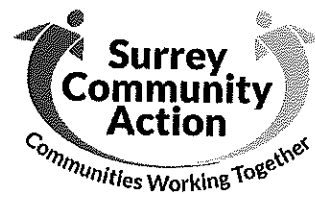


Churt Household Survey

September 2016

With Support From



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Report Summary

This report sets out the results of the Household Survey which was undertaken in September 2016,

A brief summary of the findings follows:

- 27% of households responded to the survey
- Those aged 60+ dominated the responses
- 63% of respondents lived in a detached property, 60% of properties had 4 or more bedrooms.
- 90% of respondents were owner occupiers.
- 53% wanted to see development in the village maintained at the current rate.
- 35% wanted any future developments to match with the existing styles in the village
- 65% would support a local scheme for local people, 20% were unsure.
- 17 households said they were looking to move
- 4 households were looking for affordable rent, 12 to buy on the open market
- 19% were happy with the current facilities in Churt
- The recreation ground and the front of the Church were the most popular locations for extra parking
- 10 people were identified as possibly suitable for the Priority Services Register
- 28 households stated they would be prepared to become an emergency warden
- 55 people said they would be happy to offer help to someone in their road
- 86% of those who offered to help were happy to assist with a range of tasks.

Churt Parish Background

Churt is a small parish of approximately 1200 people living in 500 households, located just over 5 miles from Farnham and close to the border with Hampshire. The parish lies wholly within the Green Belt and the Surrey Hills. There are also four Sites of Nature Conservation Importance within or adjacent to the parish boundary:

The 2011 Village Design Statement states that it is the 'special status of the designated areas together with the tight settlement boundary that has protected Churt from indiscriminate development and is one of the factors which maintains the integrity and visual character of the community'

The statement goes on to say that it believes the natural spaces outside of the settlement boundary should be protected and sees extensions to existing properties as preferable to the development of open space.

Map 1: Parish Boundary of Churt

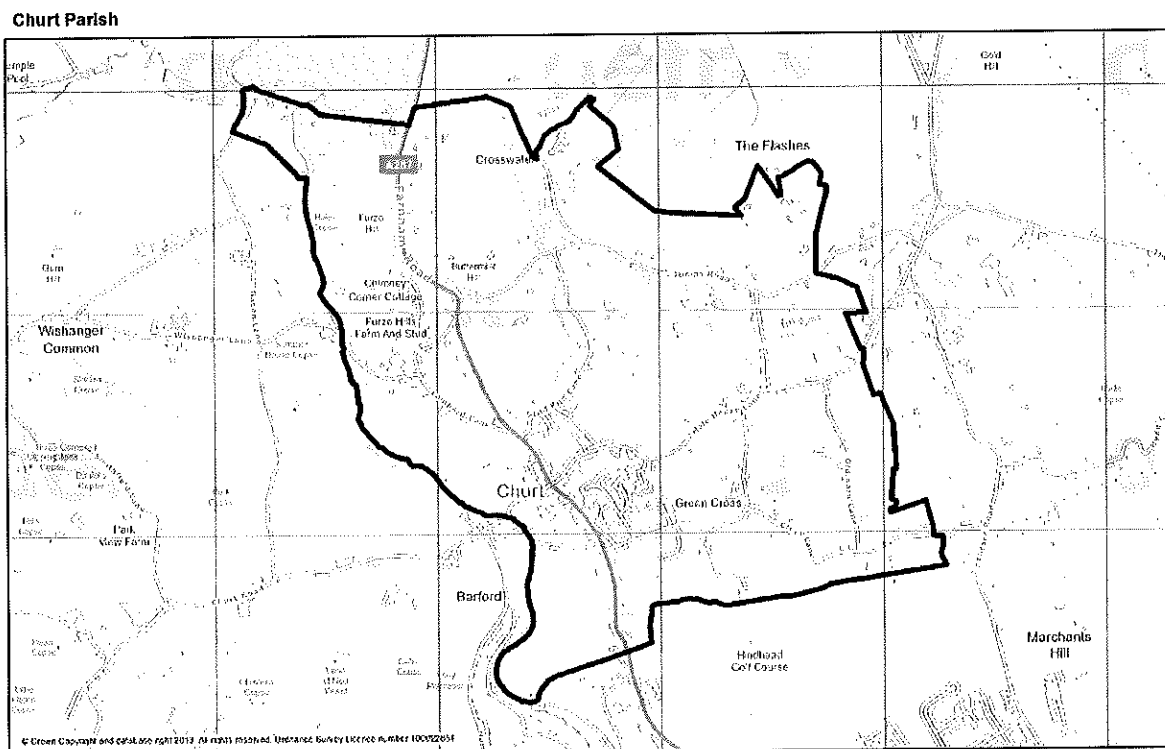
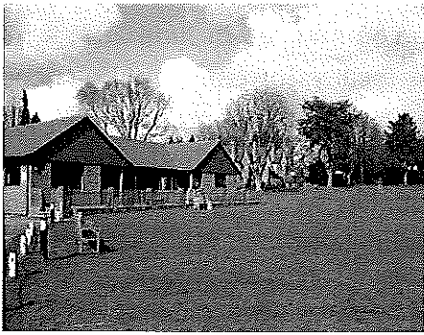


Figure 2011 Census Output Area boundaries. Crown Copyright.
Crown Copyright material is reproduced in full in the publication of the Local Plan 2011/15/20
Produced by OCSI Consultants for Social Revolution. www.ocsi.co.uk, April 2013



Although a small parish Churt is well served in terms of community facilities and groups for all ages from toddler and nursery groups to amateur dramatics and the WI. Tennis, football and cricket are among some of the sports clubs as well as Scouts, Cubs and Guides. A weekly lunch club also operates for the elderly.



A number of venues are available for community use, including the Village Hall, Community Centre and the Pavilion at the recreation ground. The village has retained its Church of England Infant School and there are a number of nearby pubs and restaurants including the

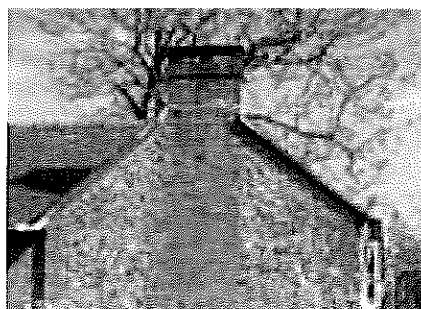
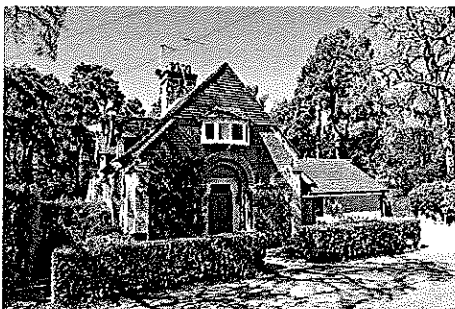
Crossway Inn, Pride of the Valley and Bel and the Dragon.



Many of the roads surrounding the parish are narrow and winding, the only main road is the A247, the nearest railway stations are at Haslemere (6 miles) or Farnham (5 miles). There is an hourly bus service which runs from Aldershot to Haslemere, Monday – Saturday.

In terms of design, Churt has a typical 'Surrey Vernacular' with many of the properties being brick faced and/or tile hung. Churt's Village Design Statement¹ highlighted five categories of housing design:

- original farmhouses and cottages. (There are some thirty-four 15th to 18th century properties)
- large houses, many with landed estates, built in the late 19th and early 20th centuries as country retreats for the wealthy
- smaller houses, many from the 1920s and 1930s, sometimes set within several acres and often forming scattered rural communities with the farmhouses and cottages
- within the settlement boundary much dates from the 1920s and 1930s with post-war infilling, all largely to a low density
- housing developments that consolidated the developed area within the settlement boundary built in the latter half of the last century.



¹ http://www.waverley.gov.uk/downloads/file/2130/churt_village_design_statement

Report Background

The Rural Housing Enabler for Surrey Project at Surrey Community Action commenced in June 2006. The purpose of the project is to work with rural parishes to help them to identify local, affordable, housing need, and where a need exists, to liaise between the community, the local authority and other appropriate experts (such as Housing Associations) and landowners to facilitate the development of affordable housing to meet the needs of rural communities. The project also works with Parish Councils to assist with conducting Housing Needs Survey's to form part of the evidence base for Neighbourhood Plans.

Defining Housing Need

Housing need in this context is defined as follows:

- The need for an individual or household to obtain housing which is suitable to their circumstances;
- It implies that there are issues or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector;
- Such problems may be concerned with housing costs, size, location, layout, state of repair or security of tenure;
- This need may be immediate or anticipated in the near future.
- It may also include households who are looking to downsize but remain within the locality.

Defining Affordable Housing

In recent years it has become more difficult to agree exactly what is defined as affordable housing. The current government definition is:

'Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices'

Affordable Rent

Historically the guide to what is affordable has been 35% of a household's net income. For some even this can now be unaffordable and with the push towards 'affordable rents' (80% of open market rents) households could potentially be looking to spend over £14,000 pa on an 'affordable rent' property in a typical rural area in Surrey in the future. The average social rent is around £8,000 per annum.

This may be further complicated by restrictions on the Housing Register eligibility criteria where those with a gross income of over £60,000 or savings/assets in excess of £30,000 will not qualify. Whilst this is considered a healthy income, it may not be enough to buy a property in Waverley or be able to afford to privately rent.

Shared Ownership

This particular housing tenure may be an alternative option as it offers the opportunity to gain a foot on the housing ladder, however this option should be approached with some caution. Again, with house prices being so high the actual level that people may be able to afford to buy into may be less than the normal 40%. In turn this means the rental percentage will be higher too. Problems may also occur on re-sale, where a homeowner has staircased up. The re-sale price may be too high for those looking to purchase, or because the income levels for this tenure type is currently capped at £80,000, those that may be able to afford it may be earning in excess of this amount. This rather limits the product to those who have a reasonably sized deposit, who do not earn over the prescribed limit and who still have the local connection criteria. The number of lenders prepared to loan against properties will be limited.

Starter Homes

The Housing and Planning Act 2016 introduced a further affordable housing tenure, 'Starter Homes'. These are homes which are to be sold at 20% discount on the market price to people under the aged of 40. However, the cap is set at £250,000. The average house price in Surrey is over £450,000, therefore even with a 20% discount (£90,000) this is still way above the cap set. Some smaller properties and flats may fall just within this price range in urban areas but such properties (high rise flats) would not be appropriate within a rural setting. Rural exception sites have now been excluded from this tenure type.

Sources of land for affordable housing

There are a number of ways in which land can be made available for affordable housing. The list below includes the most common ones (however please note that this list is not exhaustive):

- Public Authority land (often land that belongs to the Local Authority)
- Private Estate land (land gifted or disposed of at low cost by charitable landowners)
- As the Council's standard policy for affordable housing attached to open market housing development: The Subsidised Affordable Housing within Settlements Policy (Policy H5 of Waverley Borough Council's Local Plan) sets minimum thresholds for market housing development sites that will require the inclusion of affordable housing. In areas of less than 3,000 inhabitants (such as Churt) this threshold is 5 or more dwellings or sites of 0.2 hectare or more (irrespective of the number of dwellings). In settlements of more than 3,000 inhabitants, this threshold is 15 or more dwellings or sites of 0.5 ha or larger. The Council requires the level of provision to be at least 30%, unless the density is over 40 dwellings per hectare, in which case the requirement is for 25% affordable housing. However, the mix of tenure and size of homes will be negotiated on a site by site basis, in line with local housing needs. It should also be noted that this policy may alter subject to the new local plan.
- Rural Exception Sites: under the Council's Local Plan Policy H6² sites closely related to the settlement boundary that would not normally qualify for planning permission may be given planning permission provided all new homes are in the form of affordable housing, the development meets a proven local

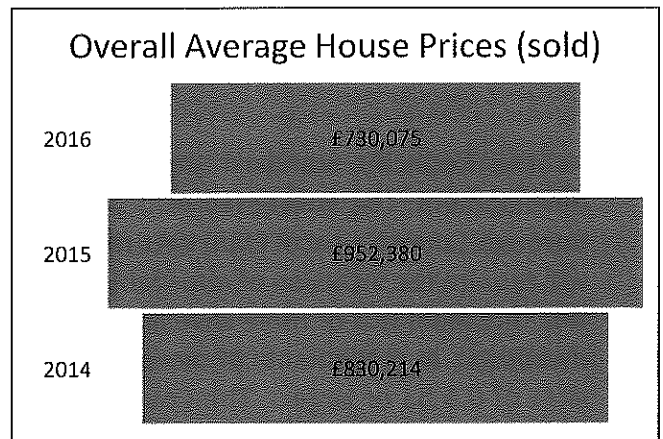
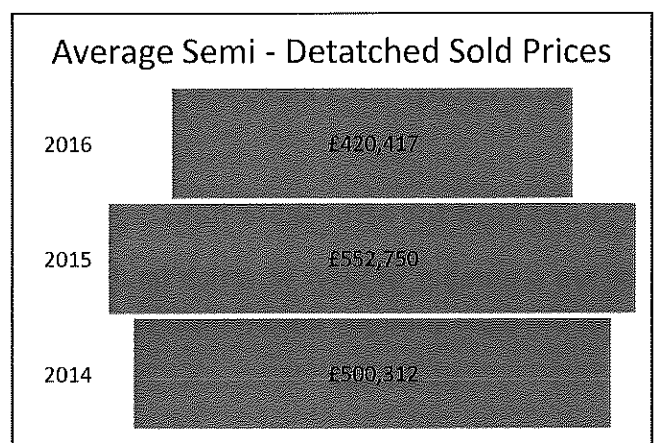
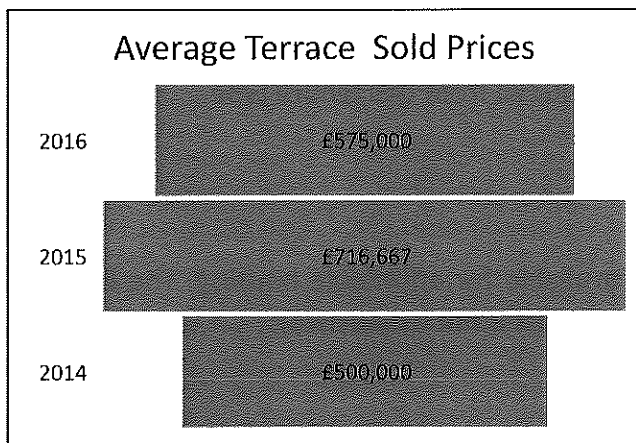
² Policy H6- Subsidised Affordable Housing in the Green Belt and Countryside Beyond the Greenbelt

demand, the site has adequate access to services and amenities, is small-scale and respects the form and character of the village. Only households with an agreed local connection defined by a Section 106 Agreement would be eligible for affordable housing on a Rural Exception Site and any dwellings must remain low-cost in perpetuity.³ Local need can be demonstrated by means of a current Housing Need Survey which is undertaken by the Rural Housing Enabler in partnership with the relevant Parish Council.

Statutory and local provisions can be incorporated to ensure that any affordable homes built remain as affordable. This can take the form of land covenants, planning conditions or the setting up of non-profit making trusts which can help ensure retention of the land for affordable housing.

Local Housing Market

The land registry figures for the past 3 years show an average of about 30 properties per year being sold. House prices for 2016 so far appear to have fallen against those of 2015. No flats have been sold in the parish since 2009, which were the new build properties at The Old Bakery.



³ As per the Statutory Instruments 1997/625, The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East), in designated rural areas such as Churt, dwellings cannot be 'lost' to the open market because of a limit to the right to acquire and the right to enfranchise, thus ensuring that these homes remain affordable in perpetuity.

Current Open Market Sales

A search was undertaken in September 2016, at the time there were 14 properties on the market and 11 which had either recently sold or had offers made on them. ⁴

Asking prices tended to be in excess of recent sold prices and a number of properties had been reduced in price which appears to support the land registry figures where the 2014 prices were significantly higher.

Property Type	Number of Beds	Price	
Terrace	2	£450,000	
Semi-Detached	2	£595,000 (sold)	
	3	£595,000 (sold) £750,000 £835,000	
	4	£550,000	
	3	£590,000 (x2 new build) £825,000 (sold)	
Detached	4	£550,000 (sold) £850,000 (sold) £1,450,000 (sold) £1,525,000	
	5	£900,000 (sold) £1,100,000 £1,250,000 (sold) £1,395,000 £1,550,000 £1,895,000 (sold)	
	6	£1,850,000 £1,950,000	
	Bungalow	2	£500,00 (sold)
		3	£675,000 £690,000
4		£650,000 (sold)	

Table 1

⁴ www.zoopla.co.uk

Key Household Characteristics of Churt

Data from the 2011 Census provides the latest information on the existing stock in the parish, as is typical in many rural areas, detached and semi-detached properties dominate, with the number of detached properties sitting at almost 42% higher than the England average.

Detached houses	Semi-detached houses	Terraced houses
334	108	33
64.1% of dwellings (England average = 22.3%)	20.7% of dwellings (England average = 30.7%)	6.3% of dwellings (England average = 24.5%)
Flats (purpose built)	Flats (other)	Caravan or other temporary accommodation
28	13	05
5.4% of dwellings (England average = 16.7%)	2.5% of dwellings (England average = 5.4%)	1.0% of dwellings (England average = 0.4%)

Source: Census 2011 (KS401EW)

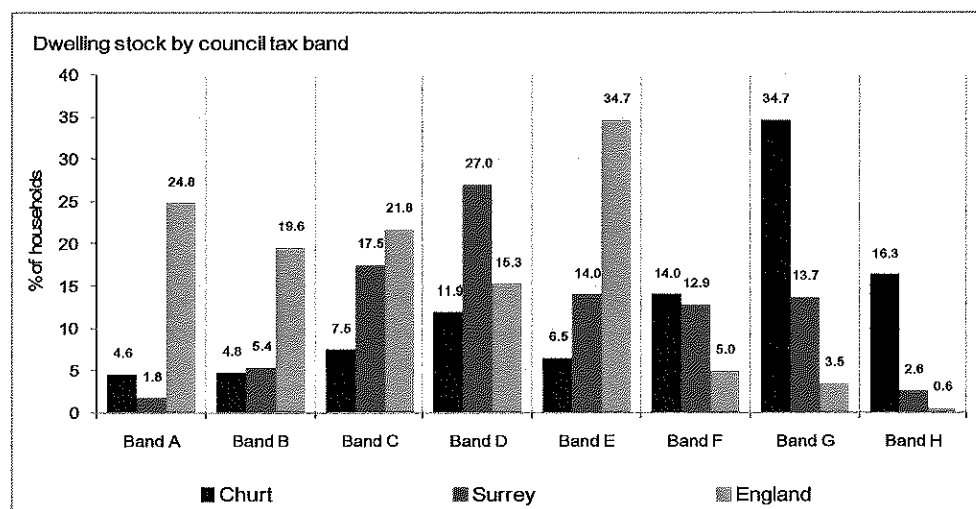
Whilst there is a predominance of owner occupiers, 10% above the England average, for a rural area in Surrey, the level of affordable housing is very good, and is line with the England average.

Housing that is owner occupied	Housing that is social rented	Housing that is private rented	Other rented accommodation
366	87	27	14
74.1% of households (England average = 64.1%)	17.6% of households (England average = 17.7%)	5.5% of households (England average = 15.4%)	2.8% of households (England average = 2.8%)

Source: Census 2011 (KS402EW)

Council tax bands give a good indication of the proportion of houses in each band, as these bands are set nationally, they can help show how the cost of all local property (not just those properties that have recently been sold) compares with other areas.

As can be seen for Churt, in 2011, the parish had a significantly lower number of properties in tax bands A-E than both Surrey and the country as a whole with over 65% of properties being located in bands F-H, almost 35% of which fell within Band G which is 31% higher than the rest of the country.⁵



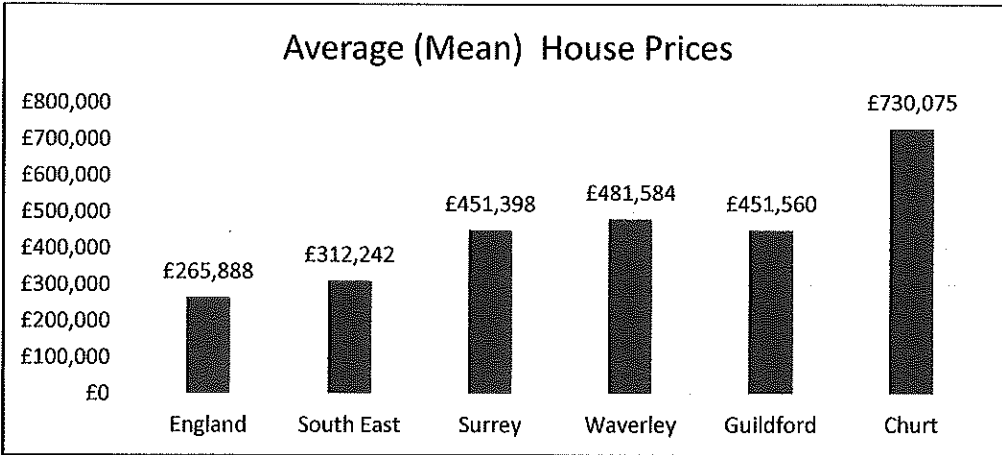
Source: Census 2011 (table KS401EW)

⁵ Source: Council Tax Band (Valuation Office Agency 2011), House prices (Land Registry 2009)

The local, County and wider strategic context

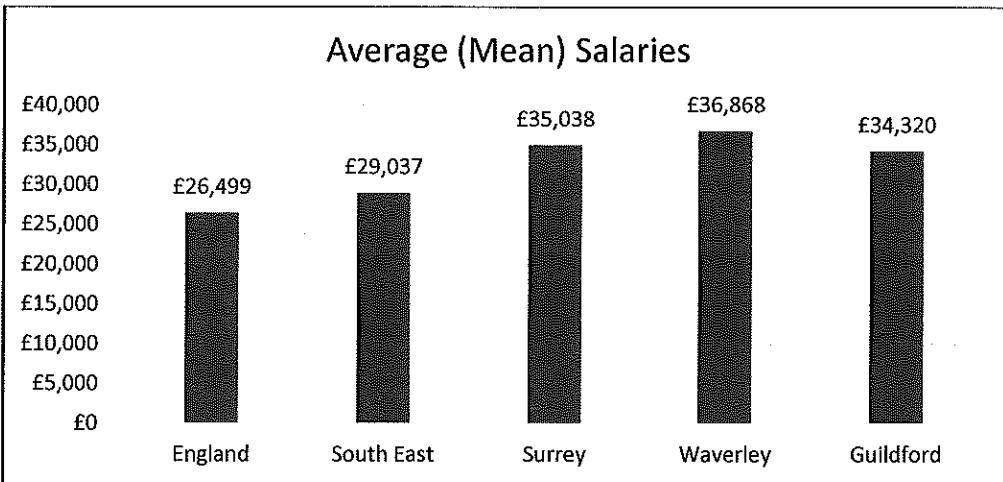
Compared to many other areas in the UK, Surrey is a very affluent County, it commands high house prices and its workforce earn some of the highest salaries in the Country. Within Surrey, Waverley is the second most expensive area in the County.⁶ In rural areas property values tend to be even higher and as Fig 1 shows in this case the average house price in Churt is £248,000 more than the average in Waverley and £464,000 higher than the England average. Although the average salary in the borough is just over £10,000 more than the England average this does not make up for the huge difference in house values.

Fig 1



Please note the above figure for Churt is based on overall Land Registry sale prices for 2016.

Fig 2.



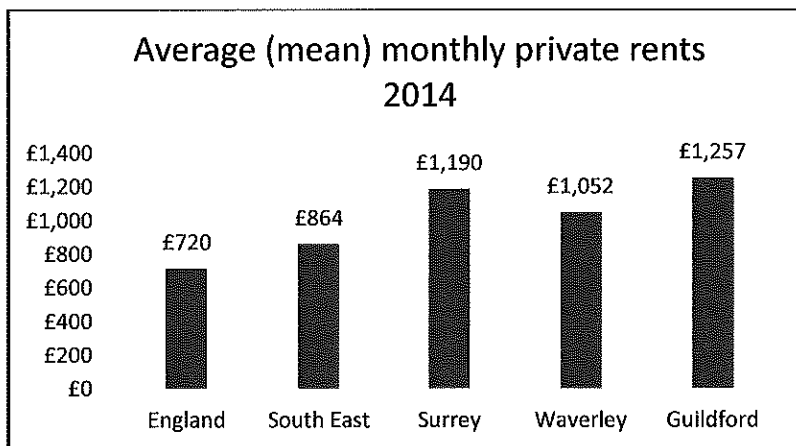
⁶ <https://www.housing.org.uk/resource-library/browse/home-truths-2015-2016-the-housing-market-in-the-south-east/>

Private Rental Market

Just two properties were available for private rent and there were no other recent lets making it very difficult to assess the local rental market for Churt, particularly as those that were available were 4 bedroom detached homes with an average asking rent of £2,300

The latest figures for private rent are shown below in Fig 4, on a borough basis Waverley falls below the average for Surrey but is still way above the average for the South East and England as a whole.

Fig 3



The average monthly private rent in Waverley is **£332** higher than the England Average.

Source: <https://www.housing.org.uk/resource-library/browse/home-truths-2015-2016-the-housing-market-in-the-south-east>

Current Affordable Housing Profile

Historically the homes provided by the local authority and/or housing associations were charged at 'social rents', which were typically 50% lower than the market rents. In 2011 the Government introduced 'affordable rents' which allowed housing associations to charge up to 80% of the market rent. In Surrey as a whole, and specifically rural areas, because of the high prices commanded 80% of an average 3 bed home 'affordable home' could become almost double that of a 'social rent' in the future.

All of the affordable housing stock in Churt is owned by Waverley Borough Council.

Table 2 – Current Affordable Housing Stock

	1 bed flat	2 bed flat	1 bed bungalow	2 bed bungalow	2 bed house	3 bed house	Total
Waverley Borough Council	16	1	30	4	2	22	75

Source: Waverley Borough Council

12 properties have been lost through the Right to Buy since the last census, although this brings the percentage of affordable homes in the parish down from 17.7% to 15.1% it is still a healthy number for a parish of this size.

There are currently 10 households on the housing register with a connection to Churt, none of the properties have been re-let in the past three years.

The average rent(s) for council owned homes in Churt are currently:⁷

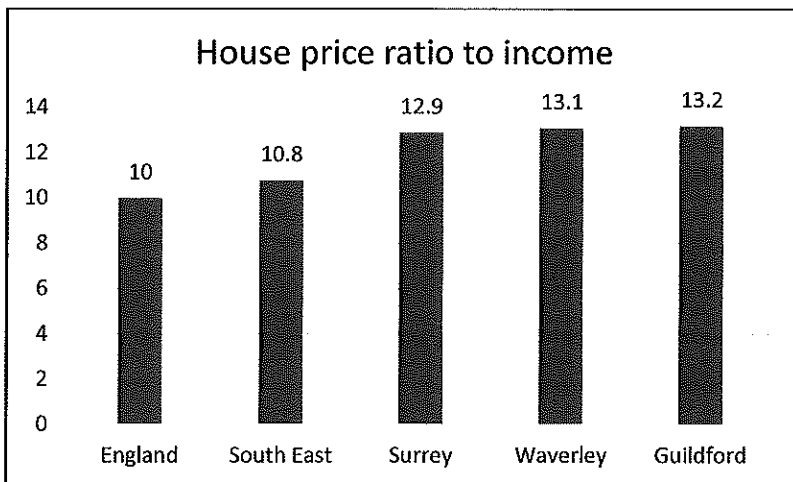
Table 3 – Current Social Rents

Type	No of Bedrooms	Average Monthly Rent
Flat	1	£409.76
	2	£436.15
Bungalow	1	£498.33
	2	£559.00
House	2	£583.83
	3	£611.13

Although the last set of published market rent figures relate to 2014 and as such there is likely to have been an increase in private rent since then it is still useful to use these figures to compare the social rent with. It is clear to see that in this case there is over a £500 difference between the two.

Income to House Price Ratio

Fig 4



The latest figures from the National Housing Federation⁸ gives a ratio of 13.1 as the average house price to the average salary for Waverley. This is based on an average (mean) house price of £481,560. Using the above figures, you would need an income of just over £110,076 to achieve an 80% mortgage on an average property.

However, as I have previously shown, the house prices in Churt are considerably higher than the average (typically, rural house prices are 26% higher than urban areas) for Waverley.

With the average salary in the borough at just under £37,000, (average earnings in rural areas are, on average £7,600 less per annum) emerging households will either require substantial deposits or salaries if they wish to own a home in a rural setting such as Churt.

⁷ Source: Waverley Borough Council

⁸ <https://www.housing.org.uk/resource-library/browse/home-truths-2015-2016-the-housing-market-in-the-south-east/>

Current Planning Applications

There have been 25 planning applications in the current year, the majority of which are extensions or changes to elevations and 3 applications for the building of new homes following demolition of an existing property.

However, there has been a significant application in the neighbouring District of East Hampshire which relates to Symondstone Farm where permission was sought for a Lawful Development Certificate (LDC) for the stationing of caravans for permanent residential use. Although this was rejected and consent was only granted for holiday use there are concerns amongst the community as to the impact that this will have on the village.

Emerging Local Plan – Waverley Borough Council

No further new homes have been allocated, other than the 10 which have already been granted consent, to the parish in the emerging local plan. There are 830 new homes proposed for Haslemere which is likely to have some impact on the village and surrounding roads.

The Survey – Responses and Method

It is to be expected that the majority of people living in the area are well housed and would not necessarily respond to a housing survey seeking information about opinions and housing needs.

Historically, the majority of responses in any survey of this kind come from:

- People who feel strongly that there should be no more development in the village.
- People who feel themselves to be in need of housing now or in the near future;
- Their relatives;
- People involved in some way in community affairs who probably have an appreciation of the problems affecting the community as a whole, even if they are not in housing need;

There were several aims of the survey:

- To give all residents an opportunity to provide an opinion on the issue of housing development within the village;
- To assess whether there is a need for housing amongst local residents;
- To highlight vulnerable residents who may, in the event of an emergency require assistance.
- To recruit volunteers to provide assistance during an emergency.

Part 1 of the questionnaire was designed to survey all residents about their views regarding the first point.

Part 2 was aimed specifically at those people who consider themselves to be in housing need and is designed to help measure the level of need for affordable housing by those people with a local connection to the parish and open market housing (in particular the needs of older people and emerging families)

Part 3 related to the updating of the emergency plan.

Whilst the questionnaires were sent to all households in the parish, the survey results do not purport to be representative of all residents; no information is available on non-respondents and it is not possible to gross up results to the entire population. Nor does the survey purport to assess the entirety of housing need in the area. Further advice on housing options is available through from Waverley Borough Council’s Housing Options Team.

The forms were posted out to all households (517) in July 2016, an option to complete the survey online was also given. In total 139 forms were returned, 110 by post and just 9 were completed online. Three surveys were returned by Royal Mail and marked as ‘owner gone away’ and an additional two surveys were received after the closing date and their responses have not been included.

The data from all the returned forms has been analysed as follows:

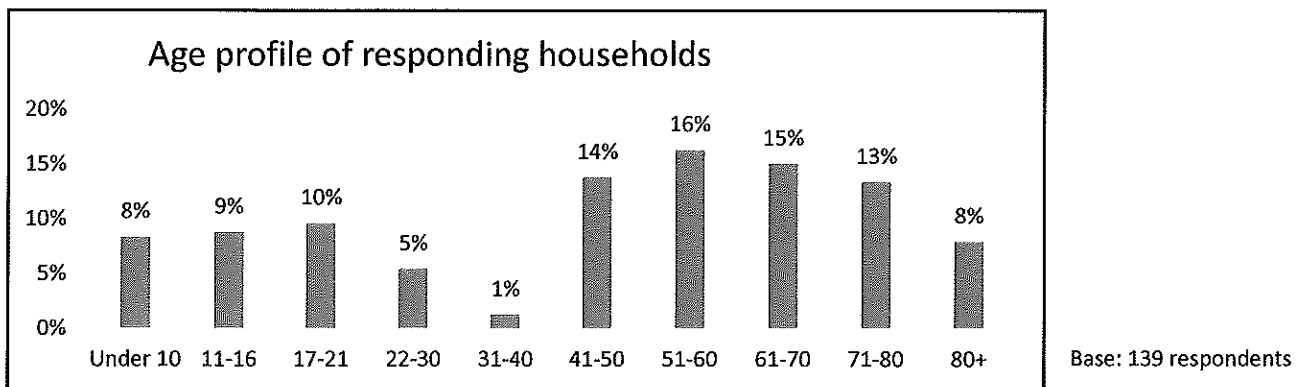
Total Distributed	514
Total Returned	139
Total percentage	27%

Across the country, a 10-35% response rate is generally recorded and as such this is considered to be a reasonably good response rate. Findings are based on 139 responses but please note that not everyone completed every question.

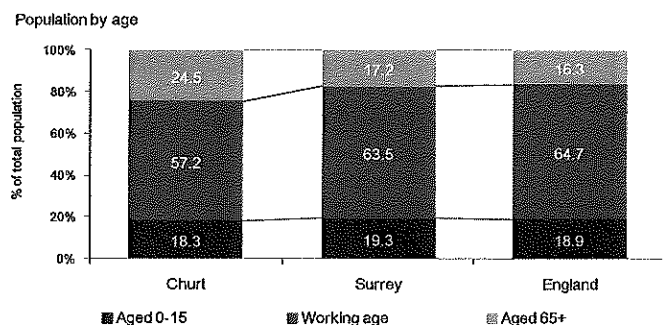
Survey Results Part 1 – Household Details

1. How many people in each age group are living in your home?

Fig 5



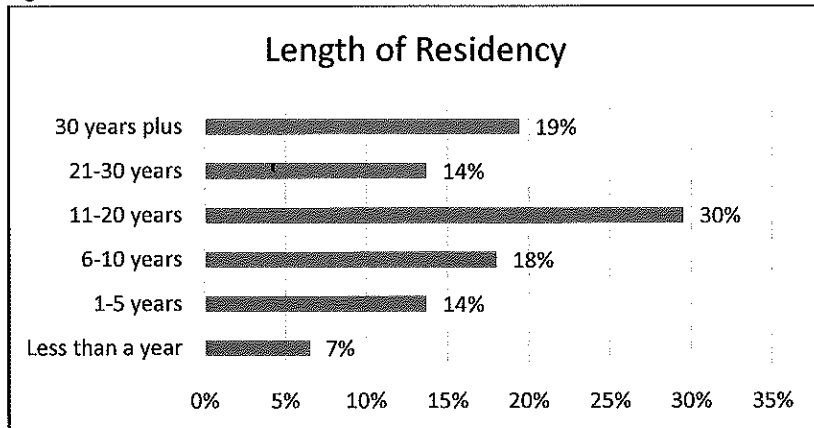
The 139 households who responded, have between them 239 occupants of which the majority are aged over 60. This appears to mirror the 2011 census data which shows a higher than average percentage of the population aged 65+.



Source: Census 2011 (table KS102EW)

2. How many years have you lived in the parish?

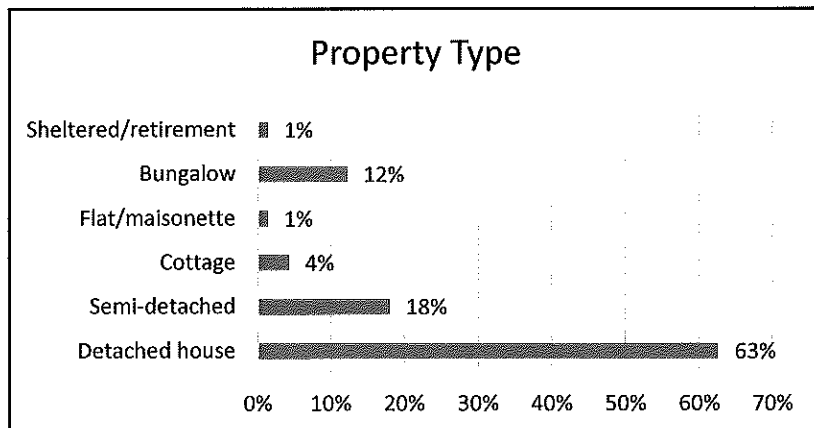
Fig 6



Base: 139 respondents

3. How would you describe your home?

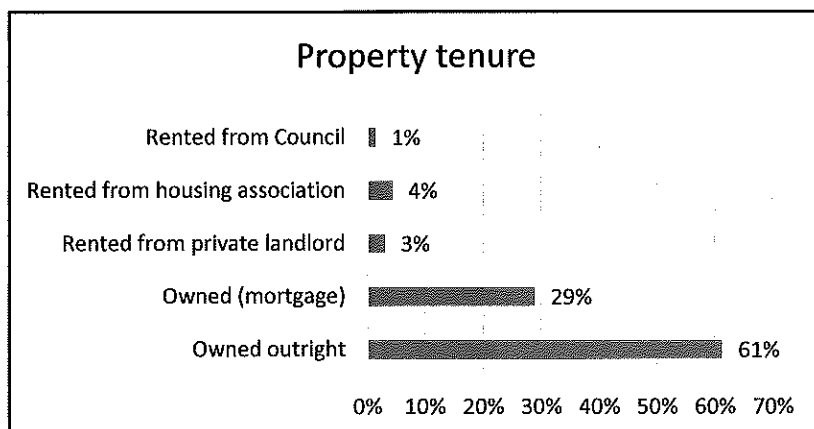
Fig 7



Base: 139 respondents

4. What is the tenure of your home?

Fig 8



Base: 139 respondents

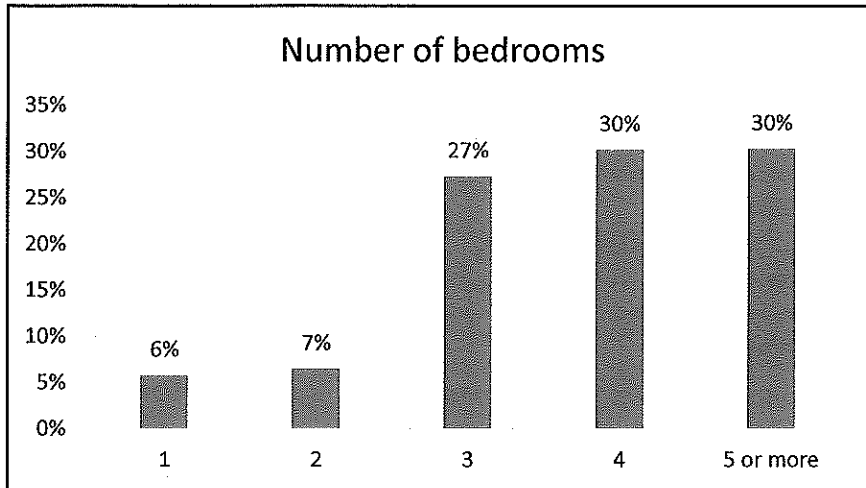
33% of households had lived in the parish for 20+ years.

63% live in a detached house

Compared with the last census these results are more heavily weighted towards homeowners with 90% of respondents being owner occupiers and just 8% in rented accommodation.

5. How many bedrooms does your home have?

Fig 9



60% of households had 4 or more bedrooms of which 30% had 5 or more.

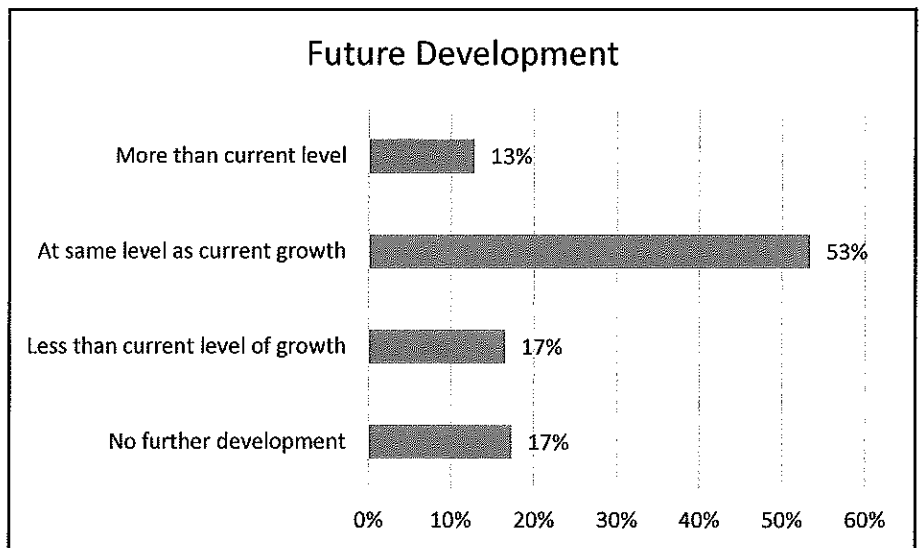
Just 7% were 2 bed roomed properties.

Base: 139 respondents

6. In general terms how would you like to see the parish develop over the next 10 years?

Fig 10

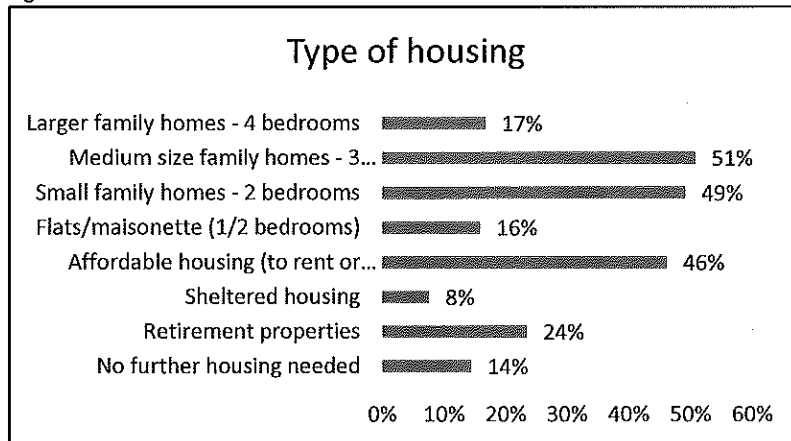
53% of respondents wanted to see future development in the village maintained at the current rate. 17% did not want any further development to take place and a further 17% wanted to see less than the current growth level.



Base: 133 respondents

7. If further housing is needed what type of housing do you think it should be?

Fig 11



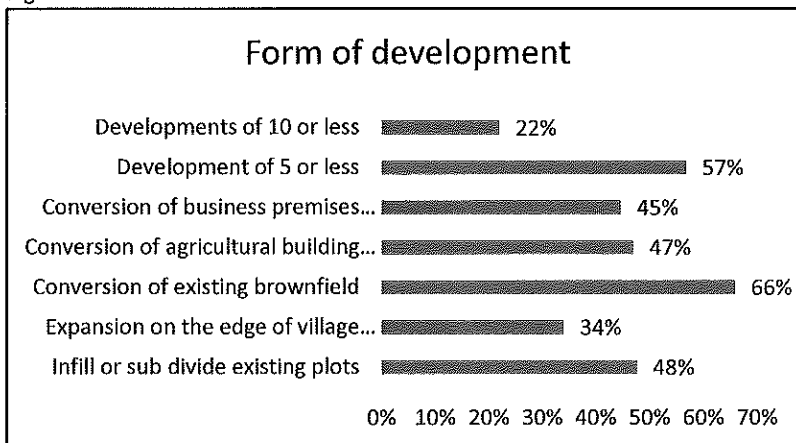
Base: 132 respondents

Preferred type ...

- 3 bed homes
- 2 bed homes
- affordable homes to rent/part buy

8. If further development were to take place what form would you prefer it to be in?

Fig 12



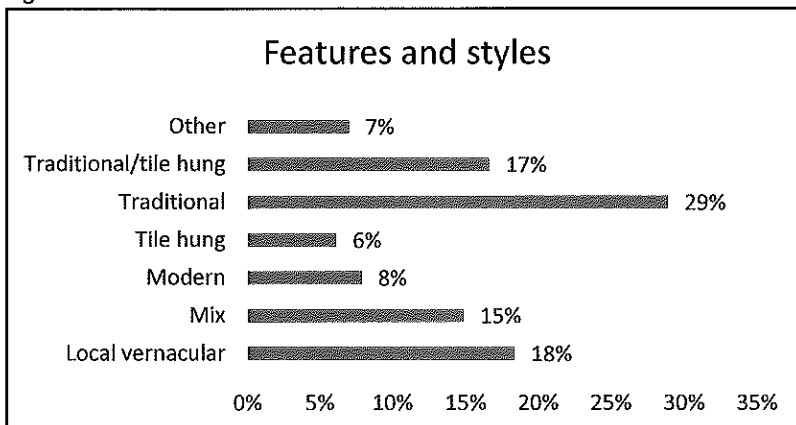
Base: 132 respondents

Preferred form of development...

- brownfield
- 5 units or less
- infill/sub divide plots
- convert agricultural to residential

9. Which features/styles would you like to see incorporated into any future developments?

Fig 13



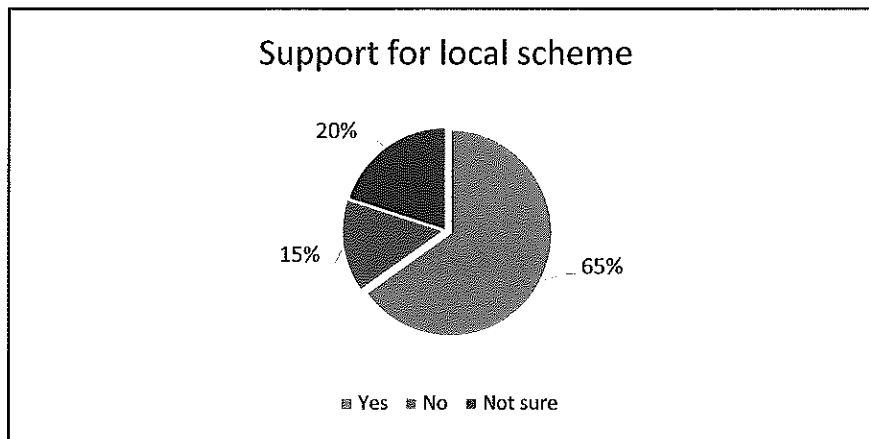
Base: 114 respondents

Key features...

- traditional
- tile hung
- in keeping with local vernacular

10. If there were a proven need locally for a small development of affordable homes, specifically for local people would you be in support of such a scheme?

Fig 14

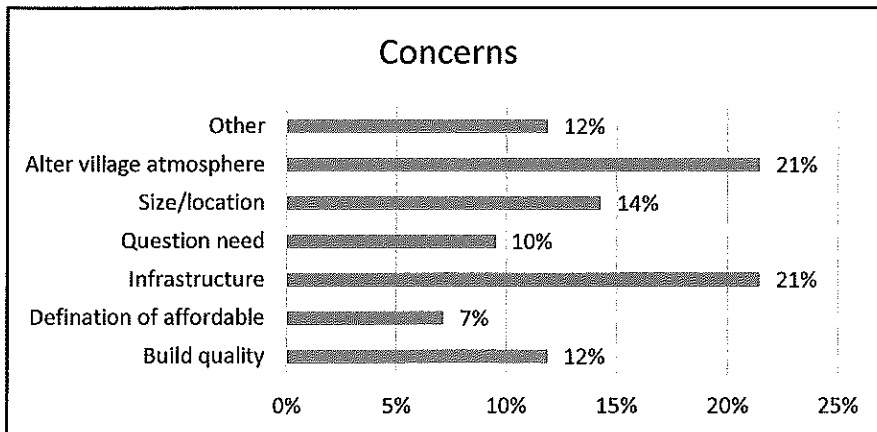


65% would be in favour of a scheme with 20% unsure at this stage.

Base: 135 respondents

11. If you answered No or Not Sure, what is it that would concern you about such a scheme?

Fig 15

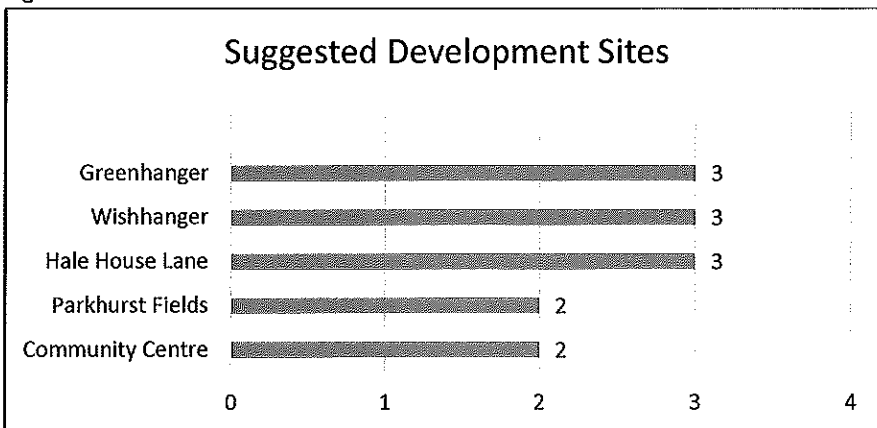


The main concerns with such a development was the fear that the village atmosphere would be altered, an increase in traffic which would impact on infrastructure and those that thought affordable homes meant they were cheaply built.

Base: 42 respondents

12. Do you have any suggestions as to where in the parish any future housing development should take place?

Fig 16



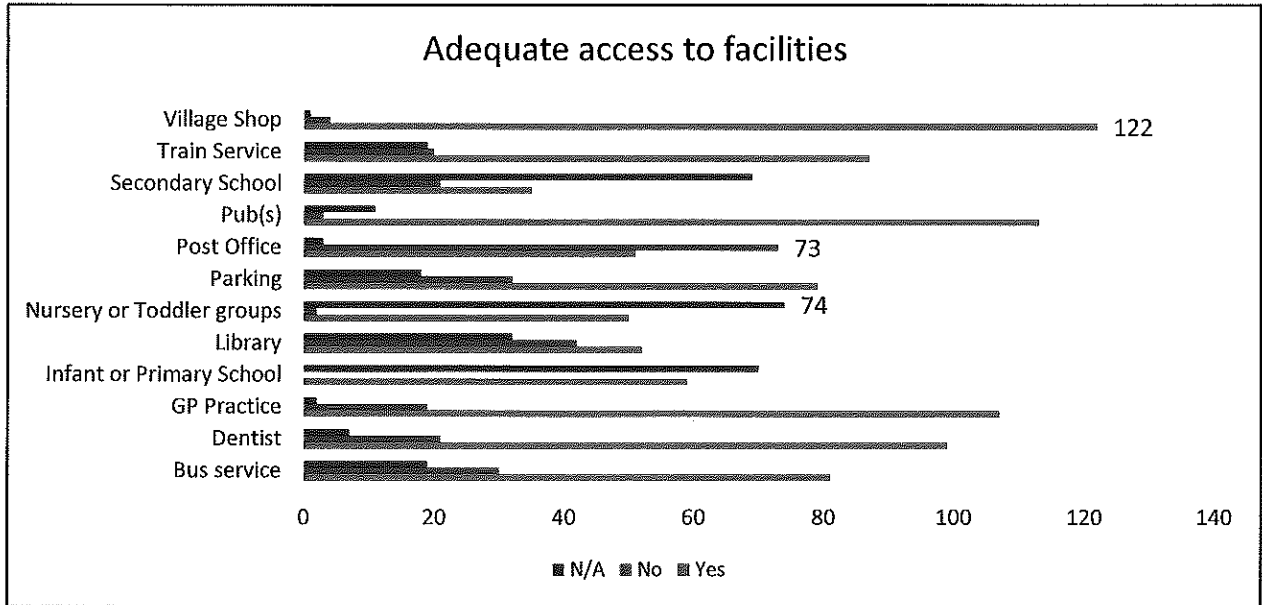
There were a few potential sites mentioned and a full list is attached as appendix 1

13. Do you, or anyone living with you need to move to alternative accommodation within the parish in the next 5 years?

12 households responded positively to this question, details of which are broken down later in this report. 11 households said they were not sure.

14. Do you feel you have adequate access to the following facilities?

Fig 17

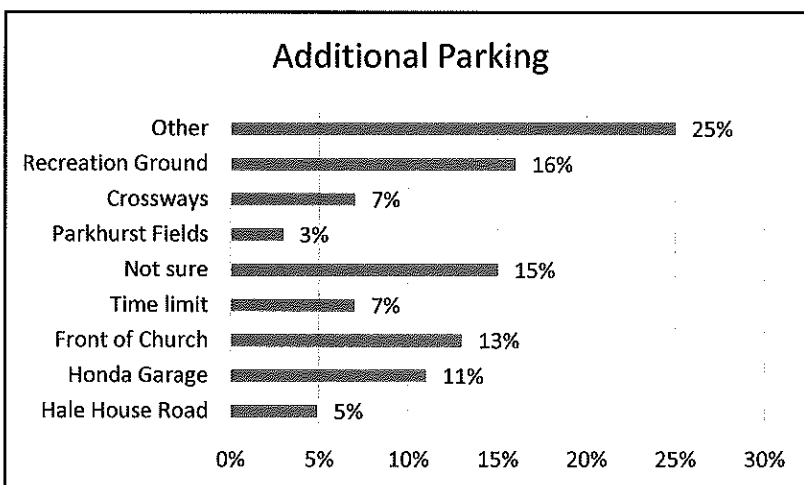


Base: 132 respondents

In terms of facilities the village shop was rated the highest in positive terms, the least accessible service was considered to be a post office and access to a secondary school was the one facility that was least applicable to those responding.

15. Do you have any suggestions for how/where we could increase parking spaces within the parish, particularly in the centre of the village?

Fig 18



Base: 61 respondents

A number of respondents highlighted the area to the front/opposite the Church for additional parking, expanding the parking at the recreation ground and several comments were made about the Honda garage which ranged from stopping them using the existing spaces to park their cars to closing the garage! All comments have been listed as appendix 2.

In the 2011 census the parish had above average car ownership with 42% owning 2 cars, almost 18% above the England average, 15% own 3 cars which was 10% above the average and almost 9% of households owning four cars which was 7% above the England average.

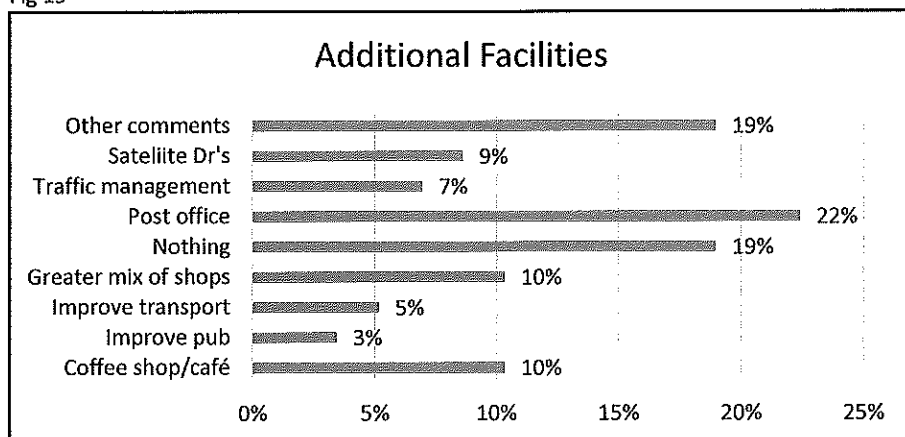
No cars	One car	Two cars	Three cars	Four+ cars
45	125	210	70	45
9.5% of 495 households (England = 25.8%)	25.1% of 495 households (England = 42.2%)	42.3% of 495 households (England = 24.7%)	14.4% of 495 households (England = 5.5%)	8.7% of 495 households (England = 1.9%)

Source: Census 2011 (table KS404EW)

16. Are there any other amenities you would like to see developed in the village?

58 suggestions were made which ranged from being happy with the current facilities to the installation of public toilets. Several facilities were mentioned by more than one respondent and the most popular ones are shown below, a full list of all comments made under this section are listed in appendix 3.

Fig 19



Base:58 respondents

17. Additional Comments

There were 36 comments made all of which are included at Appendix 4. A selection of those views are repeated here.

'Too much smaller existing housing stock has been allowed to develop into large houses. If that planning consent is prevented there wouldn't be a need for more small houses to be built. The parish council has no influence over Waverley Planners so it's all a waste of time anyway'

'The biggest challenge for teenagers and lower paid employees is transport. The bus service to Haslemere and Farnham is inadequate, infrequent and surprisingly expensive, we need more, lower cost services to keep village connected'

'As well as affordable homes and more parking traffic calming management through the village really is a priority. Why can't we introduce speed bumps and a 20mph zone? I never heard of anyone getting a speeding ticket and there are plenty of people doing 40mph ++'

'Churt is a victim of its own success many people who move here remain for a long time, as a result there are many people living alone in family houses, this creates a log jam. We are in need of properties for the active retired, well designed and acceptable to people who have always lived in larger properties, somehow we need to create a property ladder'

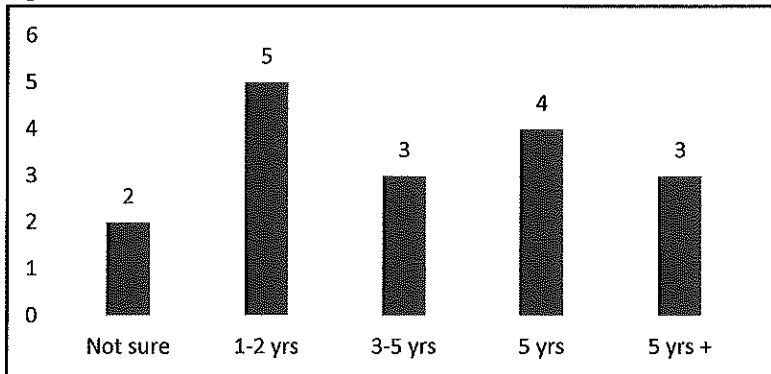
'Churt people and young people find it very difficult to obtain the right accommodation in the village - no wonder as planning is stuck in the 1960's do something about this please'

'Churt needs to maintain its current character by resisting expansion and in particular infill between the spaced houses or expanding of the village boundaries'

Part 2 – Housing Need

1. Do you or a member of your household need to move within the next 5 years?
2. When do those requiring accommodation need to move from this home?

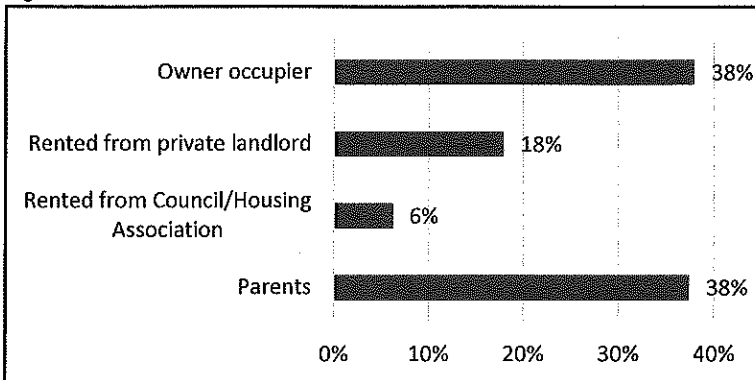
Fig 2.1



Base: 17 respondents

3. Who owns their current home?

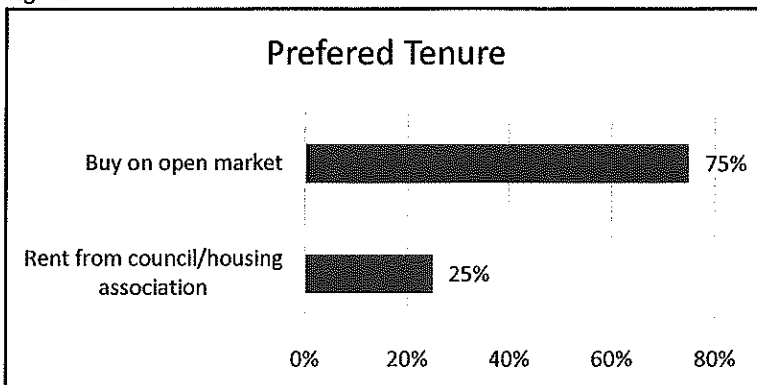
Fig 2.2



Base: 16 respondents

4. What tenure do they expect their new home to be?

Fig 2.3



Base: 16 respondents

17 said they were looking to move within the next 5 years

33% are owner occupiers,
33% are living with parents and
18% are privately renting.

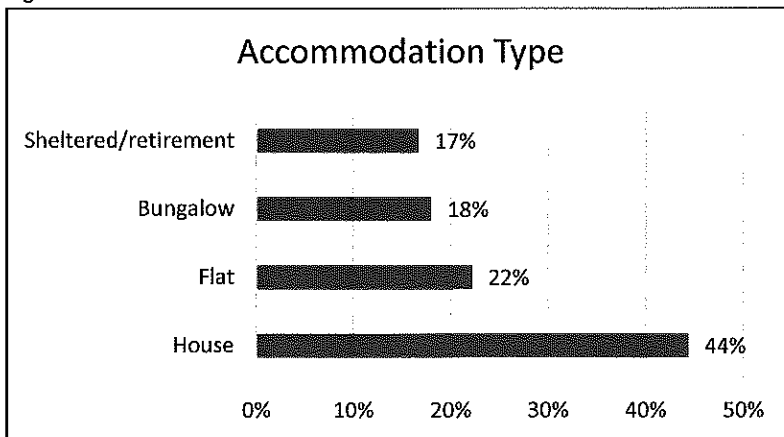
75% stated that they had a preference for buying on the open market. Just **25%** were hoping to rent. Nobody indicated an interest in shared ownership

The following 2 questions elicited very small responses, which have been grouped together below:

Q no.		No of + responses
5.	Are they on the local council housing register?	2
6.	Are they a homeowner looking to downsize but remain in the village?	9

7. What type of accommodation would best need the need?

Fig 2.4



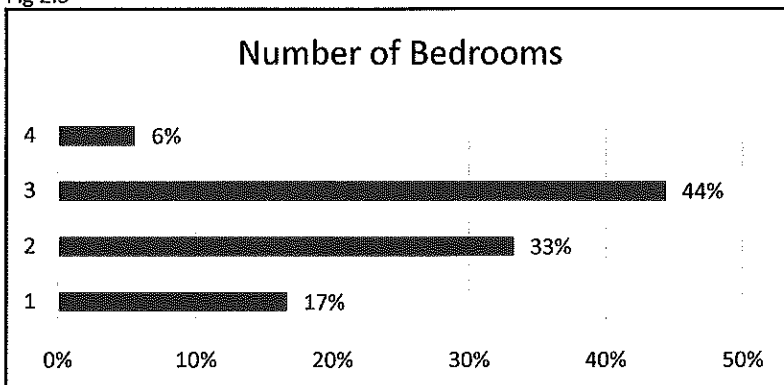
Base: 17 respondents

44% felt their need could best be met with a house. 18% preferred a bungalow. 22% were looking for a flat. 17% were hoping for a sheltered or retirement property.

In terms of size, the majority were looking for 3 bedrooms, closely followed by 2 bedroom properties.

8. How many bedrooms do you require?

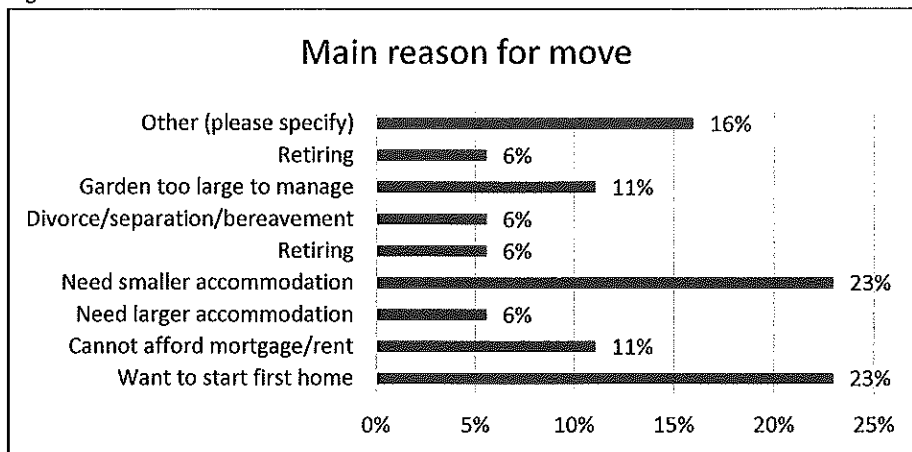
Fig 2.5



When being allocated affordable accommodation there are rules that are applied with regards to the size of property allocated, these may not necessarily match a household's expectation. The size of any allocated property will be determined by Council's published allocation policies. The allocations criteria are based on a combination of factors including the age and sex of children in a household, and are subject to availability. (for further details please see Appendix 5)

9. What is your main reason for wanting to move?

Fig 2.6

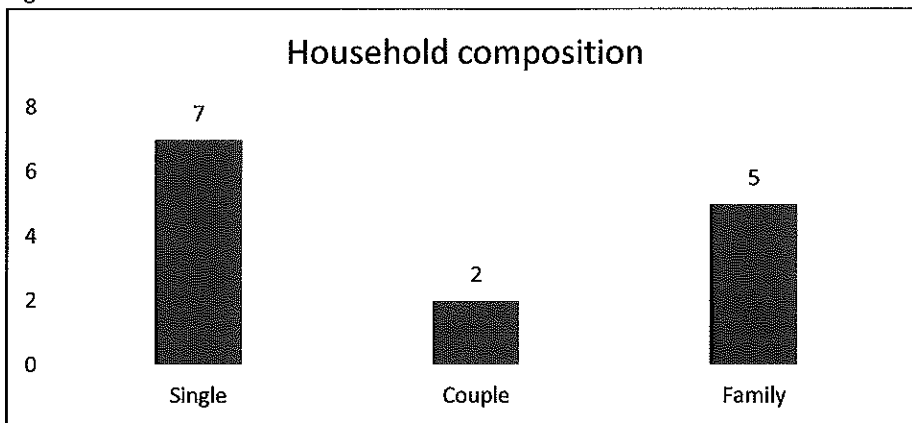


Base: 18 respondents⁹

Although a number of reasons were given for needing to move, the 2 most common at **23%** were to start a first home or to downsize.

10. Details of new household

Fig 2.7



Base: 14 respondents

7 of the households were comprised of a single person. The total number of people looking to move is 23 of which 10 of them were aged 60+ and 6 were aged 50-60.

Fig 2.8



⁹ One household is expecting to become 2 households in the future.

11. Income and Affordability

Respondents were asked to provide details of income, potential deposits/mortgages (shared ownership) and if looking to rent how much they believed they could afford. The information received was too limited to make an assessment in terms of affordability.

Part 3 - Emergency Planning

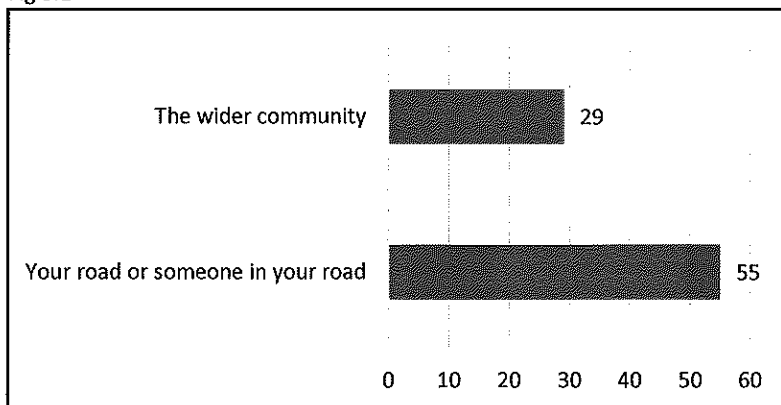
The Parish Council are working with UK Power Networks to identify local people who may benefit from being on the Priority Services Register which provides extra support and information to them, during a power cut. Ten people were identified from within the community and these details have been passed to the Parish Council who will contact those concerned.

1. Would you be prepared to act a village Emergency Warden?

28 people/households said they would be prepared to take on the role.

2. In the event of an emergency would you be willing to provide assistance to either someone in your road or the wider community?

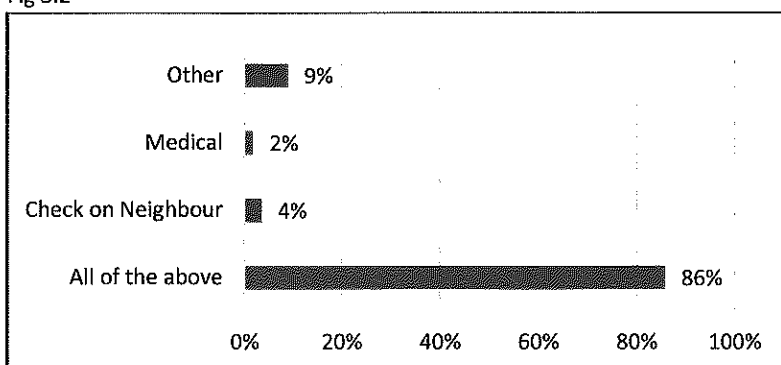
Fig 3.1



Base: 60 respondents

3. What kind of assistance would you be willing to give? e.g. shopping for essentials, checking on an elderly neighbour, snow clearance.

Fig 3.2



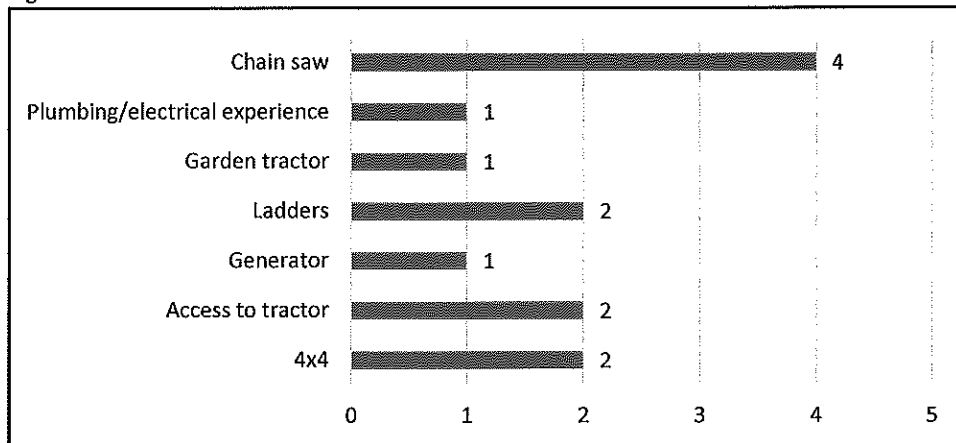
The majority of people, **86%** offered to do anything they could to assist.

4. Do you have any medical training that we might utilise?

3 respondents were medical practitioners and 3 had undertaken first aid training.

5. Do you have a trade, skills or equipment that may be of particular use in an emergency? e.g. tree surgeon, plumber, access to a tractor or generator.

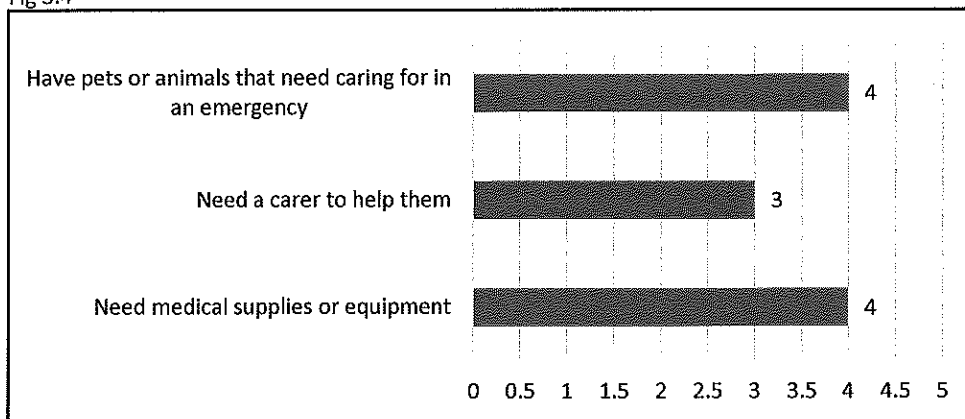
Fig 3.3



Just 12 people responded positively to this question.

6. Might someone in your household, or any other person you know find it difficult to cope in an emergency? e.g. if there was an extended loss of power for heating or cooking or the safe operation of medical equipment etc. Would this person:

Fig 3.4



7. 34 people left their contact details with a view to becoming a local volunteer in the event of an emergency, although the number of people who said they were prepared to help was much higher than this. Unfortunately, without their details it is not possible to map out where assistance may be given or where there may be gaps across the parish.

Summary

Taking into account all of the information provided, an ever changing financial environment, and the changing needs of respondents it is difficult to make firm recommendations, particularly in view of the limited information provided in terms of affordability.

Open Market

Although there were 12 respondents who indicated they wanted to purchase on the open market, the ability for them to do so cannot be confirmed by the data provided.

1 x 2 bed flat
3 x 2 bed house
3 x 3 bed house
3 x 3 bed bungalow
1 x 4 bed house
1 x 3 bed sheltered

Affordable Rent: 4 units

4 x 1 bed flats/maisonettes (Of which 1 household is already on the housing register)

Recommendations

The results of the survey would indicate that there is a small level of need for 4 affordable homes plus the additional households on the housing register. However further interrogation of this data would need to be undertaken. There was also a small level of need for open market units, primarily for those looking to downsize into 3 bedroom houses and bungalows.

While the survey indicates that there is a small level of housing need it must be taken into consideration that at such a time as units become available many of those with a registered need may have had their needs met elsewhere. In addition, it is possible that some of those who came forward may not actually qualify for housing or may not be able to afford their preferred tenure.

As such, the total number of homes, if any were to be built, should be a reflection of the need identified in this survey report, the level of need recorded on the Borough Council's Housing Register and the number of homes that would be an appropriate number to build in the parish. The total number would therefore require close liaison between the Parish Council, the Borough Council, and the wider community itself.

Should the Parish Council wish to explore further the development of an affordable housing scheme I would be delighted to discuss this in more detail.

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