



Housing Needs Survey

Little Dunmow

March 2022

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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 autumn 2021, Little Dunmow Parish Council and Neighbourhood Plan Steering Group 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 needs 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 25th February 2022. **160 forms were distributed and 51 forms were returned.** The survey had a 32% response rate which is well above the county average of 25%.

In Part 1 of the survey, 10 respondents (20%) indicated that there was a need to move to alternative accommodation; however, we only had sufficient information on the completed forms to assess 4 out of those 10. The full table of results can be seen in Appendix 3.

Percentages shown are percentages of returned forms (51=100%) unless otherwise stated. Please note that the percentages have been individually rounded and therefore may not total 100.

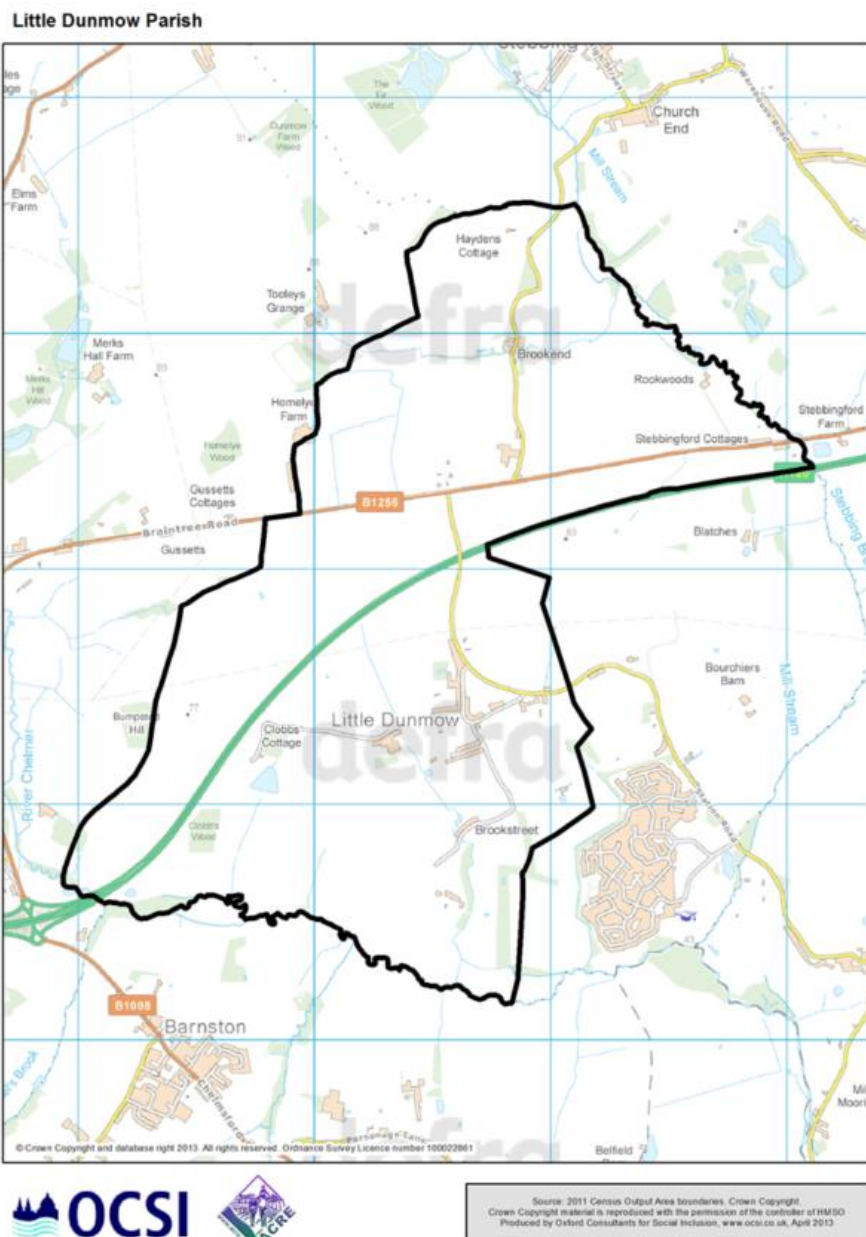
Little Dunmow

Within the Uttlesford district in the county of Essex, Little Dunmow is a small rural parish situated in the East of the county approximately 3 miles to the east-southeast of Great Dunmow in the vale of the river Chelmer.

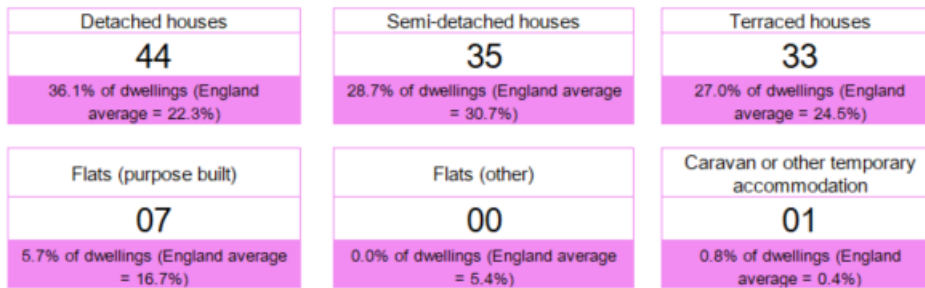
The area has a long history and there are many 14th, 15th, 16th and 17th century buildings which can still be found in the village. There are a number of thatched cottages and the centre of the village has a defined conservation area.

The parish contains St Mary the Virgin parish church plus The Flitch of Bacon restaurant with accommodation.

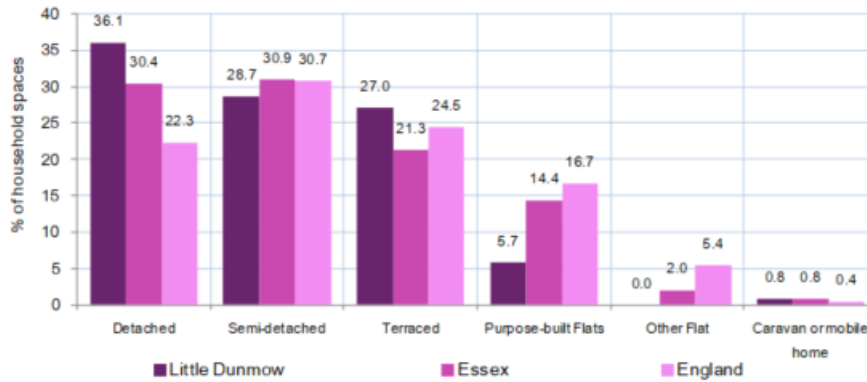
The parish does not contain any primary or high schools with children having to travel outside the parish for their education.



Housing types in Little Dunmow as of 2011 Census compared to the national average.



Dwelling type breakdowns



Source: Census 2011 (table KS401EW)

Housing tenure in Little Dunmow as of 2011 Census compared to the national and county averages.



Housing tenure breakdowns

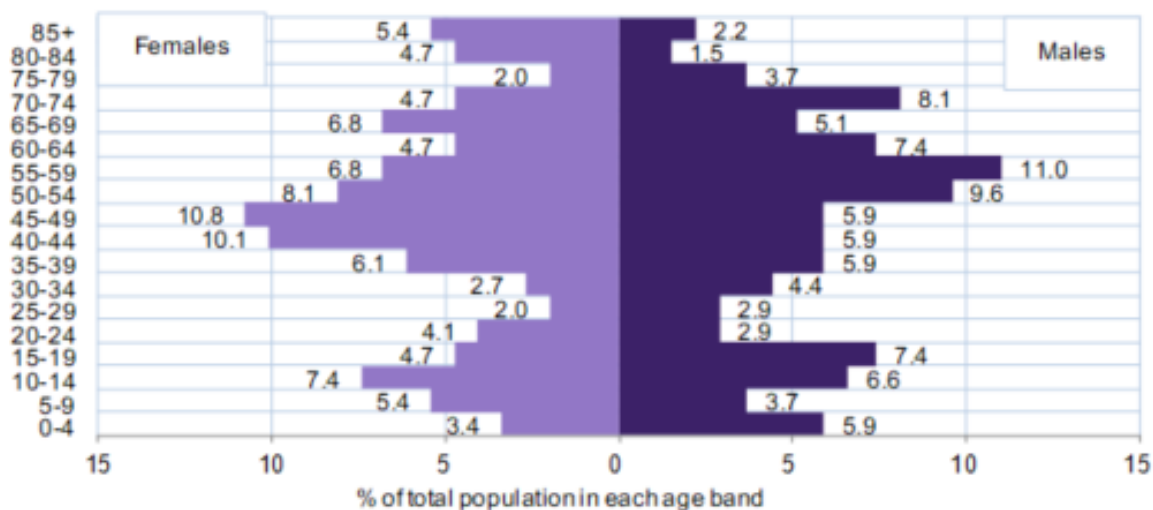


Source: Census 2011 (KS402EW)

Population of Little Dunmow as of 2011 Census compared to the national average.



Population estimates by 5 year age band



Key Findings and Recommendations

This Housing Needs Survey was carried out in early 2022 by the Little Dunmow Parish Council, Neighbourhood Plan Steering Group and the Rural Housing Enabler at RCCE. The steering group arranged for the delivery of the forms. The survey had a **32%** response rate (51/160) which is well above the county average of 25%. There was support for a small development, with **67%** stating they would be supportive of a small development (4 - 8 homes) which is primarily affordable housing for local people. Only **41%** of respondents would be supportive of further developments of houses for sale on the open market. There was mixed support for a Community Led Housing scheme which is possibly due to the need for more information and guidance which is something that could be addressed with further support sought by the parish. There were comments around the sustainability and suitability of any further development in the parish, especially with regards to existing housing proposals and concerns over the lack of local infrastructure including road capacity. There was general support for housing for the local community, more particularly families and older/retired people, 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, ten households indicated that they had a need to move to alternative accommodation. Six of these did not progress to answering Part 2 of the survey, as they aspired to move out of the parish or did not complete the form. This therefore leaves the total number of respondents, expressing a housing need and who completed Part 1 and Part 2 at **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. One household were considered capable of accessing open market housing which left two households seeking some form of affordable rented housing; one of which is required within the next 5 years. One respondent did not provide sufficient information to assess their need.

The reason respondents had a desire to move to alternative accommodation was to **find a cheaper home, set up their first/independent home, be nearer to work and their current home was affecting their health**. Two-bedroom households were the most preferred property size (75%). No 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 2 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 Little Dunmow parish, in order for them to be considered for local needs affordable housing schemes in the future. The majority of those in need of affordable accommodation were older/retired people. Some households aspired to purchase on the 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/ Community Led Development project might also be suitable and is worth investigating further, particularly because six residents who completed the survey expressed an interest in being personally involved in a project of this type.

Upon reviewing the financial situation of those households aspiring to open market and self-build properties, we have assessed potentially one would be suitable for **open market** tenure. Interestingly, the one household suitable for open market is in an older age category looking to move as their current home is affecting their health.

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.

Three respondents answered that they have **special housing needs**, leading to a recommendation that bungalows or ground floor properties be considered for one of the open market homes and one of the affordable rented homes.

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.

Residency

Forty-nine respondents (96%) stated that the property to which the survey was delivered and in relation to, was their main home. Two people (4%) did not answer the question.

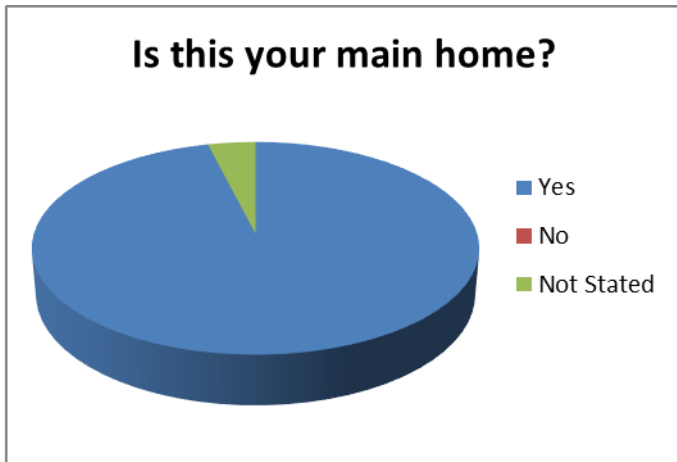


Figure 1: Type of residence

PART 1 – You and Your Household

Property Type and Size

The majority of respondents, forty-eight people (94%) described their home as a house and two (4%) described their home as a bungalow. One person (2%) described their home as other.

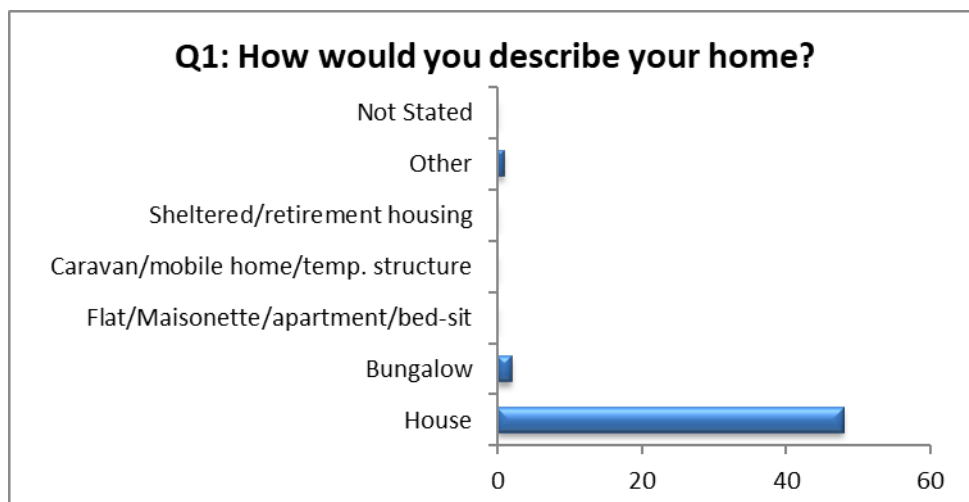


Figure 2: Property type

Thirty-six respondents (71%) owned a detached home, twelve (24%) had a semi-detached. Two (4%) lived in a terraced house and one (2%) described their home as 'other'.

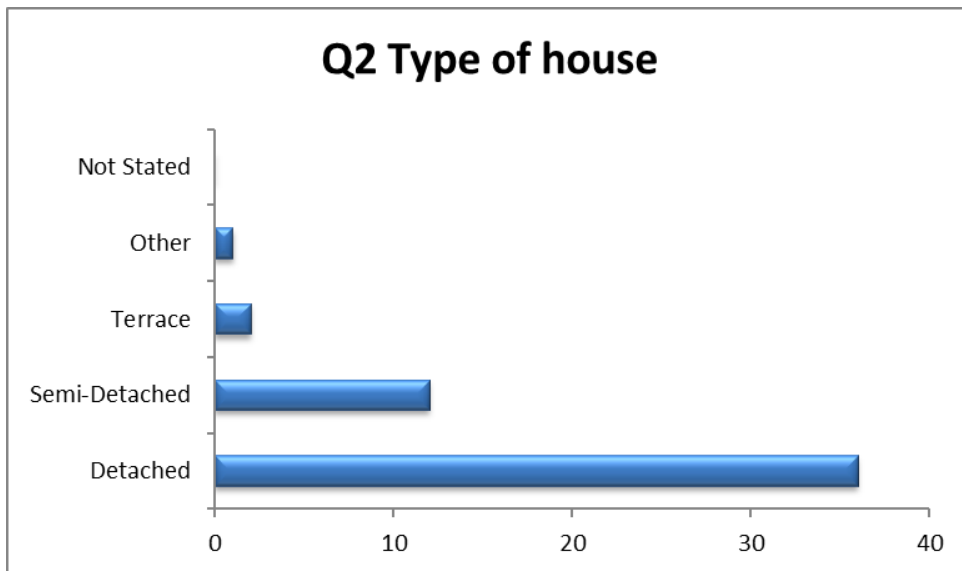


Figure 3: Housing type

Three respondents (6%) live in a one-bedroom property, four (8%) live in a two-bedroom property and twenty respondents (39%) live in a property with 3 bedrooms. Fourteen (27%) live in a property with 4 bedrooms and ten (20%) of people have 5 or more bedrooms.

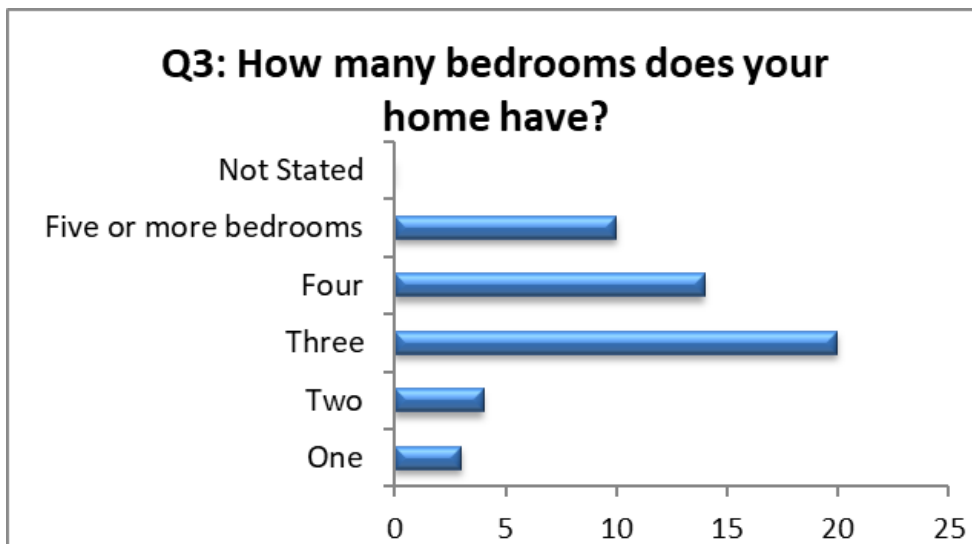


Figure 4: Size of property

Tenure

The majority of respondents, thirty-one (61%) stated that their property was owned outright by a household member. Seventeen (33%) stated that the property was owned with a mortgage whilst one (2%) rent from the local council and two (4%) stated they rented from a private landlord.

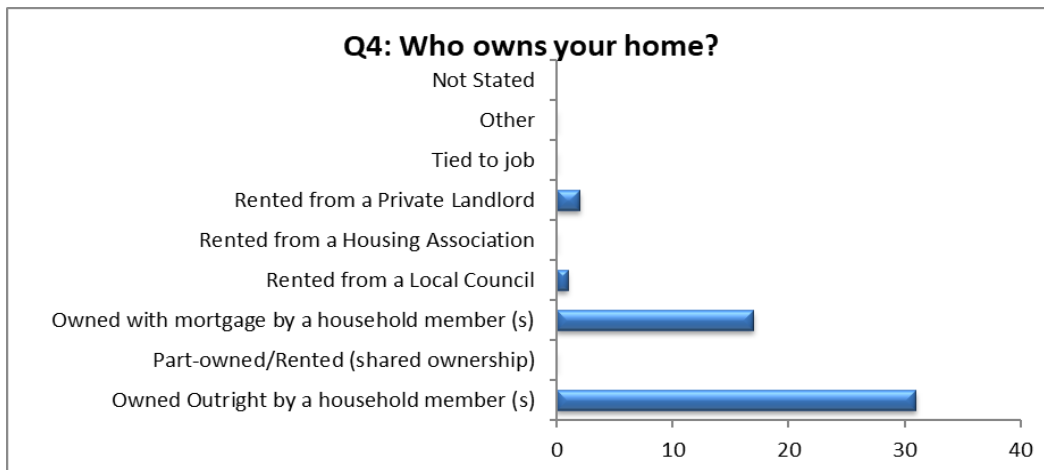


Figure 5: Tenure

Forty-five (88%) homes had one family living in them and one (2%) had three families, one (2%) described the household as “other”. Four (8%) households did not answer the question.

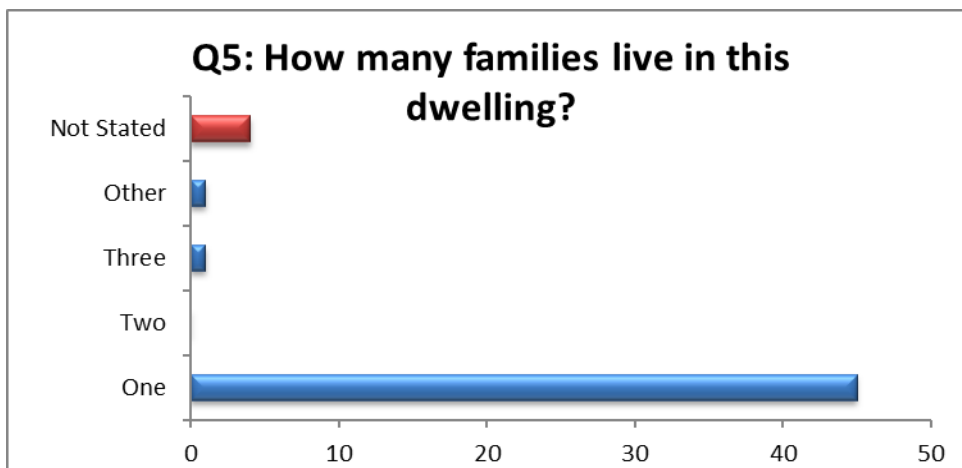


Figure 6: Families in Household

Years in the parish

Fourteen (27%) had lived in the parish for 0-5 years and eight (16%) for 6-10 years. Seven people (14%) had been in the parish for 11-20 years, eight (16%) for 21-30 years and eight (16%) for 31-50 years. Three respondents (6%) lived in the parish for 51-70 years and three people (6%) did not answer the question.

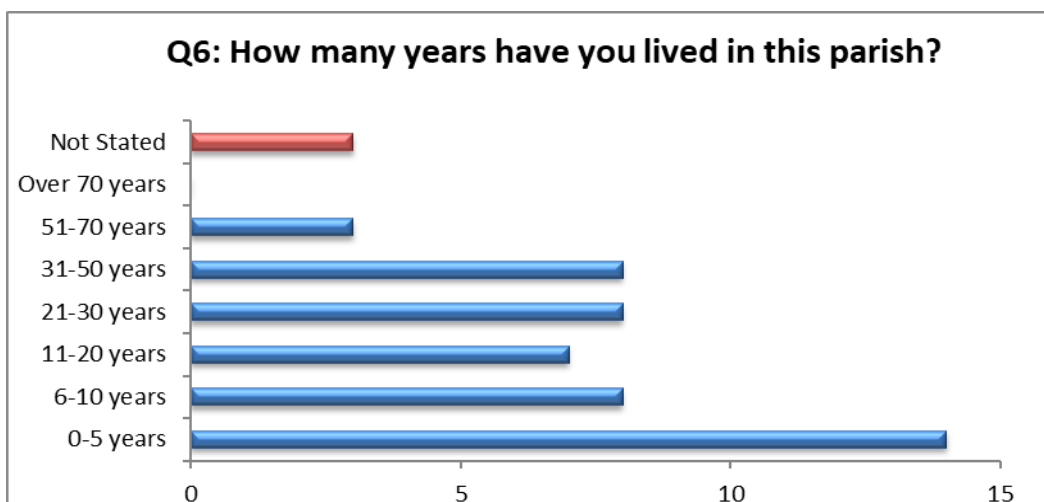


Figure 7: Years of residence in the parish

Number of people living in the property

Seven respondents (14%) live alone but the majority of respondents, twenty-four (47%) live with one other person and twelve (24%) households have three people. Five (10%) have four people, one household (2%) had five people and one household (2%) had six people. One (2%) did not answer the question.

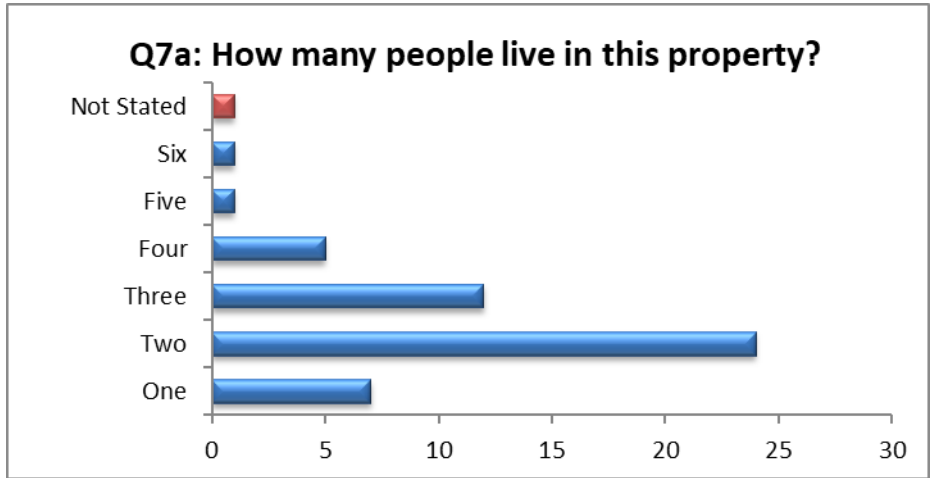


Figure 8: Size of Households

Age and Gender

The total number of people within the households responding to the survey was 123. For the purposes of the question relating to age and gender the percentages used are of 123 i.e., 123=100%.

There were five recorded children (4%) aged 0-5, two (2%) 6-10 years old and seven (6%) children were aged between 11-15 years. Fifteen (12%) were between 16-24 years and thirteen people (11%) were between 25-35 years old. Seven people (6%) were aged 36-45, twenty-four people (20%) were aged 46-59, and twenty-eight people (23%) were between 60-70 years old. Twenty-one people (17%) were aged 71 and over and one person (1%) did not declare their age.

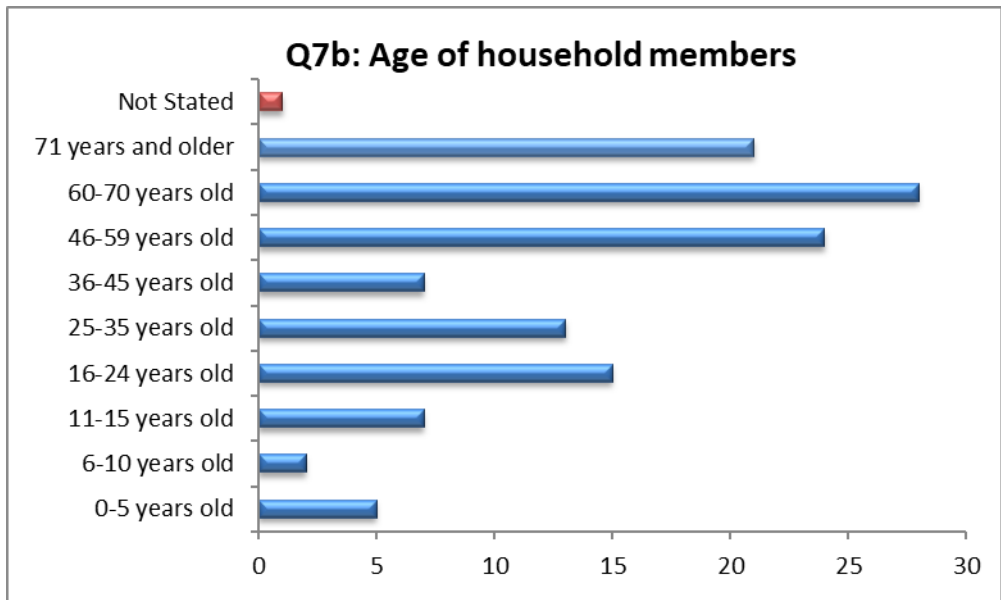


Figure 9: Age of residents

The responding population is made up of sixty-four (52%) females and fifty-eight (47%) males. One (1%) person did not declare their gender.

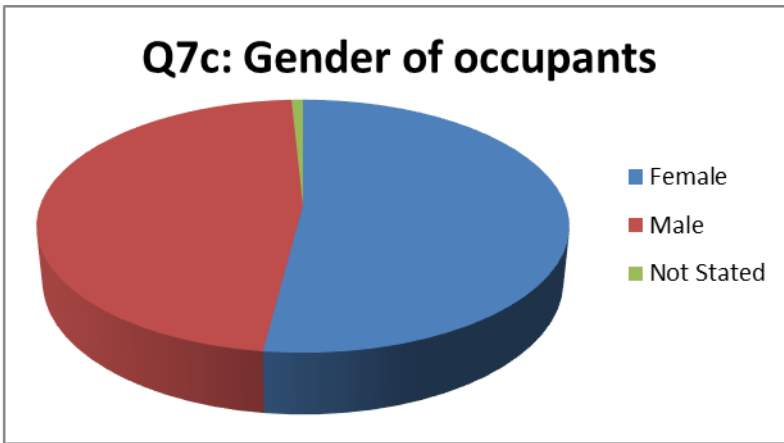


Figure 10: Gender of respondents

Housing and development

There were three respondents (6%) 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, forty-eight (94%) answered no.

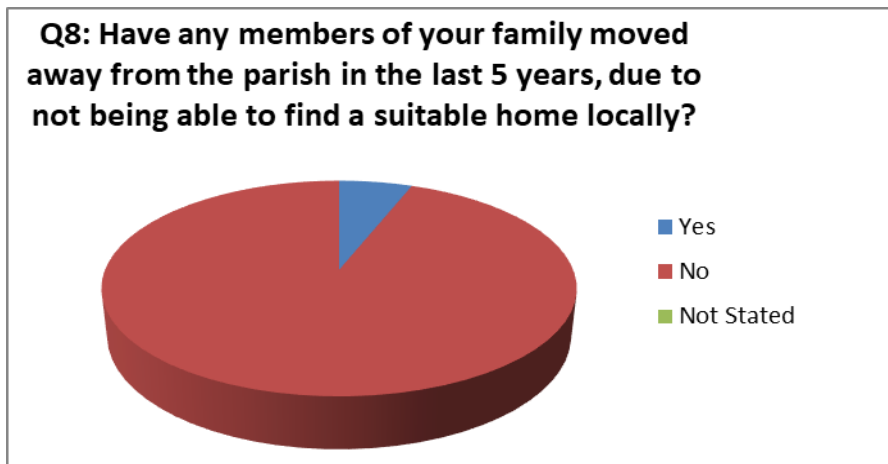


Figure 11: Family moving away

Your own housing need

Seven respondents (14%) said that they or someone in their household needed to move to alternative accommodation in the next 5 years, three respondents (6%) stated a need to move in 5 years or more and forty-one (80%) said no.

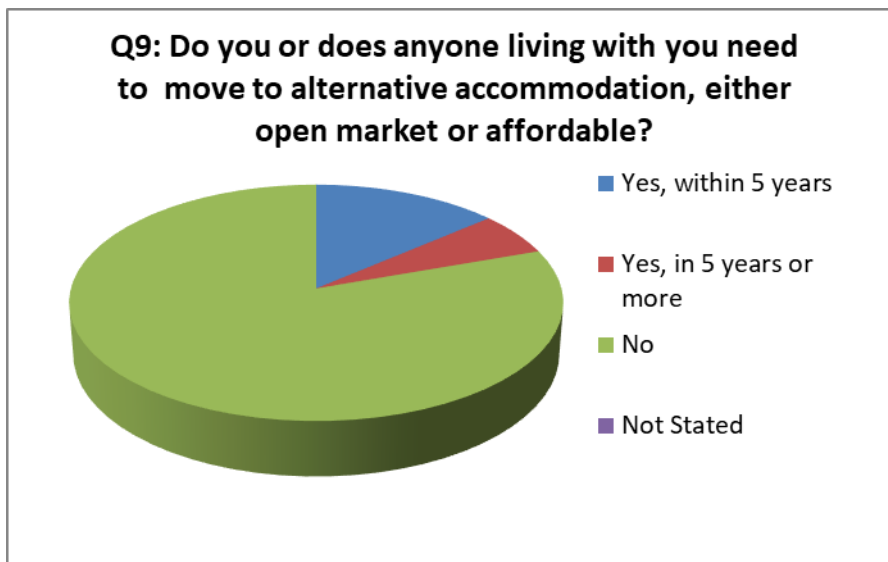


Figure 12: Own housing need

Choice of location

Two (17%) respondents would like to remain in the parish, two (17%) move outside the parish, but remain in Uttlesford District, six (50%) move outside of Uttlesford District and two (17%) did not answer the question.

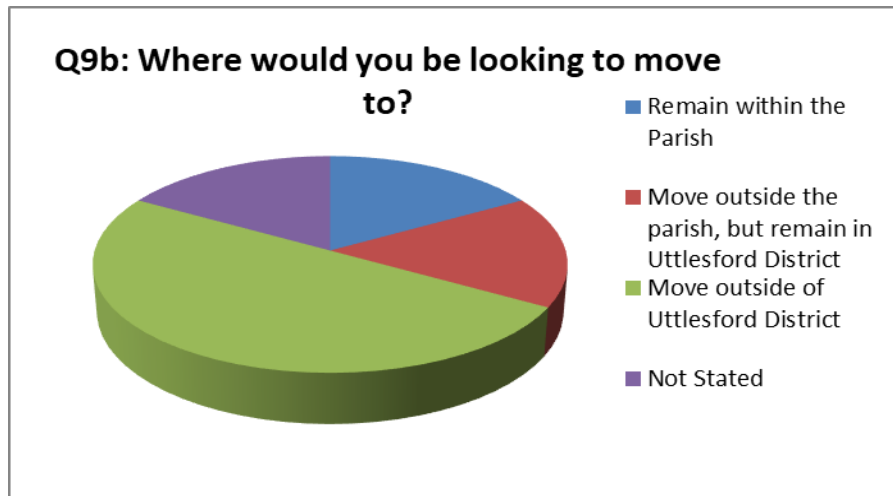


Figure 13: Choice of location

Support for development

Thirty-four respondents (67%) would support a small development (typically 4-8 homes) of affordable housing for local people, fourteen (27%) would not be supportive, and three respondents (6%) did not answer the question.

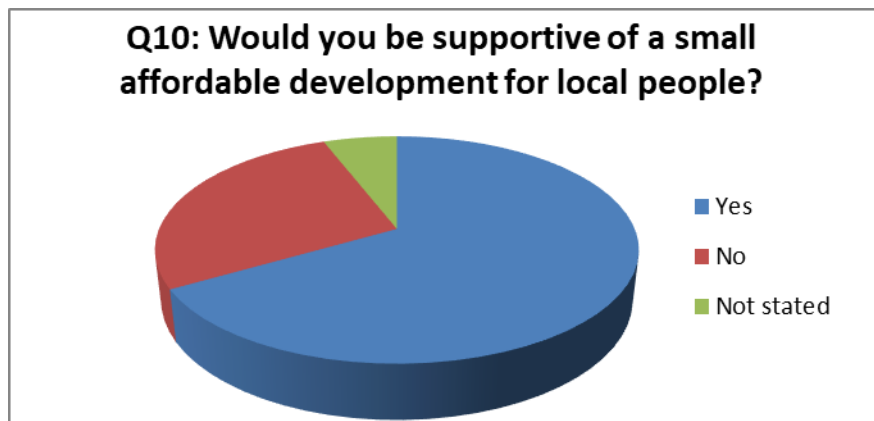


Figure 14: Small affordable development

Twenty-eight respondents (55%) would be supportive of a development of affordable homes which included a small number for sale on the open market, twenty (39%) would not be supportive, and three (6%) respondents did not answer the question.

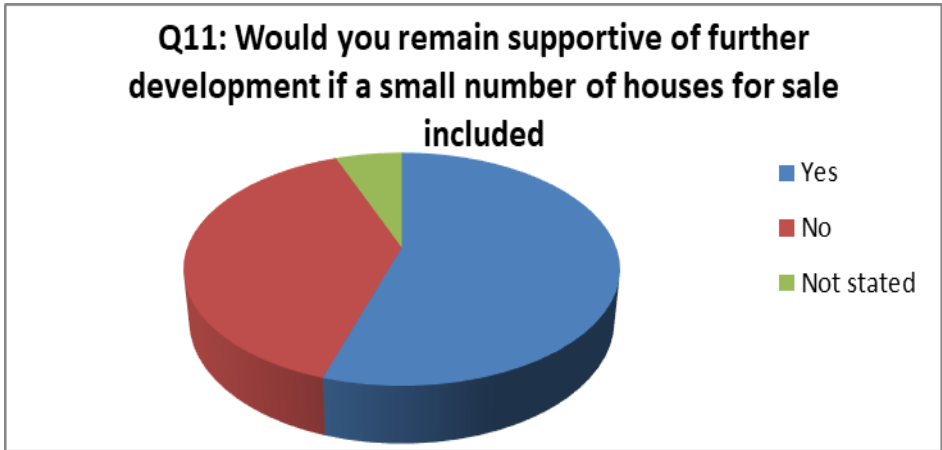


Figure 15: Small affordable development which included a small number of homes for sale

Twenty-one respondents (41%) would support further developments of housing for sale on the open market whilst the majority, twenty-six respondents (51%) would not be supportive. Four respondents (8%) did not answer the question.

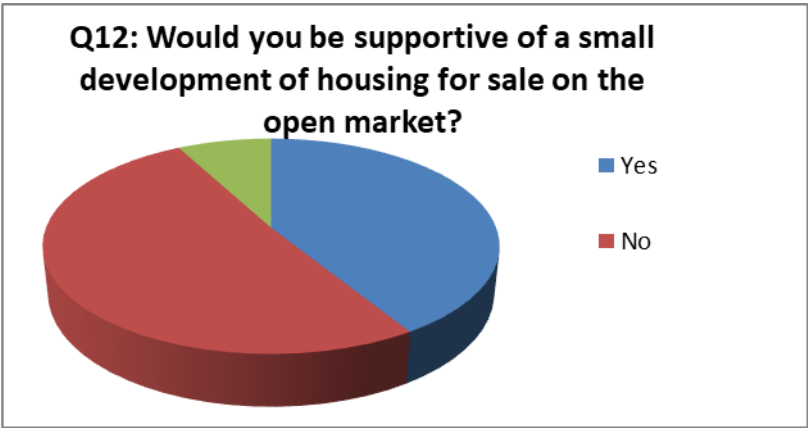


Figure 16: Further developments of open market housing

Eighteen (35%) respondents were supportive of a Community Led Housing Scheme (not for profit). Twelve (24%) were not supportive whilst eighteen (35%) people would potentially be supportive but need more information. Three people (6%) did not answer the question.

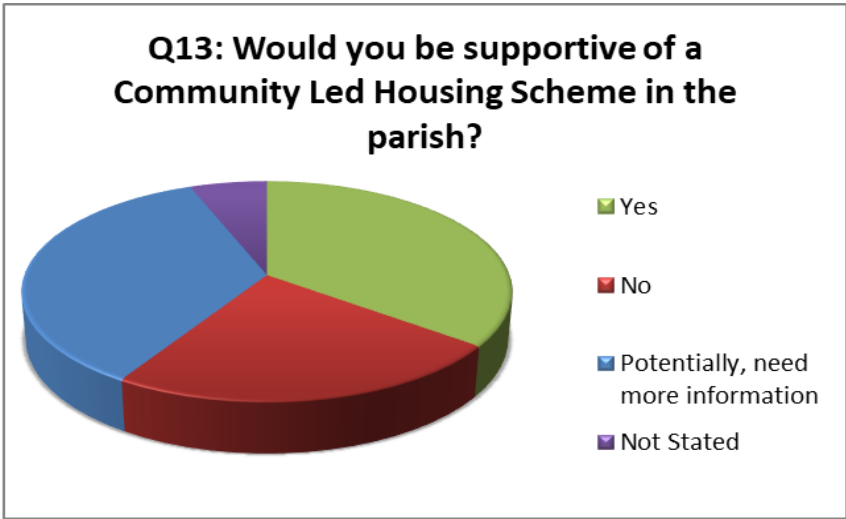


Figure 17: Community Led Housing Scheme (not for profit)

Six respondents (12%) would be interested in being personally involved in a community led housing scheme whilst twenty-eight (55%) would not be interested. Fourteen people (27%) potentially would be interested but need further information and three (6%) did not answer the question.

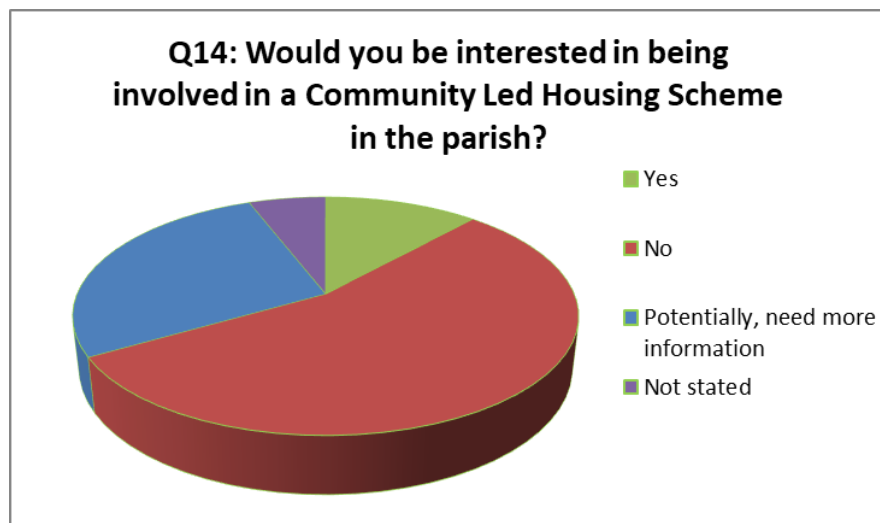


Figure 18: Personally involved in a Community Led Housing scheme

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; family housing had the most support at 18%, next was housing for older/retired people which had 15% support followed by houses for younger people which had 14% support. Housing for affordable/social rent had 14% support and self build plot houses had 10% support. Housing for outright open market sale had 4% as did discounted market sale homes 4% and live/work units 4%. The new Government model First Homes scheme and shared ownership housing had 3% support each whilst housing for private rent had 2% support. One household (1%) felt the Parish wouldn't benefit from any housing and nine (8%) did not answer the question.

Q16: What type of housing do you believe the parish would benefit from?

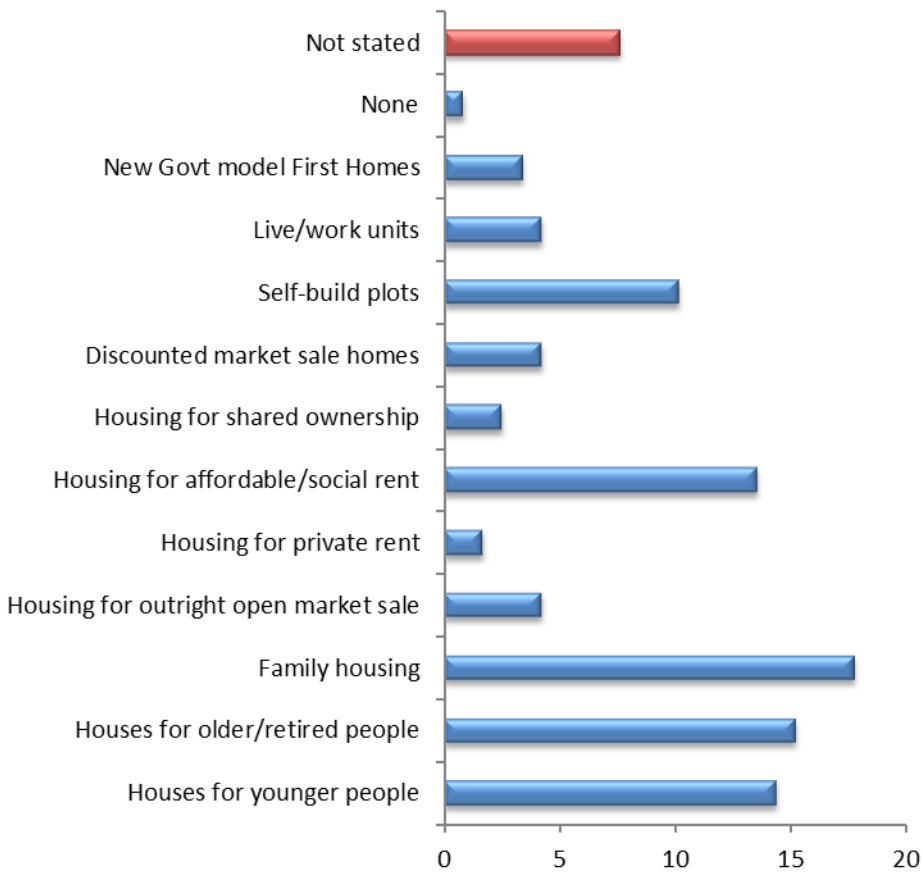


Figure 19: Housing for the Parish

For Question 17 please see Appendix 5: Comments

PART TWO – Housing Need

Ten households indicated they had a need for alternative accommodation by answering “Yes” to question 9a in part 1 of the form, of which two households stated that they wished to remain within the Parish and a further two did not state where they wished to move to. For the purposes of Part 2 of this report therefore, the percentage shown is the percentage of the four respondents who expressed and filled in a housing need (4=100%) unless otherwise stated.

Timescale for moving

One person (25%) wanted to move within 2 years, two (50%) wished to move in over 5 years’ time whilst one people (5%) did not answer the question.

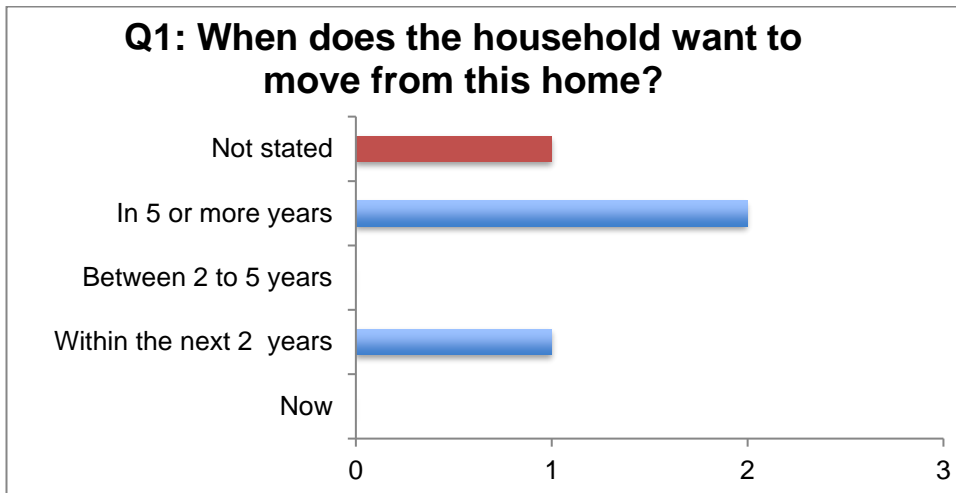


Figure 20: Timeframe for moving

Current Tenure

Two respondents (50%) stated that they lived with their parents, one (25%) are members of a household and one-person (25%) rents from a private landlord.

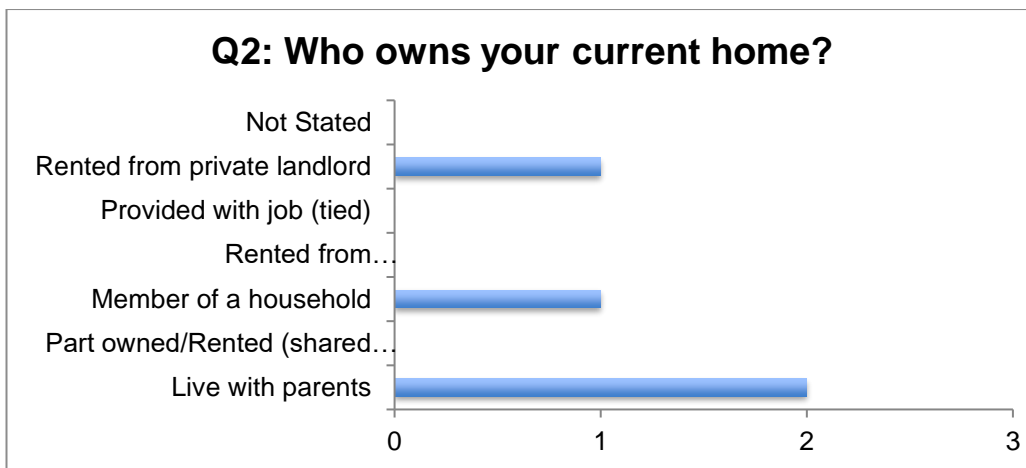


Figure 21: Current Tenure

Preferred Tenure

Two respondents (50%) indicated that they would prefer to purchase a property on the open market, one respondent (25%) would prefer to rent from a private landlord and one person (25%) wished to self-build.

Q3: If you could move back into the village which would you be seeking to do?

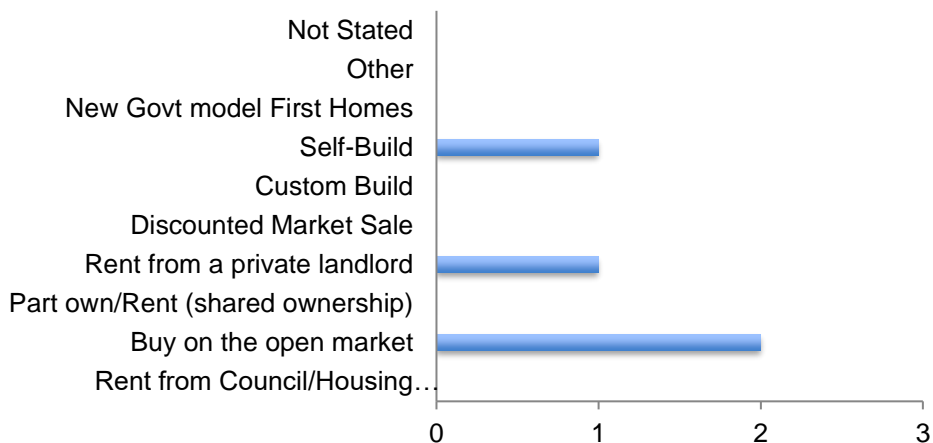


Figure 22: Preferred Tenure

Housing Register

All four respondents (100%) stated they were not on the housing register.

Q4: Are you on the Local Authority or Housing Association waiting list?

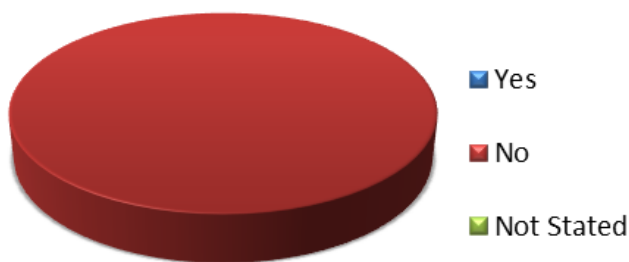


Figure 23: Registered on any housing register waiting list

Accommodation Required

Two respondents (50%) expressed houses as their preferred choice, one person (25%) requires a bungalow and one respondent (25%) stated other.

Q5: What type of accommodation do you require?

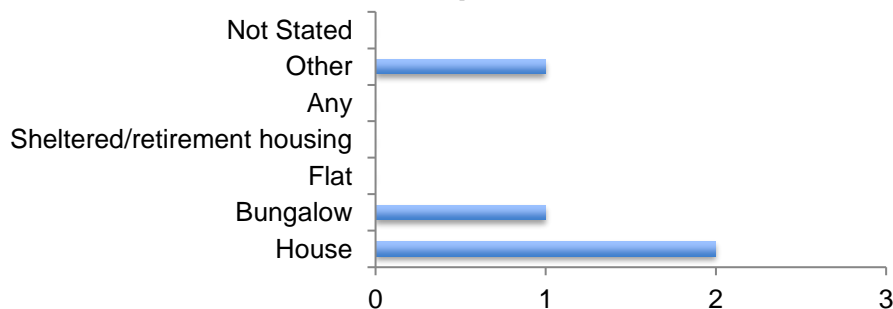


Figure 24: Types of Accommodation Required

Three respondents (75%) wanted a 2-bedroom property, and one respondent (25%) wanted a 3-bedroom property.

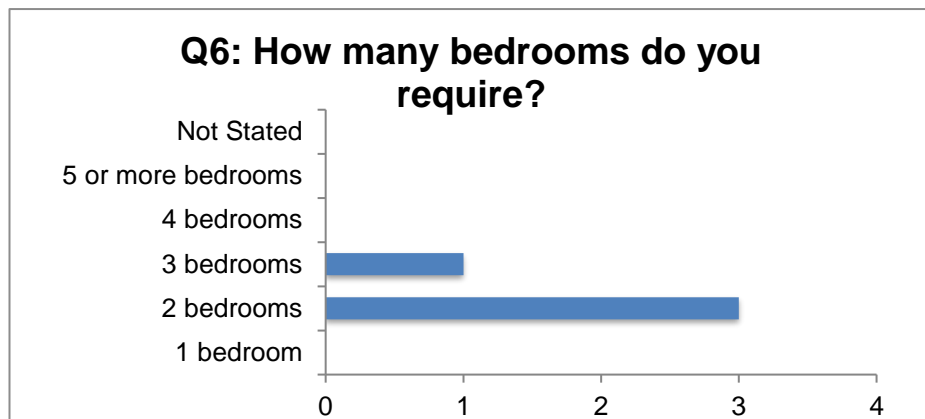


Figure 25: Number of Bedrooms Required

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.

Three people (75%) stated they had specific housing needs and one (25%) respondent stated that they had no need.

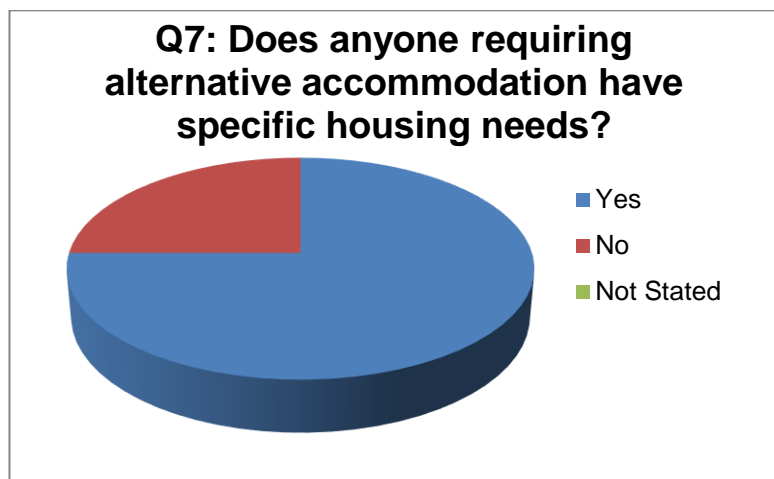


Figure 26: Special Needs & Adaptations

Reason for requiring alternative accommodation

One household (25%) need a cheaper home, one household (25%) said that they needed to set up their first/independent home, one household (25%) needs to be nearer work and one household (25%) current home is affecting their health.

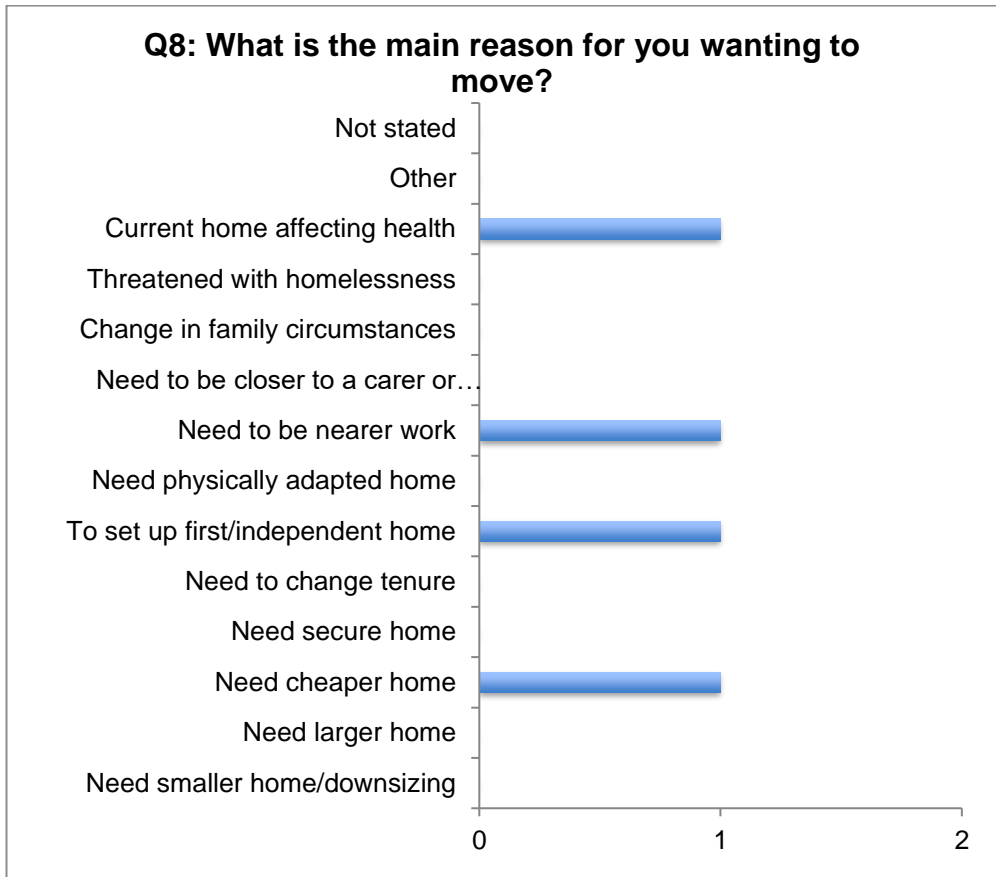


Figure 27: Reason for moving to alternative accommodation

Age and Gender

The total number of people needing to move to a new household from the 4 households was seven in the following age groups (percentage figure for age and gender are of total people i.e. 7 = 100%). Two people (29%) are aged between 20-30 years old, two people (29%) were aged between 51-60 years old and two (29%) people were aged between 61-74 years old. One person (14%) was aged 75+ years old,

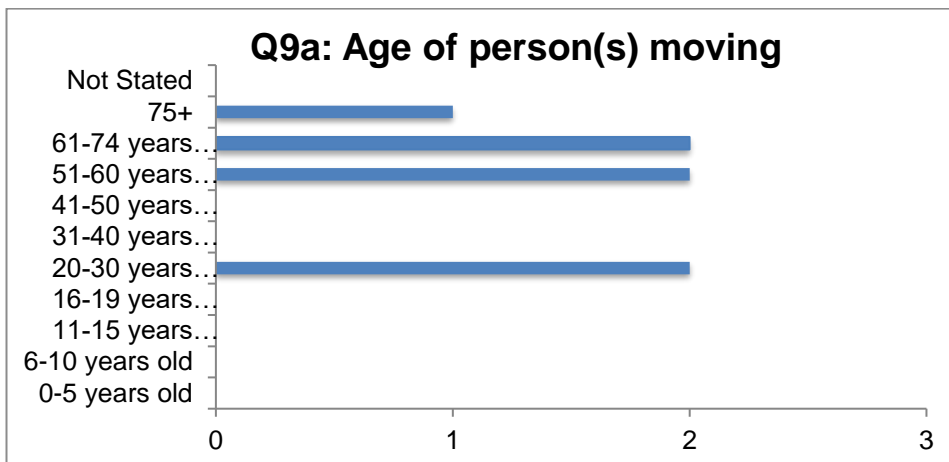


Figure 28: age of respondents in housing need

Three (43%) people needing to move were female and four (57%) were male.

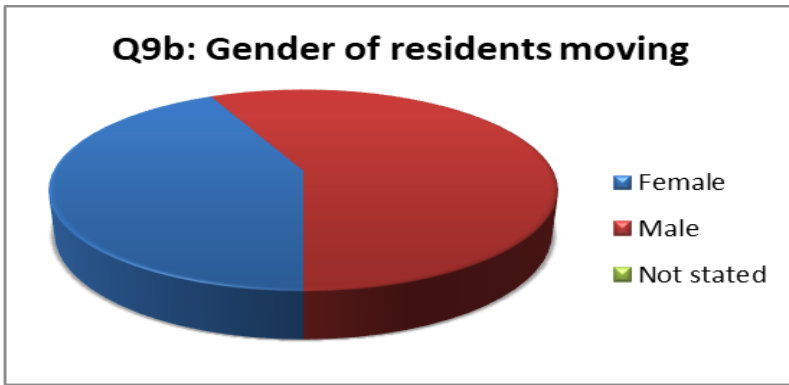


Figure 29: Gender of respondents

Out of the four people recorded for part two, there were three additional people in the households, one (33%) of these people was the spouse of the first person and two (67%) did not state their relationship to the respondent.

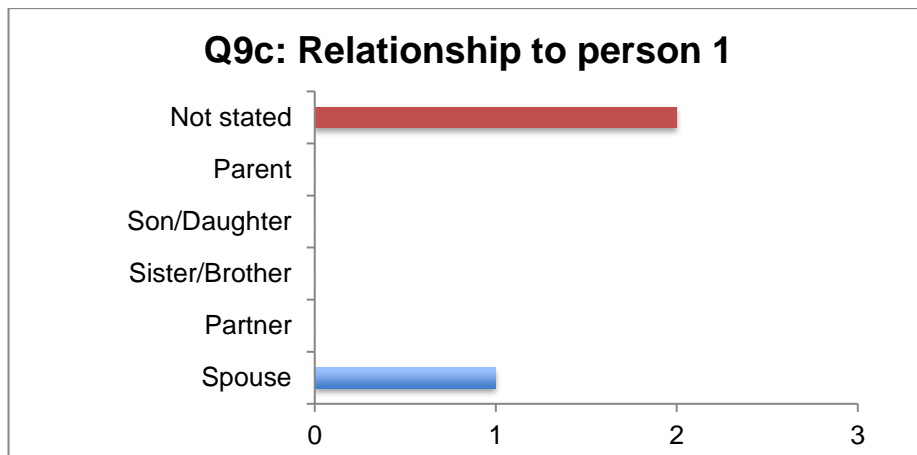


Figure 30: Relationship to person 1 of respondents

Type of household

Two (50%) households stated they were an older person household, one household (25%) were described as a couple and one (25%) did not answer the question.

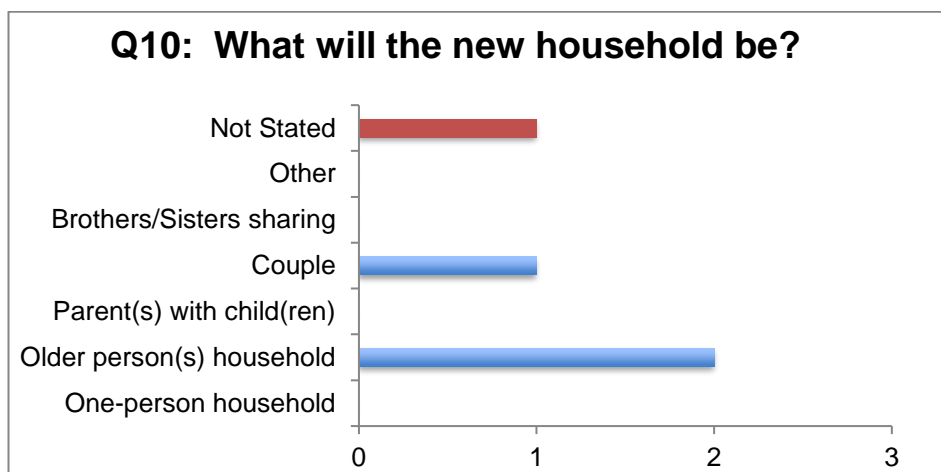


Figure 31: New household composition

Housing benefit

One household (25%) would be claiming housing benefit/universal credit whilst three households (75%) would not be claiming any benefits or credits.

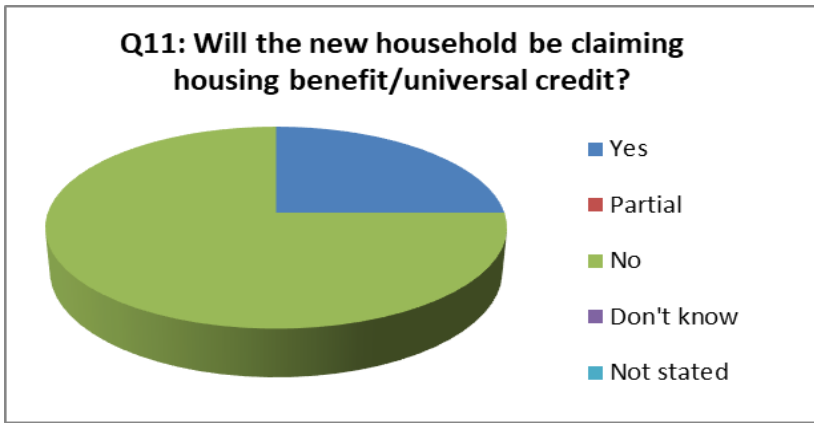


Figure 32: Housing Benefit

Current Situation

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

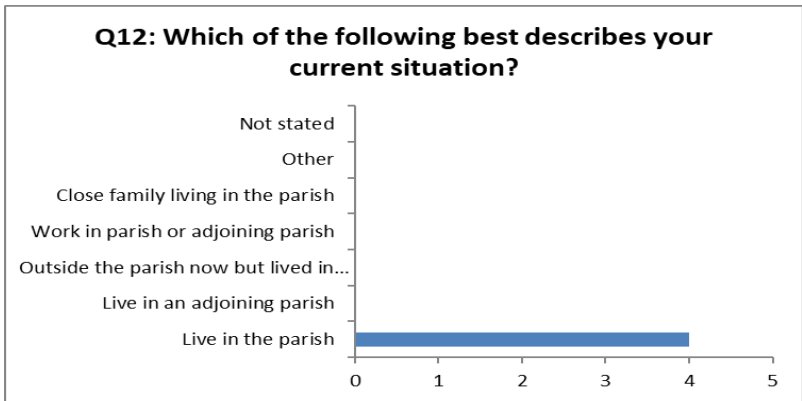


Figure 33: Current situation

Affordability

Income

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

One respondent (25%) stated their annual income was between £11,000 - £15,000, one household (25%) had an income of £41,000 - £45,000 and one household (25%) had an income of over £61,000. One household (25%) did not answer the question.

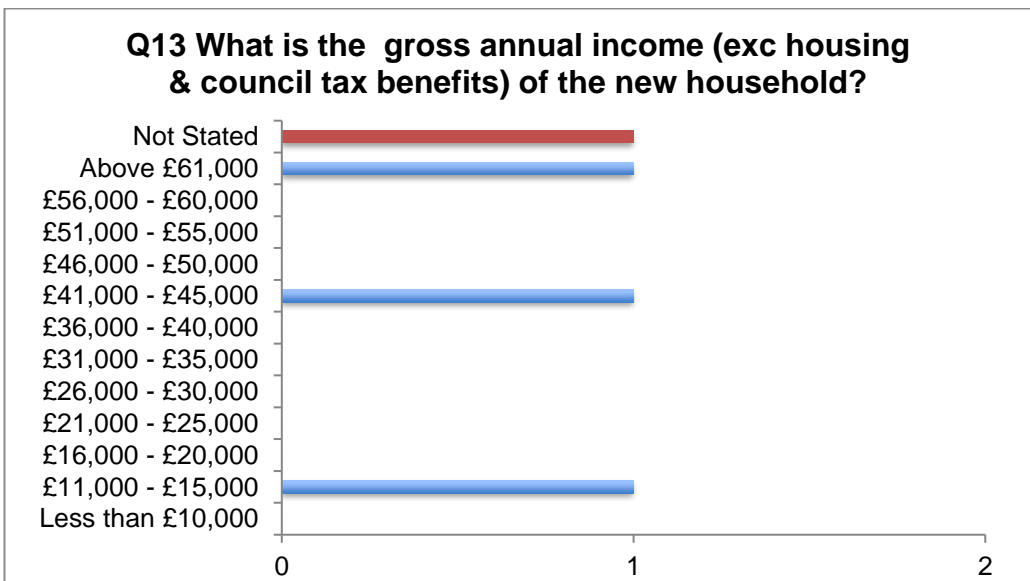


Figure 34: Gross monthly income

Savings

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

Two respondents (50%) indicated that they had no savings, one (25%) had savings of over £50,000 and one (25%) did not answer the question.

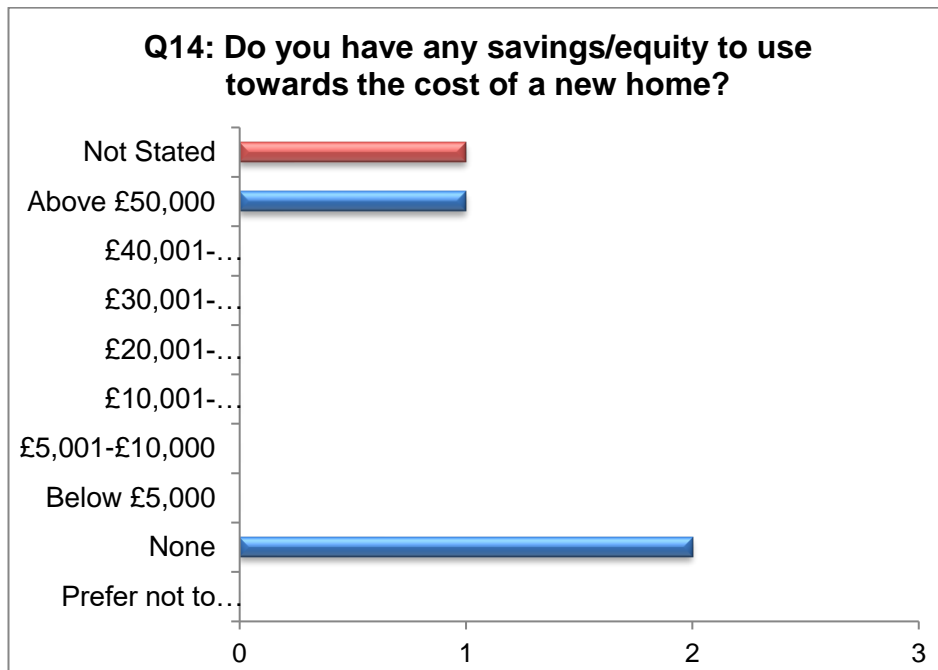


Figure 35: Savings

Two people (50%) did not have any equity, one household (25%) had equity of over £100,000 whilst one household (25%) did not answer the question.

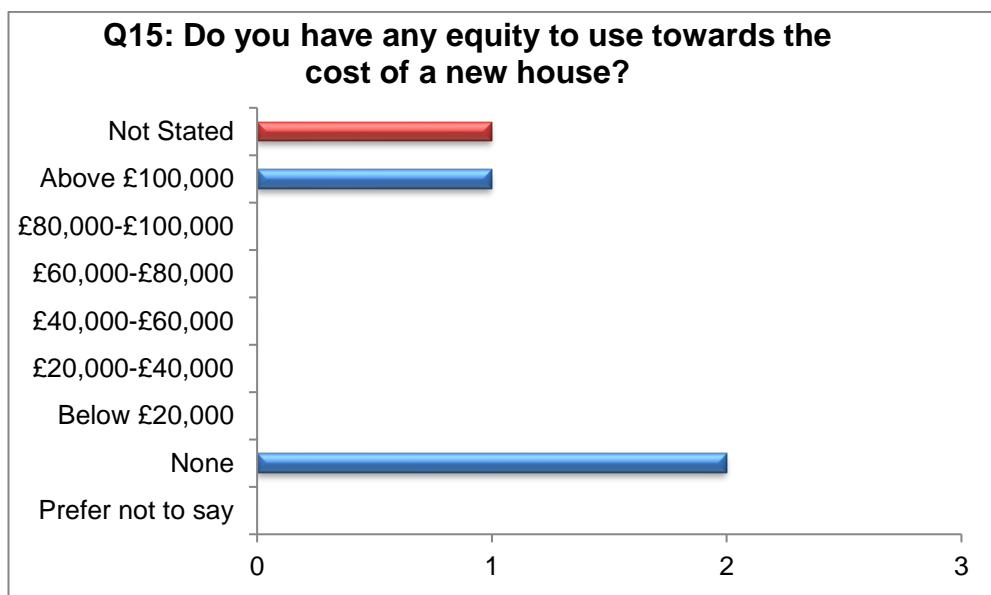


Figure 36: Equity

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, **4 respondents** stated they had a housing need and went on to complete all or part of Part 3. Therefore, only the need of **4** 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. Half of those respondents in need stated they did not have any equity or savings which will be highly influential in their ability to purchase part or all a property.

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

| Indicated tenure of those stating they have a need (4) | |
|---|---------------|
| Type | Number |
| Open Market | 2 |
| Rent from Private Landlord | 1 |
| Self-build | 1 |

| Recommended tenure (4) | |
|--------------------------------------|---------------|
| Type | Number |
| Open Market | 1 |
| Housing Association / Council rented | 2 |
| <i>Not enough information</i> | <i>1</i> |

Recommendation

The need for **affordable rented** housing units was two 1 bed units - a recommended need of **two units**. Some of the respondents who wanted 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.

Two respondents expressed a desire for **open market properties** with a further one for self-build. Upon a basic financial review of their situation, given the information they provided, we have assessed that one would have the potential to buy on the open market.

Three respondents answered that they have a **special housing need** for a physically adapted home leading to a recommendation that one open market and one affordable home should be ground floor only.

None of the households that completed part 2 are currently on either the local authority **housing register** or Housing Association register. We would recommend that the Parish Council raise awareness of the need to be on the register amongst the residents of the parish, in order for them to be considered for affordable housing schemes in the future.

As of March 2022, there are currently 84 households registered on Uttlesford's District Council's system who have expressed an interest to live in Little Dunmow. However, only one applicant with a local connection was assessed as being in housing need and they are in Band C requiring a 1-bedroom property.

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 4 households analysed

| Size | Open Market | Self-Build | Private Rent |
|-------------------------|--------------------------------|---------------|------------------|
| Identified No. of units | 2 | 1 | 1 |
| Size Breakdown | 1x2 bed house 1x3 bed house | 1x2 bed Other | 1x2 bed bungalow |
| Timescale | | | |
| Now | | | |
| 0-2 years | 1x2 bed house | | |
| 2-5 years | | | |
| over 5 years | 1x3 bed house | | 1x2 bed bungalow |
| Not sated | | 1x2 bed Other | |

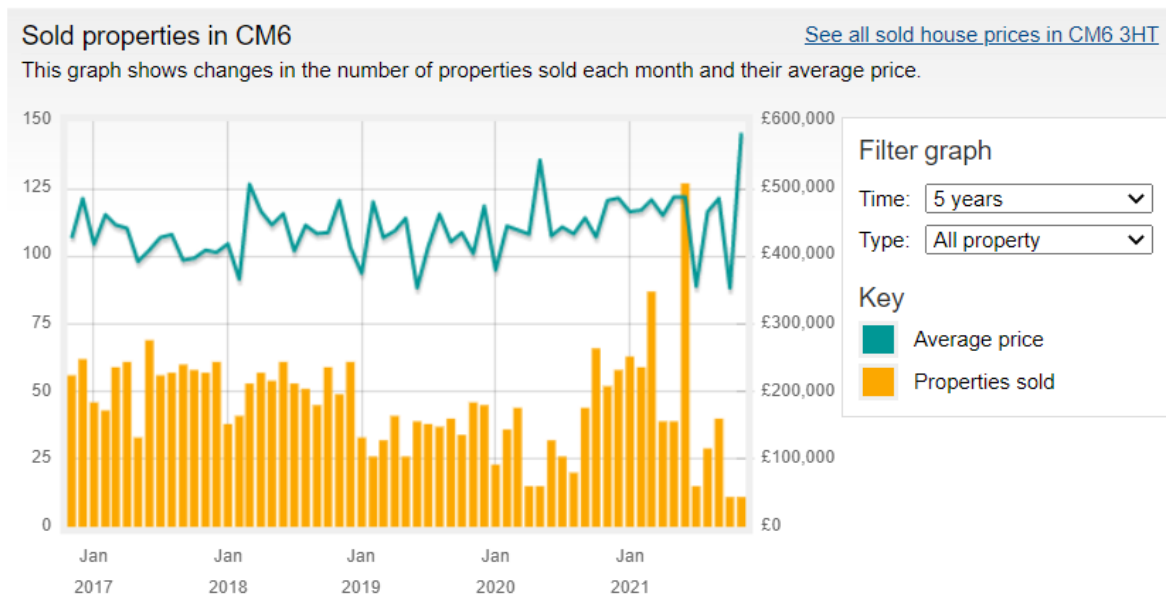
Total NEED of the 4 households analysed

| Size | Open Market | HA/Council Rented | <i>Not enough information</i> |
|-------------------------|------------------|-------------------|-------------------------------|
| Identified No. of units | 1x3 bed bungalow | 2x1 bed any* | 1 |
| Size breakdown | 1x3 bed | 2x1 bed | 1 |

* One of the 1 beds to be ground floor only due to specific housing requirements for this household.

Appendix 1
Local Housing Stock

Average property values in Little Dunmow over last 5 years



This table shows the average price and the amount (in brackets) of properties sold for the last available 6 months:

| | Jun-21 | Jul-21 | Aug-21 | Sep-21 | Oct-21 | Nov-21 |
|---------------|-----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Detached | £603,972 (67) | £570,000 (1) | £607,000 (14) | £638,333 (18) | £765,000 (2) | £675,191 (9) |
| Semi Detached | £409,107 (28) | £365,031 (8) | £382,083 (6) | £413,667 (12) | £330,000 (3) | £0 (0) |
| Terraced | £337,239 (23) | £331,000 (5) | £349,492 (6) | £340,714 (7) | £298,333 (3) | £0 (0) |
| Flat | £255,111 (9) | £195,000 (1) | £209,833 (3) | £198,000 (3) | £157,000 (3) | £167,500 (2) |
| All | £487,981 (127) | £356,016 (15) | £466,101 (29) | £485,824 (40) | £353,272 (11) | £582,883 (11) |

Source acknowledgement: House price data produced by Land Registry

Properties in Little Dunmow had an overall average price of £823,333 over the last year with detached properties selling for an average price of £1,000,000, Semi-detached £735,00 with no data held for Terraced properties. (Source Rightmove)

Affordability in Little Dunmow

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 Little Dunmow in order to remain living in the parish.

At the time of writing, there was one property on the open market including new builds: a 3-bedroom property (£415,000).

To fully purchase the only available house (3 bed property at £415,000 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 £93,375.

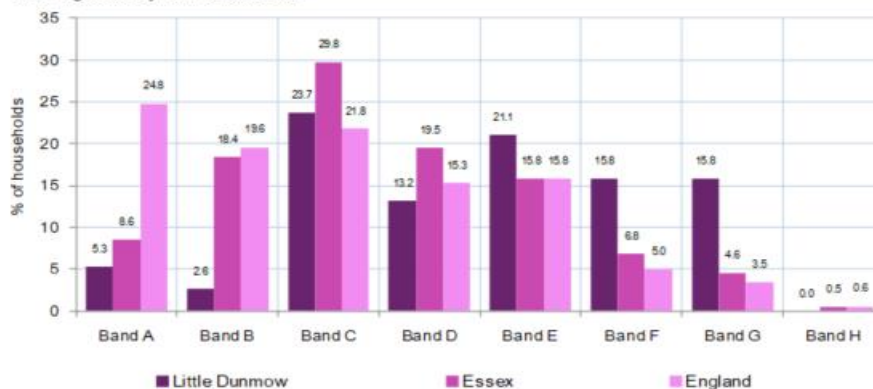
There were three properties advertised for private rent in the parish: a studio apartment (£620pcm), a one-bedroom apartment (£875pcm) and a 2-bedroomed apartment (£1250pcm).

(Sources, Zoopla, Rightmove)

Housing affordability, council tax and house prices in Little Dunmow 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 |
|---|--|--|---|
| 22.5 | 02 | 01 | 09 |
| England average = 15.4 | 5.3% of dwellings (England average = 24.8%) | 2.6% of dwellings (England average = 19.6%) | 23.7% 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 |
| £350,000 | £230,000 | £205,498 | £132,000 |
| 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 Little Dunmow.

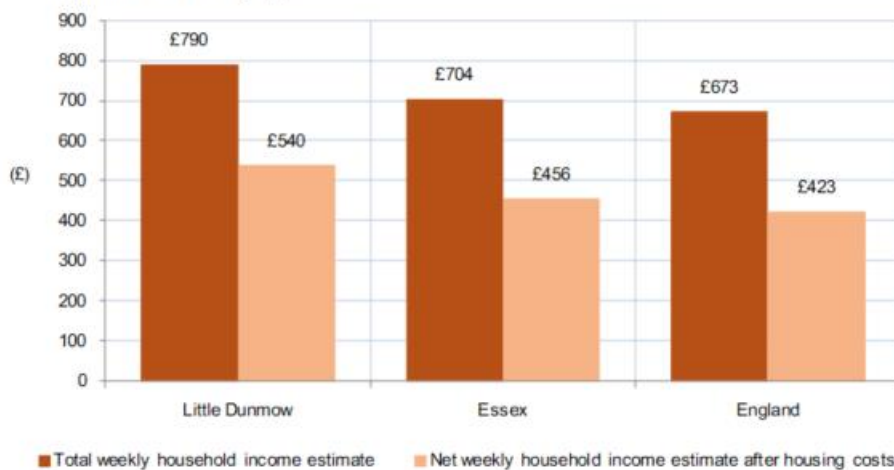
| | | |
|---|--|---|
| Largest employment sector | Second largest employment sector | Third largest employment sector |
| Retail | Health and social work | Education |
| 25 employees (13% of 185 of people in employment) | 15 employees (9% of 185 of people in employment) | 20 employees (11% of 185 of people in employment) |

Appendix 1

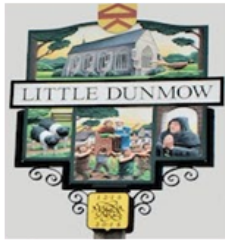
Income deprivation Little Dunmow compared to county and national average.

| | | |
|--|---|---|
| Housing and Council Tax Benefit claimants | Income Support claimants | Pension Credit claimants |
| 03 | 01 | 02 |
| 2.6% of households (England average = 20.6%) | 0.6% of working age adults (England average = 3.2%) | 3.2% of people aged 65+ (England average = 24.4%) |
| People living in 'income deprivation' (Economic Deprivation Index) | Households below 60% of the median income, after housing costs (as a % of all households) | Households estimated to be in 'Fuel Poverty' |
| 04 | 13.7% | 5 |
| 4.5% of all people (England average = 13.5%) | England Average = 21.5% | 11.1% 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)



**Little Dunmow
Neighbourhood Plan**
littledunmow8@gmail.com



January 2022

Dear Resident,

Little Dunmow Neighbourhood Plan, Housing Needs Survey

As part of their evidence gathering, the Little Dunmow Neighbourhood Plan Steering Group have decided to work with the Rural Community Council of Essex (RCCE) to look at residents' housing needs in the parish of Little Dunmow. RCCE is an independent charity, established in 1929 and works with rural communities in a variety of areas; including housing for local people.

A Neighbourhood Plan is a document produced by local people that contains local planning policies. Once the plan is agreed, it will become part of the legal process when determining planning applications and considering future development in the parish. This survey will look at determining the specific housing needs of those living in Little Dunmow (including those people with a strong local connection to the village) both in terms of open market housing (sales and rented) and affordable housing (sales, shared ownership and rented). This is not a survey to justify large scale or open market developments.

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 **Friday 25th February 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/LITDUNHNS>

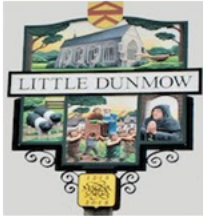
Returned forms will be dealt with by the Rural Housing Enabler at the Rural Community Council of Essex **in strict confidence**. The Neighbourhood Plan Steering Group will be provided with a summary report but will not see the completed forms, nor be made aware of any personal details.

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,

Joanna Pratt
Chairman, Little Dunmow Neighbourhood Plan Steering Group

Laura Atkinson
Rural Housing Enabler
Rural Community Council of Essex



Housing Needs Survey for Little Dunmow

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

Friday 25th February 2022



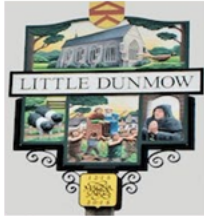
*To assist **Little Dunmow Neighbourhood Plan Steering Group** in their evidence gathering, this survey is asking about people's housing needs in Little Dunmow. It will be answered anonymously, but please answer as many questions as you can. If you need any additional forms please contact the Rural Housing 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
Little Dunmow**

Please read the accompanying letter before
completing this form and use the pre-paid
envelope to return the completed form by
Friday 25th February 2022



To assist Little Dunmow Neighbourhood Plan Steering Group in their evidence gathering, this survey is asking about people's housing needs in Little Dunmow. It will be answered anonymously, but please answer as many questions as you can. 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..... Bungalow.....
- Flat/maisonette/bed-sit..... Caravan/mobile home/temp.structure.....
- Sheltered/retirement housing..... Other (please specify).....

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

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

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

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

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

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

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

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

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

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

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

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

If you answered 'Yes' and the family members wish to move back to parish, please contact the Rural Housing Enabler for an additional survey form (contact details at the end of this form) or complete the survey online <https://www.surveymonkey.co.uk/r/LITDUNHNS>

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

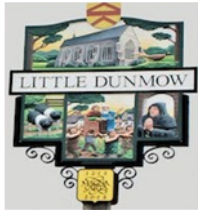
- Houses for younger people..... Houses for older/retired people.....
- Family housing..... Housing for outright open market sale
- Housing for private rent..... Housing for affordable/social rent.....
- Housing for shared ownership..... Discounted Market Sale homes
- Self-build plots..... Live / work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

Other, please specify.....

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

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

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



Housing Needs Survey for
Little Dunmow

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

Friday 25th February 2022



*To assist **Little Dunmow Neighbourhood Plan Steering Group** in their evidence gathering, this survey is asking about people's housing needs in Little Dunmow. It will be answered anonymously, but please answer as many questions as you can. 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.....

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)

- | | |
|---|---|
| <input type="checkbox"/> £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..... |

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

YES £.....
NO

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

YES £.....
NO

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

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

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

I give permission for you to share my contact details

Contact Details for Rural Housing Enabler:

Rural Community Council of Essex

Threshelfords Business Park

Inworth Road, Feering

Essex CO5 9SE

Telephone: 01376 574330

Email: laura.atkinson@essexrcc.org.uk

Key Terms - Affordable Housing

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

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

Other Housing Tenures

| | |
|---------------------------|--|
| Open market housing | Housing that is open for anyone to purchase at the full market value for the area. |
| Private Rented | Property owned by a landlord and leased to a tenant. The landlord could be an individual, a property company or an institutional investor. Market renters occupy the properties under a tenancy agreement and pay market rents. |
| Self-build / Custom Build | There are various types of self-build. Most commonly, the buyer acquires a serviced plot of land on which to either build their home themselves or use a contractor. Custom build is access to a serviced plot where a home is built and is then finished off by the purchaser using a menu of options. |

| | |
|----------------------|--|
| Rural Exception Site | A plot of land abutting the development boundary, well connected to services & facilities with the aim of providing affordable local needs housing in the village. This land will only receive planning permission for affordable housing with a local connection in perpetuity. It is an “exception” to the development sites detailed in the local plan. A small amount of open market may be permitted, only if required for cross subsidy. |
|----------------------|--|

Community Led Housing

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

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

Community led housing offers something for everyone.

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

Community led housing is where:

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

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



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

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

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

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

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

q

Appendix 3

Is this your main home?

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 49 | 96 |
| No | 0 | 0 |
| Not Stated | 2 | 4 |
| Total | 51 | 100 |

PART 1

Question 1

How would you describe your home?

| | Frequency | Valid Percentage |
|-------------------------------------|-----------|------------------|
| House | 48 | 94 |
| Bungalow | 2 | 4 |
| Flat/Maisonette/apartment/bed-sit | 0 | 0 |
| Caravan/mobile home/temp. structure | 0 | 0 |
| Sheltered/retirement housing | 0 | 0 |
| Other | 1 | 2 |
| Not Stated | 0 | 0 |
| Total | 51 | 100 |

Question 2

Please confirm the type of house.

| | Frequency | Valid Percentage |
|---------------|-----------|------------------|
| Detached | 36 | 71 |
| Semi-detached | 12 | 24 |
| Terrace | 2 | 4 |
| Other | 1 | 2 |
| Not Stated | 0 | 0 |
| Total | 51 | 100 |

Question 3

How many bedrooms does your home have?

| | Frequency | Valid Percentage |
|-----------------------|-----------|------------------|
| One | 3 | 6 |
| Two | 4 | 8 |
| Three | 20 | 39 |
| Four | 14 | 27 |
| Five or more bedrooms | 10 | 20 |
| Not Stated | 0 | 0 |
| Total | 51 | 100 |

Question 4
Who owns your home?

| | Frequency | Valid Percentage |
|---|-----------|------------------|
| Owned Outright by a household member (s) | 31 | 61 |
| Part-owned/Rented (shared ownership) | 0 | 0 |
| Owned with mortgage by a household member (s) | 17 | 33 |
| Rented from a Local Council | 1 | 2 |
| Rented from a Housing Association | 0 | 0 |
| Rented from a Private Landlord | 2 | 4 |
| Tied to job | 0 | 0 |
| Other | 0 | 0 |
| Not Stated | 0 | 0 |
| Total | 51 | 100 |

Question 5
How many families are living in this dwelling?

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| One | 45 | 88 |
| Two | 0 | 0 |
| Three | 1 | 2 |
| Other | 1 | 2 |
| Not Stated | 4 | 8 |
| Total | 51 | 100 |

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

| | Frequency | Valid Percentage |
|---------------|-----------|------------------|
| 0-5 years | 14 | 27 |
| 6-10 years | 8 | 16 |
| 11-20 years | 7 | 14 |
| 21-30 years | 8 | 16 |
| 31-50 years | 8 | 16 |
| 51-70 years | 3 | 6 |
| Over 70 years | 0 | 0 |
| Not Stated | 3 | 6 |
| Total | 51 | 100 |

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

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| One | 7 | 14 |
| Two | 24 | 47 |
| Three | 12 | 24 |
| Four | 5 | 10 |
| Five | 1 | 2 |
| Six | 1 | 2 |
| Not Stated | 1 | 2 |
| Total | 51 | 100 |

Question 7b**Age of household members**

| | Frequency | Valid Percentage |
|--------------------|-----------|------------------|
| 0-5 years old | 5 | 4 |
| 6-10 years old | 2 | 2 |
| 11-15 years old | 7 | 6 |
| 16-24 years old | 15 | 12 |
| 25-35 years old | 13 | 11 |
| 36-45 years old | 7 | 6 |
| 46-59 years old | 24 | 20 |
| 60-70 years old | 28 | 23 |
| 71 years and older | 21 | 17 |
| Not Stated | 1 | 1 |
| Total | 123 | 100 |

Question 7c**Gender of occupants**

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Female | 64 | 52 |
| Male | 58 | 47 |
| Not Stated | 1 | 1 |
| Total | 123 | 100 |

Question 8**Have any members of your family moved away from the parish in the last 5 years, due to not being able to find a suitable home locally?**

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 3 | 6 |
| No | 48 | 94 |
| Not Stated | 0 | 0 |
| Total | 51 | 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 | 7 | 14 |
| Yes, in 5 years or more | 3 | 6 |
| No | 41 | 80 |
| Not Stated | 0 | 0 |
| Total | 51 | 100 |

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

| | Frequency | Valid Percentage |
|--|-----------|------------------|
| Remain within the Parish | 2 | 17 |
| Move outside the parish, but remain in Uttlesford District | 2 | 17 |
| Move outside of Uttlesford District | 6 | 50 |
| Not Stated | 2 | 17 |
| Total | 12 | 100 |

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

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 34 | 67 |
| No | 14 | 27 |
| Not stated | 3 | 6 |
| Total | 51 | 100 |

Question 11**Would you remain supportive of further developments if a small number of houses for sale included?**

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 28 | 55 |
| No | 20 | 39 |
| Not stated | 3 | 6 |
| Total | 51 | 100 |

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

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 21 | 41 |
| No | 26 | 51 |
| Not stated | 4 | 8 |
| Total | 51 | 100 |

Question 13**Would you be supportive of a Community Led Housing scheme in the parish?**

| | Frequency | Valid Percentage |
|-----------------------------------|-----------|------------------|
| Yes | 18 | 35 |
| No | 12 | 24 |
| Potentially need more information | 18 | 35 |
| Not stated | 3 | 6 |
| Total | 51 | 100 |

Question 14**Would you be interested in being involved in a Community Led Housing scheme in the parish?**

| | Frequency | Valid Percentage |
|------------------------------------|-----------|------------------|
| Yes | 6 | 12 |
| No | 28 | 55 |
| Potentially, need more information | 14 | 27 |
| Not stated | 3 | 6 |
| Total | 51 | 100 |

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

| | Frequency | Valid Percentage |
|---------------------------------------|-----------|------------------|
| Houses for younger people | 17 | 14 |
| Houses for older/retired people | 18 | 15 |
| Family housing | 21 | 18 |
| Housing for outright open market sale | 5 | 4 |
| Housing for private rent | 2 | 2 |
| Housing for affordable/social rent | 16 | 14 |
| Housing for shared ownership | 3 | 3 |
| Discounted market sale homes | 5 | 4 |
| Self-build plots | 12 | 10 |
| Live/work units | 5 | 4 |
| New Govt model First Homes, | 4 | 3 |
| None | 1 | 1 |
| Not stated | 9 | 8 |
| Total | 118 | 100 |

Part 2: Households in housing need

Question 1

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

| | Frequency | Valid Percentage |
|-------------------------|-----------|------------------|
| Now | 0 | 0 |
| Within the next 2 years | 1 | 25 |
| Between 2 to 5 years | 0 | 0 |
| In 5 or more years | 2 | 50 |
| Not stated | 1 | 25 |
| Total | 4 | 100 |

Question 2

Who owns your current home?

| | Frequency | Valid Percentage |
|---|-----------|------------------|
| Live with parents | 2 | 50 |
| Part owned/Rented (shared ownership) | 0 | 0 |
| Member of a household | 1 | 25 |
| Rented from council/housing association | 0 | 0 |
| Provided with job (tied) | 0 | 0 |
| Rented from private landlord | 1 | 25 |
| Not Stated | 0 | 0 |
| Total | 4 | 100 |

Question 3

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

| | Frequency | Valid Percentage |
|---------------------------------------|-----------|------------------|
| Rent from Council/Housing Association | 0 | 0 |
| Buy on the open market | 2 | 50 |
| Part own/Rent (shared ownership) | 0 | 0 |
| Rent from a private landlord | 1 | 25 |
| Discounted Market Sale | 0 | 0 |
| Custom Build | 0 | 0 |
| Self-Build | 1 | 25 |
| New Govt model First Homes | 0 | 0 |
| Other | 0 | 0 |
| Not Stated | 0 | 0 |
| Total | 4 | 100 |

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

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 0 | 0 |
| No | 4 | 100 |
| Not Stated | 0 | 0 |
| Total | 4 | 100 |

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

| | Frequency | Valid Percentage |
|------------------------------|-----------|------------------|
| House | 2 | 50 |
| Bungalow | 1 | 25 |
| Flat | 0 | 0 |
| Sheltered/retirement housing | 0 | 0 |
| Any | 0 | 0 |
| Other | 1 | 25 |
| Not Stated | 0 | 0 |
| Total | 4 | 100 |

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

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| 1 bedroom | 0 | 0 |
| 2 bedrooms | 3 | 75 |
| 3 bedrooms | 1 | 25 |
| 4 bedrooms | 0 | 0 |
| 5 or more | 0 | 0 |
| Not Stated | 0 | 0 |
| Total | 4 | 100 |

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

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 3 | 75 |
| No | 1 | 25 |
| Not Stated | 0 | 0 |
| Total | 4 | 100 |

Question 8**What is your main reason for needing to move?**

| | Frequency | Valid Percentage |
|---|-----------|------------------|
| Need smaller home/downsizing | 0 | 0 |
| Need larger home | 0 | 0 |
| Need cheaper home | 1 | 25 |
| Need secure home | 0 | 0 |
| Need to change tenure | 0 | 0 |
| To set up first/independent home | 1 | 25 |
| Need physically adapted home | 0 | 0 |
| Need to be nearer work | 1 | 25 |
| Need to be closer to a carer or dependent | 0 | 0 |
| Change in family circumstances | 0 | 0 |
| Threatened with homelessness | 0 | 0 |
| Current home affecting health | 1 | 25 |
| Other | 0 | 0 |
| Not stated | 0 | 0 |
| Total | 4 | 100 |

Question 9a**Age of each person moving (cummulatively)**

| | Frequency | Valid Percentage |
|-----------------|-----------|------------------|
| 0-5 years old | 0 | 0 |
| 6-10 years old | 0 | 0 |
| 11-15 years old | 0 | 0 |
| 16-19 years old | 0 | 0 |
| 20-30 years old | 2 | 29 |
| 31-40 years old | 0 | 0 |
| 41-50 years old | 0 | 0 |
| 51-60 years old | 2 | 29 |
| 61-74 years old | 2 | 29 |
| 75+ | 1 | 14 |
| Not Stated | 0 | 0 |
| Total | 7 | 100 |

Question 9b**Gender of each person moving**

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Female | 3 | 43 |
| Male | 4 | 57 |
| Not stated | 0 | 0 |
| Total | 7 | 100 |

Question 9c
Relationship to person 1

| | Frequency | Valid Percentage |
|----------------|-----------|------------------|
| Spouse | 1 | 33 |
| Partner | 0 | 0 |
| Sister/Brother | 0 | 0 |
| Son/Daughter | 0 | 0 |
| Parent | 0 | 0 |
| Not stated | 2 | 67 |
| Total | 3 | 100 |

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

| | Frequency | Valid Percentage |
|---------------------------|-----------|------------------|
| One-person household | 0 | 0 |
| Older person(s) household | 2 | 50 |
| Parent(s) with child(ren) | 0 | 0 |
| Couple | 1 | 25 |
| Brothers/Sisters sharing | 0 | 0 |
| Other | 0 | 0 |
| Not Stated | 1 | 25 |
| Total | 4 | 100 |

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

| | Frequency | Valid Percentage |
|------------|-----------|------------------|
| Yes | 1 | 25 |
| Partial | 0 | 0 |
| No | 3 | 75 |
| Don't know | 0 | 0 |
| Not stated | 0 | 0 |
| Total | 4 | 100 |

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

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

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

| | Frequency | Valid Percentage |
|-------------------|-----------|------------------|
| None | 2 | 50 |
| Prefer not to say | 0 | 0 |
| Below £5,000 | 0 | 0 |
| £5,001-£10,000 | 0 | 0 |
| £10,001-£20,000 | 0 | 0 |
| £20,001-£30,000 | 0 | 0 |
| £30,001-£40,000 | 0 | 0 |
| £40,001-£50,000 | 0 | 0 |
| Above £50,000 | 1 | 25 |
| Not Stated | 1 | 25 |
| Total | 4 | 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 | 2 | 50 |
| Below £20,000 | 0 | 0 |
| £20,000-£40,000 | 0 | 0 |
| £40,000-£60,000 | 0 | 0 |
| £60,000-£80,000 | 0 | 0 |
| £80,000-£100,000 | 0 | 0 |
| Above £100,000 | 1 | 25 |
| Not Stated | 1 | 25 |
| Total | 4 | 100 |

Site Suggestions

Appendix 4

- Opposite pub
- Land opposite The Flitch of Bacon pub
- Not without a better understanding of the boundary of this plan
- Land that is currently fallow in the middle of the village
- No
- Opposite the Flitch of bacon
- Agricultural land between Ivy house and The Moors
- Braintree
- Former Station House
- The Street opposite The Flitch of Bacon
- Opposite Flitch of Bacon providing a large area was gifted to village for much needed parking.
- By Tesco's
- Opposite Flitch Green
- Land opposite Flitch of Bacon PH
- No
- Outskirts of village
- Next to where the new councils maisonettes have been built
- Yes, travellers site Station Rd
- No, not presently
- Village recreation ground (small part only) land opposite the Flitch of Bacon restaurant on The Street
- Brownfield/conversion of empty shop units/offices
- Don't know area very well, moved here from Chelmsford 3-4 months ago. Reason - enjoy the countryside feel, with relative access to main roads and other links
- Braintree town & surrounding near schools & trains etc, they need it we don't
- No
- As long as it doesn't affect the lives of residents, there are plenty farms lands
- My Garden, when we sell our house within 2 years, could fit a number of houses as 1 acre plot. Minimal central village impact, bus stop 400ms on B1256. Gives excuse to add speed restrictions on B1256 & thereby reduce collisions/speed etc at Little Dunmow junction
- Lots of open farm land on Station Rd would suit
- Plenty of open land between Little & Great Dunmow that connects to A120. Could do with resources & infrastructure improvements that come with new housing
- There is land over the other side of the A120 from Little Dunmow village, alongside B1256. this would mean less pressure on the road from B1256 to Felsted

- Please don't ruin the look and feel of little Dunmow
- My wife and I feel that Little Dunmow Parish has already supported enough additional housing in the last decade or more. There are additional houses already planned which will again significantly increase the number of houses locally over the next two years. We need to absorb and regroup before considering any more housing. The historic integrity of the village must be protected and any additional housing sensitively considered but not for at least another decade!
- There is no available type of housing for our grown-up children to access either via rent or purchase that is affordable. Eldest son & partner are living in Felsted with her parents.
- Twice I have purchased a new home with affordable houses and would not ever purchase on an estate with affordable houses again.
- It would be sensible if housing was made available specifically for those who have relatives in Little Dunmow - be they elderly or young - for community care. Then by saving on local social services.
- Any housing must take into account infrastructure i.e. schools, GP surgeries, transport links and the impact on our roads - we are a village NOT a city. We have problems with speeding vehicles/motorbikes.
- Large developments are unsustainable. We do not have the roads or schools to support it.
- The reason for not supporting any development are (1) Little Dunmow parish has had built the Flitch Green major development (2) The layout of the current village does not suit any "squeezed in" development
- We have just seen bungalows for older/retired people being demolished and replaced with maisonettes, therefore it would be good to see more bungalows built to replace these.
- I have written that I would be looking to move in 5 years within Uttlesford District and Little Dunmow although I would consider suitable housing in (illegible). We would need to downsize & would want more facilities close by
- We strongly object to any further developments either in the village or linking the village to Flitch Green. We don't agree with infill (i.e. selling of gardens or land behind houses) development. The village has had its fair share of new developments (The Moors) recently and the road infrastructure cannot cope with any more road traffic, cars or commercial vehicles.
- Scattered small developments for locals
- I don't see Uttlesford as being a desirable place to live anymore. What's more, where do people work & keep the district to its environmental promises? Where's the employment opportunities that don't involve long commutes? Where's the integration of thought by our governments to achieve minimal environmental impact of building homes & provide employment close by? I strongly feel that housing should support the development of a more multi racial community & there needs to be more education or work in schools & local communities on diversity that we share in common. Its quite racist here.
- I think the village has had its fair share of new homes, and therefore I don't think any further developments are needed.

- We were lucky in securing our home but recognise the great need for affordable housing locally. Most of our friends (similar age, young families) have moved 30-40 mins north in order to afford family homes. We wish this wasn't the case as we miss having them nearby, & cost of housing was the single factor in requiring friends to move. The only way to fix a lack of affordable housing is to have more housing.