



Strategic Planning Research Unit  
*A specialist team within DLP Planning Ltd*

For and on behalf of  
**West Dean Parish Council**

## **Forest Edge South Local Housing Needs Survey**

**Prepared by  
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## 1.0 INTRODUCTION

1.1 DLP Planning Ltd were commissioned to undertake a Local Housing Needs Survey ('LHNS') on behalf of West Dean Parish Council. The LHNS covers the designated Forest Edge South Neighbourhood Plan Area which includes the villages of Parkend, Yorkley, Pillowell, Oldcroft & Viney Hill and Whitecroft, as shown in Figure 1 below.

**Figure 1. Forest Edge South Neighbourhood Plan Area**



Source: Forest of Dean Council / Ordnance Survey, 2017

- 1.2 The key objective of this LHNS is to understand the nature and level of demand for affordable housing, in order to inform policies relating to affordable housing and First Homes within the Neighbourhood Plan.
- 1.3 The study area covers the Forest Edge South Neighbourhood Plan Area, which is the same as the former Pillowell Ward boundary (before the boundaries were revised in May 2019). The survey was carried out over an initial period of two weeks between 28<sup>th</sup> January 2022



and 14<sup>th</sup> February 2022. An additional week was subsequently allowed to encourage further online responses and to allow for late return of postal responses. Respondents were given the opportunity to complete online or postal surveys. A desk-based housing needs assessment has been prepared by AECOM and this will support the findings of the survey as evidence to inform the housing policies within the Neighbourhood Plan.

- 1.4 The 2021 National Planning Policy Framework (“the Framework”) and Planning Practice Guidance (“the Guidance”) seeks to ensure a variety of homes to meet the needs of different groups in the community will be provided (Paragraph 73c of the Framework and ‘Housing Needs of Different Groups’ in the Guidance). Where there is a need for affordable housing, the Local Planning Authority (‘LPA’) should set policies for the type of affordable housing required to meet this need.
- 1.5 Paragraph 13 of the NPPF states that neighbourhood plans should support the delivery of strategic policies within the local plan. Paragraph 29 of the NPPF states that neighbourhood plans should not promote any less development than that set out in the strategic policies for the area. They also should not undermine any strategic policies for the area.
- 1.6 The Guidance states that neighbourhood plans can support the provision of affordable homes for sale by including relevant policies and site allocations (Reference ID: 41-100-20190509). Where it has been decided that the neighbourhood plan is to make provision for housing, it is expected that the housing requirement figure is set out in the plan (Reference ID: 41-103-20190509). If a requirement figure is not set out, an indicative figure is expected. This is usually provided by the local planning authority but may need to be determined by the neighbourhood planning body and tested at examination stage (Reference ID: 41-105-20190509).
- 1.7 In terms of the housing requirement for the Forest Edge South neighbourhood plan area, the AECOM Housing Needs Assessment (HNA) report states:

*“FDDC’s Core Strategy has fulfilled that requirement by providing the main group settlement within FES [Forest Edge South], ‘Whitecroft-Pillowell-Yorkley’, with an indicative figure of 45 dwellings to be provided by 2026. For the wider FES area, there may be additional housing developments that make up part of an additional 608 units across FD that have been allocated to ‘Other villages and rural approx’– although it is unlikely that many of these will be in FES. The Allocation Plan document from 2018 suggests that the housing targets for FES may have already been fulfilled through a development of 49 dwellings at the former Vencil Resil site on New Road. The Allocation Plan also describes that land within the FES boundary has been allocated for another 30 dwellings at Whitecroft Scovill, and an unnamed number of dwellings in Parkend.”* (AECOM HNA Report, March 2022, paragraph 28)
- 1.8 As further noted in the AECOM HNA (paragraph 19), there have been 65 dwelling completions in Forest Edge South since March 2011. There are understood to be a further 21 houses with extant permissions which are expected to be completed within the current Local Plan period.
- 1.9 The emerging Forest of Dean Local Plan was published for consultation (Preferred Option stage) in October 2020. This does not yet include an emerging housing requirement figure for the Forest Edge South neighbourhood plan area. The next stage of consultation on the Forest of Dean Local Plan (pre-submission consultation) is due to take place in Autumn 2022.
- 1.10 In the meantime however, correspondence with Planning Officers at Forest of Dean Council has confirmed that whilst the position in respect of the new Local Plan is still emerging, in terms of the current policy position officers confirmed that a Neighbourhood Plan that makes “modest or no additional provision over the current allocations” would be in accordance with current policy.

- 1.11 In respect of planning for First Homes, the Guidance states that neighbourhood planning groups have discretion to require a higher minimum discount of either 40% or 50% (compared with the standard minimum discount of 30%) if they can demonstrate a need for this (Reference ID: 70-004-20210524). The Guidance also states that neighbourhood planning groups can also apply local eligibility criteria for accessing First Homes, which may include lower income caps (if this can be justified with reference to local average first-time buyer incomes), a local connection test, or criteria based on employment status (Reference ID: 70-008-20210524).
- 1.12 The Forest of Dean Housing Strategy 2020-2024 sets out the vision and plans to meet housing need in the Forest of Dean district. The Forest of Dean Affordable Housing Supplementary Planning Document 2020 provides supplementary guidance to support the affordable housing policy in the adopted Forest of Dean Core Strategy (2012).
- 1.13 The AECOM Neighbourhood Plan Housing Needs Assessment aims to provide evidence on a range of housing trends and issues for the Forest Edge South Neighbourhood Plan Area.
- 1.14 Whilst there is no minimum housing requirement that needs to be met through the Forest Edge South Neighbourhood Plan (as set out above), the primary data provided by the LHNS combined with the secondary data analysis set out in the AECOM Housing Needs Assessment report will enable a comprehensive picture to be drawn of the affordable housing needs of the Forest Edge South Neighbourhood Area.

## 2.0 METHODOLOGY

2.1 The Local Housing Needs Survey has been carried out to acquire primary evidence of local housing need. The assessment consisted of postal survey that was sent to 1,653 households, as well as an online survey that was promoted on the West Dean Parish Council website and social media channels. Households that received a copy of the survey by post were provided with the opportunity to return hard copies of completed questionnaires or respond online. A list of all postcodes surveyed is contained at **Appendix 1**. This data is analysed in Sections 3 to 5 of this report.

### a) Survey Questions

2.2 The survey questions have been developed through liaison with the Neighbourhood Plan Steering Group and housing and planning officers at the Forest of Dean Council.

### b) Survey Process and Response

2.3 The survey of Forest Edge South Neighbourhood Plan Area was carried out between 28<sup>th</sup> January 2022 and 14<sup>th</sup> February 2022. Respondents were given the opportunity to complete the survey online or by free postal return.

2.4 The survey was created to cover a range of issues relating to housing need including the type and size required and sought to establish both the practical and financial housing requirements of local residents. A copy of the survey is provided at **Appendix 2** of this report.

2.5 The survey also sought to determine if it is existing households requiring affordable housing, or newly forming households. To do this, the following questions were asked:

- Do you require affordable housing in the Forest Edge South Neighbourhood Plan area at the present time or in the next five years?
- At present or in the next five years, does anyone in your household intend to form a new household in the Forest Edge South Neighbourhood Plan area and would require affordable housing?
- At present or in the next five years, are you or anyone in your household looking to move into the Forest Edge South Neighbourhood Plan area and would require affordable housing?

2.6 The survey also sought to distinguish between the need for affordable housing from existing residents where their housing is not suitable, and from newly forming households wanting to move into the area.

2.7 Analysis of these households' financial circumstances was then undertaken to determine if these households could afford to purchase/rent a property in the neighbourhood area on the open market. The income and rent affordability and savings thresholds were informed by the findings set out in the draft AECOM report.

2.8 A postcode search of the neighbourhood plan area was undertaken to obtain the addresses of all residents and 1,653 questionnaires were sent to households in the Forest Edge South Neighbourhood Plan Area with these details shown in Appendix 1. This is broadly equivalent to the numbers of households identified in this area in the 2011 census (1,475). It should be noted that the 1,653 recipients included at least 53 business addresses, although it has not been possible to verify the precise number.

2.9 71 postal and 48 online responses were received. In total 7.4% of the households (excluding known businesses) in the study area responded to the survey, which is broadly in line with levels of response received in similar surveys undertaken elsewhere.



### 3.0 HOUSEHOLD SURVEY RESULTS: PART A – AFFORDABLE HOUSING NEED

- 3.1 The Household Survey was carried out in accordance with the methodology set out in Section 2 of this report.
- 3.2 A total of 119 responses were received, including 71 postal and 48 online responses. In total 7.4% of households in the study area responded to the survey.

**Table 1. Breakdown of respondents by age**

Age Category	Survey Respondents (%)	Survey Area Population (ONS Population Estimates 2020) (%)	Difference
Age 0 - 16	0%	17%	-17%
Age 17 to 24	3%	9%	-6%
Age 25 to 44	33%	20%	13%
Age 45 to 59	26%	22%	4%
Age 60 to 74	33%	21%	12%
Age 75+	4%	11%	-7%

Source: ONS Population Estimates (2020) and Housing Needs Survey (2022)

- 3.3 Drawing upon the 2020 ONS population estimates as comparison, it would suggest that those in the age categories 0 to 16, 17 to 24, and 75 and over have been underrepresented in the survey (Table 1). The largest underrepresentation is in the 0 to 16 age category, however as people of this age generally tend to still be dependants, this is unlikely to significantly affect the estimate of future needs.

#### a) Approach to Determining the Affordable Housing Need

- 3.4 To identify if existing or newly forming households were in need of affordable housing, the following questions were asked:
- Do you require affordable housing at the present time?
  - In the next five years, do you require affordable housing?
  - At present, does anyone in your household intend to form a new household but would require affordable housing?
  - In the next 5 years, does anyone in your household intend to form a new household but would require affordable housing?
- 3.5 The survey also seeks to distinguish between the need for affordable housing from existing residents, and from newly forming/households wanting to move into the area.
- 3.6 It then undertakes an analysis of these households' financial circumstances to determine if these households could afford to purchase/rent a property in the Neighbourhood Area on the open market.
- 3.7 Only households which answered yes to one of these four questions were taken forward for further analysis. The table below (Table 2) outlines that 23 existing households and 29 newly forming households identified a requirement for affordable housing.

**Table 2. Summary of Responses to Affordable Housing Questions**

	Yes	No	Blank
Do you require affordable housing in the Forest Edge South Neighbourhood Plan area at the present time or in the next five years?	23	96	0
At present, or in the next five years, does anyone in your household intend to form a new household but would require affordable housing?	29	88	3

**b) Eligibility**

Criteria – Owner Occupation

3.8 For owner occupied housing we used the affordability thresholds set out in the draft AECOM Housing Needs Assessment report, as set out in the ‘Income Required’ column in the below Table 3. This sets out the minimum income required in order for each of the property types to be considered affordable (i.e. a maximum of 30% household income is spent on rent, and mortgage financing is offered at a maximum of 3.5 times household income).

3.9 For reference, the average household income locally (based on ONS estimates of incomes in small areas) was £39,000 in 2020. The median individual income for all employees who live in the Local Authority area (Forest of Dean) based on ONS annual estimates for 2021 is £23,533. In a household with two people earning the average wage the household income would be £47,066. The average household income in the Neighbourhood Plan area is therefore lower than the average for those living in the Local Authority area.

**Table 3. Affordability thresholds in Forest Edge South (income required, £)**

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £39,000	Affordable on LQ earnings (single earner)? £12,490	Affordable on LQ earnings (2 earners)? £24,980
<b>Market Housing</b>						
Median House Price	£283,500	-	<b>£81,000</b>	No	No	No
LA New Build Mean House Price	£259,196		<b>£74,056</b>	No	No	No
LQ/Entry-level House Price	£232,875	-	<b>£66,536</b>	No	No	No
Average Market Rent	-	£8,880	<b>£29,600</b>	Yes	No	No
Entry-level Market Rent	-	£8,412	<b>£28,040</b>	Yes	No	No
<b>Affordable Home Ownership</b>						
First Homes (-30%)	£181,437	-	<b>£51,839</b>	No	No	No
First Homes	£155,517	-	<b>£44,434</b>	No	No	No

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £39,000	Affordable on LQ earnings (single earner)? £12,490	Affordable on LQ earnings (2 earners)? £24,980
(-40%)						
First Homes (-50%)	£129,598	-	<b>£37,028</b>	Yes	No	No
Shared Ownership (50%)	£129,598	£3,600	<b>£49,028</b>	No	No	No
Shared Ownership (25%)	£64,799	£5,400	<b>£36,514</b>	Yes	No	No
Shared Ownership (10%)	£25,920	£6,480	<b>£29,005</b>	Yes	No	No
<b>Affordable Rented Housing</b>						
Affordable Rent	-	£5,676	<b>£18,902</b>	Yes	No	Yes
Social Rent	-	£4,947	<b>£16,473</b>	Yes	No	Yes

Source: Draft AECOM Forest Edge South Housing Needs Assessment Table 4-3 page 21

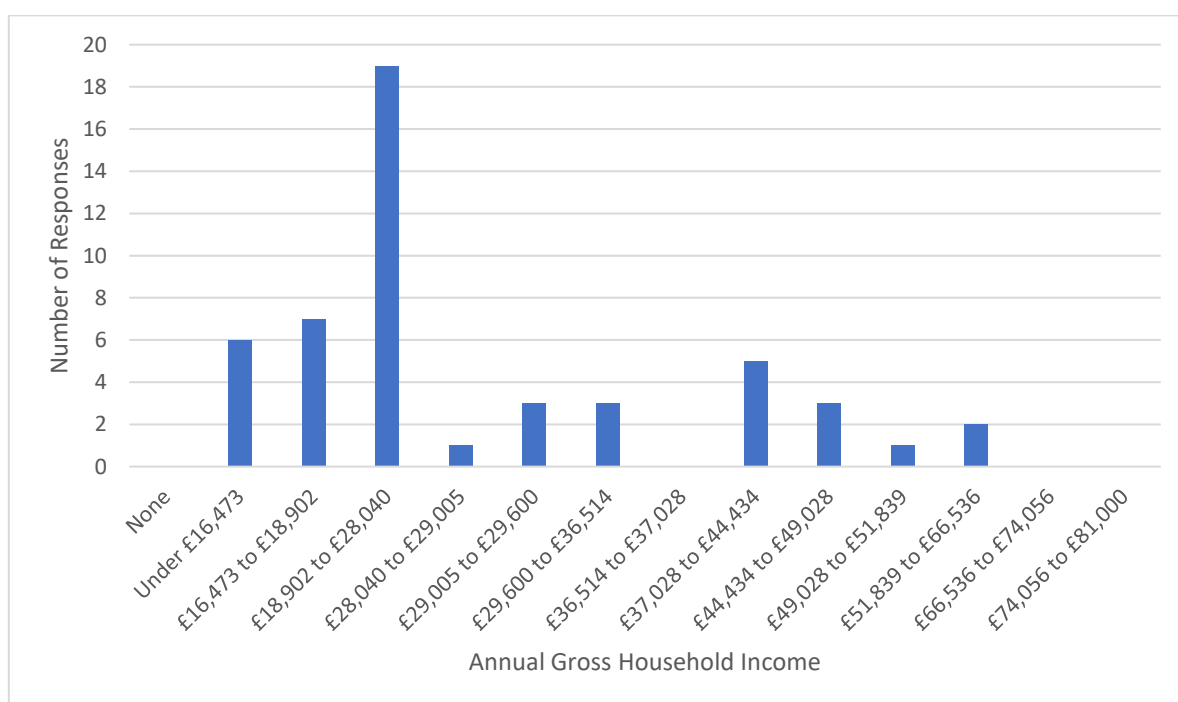
Criteria – Social Rented

- 3.10 Some respondents, or newly forming households, stated that they required socially rented affordable housing. Social rented housing in Gloucestershire is let through Homeseeker Plus which sets out eligibility criteria which includes demonstration of 'housing need'. It does not specify income thresholds as part of its eligibility criteria but states that *“only those in the highest housing need, with a local connection to the area are likely to obtain housing through the scheme”* (Homeseeker Plus Policy Document, paragraph 1.2).
- 3.11 Paragraph 8.5 of the Homeseeker Plus Policy Document states:
- “An applicant will not be accepted for social housing if we are satisfied that: -*
- They have sufficient financial resources to resolve their own housing need.*
  - Where they have unreasonably disposed of financial resources that could have enabled them to purchase/obtain their own accommodation.*
  - They own or part own a property which is suitable for their needs, or where those needs can be resolved through adaptation, sale or where, if they sold it, they could afford to buy another property. We may make exceptions to this rule in the case of proven social or medical needs.*
  - The applicant, or a member of their household, has been responsible for unacceptable behaviour serious enough to make them unsuitable to be a tenant of the Authority or a Social Housing Landlord at the time of application. Each case would be considered upon its own merits and subject to the spirit of the Rehabilitation of Offenders Act 1974 according to individual circumstances.”*
- 3.12 The AECOM Housing Needs Assessment identifies income thresholds for affordable rented housing (social rent and affordable rent), as shown in Table 3 above. The income threshold for 'social rent' is derived from data on the most realistic local affordable rent costs from Homes England, whilst the income threshold for 'affordable rent' assumes a rental value set

at 80% of the local market rent. It is assumed that no more than 30% of income should be spent on rent, and the overall average across all property sizes is used as the income threshold.

Household Income – All Survey Respondents

3.13 The income bands of all survey respondents are shown in the following chart. The income thresholds are based on the income affordability thresholds set out in Table 3 above. This chart shows the income of all respondents who said that they required affordable housing either now or in the next five years (both existing and newly forming households). The responses show that the majority (64%) of those households requiring affordable housing have a household income of £28,040 or below. What this means in terms of these households’ eligibility for or ability to afford various affordable housing products is detailed below.



Household Savings – All Survey Respondents

3.14 The savings bands of all survey respondents are shown in the chart below. The savings thresholds are based on the following thresholds:

- £15,750 is the amount of savings required to afford a 5% deposit based on the median purchase price for market housing (as set out at paragraph 182 of the AECOM HNA report).
- £20,160 is the amount required to afford a 10% deposit on a First Home that has had a 30% discount on market value applied.
- £31,500 is the amount required to afford a 10% deposit based on the median purchase price for market housing.
- £100,798 is the maximum deposit allowed on the purchase of a First Home (equivalent to 50% of the discounted sale price).

3.15 The chart below shows the savings of all respondents who said that they required affordable housing either now or in the next five years (both existing and newly forming households). Almost three quarters of respondents (73%) had either savings of below £15,750 or no savings, meaning they would be unlikely to be able to afford a 5% deposit based on the

median purchase price for market housing.



### c) Existing Households

3.16 The eligibility criteria of £81,000 income required for market housing and £51,839 income required for First Homes as set out in the AECOM Housing Needs Assessment report (replicated in Table 3 above) has been used to determine how many of the respondents are potentially eligible for affordable housing for sale. Out of the 23 respondents in existing households that said they were in need of affordable housing, 21 indicated that they have an income below the threshold of £81,000. A further 8 of these respondents currently own their home so would not be eligible for affordable housing, including affordable housing for sale. Two respondents did not provide sufficient information to determine whether they would be eligible for affordable housing.

3.17 Therefore, there are at least 13 current households seeking affordable housing who may be eligible.

**Table 4. Response summary for existing households requiring affordable housing now or in the next 5 years**

Respondent Number	Need for affordable housing?	Preferred Tenure	Gross Household Income	Savings	Financial Support Received
21	Yes	First Home	£29,005 to £29,600	Below £15,750	-
22	Yes	Owner Occupier; First Home; Shared Ownership;	£16,473 to £18,902	£31,500 to £100,798	-
31	Yes	First Home; Private rent	Under £16,473	None	Universal credit
43	Yes - in the next five years	First Home	£16,473 to £18,902	Below £15,750	Universal credit



Respondent Number	Need for affordable housing?	Preferred Tenure	Gross Household Income	Savings	Financial Support Received
44	Yes	First Home	£18,902 to £28,040	£20,160 to £31,500	Housing benefit; Universal credit
48	Yes - in the next five years	First Home; Other	£29,600 to £36,514	£20,160 to £31,500	-
49	Yes	-	£18,902 to £28,040	None	-
50	Yes - in the next five years	Owner Occupier; First Home; Private rent;	£44,434 to £49,028	Below £15,750	-
56	Yes	Owner Occupier; Private rent; Council / Housing Association	£18,902 to £28,040	Below £15,750	-
69	Yes - in the next five years	Owner Occupier; First Home; Private rent; Council / Housing Association; Tied to Employment;	£16,473 to £18,902	None	Housing benefit; Universal credit
77	Yes - in the next five years	-	-	-	-
82	Yes - in the next five years	Owner Occupier; Council / Housing Association	Under £16,473	None	Universal credit
109	Yes	Council / Housing Association	£18,902 to £28,040	None	-
110	Yes - in the next five years	-	-	-	-
119	Yes - in the next five years	First Home; Private rent; Council / Housing Association; Shared	£29,005 to £29,600	None	Universal credit

Respondent Number	Need for affordable housing?	Preferred Tenure	Gross Household Income	Savings	Financial Support Received
		Ownership; Tied to Employment;			

Source: *Housing Needs Survey (2022)*

**d) Future / Newly forming Households**

- 3.18 Table 5 shows the responses of those respondents that identified an affordable housing need within newly forming households.
- 3.19 This determines that all 29 respondents have a gross household income below the threshold of £81,000 required for market housing and £51,839 for First Homes, and therefore may be eligible for affordable housing, including affordable housing for sale options.
- 3.20 Therefore, there are at least 29 newly forming households seeking affordable housing who may be eligible.

**Table 5. Response summary of newly forming households requiring affordable housing now or in the next 5 years**

Respondent Number	Does anyone in your household intend to form a new household but would require affordable housing?	Required Tenure	Gross Household Income	How will the new household pay for the deposit?	Savings
8	Yes	Owner Occupier; First Home	£16,473 to £18,902	Savings	Below £15,750
19	Yes	First Home	£18,902 to £28,040	Savings; Gift	Below £15,750
21	Yes - looking to move into the Neighbourhood Plan area	First Home	£29,005 to £29,600	Gift	Below £15,750
22	Yes	Owner Occupier; First Home; Shared Ownership;	£16,473 to £18,902	Savings	£31,500 to £100,798
24	Yes	First Home	£37,028 to £44,434	Savings	£15,750 to £20,160
31	Yes	Private rent	Under £16,473	Savings; Loan	None
36	Yes - looking to move into the	First Home; Shared	£18,902 to £28,040	Savings; Gift	Below £15,750

Respondent Number	Does anyone in your household intend to form a new household but would require affordable housing?	Required Tenure	Gross Household Income	How will the new household pay for the deposit?	Savings
	Neighbourhood Plan area	Ownership			
40	Yes	First Home; Private rent; Council / Housing Association; Shared Ownership;	£18,902 to £28,040	Savings; Gift	Below £15,750
41	Yes - looking to move into the Neighbourhood Plan area	First Home	£18,902 to £28,040	Savings	£31,500 to £100,798
43	Yes	First Home; Shared Ownership	£18,902 to £28,040	Savings; Gift	Below £15,750
44	Yes	First Home	£18,902 to £28,040	Gift	£20,160 to £31,500
47	Yes	Owner Occupier; First Home	£18,902 to £28,040	Savings; Gift	£20,160 to £31,500
49	Yes - looking to move into the Neighbourhood Plan area	Council / Housing Association	£16,473 to £18,902	-	None
50	Yes - looking to move into the Neighbourhood Plan area	First Home; Private rent; Council / Housing Association	£18,902 to £28,040	Savings	Below £15,750
51	Yes	Owner Occupier; First Home; Private rent	£18,902 to £28,040	Savings	None
52	Yes	Council / Housing Association;	Under £16,473	Savings	Below £15,750
56	Yes - looking to move into the	Owner Occupier; First Home;	£28,040 to £29,005	Savings; Loan	Below £15,750

Respondent Number	Does anyone in your household intend to form a new household but would require affordable housing?	Required Tenure	Gross Household Income	How will the new household pay for the deposit?	Savings
	Neighbourhood Plan area	Private rent; Council / Housing Association			
63	Yes	First Home	£49,028 to £51,839	Savings	-
66	Yes - looking to move into the Neighbourhood Plan area	-	£51,839 to £66,536	Loan	Below £15,750
69	Yes	Owner Occupier; Private rent; Council / Housing Association	£16,473 to £18,902	Loan	None
75	Yes - looking to move into the Neighbourhood Plan area	First Home	£18,902 to £28,040	Loan	Below £15,750
77	Yes - looking to move into the Neighbourhood Plan area	Owner Occupier; First Home;	£29,600 to £36,514	Savings	£31,500 to £100,798
82	Yes - looking to move into the Neighbourhood Plan area	Council / Housing Association	Under £16,473	Loan	None
108	Yes	Owner Occupier; First Home; Shared Ownership	£37,028 to £44,434	Savings; Gift	Below £15,750
109	Yes	Council / Housing Association	£29,600 to £36,514	0	None
110	Yes	Council / Housing	£18,902 to £28,040	0	0

Respondent Number	Does anyone in your household intend to form a new household but would require affordable housing?	Required Tenure	Gross Household Income	How will the new household pay for the deposit?	Savings
		Association			
111	-	First Home; Private rent	£18,902 to £28,040	Gift	Below £15,750
112	Yes	Owner Occupier; First Home	£18,902 to £28,040	Savings	£20,160 to £31,500
113	Yes	Owner Occupier	£18,902 to £28,040	Savings; Equity	Above £100,798

Source: *Housing Needs Survey (2022)*



#### 4.0 HOUSEHOLD SURVEY RESULTS: PART B – EXISTING HOUSEHOLD QUESTIONS

4.1 Part B of the survey requests information on existing households including current and required tenure, current and required house type and household income. This section reviews the information provided in Part B of the survey by existing households with an identified need for affordable housing (see **Appendix 2** for copy of survey questions).

##### a) Type of Affordable Housing Required

4.2 Respondents in existing households with an identified need for affordable housing were asked to identify the required tenure and to select all those that apply. These responses are summarised in Table 6 below.

**Table 6. Preferred Housing Tenure of Existing Households Potentially Eligible**

Respondent Number	Preferred Tenure
21	First Home
22	Owner Occupier; First Home; Shared Ownership
31	First Home; Private rent
43	First Home
44	First Home
48	First Home; Other
49	-
50	Owner Occupier; First Home; Private rent
56	Owner Occupier; Private rent; Council / Housing Association
69	Owner Occupier; First Home; Private rent; Council / Housing Association; Tied to Employment
82	Owner Occupier; Council / Housing Association
109	Council / Housing Association
119	First Home; Private rent; Council / Housing Association; Shared Ownership; Tied to Employment

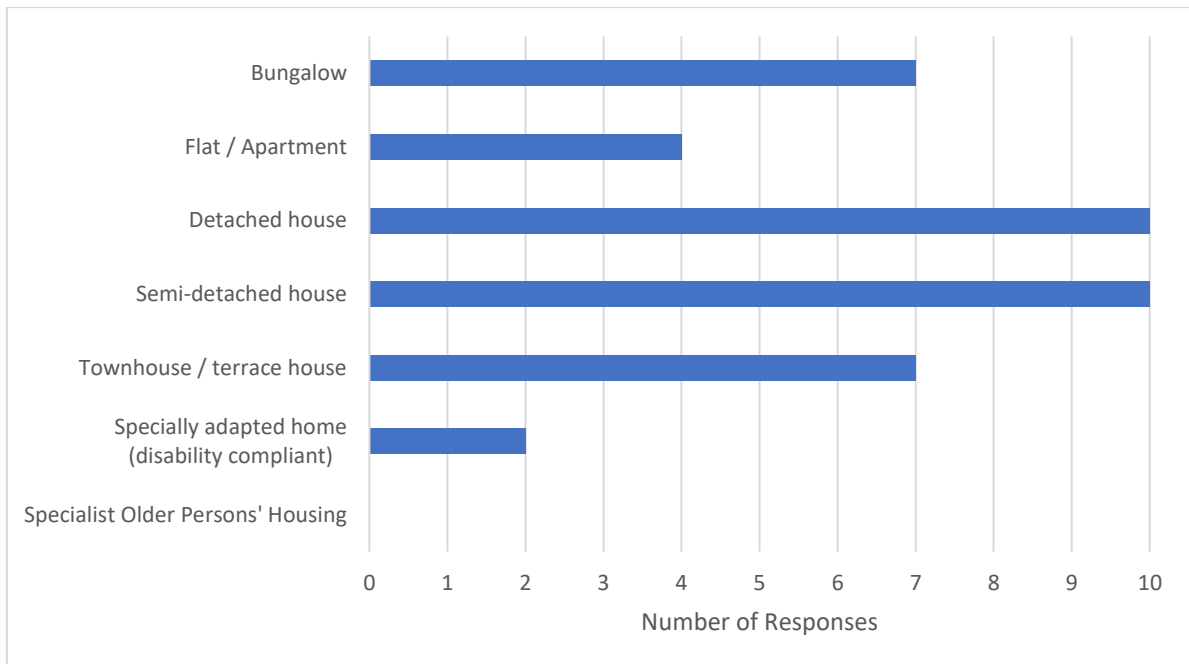
Source: *Local Housing Needs Survey (2022)*

4.3 Of the 13 existing households identified as being potentially eligible for affordable housing, 5 (38%) identified home ownership as a preferred tenure, 1 (8%) indicated that Council housing would be preferred, whilst 6 (46%) listed both home ownership and renting or council housing. 1 participant did not state a preference.

##### b) Type of Property Required

4.4 Existing households were asked “What type of property would meet your needs?”. Respondents selected all that applied. Chart 2 below shows the results from those who may be eligible for affordable housing. A detached house or semi-detached house is the most popular choice, followed by townhouses and bungalows.

**Chart 2: Type of Property Required**

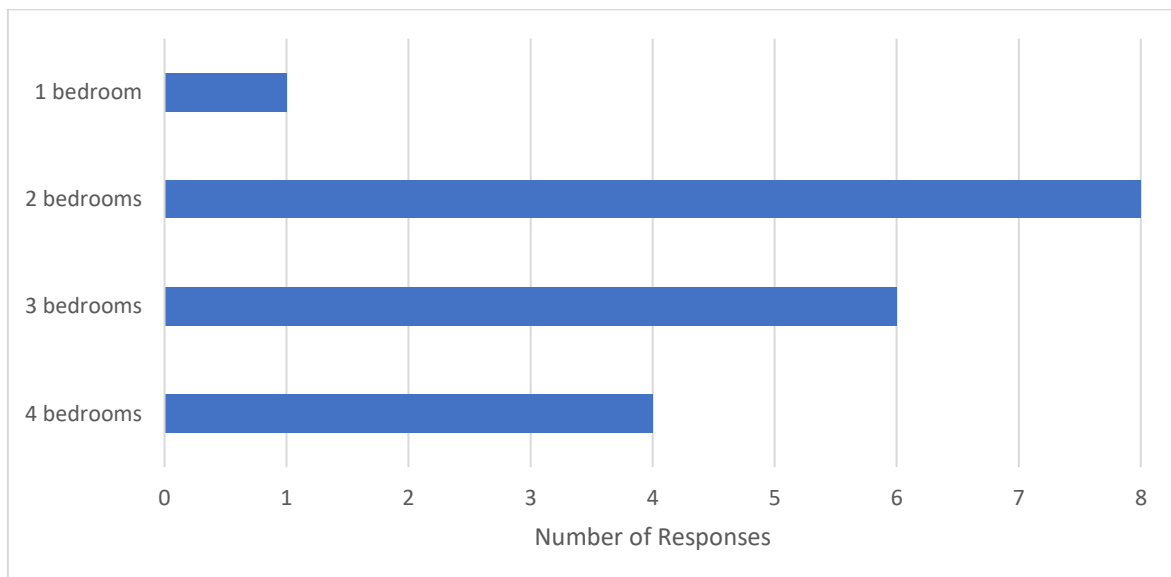


Source: *Housing Needs Survey (2022)*

**c) Size of Property Required**

4.5 Existing households were asked how many bedrooms were required and to select all that applied. Chart 3 below shows the results. The responses indicate that the majority of respondents required a 2 bed house (62% of respondents), followed by a need for 3 bed dwellings (46% of respondents)

**Chart 3: Preferred number of bedrooms**



Source: *Housing Needs Survey (2022)*

**d) Financial Support for Housing**

4.6 Of the 13 existing households that require and are potentially eligible for affordable housing, 6 (46%) currently receive financial support and 3 (14.3%) have their rent met in part with Housing Benefit. 9 (69%) respondents indicated that they do not receive any help with their rent or mortgage (or they currently live rent free) and 1 did not provide any information on this. Table 7 below shows the responses to these questions.

**Table 7. Financial Support Received**

Respondent Number	If your household receives any financial support, please indicate which type(s)	Do you receive any help with your rent/mortgage?
21	-	No help received with rent/mortgage
22	-	Live rent free
31	Universal credit	No help received with rent/mortgage
43	Universal credit	No help received with rent/mortgage
44	Housing benefit; Universal credit	Rent met in part with Housing Benefit
48	-	-
49	-	No help received with rent/mortgage
50	-	Rent met in part with Housing Benefit
56	-	No help received with rent/mortgage
69	Housing benefit; Universal credit	Rent met in part with Housing Benefit
82	Universal credit	No help received with rent/mortgage
109	-	No help received with rent/mortgage
119	Universal credit	No help received with rent/mortgage

Source: *Housing Needs Survey (2022)*

**e) Adequacy of Present Accommodation**

4.7 Residents were asked if their present accommodation is adequate for their needs. Table 8 shows the responses cited. Only 3 out of the 13 (23%) respondents stated that their current accommodation is adequate, whilst 2 listed their accommodation as being adequate but with accompanying issues. In conclusion, a total of 8 out of the 13 (62%) potentially eligible households find that their current accommodation is unsuitable.

4.8 The most common issues identified with the respondents' present accommodation were: too small; insecure tenancy; insufficient bedrooms and mortgage/rent is too expensive.

**Table 8. Issues with Present Accommodation**

Respondent Number	What is your current tenancy?	Is your present accommodation adequate for your needs? (Please tick all that apply)
21	Private rented	Needs improvement/repair; Mortgage/rent is too expensive
22	Living rent free / Living with parents/family	Too small
31	Living rent free / Living with parents/family	Too small
43	Private rented	Insecure tenancy
44	Private rented	Too small; Insecure tenancy
48	Living rent free / Living with parents/family	Adequate
49	Social rent (Council or Housing Association)	Adequate
50	Living rent free / Living with parents/family	Too small; Lack of local facilities/amenities
56	Private rented	Adequate; Could do with an extra bedroom / children currently share
69	Private rented	Needs improvement/repair; Too small; Insufficient bedrooms; Mortgage/rent is too expensive; Inadequate heating
82	Social rent (Council or Housing Association)	Adequate
109	Social rent (Council or Housing Association)	Adequate; Insufficient bedrooms
119	Private rented	Too small; Mortgage/rent is too expensive

Source: *Housing Needs Survey (2022)*

**f) Conclusions of Part B Survey Results – Existing Household Questions**

4.9 The key headlines from the Part B Survey results can be summarised as follows:

- 13 existing households in Part B identified a need for affordable housing and following financial testing, are considered to be potentially eligible for affordable housing based on their income and savings;
- The most commonly sought-after types of property are detached and semi-detached houses, followed by terraced/townhouses and bungalows;
- The most commonly sought-after house size is 2 bedroom properties;
- 6 out of the 13 (46%) potentially eligible existing households receive financial support; and
- 8 out of the 13 (62%) eligible existing households find their current accommodation to

be unsuitable for their needs.

- 4.10 This demonstrates a local need of at least 13 affordable dwellings based on existing households who responded to the survey.



## 5.0 HOUSEHOLD SURVEY RESULTS: PART C – NEWLY-FORMING HOUSEHOLDS AND HOUSEHOLDS LOOKING TO MOVE

5.1 Part C of the survey requests information for people/households who are wanting to move into the neighbourhood area and for people living in the neighbourhood area who want to form a new household who need affordable housing. This section reviews information provided in Part C of the survey by newly forming households with an identified need for affordable housing (the 29 households identified in Section 3(d)).

### a) Type of Affordable Housing Required

5.2 Respondents were asked to identify the required tenure for those newly forming households and those wanting to move to the area and select all those that apply. These responses are shown in Table 9 below.

**Table 9. Preferred Housing Tenure of Newly Forming Households and those wanting to move to the area**

Respondent Number	Required Tenure
8	Owner Occupier; First Home
19	First Home
21	First Home
22	Owner Occupier; First Home; Shared Ownership
24	First Home
31	Private rent
36	First Home; Shared Ownership
40	First Home; Private rent; Council / Housing Association; Shared Ownership
41	First Home
43	First Home; Shared Ownership
44	First Home
47	Owner Occupier; First Home
49	Council / Housing Association
50	First Home; Private rent; Council / Housing Association
51	Owner Occupier; First Home; Private rent;
52	Council / Housing Association
56	Owner Occupier; First Home; Private rent; Council / Housing Association
63	First Home
66	-
69	Owner Occupier; Private rent; Council / Housing Association
75	First Home
77	Owner Occupier; First Home
82	Council / Housing Association
108	Owner Occupier; First Home; Shared Ownership

Respondent Number	Required Tenure
109	Council / Housing Association
110	Council / Housing Association
111	First Home; Private rent
112	Owner Occupier; First Home
113	Owner Occupier

Source: *Housing Needs Survey (2022)*

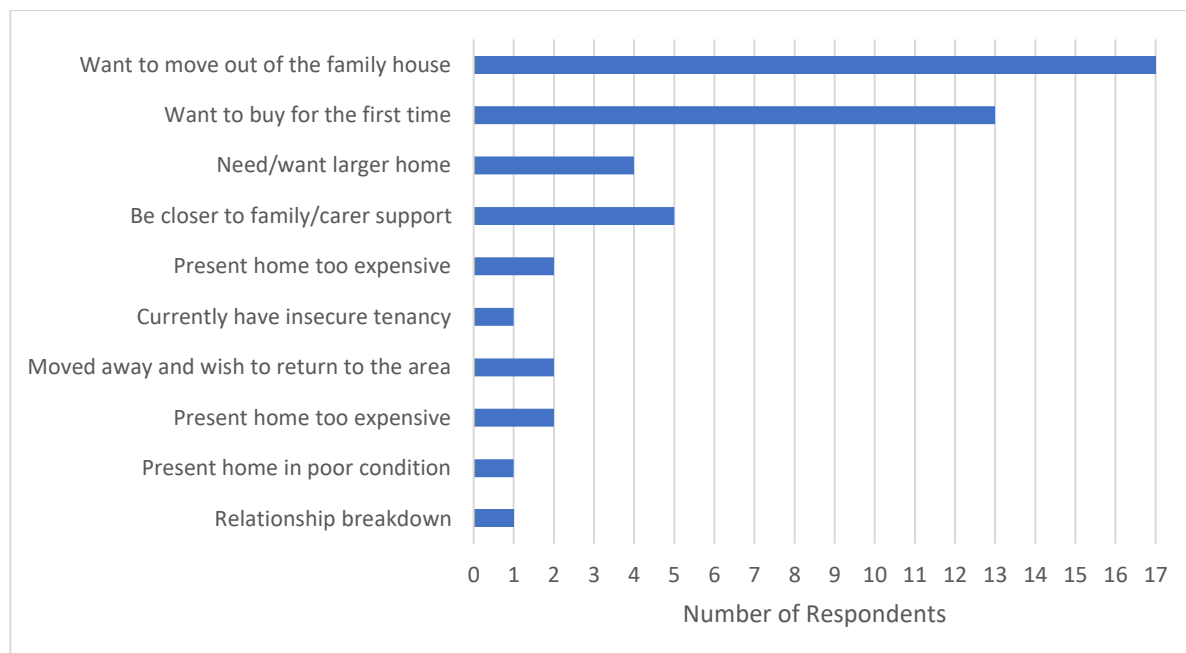
5.3 Out of the 29 potentially eligible future households, 16 (55.2%) respondents, indicated that they would prefer ownership tenures, 6 respondents (20.7%) stated that they would prefer rented or council-owned, whilst 6 (20.7%) indicated that they would be happy with either. 1 respondent did not answer this question.

**b) Reasons for Wanting New Accommodation / To Form a New Household**

5.4 Respondents were asked to indicate the reasoning for wanting new accommodation, and the following responses from the potentially eligible newly forming households were received. The total number of responses is greater than 29 due to the respondents ticking all that apply, and therefore some respondents ticked more than one option.

5.5 This indicated that the primary reasoning for wanting new accommodation is to move out of the family home, followed by wanting to buy for the first time. These responses are displayed in Chart 4.

**Chart 4: Reasons for wanting new accommodation**

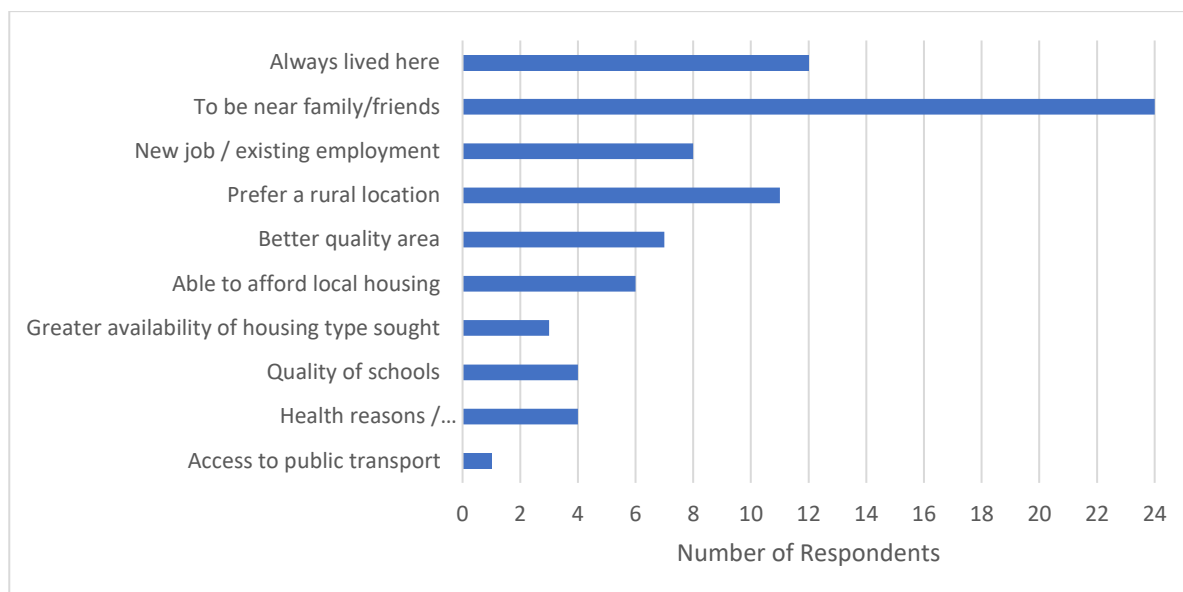


Source: *Housing Needs Survey (2022)*

**c) Reasons for Preferring the Forest Edge South Neighbourhood Plan Area as a Location**

5.6 Respondents were asked why this location was preferred and to tick all that applied. Chart 5 displays the responses from the households potentially eligible for affordable housing. The total number of responses is greater than 29 due to the respondents ticking all that apply, and therefore some respondents ticked more than one option.

**Chart 5: Reason for wanting to live in/move to the survey area**



Source: *Housing Needs Survey (2022)*

5.7 The most popular reason for wanting to live in the area was to be near family/friends, with 82.8% of the respondents choosing this option.

**d) Structure of New Households**

5.8 Respondents were asked to identify the structure of the newly forming households. Table 10 shows that out of the 29 potentially eligible newly forming households, 13 (44.8%) will be a single person, making this the most common newly forming household type requiring affordable housing. 3 respondents ticked multiple options and so have been listed under 'Other'.

**Table 10. Structure of the newly forming households**

Structure of Household	Number of Responses	Percentage
Single person	13	44.8%
Couple	8	27.6%
Family	5	17.2%
Shared accommodation	0	0.0%
Other	3	10.3%

Source: *Housing Needs Survey (2022)*

5.9 The ages of these households will be a mix, with the majority of households falling in the 25-44 age category. This is shown in Table 11 below. The total of respondents in Table 11 is greater than 29 as 2 of the respondents listed multiple age categories..

**Table 11. Household Age**

	Household Age					
	0 - 16	17 - 24	25 - 44	45 - 59	60 - 74	75+
Number of Respondents	1	10	16	2	3	0

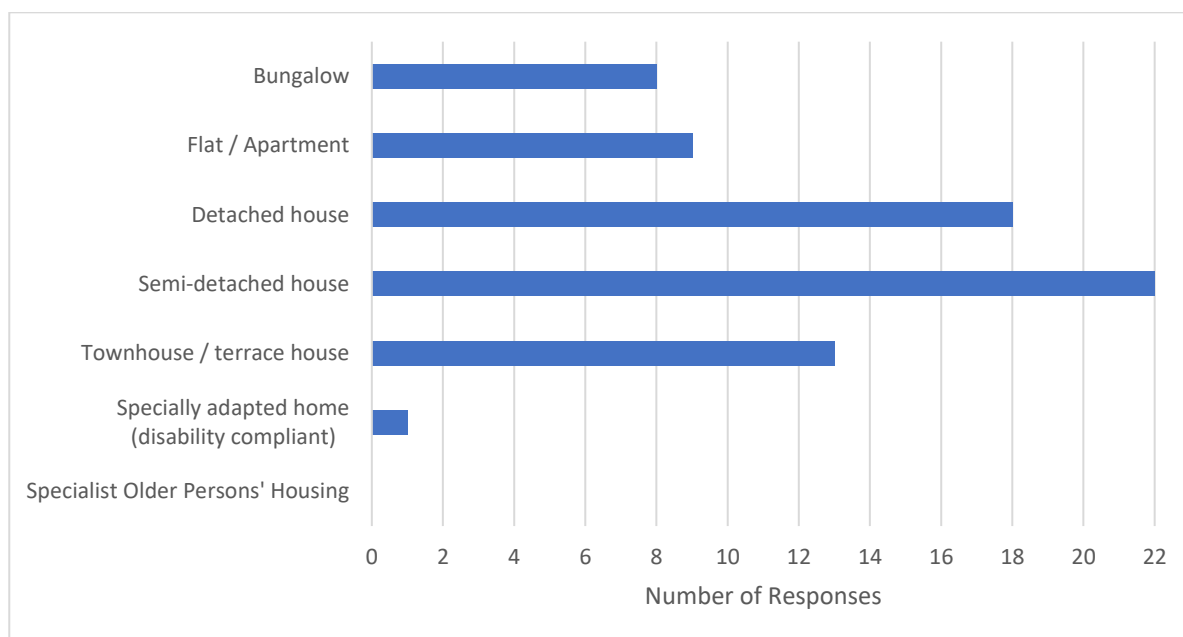
Source: *Housing Needs Survey (2022)*

**e) Type of Property Required**

5.10 Respondents were asked to indicate what type of accommodation would be preferred by the new household and they were asked to tick all that applied.

5.11 The responses are shown in Chart 6 below. The total number of responses is greater than 29 due to the respondents ticking all that apply, and therefore some respondents ticked more than one option. The most sought-after property type is semi-detached, followed by detached and townhouse/terraced house.

**Chart 6: Property Type preferred by Newly Forming Households**



Source: *Housing Needs Survey (2022)*

**f) Size of Property Required**

5.12 Respondents were asked what size property would be suitable for the newly forming households, ticking all that apply. Table 12 summaries the responses. The total number of responses is greater than 29 due to the respondents ticking all that apply, and therefore some respondents ticked more than one option. The results nonetheless indicate that the number of newly forming households who currently comprise single persons (13) exceeds those seeking 1-bedroom properties. This may be indicative of anticipating future housing needs and changes in circumstance (for example, starting a family) or the desire for additional living space.

**Table 12. Size of Property Required**

Property Size	Number of Responses	Percentage
1 bedroom	7	17.1%
2 bedrooms	20	48.8%
3 bedrooms	11	26.8%
4 bedrooms	3	7.3%

Source: *Housing Needs Survey (2022)*

5.13 This identifies a need for 2-bedroom properties as being the most common among the newly forming households and those looking to move into the area.

**g) Financial Circumstances/Support for Housing**

- 5.14 Respondents were asked if the newly forming household is likely to be claiming housing benefits. Out of the 29 respondents, 6 newly forming households expect to claim housing benefits.
- 5.15 Respondents were asked if the newly forming households are registered on the Local Authority housing register (known as Homeseeker Plus). 3 of the newly forming households were confirmed to be presently registered with Homeseeker Plus. At least three potential newly forming households unable to afford costs for market housing as identified by the survey results are therefore additional to the local authority's current evidence within the Homeseeker Plus dataset.

**h) Conclusions of Part C Survey Results – Newly Forming Household Need**

- 5.16 The key headlines from Part C Survey results can be summarised as follows:
- There are at least 29 newly forming households seeking affordable housing who may be eligible;
  - Ownership tenure is preferred by the newly forming households;
  - 17 (58.6%) of the eligible households in the category identified that they want new accommodation so they can move out of the family home;
  - 24 (82.8%) of the eligible households in this category identify they wish to live in Forest Edge South to be near to family and friends;
  - The most common household structure looking for affordable housing is single persons;
  - It is mostly people in the 25-44 age category who are looking to form a household and who are eligible for affordable housing;
  - Semi-detached house is the most sought-after property type followed by detached house;
  - 2-bedroom properties are most commonly sought-after property size;
  - 6 of the 29 (20.7%) eligible households in this category expect to claim housing benefits.
- 5.17 This demonstrates a local need of at least 29 affordable dwellings based on newly-forming households who responded to the survey



## 6.0 FIRST HOMES

### a) First Homes Affordability Thresholds

6.1 The AECOM Housing Needs Assessment identifies income thresholds that people must meet to be able to afford First Homes. This has been broken down by different levels of discount (comparative to market value) as shown in Table 13 below.

**Table 13. First Homes affordability thresholds in Forest Edge South**

First Homes Discount Level	Minimum Income Required
First Homes (-30%)	£51,839
First Homes (-40%)	£44,434
First Homes (-50%)	£37,028

Source: AECOM Report

6.2 In the Local Housing Needs Survey participants were asked to identify their household income. Using this information, the threshold each of the eligible participants has met has been calculated.

6.3 Table 14 below shows the household income for the current and newly forming households that are potentially eligible for First Homes and which level of discount they qualify for. Out of the 52 potentially eligible respondents, 8 stated that they are already homeowners, and 2 did not state their income and therefore have not been included in Table 14.

**Table 14. First Homes Discount Thresholds Met**

Respondent Number	Household Income	First Homes Affordable?
21	£29,005 to £29,600	Unaffordable
22	£16,473 to £18,902	Unaffordable
31	Under £16,473	Unaffordable
43	£16,473 to £18,902	Unaffordable
44	£18,902 to £28,040	Unaffordable
48	£29,600 to £36,514	Unaffordable
49	£18,902 to £28,040	Unaffordable
50	£44,434 to £49,028	First Homes (-40%)
56	£18,902 to £28,040	Unaffordable
69	£16,473 to £18,902	Unaffordable
82	Under £16,473	Unaffordable
109	£18,902 to £28,040	Unaffordable
119	£29,005 to £29,600	Unaffordable
8	£16,473 to £18,902	Unaffordable
19	£18,902 to £28,040	Unaffordable
21	£29,005 to £29,600	Unaffordable
22	£16,473 to £18,902	Unaffordable
24	£37,028 to £44,434	First Homes (-50%)

Respondent Number	Household Income	First Homes Affordable?
31	Under £16,473	Unaffordable
36	£18,902 to £28,040	Unaffordable
40	£18,902 to £28,040	Unaffordable
41	£18,902 to £28,040	Unaffordable
43	£18,902 to £28,040	Unaffordable
44	£18,902 to £28,040	Unaffordable
47	£18,902 to £28,040	Unaffordable
49	£16,473 to £18,902	Unaffordable
50	£18,902 to £28,040	Unaffordable
51	£18,902 to £28,040	Unaffordable
52	Under £16,473	Unaffordable
56	£28,040 to £29,005	Unaffordable
63	£49,028 to £51,839	First Homes (-40%)
66	£51,839 to £66,536	First Homes (-30%)
69	£16,473 to £18,902	Unaffordable
75	£18,902 to £28,040	Unaffordable
77	£29,600 to £36,514	Unaffordable
82	Under £16,473	Unaffordable
108	£37,028 to £44,434	First Homes (-50%)
109	£29,600 to £36,514	Unaffordable
110	£18,902 to £28,040	Unaffordable
111	£18,902 to £28,040	Unaffordable
112	£18,902 to £28,040	Unaffordable
113	£18,902 to £28,040	Unaffordable

Source: *Local Housing Needs Survey*

- 6.4 Table 15 below shows the number of respondents that meet each threshold. At 88.1%, the majority of participants who expressed a need for affordable housing are unable to afford a First Home even at the highest discount of 50%. This is despite 33 of these respondents (79%) expressing a preference for affordable housing for sale / First Homes. Shared ownership may still be a viable option for these respondents, however only 7 expressed a preference for shared ownership in the survey.

**Table 15. Number of respondents meeting First Homes affordability thresholds**

First Homes Discount Level	Minimum income required	Number of respondents meeting affordability threshold	Percentage
First Homes (-30%)	£51,839	1	2.4%
First Homes (-40%)	£44,434	2	4.8%
First Homes (-50%)	£37,028	2	4.8%
Unaffordable	£0	37	88.1%

Source: AECOM Report, Local Housing Needs Survey

**b) Policy Recommendations**

- 6.5 On the basis of the survey results, it may be possible to implement a bespoke First Homes policy as part of the Neighbourhood Plan.
- 6.6 The evidence gathered from the LHNS indicates that of the 42 respondents potentially eligible for First Homes, the majority (88.1%) would still be unable to afford a First Home even at the maximum level of discount of 50%. This suggests there is evidence to support a **local First Homes discount of 50%** being applied in order to maximise the number of people for whom this is an affordable option. This aligns with the findings of the AECOM Housing Needs Assessment which states that *“even with a 50% discount, households made up of two lower quartile earners would not be able to afford First Homes in the area”* (paragraph 68).
- 6.7 It may also be desirable to include a **local connection requirement** within the eligibility criteria for accessing First Homes, as the majority of newly-forming households requiring affordable housing for sale stated that their reason for wanting new accommodation was to move out of the family home and/or to be near family and friends.

## 7.0 CONCLUSIONS

- 7.1 DLP Planning Ltd were commissioned to undertake a Local Housing Needs Survey on behalf of West Dean Parish Council. The LHNS covers the Forest Edge South Neighbourhood Plan Area.
- 7.2 The key objective of this LHNS is to understand the nature and level of demand for affordable housing, in order to inform policies relating to affordable housing and First Homes within the Neighbourhood Plan.
- 7.3 Primary data has been analysed to enable a comprehensive picture to be drawn on the housing need of the area. The study consisted of a household survey sent to 1,653 households in the Neighbourhood Plan area. This report has been prepared in the context of a national housing crisis in which there is widespread affordability issues meaning access to housing is increasingly difficult. This is particularly impacting the affordable housing sector, in which building of affordable homes has dropped to the lowest level in 24 years. Additionally, it has been found that rural areas have significantly less affordable housing stock. Table 4-1 in the AECOM HNA report for example identifies that according to 2011 census data, just 11.9% of households in Forest Edge South were social rented compared with a figure of 17.7% across England. This has led the Government to push for 300,000 homes to be built each year, and research suggests that 145,000 of these should be affordable with the aim of addressing this crisis and improving affordability.
- 7.4 The evidence provided by this survey will be used alongside the housing needs assessment produced by AECOM will be used to help develop policies within the Forest Edge South Neighbourhood Plan. This will further help to address wider issues associated with access to affordable housing at a local level.
- 7.5 The AECOM assessment sets the context that we would expect there to be an affordable housing need in the neighbourhood plan area. The survey confirms this ongoing need for affordable housing (including affordable housing for sale options) and the results from the household survey suggest that there is a need for at least 42 new affordable homes in Forest Edge South. This need is comprised of 13 existing households and 29 newly-forming households. This figure equates to 2.6% of households surveyed and is limited to actual responses received based on 119 responses. It should therefore be treated as a minimum; especially given the context in which this survey has been conducted which would suggest that the need could be higher.
- 7.6 This assessment is based on a minimum household income of £81,000 which is considered to be required in order to afford market housing in the neighbourhood area (based on median house prices). 50 of the households surveyed who said they required affordable housing fell below this threshold and would therefore likely be eligible for some form of affordable housing. In addition to which 73% of households who said they required affordable housing also had savings below the minimum amount required to afford a 5% deposit on a median priced market house. This is notwithstanding the fact that these households would unlikely be eligible for a 95% mortgage anyway due to falling below the minimum household income threshold of £81,000.
- 7.7 The following policy recommendations that have been derived from this survey align with the findings of the AECOM Housing Needs Assessment and should be used to inform planning policies within the emerging Forest Edge South Neighbourhood Plan:

### First Homes

- The maximum First Homes discount of 50% should be applied across the neighbourhood area.
- It may be desirable to include a local connection requirement within the eligibility criteria

for accessing First Homes.

**Housing Types and Sizes**

- New build housing developments should prioritise 2-bedroom properties, followed by 3-bedroom properties.
- New build housing developments should prioritise semi-detached and detached properties, followed by terraces/townhouses, over other housing types.

**APPENDIX 1 LIST OF POSTCODES SURVEYED IN FOREST EDGE SOUTH NEIGHBOURHOOD PLAN AREA**

GL15 4HA	GL15 4JZ	GL15 4PQ	GL15 4RJ	GL15 4SY
GL15 4HB	GL15 4LA	GL15 4PU	GL15 4RL	GL15 4SZ
GL15 4HD	GL15 4LG	GL15 4PX	GL15 4RN	GL15 4TA
GL15 4HG	GL15 4LQ	GL15 4PZ	GL15 4RP	GL15 4TB
GL15 4HH	GL15 4LZ	GL15 4QA	GL15 4RQ	GL15 4TD
GL15 4HJ	GL15 4NA	GL15 4QB	GL15 4RR	GL15 4TE
GL15 4HL	GL15 4NB	GL15 4QD	GL15 4RS	GL15 4TF
GL15 4HN	GL15 4ND	GL15 4QE	GL15 4RT	GL15 4TG
GL15 4HP	GL15 4NE	GL15 4QF	GL15 4RU	GL15 4TH
GL15 4HQ	GL15 4NF	GL15 4QG	GL15 4RW	GL15 4TJ
GL15 4HR	GL15 4NJ	GL15 4QH	GL15 4RX	GL15 4TL
GL15 4HS	GL15 4NL	GL15 4QJ	GL15 4RY	GL15 4TN
GL15 4HT	GL15 4NN	GL15 4QL	GL15 4RZ	GL15 4TP
GL15 4HU	GL15 4NQ	GL15 4QN	GL15 4SA	GL15 4TQ
GL15 4JA	GL15 4NR	GL15 4QP	GL15 4SB	GL15 4TR
GL15 4JD	GL15 4NS	GL15 4QQ	GL15 4SD	GL15 4TS
GL15 4JE	GL15 4NT	GL15 4QS	GL15 4SE	GL15 4TT
GL15 4JF	GL15 4NU	GL15 4QT	GL15 4SF	GL15 4TU
GL15 4JH	GL15 4NW	GL15 4QU	GL15 4SG	GL15 4TW
GL15 4JJ	GL15 4NX	GL15 4QW	GL15 4SH	GL16 7LS
GL15 4JL	GL15 4NY	GL15 4QX	GL15 4SJ	GL15 4TX
GL15 4JN	GL15 4PA	GL15 4QY	GL15 4SL	GL15 4TY
GL15 4JP	GL15 4PB	GL15 4QZ	GL15 4SN	GL15 4TZ
GL15 4JQ	GL15 4PD	GL15 4RA	GL15 4SP	GL15 4UA
GL15 4JR	GL15 4PE	GL15 4RB	GL15 4SQ	GL15 4UB
GL15 4JS	GL15 4PF	GL15 4RD	GL15 4SR	GL15 4UD
GL15 4JU	GL15 4PG	GL15 4RE	GL15 4SS	GL15 4UE
GL15 4JW	GL15 4PH	GL15 4RF	GL15 4ST	GL16 7EJ
GL15 4JX	GL15 4PJ	GL15 4RG	GL15 4SW	GL16 7EL
GL15 4JY	GL15 4PL	GL15 4RH	GL15 4SX	

**APPENDIX 2 COPY OF LOCAL HOUSING NEEDS SURVEY**



# Forest Edge South Local Housing Need Survey

This survey is being undertaken to assess whether there is the need for affordable housing in Forest Edge South Neighbourhood Plan Area ('the survey area').

*For this questionnaire, DLP Planning Ltd will be collecting information related to housing need, as set out in this letter and the questions below. Responses to the questionnaire will be analysed and used to prepare the Forest Edge South Neighbourhood Plan. Details of how this data will be processed is set out in our Privacy Policy which can be found on our website at <https://www.dlpconsultants.co.uk/privacy-policy/>*

**Part A** of the survey establishes the immediate or anticipated need in the next 5 years of those existing and newly forming households who require affordable housing.

**Part B** of the survey includes further questions for existing households living in survey area who require affordable housing in the survey area.

**Part C** of the survey is for people/households who are wanting to move into the survey area and for people living in the survey area who want to form a new household that will require affordable housing e.g. sons or daughters living with parents.

*Questions regarding income and savings will enable the assessors to estimate what type of housing you could potentially afford. The answers provided will only be used for the purposes of assessing housing need and will remain confidential.*

## **What is affordable housing?**

***It is housing for sale or rent to households whose needs are not usually met by the open market. This usually is:***

- ***Council/Social Rented Housing usually provided by a Registered Provider (RP) better known as Housing Associations or Local Authorities, at affordable rents.***
- ***Shared Ownership where a purchaser can buy a 10-75% share in a property and pay a reduced rent on the remainder, usually to a RP.***

***But can also include:***

- ***Shared Equity; Offers homebuyers with small deposits a way of boosting how much they can put down to buy a property by taking on a loan.***
- ***First Homes; Available to purchase for first time buyers only at least 30% below market value.***

## Part A – Affordable Housing Need

1. Do you require affordable housing in the Forest Edge South Neighbourhood Plan area at the present time or in the next five years?
  - Yes
  - No
  
2. At present or in the next five years, does anyone in your household intend to form a new household in the Forest Edge South Neighbourhood Plan area and would require affordable housing?
  - Yes
  - No
  
3. At present or in the next five years, are you or anyone in your household looking to move into the Forest Edge South Neighbourhood Plan area and would require affordable housing?
  - Yes
  - No

***If you answered yes to question 1, please answer Part B. If you answered yes to questions 2 or 3, please answer Part C. If you answered yes to questions 1, and 2 or 3 then please answer both Part B and Part C.***

## Part B - Existing Household Questions

4. What is your age?
  - 0 – 16 years old
  - 17 – 24 years old
  - 25 – 44 years old
  - 45 – 59 years old
  - 60 – 74 years old
  - 75+
  - Prefer not to say
  
5. What is the nature of your local connection to Forest Edge South Neighbourhood Plan Area?
  - Currently living in Forest Edge South Neighbourhood Plan Area
  - Previously lived in Forest Edge South Neighbourhood Plan Area
  - An immediate family member (parent, child, or sibling) lives in Forest Edge South Neighbourhood Plan Area
  - Permanently employed in Forest Edge South Neighbourhood Plan Area
  
6. What is your required housing type now and in the next 5 years?

*(Please tick all preferred tenures that apply now, and one tenure for likely next move)*

Tenure	Tenure required now	Likely Tenure required in the next five years
Owner Occupier (buying with mortgage or outright)		
First Home (available to purchase by first-time buyers only at least 30% below market value)		
Private Rent		
Council / Housing Association		
Shared Ownership (part owned by household, part rented by Housing Association)		
Shared Equity		
Tied to Employment		
Other (please explain) .....		

7. Is your present accommodation adequate for your needs? (Please tick all that apply)

- Adequate
- Needs improvement/repair
- Too large
- Too small
- Insufficient bedrooms
- Unsuitable due to need for adaption for disability/elderly household
- Mortgage/rent is too expensive
- Inadequate heating
- Insecure tenancy
- Lack of local facilities/amenities
- Other (please specify) .....

8. What is your current tenancy?

- Owner occupied (paying mortgage)
- Owner occupied (owned outright)
- Private rented
- Social rent (Council or Housing Association)
- Shared Ownership (part buy/part rent) or shared equity
- Living rent free / Living with parents/family
- Tied to employment
- Homeless
- Other .....

9. How many bedrooms are in your current home?

- One;
- Two;
- Three;
- Four;
- Five or more

10. What are the ages of people living in your home?

- No. of people aged 0 to 10 .....
- No. of people aged 11 to 16 .....
- No. of people aged 17 to 24 .....
- No. of people aged 25 to 34 .....
- No. of people aged 35 to 44 .....
- No. of people aged 45 to 54 .....
- No. of people aged 55 to 64 .....
- No. of people aged 65 to 74 .....
- No. of people aged over 75 .....

11. What is their relationship to you? E.g. son, daughter, mother, father, grandson, friend, wife, partner, lodger, sharing?

.....

12. What is your household income (including any pensions) before tax and deductions?

*Questions regarding income and savings will enable the assessors to estimate what type of housing you could potentially afford. The answers provided will only be used for the purposes of assessing housing need and will remain confidential.*

- |   |   |
|---|---|
| <input type="checkbox"/> None               | <input type="checkbox"/> £37,028 to £44,434 |
| <input type="checkbox"/> Under £16,473      | <input type="checkbox"/> £44,434 to £49,028 |
| <input type="checkbox"/> £16,473 to £18,902 | <input type="checkbox"/> £49,028 to £51,839 |
| <input type="checkbox"/> £18,902 to £28,040 | <input type="checkbox"/> £51,839 to £66,536 |
| <input type="checkbox"/> £28,040 to £29,005 | <input type="checkbox"/> £66,536 to £74,056 |
| <input type="checkbox"/> £29,005 to £29,600 | <input type="checkbox"/> £74,056 to £81,000 |
| <input type="checkbox"/> £29,600 to £36,514 | <input type="checkbox"/> Over £81,000       |
| <input type="checkbox"/> £36,514 to £37,028 |   |

13. How much do you have in savings/equity to put towards a deposit?

Questions regarding income and savings will enable the assessors to estimate what type of housing you could potentially afford. The answers provided will only be used for the purposes of assessing housing need and will remain confidential.

- None
- Below £15,750
- £15,750 to £20,160
- £20,160 to £31,500
- £31,500 to £100,798
- Above £100,798

14. What type of property would meet your needs? Please tick all that apply:

	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
<b>Bungalow</b>					
<b>Flat / apartment</b>					
<b>Detached house</b>					
<b>Semi-detached house</b>					
<b>Townhouse / terrace house</b>					
<b>Specially adapted home (disability compliant)</b>					
<b>Specialist Older Persons' Housing e.g., Retirement Village / Extra Care facility</b>					

15. How much could you afford to pay on rent or mortgage a month?

- |                                       |   |
|---------------------------------------|---|
| <input type="checkbox"/> Up to £300   | <input type="checkbox"/> £701 to £740     |
| <input type="checkbox"/> £300 to £412 | <input type="checkbox"/> £740 to £814     |
| <input type="checkbox"/> £412 to £450 | <input type="checkbox"/> £814 to £950     |
| <input type="checkbox"/> £450 to £473 | <input type="checkbox"/> £950 to £1,219   |
| <input type="checkbox"/> £473 to £540 | <input type="checkbox"/> £1,219 to £1,357 |
| <input type="checkbox"/> £540 to £678 | <input type="checkbox"/> £1,357 to £1,484 |
| <input type="checkbox"/> £678 to £701 | <input type="checkbox"/> Over £1,484      |

16. If your household receives any financial support, please indicate which type(s):

- Housing Benefit
- Universal Credit
- Income Support
- Job Seekers Allowance
- Working Family Tax Credit
- Disability Premium/Allowance
- Other

17. Do you receive any help with your rent/mortgage?

- Own outright – no mortgage costs
- No help received with rent/mortgage
- Rent met in part with Housing Benefit
- Rent met in full with Housing Benefit
- Live rent free
- Other.....

18. Are you on the Local Authority housing register (known as Homeseeker Plus)?

- Yes
- No

## Part C – Newly forming households and households looking to move to Forest Edge South

Do you know someone with a local connection who wants to move to the Forest Edge South Neighbourhood Plan Area? Or family members living with you who want their own property (e.g. a son or daughter living with parents) in the survey area within the next 5 years?

**If so, please ask them to complete Part C of the questionnaire or you may complete it on their behalf.**

19. Who is likely to be looking for accommodation within Forest Edge South Neighbourhood Plan Area in the next 5 years?

- Yourself
- Parent/Grandparent
- Son/Daughter
- Partner/Spouse
- Lodger
- Friend
- Other relatives..... (please specify)

20. What is the age of the newly forming household or household looking to move into Forest Edge South?

- 0 – 16 years old
- 17 – 24 years old
- 25 – 44 years old
- 45 – 59 years old
- 60 – 74 years old
- 75+

21. What is the nature of the local connection of the newly forming household or household looking to move into Forest Edge South Neighbourhood Plan Area?

- Currently living in the Forest Edge South Neighbourhood Plan Area
- Previously lived in the Forest Edge South Neighbourhood Plan Area
- An immediate family member (parent, child, or sibling) lives in the Forest Edge South Neighbourhood Plan Area
- Permanently employed in the Forest Edge South Neighbourhood Plan Area

22. What is their required housing type now and in the next 5 years?

*(Please tick all preferred tenures that apply now, and one tenure for likely next move)*

Tenure	Tenure required now	Likely Tenure required in the next five years
Owner Occupier (buying with mortgage or outright)		
First Home (available to purchase for first-time buyers only at least 30% below market value)		
Private Rent		
Council/ Housing Association		
Shared Ownership (part owned by household, part rented by Housing Association)		
Shared Equity		
Tied to Employment		
Other (please explain).....		

23. What is the reason for wanting new accommodation?

- Need/want larger home
- Need/want smaller home
- Want to move out of the family house
- Want to buy for the first time
- Present home too expensive
- Present home in poor condition
- Currently have insecure tenancy
- Relationship breakdown
- Moved away and wish to return to the area
- Be closer to family/carer support
- Medical reasons/disability
- Need specially adapted home
- Other..... (please specify)

24. Why is this location preferred? Please tick all that apply

- Always lived here
- To be near family/friends
- New job / existing employment
- Access to public transport
- It has good services and facilities
- Quality of schools
- Retirement
- Health reasons / need to be close to a carer or provide care to a local resident
- Able to afford local housing
- Prefer a rural location
- Better quality area
- Greater availability of housing type sought
- Other..... (please specify)

25. Is the new household likely to be claiming housing benefits (Universal Credit)?

- Yes
- No

26. What will the household income (including any pensions) of the new household be before tax and deductions?

*Questions regarding income and savings will enable the assessors to estimate what type of housing you could potentially afford. The answers provided will only be used for the purposes of assessing housing need and will remain confidential.*

- |   |   |
|---|---|
| <input type="checkbox"/> None               | <input type="checkbox"/> £37,028 to £44,434 |
| <input type="checkbox"/> Under £16,473      | <input type="checkbox"/> £44,434 to £49,028 |
| <input type="checkbox"/> £16,473 to £18,902 | <input type="checkbox"/> £49,028 to £51,839 |
| <input type="checkbox"/> £18,902 to £28,040 | <input type="checkbox"/> £51,839 to £66,536 |
| <input type="checkbox"/> £28,040 to £29,005 | <input type="checkbox"/> £66,536 to £74,056 |
| <input type="checkbox"/> £29,005 to £29,600 | <input type="checkbox"/> £74,056 to £81,000 |
| <input type="checkbox"/> £29,600 to £36,514 | <input type="checkbox"/> Over £81,000       |
| <input type="checkbox"/> £36,514 to £37,028 |   |

27. How much could the new household afford to pay on rent or mortgage per month (if relevant)?

- |                                       |   |
|---------------------------------------|---|
| <input type="checkbox"/> Up to £300   | <input type="checkbox"/> £701 to £740     |
| <input type="checkbox"/> £300 to £412 | <input type="checkbox"/> £740 to £814     |
| <input type="checkbox"/> £412 to £450 | <input type="checkbox"/> £814 to £950     |
| <input type="checkbox"/> £450 to £473 | <input type="checkbox"/> £950 to £1,219   |
| <input type="checkbox"/> £473 to £540 | <input type="checkbox"/> £1,219 to £1,357 |
| <input type="checkbox"/> £540 to £678 | <input type="checkbox"/> £1,357 to £1,484 |
| <input type="checkbox"/> £678 to £701 | <input type="checkbox"/> Over £1,484      |

28. If the new household is intending to buy, how will the new household pay for the deposit?

- Savings
- Loan
- Gift
- Equity

29. How much does the new household have in savings/equity to put towards a deposit?

*Questions regarding income and savings will enable the assessors to estimate what type of housing you could potentially afford. The answers provided will only be used for the purposes of assessing housing need and will remain confidential.*

- None
- Below £15,750
- £15,750 to £20,160
- £20,160 to £31,500
- £31,500 to £100,798
- Above £100,798

30. What type of accommodation is preferred by the new household?

	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
<b>Bungalow</b>					
<b>Flat / apartment</b>					
<b>Detached house</b>					
<b>Semi-detached house</b>					
<b>Townhouse / terrace house</b>					
<b>Specially adapted home (disability compliant)</b>					
<b>Specialist Older Persons' Housing e.g., Retirement Village / Extra Care facility</b>					

31. Is the new household being formed as a single person, couple, family etc.?

- Single person
- Couple
- Family
- Shared accommodation
- Other (please specify) .....

32. What will be the ages of people living in the household?

- No. of people aged 0 to 10 .....
- No. of people aged 11 to 16 .....
- No. of people aged 17 to 24 .....
- No. of people aged 25 to 34 .....
- No. of people aged 35 to 44 .....
- No. of people aged 45 to 54 .....
- No. of people aged 55 to 64 .....
- No. of people aged 65 to 74 .....
- No. of people aged over 75 .....

33. Is the new household registered on the Local Authority housing register (known as Homeseeker Plus)?

- Yes
- No

***Thank you for taking the time to complete this questionnaire.***



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