

Contents	Page Number
Background	3
Context & Methodology	3
The Parish	4
Key Findings and Recommendations	5
 Part One	
Property type & size	6
Property tenure	7
Years in the parish	7
Number of people living in the property	8
Age & Gender	8
Moved out of parish	9
In housing need	10
Support for a development	10
 Part Two	
When	11
Current tenure	11
Preferred tenure	12
Housing Waiting List	12
Accommodation required	12
Number of Bedrooms	13
Special needs & adaptations	13
Reason for moving	13
Age & Gender	14
Types of Households	14
Claiming Housing Benefit/Universal Credit	16
Connection to the parish	15
Affordability	17
 Part Three	
Assessment of need	18
Recommendation	18

Appendices

Appendix 1

Appendix 2

Appendix 3

Appendix 4

Appendix 5

Local Housing Stock

Covering Letter

Housing Needs Survey

Site Suggestions & Comments

Data

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Background

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

RCCE's mission is:

to provide local communities with the skills, resources and expertise necessary to achieve a thriving and sustainable future.

This means helping communities come together to identify their own needs and priorities, and provide them with advice and support in developing practical solutions. We strive to provide a voice for rural communities, representing their interests to government at local, regional and national level.

RCCE employs a Rural Housing Enabler (RHE) to work with rural communities, usually through the parish council, to identify if there is a need for a small development of affordable housing for local people.

Context and Methodology

In November 2013 Boxted Parish Council worked with the Rural Housing Enabler (RHE) to carry out a Housing Needs Survey in the parish. The aim of this survey was to determine the existing and future levels of housing need in the parish.

A Housing Needs Survey was delivered to each dwelling in the parish. The survey pack included a covering letter, a questionnaire and a freepost envelope for forms to be returned directly to the RHE at no cost to the respondent. The survey form is divided into two sections. Part 1 of the survey form contains questions on household composition & property type and to be completed by everyone. Households who are currently or expecting to be in housing need are asked to complete Part 2 of the survey form giving more detailed information. Additional forms were made available through the RHE.

The closing date for the survey was 22 November 2013. Six hundred forms were distributed 118 completed or partially completed forms being returned giving the survey a 20% response rate which lower than the county average of 25%. One further form was returned blank so disregarded for the purposes of this survey. The full table of results can be seen in Appendix 6. Percentages shown are the percentages of returned forms (118 = 100%) unless otherwise stated.

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

The Parish of Boxted

Lying in the north of the district of Colchester within the county of Essex the parish of Boxted is a small rural parish. According to the 2001 census it is home to 1361 residents living in 551 dwellings. The nearest town offering a range of services is Colchester approximately 5 miles to the north.

A range of clubs and societies are active providing the local community with a wide choice of interests including

- Art & Craft Club
- Pram and Chat Club
- Booktalk Reading Club
- Little Owls Preschool
- Bowls Clubs
- History Group
- Methodist Silver Band
- Lodgers FC
- Cricket Club
- British Legion
- Airfield Historical Group
- Women's Institute
- Evergreens

Spiritual needs of the community are provided for by St Peter's Church and Boxted Methodist Church.

Local children can attend Boxted Church of England Primary School which received a 'satisfactory' report in an Ofsted inspection in May 2012. Young people have to travel further afield for secondary school education.

Key Findings & Recommendations

This Housing Needs Survey was carried out in the parish of Boxted in November 2013 by the Rural Housing Enabler employed by the Rural Community Council of Essex with the help of the parish council.

The response rate was 20%. (average county rate is 25%)

65% of respondents were supportive of a small scheme if the need was identified.

20% were not supportive

15% did not complete this question.

Recommendation

Nine forms were received and identified as having a need for affordable housing. The identified need is for 6 x one bed units and 3 x 2 bed units. Following general planning guidance this would lead to a recommendation of 5 units.

At this stage it is recommended that 3 x one bedroom units and 2 x two bedroom units. Indications from income and savings levels are that all these units would be rented.

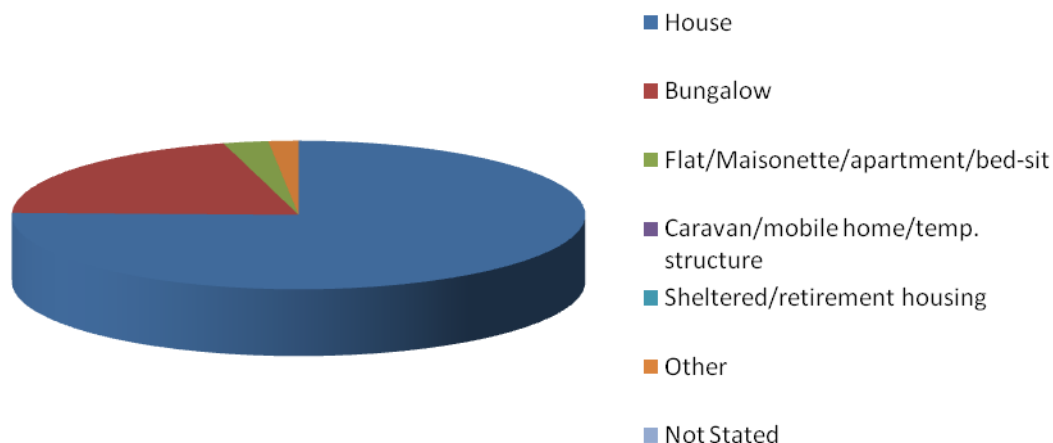
Size and tenure of units should be reviewed if or when a scheme goes ahead in consultation with the parish council, the selected housing association and Colchester Borough Council.

PART 1 – You and Your Household

Property Type & Size

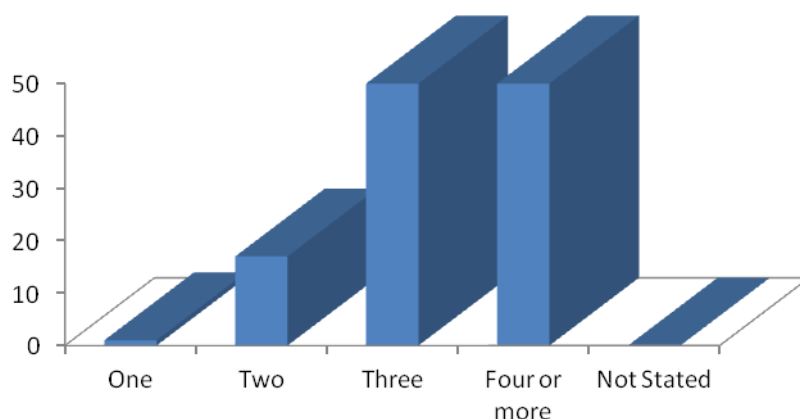
Most people, 89 (75%) respondents, described their home as a house with 24 (20%) living in a bungalow. Three (3%) respondents stated flat/maisonette/apartment/bedsit with 2 (2%) indicated other.

Figure 1: Property type



One (1%) household lives in a property with one bedroom, 17 (15%) have two bedrooms, 50 (42%) have three and 50 (42%) have four or more.

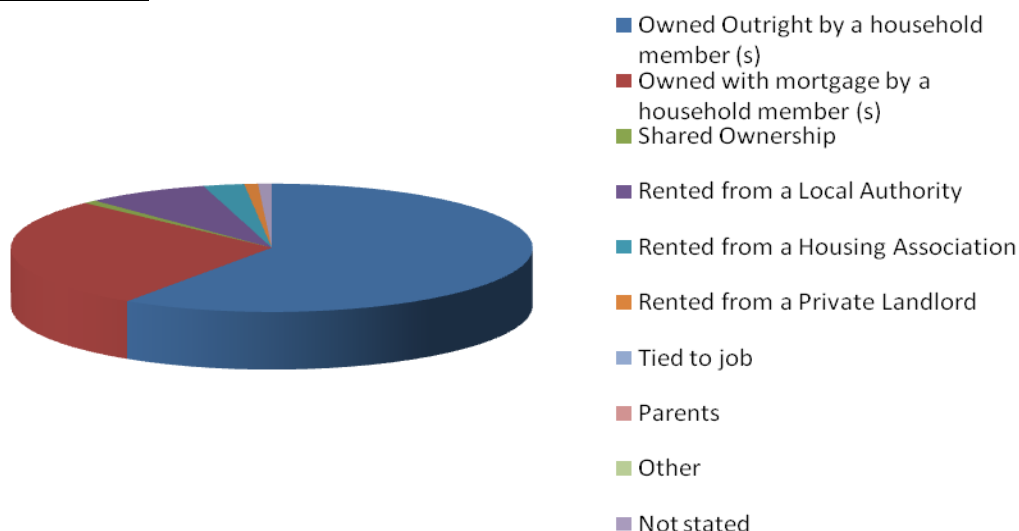
Figure 2: Size of property



Tenure

Seventy (59%) households reported that they owned their property outright and 33 (28%) said they owned their property with a mortgage, 1 (1%) stated the tenure as shared ownership and 9 (8%) rent from the local authority and 3 (2%) from a housing association with 1 (1%) household renting their home from a private landlord. The remaining 1 (1%) did not answer this question.

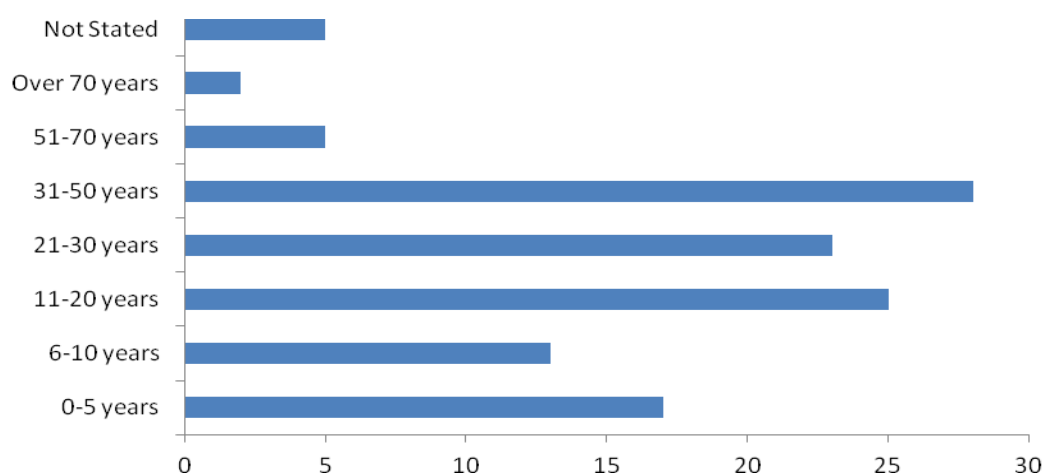
Figure 3: Tenure



Years in the Parish

Seventeen (14%) respondents have lived in the parish for 0-5 years with 13 (11%) for 6-10 years. Twenty five (21%) have been in the parish between 11-20 years and 23 (20%) reported that they had been resident in the parish for 21-30 years and 28 (24%) for 31-50 years. Five (4%) residents have lived in the parish for 51-70 years and 2 (2%) for over 70 years. The remaining 5 (4%) did not answer this question.

Figure 4: Years of residence in the parish

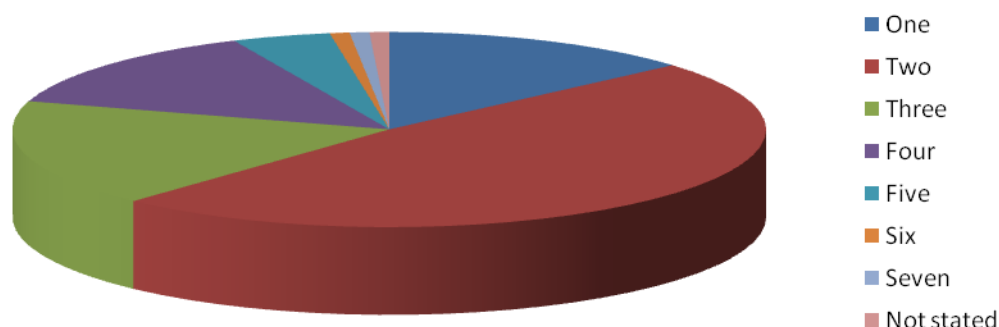


The longest length of time of residency in the parish was 81 years with the average of those responding to this question being resident for 23.7 years.

Number of People Living in the Property

Sixteen (13%) respondents live alone, 57 (48%) live with one other person, 21 (18%) households have three people, 16 (14%) have 4 people and 5 (4%) have five people. One (1%) household has six residents and 1 (1%) has seven. The remaining 1 (1%) did not answer this question.

Figure 5 : Size of Households

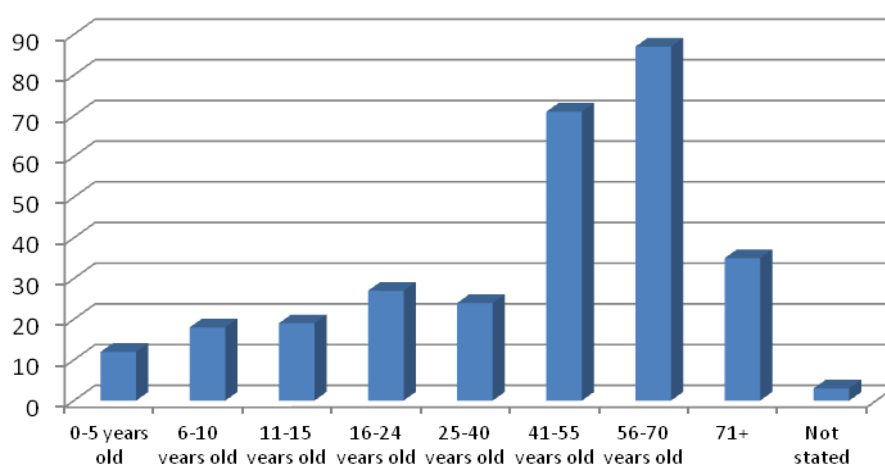


Age and Gender

The total number of people in the households responding to the survey was 296. For the purposes of the question relating to age and gender percentage used is of 296, i.e. 296=100%

Twelve (4%) of the residents living in households who responded to the survey are aged 0-5 years old, 18 (6%) aged between 6-10 years old. There are 19 (7%) 11-15 years olds and 27 (9%) aged between 16-24 years. Twenty four (8%) are aged 25-40 years and 71 (24%) are aged between 41-55. Eighty seven (29%) are aged between 56-70 years and those aged 71 years and above make up 35 (12%) of the respondent population. The remaining 3 (1%) did not answer this question.

Figure 6: Age of respondents



The responding population is 147 (49.5%) female and 147 (49.5%) male. The remaining 2 (1%) did not answer this question.

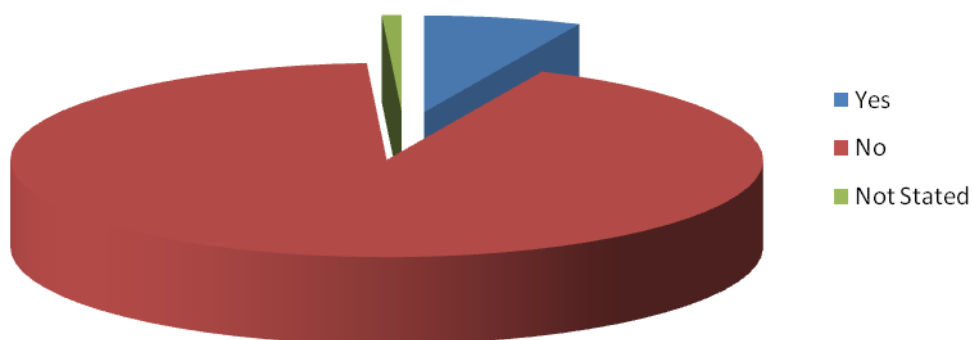
Figure 7: Gender of respondents



Moved out of the Parish

Eight (7%) respondents had family members who had moved away from the parish in the last 5 years due to difficulties finding a suitable home locally. One hundred and nine (92%) households had not experienced this and the remaining 1 (1%) did not answer this question.

Figure 8: Relatives moved out of the parish



In Housing Need

When asked if anyone in the household needed alternative accommodation within the next 5 years 18 (15%) said yes, 100 (85%) said no.

Six (5%) indicated someone within the household would be in housing need in more than 5 years, 112 (95%) responded no to this question.

Figure 9: Need to move within 5 years

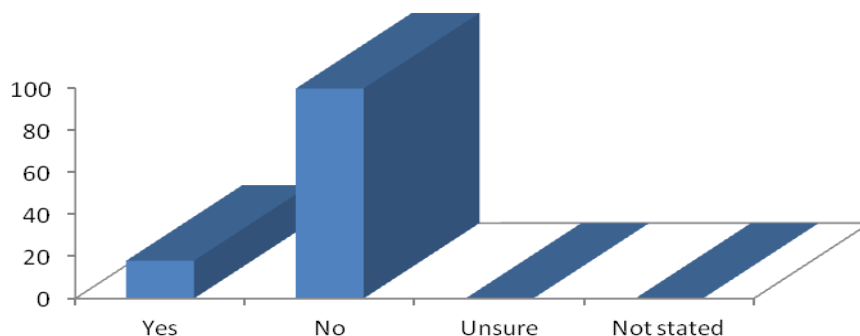
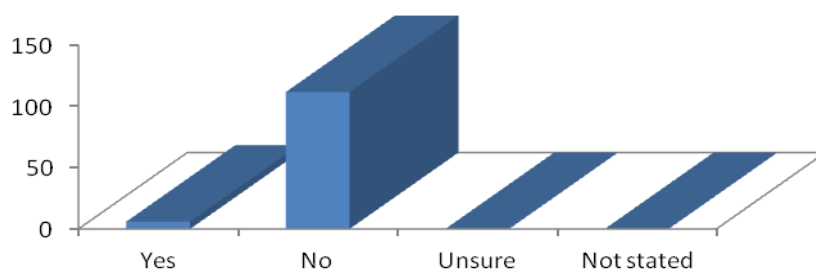


Figure 10: Need to move in 5 years or more



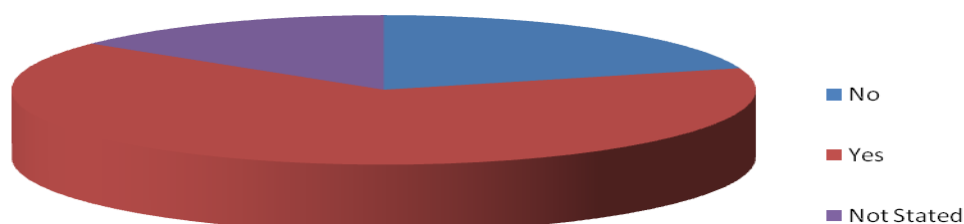
Supportive of a development

When asked

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

Seventy seven (65%) households said that they would be supportive and 24 (20%) households were not. The remaining 17(15%) respondents did not answer to this question.

Figure 11: Supportive of a development for local needs



PART TWO – Housing Need

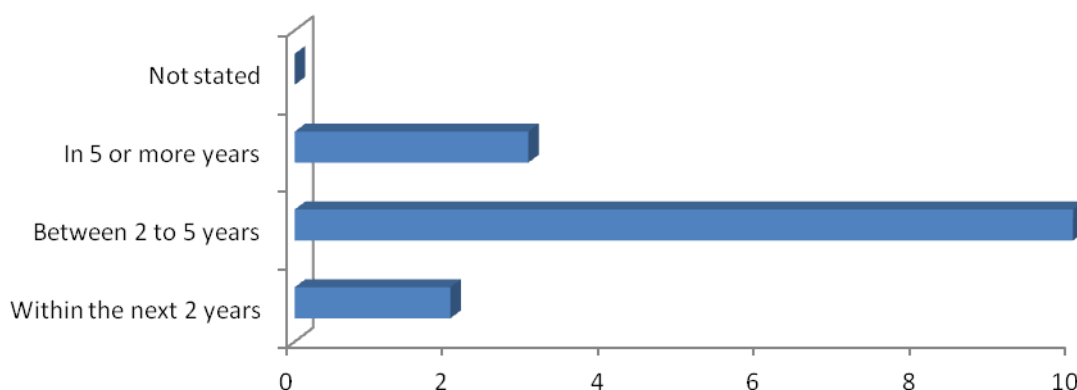
- 23 households indicated they had a need for alternative accommodation by answering question 7 in Part 1 of the form.
- Of this number 8 respondents indicated a need in Part 1 but declined to complete any of Part 2 and so no data is recorded from them

For the purposes of Part 2 percentage shown is the percentage of those in housing need who completed or partially completed Part 2 (15= 100%) unless otherwise stated.

When

Two (13%) households who completed the housing needs section said they would require alternative accommodation within the next 2 years. Ten (67%) want to move within the next 2 - 5 years and the remaining 3 (20%) in 5 years or more.

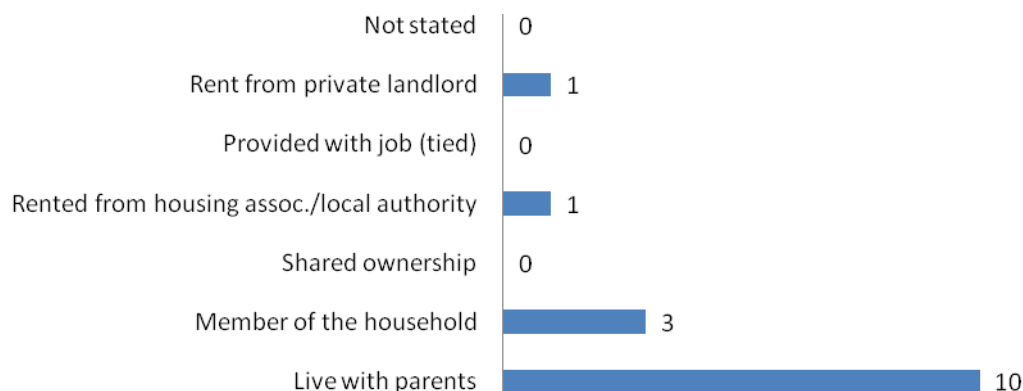
Figure 12: When people need to move



Current Tenure

In response to this question about who owns their present home 10 (66%) households said they lived with their parents. Three (20%) said member of the household, 1(7%) rent from a housing association/local authority and 1 (7%) rent from a private landlord.

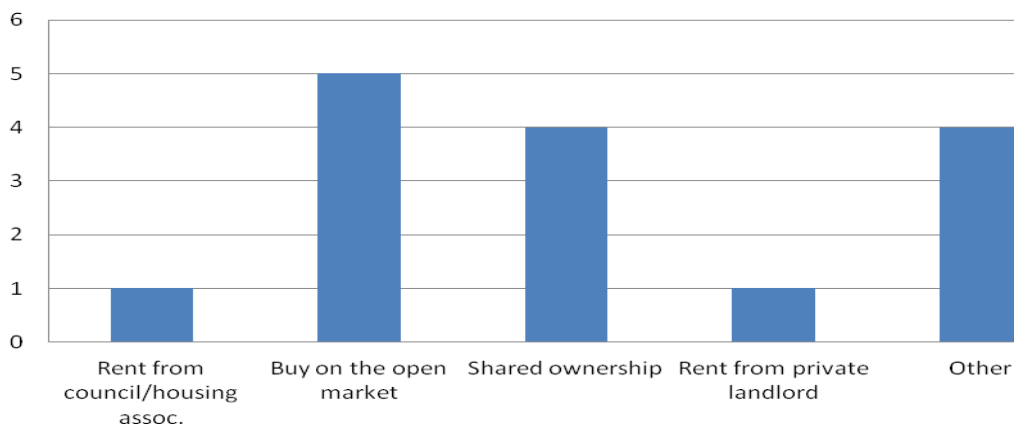
Figure 13: Current tenure



Preferred Tenure

One (7%) of responding households would prefer to rent a home from either the local authority or a housing association with 5 (32%) households who would prefer to purchase a home on the open market. Four (27%) would prefer shared ownership as their chosen tenure with 1 (7%) seeking to rent from a private landlord and 4 (27%) gave other as the response.

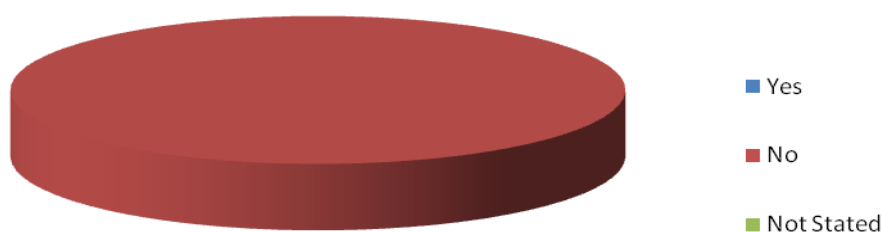
Figure 14: Preferred Tenure



Local Authority Housing Register

None (0%) of the households in housing need is currently on the local authority housing register or any housing association waiting list.

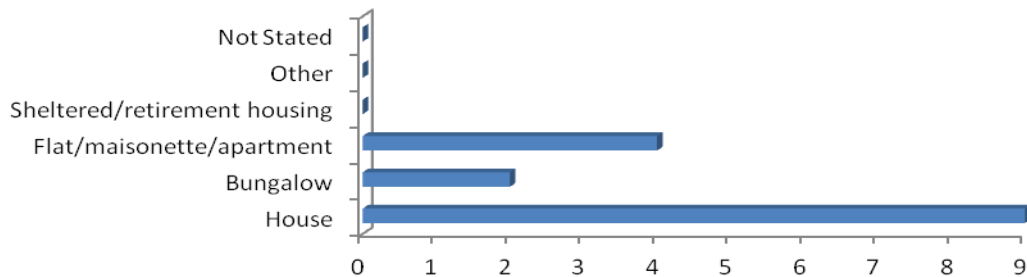
Figure 15: Local Authority Housing Register



Accommodation Required

Nine (60%) responding households require a house with 2 (13%) requiring a bungalow. The remaining 4 (27%) need a flat/maisonette/apartment.

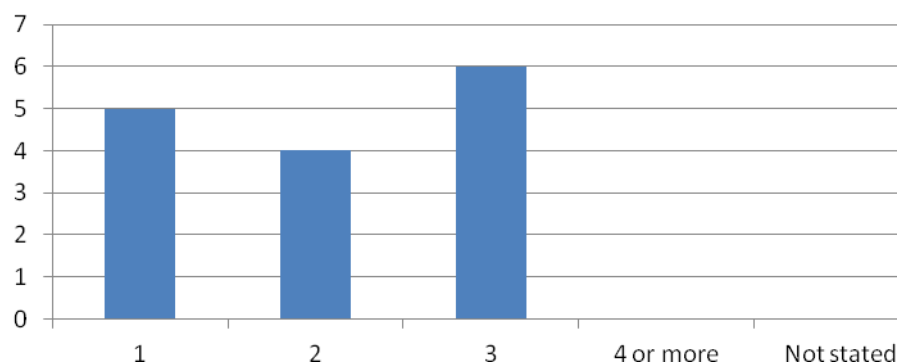
Figure 16: Type of property required



Number of bedrooms required

When asked to indicate how many bedrooms are required 5 (33%) indicated one bedroom, 4 (27%) required two bedrooms and 6 (40%) indicated 3 bedrooms as their requirement.

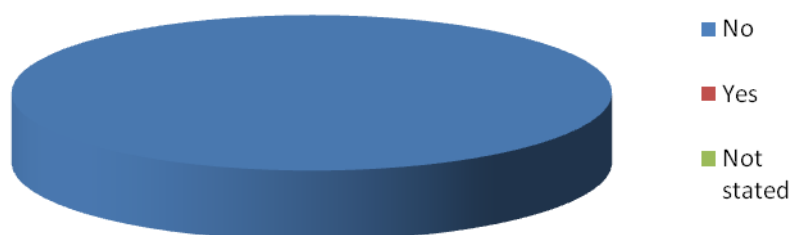
Figure 17: number of bedrooms required



Special Needs & Adaptations

When asked if they would require adaptations or had special needs 15 (100%) indicated they did not.

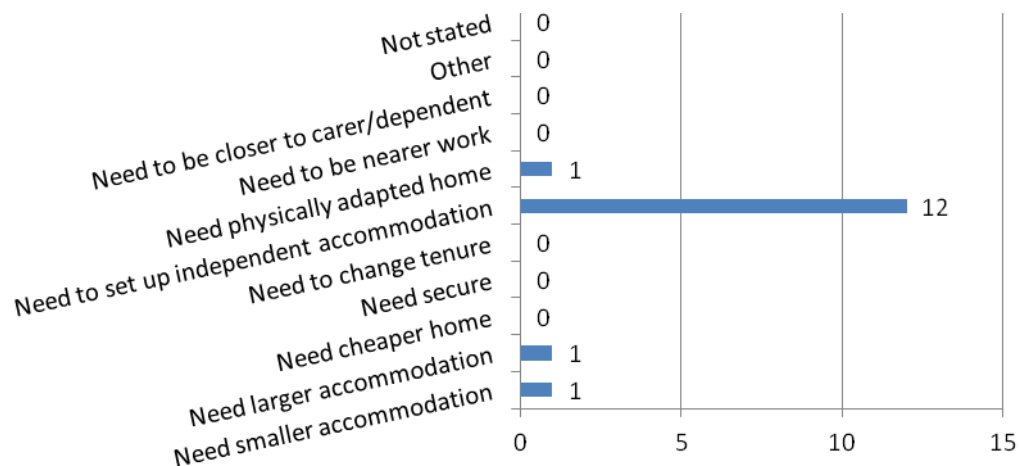
Figure 18: Special needs & adaptations



Reason for requiring alternative accommodation

One (7%) respondent has a need for smaller accommodation, 1 (7%) for larger accommodation and 12 (80%) require alternative accommodation to set up an independent home with 1 (7%) indicating a need for a physically adapted home.

Figure 19: Reason for needing alternative accommodation

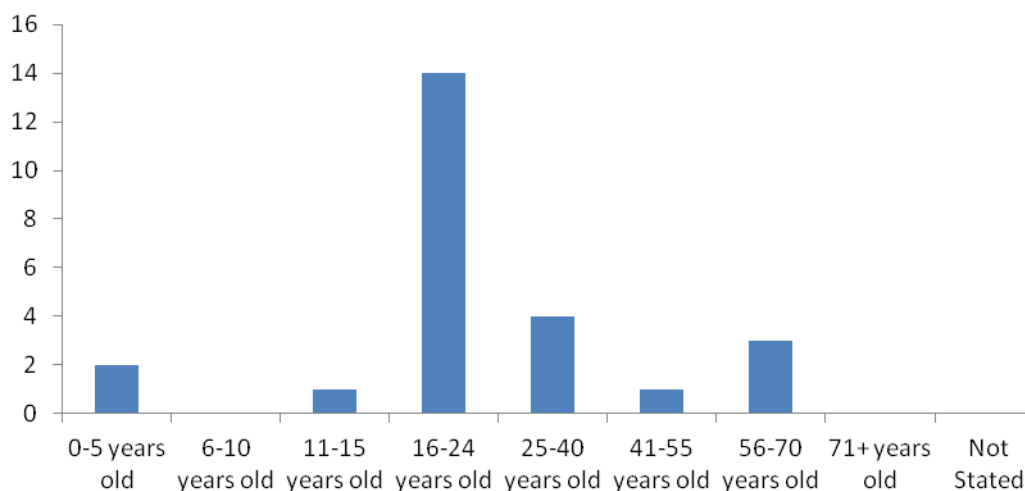


Age & Gender

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

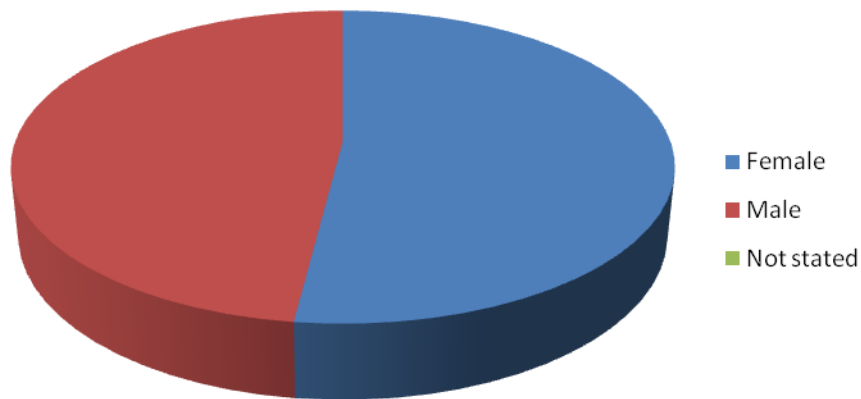
2 (8%) are aged between 0-5 years old, 0 (0%) are aged between 6-10, 1 (4%) is 11-15 years, 14 (56%), are between 16-24 years old, 4 (16%) are aged between 25-40 and 1 (4%) 41-55 years with 3 (12%) aged 56-70. No-one (0%) is aged 71 or over.

Figure 20: Age of respondents in housing need



Thirteen (52%) respondents in need of alternative housing are female, 12 (48%) are male.

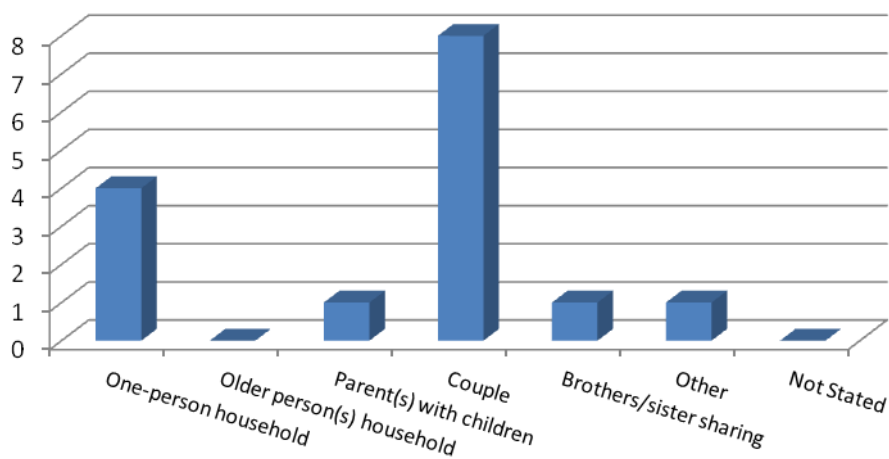
Figure 21: Gender of respondents in housing need



Type of Household

Four (27%) households said they are one person households, 1 (7%) is a parent(s) with child(ren), 8 (52%) are couples and 1 (7%) are a brothers/sisters sharing. The remaining 1 (7%) gave other as their response.

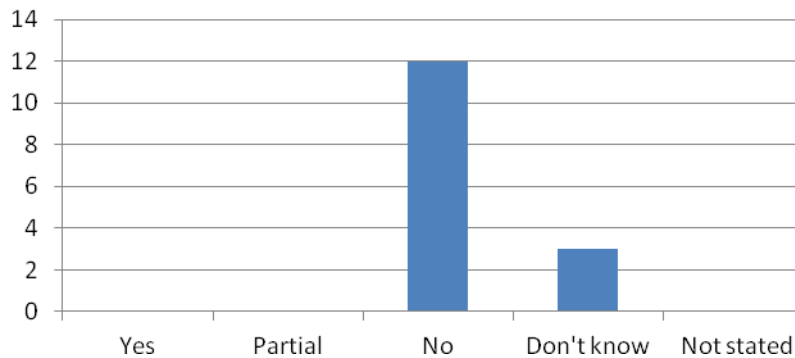
Figure 22: Type of Household



Claiming Housing Benefit/Universal Credit

Those in need of alternative accommodation were asked to indicate if they would be claiming Housing Benefit/Universal Credit. Twelve (80%) stated no and 3 (20%) didn't know.

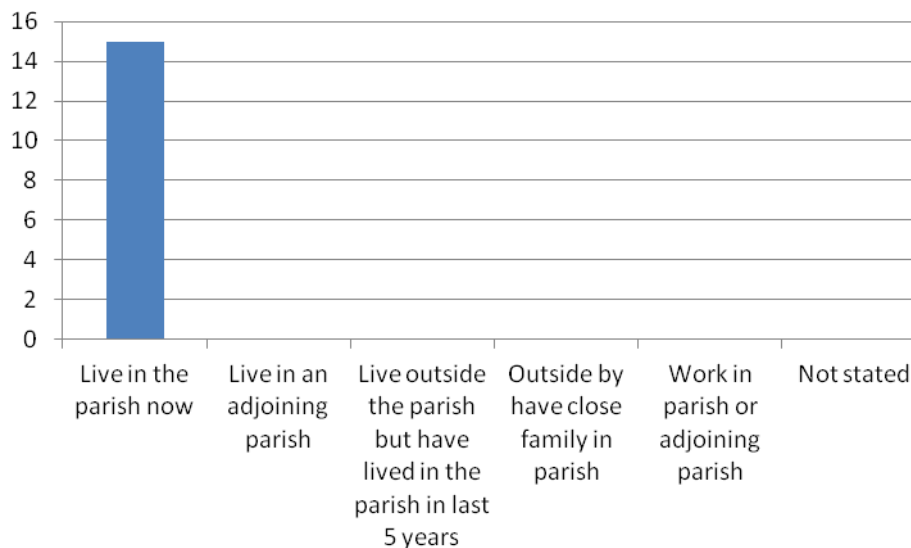
Figure 23 : Housing Benefit/Universal Credit



Connection to the parish

When asked to indicate their current situation with regard to connection to the parish all 15 (100%) indicated that they currently live in the parish.

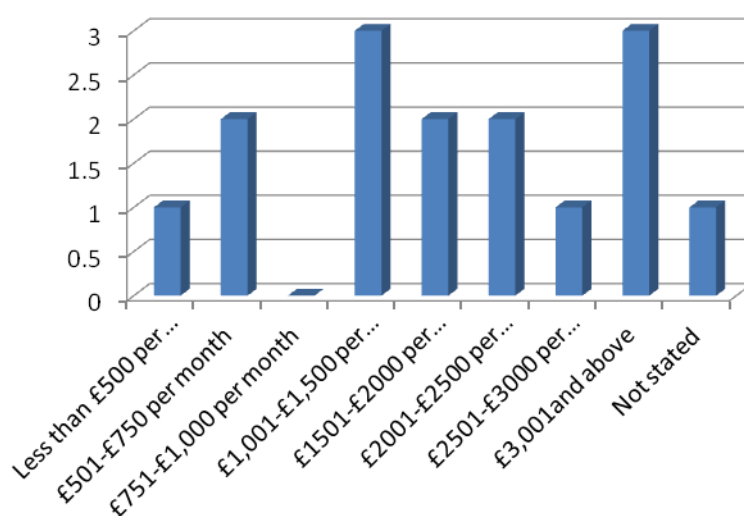
Figure 24: Connection to the parish



Affordability Income

Respondents were asked to indicate the gross monthly income available for the new household living costs. One (7%) showed this as less than £500, 2 (13%) showed £501-750, 0 (0%) showed £751-£1,000. Three (20%) households have income of £1,001 - £1,500 and 2 (13%) between £1,501 - £2,000. Two (13%) households indicated income between £2,001 - £2,500, One (7%) household indicated income as £2,501 - £3,000 with 3 (20%) showing £3,001 and above. The remaining 1 (7%) did not complete this question.

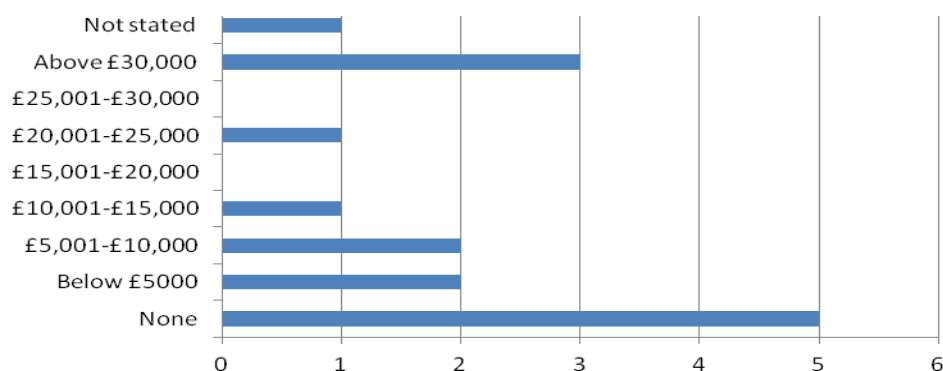
Figure 25: Monthly income



Savings

Respondents were asked if they had any savings or equity that could be used towards outgoings for a home. This is particularly relevant to those seeking shared ownership since they will require a mortgage so need savings to cover the deposit and legal costs. Five (33%) reported that they had no savings, 2 (13%) less than £5,000, 2 (13%) had between £5,001-£10,000 with 1 (7%) household having between £10,001-£15,000 and 0 (0%) between £15,001 - £20,000. 1 (7%) had £20,001 - £25,000 and 0 (0%) between £25,001 - £30,000, 3 (20%) had over £30,000. The remaining 1 (7%) did not answer this question.

Figure 26: Savings



PART THREE

Summary

Assessment of Need

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

23 households have taken the opportunity to complete the Housing Needs Survey form identifying themselves as being in some housing need as indicated in Part 1. Of this number 8 declined to complete any of Part 2. (One also indicated a need within 5 years and in 5 or more years.)

15 households completed some or all of Part 2. One did not provide enough information to carry out any further assessment and 2 were for a need that would not be required for a number of years.

Of the remaining 12 responses completing or partially completing Part 2

- 7 households stated a preferred tenure as open market. From the income & savings levels indicated this appears a viable option for 2 of them. The remaining 5 indicated income and savings levels that indicate 1 may be able to achieve shared ownership with the remaining 4 likely rent as a viable option.
- 3 households stated their preferred tenure as shared ownership. Assessing the levels of savings and income it appears that 1 could meet their housing need in the open market and the remaining 2 would be unlikely to achieve shared ownership. They both appear to be eligible for affordable rented accommodation
- 1 household stated their preferred tenure as renting from a private landlord. Based on their savings and income levels as given on the form they would appear to be eligible to be considered for affordable rented accommodation.
- 1 household stated their preferred tenure as renting from a housing association or local authority. Based on their savings and income levels as given on the form they would appear to be eligible

Recommendation

Nine forms were received and identified as having a need for affordable housing. The identified need is for 6 x one bed units and 3 x 2 bed units with only one being shared ownership. Following general planning guidance this would lead to a recommendation of 5 units.

At this stage it is recommended that 3 x one bedroom units and 2 x two bedroom units. Indications from income and savings levels are that all these units would be rented.

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

Appendix 1

Local Housing Stock

Colchester Borough Current Prices

	Detached	Semi-detached	Terraced	Maisonette /Flat
£	£343,575	£209,335	£177,531	£135,412

Current open market housing

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

On researching property for sale in Boxted the cheapest property that could be found was a 2 bedroom maisonette at £124,999.

Assuming the price is £124,999 then availability of 15% deposit (£18,750) a first time buyer would need to earn £35,416 (3 times annual salary for a mortgage of £106,249) per annum to qualify for this level of borrowing.

During the last year eleven properties were sold in Boxted with an average price of £274,091.

Source: Zoopla



28 October 2013

Dear Resident

Housing Needs Survey in Boxted

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

Working with me, as the Rural Housing Enabler from the Rural Community Council of Essex, Boxted Parish Council has made a commitment to research the need for affordable housing within the Parish. Properties in such a scheme are usually provided by a housing association, either for rent or shared ownership. They cannot be sold or transferred into totally private ownership and would remain in perpetuity for people living in the parish, or those with a strong family and/or work association with Boxted.

To determine whether this is an appropriate scheme for the village we would appreciate your time and trouble in completing this form and returning it in the freepost envelope **by 22 November 2013** at the latest. This survey is very important in order that your views can be taken into account and an informed decision based on residents' needs and opinions be made.

Returned forms will be dealt with by me, the Rural Housing Enabler, 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 detailed queries regarding the filling in of the form I will be pleased to answer any questions (tel. 01376 574330 email: moira.groborz@essexcc.org.uk)

Thank you for taking the time to complete the enclosed form.

Yours sincerely

Maira Groborz

Maira Groborz
Rural Housing Enabler

Threshelfords Business Park, Inworth Road, Feering, Essex, CO5 9SE
Registered charity No. 1097009
A company limited by guarantee & registered in England No. 4609624
Registered office as above

**Parish Housing Needs Survey for
BOXTED**

Please read the accompanying letter before completing this form
and use the pre-paid envelope to **return the completed form by**
22 NOVEMBER 2013



RCCE - Registered Charity No. 1097009. Company registered in England and Wales No. 4609624
**Save money on the cost of your heating oil. Join our new community-based countywide
OIL BUYING SCHEME. See how easy it is on our website. www.essexrcc.org.uk**

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.....	<input type="checkbox"/>

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

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

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

Outright by a household member(s)....	<input type="checkbox"/>	Part owned/part rented (shared ownership).....	<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.....	<input type="checkbox"/>

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

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

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

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

Yes..... ☐ No.....☐

If you answered 'Yes' and the family members wish to move back to parish, please contact the Rural Housing Enabler for an additional survey form . (contact details at the end of this form)

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

Yes, within 5 years..... ☐ Yes, in 5 or more years..... ☐ No.....☐

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

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

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

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

Yes..... ☐ No.....☐

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

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

If no-one in your household is in need of alternative accommodation (i.e. indicated no in question 7) you do not have to complete Part 2 of this form. Please return Part 1 in the Freepost envelope provided.

Thank you for taking the time to complete this survey

PART 2 - Housing needs

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

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

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

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

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

Live with parents.....	<input type="checkbox"/>	Member of the household	<input type="checkbox"/>
Part-owned/rented(shared ownership)..	<input type="checkbox"/>	Rented from council/housing assoc.....	<input type="checkbox"/>
Provided with job (tied).....	<input type="checkbox"/>	Rented from private landlord.....	<input type="checkbox"/>

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

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

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

Yes..... ☐ No..... ☐

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

House.....	<input type="checkbox"/>	Bungalow.....	<input type="checkbox"/>
Flat.....	<input type="checkbox"/>	Sheltered/retirement housing	<input type="checkbox"/>
Other, please specify.....			

6. How many bedrooms do you require?

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

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

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

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

Yes..... ☐ No..... ☐

If yes, please give brief details

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

- | | | | |
|--|--------------------------|---|--------------------------|
| Need smaller home/downsizing..... | <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 or dependent, to give or receive support..... | | | <input type="checkbox"/> |
| Other, please specify..... | | | |

9. Please indicate the age, gender and relationship of each person requiring to move.

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

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

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

- | | | | |
|--------------------------------|--------------------------|--------------------------------|--------------------------|
| One-person household..... | <input type="checkbox"/> | Older person(s) household..... | <input type="checkbox"/> |
| Parent(s) with child(ren)..... | <input type="checkbox"/> | Couple..... | <input type="checkbox"/> |
| Brothers/sisters sharing..... | <input type="checkbox"/> | Other..... | <input type="checkbox"/> |

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

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

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

- | | | | |
|---|--------------------------|--|--------------------------|
| Live in the parish now..... | <input type="checkbox"/> | Live in an adjoining parish..... | <input type="checkbox"/> |
| Live outside the parish now but have lived in the parish in last 5 years..... | <input type="checkbox"/> | Live outside the parish but have close family living in the parish | <input type="checkbox"/> |
| Work in parish or adjoining parish..... | <input type="checkbox"/> | | |

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.

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

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

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

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

Name	
Address	
Postcode	
Tel. no.	
E-mail	

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

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

Contact Details for Rural Housing Enabler

Moir Groborz
Rural Housing Enabler
Rural Community Council of Essex
Threshelfords Business Park
Inworth Road
Feering
Essex CO5 9SE
Telephone 01376 574330
E- mail moira.groborz@essexrcc.org.uk

Appendix4

The following comments and suggestions for possible sites are recorded (sic) from the housing needs survey questionnaires;

Site Suggestions

Part of the site opposite Boxted School that is currently classed as 'commercial' or 'employment'
Hill Farm Estate or off the Straight Road
n/a
no
Opposite the primary school on Carters Hill
Hill Farm Industrial site
Hill Farm Industrial estate
Mr Bates Cross Boxted
unable
no
Hill Farm Estate (opposite the school)
Redundant commercial land at Boxted Cross
Old industrial estate Boxted Cross to include a shop & post office
The former business area opposite the school.
The site of the Wig and Fidget pub would have been appropriate or anywhere on Boxted Straight Road.
Brown field site at Boxted Cross
Nowhere it needs to stay rural
I think it is better to add in or around areas that are already built or rather than green areas eg near the school
Near to the school
In the Boxted Cross area
Hill Farm, industrial site/owner Mr Bates
Not in or on roads to Workhouse Hill. Poor road access & visibility. Unsustainable not on bus route
Land at Boxted Cross (opposite the School) (owned privately by Mr Bates who has just had a planning application turned down)
To the north west of Boxted Straight Road on the left hand side, agricultural field before Boxted Cross.
no
Opposite the New School. It would be much better there on industrial site & perhaps a shop could be part of the build
no
Agricultural land?
Hill Farm
Hill Farm or opposite the Wig & Fidgett
Hill farm Industrial estate Former council garages (off Dedham Rd)
?
No, but needs to be near facilities such as bus stop and shop(s)!
Hill Farm
Carters Hill
Hill Farm Estate
Opposite Boxted Primary School
Across from school
Near the church for housing
Hill Farm
Near to schools for younger people to be able to walk their children as they are the most needy.
Several infilling sites north of Straight Road/Queenshead Road junction suitable for infilling in Village Boundary

A suitable 'exception site' in the Straight Road/Dedham Road area.
Opposite primary school
No, but needs to be near facilities such as bus stop and shop(s)!
no
Highwoods
Industrial site - opposite Boxted Primary School
Boxted Cross
Allow smallholdings to build separate dwellings for children of age or parents to live in.
The Hill Farm site opp. the school
Opposite school. Carters Hill
Hill Farm?
Hill Farm ex Wigg + Fidget site, Straight Road
Opposite Boxted school. The scheme should be attractive around a central village green and NOT a squashed in development as many new schemes are now.
On the land adjacent to Hill House, opposite the school: or at the eastern end of the village, west of Dullingham
The Cross
Land between current homes Boxted - St. Rd.
Land between houses in Boxted Straight Rd.
Land between current homes on Boxted - Staight Road
Cross Corner
Chicken Farm, Straight Road
Am not knowledgeable of the area.
Planning to retire within next 10 years. Would consider selling nursery for redevelopment.
Hill Farm
Along Straight Road, Boxted, end of Dedham road going out of Boxted. NOT CARTERS HILL!!
Green Lane
opposite the school
no
Opposite Boxted Village School
Land opposite primary school
We don't need MORE new homes. There are 100's of new a stone's throw away in My land. There isn't resources like school's & doctor's surgery's to cope with more people.
none
near to village centre
In the vicinity of Boxted Cross

Comments

PLEASE, we must make every effort not to use/convert farmland: too much has been sacrificed already - Myland being the obvious point right now.
There is enough cheaper housing in the village
The encroachment of Colchester is disturbing. If Boxted continues to grow it will lose many of the things that make it special today
Affordable housing for young urgently needed also some bungalows for elderly
No - Colchester has enough housing being built. We will end up like London if we carry on!!!
Include a shop & P.O. For the benefit of the whole village.
Mixed development at the above site combining start up business units, shop/s, affordable housing, creating a new hub for the village.

Our daughters have had to move out of the village. It would be nice for them to return in housing they could rent & look after like other family members have had to do.
We know that planning has been refused to build homes on this site (former business area opp. School) & that it has to remain as business. But as no businesses are interested in this plot surely it makes sense to provide homes for young families to help keep the village vibrant.
I would positively like to see housing there (Boxted Cross brown field site) but less than 45. Mix should be possible
Its turning into a busy village. It needs to stay quiet + rural as you will soon start inviting trouble
The site suggested above in (9) is central, close to the school, on a bus route, vacant; those are the plus points. The adverse one is that the land owner is probably focussed on his own profit to allow it to be used for affordable housing.
Inside the village envelope with utility services adjacent
Strongly against any more affordable housing in the area. Sorry
Colchester Borough Council Planning Officers are reported as saying, it seems, that there is no need for extra housing within the borough as there is a projected ten year housing supply. Within that supply a provision for social housing should be included. All estate developments should be restricted to south of the A12 unless able to be accommodated within the present village envelope(s)
There are 1225 houses being built on Severalls hospital site, we feel this is sufficient if not too many for this already growing area we do not need more!
Hill Farm site with supportive local shop/post office
The lack of council/housing association housing means youngsters and families have to move out of village away from their families. I live and work in village in a 2 bed house with 2 children who ideally need their own rooms.
I remember when the properties built opposite the old Wig & Fidget pub they were to be both affordable and for young people etc living in the village at the time - this proved to become a disaster in that they had to be let to outsiders. You should also realise that when these properties were first approved the village had both shops and pubs now there are no such facilities - until the village gets at least one grocery and stationers plus a post office and public house the consideration of building new properties is pointless (useless). Also has anybody given full consideration as to how many villagers both young and old would move into any new properties that may be built (bearing in mind the must be affordable)
Affordable housing usually means to me/us that it is for familys so therefore Boxted is so spaced out it needs to be near play equipment schools & possibly + hopefully one day a shop - to create & keep mpre community going as it needs.
Houses preferable to flats or bungalows
Do not want this type of development in Boxted
With Boxted's proximity to Gt Horkseley & Highwoods there is affordable housing within easy reach
no
The nearby development at Severalls will have over 1000homes and facilities. Boxted does not have the infrastructure to support more families.
Need to ensure that mains services can cope with additional housing without detracting from current housing.
If such a development was ever undertaken - something regarding speed limits would be vital; at certain times of the day i.e. 4.30pm - 6.30pm also 8.30am - 9.30am - Boxted Straight Road becomes a 'race track' point being, '30 MPH' would be ignored I'm sure, I don't know the answer!
25 years ago we chose to move to a small rural village and wish this to remain so for ourselves, newcomers who share this view as well as the descendants from previous Boxted generations.
Preferably not on greenfield site.
Opposite Boxted school. The scheme should be attractive around a central village green and NOT a squashed in development as many new schemes are now.
There is a long-standing and serious need for affordable housing
Many people would like to see more development.
Most small holdings are not viable anymore need development pathways, street lighting, main sewerage, bus services etc.

Land owned by current home owners in Boxted available to build on. Local people willing to do this.
The village needs a mix of people to be sustainable for the future. The village also needs services if more houses of any type are built.
My daughter & I moved here 4 years ago as we were in desperate housing need. This property was offered & we took it because we were desperate. We would like to move back into Colchester but have not found a suitable swap, although we have tried for 3 years. Not many people seem to want to move here.
We believe that any such development should be primarily for older generation, who have long links with the village.
It would be great for the economy but we have to preserve the village!
What this parish needs is more local services - shops, small businesses - not more housing. Housing without services simply increases the traffic on local roads. Affordable housing should be built on brownfield sites in towns/larger villages, where people have easier access to services. The argument that housing brings services is not borne out by the evidence look at Great Horkesley, for example.
Centre of the village to enable young family members to continue to live in Boxted
No more houses! No more housing estates - no more people/cars/traffic/affordable housing should only be offered to key workers otherwise it just undermines all of us who work hard and make sacrifices to buy our own homes.
I believe there is already sufficient affordable housing as a percentage of the housing stock.
I do not think that Boxted should be developed anymore than it is already has, due to the fact it is a village. If we keep adding houses to our villages they will gradually become towns and village life, quiet, rural, peaceful will die out. We need to preserve our villages for future generations. Building affordable or other houses is not the answer to this problem. We have brought up 3 children in Boxted, now they are at university's and have moved out but come back on holidays. They may decide they want to come back to live in Boxted, and if they do, it will be because it is a quiet village and not growing with new houses. Please preserve this tranquil village of ours!
Within the vicinity of Boxted area

Data

PART ONE

Is this your main home?

	Frequency	Valid Percentage
Yes	118	100.00
No	0	0.00
Not Stated	0	0.00
Total	118	100.00

Question 1

How would you describe your home?

	Frequency	Valid Percentage
House	89	75.42
Bungalow	24	20.34
Flat/Maisonette/apartment/bed-sit	3	2.54
Caravan/mobile home/temp. structure	0	0.00
Sheltered/retirement housing	0	0.00
Other	2	1.69
Not Stated	0	0.00
Total	118	100.00

Question 2

How many bedrooms does your home have?

	Frequency	Valid Percentage
One	1	0.85
Two	17	14.41
Three	50	42.37
Four or more	50	42.37
Not Stated	0	0.00
Total	118	100.00

Question 3

Who owns your home?

	Frequency	Valid Percentage
Owned Outright by a household member (s)	70	59.32
Owned with mortgage by a household member (s)	33	27.97
Shared Ownership	1	0.85
Rented from a Local Authority	9	7.63
Rented from a Housing Association	3	2.54
Rented from a Private Landlord	1	0.85
Tied to job	0	0.00
Other	0	0.00
Not Stated	1	0.85
Total	118	100.00

Question 4

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

	Frequency	Valid Percentage
0-5 years	17	14.41
6-10 years	13	11.02
11-20 years	25	21.19
21-30 years	23	19.49
31-50 years	28	23.73
51-70 years	5	4.24
Over 70 years	2	1.69
Not Stated	5	4.24
Total	118	100.00

Question 5

How many people live in this property?

	Frequency	Valid Percentage
One	16	13.56
Two	57	48.31
Three	21	17.80
Four	16	13.56
Five	5	4.24
Six	1	0.85
Seven	1	0.85
Not Stated	1	0.85
Total	118	100.00

Question 5

Age of household members

	Frequency	Valid Percentage
0-5 years old	12	4.05
6-10 years old	18	6.08
11-15 years old	19	6.42
16-24 years old	27	9.12
25-40 years old	24	8.11
41-55 years old	71	23.99
56-70 years old	87	29.39
71+ years old	35	11.82
Not Stated	3	1.01
Total	296	100.00

Question 5 - (converted to categories)

Gender of occupants

	Frequency	Valid Percentage
Female	147	49.66
Male	147	49.66
Not Stated	2	0.68
Total	296	100.00

Question 6

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

	Frequency	Valid Percentage
Yes	8	6.78
No	109	92.37
Not Stated	1	0.85
Total	118	100.00

Question 7

Do you or does anyone living with you need to move to alternative accommodation?

Within 5 years

	Frequency	Valid Percentage
Yes	18	15.25
No	100	84.75
Unsure	0	0.00
Not Stated	0	0.00
Total	118	100.00

More than 5 years

	Frequency	Valid Percentage
Yes	6	5.08
No	112	94.92
Unsure	0	0.00
Not Stated	0	0.00
Total	118	100.00

No Need

	Frequency	Valid Percentage
Yes	95	80.51
No	23	19.49
Unsure	0	0.00
Not Stated	0	0.00
Total	118	100.00

Question 8

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

	Frequency	Valid Percentage
Yes	77	65.25
No	24	20.34
Maybe	0	0.00
Not Stated	17	14.41
Total	118	100.00

Part 2: Households in housing need

Question 1

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

	Frequency	Valid Percentage
Within the next 2 years	2	13.33
Between 2 to 5 years	10	66.67
In 5 or more years	3	20.00
Not stated	0	0.00
Total	15	100.00

Question 2

Who owns your current home?

	Frequency	Valid Percentage
Live with parents	10	66.67
Member of the household	0	0.00
Shared ownership	0	0.00
Rented from council/housing association	1	6.67
Provided with job	1	6.67
Rented from private landlord	3	20.00
Not Stated	0	0.00
Total	15	100.00

Question 3

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

	Frequency	Valid Percentage
Renting from Council/Housing Association	1	6.67
Buy on the open market	5	33.33
Shared ownership	4	26.67
Renting from a private landlord	1	6.67
Other	4	26.67
Not Stated	0	0.00
Total	15	100.00

Question 4

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

	Frequency	Valid Percentage
Yes	0	0.00
No	15	100.00
Not Stated	0	0.00
Total	15	100.00

Question 5

What type of accommodation would meet your needs?

	Frequency	Valid Percentage
House	9	60.00
Bungalow	2	13.33
Flat/maisonette/apartment	4	26.67
Sheltered/retirement housing	0	0.00
Other	0	0.00
Not Stated	0	0.00
Total	15	100.00

Question 6

How many bedrooms do you require?

	Frequency	Valid Percentage
1	5	33.33
2	4	26.67
3	6	40.00
4 or more	0	0.00
Not Stated	0	0.00
Total	15	100.00

Question 7

Does anyone requiring alternative accommodation have specific housing needs?

	Frequency	Valid Percentage
Yes	0	0.00
No	15	100.00
Not Stated	0	0.00
Total	15	100.00

Question 8

What is your main reason for needing to move?

	Frequency	Valid Percentage
Need smaller accommodation	1	6.67
Need larger accommodation	1	6.67
Need cheaper home	1	6.67
Need secure accommodation	0	0.00
Need to change tenure	0	0.00
Need to set up independent accommodation	0	0.00
Need physically adapted home	0	0.00
Need to be nearer work	0	0.00
Need to be closer to a carer or dependent, to give receive support	12	80.00
Other	0	0.00
Not stated	0	0.00
Total	15	100.00

Question 9 - (converted into categories)

Age of each person moving

	Frequency	Valid Percentage
0-5 years old	2	8.00
6-10 years old	0	0.00
11-15 years old	1	4.00
16-24 years old	14	56.00
25-40 years old	4	16.00
41-55 years old	1	4.00
56-70 years old	3	12.00
71+ years old	0	0.00
Not Stated	0	0.00
Total	25	100.00

Question 9

Gender of each person moving

	Frequency	Valid Percentage
Female	13	52.00
Male	12	48.00
Not stated	0	0.00
Total	25	100.00

Question 10

What type of household will the new household become?

	Frequency	Valid Percentage
One-person household	4	26.67
Older person household	0	0.00
Parent(s) with child(ren)	1	6.67
Couple	8	53.33
Brother/sister sharing	1	6.67
Other	1	6.67
Not Stated	0	0.00
Total	15	100.00

Question 11

Will the new household be claiming HousingBenefit/universal Credit?

	Frequency	Valid Percentage
Yes	0	0.00
Partial	0	0.00
No	12	80.00
Don't know	3	20.00
Not stated	0	0.00
Total	15	100.00

Question 12

Which of the following best describes your current situation?

	Frequency	Valid Percentage
Live in the parish now	15	100.00
Live in adjoining parish	0	0.00
Live in parish in last 5 years	0	0.00
Family live in parish	0	0.00
Work in parish	0	0.00
Not Stated	0	0.00
Total	15	100.00

Question 13

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

	Frequency	Valid Percentage
Less than £500	1	6.67
£501-£750	2	13.33
£751-£1,000	0	0.00
£1,001-£1,500	3	20.00
£1,501-£2,000	2	13.33
£2,001-£2,500	2	13.33
£2,501-£3,000	1	6.67
£3,001 and above	3	20.00
Not Stated	1	6.67
Total	15	100.00

Question 14

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

	Frequency	Valid Percentage
None	5	33.33
Below £5,000	2	13.33
£5,001-£10,000	2	13.33
£10,001-£15,000	1	6.67
£15,001-£20,000	0	0.00
£20,001-£25,000	1	6.67
£25,001-£30,000	0	0.00
Above £30,000	3	20.00
Not Stated	1	6.67
Total	15	100.00

