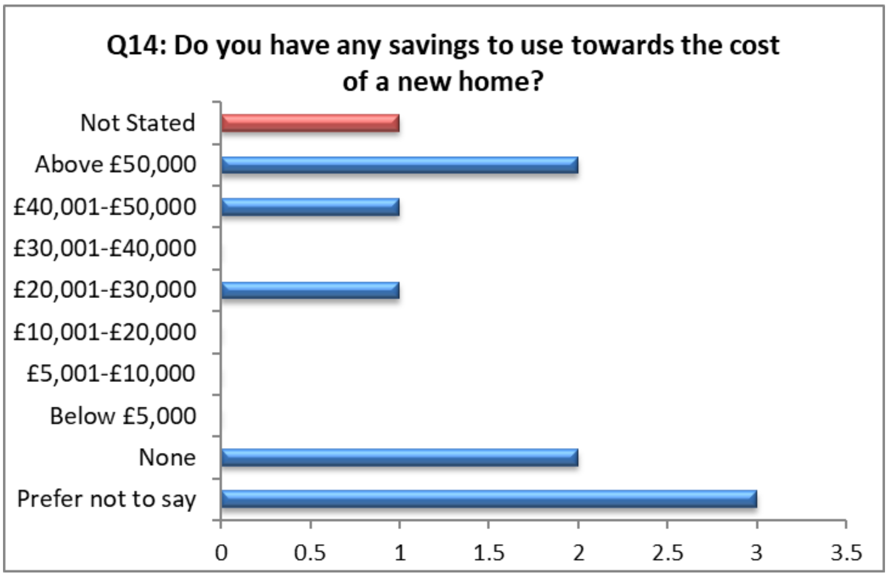


Figure 35: Savings

Two people (20%) did not have any equity towards the cost of a new house whilst four people (40%) had above £100,000. Three people (30%) would prefer not to say and one (10%) did not answer the question.

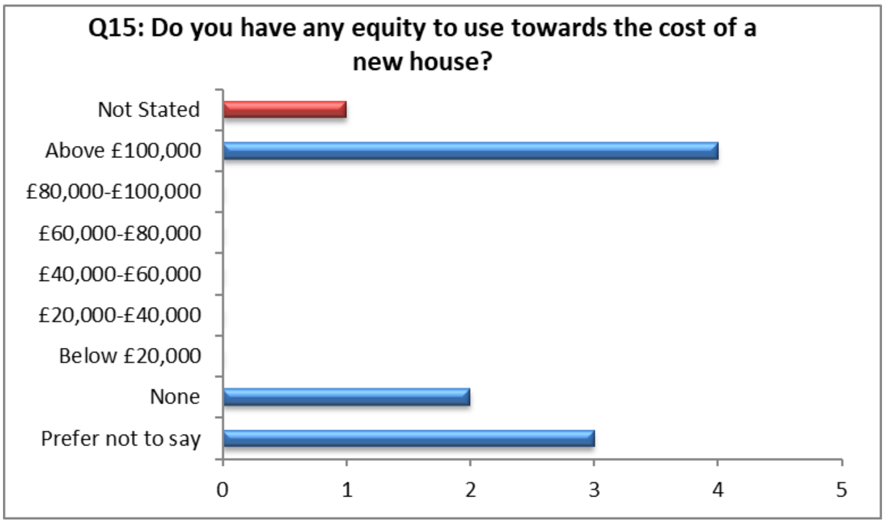


Figure 36: Equity

PART THREE: Assessment of Need

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

As previously stated, **10 respondents** 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 **10** respondents could be assessed and a recommendation provided.

Some respondents aspire to own a share of their home but, cost may still be prohibitive given their current financial position and this has been taken into account in this analysis. A fifth of those respondents in need stated they did not have any equity or savings which will be highly influential in their ability to purchase part or all a property.

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

Indicated tenure of those stating they have a need (10)	
Type	**Number**
Open Market	9
Housing Association / Council rented	0
Other	1

Recommended tenure (10)	
Type	**Number**
Open Market	5
Housing Association / Council rented	0
Not enough Information	5

Recommendation

There is no demonstrated need for **affordable rented** housing units in the parish at this time. However, there were five households who did not provide enough information to assess their need and this might be something the parish council would like to explore in another survey in a few years time.

Nine respondents expressed a desire for **open market properties** with a further one for **"other"**. Upon a basic financial review of their situation, given the information they provided, we have assessed five would have the potential to buy on the open market.

One respondent answered that they have a **special housing need** for a physically adapted home but they did not provide sufficient information to assess whether their housing need preferred tenure was achievable.

None of the households that completed part 2 are currently 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 any affordable housing schemes in the future.

As of February 2024, there are currently 5 applicants on the housing register who are residents or have possible connection to the villages; further investigation on local connection would be undertaken once a vacancy arises.

	Amount	Bands A-C	Bands D-E
Winstred Hundred	5	2	3

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

Table 2: Size & Timescales

Total ASPIRATION of the 10 households analysed

Size	Open Market	HA/Council rented	Other
Identified No of units	9	0	1
Size Breakdown	1 x 2 bed any		1 x 1 bed Sheltered
	2 x 2 bed flat		
	2 x 2 bed house		
	2 x 3 bed house		
	2 x 3 bed bungalow		
Timescale			
Now			
0-2 years	1 x 2 bed flat		1 x 1 bed Sheltered
	1 x 2 bed house		
	1 x 3 bed house		
2-5 years	1 x 2 bed any		
	1 x 2 bed Flat		
	1 x 3 bed house		
	1 x 3 bed bungalow		
over 5 years	1 x 2 bed house		
	1 x 3 bed bungalow		

Total NEED of the 10 households

Size	Open Market	HA/Council Rented	Other	Not enough Information
Identified No. of units	1 x 2 bed Flat			5
	1 x 2 bed house			
	1 x 3 bed house			
	2 x 3 bed bungalow			
Size breakdown	2 x 2 bed			5
	3 x 3 bed			

Appendix 1
Local Housing Stock

Average property values in Winstred Hundred 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 Dec 22 to Nov 23, the most recent figures for Winstred hundred Parish, the average property price was £350,000. This is a decrease from the average in the 12 months from Jun 18 to May 19 (£443,647).

Affordability in Winstred Hundred

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 Winstred Hundred in order to remain living in the parish.

At the time of writing, there was nine properties on the open market including new builds: zero 1-bedroom properties, two 2-bedroom property (£270,000-£650,000), two three 3-bedroom properties (£350,000-£550,000), four 4-bed properties (£650,000-£1.5m) and one 7-bedroomed property (£1.675m).

To fully purchase the cheapest house (2 bed property at £270,000) 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 £60,750.

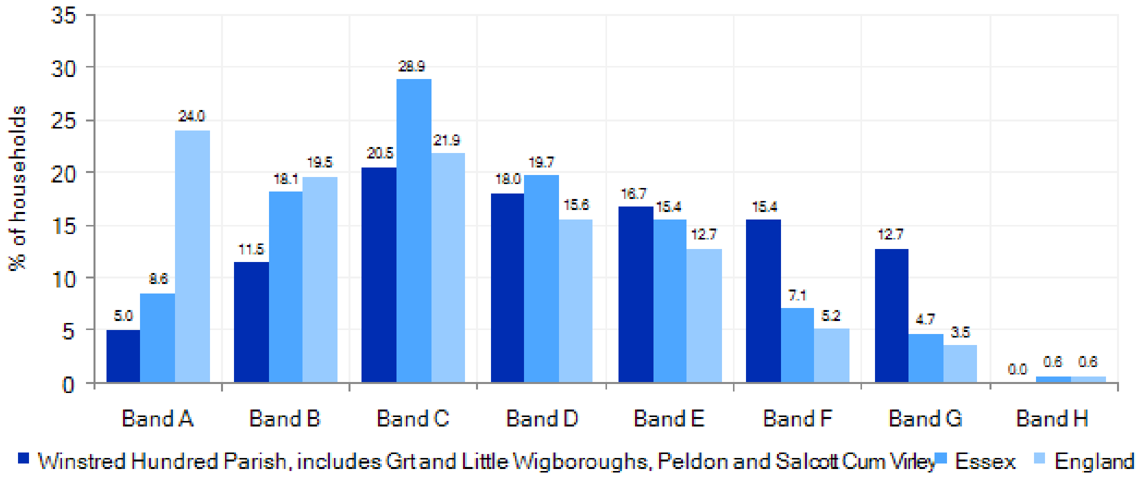
There were two properties advertised for private rent in the parish, two 3 bedroomed detached houses at £1,600 and £1,650pcm.

(data sources, Zoopla, Rightmove)

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

Average house price (all types of housing) (Land registry Jun-22 to May-23)	Average house price (detached) (Land registry Jun-22 to May-23)	Average house price (flats) (Land registry Jun-22 to May-23)
£402,571	£488,000	
England average = £335,659	England average = £561,081	England average = £310,256
Average house price (semi-detached) (Land registry Jun-22 to May-23)	Average house price (terraced) (Land registry Jun-22 to May-23)	Households in Council Tax Band A (Valuation Office Agency (VOA) 2022)
£275,000		24
England average = £331,889	England average = £304,229	5.0% (England average = 24.0%)
Households in Council Tax Band B (VOA 2022)	Households in Council Tax Band C (VOA 2022)	Households in Council Tax Band F-H (VOA 2022)
55	98	135
11.5% (England average = 19.5%)	20.5% (England average = 21.9%)	28.2% (England average = 9.3%)

Figure: Dwelling stock by council tax band
Source: Valuation Office Agency (2022)



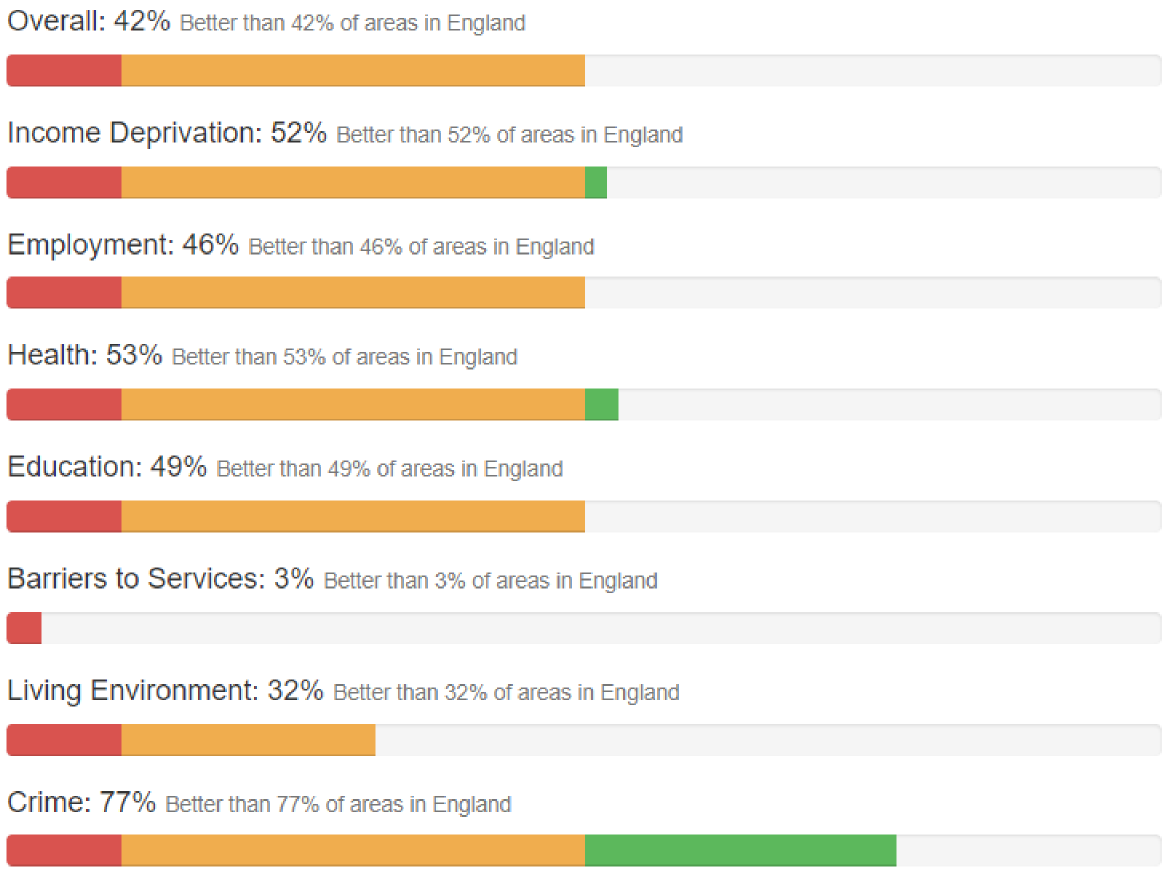
Employment sectors in Winstred Hundred

Largest industry sector	Second largest industry sector	Third largest industry sector
Hotels and catering	Arts, entertainment, recreation & other services	Construction
25.5% of all people in employment	11.7% of all people in employment	8.7% of all people in employment

Source: Business Register and Employment Survey (BRES) (2021)

Deprivation data for Winstred Hundred 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 Winstred Hundred (in the Colchester 019B ward) were ranked 13,815 out of 32,844 where 1 was the most deprived and 32,844 was the least deprived.



Full details of the Index of Deprivation are available from the UK Government Website English indices of deprivation 2015.

Income deprivation Winstred Hundred compared to county and national average.

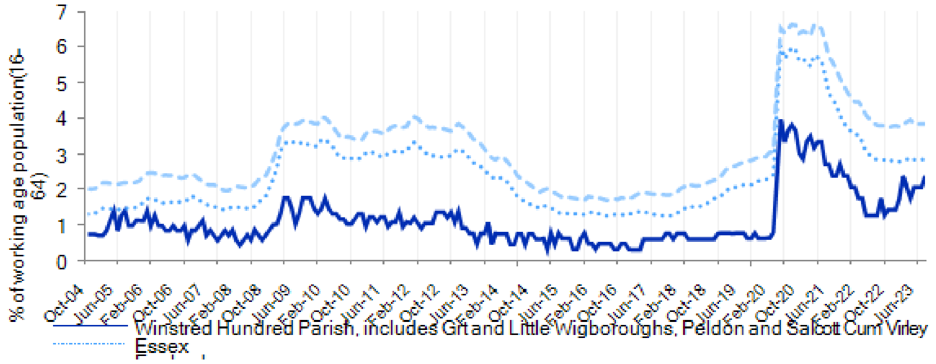
Unemployment Benefit (JSA and UC) claimants (Aug-23)	Youth unemployment (JSA/UC) claimants aged 18-24) (Aug-23)	Older unemployed (JSA/UC claimants aged 50+) (Aug-23)	
15	02	02	
2.4% (England average = 3.8%)	4.0% (England average = 5.0%)	0.4% (England average = 1.5%)	

Male unemployment claimants (JSA and UC) (Aug-23)	Female unemployment claimants (JSA and UC) (Aug-23)	Working age workless benefit claimants * (Feb-23)	Incapacity benefits claimants (Feb-23)
06	04	44	29.0
1.9% (England average = 4.3%)	1.3% (England average = 3.4%)	7.0% (England average = 7.8%)	4.6% (England average = 3.9%)

Source: Department for Work and Pensions

* 'Working age workless benefit claimants' is a combination of 'Unemployment benefit claimants (JSA and Universal Credit)' + and 'Incapacity benefits claimants (IB/ESA)'

Figure: Unemployment benefit (Jobseekers Allowance/Universal Credit) claimants
Source: Department for Work and Pensions



Letter to residents **Appendix 2**

Winstred 100

WINSTRED HUNDRED PARISH COUNCIL
susiepullen@btinternet.com

RCCE
RURAL COMMUNITY COUNCIL OF ESSEX

January 2024

Dear Resident,

Affordable Housing for local people in Winstred Hundred

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.

Winstred Hundred Parish Council has decided to work with RCCE to undertake a Housing Needs Survey to establish if there is a need for alternative housing within the parish, which encompasses the local communities of Salcott cum Virley, the Wigboroughs (Great and Little) and Peldon. 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 but would like to move back, so do feel free to pass a copy of the survey 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 23rd February 2024 at the latest. Alternatively, you can complete the survey online using this link:

https://www.surveymonkey.co.uk/r/WH2024

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 Laura Atkinson, Rural Housing Enabler on 01376 574330 or by email at laura.atkinson@essexrcc.org.uk

Yours sincerely,

Jinny Gale
Chairman
Winstred Hundred Parish Council

Laura Atkinson
Rural Housing Enabler
Rural Community Council of Essex

Winstred 100

Housing Needs Survey for

Winstred Hundred

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

Friday 23rd February 2024

YOU CAN ALSO COMPLETE THIS SURVEY ONLINE AT

https://www.surveymonkey.co.uk/r/WH2024

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

Winstred 100

Housing Needs Survey for

Winstred Hundred

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

Friday 23rd February 2024

RCCE

RURAL COMMUNITY COUNCIL OF ESSEX

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

Is this your main home? Yes, main home ☐ No, second home ☐

(If this is your second home do not complete the rest of the form but please do return it)

PART 1 - You and Your Household

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

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

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

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

Detached.. ☐ Semi-detached...................... ☐
Terrace .... ☐ Other *(please specify)*............................. ☐

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

1 bedroom or bedsit......................... ☐ 2 bedrooms.. ☐
3 bedrooms....................................... ☐ 4 bedrooms................................... ☐
5 bedrooms....................................... ☐ Other (please state).............................. ☐

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

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

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

6. How many years have you lived in this parish?............................... ☐

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.co.uk/r/WH2024

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 Borough......... ☐

Move outside Colchester Borough..... ☐

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……………	☐	Houses for older/retired people……….	☐
Family housing………………………………	☐	Housing for outright open market sale	☐
Housing for private rent……………….	☐	Housing for affordable/social rent……	☐
Housing for shared ownership………..	☐	Discounted Market Sale homes	☐
Self-build plots………………………………	☐	Live / work units	☐
New Government model "First Homes"………………………………………	☐		

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 <u>do not</u> have to complete Part 2 of this form. Please return in the freepost envelope provided.

Winstred 100

Housing Needs Survey for

Winstred Hundred

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

Friday 23rd February 2024

RCCE
RURAL COMMUNITY COUNCIL OF ESSEX

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 Borough 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 suffering 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 <u>main</u> reason for needing to move? *(<u>Tick one box only</u>)*

Need smaller home/downsizing........	☐	Need larger home..............................	☐
Need cheaper home............................	☐	Need secure home............................	☐
Need to change tenure........................	☐	Need to set-up first/independent home	☐
Need physically-adapted home..........	☐	Need to be nearer work....................	☐
Need to be closer to a carer / dependant...	☐	Change in family circumstances......... *(i.e. widowed/divorce/separation)*	☐
I am homeless/ threatened with homelessness-----	☐	Current home affecting health.......	☐

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? *(<u>Tick one box only</u>)*

One-person household.........................	☐	Older person(s) household....................	☐
Parent(s)/ Carers with child(ren)..........	☐	Couple without children.....................	☐
Brothers/sisters sharing......................	☐	Other (*please specify*).........................	☐

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..	☐	£36,000 - £40,000.................................	☐
£11,000 - £15,000.................................	☐	£41,000 - £45,000.................................	☐
£16,000 - £20,000.................................	☐	£46,000 - £50,000.................................	☐
£21,000 - £25,000..............................	☐	£51,000 - £55,000.................................	☐
£26,000 - £30,000.................................	☐	£56,000 - £60,000.................................	☐
£31,000 - £35,000.................................	☐	More than £61,000.............................	☐

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

Name	
Address	
Postcode	
Tel. no.	
E-mail	

☐ I give permission for you to share my contact details

Contact Details for Rural Housing Enabler:
Rural Community Council of Essex
Threshelfords Business Park
Inworth Road, Feering
Essex CO5 9SE
Telephone: 01376 574330 Email: laura.atkinson@essexrcc.org.uk

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/

Appendix 3

Is this your main home?

	Frequency	Valid Percentage
Yes	130	95
No	2	1
Not Stated	5	4
Total	137	100

PART 1
Question 1
How would you describe your home?

	Frequency	Valid Percentage
House	103	76
Bungalow	29	21
Flat/Maisonette/apartment/bed-sit	0	0
Caravan/mobile home/temp. structure	0	0
Sheltered/retirement housing	0	0
Other	2	1
Not Stated	1	1
Total	135	100

Question 2
Please confirm the type of house.

	Frequency	Valid Percentage
Detached	102	76
Semi-detached	27	20
Terrace	4	3
Other	1	1
Not Stated	1	1
Total	135	100

Question 3
How many bedrooms does your home have?

	Frequency	Valid Percentage
One	4	3
Two	16	12
Three	46	34
Four	43	32
Five or more bedrooms	25	19
Not Stated	1	1
Total	135	100

Question 4
Who owns your home?

	Frequency	Valid Percentage
Owned Outright by a household member (s)	98	73
Part-owned/Rented (shared ownership)	2	1
Owned with mortgage by a household member (s)	31	23
Rented from a Local Council	3	2
Rented from a Housing Association	0	0
Rented from a Private Landlord	0	0
Tied to job	0	0
Other	0	0
Not Stated	1	1
Total	135	100

Question 5
How many families are living in this dwelling?

	Frequency	Valid Percentage
One	126	93
Two	2	1
Three	3	2
Other	0	0
Not Stated	4	3
Total	135	100

Question 6
How many years have you and your household lived in the parish?

	Frequency	Valid Percentage
0-5 years	18	13
6-10 years	20	15
11-20 years	29	21
21-30 years	22	16
31-50 years	34	25
51-70 years	6	4
Over 70 years	3	2
Not Stated	3	2
Total	135	100

Question 7a
How many people live in this property?

	Frequency	Valid Percentage
One	38	28
Two	63	47
Three	15	11
Four	14	10
Five	1	1
Six	1	1
Seven	1	1
Not Stated	2	1
Total	135	100

Question 7b

Age of household members

	Frequency	Valid Percentage
0-5 years old	4	1
6-10 years old	5	2
11-15 years old	15	5
16-24 years old	20	7
25-35 years old	10	3
36-45 years old	18	6
46-59 years old	61	21
60-70 years old	77	27
71 years and older	73	26
Not Stated	3	1
Total	286	100

Question 7c

Gender of occupants

	Frequency	Valid Percentage
Female	140	49
Male	144	50
Not Stated	2	1
Total	286	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	7	5
No	127	94
Not Stated	1	1
Total	135	100

Question 9a

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

	Frequency	Valid Percentage
Yes, within 5 years	12	9
Yes, in 5 years or more	7	5
No	114	84
Not Stated	2	1
Total	135	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	11	58
Move outside parish, but remain in Colchester District	3	16
Move outside of Colchester District	2	11
Not Stated	3	16
Total	19	100

Question 10

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

	Frequency	Valid Percentage
Yes	76	56
No	53	39
Not stated	6	4
Total	135	100

Question 11

Would you remain supportive of a development if a small number of houses for sale included?

	Frequency	Valid Percentage
Yes	56	41
No	74	55
Not stated	5	4
Total	135	100

Question 12

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

	Frequency	Valid Percentage
Yes	43	32
No	90	67
Not stated	2	1
Total	135	100

Question 13

Would you be supportive of a Community Led Housing project?

	Frequency	Valid Percentage
Yes	59	44
No	68	50
Not stated	8	6
Total	135	100

Question 14

Would you be interested in being involved in a Community Led Housing project?

	Frequency	Valid Percentage
Yes	12	9
No	120	89
Not stated	3	2
Total	135	100

Question 16
What type of housing do you believe the parish would benefit from?

	Frequency	Valid Percentage
Houses for younger people	58	18
Houses for older/retired people	42	13
Family housing	46	15
Housing for outright open market sale	11	3
Housing for private rent	11	3
Housing for affordable/social rent	32	10
Housing for shared ownership	26	8
Discounted market sale homes	6	2
Self-build plots	14	4
Live/work units	13	4
New Govt model First Homes	12	4
None	18	6
Not stated	27	9
Total	316	100

Part 2
Question 1
When do those requiring accommodation need to move from this home?

	Frequency	Valid Percentage
Now	0	0
Within the next 2 years	4	40
Between 2 to 5 years	4	40
In 5 or more years	2	20
Not stated	0	0
Total	10	100

Question 2
Who owns your current home?

	Frequency	Valid Percentage
Live with parents	2	20
Part owned/Rented (shared ownership)	0	0
Member of a household	7	70
Rented from council/housing association	0	0
Provided with job (tied)	0	0
Rented from private landlord	0	0
Not Stated	1	10
Total	10	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	0	0
Buy on the open market	9	90
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	1	10
Not Stated	0	0
Total	10	100

Question 4

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

	Frequency	Valid Percentage
Yes	0	0
No	10	100
Not Stated	0	0
Total	10	100

Question 5

What type of accommodation would meet your needs?

	Frequency	Valid Percentage
House	4	40
Bungalow	2	20
Flat	2	20
Sheltered/retirement housing	1	10
Any	1	10
Other	0	0
Not Stated	0	0
Total	10	100

Question 6

How many bedrooms do you require?

	Frequency	Valid Percentage
1 bedroom	1	10
2 bedrooms	5	50
3 bedrooms	4	40
4 bedrooms	0	0
5 or more	0	0
Not Stated	0	0
Total	10	100

Question 7

Does anyone requiring alternative accommodation have specific housing needs?

	Frequency	Valid Percentage
Yes	1	10
No	9	90
Not Stated	0	0
Total	10	100

Question 8

What is your main reason for needing to move?

	Frequency	Valid Percentage
Need smaller home/downsizing	5	50
Need larger home	0	0
Need cheaper home	1	10
Need secure home	0	0
Need to change tenure	0	0
To set up first/independent home	3	30
Need physically adapted home	0	0
Need to be nearer work	0	0
Need to be closer to a carer or dependent	0	0
Change in family circumstances	1	10
Threatened with homelessness	0	0
Current home affecting health	0	0
Other	0	0
Not stated	0	0
Total	10	100

Question 9a

Age of each person moving (cummulatively)

	Frequency	Valid Percentage
0-5 years old	0	0
6-10 years old	0	0
11-15 years old	1	7
16-19 years old	1	7
20-30 years old	1	7
31-40 years old	0	0
41-50 years old	0	0
51-60 years old	1	7
61-74 years old	8	57
75+	2	14
Not Stated	0	0
Total	14	100

Question 9b

Gender of each person moving

	Frequency	Valid Percentage
Female	5	36
Male	9	64
Not stated	0	0
Total	14	100

Question 9c
Relationship to person 1

	Frequency	Valid Percentage
Spouse	4	100
Partner	0	0
Sister/Brother	0	0
Son/Daughter	0	0
Parent	0	0
Not stated	0	0
Total	4	100

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

	Frequency	Valid Percentage
One-person household	5	50
Older person(s) household	3	30
Parent(s) with child(ren)	0	0
Couple	2	20
Brothers/Sisters sharing	0	0
Other	0	0
Not Stated	0	0
Total	10	100

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

	Frequency	Valid Percentage
Yes	0	0
Partial	0	0
No	9	90
Don't know	1	10
Not stated	0	0
Total	10	100

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

	Frequency	Valid Percentage
Live in parish now	9	90
Live in adjoing parish now	0	0
Live outside parish now but lived in the parish in last 5 years	0	0
Work in parish or adjoining parish	1	10
Close family living in the parish	0	0
Other	0	0
Not stated	0	0
Total	10	100

Question 13

What is the gross annual income, not including benefits, of those in the new household?

	Frequency	Valid Percentage
Less than £10,000	2	20
£11,000 - £15,000	0	0
£16,000 - £20,000	0	0
£21,000 - £25,000	0	0
£26,000 - £30,000	2	20
£31,000 - £35,000	0	0
£36,000 - £40,000	0	0
£41,000 - £45,000	0	0
£46,000 - £50,000	2	20
£51,000 - £55,000	0	0
£56,000 - £60,000	1	10
Above £61,000	1	10
Not Stated	2	20
Total	10	100

Question 14

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

	Frequency	Valid Percentage
None	2	20
Prefer not to say	3	30
Below £5,000	0	0
£5,001-£10,000	0	0
£10,001-£20,000	0	0
£20,001-£30,000	1	10
£30,001-£40,000	0	0
£40,001-£50,000	1	10
Above £50,000	2	20
Not Stated	1	10
Total	10	100

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

	Frequency	Valid Percentage
Prefer not to say	3	30
None	2	20
Below £20,000	0	0
£20,000-£40,000	0	0
£40,000-£60,000	0	0
£60,000-£80,000	0	0
£80,000-£100,000	0	0
Above £100,000	4	40
Not Stated	1	10
Total	10	100

- no
- No
- None
- No
- None
- No
- No
- Tiptree
- There is no site or location available in the village
- No
- No
- No
- No
- No
- No
- Not in Salcot cum Virley
- Iceland
- No
- No
- Land off St Ives Hill near bustop Peldon Village
- Too rural for further development along country lanes or fast road. Dr's cannot cope (only 1 GP practise near us). No local dentists, no local shops for elderly/disabled to get to. No bus route accessible to elderly or disabled. No footpaths safe for people to walk along i.e. young or elderly
- School Lane, Great Wigborough
- Not Peldon
- We are farmers & have land within & either end of the village. We have 3 grandchildren who were born in the village & would like to stay - they are 14, 11 & 9 so not yet. We would be happy to help but land must be sold at market value (you can only sell once)
- No none
- There is a small field at the bottom of School Lane (Peldon Rd end) I am aware that a small housing development there was discussed some years ago but don't know the reasons which led to no further action. It looks, to me, to be a good spot
- No, no facilities at all where I live
- This area is not suitable for any further development. Any increase in housing would attract more traffic, increasing noise & pollution to an area of national beauty. Additional housing street lights etc would add to light pollution. The area has minimal amenities, no significant bus service & would not be able to support an increase in the population. This area is a haven for wildlife & any development would destroy their habitat
- No
- No idea

- Mersea Rd SW of Cresent garages. Lower Rd op entrance to Mass Hay Playing Fields, behind Peldon Nursery & junction of Church/Lower Rd
- No despite all the promises of small development it doesn't stop at small & often not affordable. Have witnessed it many times & will not be convinced it would not happen again. Take Mersea as an example - Dawes Lane - Brierley Paddock nothing affordable there for young people
- Concentrate in towns, cities or large villages where there are schools, doctors & public transport
- 0.6 acre site behind Spring Cottage title plan EX928969
- No
- Lower Rd, Peldon to Neapds Lane (land owned by the Davidsons)
- Town where additional houses will make no difference & retain our villges
- Have no suggestion for this, however there are issues here with public transport, the nearest supermarket & other facilities are not on a direct bus route, and the village itself has no facilities, the sewage system is already overloaded too
- No
- At the end of The Crescent, Mersea Rd, Peldon
- Peldon
- Expanding the village & building on farmland doesn't make sense when there are disused buildings & abandoned sites that can be developed, reinjecting new life into the sites & continuing the historic narrative. Many properties have some land & space & the council planning should allow the development of home offices, granny annexes, gyms, additional accomodation, acknowledging changing society, multi-generational living & low impact on the environment of this approach
- Chelmsford City centre
- W3W Onion.Uttering.Mallets
- As a resident of Salcot it is clear there are few areas available for building additional housing. The infrastructure is insufficient & flood risk is high. The impact on wildlife needs to be considered. Higher ground away from other properties or redevelopment of farm buildings
- No
- Any development would be more appropriate in areas with better infrastructure and transport links
- St Ives Rd
- No
- No
- Needs to be within walking distance of amentities & childrens play areas & schools
- No further "strip" development - CLH schemes should be limited in size in order that sites are similarly size limited, increasing location opportunities
- Two fields off St Ives Rd, Peldon other side to HOS Plant
- Land along Malting Rd. Land along Mersea Rd adjacent to the Crescent. Land along Lower Rd adjacent to Little Doves Nursery
- Previously siggested sites/(illegible) have been blocked. Now more industrial type development has or is taking place in these areas. All of the retirement housing i.e. small bungalows have been sold off. Thus no available "down sizing" can take place. (Private or Council)

- No
- No
- Proposed land near the main road through Peldon.

Other Comments **Appendix 5**

- Inadequate infrastructure & services for any future development
- There is already too much traffic flow through the village which disrupts our life in terms of noise, road and building damage
- We don't have enough services to support any more housing - limited bus service, no shops
- However, although ticked there is minimal infrastructure in this area/villages to support construction of housing
- The village does not need any further housing
- No - road network, local infrastructure (drainage/internet etc) & doctor surgery are all over subscribed. There are also a number of large developments on Mersea which should satisfy local need. The bus network is v limited so any additional housing is further impacting, housing is readily available in Colchester for those with reduced/varying income
- Village has no amenities & no public transport within safe (no footpath) walking distance so not a practical place to live
- What is affordable
- Further development will remove the charm of our local villages. Colchester has already been ruined with no infrastructure & now spreading to rural areas
- No point in building more housing when there are no facilities. No Drs, dentists, play areas, a proper village hall (you cannot include the church hall). There is nothing here for children, until you address this what is the point of more houses. Unless they are country people who like their own company they will soon become (illegible) and get into trouble. There are no buses that come through Great Wigborough, the footpaths are limited & the roads too dangerous for children riding bicycles. There are no shops & the Wi-Fi is slow (compared to Colchester). The only facilities in Great Wigborough is a church & the mobile library comes once a week
- We already accommodate both our elderly mothers who live with us. Please see previous comments re unsuitable area for further development of a very rural area
- The rural nature of the housing is not suitable for anyone who needs additional transport to travel as there are no regular bus services & this defeats the need for low affordable housing in this area
- Too many of the smaller (and "affordable") houses in the village have been made too big for people to afford to buy, then they are bought by rich commuters who spend so much of their lives at work or commuting they never have time to be part of the community
- There has been far to much building in & around Colchester. Mersea island is being ruined by over development. There should be a 5 year moratorium on all new building to give time for the infrastructure improvement necessary to maintain the current population
- A good bus service to (Maldon) from/ Peldon
- We are referred to as an unsustainable village. Everyone that comes here loves it but are normally anti any development. We have a tremendous community, a very successful & well used new village hall & a very successful pre school nursery. We have a bus service which unfortunately is not very well used but we all have to use

our cars to go anywhere as do most villages. We have 2 very good pubs which are well supported so to be labelled unsustainable (because we have no school) seems very short sighted

- Don't know what the Govt "First Homes" model is/involves. Not sure this would be a good area for incoming older/retired people as there are no "services" at all & public transport links are sketchy
- As per earlier comments this area is not suitable for any further development due to the items outlined in section 15. This group should focus on looking at derelict/brown sites which would improve these sites & would be close to local amenities - there are sites in Colchester
- A farm shop, green grocers, Post Office
- Property prices in area make it difficult for new young families to move here.
- Any new housing needs to be in keeping with the area. Anyone benefitting from social housing should have an obligation to keep the property in good repair externally. It needs to be built in an area where there are amenities such as shop, school, Doctors.
- There would need to be a decent bus route put in as ours is naff and unreliable
- Any new housing should be offered to existing parishioners first
- No more building in & around Maldon/Colchester should be allowed until the overcrowded schools & lack of GP practices is addressed & improved. Example - having to arrive at GP 7.30am standing in cold to get appointment whilst feeling very poorly, to get in at 8am
- I have two nephews who work in the parish & desperately want to buy a small house
- Parish council funds & council tax should not be used for this purpose
- We would not encourage any additional housing due to the lack of facilities in the parish - no public transport, shops, pubs etc
- No new Lego developments. More green space with development sensitivity to surrounding area
- I am happy to see limited development of any type of housing if it brings people into the village & allows our community to remain active & grow
- Peldon is lovely village & I would like it to remain that way. My two girls lived happily here as children. However, as teenagers they realized there was little for them to do in the village. When they were looking to rent, they took a flat on together, happily. Marriage took them in different directions. Both are lucky having worked hard & bought homes with their husbands. I did exactly the same having lived in Tollesbury, flat in Colchester which was rented , house in Colchester on Greenstead, then small end of terrace with my husband & then to Peldon when the children were 9 & 1 years. I don't believe youngsters would want to live in a small village as the ones you are requesting & would probably do exactly as we as a family have done. It is also not suitable for older retired family as there is no village shop, we only have the church & public house. Most of them move to West Mersea where there are amenities within walking distance. Both Tollesbury & Tiptree have been ruined & are no longer villages. I don't want that to happen to Peldon, Salcott or the Wigboroughs. I hope that one day if my children want to return to Peldon, they will live in this family home. Its not been easy but we have worked to make it work

- See previous box. It is difficult for older residents here as you really need to drive otherwise you are very cut off
- Until the vital & necessary infrastructure is implemented, no housing of any description should be built in the Colchester area at all
- There is a problem in the parish because there is no infrastructure (shops, transport, sewage) to support additional houses
- Housing needs to recognise changing society & our needs. More planning approvals to develop existing sites, multi generational living, granny annexes, home offices & gyms, derelict & brownfield sites rather than the creep of the village envelope into farmland. Listed buildings need to be more accommodating of Sympathetic development or where there is an obvious separation of historic & new. Live/work units, granny annexes, use of derelict buildings needed
- There is already way too much housing development in this area. Countryside should be preserved not destroyed
- Peldon is a very small village with unique character and has no facilities that would support any more housing. Peldon has done its bit with expansion of industrial housing & other developments
- Where affordable housing is made available it should be reserved for local people. If it is offered otherwise it will result in traffic & parking issues
- We are overcrowded in this country. We need to stop illegal immigration. That will take the pressure off of housing
- Buses are few & far between, no shops, some distance from railway stations. Own car required to live here
- I live in Peldon but have to sell due to getting divorced but would like to stay & so affordable housing would be an option for me
- Any new housing should be by a professional body
- None
- Thinking about the layout of the village I cannot see where any additional housing could be built which is why I answered no to the above questions. There is marsh at the top of the village and farmers fields around the village. There isn't space within the village itself for more housing.
- There can be no guarantee that once housing is provided it will remain for the use of people with a local attachment
- It is not considered necessary for local villages to be developed in terms of housing to an extent greater than local need. Most of the villages lack the infrastructure for significant development & even now, reflect forms of ghost towns with only selective community interaction
- Having lived in the area now for over 50 years I have seen nothing but 4 or 5 bed properties being built. All available cottage style properties is now in the hands of landlords, if any remain
- We live on a flood plain. Can not get house insurance for flood so more houses should not be built in Salcott Virley
- There are no amenities in our village - nor in the surrounding villages. The roads are busy enough as it is
- Our current response to your survey is regrettably to say "no" to further development, for the following reasons: Our property is situated in Lower Rd, Peldon

- an area that is prone to flooding in heavy or prolonged rainfall, with water breaching the roads & encroaching residents property boundaries on a regular basis. This is down to a lack of roadside drainage being provided in the vulnerable areas. Despite pleas for help from the residents concerned to local authorities, nothing changes, - not even regular maintenance on the existing drainage. This problem has been occurring for several years & seems that it will only get worse with further development in the affected area may add to the problem, - and this fed that we cannot respond favourably to a well meaning survey, until the problem is rectified.

- It is hoped that should any of these builds go ahead that once approved, the plan and/or number of dwellings do not "suddenly" change or are altered. It ceases to amaze us that on occasions these situations have occurred without being challenged