



Housing Needs Survey

Hatfield Broad Oak

August 2022

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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 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) 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 summer 2022, the Hatfield Broad Oak 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 16th July 2022, **542 forms were distributed and 151 forms were returned**. The survey had a 28% response rate which is higher than the county average of 25%.

In Part 1 of the survey, 50 respondents (33%) indicated that there was a need to move to alternative accommodation; however, we only had sufficient information on the completed forms to assess 34 out of those 50. The full table of results can be seen in Appendix 3.

Percentages shown are percentages of returned forms (151=100%) unless otherwise stated. Please note that the percentages have been individually rounded and therefore may not total 100.

Hatfield Broad Oak

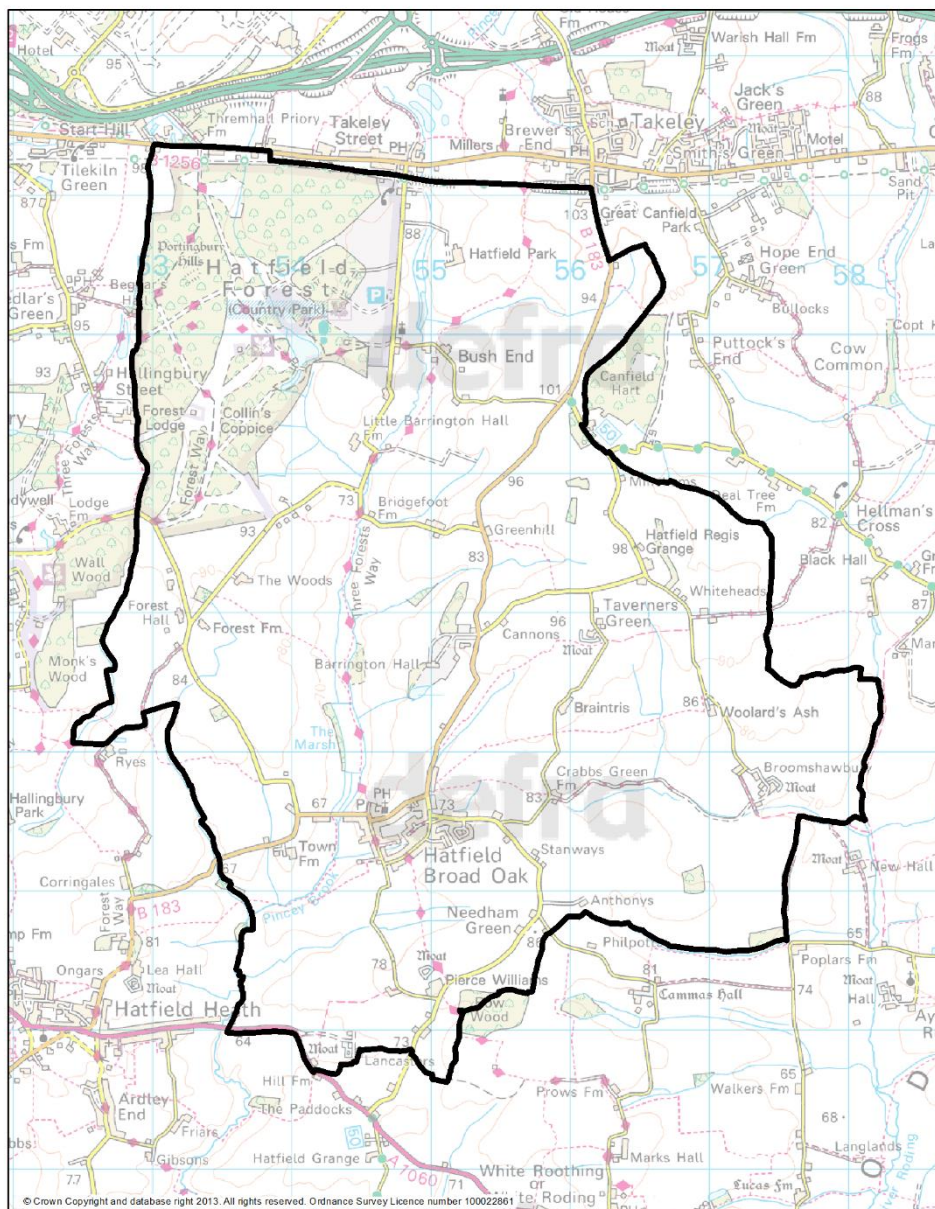
The village of Hatfield Broad Oak is situated in the west of the county of Essex in the Uttlesford District approximately five miles to the south east of Bishops Stortford with Stansted Airport to the north.

The area has a very long history with traces of bronze age settlements and is recorded in the Domesday Book of 1086. The parish contains Hatfield Forest, an ancient woodland currently in the possession of the National Trust and is a Site of Special Scientific Interest and a National Nature reserve.

The village contains two churches, St Mary the Virgin Church of England and Our Lady of Lourdes Roman Catholic church. There are two pubs, The Duke's Head and The Cock Inn.

The village contains the St Mary's Church of England Primary School which is rated 'Good' by OFSTED in its most recent inspection. Children requiring high school level education will have to travel outside the village.

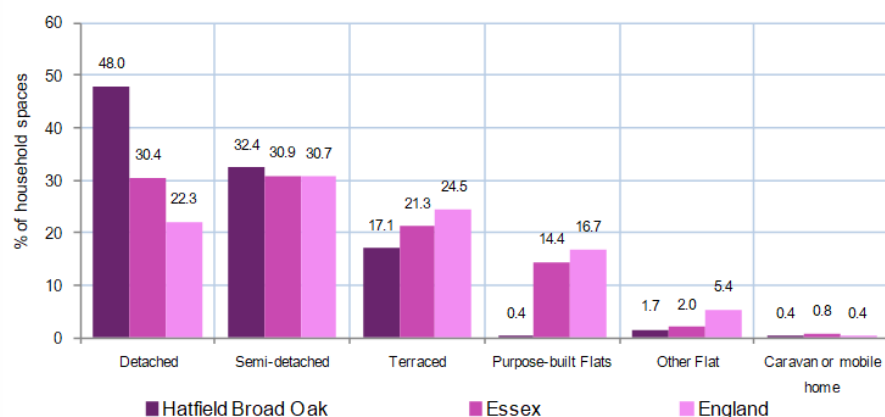
Hatfield Broad Oak Parish



Housing types in Hatfield Broad Oak as of 2011 Census compared to the national average.

Detached houses	Semi-detached houses	Terraced houses
255	172	91
48.0% of dwellings (England average = 22.3%)	32.4% of dwellings (England average = 30.7%)	17.1% of dwellings (England average = 24.5%)
Flats (purpose built)	Flats (other)	Caravan or other temporary accommodation
02	09	02
0.4% of dwellings (England average = 16.7%)	1.7% of dwellings (England average = 5.4%)	0.4% of dwellings (England average = 0.4%)

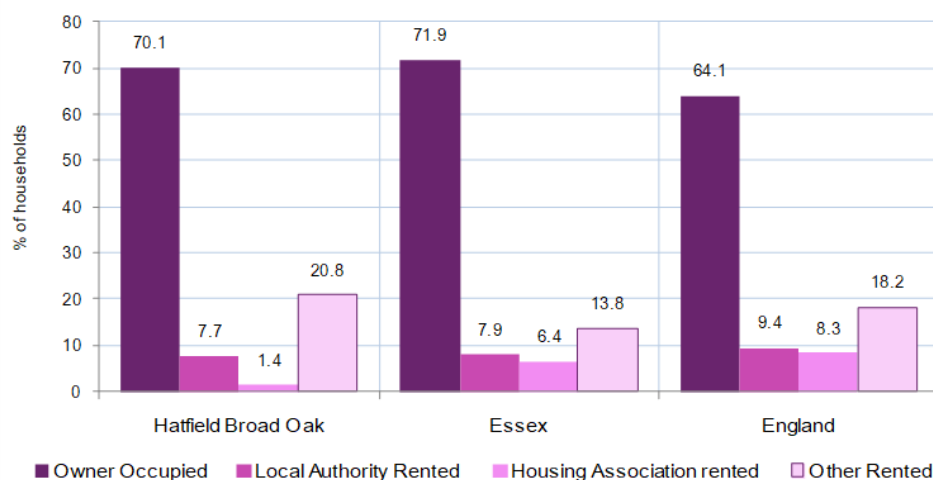
Dwelling type breakdowns



Housing tenure in Hatfield Broad Oak as of 2011 Census compared to the national and county averages.

Housing that is owner occupied	Housing that is social rented	Housing that is private rented	Other rented accommodation
347	45	85	18
70.1% of households (England average = 64.1%)	9.1% of households (England average = 17.7%)	17.2% of households (England average = 15.4%)	3.6% of households (England average = 2.8%)

Housing tenure breakdowns

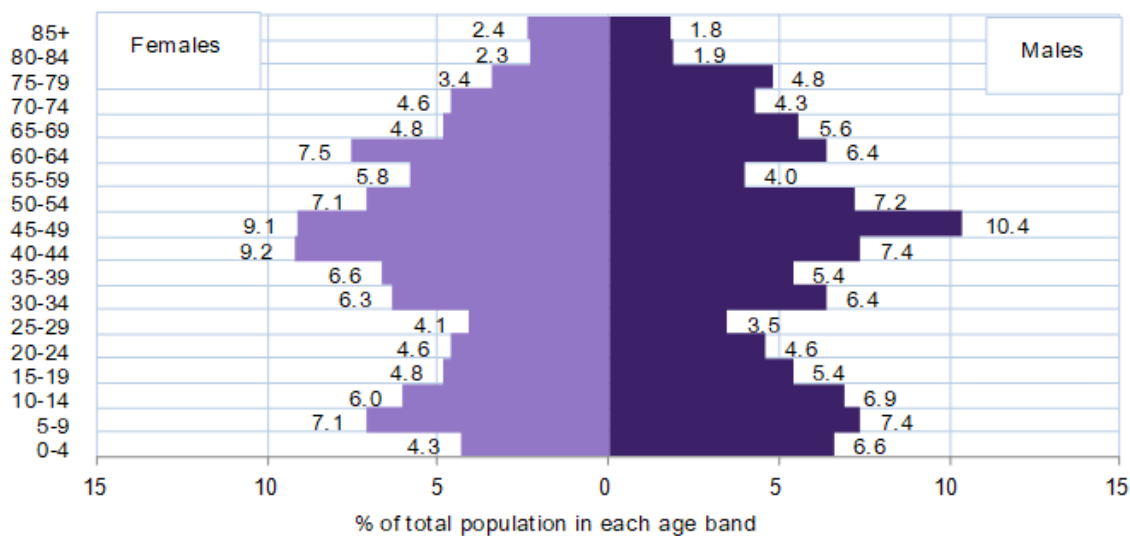


Source: Census 2011 (KS402EW)

Population of Hatfield Broad Oak as of 2011 Census compared to the national average.

How many people live locally?	How many households?	Children under 16	Working age adults	Older people over 65
1,275	495	255	790	230
49.0% male; 51.0% female		20.1% (England average = 18.9%)	62.0% (England average = 64.7%)	17.9% (England average = 16.3%)
Lone parent families with children	Single pensioner households	People from Black or Minority ethnic groups	People born outside the UK	Dependency Ratio
15	60	85	80	0.61
8.4% of all families with dependent children (England average = 24.5%)	12.1% of households (England average = 12.4%)	6.9% (England average = 20.2%)	6.1% (England average = 13.8%)	England average = 0.55

Population estimates by 5 year age band



Key Findings and Recommendations

This Housing Needs Survey was carried out in the spring/summer 2022 by the Hatfield Broad Oak Parish Council and the Rural Housing Enabler at RCCE. The parish council arranged for the delivery of the forms. The survey had a **28%** response rate (151/542). There was support for a small development, with **78%** stating they would be supportive of a small development (4 - 8 homes) which is primarily affordable housing for local people. Only **40%** 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 protecting surrounding fields/landscapes, existing schemes and concerns over the lack of local infrastructure particularly roads, transport links and doctor's surgery capacity. There was general support for housing for the local community, more particularly the younger generation, older/retired people 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 the Appendix 4.

In Part 1, fifty households indicated that they had a need to move to alternative accommodation. Eighteen of these aspired to move out of the parish but a further two completed part 2 who expressed a need to move but did not state a choice of location. This therefore leaves the total number of respondents, expressing a housing need and who completed Part 1 and Part 2 at **thirty-four**. There is also evidence of a younger generation coming through, whose needs are hard to identify at this time due to lack of finances. Nine households were considered capable of accessing open market housing, two custom-building a home, three shared ownership and one purchasing under the New Government First Homes scheme which left sixteen households seeking some form of affordable rented housing; all of which are required within the next 5 years. Three respondents did not provide sufficient information to assess their need.

The main reason respondents had a desire to move to alternative accommodation was they needed to **set up their first/independent home** with eight out of the thirty-four (24%) closely followed by a smaller home/downsizing with seven out of the thirty-four (21%) households citing this option. Two-bedroom households were the most preferred property size (56%). Four households confirmed they are on the local authority housing register.

As a result of our analysis of the data provided, we would suggest an **affordable rented** recommendation of **up to sixteen units** of mixed size. We would recommend that the parish council raise awareness of the need to be on the Uttlesford District Council Housing Register, amongst the residents of Hatfield Broad Oak, in order for them to be considered for local needs affordable housing schemes in the future. 25% of those in need of affordable accommodation were younger residents (below 30 years of age) looking to move out on their own. Some aspired to open market but the level of finances declared (salary, savings and equity) would not be sufficient, given the house prices in the area. It is worth noting that at the time of writing this report there was an emerging affordable home ownership product called "First Homes" which might help some of the first-time buyer residents of the parish (if the level of discount applied is suitable). Given the levels of support for housing prioritized and appropriate for those already living in the parish, a Community Led Housing project might also be suitable and is worth investigating further, particularly because eleven residents who completed the survey expressed an interest in being personally involved in a project of this type with a further thirty-seven respondents (25%) potentially interested but would need further information.

Upon reviewing the financial situation of those households aspiring to open market, discounted market sale, custom-build, shared ownership properties and New Government First Homes schemes we have assessed potentially nine would be suitable for **open market**, three for **shared ownership**, two would be suitable for **custom-build** and one for **New Government First Homes**. A discounted sale model (including First Homes) might be useful to keep the costs below normal market value for this area, which seem to anecdotally be proving out of reach for many residents already living in the parish.

Seven respondents answered that they have **special housing needs** leading to a recommendation that if any affordable housing come forward, one one-bedroomed flat be located on the ground floor.

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

Housing Need Survey Property Requirement Size Summary

Size	Open Market	HA/Council Rented	Custom-build	Shared Ownership	New Govt First Homes	Not enough Information
Size breakdown	2 x 1 bed 5 x 2 bed 2 x 3 bed	11 x 1 bed* 3 x 2 bed 2 x 3 bed	1 x 1 bed 1 x 2 bed	1 x 1 bed 1 x 2 bed 1 x 3 bed	1 x 2 bed	3

*One flat is required to be ground floor.

Residency

One hundred and forty-two respondents (94%) stated that the property to which the survey was delivered and in relation to, was their main home. Nine people (6%) did not answer the question.

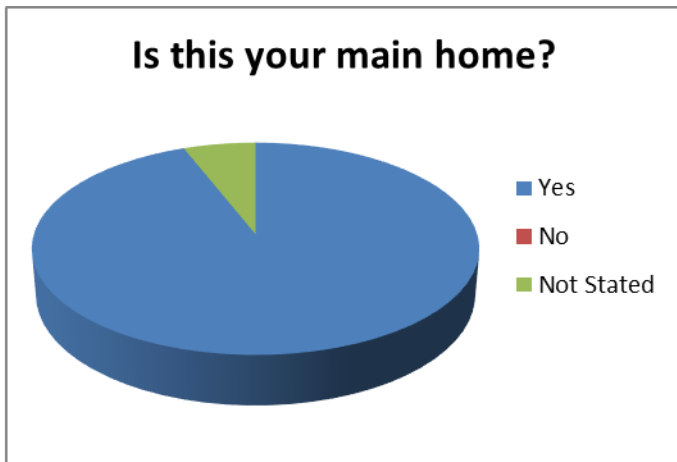


Figure 1: Type of residence

PART 1 – You and Your Household

Property Type and Size

The majority of respondents, one hundred and twenty-four people (82%) described their home as a house and nineteen (13%) described their home as a bungalow. Four people (3%) stated they lived in a flat/maisonette/apartment etc, and two people (1%) described their home as 'Other'. Two people (1%) did not answer the question.

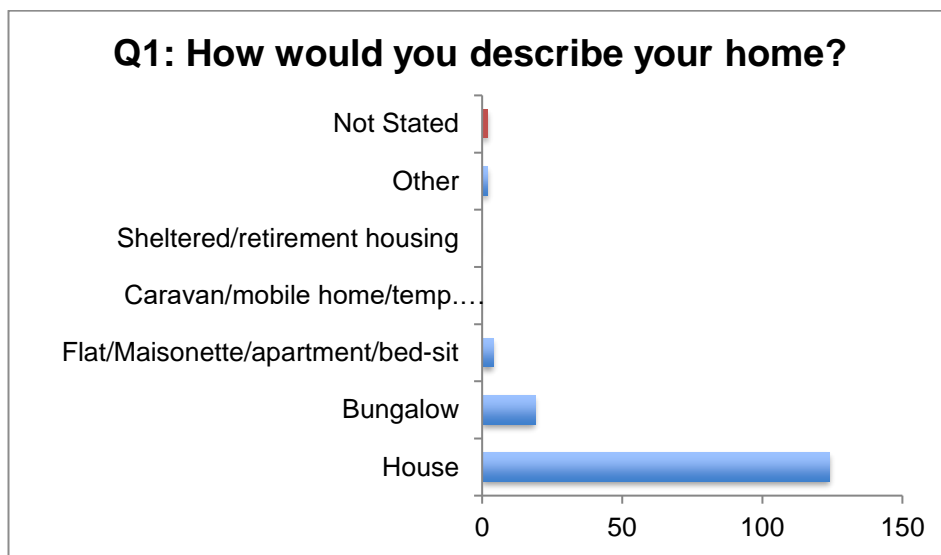


Figure 2: Property type

Eighty-one respondents (54%) owned a detached home, forty-eight (32%) had a semi-detached. Eighteen (12%) lived in a terraced house and two (1%) described their home as 'Other'. Two people (1%) did not answer the question.

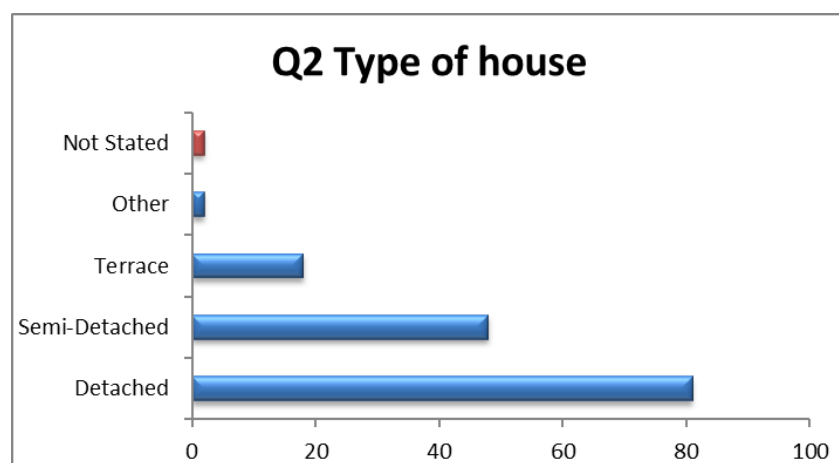


Figure 3: Housing type

Ten respondents (7%) live in a one-bedroom property, thirty-two (21%) live in a two-bedroom property and sixty-one respondents (40%) live in a property with 3 bedrooms. Thirty (20%) live in a property with 4 bedrooms and fifteen (10%) of people have 5 or more bedrooms. Three people (2%) did not answer the question.

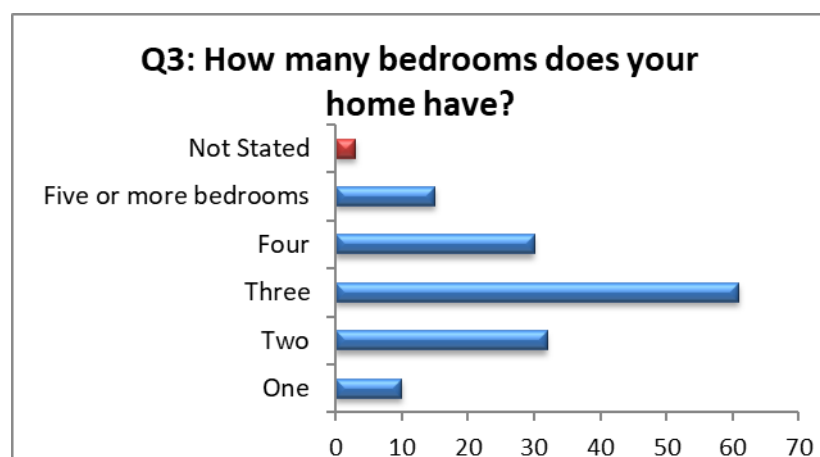


Figure 4: Size of property

Tenure

The majority of respondents, eighty-four (56%) stated that their property was owned outright by a household member, thirty-one (21%) stated that the property was owned with a mortgage and twenty-five people (17%) rent from a private landlord. Two people (1%) rent from a Housing association, two respondents (1%) stated they rented from the local council, two (1%) stated they part rent/part owned (shared ownership) and one person's (1%) home was tied to their job. Two people (1%) described their tenure as "other" and two people (1%) did not answer the question.

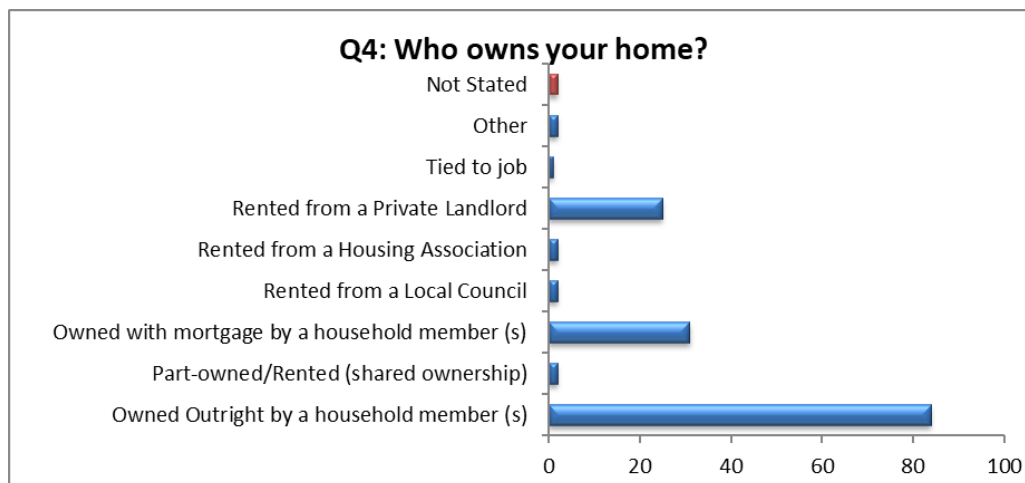


Figure 5: Tenure

One hundred and forty-five (96%) homes had one family living in them and one (1%) home had two families in them whilst two (1%) had three families. One (1%) described the household as “other” and two (1%) households did not answer the question.

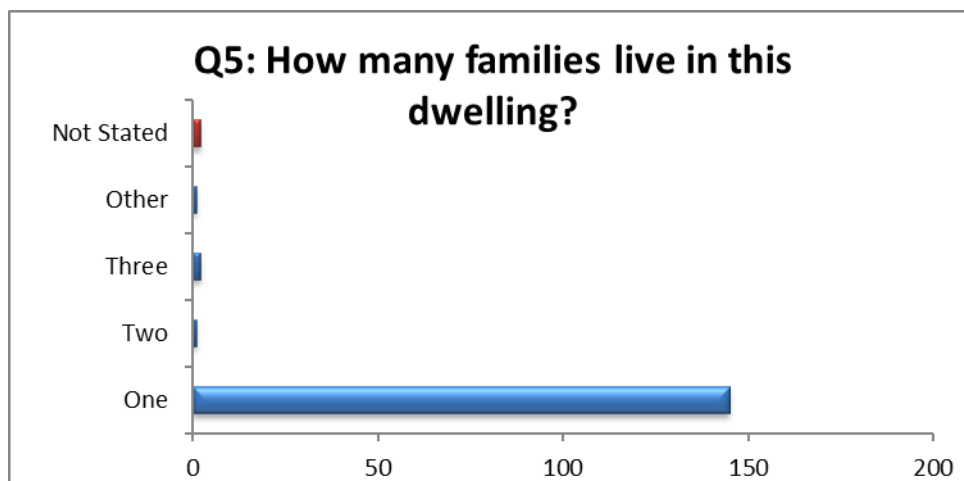


Figure 6: Families in Household

Years in the parish

Twenty-nine (19%) had lived in the parish for 0-5 years and nineteen (13%) for 6-10 years. Thirty people (20%) had been in the parish for 11-20 years, twenty-three (15%) for 21-30 years and thirty-five (23%) for 31-50 years. Nine respondents (6%) 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.

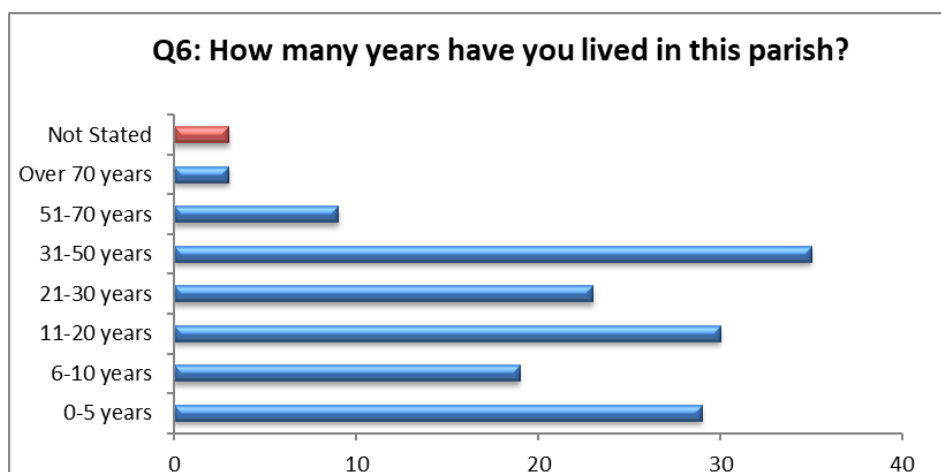


Figure 7: Years of residence in the parish

Number of people living in the property

Forty-five respondents (30%) live alone but the majority of respondents, fifty-nine (39%) live with one other person and nineteen (13%) households have three people. Twenty (13%) have four people and four households (3%) had five people. One household (1%) have six people and three (2%) did not answer the question.

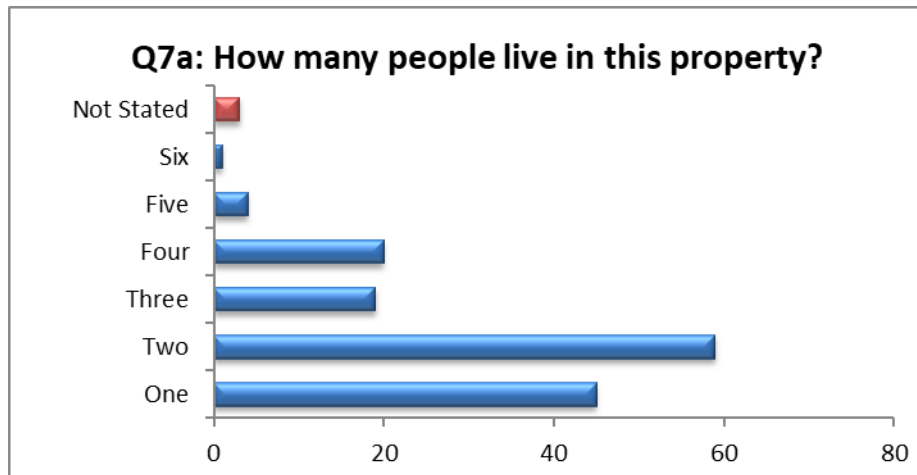


Figure 8: Size of Households

Age and Gender

The total number of people within the households responding to the survey was 328. For the purposes of the question relating to age and gender the percentages used are of 328 i.e. $328=100\%$.

There were fourteen recorded children (4%) aged 0-5, seven (2%) 6-10 years old and thirteen (4%) children were aged between 11-15 years. Twenty-five (8%) were between 16-24 years and thirty-two people (10%) were between 25-35 years old. Thirty-five people (11%) were aged 36-45, forty-five people (14%) were aged 46-59, and sixty-two people (19%) were between 60-70 years old. Eighty-eight people (27%) were aged 71 and over. Seven people (2%) did not declare their age.

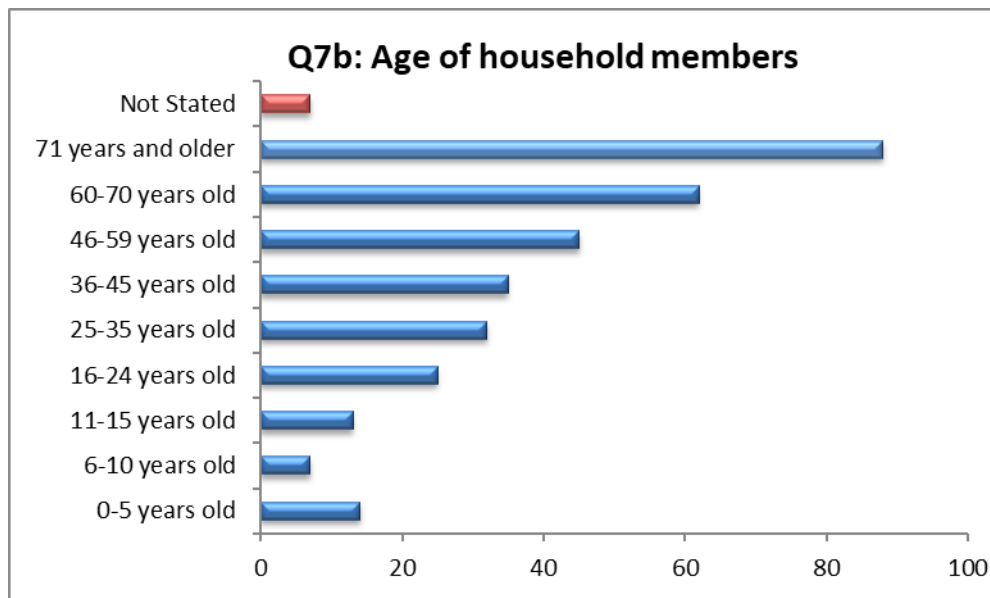


Figure 9: Age of residents

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

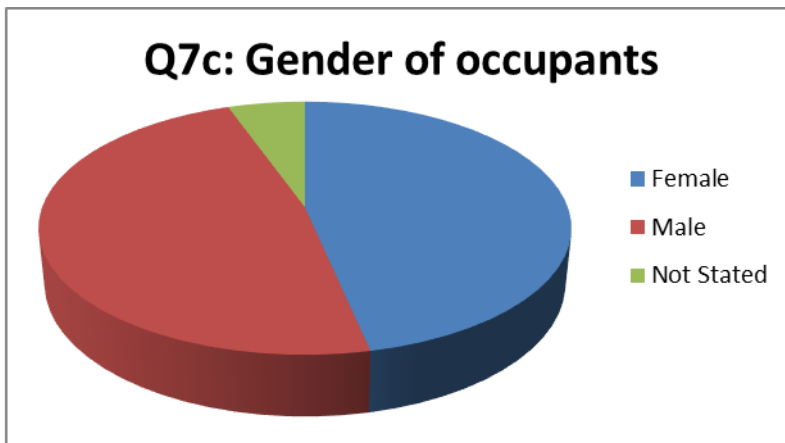


Figure 10: Gender of respondents

Housing and development

There were eight respondents (5%) who had family members who had moved away in the last 5 years because they had been unable to find suitable accommodation in the parish however the majority, one hundred and forty (93%) answered no. Three people (2%) did not answer the question.

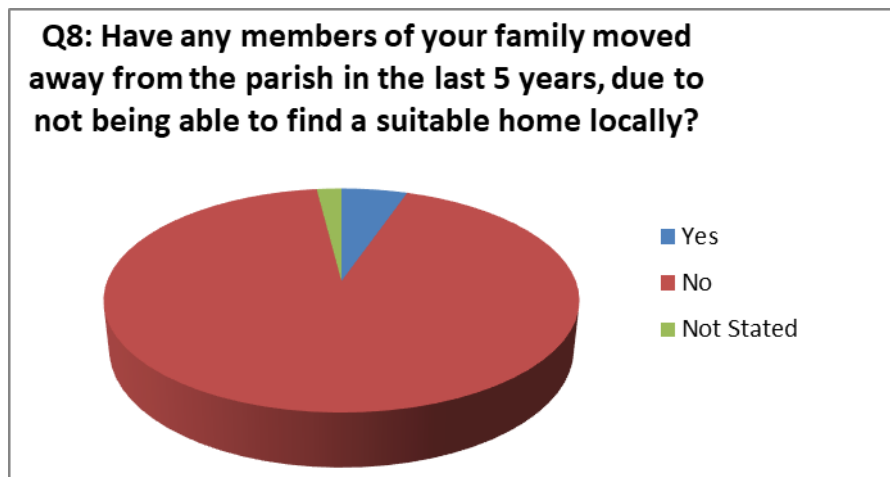


Figure 11: Family moving away

Your own housing need

Thirty-eight respondents (25%) said that they or someone in their household needed to move to alternative accommodation within the next 5 years, twelve respondents (8%) stated a need to move in 5 years or more and ninety-five (63%) said no. Six people (4%) did not answer the question.

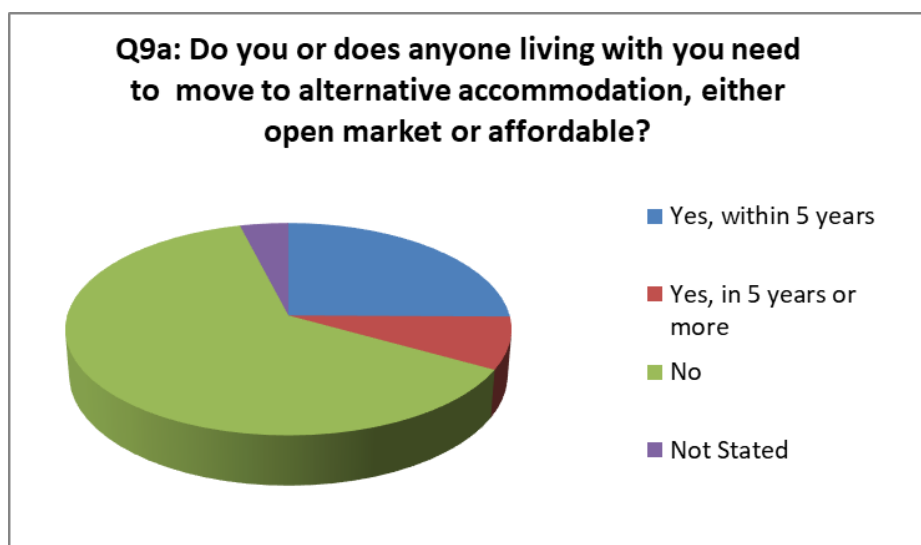


Figure 12: Housing need

Of those expressing a need to move, thirty-two respondents (56%) said they wished to remain within the parish, ten (18%) said they wish to move outside the parish but remain within Uttlesford District and eleven (19%) wished to move outside Uttlesford District. Four (7%) did not answer the question.

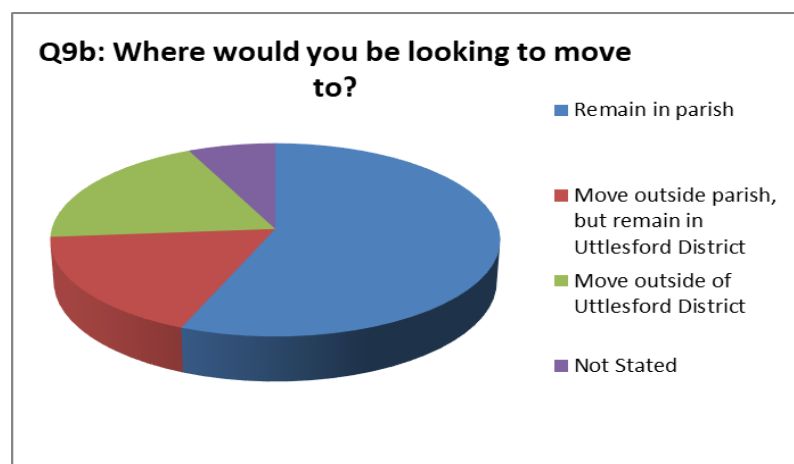


Figure 13: Where to move to

Support for development

One hundred and eighteen respondents (78%) would support a small development (typically 4-8 homes) of affordable housing for local people, twenty-seven (18%) would not be supportive, and six respondents (4%) did not answer the question.

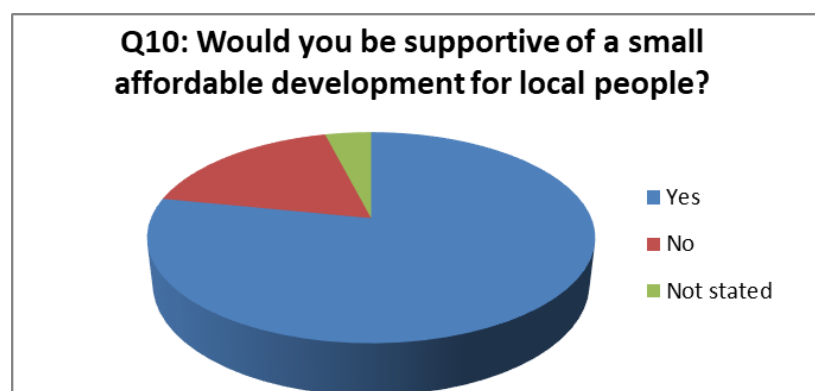


Figure 14: Small affordable development

One hundred and eight respondents (72%) would be supportive of a development of affordable homes which included a small number for sale on the open market, thirty-four (23%) would not be supportive, and nine (6%) respondents did not answer the question.

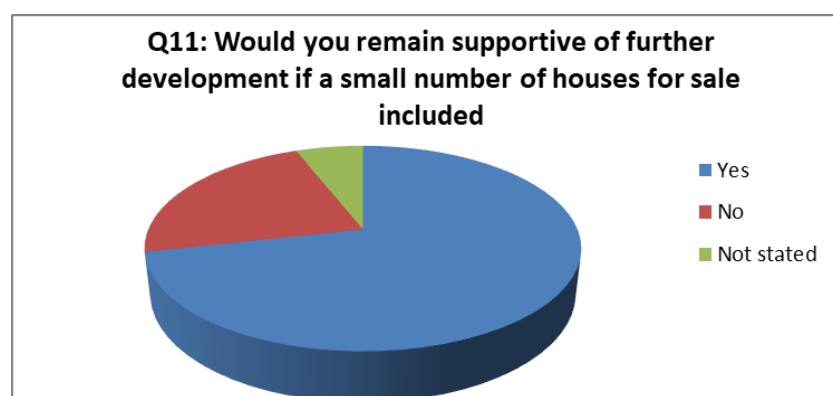


Figure 15: Small affordable development which included a small number of homes for sale

Sixty respondents (40%) would support further developments of housing for sale on the open market whilst the majority, eighty-three respondents (55%) would not be supportive. Eight respondents (5%) did not answer the question.

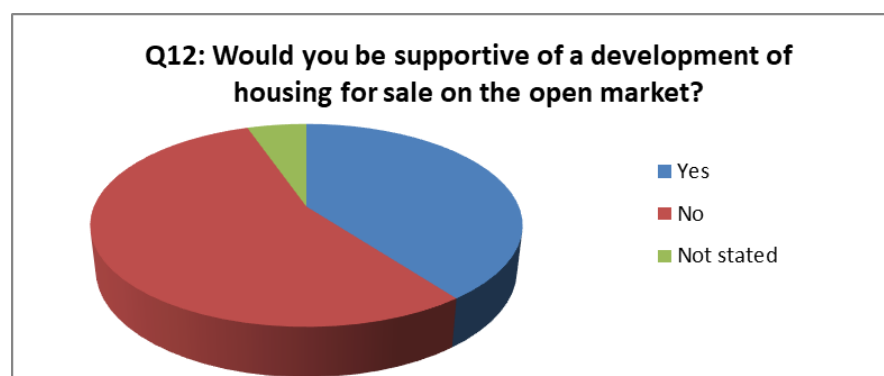


Figure 16: Further developments of open market housing

Fifty-six (37%) respondents were supportive of a Community Led Housing Scheme (not for profit). Thirty (20%) were not supportive whilst fifty-six (37%) potentially are supportive but need more information. Nine (6%) people did not answer the question.

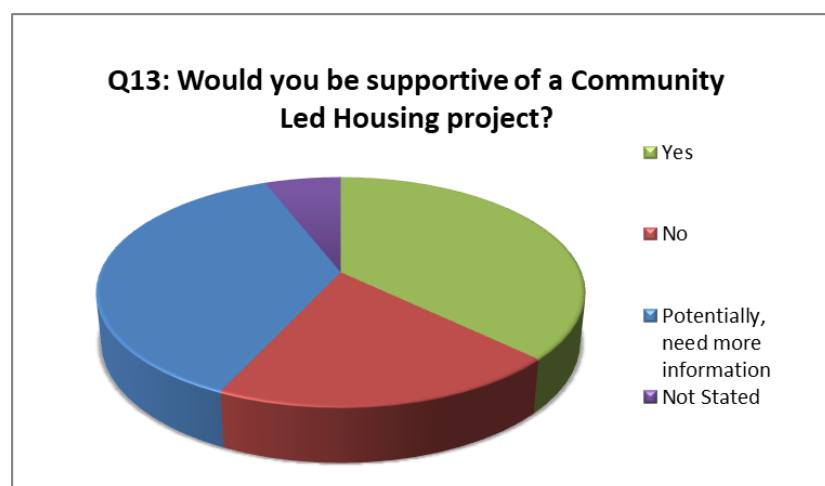


Figure 17: Community Led Housing Scheme (not for profit)

Eleven respondents (7%) would be interested in being personally involved in a community led housing scheme whilst ninety-seven (64%) would not be interested and thirty-seven (25%) potentially are interested but need more information. Six people (4%) did not answer the question.

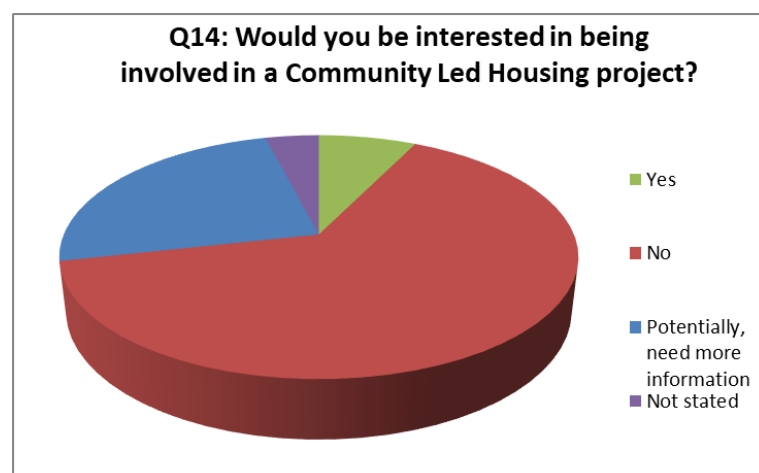


Figure 18: Personally involved in a Community Led Housing scheme

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 ninety-three (22%), next was family housing which had sixty-four (15%) support followed by houses for older/retired people which had sixty-three (15%) support. Housing for affordable/social rent had sixty-one (14%) support, next shared ownership which had thirty-five (8%) and New Government First Homes Scheme plus Discounted Market Sale had twenty-one (5%) support each. Self build plots had nineteen (4%), houses for private rent had eighteen (4%), and outright open market sale had eight (2%) support. Live/Work units had six (1%), five households (1%) felt the Parish wouldn't benefit from any housing and sixteen (4%) did not answer the question.

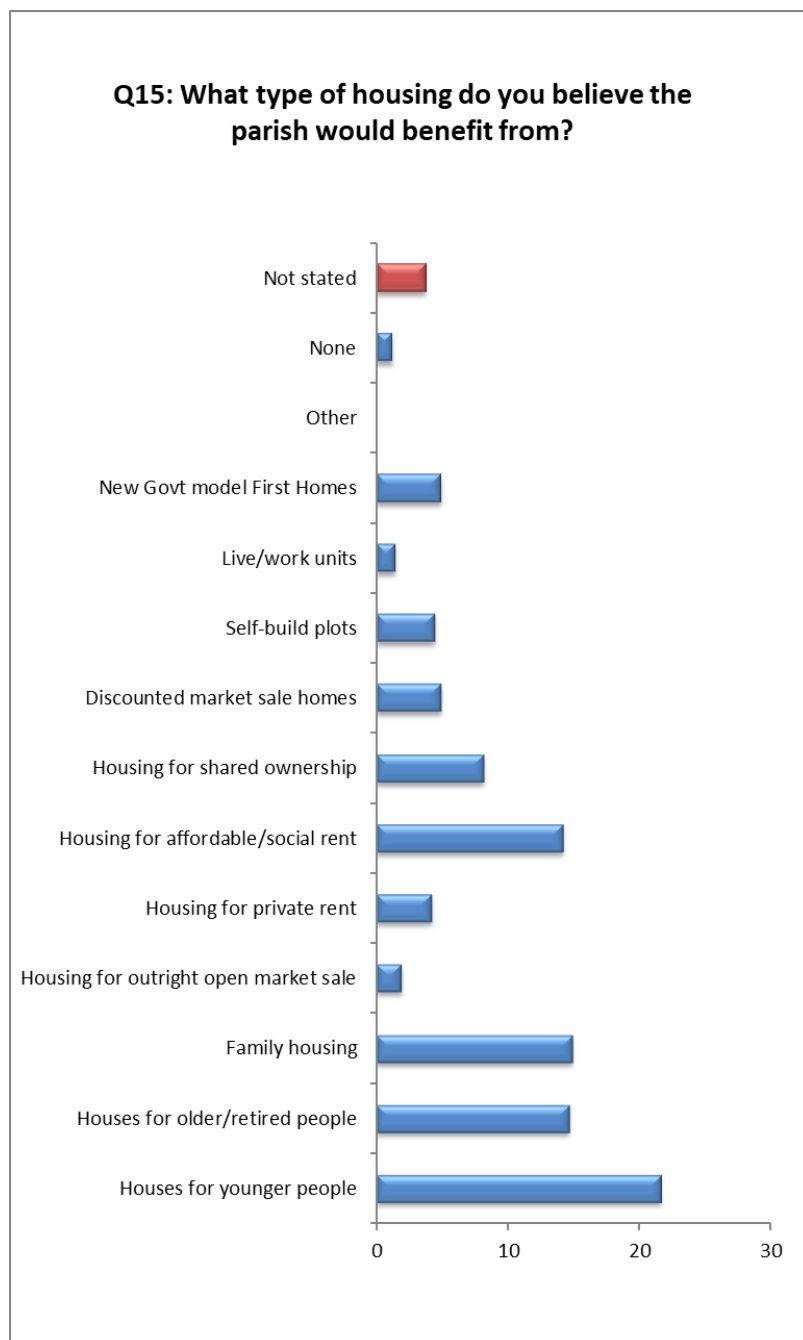


Figure 19: Housing for the Parish

For Question 16 please see Appendix 5: Comments

PART Two – Housing Need

Fifty households indicated they had a need for alternative accommodation by answering “Yes” to question 9a in part 1 of the form. From the fifty households who indicated a need in part 1 of the form, thirty-two wished to remain within the parish and four did not state a preference. Thirty-four went onto complete part 2 and this section will focus on the responses of those thirty-four households.

For the purposes of Part 2 of this report therefore, the percentage shown is the percentage of the **thirty-four** respondents who expressed and filled in a housing need (34=100%) unless otherwise stated.

Timescale for moving

Five people (15%) wanted to move now and twelve people (35%) wished to move within 2 years. Twelve (35%) wished to move in 2-5 years and five (15%) wished to move in over 5 years’ time.

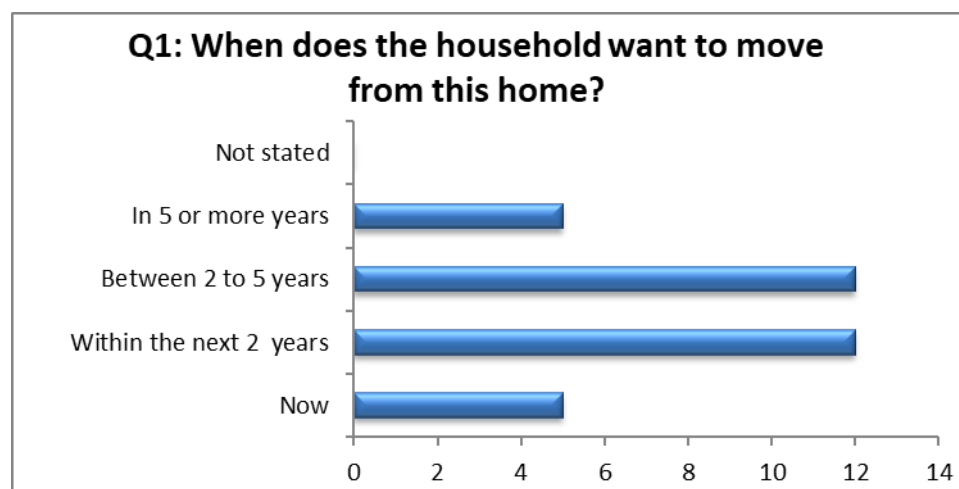


Figure 20: Timeframe for moving

Current Tenure

Ten respondents (29%) stated that they lived with their parents, nine (26%) are members of a household and one person (3%) have a home tied to their job. Ten (29%) stated that they rented from a private landlord, two (6%) rented from the council/housing association and two respondents (6%) did not answer the question.

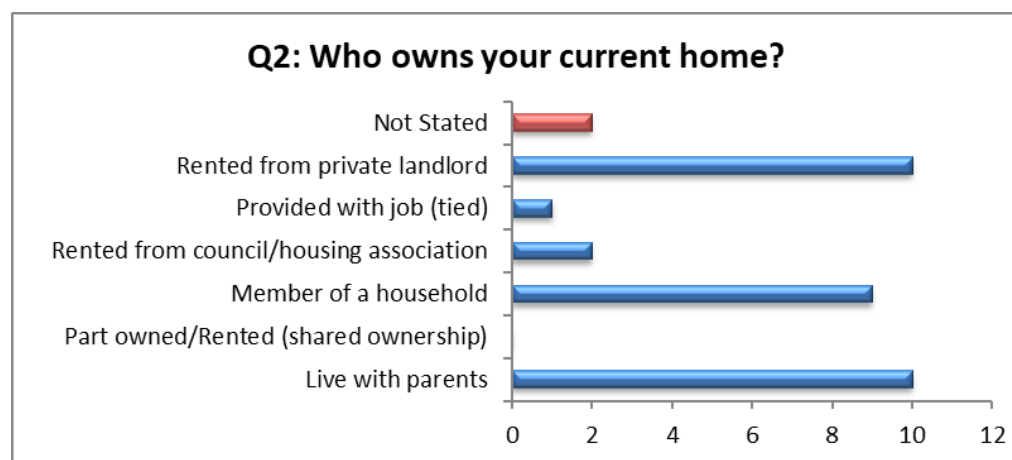


Figure 21: Current Tenure

Preferred Tenure

Six (18%) respondents wanted to rent from a council/housing association, thirteen respondents (38%) indicated that they would prefer to purchase a property on the open market and two (6%) would prefer to part own/rent (shared ownership). Two respondents (6%) would prefer a discounted market sale home, five (15%) wishes to buy under the new Government First Homes scheme and two people (6%) wished to custom-build whilst three (9%) described their preferred tenure as “other”. One person (3%) did not answer the question.

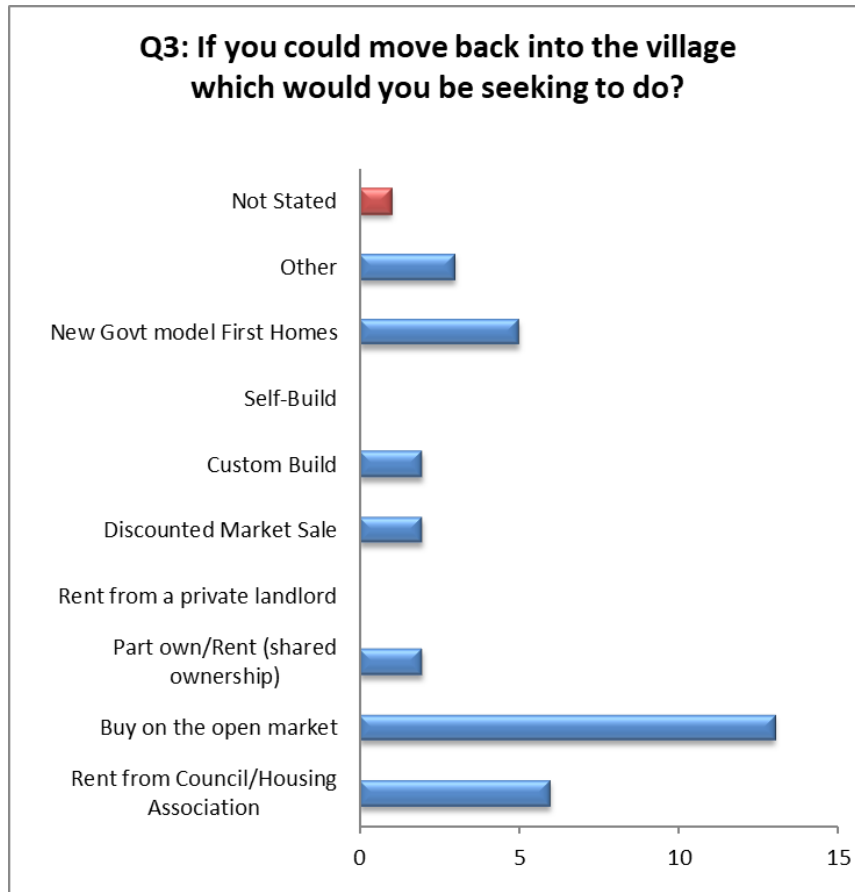


Figure 22: Preferred Tenure

Housing Register

Four respondents (12%) confirmed they were on the housing register whilst thirty respondents (88%) stated they were not on the housing register.



Figure 23: Registered on any housing register waiting list

Accommodation Required

Eighteen respondents (53%) expressed houses as their preferred choice, five people (15%) require a bungalow and five people (15%) stated they require a flat. Two people (6%) require sheltered/retirement housing whilst four people (12%) would be happy with any type of housing.

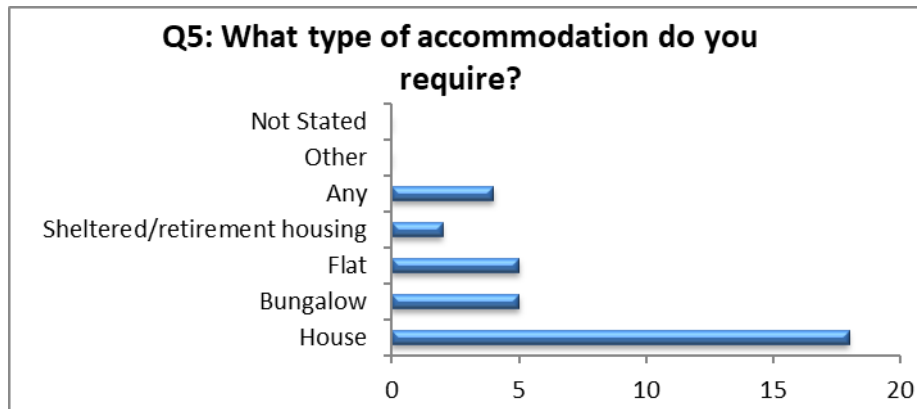


Figure 24: Types of Accommodation Required

Seven respondents (21%) wanted a one-bedroom property, nineteen respondents (56%) wanted a 2-bedroom property and six respondents (18%) wanted a 3-bedroom property. Two respondents (6%) wanted a 4-bedroomed property.

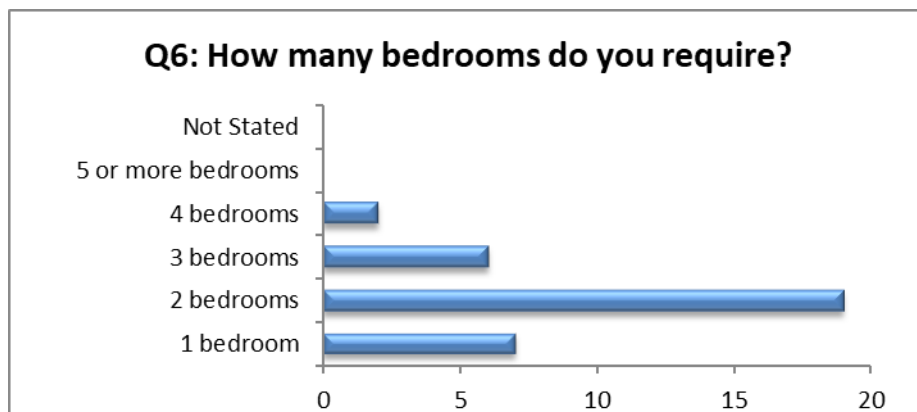


Figure 25: Number of Bedrooms Required

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.

Seven people (21%) stated they had specific housing needs and twenty-six (76%) respondents stated that they had no need whilst one person (3%) did not answer the question.

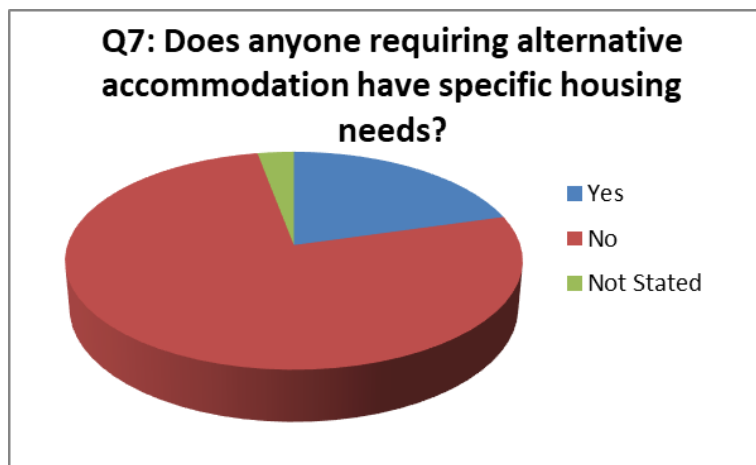


Figure 26: Special Needs & Adaptations

Reason for requiring alternative accommodation

Seven households (21%) needed a smaller home, two households (6%) needed a larger home. One household (3%) needs a cheaper home, three households (9%) need a secure home and one household (3%) need to change tenure. Eight households (24%) said that they needed to set up their first/independent home and two households (6%) need a physically adapted home. Two households (6%) needed to be closer to a carer or dependent, one household (3%) is a change in family circumstances, two households (6%) are threatened with homelessness, four households (12%) described the reason as “other” and one (3%) did not answer the question.

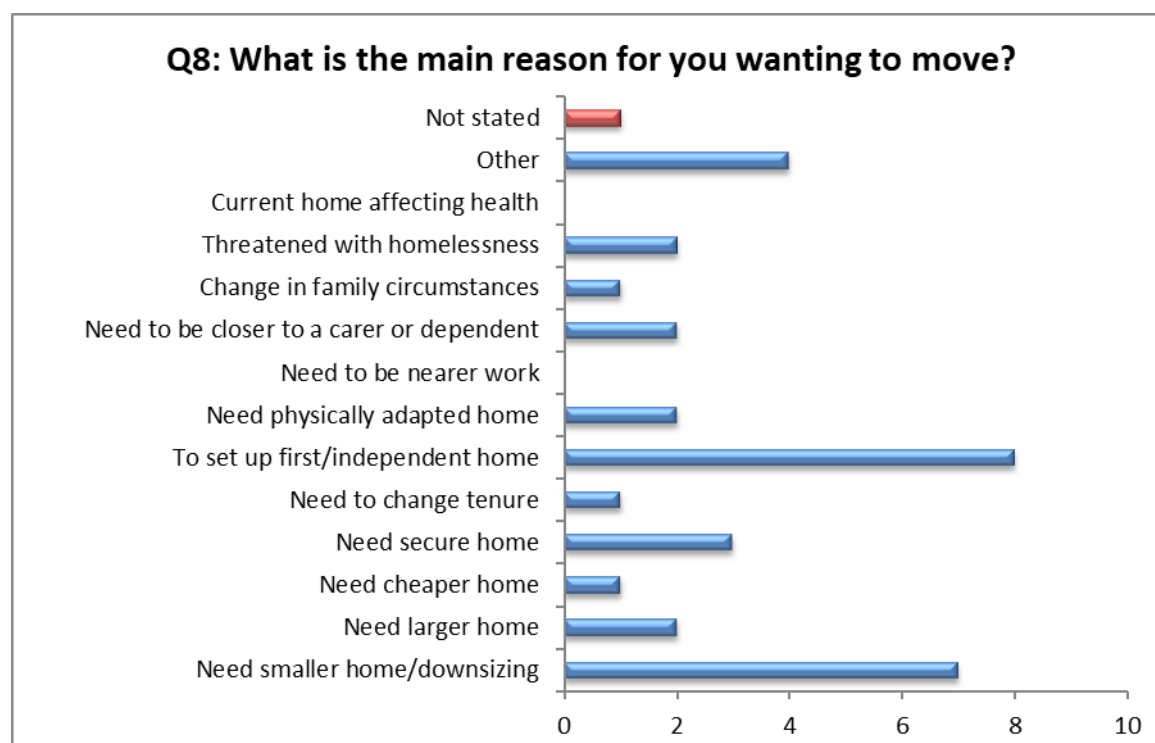


Figure 27: Reason for moving to alternative accommodation

Age and Gender

The total number of people needing to move to a new household from the thirty-four households was sixty in the following age groups (percentage figure for age and gender are of total people i.e., 60= 100%).

Six (10%) children aged under five and four children (7%) aged 6-10 years. Two people (3%) needing to move were between 11-15 years old, one person (2%) between 16-19 years old and eight people (13%) are aged between 20-30 years old. Fourteen people (23%) are aged 31-40 years old, eight people (13%) needing to move are between 41-50 and two (3%) people were aged between 51-60 years old. Four

people (7%) are aged between 61-74 years old, nine people (15%) are aged 75 and over whilst two people (3%) did not answer the question.

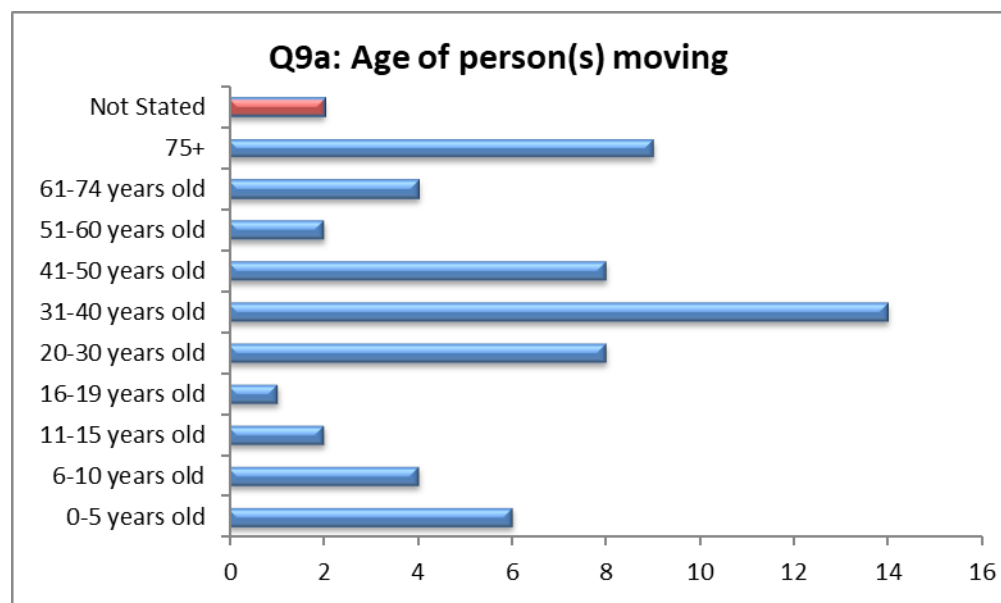


Figure 28: age of respondents in housing need

Twenty-four (40%) people needing to move were female and thirty-four (57%) were male. Two people (3%) did not answer the question.

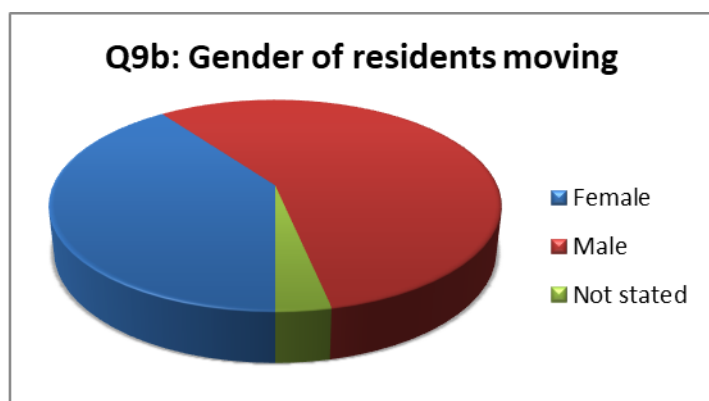


Figure 29: Gender of respondents

Out of the thirty-four people recorded for part two, there were twenty-six additional people in the households, eight (31%) of these people was the spouse of the first person and four (15%) was a partner. Twelve people (46%) was the child of the first person whilst two (8%) did not answer the question.

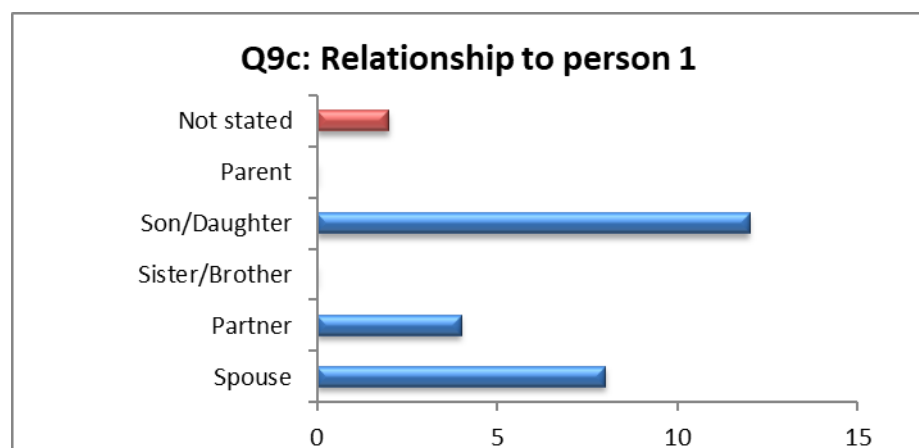


Figure 30: Relationship to person 1 of respondents

Type of household

Eleven of the new thirty-four households (32%) would be living alone, four (12%) households are older persons households, eight (24%) are parents with children and eight households (24%) were described as a couple. Two households (6%) described their situation as “other”, and one household (3%) did not answer the question.

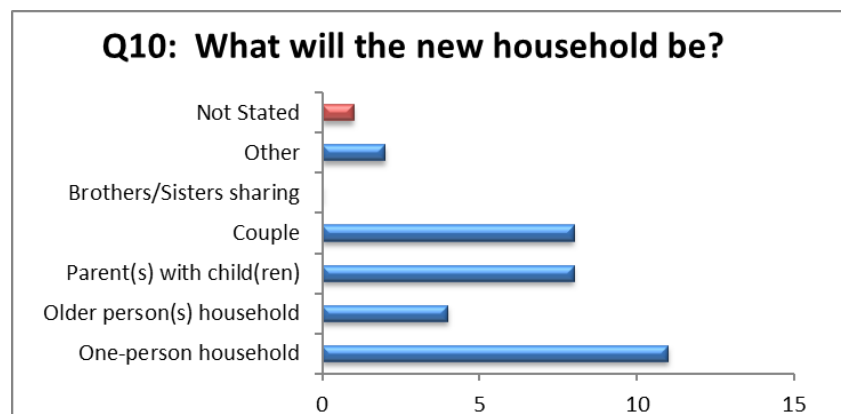


Figure 31: New household composition

Housing benefit

Three household (9%) would be claiming housing benefit/universal credit, twenty-four of the thirty-four households (71%) would not be claiming any benefits or credits and six (18%) did not know whilst one household (3%) did not answer the question.

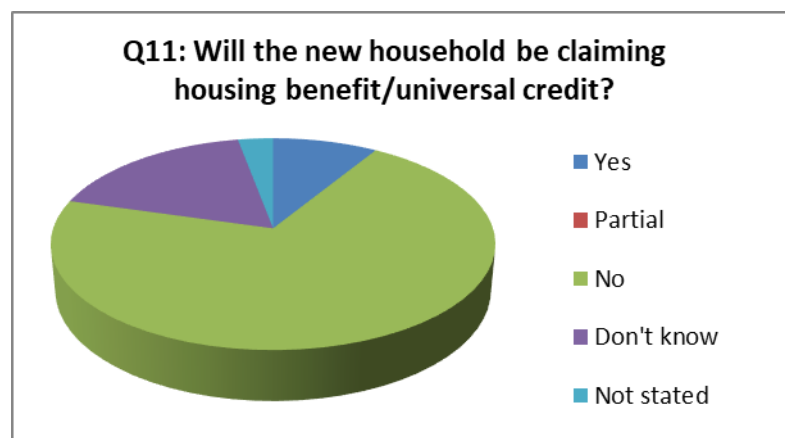


Figure 32: Housing Benefit

Current Situation

Thirty-one households (91%) live in the parish at present and one (3%) lives outside the parish now but lived in the parish in the last five years. One household (3%) has close family living in the parish and one (3%) described their situation as “other”.

Q12: Which of the following best describes your current situation?

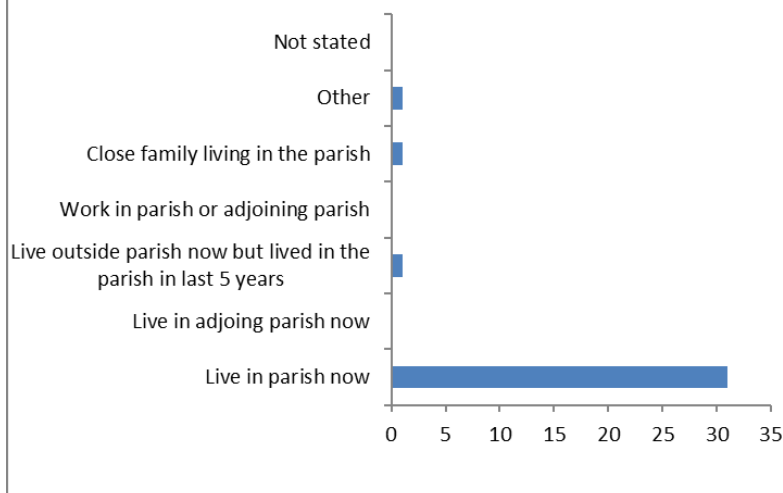


Figure 33: Current situation

Affordability

Income

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

Four respondents (12%) stated their income was below £10,000, two respondents (6%) stated their annual income was between £11,000 - £15,000 and four (14%) households had an income of £21,000 - £25,000. Six households (18%) had an income of £26,000 - £30,000, two (6%) had an income of £31,000 - £35,000 whilst three (9%) had an income of £36,000 - £40,000. Five households (15%) had an income of £41,000 - £45,000, two (6%) had an income of £46,000 - £50,000, one (3%) had an income of £56,000 - £60,000 and four (12%) had an income above £61,000 whilst one household (3%) did not answer the question.

Q13 What is the gross annual income (exc housing & council tax benefits) of the new household?

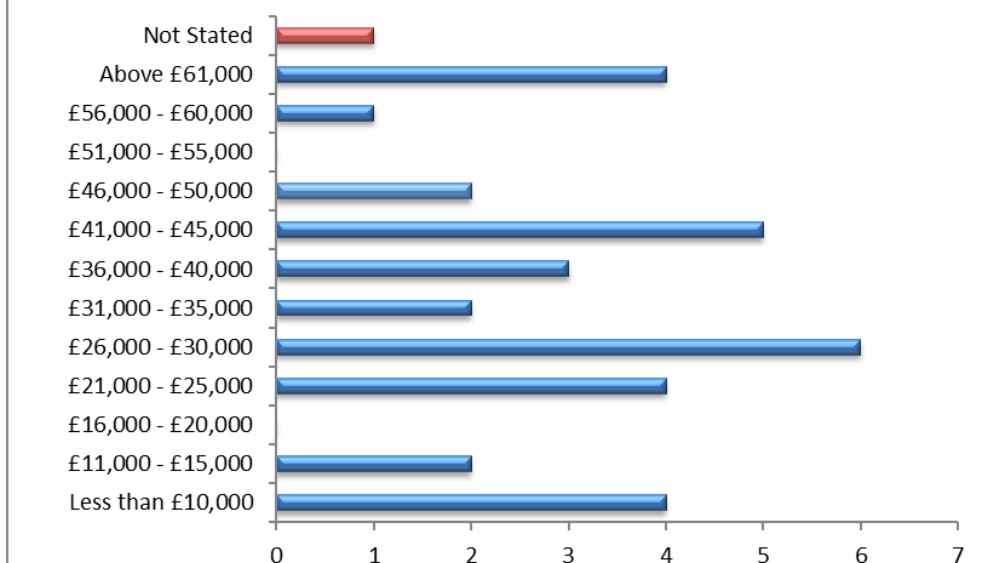


Figure 34: Gross monthly income

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.

Sixteen respondents (47%) indicated that they had no savings, one household (3%) had savings of under £5,000 and four households (12%) had savings of £5,001 - £10,000. Three households (9%) had savings of between £10,001 - £20,000, two (6%) had between £20,001 - £30,000 and one (3%) had savings of £30,001 - £40,000. One (3%) had savings of £40,001 - £50,000, four (12%) had savings above £50,000 and one person (3%) did not answer the question whilst one person (3%) preferred not to say.

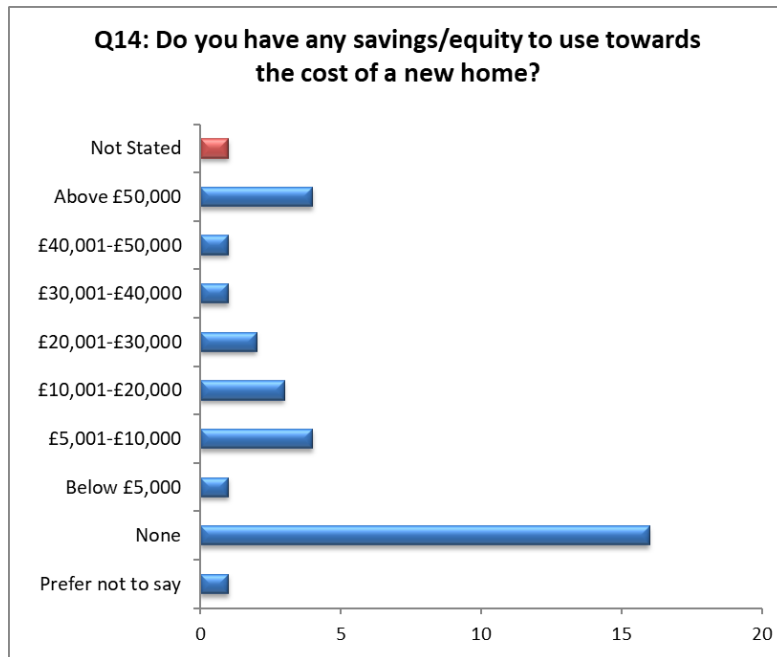


Figure 35: Savings

Twenty-three people (68%) did not have any equity, one household (3%) stated they had equity of £40,000 - £60,000, two (6%) had equity of between £80,000 - £100,000 whilst six households (18%) had equity of £100,000 and above. Two respondents (6%) did not answer the question.

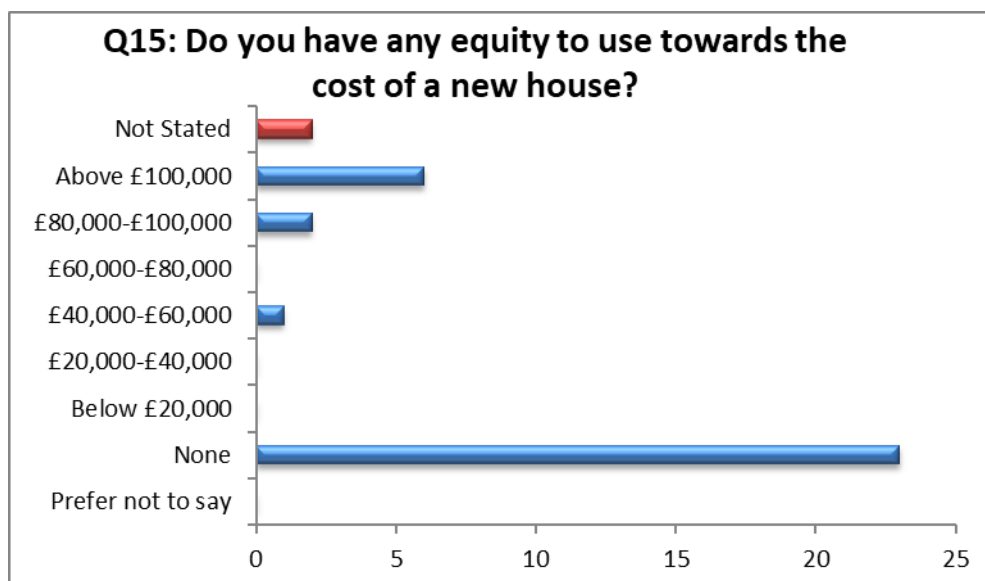


Figure 36: Equity

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, **thirty-four respondents** stated they had a housing need and went on to complete all or part of Part 2 and wished to remain in the parish. Therefore, only the need of **thirty-four** 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. Twenty-three (68%) of those respondents in need stated they did not have any equity and sixteen (47%) had no savings which will be highly influential in their ability to purchase part or all of 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 (34)	
Type	Number
Open Market	13
Discounted Market Sale	2
Housing Association / Council rented	6
Custom-build	2
Shared Ownership	3
New Govt First Homes	5
Other	1
Not stated	2

Recommended tenure (34)	
Type	Number
Open Market	9
Discounted Market Sale	0
Housing Association / Council rented	16
Custom-build	2
Shared Ownership	3
New Govt First Homes	1
<i>Not enough information</i>	<i>3</i>

Recommendation

The need for **affordable rented** housing units was eleven 1 bed units, three 2 bed units and two 3 bed units - a recommended need of **up to 16 units**. Some of the respondents who wanted affordable housing aspired to more bedrooms than their current needs suggested by the data. With regards to this recommendation, housing associations also tend to think of the long-term sustainability of the scheme, therefore there may be further exploration around the possibility of bringing forward more 2 bed units rather than any 1 bed units. For any affordable housing schemes discussions on finalizing the size, tenure and design should take place with the parish council, the housing association partner and the local authority at an appropriate time should a scheme go ahead, to ensure that the right mix is selected.

Thirteen respondents expressed a desire for **open market properties** with a further two for **custom-build**, three for **shared ownership**, two for **discounted market sale** and five for **New Government First Homes scheme**. One required “other” tenure whilst two did not state a preferred tenure. Upon a basic financial review of their situation, given the information they provided, we have assessed nine would have the potential to buy on the open market; a further two would be suitable for custom-build, three for shared ownership and one for New Government First Homes resulting in a recommendation for a property of this tenure.

Seven respondents answered that they have a **special housing need** for a physically adapted home leading to a recommendation that if any affordable housing come forward, 1 one-bedroomed flat be on the ground floor.

Four 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 affordable housing schemes in the future.

As of July 2022, the housing register data for Hatfield Broad Oak is as follows –

	1 bed	2 bed	3 bed	4 or more	To be assessed	Total
Bedroom requirement	21	15	10	2	7	55

	A	B	C	Total
Banding	4	16	35	55

Of which the following have a local connection to Hatfield Broad Oak –

	1 bed	2 bed	3 bed	4 bed	Total
Bedroom requirement	4	1	2	0	7

	A	B	C	Total
Banding	1	1	5	7

The table overleaf sets out the size of units required based on the Choice Based Lettings Scheme called Home Option Allocations Policy for affordable homes. Uttlesford 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 34 households analysed

Size	Open Market	Discounted Market sale	HA/Council rented	Custom-build	Shared Ownership	New Govt First homes	Other	Not stated
Identified No. of units	13	2	6	2	3	5	1	2
Size Breakdown	1 x 1 bed flat	1 x 2 bed bungalow	1 x 1 bed any	1 x 1 bed sheltered	1 x 2 bed flat	1 x 1 bed flat	1 x 4 bed house	2 x 2 bed any
	1 x 1 bed sheltered	1 x 4 bed house	1 x 1 bed flat	1 x 2 bed bungalow	1 x 2 bed house	2 x 2 bed house		
	1 x 1 bed house		1 x 2 bed flat		1 x 3 bed house	2 x 3 bed house		
	1 x 2 bed any		2 x 2 bed house					
	4 x 2 bed house		1 x 2 bed bungalow					
	2 x 2 bed bungalow							
	3 x 3 bed house							
Timescale								
Now	2 x 2 bed house		1 x 1 bed any				1 x 4 bed house	
			1 x 2 bed house					
0-2 years	1 x 1 bed house	1 x 2 bed bungalow	1 x 1 bed flat		1 x 2 bed house	1 x 2 bed house		
	1 x 2 bed house		1 x 2 bed house			1 x 3 bed house		
	1 x 2 bed bungalow		1 x 2 bed bungalow					
	2 x 3 bed house							
2-5 years	1 x 1 bed flat	1 x 4 bed house	1 x 2 bed flat		1 x 2 bed flat	1 x 1 bed flat		1 x 2 bed any
	1 x 1 bed sheltered				1 x 3 bed house	1 x 2 bed house		
	1 x 2 bed any					1 x 3 bed house		
	1 x 2 bed house							
over 5 years	1 x 2 bed bungalow			1 x 1 bed sheltered				1 x 2 bed any
	1 x 3 bed house			1 x 2 bed bungalow				

Total NEED of the 34 households analysed

Size	Open Market	HA/Council Rented	Custom-build	Shared Ownership	New Govt First Homes	Not enough Information
Identified No. of units	1 x 1 bed falt	6 x 1 bed any	1 x 1 bed sheltered	1 x 1 bed any	1 x 2 bed house	3
	1 x 1 bed sheltered	5 x 1 bed flat	1 x 2 bed bungalow	1 x 2 bed house		
	1 x 2 bed any	3 x 2 bed house		1 x 3 bed house		
	1 x 2 bed house	2 x 3 bed house				
	3 x 2 bed bungalow					
	2 x 3 bed house					
Size breakdown	2 x 1 bed	11 x 1 bed	1 x 1 bed	1 x 1 bed	1 x 2 bed	3
	5 x 2 bed	3 x 2 bed	1 x 2 bed	1 x 2 bed		
	2 x 3 bed	2 x 3 bed		1 x 3 bed		

Appendix 1

Local Housing Stock

Average property values in Hatfield Broad Oak

Properties in Hatfield Broad Oak had an overall average price of £571,875 over the last year. The majority of sales in Hatfield Broad Oak during the last year were detached properties, selling for an average price of £801,250, with semi-detached properties selling for an average of £435,00. There is no data available for terraced properties although flats sold for an average of £250, 000. Overall, sold prices in Hatfield Broad Oak over the last year were 7% down on the previous year and 7% down on the 2019 peak of £615,406. (Rightmove)

Affordability in Hatfield Broad Oak

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 Hatfield Broad Oak in order to remain living in the parish.

At the time of writing, there was one property on the open market including new builds: zero 1-bedroom properties, zero 2-bedroom properties, one 3-bedroom property (price £625k) and zero 4-bedroom properties for sale.

To fully purchase this cheapest advertised house (3 bed property at £625,000) 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 £140,625.

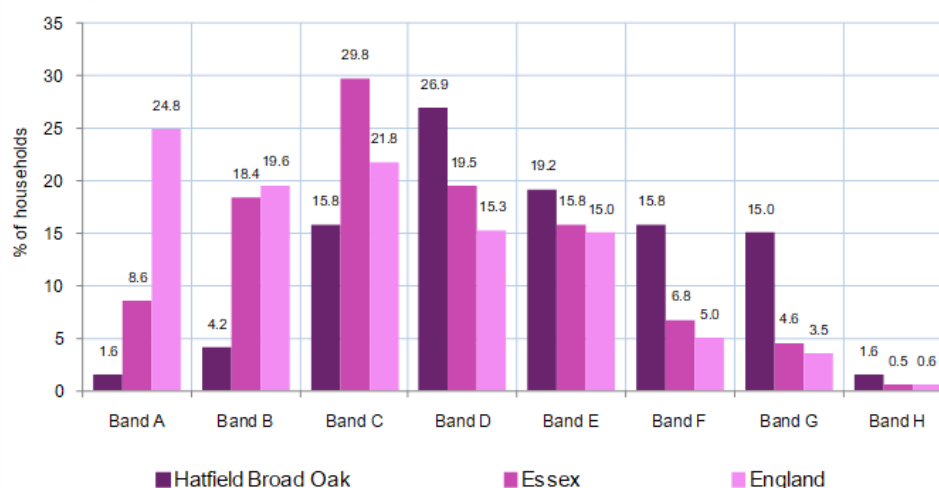
There were no properties advertised for private rent in the parish.

(data sources, Zoopla, Rightmove)

Housing affordability, council tax and house prices in Hatfield Broad Oak compared to the national average.

Affordability ratio (median house prices as ratio of median incomes)	Dwellings in Council Tax Band A	Dwellings in Council Tax Band B	Dwellings in Council Tax Band C
16.8	08	21	80
England average = 15.4	1.6% of dwellings (England average = 24.8%)	4.2% of dwellings (England average = 19.6%)	15.8% of dwellings (England average = 21.8%)
Median house price: Detached houses	Median house price: Semi-detached houses	Median house price: Terraced houses	Median house price: Flats
£380,000	£233,000	£180,000	£139,250
England average = £320,268	England average = £211,043	England average = £174,653	England average = £131,110

Dwelling stock by council tax band



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

Employment sectors in Hatfield Broad Oak.

Largest employment sector	Second largest employment sector	Third largest employment sector
Retail	Construction	Education
95 employees (14% of 655 of people in employment)	75 employees (11% of 655 of people in employment)	60 employees (9% of 655 of people in employment)

Appendix 1

Deprivation data for Hatfield Broad Oak 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 Hatfield Broad Oak (in the Uttlesford 009A ward) were ranked 25,347 out of 32,844 where 1 was the most deprived and 32,844 was the least deprived.

Overall: 77% Better than 77% of areas in England



Income Deprivation: 82% Better than 82% of areas in England



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



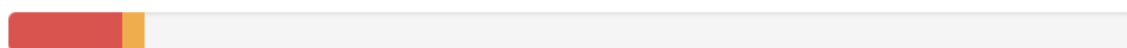
Health: 98% Better than 98% of areas in England



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



Barriers to Services: 12% Better than 12% of areas in England



Living Environment: 53% Better than 53% of areas in England



Crime: 68% Better than 68% of areas in England

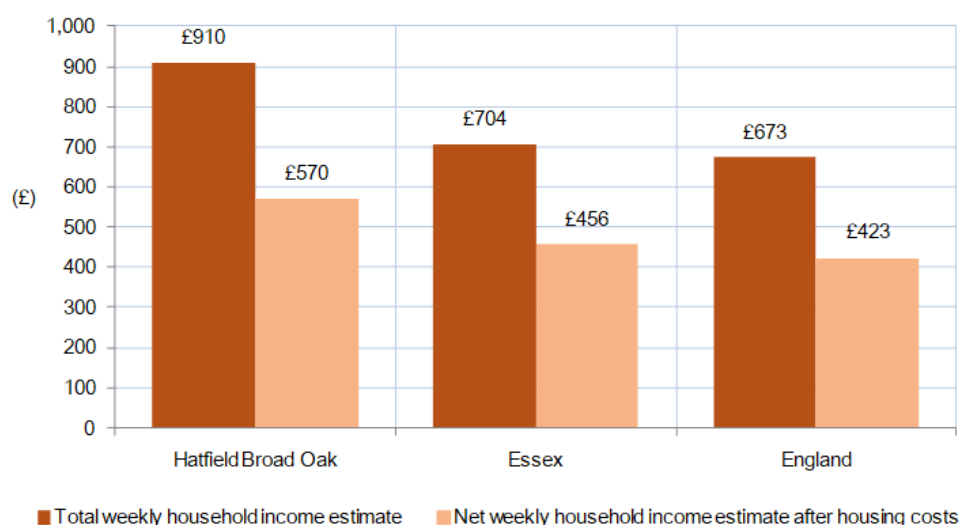


Full details of the Index of Deprivation are available from the UK Government Website [English indices of deprivation 2015](#).

Income deprivation Hatfield Broad Oak compared to county and national average.

Housing and Council Tax Benefit claimants	Income Support claimants	Pension Credit claimants
44	08	40
8.9% of households (England average = 20.6%)	1.0% of working age adults (England average = 3.2%)	17.5% of people aged 65+ (England average = 24.4%)
People living in 'income deprivation' (Economic Deprivation Index)	Households below 60% of the median income, after housing costs (as a % of all households)	Households estimated to be in 'Fuel Poverty'
36	12.9%	80
4.0% of all people (England average = 13.5%)	England Average = 21.5%	16.7% of households (England = 10.9%)

Weekly household earnings (£)



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



May 2022

Dear Resident,

Hatfield Broad Oak Housing Needs Survey

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.

Hatfield Broad Oak Parish Council has decided to work with RCCE to undertake a Housing Needs Survey, to establish if there was a need for alternative housing within the parish. This will be particularly relevant for those wishing to make their first step onto the housing ladder or for those now in a position to downsize. It will also be important that this new survey reaches all those currently working in the parish or those who have had to move out of the parish because they cannot find a suitable property 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.

We would ask you all, whether or not you have a need for alternative housing, to take a few minutes to complete the attached Housing Needs Survey **as fully as possible** and return it in the Freepost envelope provided, by **16th July 2022** at the latest. The survey is very important so that your views can be taken into account and that a decision can be taken based on all residents' needs and opinions. Alternatively, please complete online at <https://www.surveymonkey.co.uk/r/HBO22>

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,

Terry Marsh
Chairman of Hatfield Broad Oak Parish Council

Laura Atkinson
Rural Housing Enabler, Rural Community Council of Essex



Housing Needs Survey for Hatfield Broad Oak

Please read the accompanying letter
before completing this form and use the
pre-paid envelope to **return the
completed form by 16th July 2022**



*If you need any additional [forms](#) please contact the Rural Housing Enabler.
(Details at the end of the survey)*

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

Part 1 – You and Your Household

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

**To be completed by
all respondents**



Housing Needs Survey for Hatfield Broad Oak

Please read the accompanying letter before completing this form and use the pre-paid envelope to return the completed form by **16th July 2022**



If you need any additional forms please contact the Rural Housing Enabler.
(Details at the end of the survey)

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

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

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

PART 1 - You and Your Household

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

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

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

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

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

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

- | | | | |
|--------------------------|--------------------------|---------------------------|--------------------------|
| 1 bedroom or bedsit..... | <input type="checkbox"/> | 2 bedrooms..... | <input type="checkbox"/> |
| 3 bedrooms..... | <input type="checkbox"/> | 4 bedrooms..... | <input type="checkbox"/> |
| 5 bedrooms..... | <input type="checkbox"/> | Other (please state)..... | <input type="checkbox"/> |

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

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

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

6. How many years have you lived in 2 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/HBO22>

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 Uttlesford District ☐

Move outside Uttlesford District ☐

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 (in principle, if this survey identifies such a need), 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.....☐ Potentially, need more information ☐

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

Yes..... ☐ No.....☐ Potentially, need more information ☐

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

16. In general, what type of housing do you believe the parish would benefit from?
(Please tick all that apply) * see Key Terms document at end of survey for more detail

- | | | | |
|--|--------------------------|---|--------------------------|
| Houses for younger people..... | <input type="checkbox"/> | Houses for older/retired people..... | <input type="checkbox"/> |
| Family housing..... | <input type="checkbox"/> | Housing for outright open market sale | <input type="checkbox"/> |
| Housing for private rent..... | <input type="checkbox"/> | Housing for affordable/social rent..... | <input type="checkbox"/> |
| Housing for shared ownership..... | <input type="checkbox"/> | Discounted Market Sale homes | <input type="checkbox"/> |
| Self-build plots..... | <input type="checkbox"/> | Live / work units | <input type="checkbox"/> |
| New Government model "First Homes" | <input type="checkbox"/> | | |

Other, please specify.....

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

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

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



Housing Needs Survey for Hatfield Broad Oak

Please read the accompanying letter before completing this form and use the pre-paid envelope to **return the completed form by 16th July 2022**



*If you need any additional forms please contact the Rural Housing Enabler.
(Details at the end of the survey)*

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

Part 2 – Open Market and Affordable Housing Needs

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

PART 2 - Open market & affordable housing needs

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

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

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

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

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

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

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

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

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

(Tick one box only)

Rent from council/housing assoc..... ☐ Buy on the open market ☐
Shared ownership (part own, part rent) ☐ Rent from a private landlord..... ☐
Discounted Market Sale..... ☐ Custom Build ☐
Self-Build..... ☐ New Government model "First Homes" ☐

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

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

Yes..... ☐ No..... ☐

To be considered for affordable housing you must also register on Uttlesford District Council's Housing register. If you would like to register please go to; <https://www.homeoption.org> or phone the council on 01799 510510 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 main reason for needing to move? *(Tick one box only)*

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

Other, please specify.....

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

(i.e. Those who will make up the new household) If more than one house is needed please request extra forms

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

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

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

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

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

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

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

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

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

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

Live in the parish now..... ☐ Live in an adjoining parish..... ☐
Outside the parish now but have lived in the parish in last 5 years..... ☐ Work in parish or adjoining parish..... ☐
Have close family living in the parish..... ☐ Other, please specify.....

*To enable a **basic financial assessment** to be carried out on those in housing need and suitability of tenure it would be very useful if you could complete the following questions on the financial situation of the **new** household. Those seeking shared ownership or open market housing will require enough savings to cover costs such as deposit, legal fees, etc.*

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

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

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

YES £.....
NO ☐

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

YES £.....
NO ☐

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

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

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 is just about to come into the market; strictly for first time buyers only. Minimum discount of open market value will be 30% (Local Authority discretion to increase discount to 40% or 50%).

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.
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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/>

Q

Appendix 3**Is this your main home?**

	Frequency	Valid Percentage
Yes	142	94
No	0	0
Not Stated	9	6
Total	151	100

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

	Frequency	Valid Percentage
House	124	82
Bungalow	19	13
Flat/Maisonette/apartment/bed-sit	4	3
Caravan/mobile home/temp. structure	0	0
Sheltered/retirement housing	0	0
Other	2	1
Not Stated	2	1
Total	151	100

Question 2**Please confirm the type of house.**

	Frequency	Valid Percentage
Detached	81	54
Semi-detached	48	32
Terrace	18	12
Other	2	1
Not Stated	2	1
Total	151	100

Question 3**How many bedrooms does your home have?**

	Frequency	Valid Percentage
One	10	7
Two	32	21
Three	61	40
Four	30	20
Five or more bedrooms	15	10
Not Stated	3	2
Total	151	100

Question 4**Who owns your home?**

	Frequency	Valid Percentage
Owned Outright by a household member (s)	84	56
Part-owned/Rented (shared ownership)	2	1
Owned with mortgage by a household member (s)	31	21
Rented from a Local Council	2	1
Rented from a Housing Association	2	1
Rented from a Private Landlord	25	17
Tied to job	1	1
Other	2	1
Not Stated	2	1
Total	151	100

Question 5**How many families are living in this dwelling?**

	Frequency	Valid Percentage
One	145	96
Two	1	1
Three	2	1
Other	1	1
Not Stated	2	1
Total	151	100

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

	Frequency	Valid Percentage
0-5 years	29	19
6-10 years	19	13
11-20 years	30	20
21-30 years	23	15
31-50 years	35	23
51-70 years	9	6
Over 70 years	3	2
Not Stated	3	2
Total	151	100

Question 7a**How many people live in this property?**

	Frequency	Valid Percentage
One	45	30
Two	59	39
Three	19	13
Four	20	13
Five	4	3
Six	1	1
Not Stated	3	2
Total	151	100

Question 7b**Age of household members**

	Frequency	Valid Percentage
0-5 years old	14	4
6-10 years old	7	2
11-15 years old	13	4
16-24 years old	25	8
25-35 years old	32	10
36-45 years old	35	11
46-59 years old	45	14
60-70 years old	62	19
71 years and older	88	27
Not Stated	7	2
Total	328	100

Question 7c**Gender of occupants**

	Frequency	Valid Percentage
Female	153	47
Male	157	48
Not Stated	18	5
Total	328	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	8	5
No	140	93

Not Stated	3	2
Total	151	100

Question 9a

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

	Frequency	Valid Percentage
Yes, within 5 years	38	25
Yes, in 5 years or more	12	8
No	95	63
Not Stated	6	4
Total	151	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	32	56
Move outside parish, but remain in Uttlesford District	10	18
Move outside of Uttlesford District	11	19
Not Stated	4	7
Total	57	100

Question 10

Would you be supportive of a development of affordable homes for people from Bures or connected to Bures?

	Frequency	Valid Percentage
Yes	118	78
No	27	18
Not stated	6	4
Total	151	100

Question 11

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

	Frequency	Valid Percentage
Yes	108	72
No	34	23
Not stated	9	6
Total	151	100

Question 12**Would you be supportive of a development of homes for sale on the open market?**

	Frequency	Valid Percentage
Yes	60	40
No	83	55
Not stated	8	5
Total	151	100

Question 13**Would you be supportive of a Community Led Housing project?**

	Frequency	Valid Percentage
Yes	56	37
No	30	20
Potentially, need more information	56	37
Not stated	9	6
Total	151	100

Question 14**Would you be interested in being involved in a Community Led Housing project?**

	Frequency	Valid Percentage
Yes	11	7
No	97	64
Potentially, need more information	37	25
Not stated	6	4
Total	151	100

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

	Frequency	Valid Percentage
Houses for younger people	93	22
Houses for older/retired people	63	15
Family housing	64	15
Housing for outright open market sale	8	2
Housing for private rent	18	4
Housing for affordable/social rent	61	14
Housing for shared ownership	35	8
Discounted market sale homes	21	5
Self-build plots	19	4
Live/work units	6	1
New Govt model First Homes	21	5
Other	0	0
None	5	1
Not stated	16	4
Total	430	100

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

	Frequency	Valid Percentage
Now	5	15
Within the next 2 years	12	35
Between 2 to 5 years	12	35
In 5 or more years	5	15
Not stated	0	0
Total	34	100

Question 2**Who owns your current home?**

	Frequency	Valid Percentage
Live with parents	10	29
Part owned/Rented (shared ownership)	0	0
Member of a household	9	26
Rented from council/housing association	2	6
Provided with job (tied)	1	3
Rented from private landlord	10	29
Not Stated	2	6
Total	34	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	6	18
Buy on the open market	13	38
Part own/Rent (shared ownership)	2	6
Rent from a private landlord	0	0
Discounted Market Sale	2	6
Custom Build	2	6
Self-Build	0	0
New Govt model First Homes	5	15
Other	3	9
Not Stated	1	3
Total	34	100

Question 4**Are you on the local council or Housing Association register or waiting list?**

	Frequency	Valid Percentage
Yes	4	12
No	30	88
Not Stated	0	0
Total	34	100

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

	Frequency	Valid Percentage
House	18	53
Bungalow	5	15
Flat	5	15
Sheltered/retirement housing	2	6
Any	4	12
Other	0	0
Not Stated	0	0
Total	34	100

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

	Frequency	Valid Percentage
1 bedroom	7	21
2 bedrooms	19	56
3 bedrooms	6	18
4 bedrooms	2	6
5 or more	0	0

Not Stated	0	0
Total	34	100

Question 7

Does anyone requiring alternative accommodation have specific housing needs?

	Frequency	Valid Percentage
Yes	7	21
No	26	76
Not Stated	1	3
Total	34	100

Question 8

What is your main reason for needing to move?

	Frequency	Valid Percentage
Need smaller home/downsizing	7	21
Need larger home	2	6
Need cheaper home	1	3
Need secure home	3	9
Need to change tenure	1	3
To set up first/independent home	8	24
Need physically adapted home	2	6
Need to be nearer work	0	0
Need to be closer to a carer or dependent	2	6
Change in family circumstances	1	3
Threatened with homelessness	2	6
Current home affecting health	0	0
Other	4	12
Not stated	1	3
Total	34	100

Question 9a

Age of each person moving (cumulatively)

	Frequency	Valid Percentage
0-5 years old	6	10
6-10 years old	4	7
11-15 years old	2	3
16-19 years old	1	2
20-30 years old	8	13
31-40 years old	14	23
41-50 years old	8	13
51-60 years old	2	3
61-74 years old	4	7
75+	9	15
Not Stated	2	3
Total	60	100

Question 9b
Gender of each person moving

	Frequency	Valid Percentage
Female	24	40
Male	34	57
Not stated	2	3
Total	60	100

Question 9c
Relationship to person 1

	Frequency	Valid Percentage
Spouse	8	31
Partner	4	15
Sister/Brother	0	0
Son/Daughter	12	46
Parent	0	0
Not stated	2	8
Total	26	100

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

	Frequency	Valid Percentage
One-person household	11	32
Older person(s) household	4	12
Parent(s) with child(ren)	8	24
Couple	8	24
Brothers/Sisters sharing	0	0
Other	2	6
Not Stated	1	3
Total	34	100

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

	Frequency	Valid Percentage
Yes	3	9
Partial	0	0
No	24	71
Don't know	6	18
Not stated	1	3
Total	34	100

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

	Frequency	Valid Percentage
Live in parish now	31	91
Live in adjoining parish now	0	0
Live outside parish now but lived in the parish in last 5 years	1	3
Work in parish or adjoining parish	0	0
Close family living in the parish	1	3
Other	1	3
Not stated	0	0
Total	34	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	4	12
£11,000 - £15,000	2	6
£16,000 - £20,000	0	0
£21,000 - £25,000	4	12
£26,000 - £30,000	6	18
£31,000 - £35,000	2	6
£36,000 - £40,000	3	9
£41,000 - £45,000	5	15
£46,000 - £50,000	2	6
£51,000 - £55,000	0	0
£56,000 - £60,000	1	3
Above £61,000	4	12
Not Stated	1	3
Total	34	100

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

	Frequency	Valid Percentage
None	16	47
Prefer not to say	1	3
Below £5,000	1	3
£5,001-£10,000	4	12
£10,001-£20,000	3	9
£20,001-£30,000	2	6
£30,001-£40,000	1	3
£40,001-£50,000	1	3
Above £50,000	4	12
Not Stated	1	3
Total	34	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	0	0
None	23	68
Below £20,000	0	0
£20,000-£40,000	0	0
£40,000-£60,000	1	3
£60,000-£80,000	0	0
£80,000-£100,000	2	6
Above £100,000	6	18
Not Stated	2	6
Total	34	100

Site Suggestions

Appendix 4

- No
- The Green in Barnfield, Hatfield Broad Oak
- Back of village green so it brings green into village or Hammond rd after waters villas
- Don't know
- Don't know
- Obvious sites are already being bought up by developers (illegible), not affordable by villagers - new owners show little interest in the village - most commute
- Site near Waters farm on Sparrows lane
- In the field next to Photonax
- No
- Anywhere that is not trying to turn a village into a town
- By the HBO sausage factory
- No I am not that familiar with the area yet
- No where within the village boundary
- No
- Is there any brownfield land in HBO that could be used?
- I think the site leaving the village on Hammonds Lane (already earmarked) would be perfect
- Hammonds Road on left leaving the village between terrace houses and Water Farm and opposite above location
- Edge of the village
- Newbury Meadow, Hammonds Rd, fields on the south side of Cannons Lane towards Barnfield. The Rec (if a play park were to be made on the village green)
- Preferably within the village boundary NOT on a green field site
- Hammonds Road on left leaving the village between terrace houses and Water Farm and opposite above location
- No
- There are plenty of wealthy landowners in Broad Oak, maybe ask them
- Opposite HBO doctors
- HBO surrounded by fields. If permission could be obtained, then these close to the village would be a good starting point as long as it didn't affect the village traffic, as already too many HGV's use this village as a by-pass. All trading routes would need to be looked at for the HGV's access to reduce & minimise disruption
- Part of the already prosed developments in the village excluding the one on David Milnes Land which I do not agree with at all
- No
- Barnfield - there is an area of open grass in the centre of this cul de sac that could accommodate up to 4-5 bungalows
- No
- Outside the village by Feathers Hill
- Eastern fringe of village on Hammonds Road by Sparrows Farm
- No
- No

- Behind the village hall plenty of open fields. To rent & next to Barnfield. Only affordable please to rent
- Bonnington Green next to Takeley, but in HBO parish, could accommodate 40% affordable housing
- Opposite the shared ownership houses & rented houses at New Bury Meadow
- None officially but anywhere it wouldn't obstruct the country views of other residents, perhaps Dunmow Road
- Hammonds Rd just prior to Grabbs green
- Rear of the village hall - currently car park horse paddock, development already to 3 sides
- Cannons Lane, HBO or the end of Hammond Rd towards Commas farm
- No
- Hammonds Road, HBO
- No
- No but brownfield site would be preferable, not farmland as in the future we will need to feed ourselves
- Somewhere around the village so as not to further clutter the village- say Cage End between Cannons Lane & Sparrows Lane for instance, free access either way
- Top of Hammonds Rd
- No
- Where I live now, Eden End. A listed but decrepit building that needs modernisation
- No
- No, but not on prime agricultural land
- No
- No
- Not in Hatfield Braod Oak
- Not sure
- Opposite the existing site i.e. New Bury Meadow
- HBO is full. There is no further capacity (other than valuable arable land)
- No

Other Comments

Appendix 5

- I am worried with more housing this quaint village will be no more
- More houses means more children for the school, brilliant!
- There is an overwhelming need for affordable housing nationwide. Those with the power to do so have a moral responsibility to counter the avarice of buy-to-let landlords and commercial developers.
- I would downsize if there were more 2-bedroom properties available
- Houses for older people to purchase 1/2 bedroom
- The parish has a good balance of respectful people that is the way it should be. The balance is good and should not be interfered with
- Try to identify Brown field sites rather than using green belt or agricultural land
- We have too many houses in the area. We need to support more doctors and other community needs
- This village does not have the infrastructure to accommodate more houses, more people
- I have answered no to 9a as we as a family don't need to move as can pay private rent - the issue is there is NO affordable housing to buy in the village
- The roads in this parish and the doctor's surgery cannot support more housing so I object to all development. I could accept on a v small (4-8 as your survey suggests) of affordable housing
- It would be a shame to spoil this beautiful village with large developments
- More suitable ground floor homes built for older people to free up family houses for younger people
- Young families need affordable starter homes and there are very few of these in HBO. Also, the village may benefit from some smaller homes for retirees
- School is massively under subscribed so more families would be great
- I cannot believe that we actually need more homes in this area. The whole of Takeley to Dunmow is being "filled in". The Gilbern Way development is enormous. Why concrete over yet more countryside?
- Unable to afford to buy in the village as NHS workers
- Re small development of housing for sale, we don't need 4 bedroomed million pound houses. We do need 1/2 bedroomed flats/houses so our young people can stay here. Currently they don't even think of staying so always look elsewhere to start with
- Buildings specifically for those elderly unable to continue living in their own homes due to stairs, bath-toilets & bedroom upstairs. Bungalows built with gardens, & facilities built in for those finding physical capability dwindling but fit & well enough to live independently
- HBO is a village in the rural countryside. There are no large employers or strong transport links within the village therefore almost anyone living here needs to travel further afield to seek employment. This somewhat limits the style of housing & the quality required.
- We are a family of 4 and my husband also works from home so we need 3-4 bedrooms. Even with a deposit of £2-300k we cannot afford a house of that size in

Broad Oak. We have a mortgage approved & it's still too expensive bearing in mind that the Cannons Lane development has 1 "affordable house" being planned - a 2 bedroomed bungalow for sale at £500k. There is no hope of ever buying a house in this village for the ordinary family. The sad fact is we have lived here for 25 years & we are committed to village groups & village life, but can't afford to be here, we have boys the size of adults sharing a tiny box room & my husband hasn't got enough space to work. We need to move, so it will have to be away from the village we grew up in.

- Re 9A - a daft question: who knows what the future holds. 10/11 - I would have thought that many more houses are needed than 4-8. Many affordable dwellings needed & keep the greedy developers in check. Although I live in a big house, it was once full & family often visit.
- This is what the open market will support
- In part 2 question 3 my daughter has ticked her preferred option but if she can't afford that then she would choose "First Homes" or "Discounted". It seems strange that the question says "tick one box only" when anyone would choose from several
- Housing is needed, especially for those wanting to own their first home, and/or affordable renting homes to those first-time home buyers as another way to secure a home & to be able to pay back to the council, so they don't rely on rent being paid by the government. Full time workers should be just as entitled to a council home.
- It is important to bring people into the village that will contribute to the village, who's children will attend the school and who care about the fabric of the village - NOT those who live here but lives exist outside i.e. children go to private schools etc. We also need fresh blood into the village that can get engaged & start to change the entrenched mindsets & poor behavior in the village parish council. Village first - ego second (pref not at all)
- The lack of a local plan is a huge issue that creates the perfect vacuum for developers to exploit
- Homes to have shower rooms downstairs so that older people do not have to move. This survey is too late most of the village people have moved out & will not come back.
- My son needs to move out to set up home with his girlfriend. He works on our farm so most sustainable place to have a home is on our farm. We would happily build here but have been told we will not get planning. Any help to change this policy would be appreciated & would ease the overall situation
- We currently live in a shared ownership house in HBO. I am so grateful for our house & feel thankful for it every day. Before here, we lived in a rented house, just outside of the village. I never thought we would ever get the chance to move into the village, let alone part own our own house. I would like my children to have that opportunity too.
- We don't really have many smaller places for single people to buy/rent. I myself am lucky enough to live in one of the only remaining Almshouses and would either be still living at home or elsewhere if it wasn't for the non-Ecclesiastical charity offering me this little cottage to rent. My parents are in a housing association house in the village too and we all love living here. Conditions of my contract state I have to live alone, so for future endeavors, if I ever want to move in with someone (or get pregnant etc), I have to move out but with no prospect of small flats or affordable housing, I will have to move out of the village. To have an opportunity to remain in the village when this time comes, would be fantastic but as it currently is, there is no opportunity for

someone on my low income to believe this can happen, unless more affordable houses & flats become available for people like me.

- That affordable housing stays affordable housing, so the half owned by a third party stays with the third party, so not bought out in 15 years so no longer affordable housing
- Very unlikely that any land would be available for nonprofit housing. Open market sales necessary to give residents the opportunity to move to release other houses
- I am slightly skeptical of shared ownership schemes. It is important that they make economic sense for the buyer, for example any management fees must represent value for money. They must not cost more money in mortgage interest than rent for a similar property
- The village suffers desperately from NIMBYism, there is a general approach of "object" regardless of what the proposal is - I am not pro development & think everything needs to take into account for the local environment etc. but I find it sad the approach the residents of HBO take, who are generally older
- The village is already overpopulated, so it is not a suitable area to use for expansion. Local facilities are inadequate for an increase in population in this historical village
- Acquire a large farm or similar in Uttlesford. Build a new village with amenities
- This is a rural area - such developments should be primarily built around towns with sufficient infrastructure. Should I wish to seek more affordable housing I would look in surrounding built up towns
- I would very much like to stay in the village as I am active member of the community & have made good friends over the last few years
- Continuous expansion (building new homes) in rural Essex villages, means ancient villages will become extinct. It dilutes & divides the community. New people always want to change the traditions of rural village life. Before you know it, the village becomes a town & the heritage, culture, lifestyle & rural ways are lost forever. Preserve English rural heritage. These areas are not right for new development, large or small
- What HBO needs is genuinely affordable houses, either housing association or rented council houses, to allow young people/families/older/retired people to remain in their community
- This village is unique and stands alone. Any development should be within the existing boundary and not go the way of so many other villages
- Young people wouldn't want to remain in HBO. There's nothing here & it costs a fortune to get to work. At best, it's a trunk route so isn't even a tranquil village setting. Us retirees don't live forever, so property does become available. Furthermore, there is a fast turnover of property due to the above reasons
- We need to move to a bungalow for health reasons. Our son needs subsidised accommodation we have submitted a separate part 2 for him