

Parish of Long Ashton

Housing Needs Survey

For the Long Ashton Land Company

Updated Report

October 2021

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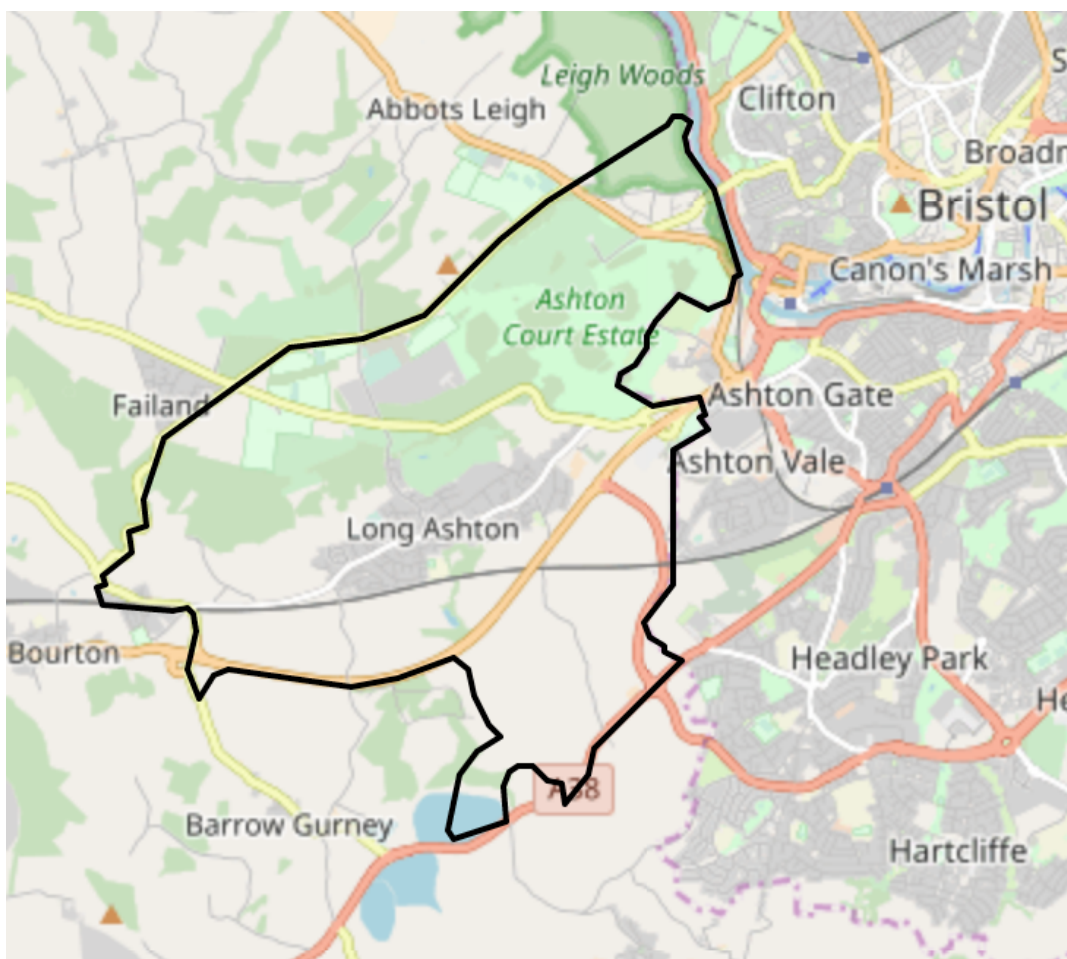
1. Introduction

- 1.1 arc⁴ was commissioned by the Long Ashton Land Company to undertake a local housing needs assessment to inform a planning application.

The study area

- 1.2 The following map shows the boundary of the civil parish of Long Ashton in the context of nearby towns, road and rail connections.

Map 1 Parish of Long Ashton



About this updated HNS report

- 1.3 This report is partially based upon survey data collected in 2018 which has a shelf life of 5-years.
- 1.4 The report differs from that produced in 2018 in several important respects.

- 1.5 The report has been cross referenced to Government practice guidance to demonstrate its compliance and robustness. It includes a fuller explanation of how and why housing need should be measured as a flow of households in need rather than a snapshot at a point in time as measured by a household survey or a housing register.
- 1.6 Findings are presented differently by disaggregating supply and demand estimated for social and rent and intermediate housing, the latter includes NPPF definitions of affordable home ownership.
- 1.7 The report has also been amended to address case officer's comments in response to application reference 20/P/1547/OUT. The officer's comments and how these have been addressed are summarised below.
- 1.8 **Issue:** the HNS lacks a detailed explanation of how the **up-scaling** has been weighted and the Local Planning Authority has concerns regarding the up-scaling of data for a survey of this type.
- 1.9 **Response:** Data weighting or upscaling to compensate for missing or disproportionate responses to a survey is common practice for social surveys irrespective of type. It is fully supported by the good practice guidance (DETR 2000). The number of responses to the survey justify its use as the overall response has a sampling error of less than $\pm 5\%$. A full explanation of the factors applied is given at the end of section 8 of this updated report.
- 1.10 **Issue:** It is not clear how the number of **homeless households** has been arrived at and what assessment or verification has taken place to establish the circumstances of these households. The Council's Housing Needs Officer has advised that there are rarely more than 60 homeless households in temporary accommodation across the whole district, let alone in a small village such as Long Ashton. There is no explanation of how the figure in the HNS has been arrived at and as this underpins the calculation of housing need this represents a major flaw in the HNS.
- 1.11 **Response:** the case officer has misread the information stated in the technical appendix to the report. This clearly indicates that 109 households have one or more need which include 56 respondents that are either homeless, **or** in temporary accommodation (i.e. sharing households and a proportion of those living in lodgings (under license) or the private rented sector) **and** 63 households in unsuitable housing for other reasons as in response to Q28a of the questionnaire and reported at table 15 in the HNS. This issue is one of misinterpretation.
- 1.12 **Issue:** 'Guidance to Delivering Affordable Rural Housing on Exception Sites' states that, if an affordable housing need is identified, the HNS should give an indication of the **number, type and tenure** of affordable homes that are needed by people with a **local connection to the parish**. This should include analysis of the respondents to any survey against the housing need criteria for NSC's **HomeChoice register**, as well as further analysis of those already on the HomeChoice register who seek housing in the

survey area. The analysis needs to consider information on the **incomes and savings** of applicants in relation to their needs and local housing costs.

- 1.13 The applicant has responded that there are high levels of need for affordable units across the district, and that given the high need identified in the HNS and the comparative quantum of development proposed the HNS should be considered adequate to demonstrate that there is a need. In considering this point regard has been had to **the Council's HomeChoice Housing Needs Register, which identifies 18 households** within Long Ashton (and wishing to remain there) in housing need. This is substantially less than the 35 dwellings proposed by the applicant. In conclusion, the evidence submitted to demonstrate housing need is considered insufficient.

Response:

- 1.14 In our updated report we have undertaken additional analysis to compare the HNS to housing register data on a like for like basis (table 23). Unlike the HNS, the register takes no account of future need from newly forming households and does not contain applications from households in affordable need who's aspiration is for affordable home ownership.
- 1.15 Table 23 is also the method stated in the good practice guidance for turning snapshot data from a survey and register into an annual flow of households. It concludes that on the basis of survey data, 72 households per annum are in affordable need and on the basis of register data the flow is 61 households per annum.
- 1.16 Both the HNS and the housing register will underestimate need for different reasons. In addition to the like for like issues noted above, the housing register will undercount local need as registration is voluntary as not all households are eligible to join it. See paragraph 6.13 for a fuller account. A parish level HNS cannot accurately assess housing need from people with a local connection that live outside the village.
- 1.17 The case officer is mistaken in the simplistic assertion that a snapshot of 18 cases on the register should be compared to a proposal for 35 dwellings as both need and supply must be converted into flows. Additional tables 24 and 25 show conclusively that my client's proposed scheme will make a small contribution to meeting the flow of need and in neither scenario will the flow of need be fully met in any year.
- 1.18 The HNS contains substantial analysis of affordability of housing as it affects those it identifies as in need and the size and type of housing they need.

2. Practice Guidance and Methodology

Introduction and summary of this chapter

2.1 This section explains the methodology used in the survey and how it complies with practice guidance. The practice guidance was developed to ensure that consultants and local planning authorities have a common understanding of local housing needs assessment methodology. The guidance and methodology combine to ensure that a balanced and robust assessment of local housing need is estimated based upon the evidence. arc4, like most major consultancies, uses the guidance and methodology for assessing affordable need in its strategic and local housing needs assessments, SHMA and HEDNA commissions including those based upon the NPPG 2019 standard method. As such there are many projects where the methodology and findings of its work and that of most other consultants have been found sound by a local plan examiner.

Practice Guidance

- 2.2 It is important to appreciate that a substantial body of government guidance exists in the conduct of local housing needs surveys (HNS) and local housing needs assessments (LHNA). The project methodology closely follows the practice guidance and this report contains extensive cross referencing to it.
- 2.3 The most detailed guidance¹ was produced in 2000 which is the bedrock of local housing needs assessments and is still in use today by the leading consultancies. The principles are reiterated in the 2019 NPPG.
- 2.4 The practice guidance was written by leading academics and commissioned by the government to ensure that **consultants and clients had a common approach** to undertaking HNS/As and interpreting findings.
- 2.5 The key features of best practice guidance are:
- in the assessment of housing need; **no single source of data** should be wholly relied upon² (as such multiple sources of data have been considered in this report);
 - the criteria for a household being regarded as in housing need are defined³ (and these definitions are adopted in a simplified format in this HNS);

¹ Housing Need Assessments: A Guide to Good Practice (DETR) 2000.

² Housing Need Assessments: A Guide to Good Practice (DETR 2000): Para 2.6

³ Housing Need Assessments: A Guide to Good Practice (DETR 2000): Table 4.2

- household surveys and housing registers take a **snapshot** of the number of households in need at a point in time and these **need to be converted into annual flows** of households;
- the method for undertaking this conversion is the '**basic needs assessment model**'⁴ (BNAM) (the BNAM is used in the HNS and all SHMA and LHNS studies undertaken by arc4 and other consultants). In this report, the principles of the model are explained, and the full model used for the HNS is included;
- **the key output** is the imbalance between annual flow of households in need and flow of supply (not the stock) of affordable housing (the HNS uses this measure);
- Further analysis is needed to disaggregate the key output between the flows affordable rented housing and the affordable home ownership. (This analysis was not part of the HNS produced in 2018 but the report has been updated to provide this analysis);
- housing registers can underestimate levels of housing need (the HNS considers this)⁵; and
- household surveys can underestimate levels of housing need unless data is adjusted for non-responses **through a statistical method of weighting or 'grossing up' data**⁶ in which case error margins should be stated. (The HNA report explains what data weighting is and how it has been applied). The good practice guidance explains this in some depth⁷.

2.6 The fundamental concept that sits behind the good practice guidance and the NPPG 2019 is an understanding of the nature of housing need. It is a continuous process as household circumstances change, examples of which are: death of a partner; birth of a child; child(ren) leaving the family home; other persons leaving the family home due to relationship breakdown; long term illness or disability; change in economic circumstances; homelessness or factors that render existing accommodation unusable (such as fire, flood or disrepair). All of these may amount to a household finding its housing accommodation unsuitable and being in housing need. This continuous process cannot be quantified into a finite number such as a count of the number of people on a housing register, it can only be expressed as a rate of flow. This is a key starting point for the practice guidance, our HNS, leading specialist housing consultancies. The importance of the abovementioned Basic Needs Assessment Model (BNAM) is that it is the tried and tested method for converting snapshot levels of households in housing need (from household surveys or housing registers) into flows. The concept and the BNAM process has been accepted by innumerable Local Plan inspectors over many years.

⁴ Housing Need Assessments: A Guide to Good Practice (DETR 2000): Paras 2.12 and 2.15

⁵ Housing Need Assessments: A Guide to Good Practice (DETR 2000): Paras 2.8, 6.11, 6.12 and 6.14

⁶ Housing Need Assessments: A Guide to Good Practice (DETR 2000) paras 3.39 and section 4.2

⁷ Housing Need Assessments: A Guide to Good Practice (DETR 2000) para. 3.46 and box 3.3

- 2.7 For the avoidance of doubt, we now summarise the relevant content of the NPPF 2019 in regard to methodology for assessing affordable need.
- 2.8 NPPG outlines a method that is recognisably derived from the good practice guidance. Paragraph references are provided as footnotes. It makes specific reference to:
- criteria for identifying households in need;⁸
 - use of the BNAM principles: existing households, new household formation, existing households falling into need, conversion to annual flows of need and supply;
 - definition of entry level housing as the lower quartile price point;⁹
 - proportion unable to afford;¹⁰
 - supply arising from vacancies and committed new housing;¹¹
 - expressing gross and net need as annual flows;¹² and
 - mismatches between supply and need.¹³
- 2.9 The Long Ashton HNS is demonstrably compliant with these principles as stated in the good practice guidance and reiterated in the NPPG 2019. The methodology is exactly in accordance government practice guidance for local housing needs assessments.

Summary of methodology

- 2.10 Accordingly, several methods are used to estimate the quantity, size and type of housing needed by local existing and newly forming households that are resident in the parish or having a strong connection to it. Affordable housing estimates are based upon household survey information and information from the local authority. This information is used in a standard model to provide a consistent basis for assessing affordable housing need. Market housing requirements are based on household survey information and secondary data to inform an arc⁴ model that defines the mismatch between the supply created by moving households and demand from those households who plan to seek more suitable accommodation in the parish. The mismatch is quantified and defined in terms of number of bedrooms, house type and tenure needed.

⁸ NPPG 2019 paragraph 020 Reference ID: 2a-020-20190220

⁹ NPPG 2019 paragraph 021 Reference ID: 2a-021-20190220

¹⁰ NPPG 2019 paragraph 021 Reference ID: 2a-021-20190220

¹¹ NPPG 2019 paragraph 022 Reference ID: 2a-022-20190220

¹² NPPG 2019 paragraph 021 Reference ID: 2a-021-20190220 and 024 Reference ID: 2a-024-20190220

¹³ NPPG 2019 paragraph 023 Reference ID: 2a-023-20190220

- 2.11 Overall, information is brought together from 6 sources to form a long-term comprehensive description of housing needs and requirements that is unlikely to be met from existing supply. This information is viewed in a local context:
- official data from the Census and other sources to profile housing and households in the study area;
 - population projections;
 - data from the local authority, (the SHMA and other housing needs studies) including data from the Housing Register;
 - evidence from local housing specialists such as estate and letting agents, house builders and housing associations;
 - evidence from the Land Registry, Zoopla and Rightmove; and
 - a household survey.
- 2.12 All of this information is compared and analysed; trends and drivers of demand are understood. The information provides essential context for modelling of housing requirements based upon these data.
- 2.13 Survey data provides an incomplete picture of parish household intentions due to households choosing not to complete survey questionnaires. Data weighting is used to adjust for this.
- 2.14 Data weighting is widely used in social research to adjust the results of a study to bring them more in line with what is known about a population. For example, if survey results contain 40% males and the population is known to contain 49% males, weighting can be used to correct for this discrepancy. Weighting carries a risk that the weighted data may not be representative of the sample, so error margins are calculated and are stated in chapter 5.

3. The parish profile

3.1 This section aims to investigate the characteristics of the local housing stock and local households. Imbalances between the two means that unmet housing need will arise locally. It is an important factor highlighted in the good practice guidance in the assessment of housing need: '**no single source of data** should be wholly relied upon.'¹⁴

3.2 We find that housing in the parish has disproportionate levels of detached and semi-detached homes that have 3-bedrooms or more and are mostly owner-occupied. A very high proportion of older people are homeowners, many under-occupying their homes. The household type analysis also shows that the majority of households are non-pensioner adults, many with young children. Official population projections show a significant rise in the proportion of older people over the 25 years from 2014, although there is expected to be growth across all household groups.

3.3 The following figures profile the parish's housing, population and households. They are the proportions (percentages) of people or households compared to North Somerset (the district) and England as a whole. All information is taken from the Census 2011 unless otherwise stated. The data from the Census is presented in the appendix.

3.4 Overall at Census Day 2011, 6,044 people lived in the parish in 2,524 households. That is an average of 2.40 people per household. That compares to an average of 2.30 for the district and 2.40 for England.

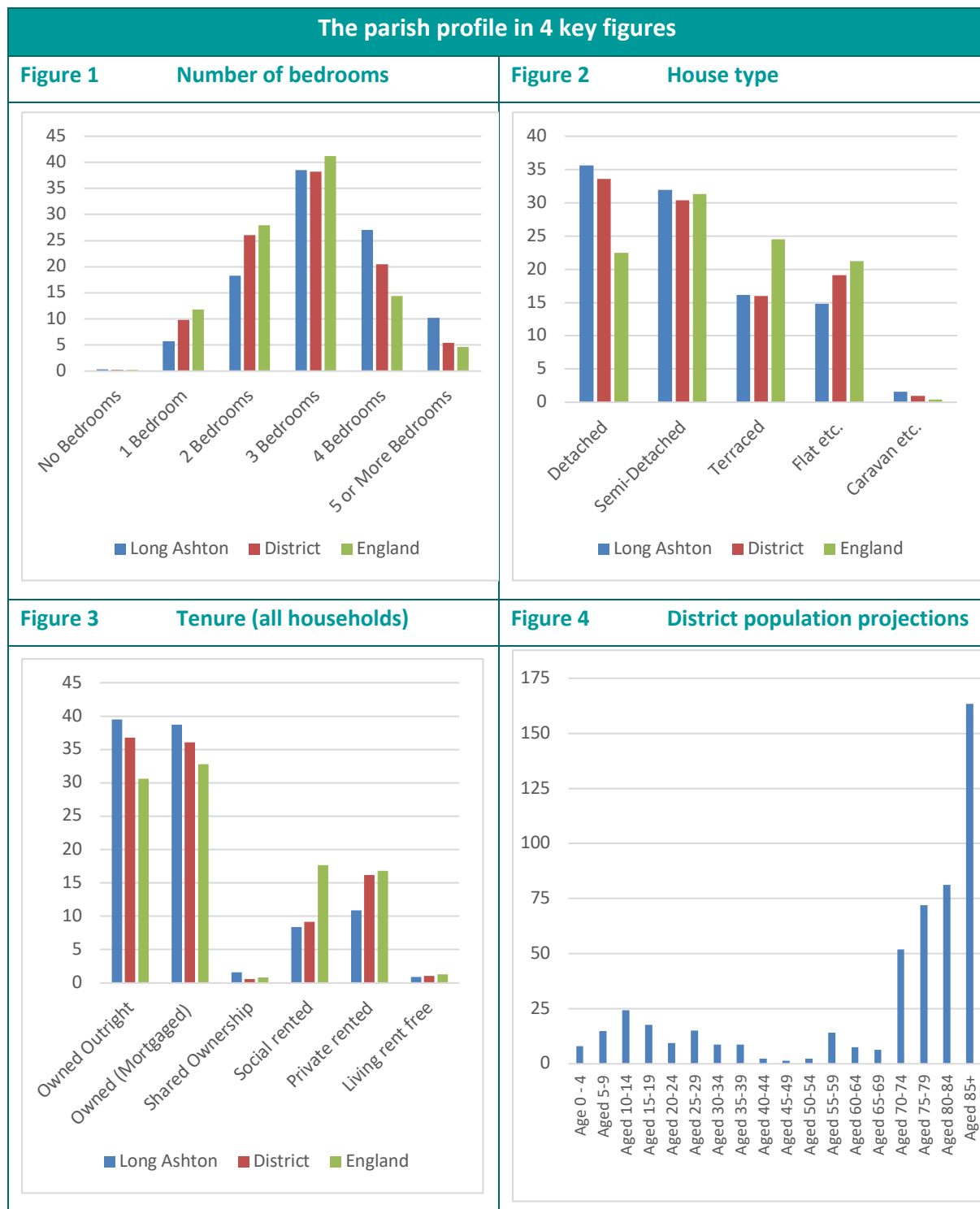
3.5 Figures 1-4 summarise the key parts of the profile.

3.6 Figure 1 shows that the parish has smaller proportions of 1, and 2-bedroom homes than the other geographies. It has a similar proportion of 3-bedroom homes but a larger proportion of 4-bedroom homes or more than the other geographies, especially the district.

3.7 Figure 2 shows that around 35% of the housing stock consists of detached houses and bungalows and 32% of dwellings are semi-detached. These are slightly larger proportions than the district average and significantly higher than the average for England as a whole. Terraced homes and flats form a significantly lower proportion of the stock compared to the English average.

¹⁴ Housing Need Assessments: A Guide to Good Practice (DETR 2000): Para 2.6

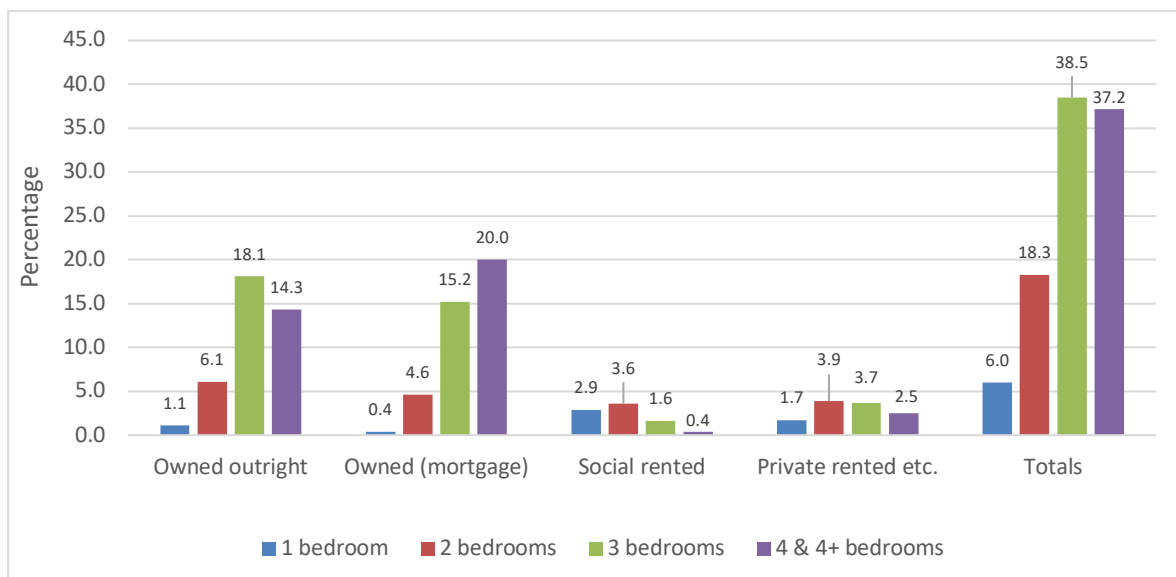
- 3.8 Regarding tenure, figure 3 shows that almost 78% of homes are owner-occupied. This is a slightly larger proportion than the district and much larger than the average for England. The proportion that is social rented and private rented homes are smaller than the other geographies.
- 3.9 The population projections for the district, figure 4, estimate change in the population by age group over a 25-year period from 2014 to 2039. This is the context within which the parish level findings must be set. Overall the population of the district is estimated to grow by nearly 45,000 people over the 25 years, an increase of nearly 22%. Although the number of people in all age groups will grow, the number of people aged 65 years or over will increase by 30,000 people over the 25-year period.



Source: Census 2011 and Nomis

3.10 Figure 5 is a cross tabulation of **house type and number of bedrooms** for the parish only. It shows that 3-bedroom homes form the largest component of the parish housing stock (38.5%) and 4-bedroom homes 37.3% of each tenure except for social rented housing. A greater proportion of homeowners live in 3 and 4-bedroom homes and a greater proportion of tenants live in 1 and 2-bedroom homes.

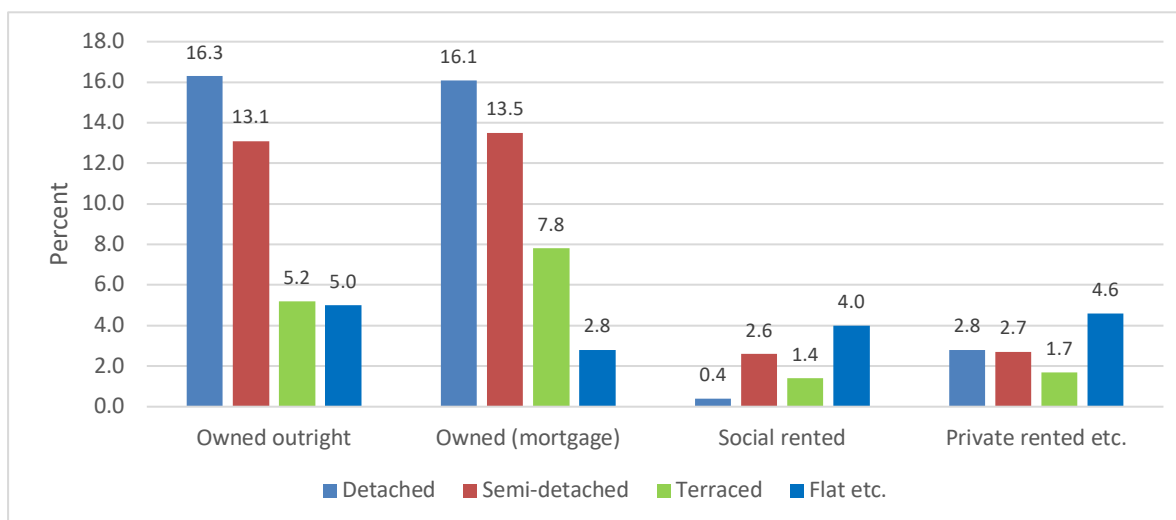
Figure 5 House type by number of bedrooms (parish only)



Source: Census 2011

3.11 Figure 6 is a cross tabulation of **house type and tenure** for the parish only. It shows that detached and semi-detached houses and bungalows are the main house type occupied by homeowners. Nearly half of all renters occupy flats.

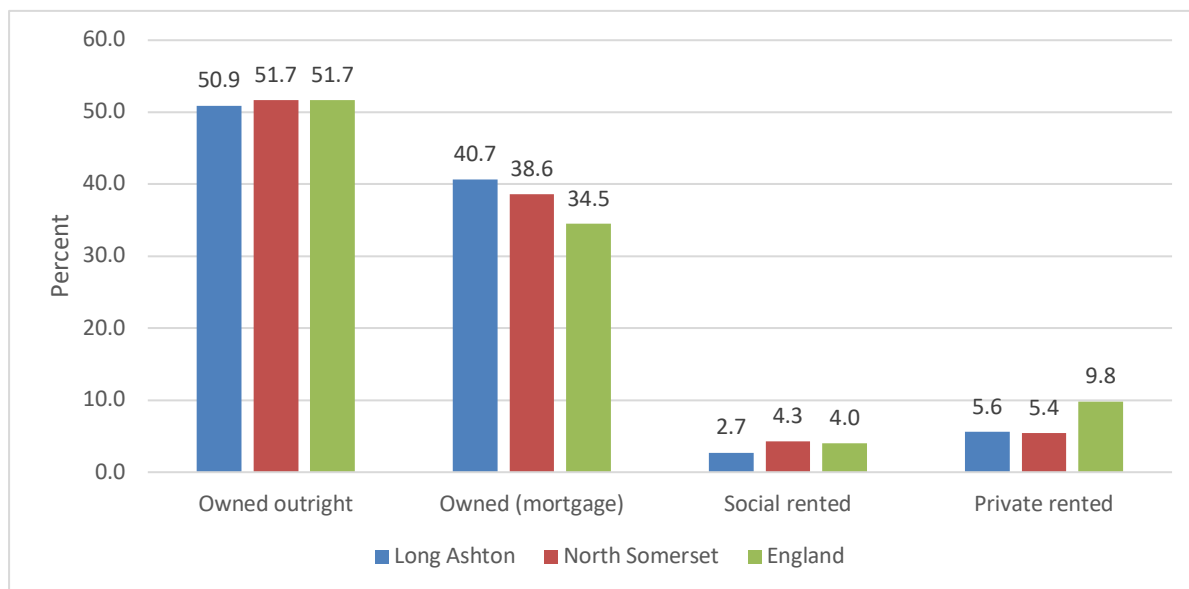
Figure 6 House type by tenure (Long Ashton parish only)



Source: Census 2011

3.12 Figure 7 is the tenure distribution of households with a household representative person (HRP) (head of household) aged 65 or over. 91.6% of parish households within this group are homeowners. This is a similar proportion to the district but a larger proportion than for England as a whole.

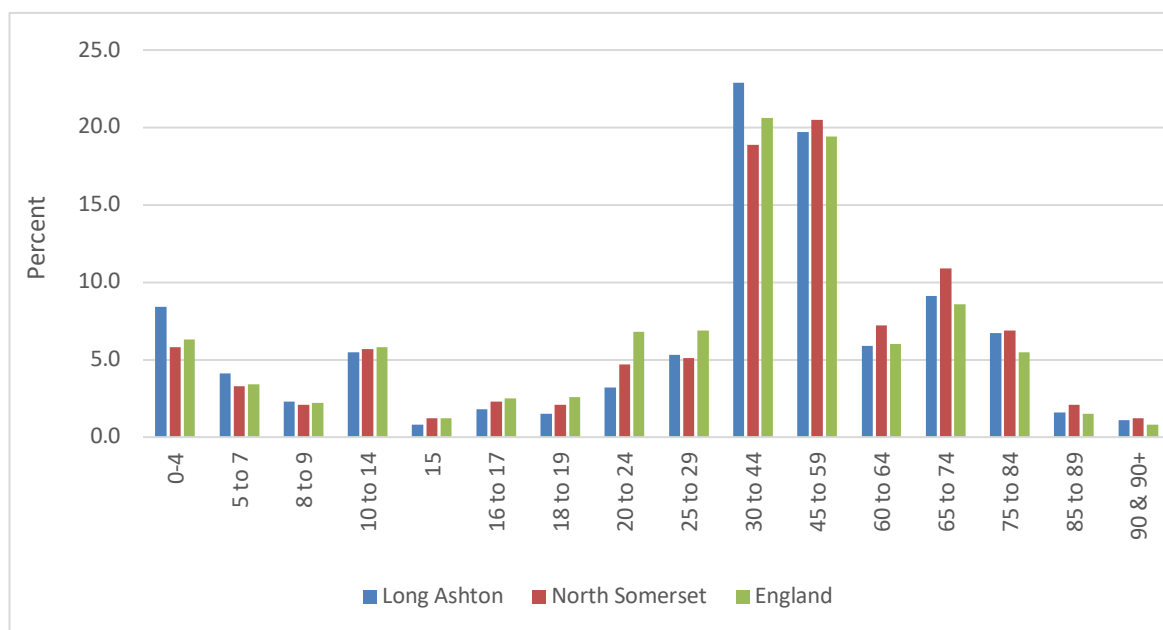
Figure 7 Tenure (HRP 65 years or older)



Source: Census 2011

3.13 The population age structure (figure 8) is a snapshot of the age of the population as at census day 2011. It shows that the parish has a significantly larger proportion of people aged 30-44 and children aged 0-9 than the other geographies. The parish houses a smaller proportion of people aged over 60 years than the district.

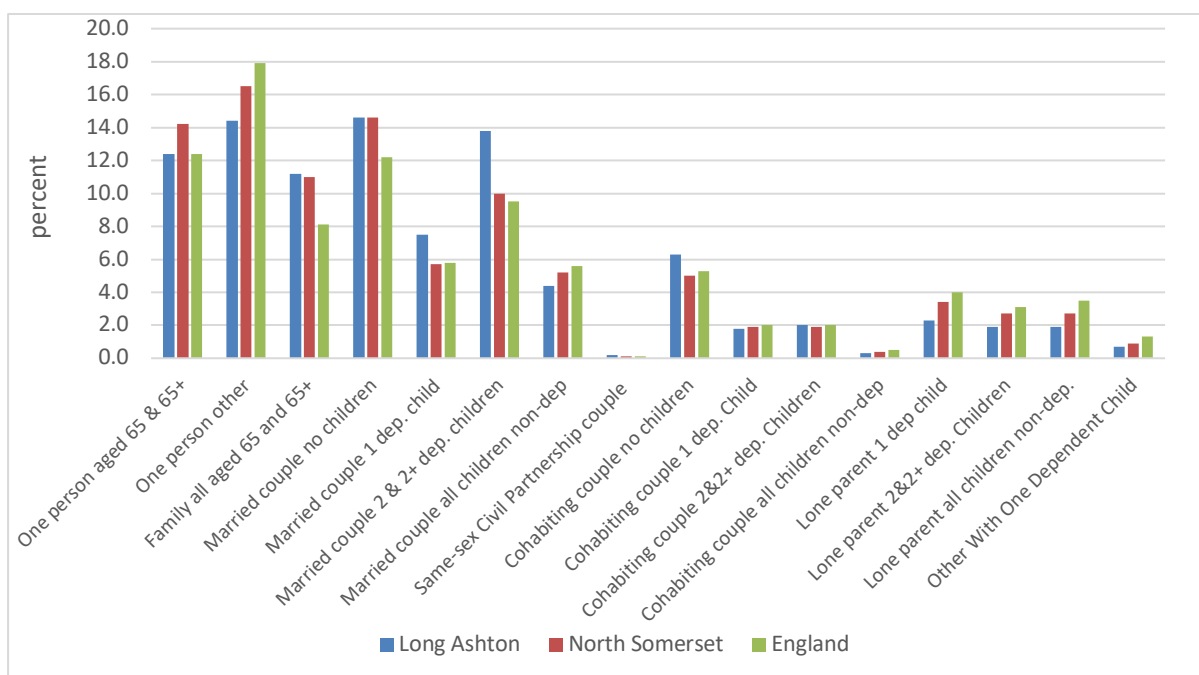
Figure 8 Population age structure



Source: Census 2011

3.14 Compared to the other geographies, figure 9 shows that the largest household groups resident in the parish are ‘single person (under 65)’, ‘married couple with no children’, ‘married couple with 2 or more dependent children’. The latter group forms as significantly larger group in the parish than the other geographies. There is a lower proportion of single parent families than present in the other geographies.

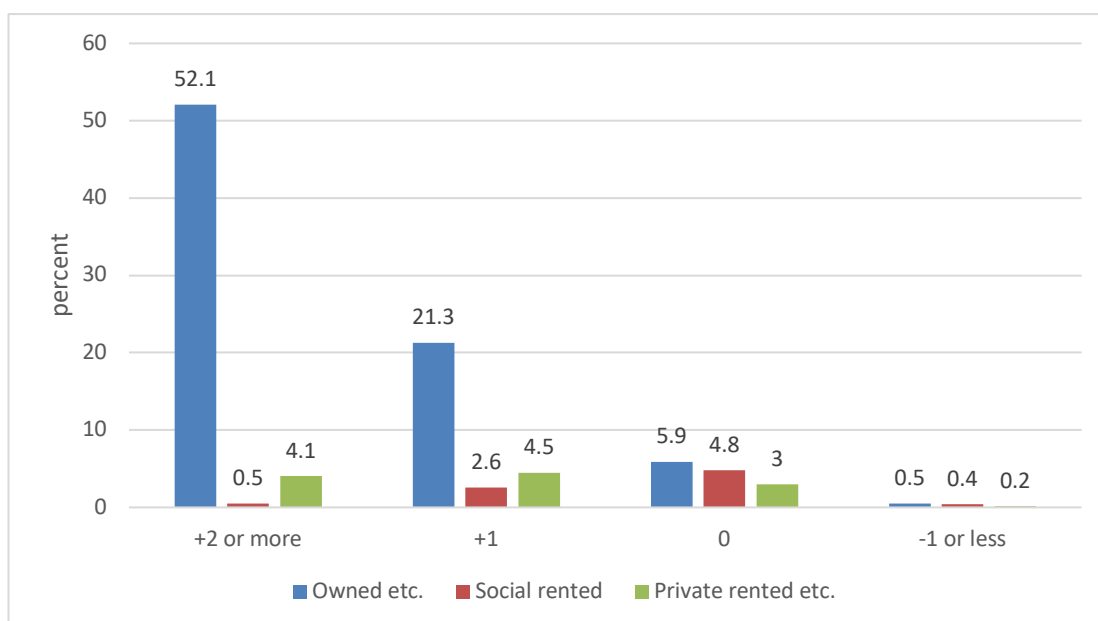
Figure 9 Household composition



Source: Census 2011

- 3.15 The occupancy rating shown in figure 10 provides a measure of whether a household's accommodation is overcrowded or under occupied. The rating is shown for each broad tenure group at parish level.
- 3.16 The occupancy rating is based upon the number of rooms in a household's accommodation. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of rooms required is subtracted from the number of rooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room than required, whereas +1 implies that they have one more room than the standard requirement.
- 3.17 The figure shows that half of homeowners in the parish have 2 or more spare rooms indicating that they under-occupy their housing. This is to a lesser extent true of private renters. Housing that is privately owned or rented is open market housing and it is clear that some households either buy or rent more space than they need, or their households have reduced in size over time. Social renters are more likely to occupy housing that is more closely matched to their household size.

Figure 10 Occupancy rating by tenure (parish only)



Source: Census 2011

Key findings from the parish profile

- 3.18 The findings from the above figures combine to show that housing in the parish has disproportionate levels of detached and semi-detached homes that have 3-bedrooms or more and are mostly owner-occupied. A very high proportion of older people are homeowners, many under-occupying their homes. The household type analysis also shows that the majority of households are non-pensioner adults, many with young

children. Official population projections show a significant rise in the proportion of older people over the 25 years from 2014, although there is expected to be growth across all household groups.

4. House prices, affordability and market appraisal

Introduction and summary of this chapter

- 4.1 This chapter analyses house price and household income data. The aim of the analysis is to determine the affordability of local housing to local people. Of particular interest in the price point of entry level housing. This is pivotal due to the current definition of affordable housing need according to the NPPF 2019 i.e., where a household's need is not being met by the market.
- 4.2 The line between a household's needs being met by the market¹⁵ or otherwise, requires an assessment of the price of rent of entry level market housing and whether the household in need can afford entry level housing. The good practice guidance defines entry level housing as the 25th percentile (the lower quartile) price point¹⁶, and a system of income multipliers for determining if household income could reasonably afford the price¹⁷.
- 4.3 Our findings are that:
- the affordability of local housing is the most significant barrier to local newly forming and established households on below average income;
 - only a small number of newly forming households that are higher earners could afford parish average lower quartile house prices;
 - the affordability of housing for sale to existing homeowners is less clear cut as some may have accrued equity in their existing home and may be able to offer a larger deposit reducing the size of the mortgage required. Some first-time movers may have not accrued any equity due to market conditions;
 - significant additional income is needed for households to upsize; and
 - agents told us that there was a shortage of family homes and flats for sale.

House prices

- 4.4 The aim of this section is to explore the affordability of local market housing whether for sale or rent. From the household survey we can estimate local income levels. These two factors enable us to understand the affordability of local house prices to local people. We also provide information obtained from local estate agents to learn

¹⁵ NPPF 2019 Annexe B definition of affordable housing

¹⁶ Housing Need Assessments: A Guide to Good Practice (DETR 2000): para 4.22

¹⁷ Housing Need Assessments: A Guide to Good Practice (DETR 2000): paras 4.19 to 4.29

more about the supply of market housing locally and understand if any gaps in the market exist.

- 4.5 The Land Registry provides basic information about every sale. According to the Land registry there were 101 registered sales in the calendar year 2017. and only 61 sales in 2020 Selling prices have been analysed into percentiles and this information is presented in table 1. There has been little change (less than 1% (12/345)) in lower quartile in house prices over the 4-year period

Percentile	2017 £000's	2020 £000's
50 th (median)	442	420
25 th (lower quartile)	345	333

Source: Land Registry

The affordability of market housing

- 4.6 Household Survey data provides an income distribution for both existing households (table 2) and newly forming households (table 3). This information is used only to establish the local household income distribution and key percentiles.
- 4.7 A comparison of house prices and household incomes is necessary to determine the affordability of housing in general terms and important benchmarks such as 25th percentile prices and incomes in our estimates of affordable housing needed.

Table 2 Household income (existing households)		
	Count	% in group
Up to £5,200 annually	5	0.80%
£5,200 to under £7,800 annually	21	3.30%
£7,800 to under £10,400 annually	25	4.10%
£10,400 to under £13,000 annually	10	1.60%
£13,000 to under £15,600 annually	10	1.60%
£15,600 to under £18,200 annually	29	4.70%
£18,200 to under £20,800 annually	0	0.00%
£20,800 to under £23,400 annually	20	3.20%
£23,400 to under £26,000 annually	23	3.70%
£26,000 to under £39,000 annually	111	17.90%
£39,000 to under £49,400 annually	95	15.40%
£49,400 or more annually	271	43.70%
Total number of households in group	620	

Source: household survey 2018

- 4.8 Lower quartile income for existing households is within the range of £23,400-£26,000 (mid-point £24,700), and median is £39,000 to £49,400 (mid-point £44,200).
- 4.9 The income of newly forming households is likely to be lower than existing households. Table 3 summarises the income levels obtained from the household survey.

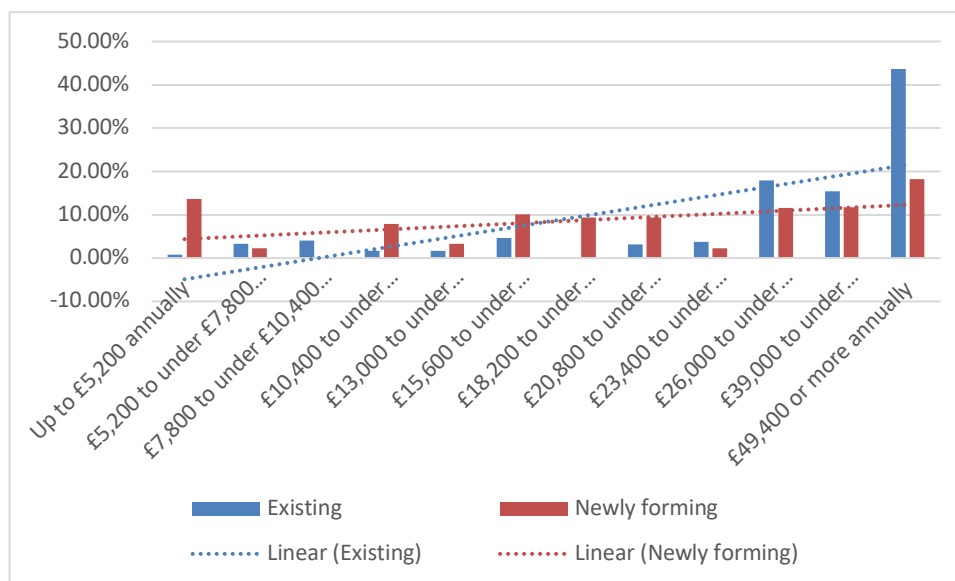
Table 3 Household income (newly forming)		
	Count	% in group
Up to £5,200 annually	43	13.70%
£5,200 to under £7,800 annually	7	2.30%
£7,800 to under £10,400 annually	0	0.00%
£10,400 to under £13,000 annually	24	7.90%
£13,000 to under £15,600 annually	10	3.30%
£15,600 to under £18,200 annually	31	10.10%
£18,200 to under £20,800 annually	29	9.40%
£20,800 to under £23,400 annually	29	9.40%
£23,400 to under £26,000 annually	7	2.30%
£26,000 to under £39,000 annually	36	11.60%
£39,000 to under £49,400 annually	36	11.70%
£49,400 or more annually	57	18.30%
Total number of households in group	309	

Source: household survey 2018

4.10 Table 3 shows that the income range containing the lower quartile (25th percentile point) is £13,000-£15,600 (mid-point £14,300), median is £18,200 to £20,800 (mid-point £19,500).

4.11 The following figure compares the income distribution for existing and newly forming households. It is clear that a higher proportion of newly forming households are in the lower income groups and a lower proportion are amongst the higher owners.

Figure 11 New and existing household income profiles compared



4.12 Using the information in table 1, the following table estimates the deposit and annual income required to purchase a dwelling at lower quartile (25th percentile) and median (50th percentile) prices. We are advised that lenders may lend up to 4.5 times gross income for low risk households with a good credit rating, so we have calculated spending power on this basis, assuming a 10% deposit.

Table 4 Household income required to service a mortgage		
	Price Level	
	Lower quartile £	Median £
Purchase price	345,000	442,000
Minimum deposit (10%)	34,500	44,200
Mortgage required	310,500	397,800
Annual gross household Income required (factor 4.5)	69,000	88,400

Source: arc4

4.13 The information in table 4 illustrates the income and deposit required by **first time buyers and some first-time movers**. It is clear from table 3 that only a small number of newly forming households that are higher earners could afford lower quartile house prices. Existing homeowners may be able to offer a larger deposit funded by equity in

their present home reducing the size of the mortgage required. Some first-time movers may have not accrued any equity due to market conditions.

- 4.14 Lower income **first time movers** are likely to face affordability problems if needing to upsize. We have carried out additional analysis to evidence this. The Land Registry only records transactions by dwelling type not number of bedrooms. It is possible to analyse prices by number of bedrooms using Rightmove. Rightmove uses Land registry price paid but matches transactions to its database. In most cases number of bedrooms can be identified. Table 5 shows a summary of year 2020 data by number of bedrooms across 54 of the 61 sales. Table 5 illustrates the income needed to fund the mortgage using standard assumptions. Note that the sample of 1 and 2-bedroom dwellings is too small to produce reliable benchmark numbers.

Table 5 Variation in house prices by number of bedrooms				
	1-bedroom	2-bedroom	3-bedroom	4 or more-bedroom
Lower quartile £	145,000	232,250	356,250	550,750
Median £	145,000	249,000	388,000	685,000
Range from £	145,000	196,000	260,000	369,950
Range to £	145,000	330,000	655,000	790,000
Number	1	7	23	23

Source: Rightmove June 2021

Table 5 Income required to fund entry level by number of bedrooms				
	1-bedroom	2-bedroom	3-bedroom	4 or more-bedroom
Purchase price	145,000	232,250	356,250	550,750
Minimum deposit (10%)	14,500	23,225	35,625	55,075
Mortgage required	130,500	209,025	320,625	495,675
Annual gross household Income required to service the mortgage	29,000	46,450	71,250	110,150

Source: Rightmove June 2021

- 4.15 Table 6 illustrates the significant additional income required to fund an additional bedroom which many households on low to median income will struggle to afford unless they have significant savings or equity to fund more than the minimum deposit.

Table 6 Income required to fund upsizing by number of bedrooms		
	Increase in income required	Increase in price
1 to 2-bedroom	17,450	87,250
2 to 3-bedroom	24,800	124,000
3 to 4 or more-bedroom	38,900	194,500

Source: Rightmove June 2021

The affordability of rented housing

- 4.16 A similar exercise can be undertaken to assess the affordability of market rents. The data in table 5 is obtained from Zoopla which recorded 83 market rental transactions in 2017.

Table 7 Price per calendar month 2017 (and 2020)				
Type	Percentile			Count
	Percentile 25	Median	Percentile 75	
Flat	750 (901)	823	1,200	35
House	1,001	1,148	1,248	48

Source: Zoopla 2017 (and 2020)

- 4.17 The government considers that rents at 25% of gross income can reasonably be afforded by households. Table 6 shows the income required to service local rents on this basis.

Table 8 Income required 2017			
Type	Percentile		
	Percentile 25	Median	Percentile 75
Flat	36,000	39,504	57,600
House	48,048	55,104	59,904

Source: arc⁴

- 4.18 It is clear from table 8, when compared to table 3, that around one third of newly forming households could afford a vacancy at lower quartile market rents for a flat.

Evidence from Estate and Letting Agents

- 4.19 Rightmove publishes up to date information on local housing markets. According to Rightmove as at April 2018 (and June 2021):

- last year most property sales in Long Ashton involved detached properties which sold for on average £642,022 (£628,000). Terraced properties sold for an average price of £334,645 (£349,130), while semi-detached properties fetched £423,710 (£498.661); and
 - Long Ashton, had an overall average price of £458,390 (£489,580) was more expensive than nearby Nailsea Portishead and Keynsham.
- 4.20 We interviewed two estate and letting agents based in Long Ashton.
- 4.21 Agents were clear that households were attracted to Long Ashton as prices were more affordable than nearby Clifton and because of the outstanding local schools. We were told that many households relocate to Long Ashton and retain their place of work in Clifton which is within cycling distance.
- 4.22 We were told that there had been housebuilding on a significant scale over recent years which had sold quickly and attracted a high proportion of incomers.
- 4.23 Vacancies also attract a high proportion of incoming families with young children. These are generally relatively high earning households with equity from their previous home. Accordingly, agents told us that the local shortage in supply is 2-storey 2 and 3-bedroom houses priced at under £500,000.
- 4.24 Some flats were required although these were more likely to be occupied by downsizing households - older people tend to leave when seeking retirement housing.
- 4.25 We were told that investors were actively seeking smaller homes. Whilst rental returns were weaker than some areas, investors consider that there is the opportunity for capital growth. People who inherit property locally tend to offer it for rent rather than sell it. We were told that demand for all rented housing was high and vacancies would let very quickly.
- 4.26 Agents acknowledged that local house prices and rentals were probably not affordable to lower income households. They told us that much of the local social housing had been bought under the right to buy. Some had been replaced from affordable housing obligations from the new build housing, a proportion of which was in the form of shared ownership housing.
- 4.27 We were told that relatively few homes were coming onto the market and this meant that demand was not being satisfied. Agents were particularly concerned that conveyancing chains that involved shared ownership housing were slow to complete to the detriment of all concerned. Some households would sell up and rent temporarily so that they could move quickly when a suitable vacancy arose.

Key findings arising from the analysis

- 4.28 The affordability of local housing is the most significant barrier to local newly forming and established households on below average income.

- 4.29 Only a small number of newly forming households that are higher earners could afford lower quartile house prices.
- 4.30 The affordability of housing for sale to existing homeowners is less clear cut as some may have accrued equity in their existing home and may be able to offer a larger deposit reducing the size of the mortgage required. Some first-time movers may have not accrued any equity due to market conditions.
- 4.31 Agents told us that there was a shortage of family homes and flats for sale.
- 4.32 Our analysis is based upon 2017 prices as this is the information relative to our household survey conducted in January 2018. However, we have provided limited information about prices and rents as at calendar year 2020 (the latest available).
- 4.33 Regarding house prices, the evidence suggests that there has been little change. Due to relatively small numbers of transactions in 2017 and fewer in 2020, average prices are more likely to be affected by the profile of sales rather than changes in price per se. This is compounded by the Land Registry's practice of not recording the number of bedrooms of any given sale. Nevertheless, finer information from Rightmove does illustrate the challenge that will be faced by some households that need to upsize. A household would typically need an additional £25,000 per annum to fund the step from a 2 to a 3-bedroom house.
- 4.34 Regarding rents, the evidence suggests that average entry level prices have risen significantly from £750 pcm to £901 pcm. Again, the small number of transactions per annum may explain this however households on low income seeking private rented sector housing will have undoubtedly struggled to afford vacancies if a real term price rise had occurred or the average was driven by a larger sample of larger homes. In either case, in 2020 a larger proportion of households in need would be in affordable need as a consequence as entry private rented sector housing is generally more affordable than entry level home ownership (tables 4 and 8).

5. The household survey and overall future housing requirements

Introduction and summary of this chapter

- 5.1 This chapter summarises the methodology, analysis and findings of the household survey which was designed to determine a snapshot of households in housing need in the parish.
- 5.2 The evidence suggests that respondents would prioritise house building for first time buyers, closely followed by those seeking affordable housing for low income households; 'small family homes (2/3 bedrooms)'. Small homes for single people and couples were also deemed to be a priority.
- 5.3 The survey found that overcrowding, sharing and needing a place of their own, and being forced to move home were the main causes of housing need amongst residents. This is significant as 191 households were in these circumstances.
- 5.4 Of those planning to move home 30% of existing households and 61% of newly forming households stated they would leave the parish in order to find more suitable housing that they could afford.
- 5.5 A detailed analysis of homeownership households seeking to move home for any reason and newly forming households seeking to become home-owners revealed a trend of moving away from 4 or more-bedroom detached houses. 1, 2 and 3 bedroom houses and 1 and 2 bedroom bungalows and flats were preferred.

Response to the survey

- 5.6 A household survey was conducted in January 2018. A questionnaire was sent to every household in the parish and 402 responses were received, 2,649 were dispatched resulting in a 15.2% response rate and a $\pm 4.5\%$ sampling error overall.
- 5.7 This chapter reports the main outputs of the survey to inform the need for additional market housing and further information about local households - especially those that are proposing to move home or newly forming households seeking their first home.
- 5.8 As explained in chapter 2, the survey findings are presented as weighted data. Survey responses have been up scaled to represent the parish household population as a whole and have been adjusted to negate some elements of survey bias. An explanation of the data weighting process appears in the appendices (section 8).

Respondent general views on housing needed

- 5.9 Tables 9 and 10 record respondent views about groups of people that in their view needed housing in the parish. All households were invited to respond. Respondents could indicate more than one preference. Percentages sum to 100 for each row to enable the proportion of responses to be gauged for each tenure option.
- 5.10 In table 9 it is clear that the group with most support as a high priority was first time buyers, closely followed by those seeking affordable housing for low-income households. The groups that were considered by most people to have 'no priority' were households seeking to self-build and people seeking private rentals.

Table 9 Q15. Which household groups do you consider to be a priority for additional housing?								
	Priority: Number				Priority: %			
	None	Some	High	Total	None	Some	High	Total
First time buyers	324	733	1,288	2,345	13.8	31.3	54.9	100
People seeking private rentals	1,277	544	204	2,025	60.1	26.8	10.1	100
Affordable housing for low income households	469	732	974	2,175	21.6	33.7	44.8	100
People seeking shared ownership housing	669	952	395	2,017	33.2	47.2	19.6	100
Older people wanting to downsize	634	948	599	2,181	29.1	43.4	27.5	100
Families wanting to upsize (Families growing)	653	998	524	2,175	30.0	45.9	24.1	100
Sheltered Housing (older/disabled people)	407	998	765	2,170	18.8	46.0	35.2	100
People seeking to self-build	1,460	437	180	2,076	70.3	21.0	8.7	100
People providing care/support for village residents	492	1,162	444	2,099	23.4	55.4	21.2	100

Source: household survey 2018

- 5.11 Regarding table 10, in relation to the type of house respondents thought should be a priority in the parish, the category that received the highest responses was 'small family homes (2/3 bedrooms)'. Small homes for single people and couples were also deemed to be a priority. The type that received the lowest response was town houses (3 storeys) followed by detached houses.

Table 10 Q16. Which house types would you consider to be a priority for future house building in the Parish?

	Priority: Number				Priority: %			
	None	Some	High	Total	None	Some	High	Total
Small homes for single people and couples	609	970	623	2,203	27.6	44.1	28.3	100
Small family homes (2/3 bedrooms)	336	759	679	1,774	18.9	42.8	38.3	100
Larger family homes (4/5 bedrooms)	1,050	694	414	2,157	48.7	32.1	19.2	100
Detached houses	1,222	596	277	2,096	58.3	28.5	13.2	100
Bungalows	783	996	427	2,207	35.5	45.1	19.3	100
Semi-detached houses	631	1,132	357	2,120	29.8	53.4	16.8	100
Terraced houses	872	869	376	2,117	41.2	41.0	17.8	100
Flats/Apartments	1,071	682	380	2,132	50.2	32.0	17.8	100
Town Houses (3 storeys)	1,318	616	142	2,076	63.5	29.7	6.8	100

Source: household survey 2018

5.12 Respondents were asked to agree or disagree with 3 statements. The majority of respondents disagreed with the statement that new housing should only be built for local residents. Just over half of respondents agreed that additional homes are not needed in the parish. A greater proportion agreed that new housing should be built for anyone that wants it.

Table 11 Q5 Please indicate if you agree or disagree with the following statements

	No. agree	No. disagree	% agree	% disagree
New housing should only be built for local residents	846	1,387	37.9	62.1
New housing should be built for anyone that wants it	1,364	837	62.0	38.0
Additional homes are not needed in the parish	1,205	1,094	52.4	47.6

Source: household survey 2018

5.13 Respondents aged 55 or over were asked to indicate which options they might consider later in life, irrespective of whether they intended to move or not (table 12). Answers vary by current tenure. For example, overall the most frequent choice was to continue to live in current home - 40% overall. The next most popular choice overall, was buy a more suitable property on the open market however, only current homeowners preferred this choice. The most frequent responses from renters was to rent from a housing association or occupy co-housing.

Table 12 Q11 Main options considered by over 55s

	All responses		Tenure					
			Owner Occupier		Private		Affordable	
	Total	Total %	No.	%	No.	%	No.	%
Continue to live in current home with	375	40	335	57	16	3	25	4
Buying a more suitable property on the	105	11	105	18	0	0	0	0
Rent a more suitable property from a HA	14	1	5	1	0	0	9	2
Sheltered accommodation - Renting	9	1	5	1	0	0	5	1
Sheltered accommodation - Buying	12	1	12	2	0	0	0	0
Extra care housing - Buying	5	1	5	1	0	0	0	0
Residential care home	5	0	0	0	0	0	5	1
Co-housing	41	4	22	4	10	2	9	2
Go to live with children or other relatives	17	2	17	3	0	0	0	0
Other	6	1	0	0	6	1	0	0
Weighted Base	589	62	505	86	32	5	52	9
Actual Base	104	11	90	14	4	2	10	13

Source: household survey 2018

Households coming to live in the parish

5.14 Respondents were asked about their housing history. The reasons why they moved to the parish are of particular interest. The first 7 rows can be said to be housing need reasons. The remainder are aspirational. The most frequently cited housing need reason was because of overcrowding, followed by sharers wanting a place of their own.

Table 13 Q25 the main reason you moved home in the last 5-years?

	All responses		Tenure					
			Owner Occupier		Private		Affordable	
	Total	Total %	No.	%	No.	%	No.	%
Forced to move	45	5	14	2	30	12	0	0
Was living in temporary accommodation	18	2	7	1	0	0	11	15
Family was overcrowded	68	7	47	8	20	8	0	0
Was sharing with family or friends and was seeking a place of my / our own	60	6	7	1	30	12	22	29
Could not manage existing house - could not afford	10	1	0	0	10	4	0	0
Could not manage existing house - house/garden too big	5	1	5	1	0	0	0	0

Health problems and / or needed housing suitable for older / disabled person	22	2	22	3	0	0	0	0
Wanted a nicer house	85	9	85	14	0	0	0	0
Wanted to live in a nicer area	48	5	38	6	10	4	0	0
Wanted a garden or bigger garden	77	8	66	11	10	4	0	0
Wanted off street parking or a garage	21	2	21	3	0	0	0	0
Wanted to live in a different school catchment area	19	2	19	3	0	0	0	0
Wanted to live closer to family or friends	88	9	43	7	36	15	9	12
Needed to re-locate for employment	26	3	5	1	10	4	11	15
Wanted to move away from bad neighbours	104	11	43	7	61	25	0	0
Wanted to live closer to shops or doctors or other services	5	1	5	1	0	0	0	0
To reduce journey time or distance to work	5	1	5	1	0	0	0	0
Other reason	240	25	192	31	26	11	22	29
Weighted Base	945	100	625	100	245	100	76	100
Actual Base	129	-	96	-	25	-	8	-

Source: household survey 2018

- 5.15 Of the aspirational reasons the most frequent factors were to move away from bad neighbours (mostly private renters), wanted to live closer to family and friends (mostly renters) or to a nicer house (all homeowners).

Existing households: future housing requirements

- 5.16 Information presented here is provided to present an overview of the scale of existing households planning to move home over the next 5-years, their reasons for moving home and their preferred future location. It summarises responses to questions 26, 27, 28 and 36 and the information is analysed by their current tenure. Totals between the tables vary as some are single choice (q26) and q36) and others multiple choice (q27 and q28). Further some respondents logically should have completed all 4 questions but some did not. For reasons explained in section 6, these numbers do not directly feed into the calculations needed to arrive at the local need for affordable housing.
- 5.17 541 households told us that they planned to move home in the next 5-years.
- 5.18 A further 204 households needed to move home but were unable to do so and told us the main reason they were unable to move home. The reasons given are stated in table 14. Households unable to move were more or less evenly distributed across the tenures. The most frequent response was 'cannot afford a more suitable home' followed by 'cannot find suitable property'.

Table 14 Q25 main reason why household felt unable to move home in the last 5-years

	All responses		Tenure					
			Owner Occupier		Private		Affordable	
	Total	Total %	No.	%	No.	%	No.	%
Cannot afford a more suitable home	169	83	38	19	71	35	60	29
Can't find suitable property	48	24	17	8	20	10	11	5
Can't leave school catchment area	10	5	0	0	10	5	0	0
Other reason	7	3	7	3	0	0	0	0
Weighted Base	204	100	62	30	71	35	71	35
Actual Base	24	3	10	2	7	3	7	9

Source: household survey 2018

- 5.19 Respondents were asked about the reasons why they are seeking to move home. The first 6 rows of table 15 are housing need reasons reflecting the good practice guidance¹⁸. The remainder are aspirational reasons. The most frequently cited housing need reason was because of overcrowding, mostly stated by homeowners; followed by sharers wanting a place of their own, mostly tenants and 'forced to move' - owners and private tenants.
- 5.20 Of the aspirational reasons the most frequent factors were to move away to a nicer house (mostly homeowners) and to live closer to family and friends (homeowners and tenants).

¹⁸ Housing Need Assessments: A Guide to Good Practice (DETR 2000): Table 4.2

Table 15 Q25 the main reason you are seeking to move home in the next 5-years?								
	All responses		Tenure					
			Owner Occupier		Private		Affordable	
	Total	Total %	No.	%	No.	%	No.	%
Forced to move	42	8	0	0	30	6	11	2
Living in temporary accommodation	15	3	5	1	10	2	0	0
Family is overcrowded	74	14	21	4	30	6	22	4
Sharing and seeking a place of my/our own	52	10	0	0	41	8	11	2
Cannot manage existing house - house/garden too big	17	3	17	3	0	0	0	0
Health problems and/or needing housing suitable for older/disabled person	22	4	22	4	0	0	0	0
Want a nicer house	70	13	50	9	20	4	0	0
Want to live in a nicer area	14	3	14	3	0	0	0	0
Want a garden or bigger garden	7	1	7	1	0	0	0	0
Want off street parking or a garage	7	1	7	1	0	0	0	0
Want to live in a different school catchment area	7	1	7	1	0	0	0	0
Want to live closer to family or friends	40	8	27	5	0	0	14	3
Need to re-locate for employment	7	1	7	1	0	0	0	0
Want to move away from bad neighbours	45	8	14	3	30	6	0	0
Other reason	107	20	33	6	52	10	22	4
Weighted Base	525	100	231	44	214	41	80	15
Actual Base	67	7	36	6	22	9	9	12

Source: household survey 2018

5.21 Table 16 states where respondents intending to move over the next 5-years would like to move home to. 71% of all respondents would like to move within the parish or would prefer to do so if suitable accommodation they could afford were available.

Table 16 Q36 where would you like your next home to be?								
	All responses		Tenure					
			Owner Occupier		Private		Affordable	
	Total	Total %	No.	%	No.	%	No.	%
In your present parish	172	29	86	14	30	5	55	9
I would prefer to live in my present parish if a suitable property that I could afford was available	251	42	71	12	158	26	22	4
In a nearby parish	48	8	38	6	10	2	0	0
Elsewhere in your current district	52	9	52	9	0	0	0	0
Outside your current district	78	13	38	6	26	4	14	2
Weighted Base	601	100	285	47	225	37	91	15
Actual Base	77	8	44	7	23	9	10	13

Source: household survey 2018

Newly forming households

5.22 It is estimated from survey data that an estimated 235 households plan to form over the next 5-years. Table 17 states that an estimated 101 households feel unable to move out of their present accommodation.

Table 17 Q41a Do any of these people feel they are able or unable to move out?		
	Total	Total %
Able to move out	134	57
Unable to move out	101	43
Weighted Base	235	100
Actual Base	32	32

Source: household survey 2018

5.23 The reasons given are stated in table 18. Over half say they cannot afford a suitable home.

	Total	Total %
Can't afford a suitable home	138	53
Can't find suitable property	51	20
Can't leave because of place of work	7	3
Any other reason	65	25
Weighted Base	261	100
Actual Base	29	

Source: household survey 2018

5.24 Table 19 shows that nearly 40% of newly forming households would prefer to remain resident in the parish in their new home. However, a larger proportion plan to leave the district. This is a higher proportion than existing households (table 14).

	Total	Total %
In your present parish	38	8
In your present parish, if suitable accommodation they could afford was available	155	31
In a nearby parish	79	16
Elsewhere in your current district	35	7
Outside your current district	190	38
Weighted Base	496	100
Actual Base	60	6

Source: household survey 2018

5.25 Newly forming households were asked to indicate if any of the following low-cost purchase options were of interest. This was a multiple-choice question, so the total is the number of responses not respondents. Note that these are household aspirations and at this stage no assessment has been carried out as to whether or not the aspiration could be afforded.

	Total	Total %
Shared ownership (part rent/part buy)	71	25
Discounted sale purchase and re-sell below market value)	29	10
Help to Buy ISA (to help save for a deposit)	118	42
Starter Home (around 20% discount for younger first time buyers)	42	15
New-build 'help to buy' (reduced deposit via a 5-year equity loan)	19	7
Weighted Base	279	100
Actual Base	34	

Source: household survey 2018

Supply and demand for market housing

- 5.26 This section uses survey findings to suggest the scale and mix of housing that might be appropriate to meet market housing needs over the next 5-years. The data presented here however should be considered in a wider context which is considered in our concluding chapter 7.
- 5.27 The supply of resale market housing comes from entire households that told us that they plan to move home over the next 5-years. We have analysed this supply in terms of house type and number of bedrooms.
- 5.28 Demand for re-sale market housing comes from the above moving households plus households that are likely to form over the next 5 -ears.
- 5.29 If we compare the profile of the supply by house type and number of bedrooms to the demand profile, we can estimate the mismatch between supply and demand profiles. This is the basis for our estimate of the additional housing that is required in the parish if the housing stock is to be more in-step with the needs of its households.
- 5.30 Table 21 shows an estimated demand for 387 homes and, coincidentally a supply of 387 homes over the next 5-years. However, there is a mismatch between the size and type of dwellings becoming available due to moving households and the size and type needed by the existing households and newly forming households wishing to find their new home in the parish.
- 5.31 It is estimated that 93 additional market homes are needed to meet specific local requirements. There will be an estimated shortage of:
- 19 no. 1 and 2-bedroom houses;
 - 51 no. 3-bedroom houses;
 - 5 no. 1 and 2-bedroom bungalows;

- 11 no. 1 or 2-bedroom flats; and
- 7 no. 3-bedroom homes of an unspecified type.

5.32 There is estimated to be a surplus of 4-bedroom houses and 3-bedroom bungalows and flats. These will be occupied by incomers to the parish.

Table 21 Summary of housing requirements for those seeking home ownership housing over the next 5 years

	SUPPLY									
	1/2 bed. house	3 bed. house	4+ bed. house	1/2 bed. bungalow	3+ bed. bungalow	1/2 bed. flat	3+ bed. flat	1/2 bed. other	3+ bed. other	total
Existing households moving within the parish	24	55	74	0	0	73	7	0	0	233
Out-migrating households	10	37	66	0	17	17	7	0	0	154
Total supply	34	92	140	0	17	90	14	0	0	387
	DEMAND									
	1/2 bed. house	3 bed. house	4+ bed. house	1/2 bed. bungalow	3+ bed. bungalow	1/2 bed. flat	3+ bed. flat	1/2 bed. other	3+ bed. other	total
Existing households moving within the parish	27	107	52	5	12	31	0	0	0	234
Newly forming households seeking housing within the parish	26	36	14	0	0	70	0	0	7	153
Total demand	53	143	66	5	12	101	0	0	7	387
Net shortfall (-)/surplus										
	1/2 bed. house	3 bed. house	4+ bed. house	1/2 bed. bungalow	3+ bed. bungalow	1/2 bed. flat	3+ bed. flat	1/2 bed. other	3+ bed. other	total
Net requirement	-19	-51	74	-5	5	-11	14	0	-7	0

Source: household survey 2018

Low cost and affordable home ownership options

- 5.33 As noted above, younger newly forming households are at a disadvantage when seeking home ownership options. Young people generally have relatively low income as they begin their working lives and have limited ability to save for a deposit. New households forming as a result of a relationship breakdown may also be at a disadvantage if they have a single income and have shared any savings with their former partner. So low cost home ownership products will be particularly important to these groups.
- 5.34 However, not all low-cost products can be regarded as intermediate affordable products. Intermediate affordable products would be priced at between social rents and entry level market prices, normally equivalent to 25th percentile dwellings for sale or rent on the open market. Also, affordable homes of any type can only be designated as affordable dwellings if they are sold or let to households in housing need as defined by the local authority allocations policy. Shared ownership homes are generally deemed to be affordable homes as they are sold/let to qualifying applicants. Discounted sale homes can be deemed affordable if they are priced at or below 25th percentile local prices, the discount applies in perpetuity and sales are restricted to households in need. Whilst the term 'starter home' in table 22 illustrates the impact of discounting open market prices as envisaged by the Government's former Starter Home initiative. This scheme was never launched by the Government however the similar First Homes scheme was introduced in 2021 but restricted to first time buyers. The analysis in table 22 therefore remains pertinent to First Homes.
- 5.35 Housing sold under the Help to Buy scheme cannot, by definition, be considered as affordable housing as it is traded as open market housing and need not be sold to households in housing need.
- 5.36 Using the income data and house prices stated in chapter 4 we illustrate, in table 22, the relative cost of products aimed at assisting households to get onto the property ladder. We have investigated the affordability of each using the above local house prices.
- 5.37 The most affordable of the low-cost options is via Help to buy, requiring a household income of £49,286 at a price equivalent to the 25th percentile of local market prices. According to table 3, this would only be affordable to around 18% of newly forming households.

Table 22 Cost of low-cost home ownership options	
Starter Home (20% discount)	Costings
Full price (based on 25th percentile)	£345,000
Starter home price (20% off full price)	£276,000
10% deposit on equity share	£27,600
Mortgaged amount	£248,400
Income required for mortgage	£70,971
Starter Home (30% discount)	Costings
Full price (based on 25th percentile)	£345,000
Starter home price (30% off full price)	£241,500
10% deposit on equity share	£24,150
Mortgaged amount	£217,350
Income required for mortgage	£62,100
Shared ownership 50%	Costings
Full price (based on 25th percentile)	£345,000
Equity 50%	£172,500
10% deposit on equity share	£17,250
Mortgaged amount	£155,250
Service Charge (monthly)	£30
Rent (per month based on 2.75% on remaining equity pa)	£395
Income required for mortgage	£44,357
Income required for rent/service charge	£20,415
TOTAL	£64,772
Shared ownership 25%	Costings
Full price (based on 25th percentile)	£345,000
Equity 25%	£86,250
5% deposit on equity share	£4,313
Mortgaged amount	£81,938
Service Charge (monthly)	£30
Rent (per month based on 2.75% on remaining equity pa)	£593
Income required for mortgage	£23,411
Income required for rent/service charge	£29,903
TOTAL	£53,313

Continued overleaf/...

Table 22 Cost of low-cost home ownership options (continued)	
Help to buy	Costings
Full price (based on 25th percentile)	£345,000
Equity 75%	£258,750
Loan 20%	£69,000
Deposit 5%	£17,250
Mortgaged amount	£172,500
Income required for mortgage	£49,286
Loan fee (1.75% in year 6)	£1,208

Key Findings arising from the analysis

- 5.38 The main findings of the public consultation on the priorities for new build housing in the area were recorded as:
- first time buyers;
 - affordable housing for low income households; and
 - small family homes 2/3 bedrooms.
- 5.39 A significant proportion of new and existing households seeking more suitable housing state they are unable to move home mainly because they could not afford such a home.
- 5.40 The main reason stated for needing to move home amongst existing households, was due to overcrowding. The main aspirational reason was because a household was seeking a nicer home.
- 5.41 71% of moving households and 40% of newly forming households were wishing to find more suitable housing in Long Ashton parish.
- 5.42 It is estimated that 93 additional market homes are needed to meet specific local requirements. There will be an estimated shortage of:
- 19 no. 1 and -2-bedroom houses;
 - 51 no. 3-bedroom houses;
 - 5 no. 1 and 2-bedroom bungalows;
 - 11 no. 1 or 2-bedroom flats; and
 - 7 no. 3-bedroom homes of an unspecified type.
- 5.43 The most affordable of the low-cost options is via new build Help to Buy, requiring a household income of £49,286 at a price equivalent to the 25th percentile of local market prices. This would only be affordable to around 18% of newly forming

households. This was not the most popular option named by respondents who mostly favoured shared ownership and a Help to Buy ISA.

6. The need for affordable housing

Introduction and summary of this chapter

- 6.1 This chapter employs the basic needs assessment model (BNAM)¹⁹ to turn the snapshot of need into a flow of need. This is then compared to an estimate of affordable supply to determine the net need for additional affordable housing in the parish.
- 6.2 The chapter presents the information in summary form. A more detailed assessment appears in the technical appendix.
- 6.3 In accordance with the good practice guidance, additional sources of need data are used for comparison purposes.
- 6.4 The chapter concludes that when taking my client's proposed development into account and all other sources of affordable supply, there remains a significant shortfall of affordable housing needed in the parish.

Introduction

- 6.5 Housing need is defined by the NPPF²⁰ as follows.

Annex 2: Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- 6.6 The definitions are:
- affordable housing for rent;
 - discounted market sales housing; and
 - other routes to home ownership.
- 6.7 The definition includes references to 'Starter Homes' which are now replaced by the First Homes scheme.
- 6.8 The 2017 household survey and secondary data provide a robust range of information to quantify housing need in the parish. In addition, in accordance with the good practice guidance, we have quantified gross need using other sources of data²¹,

¹⁹ Housing Need Assessments: A Guide to Good Practice (DETR 2000): Paras 2.12 and 2.15

²⁰ NPPF 2021 Annexe 2 (Glossary)

²¹ Housing Need Assessments: A Guide to Good Practice (DETR 2000): Para 2.6

specifically, using data from the councils housing register and prevalence rates derived from arc4's national database and the survey of English Housing.

- 6.9 Snapshot data such as from the survey and the housing register must not be taken at face value. These snapshots of need must be turned into annual flows of households in need and account must also be taken of the number of households likely to form on an annual basis.
- 6.10 The method for doing this is the basic needs assessment model (BNAM) which is described in the good practice guidance. The model has been the basis of nearly all local authority level and local level housing needs surveys and assessments since the 1990s and has been accepted as sound by innumerable local plan inspections. It is still used today by most consultants when following current NPPG²² in arriving at the affordable housing component of the housing requirement building upon local authority level need using the NPPG 2019 standard method.
- 6.11 In summary, the needs assessment model has 4 key stages:
- Stage 1: current housing need;
 - Stage 2: future housing need;
 - Stage 3: affordable housing supply; and
 - Stage 4: net need (stages 1 plus 2 minus 3).
- 6.12 In appendix B we show the detailed calculations involved in arriving at stages 1 and 2 of the model and how we have arrived at the data for each stage. In this chapter we present summary findings only.

Gross affordable need: stages 1 and 2 of the BNAM

- 6.13 Readers should note that stage 1 and 2 inputs to the model based upon household survey data are not the overall numbers reported in Chapter 5. Inputs are the result of crosstabulations (sometimes called filters) applied separately to existing and newly forming households. The numbers from the household survey data going forward to the model are the number of households that meet all the following criteria:
- will move home or form in the next 5-years;
 - are in housing need or are seeking a place of their own;
 - seek to live in the parish if suitable housing they could afford was available; and

²² NPPG 2019 paragraph 020 Reference ID: 2a-020-20190220

²² NPPG 2019 paragraph 021 Reference ID: 2a-021-20190220

²² NPPG 2019 paragraph 021 Reference ID: 2a-021-20190220

²² NPPG 2019 paragraph 022 Reference ID: 2a-022-20190220

²² NPPG 2019 paragraph 021 Reference ID: 2a-021-20190220 and 024 Reference ID: 2a-024-20190220

²² NPPG 2019 paragraph 023 Reference ID: 2a-023-20190220

- cannot afford market prices.
- 6.14 Because of the 100's of calculations involved the process crosstabulations or filtering is undertaken by a computer using industry standard social research software (SPSS).
- 6.15 Table 23 presents summary data for gross affordable need using data from the household survey, the housing register and prevalence rates based upon arc4 and English housing survey data. These are more fully described in appendix B.
- 6.16 It is vital that if comparisons are made between survey data and housing register data they are made on a like for like basis. **Both methods will under-count need in different ways**. The HNS cannot take account of need from households living outside the parish with a local connection however the register may if households have applied to it. Housing registers apply policy filters and eligibility restrictions and cannot therefore be said to accurately reflect all households in need in an area as registration is voluntary. Further, registers do not estimate future need as required by the good practice guidance or those who are seeking affordable home ownership. It would not be unreasonable to uplift register data further to reflect this element of need in which case the survey and the register when compared on a like for like basis would produce similar results.
- 6.17 It is noteworthy that the BNAM shows similar estimates of gross need irrespective of the source of data the range of flow of households being between 61 and 72 households per annum.
- 6.18 Prevalence rates, based upon empirical data from arc4 household surveys nation-wide and the Survey of English Housing are presented as a final comparator.

Table 23 Summary of BNAM stages 1 and 2 (gross annual need)				
	Household survey	arc4 prevalence rates	NSC housing register	Notes
Number of households in the area	N/A	2,649	N/A	Royal Mail registered addresses at 2019
Existing households in need	76	265	N/A	
Proportion in affordable need	100%	60%	100%	
Existing households in affordable need	76	159	18	
Divide by 5 to convert to annual need*	15	32	4	
Newly forming households per annum	57	41	57	1.55% of all households applied to prevalence data (SEH)
Proportion in affordable need	100%	75%	100%	
Newly forming household % in affordable need**	57	31	57	
Total GROSS annual flow of households in affordable need	72	63	61	Sum of rows annual need * and newly forming need **

Sources: Housing Needs Survey (2018), arc4 national prevalence rates (2020), survey of English Housing (SEH) prevalence rates for newly forming households (2020), NSC housing register (2020)

Supply and net affordable need: stages 3 and 4 of the BNAM

- 6.19 Here we introduce supply into the model. However, this is a complex matter as supply of affordable rented housing and affordable home ownership is two distinct supply systems and the latter is negligible on an annual basis as there is very little stock locally in this tenure. See table A3 in the appendix which show a stock of shared ownership as 20% of the scale of social rented housing.
- 6.20 Note that the preceding paragraph discusses stock and supply, and it is important to distinguish between the two. Practice guidance is clear that the supply from relets and resales should also be expressed as an annual flow as it emanates from the stock²³. The guidance is also clear that the rate of flow of re-lets is difficult to assess on an

²³ Housing Need Assessments: A Guide to Good Practice (DETR 2000): para 2.11 bullet 3 and para 2.13

annual basis as vacancies can vary on a year-by-year basis²⁴ and there may be a mismatch between what is available and what is needed. Table A5 shows that 88% of the affordable stock is made up of 1 and 2-bedrooms units whereas nearly 40% of the need (table 25 below) is for 3 and 4-bedroom units.

6.21 There are 2 sources of supply for each of affordable rented housing and affordable home ownership:

- from vacancies of the existing stock;
- from newbuild affordable housing for sale or rent or under construction;
- potentially from new build housing if it has full planning consent and is likely to be completed within the 5 year 'window' of the HNS.

Recent planning consents

6.22 It is noteworthy that the most recent residential consents, three of which are close to my client's site include small housing schemes with no affordable homes included. Our understanding is that no additional affordable housing has been delivered in the parish for more than 10-years since Taylor Wimpey built two estates on the Bristol University research centre land.

6.23 This means that a significant deficit of need will have accrued as a consequence, as is evidenced in the following tables.

Net affordable requirement

6.24 The following tables take all these supply factors into account and compare it to the highest and lowest estimates of need.

6.25 It is clear from both tables that in neither scenario would the annual flow of local supply exceed the annual flow of local need for affordable housing. The scale of flow of unmet need on an annual basis is such that a significant amount of affordable housing is needed than that being offered by my client in his proposed development.

6.26 A technical appreciation of the supply and demand flow levels appear in appendix B.

²⁴ Housing Need Assessments: A Guide to Good Practice (DETR 2000): paras 6.71 to 6.76

Table 24 Detailed analysis of the flow of supply and affordable need (gross need from survey data (highest estimate if need))

	Gross flow of need			Supply flow from vacancies			Supply flow from first lettings and sales			Supply flow from all sources			Imbalance between supply and need annually		
	Affordable rent	Affordable home ownership	Affordable total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total
Year 1	54	18	72	13	3	16	0	0	0	13	3	16	-41	-15	-56
Year 2	54	18	72	13	3	16	13	4	17	26	7	33	-28	-11	-39
Year 3	54	18	72	13	3	16	13	5	18	26	8	34	-28	-10	-38
Year 4	54	18	72	14	3	17	0	0	0	14	3	17	-40	-15	-55
Year 5	54	18	72	15	3	18	0	0	0	15	3	18	-39	-15	-54
5-year totals	270	90	360	68	0	83	26	9	35	94	9	103	-176	-66	-242

Table 25 Detailed analysis of the flow of supply and affordable need (gross need from housing register (lowest estimate of need))

	Gross flow of need			Supply flow from vacancies			Supply flow from first lettings and sales			Supply flow from all sources			Imbalance between supply and need		
	Affordable rent	Affordable home ownership	Affordable total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total
Year 1	46	15	61	13	3	16	0	0	0	13	3	16	-33	-12	-45
Year 2	46	15	61	13	3	16	13	4	17	26	7	33	-20	-8	-28
Year 3	46	15	61	13	3	16	13	5	18	26	8	34	-20	-7	-27
Year 4	46	15	61	14	3	17	0	0	0	14	3	17	-32	-12	-44
Year 5	46	15	61	15	3	18	0	0	0	15	3	18	-31	-12	-43
5-year totals	229	76	305	68	15	83	26	9	35	94	24	118	-135	-53	-187

Assumptions

My client's development is built, let and sold over a 2-year period illustrated as years 2 and 3 of the table

The policy led division between affordable rent and shared ownership is 75/25

Potential supply of affordable housing from extant consents are nil (NSDC planning portal as at June 2021)

Housing register as quoted from 20/P/1547/OUT delegated report 06.10.2020

Supply of affordable home ownership is estimated as 20% that of affordable rent (pro rata to the size of stock as no sales information is available)

Notes

All decimals are rounded to the nearest whole number

A negative Imbalance (Green columns) indicates a shortfall in supply (i.e gross need (Grey columns) minus supply from all sources (Blue columns))

- 6.27 The mix of affordable housing required in terms of number of bedrooms, derived from the survey evidence is stated in table 26. Approximately 63% is one and two-bedroom housing, 37% 3 or more-bedrooms. This totals to 59 being 72 households in affordable need less 13 relet vacancies (net 59 – deduced from table 24). Analysis of the bedroom mix for affordable rented housing is stated in the appendix.

	General Needs	Older Person	Total
1 Bedroom	26	5	31
2 Bedroom	5	2	7
3 Bedroom	11	0	11
4&4+ Bedrooms	9	1	10
Total	51	8	59

Sources: 2017 Household Survey; SHMA

Key Findings arising from the analysis

- 6.28 72 additional units of affordable housing per annum are needed based upon survey evidence. If housing register evidence is used this number falls to 61 dwellings per annum housing per annum.
- 6.29 However, supply needs to be considered to arrive at the net need for affordable housing in the parish. Applying supply data is complicated by the fact that the NPPF distinguishes between affordable rented housing and affordable home ownership for which supply and demand streams differ. Also, supply is not just that arising from the existing stock (relets and resales). First sales and lettings from my client's proposed scheme need to be considered as well as other planning consents likely to be delivered.
- 6.30 Taking the above supply factors into account, the impact of affordable supply reduces the rate at which additional affordable housing needs to be built. Taking minimum (housing register) flows of need into account the annual flow of households in need falls to 45 dwellings per annum. The maximum flow is 56. When my client's scheme is considered the impact of first lettings and affordable sales will not fully satisfy this need in either scenario. We could find no evidence of other consented development for affordable housing in the parish.
- 6.31 The requirement is mostly 1 and 2-bedroom homes for general needs.
- 6.32 The main factor in this high requirement is the high cost of market housing which is unaffordable to low and moderate-income households.

- 6.33 **The scale of flow of unmet need on an annual basis is such that a significant amount of affordable housing is needed than that being offered by my client in his proposed development.**

7. Summary of findings and conclusion

- 7.1 Information is brought together from 6 sources to form a comprehensive description of housing needs and requirements over the 5-years from the HNS (2018) that is unlikely to be met from existing supply. This information is viewed in a local context:
- official data from the census 2011 and other sources to profile housing and households in the study area;
 - population projections;
 - data from the local authority, (the SHMA and other housing needs studies) including data from the Housing Register;
 - evidence from local housing specialists such as estate and letting agents;
 - evidence from the Land Registry, Zoopla and Rightmove; and
 - a household survey.
- 7.2 According to the census 2011, the housing profile of the parish is biased toward 3 and 4-bedroom, owner occupied homes in the form of detached and semi-detached homes. There are relatively small proportions of terraced homes and flats, private and social rented housing. Such 1 and 2-bedroom housing that does exist is found mostly in the rented sectors.
- 7.3 The largest population age group is those aged between 30 and 59 years of age that are mostly single people and couples without children. There is a larger proportion of couples with children present in the parish than the district and England as a whole. However, to put this into perspective, only some 28% of households are described as couples with children.
- 7.4 House prices and rents are expensive. 25th percentile levels are £345,000, £750 pcm for flat, £1,000 pcm for a house. There are high proportions of high-income earners who are existing households within the parish. There are relatively few high earning newly forming households.
- 7.5 High prices are driven by Long Ashton's close proximity to the Clifton area of Bristol. The village is attractive to incomers from this area.
- 7.6 93 additional market homes are needed over the next 5 years to meet specific local requirements. There will be an estimated shortage of mostly 1, 2 and 3-bedroom homes with 3-bedroom houses forming the largest part of the requirement.
- 7.7 72 additional units of affordable housing per annum are needed based upon survey evidence. If housing register evidence is used this number falls to 61 dwellings per annum.
- 7.8 However, supply needs to be considered to arrive at the net need for affordable housing in the parish. Applying supply data is complicated by the fact that the NPPF distinguishes between affordable rented housing and affordable home ownership for which supply and demand streams differ. Also, supply is not just that arising from the

existing stock (relets and resales). First sales and lettings from my client's proposed scheme need to be considered as well as other planning consents likely to be delivered.

- 7.9 Taking the above supply factors into account, the impact of affordable supply reduces the rate at which additional affordable housing needs to be built. Taking maximum (survey based) and minimum (housing register) flows of need into account the minimum annual flow of households in need falls to 45 dwellings per annum. maximum flow is 56. When my client's scheme is considered the impact of first lettings will not fully satisfy this need in either scenario. We could find no evidence of other consented development for affordable housing in the parish.
- 7.10 The affordable requirement is mostly 1 and 2-bedroom homes for general needs however the survey has revealed a significant level of need for 3 and 4-bedroom affordable homes.
- 7.11 The main factor driving the need for affordable homes is the high cost of market housing which is unaffordable to low and moderate income households without significant savings or equity.
- 7.12 These findings can be considered robust and plausible as several strands of research reinforce each other:
- the housing stock is biased to the needs of large households whereas the majority of households consist of 1 or 2 persons.
 - there is no requirement for additional 4 or more-bedroom **market** homes, which indicates that many of the moving households are seeking smaller homes;
 - a significant part of the need for market and affordable housing are newly forming households who only have the spending power for flats and other small dwellings;
 - all of the above aligns with expert evidence from estate agents;
 - the overall survey sample error is small at $\pm 4.5\%$ due to the large number of responses received to the survey.

Appendix 1: Profile data

The figures presented in Chapter 3 are based upon the data in the following tables. All data is taken from the Census 2011 unless otherwise stated. Figure and table reference numbers correspond.

Table A1 Number of bedrooms						
	Long Ashton		North Somerset		England	
	No	%	No	%	No	%
Studio/bedsit	8	0.3	177	0.2	54,938	0.2
1-bedroom	143	5.7	8,626	9.8	2,593,893	11.8
2-bedrooms	461	18.3	22,920	26	6,145,083	27.9
3-bedrooms	973	38.5	33,659	38.2	9,088,213	41.2
4-bedrooms	682	27	18,064	20.5	3,166,531	14.4
5 & 5+bedrooms	257	10.2	4,781	5.4	1,014,710	4.6
Totals	2,524	100	88,227	100.1	22,063,368	100.1

Table A2 House type						
	Long Ashton		North Somerset		England	
	No	%	No	%	No	%
Detached	898	35.6	29,547	33.5	4,949,216	22.4
Semi-Detached	805	31.9	26,694	30.3	6,889,935	31.2
Terraced	405	16.0	14,050	15.9	5,396,459	24.5
Flat etc	374	14.8	16,755	19.0	4,668,839	21.2
Caravan etc.	2	0.1	1,181	1.3	158,919	0.7
Total	2,524	100.0	88,227	100.0	22,063,368	100.0

Table A3 Tenure						
	Long Ashton		North Somerset		England	
	No	%	No	%	No	%
Owned Outright	998	39.5	32,474	36.8	6,745,584	30.6
Owned (Mortgaged)	976	38.7	31,891	36.1	7,229,440	32.8
Shared Ownership	40	1.6	542	0.6	27,489	0.8
Social rented	212	8.4	8,103	9.2	1,084,460	17.7
Private rented	275	10.9	14,270	16.2	252,553	16.8
Living rent free	23	0.9	947	1.1	118,045	1.3
All Households	2,524	100.0	88,227	100.0	22,063,368	100.0

Table A4 is not supplied due to its size.

Table A5 Accommodation type by number of bedrooms (Long Ashton parish only)										
	Owned outright		Owned (mortgage)		Social rented		Private rented		Row totals	
	No.	%	No.	%	No.	%	No.	%	No.	%
1-bedroom	27	1	10	0	72	3	42	2	151	6
2-bedrooms	155	6	117	5	90	4	99	4	461	18
3-bedrooms	456	18	384	15	40	2	93	4	973	39
4 or more-bedrooms	360	14	505	20	10	0	64	3	939	37
Column Totals	998	40	1,016	40	212	8	298	12	2,524	100

Table A6 Accommodation type by tenure (Long Ashton parish only)										
	Owned outright		Owned (mortgage)		Social rented		Private rented		Row totals	
	No.	%	No.	%	No.	%	No.	%	No.	%
Detached house/bungalow	411	16	407	16	9	0	71	3	898	36
Semi-detached house/bungalow	330	13	342	14	66	3	67	3	805	32
Terraced house/bungalow	131	5	196	8	35	1	43	2	405	16
Flat etc.	126	5	71	3	102	4	117	5	416	17
Column totals	998	40	1,016	40	212	8	298	12	2,524	100

Table A7 Tenure: HRP aged 65 or over						
	Long Ashton		North Somerset		England	
	No	%	No	%	No	%
Owned	727	50.9	27,258	51.7	5,721,724	51.7
Owned mortgage	581	40.7	20,373	38.6	3,822,366	34.5
Social Rented	39	2.7	2,275	4.3	444,300	4.0
Private Rented	80	5.6	2,854	5.4	1,084,460	9.8
All Households > 65	1,427	100.0	52,760	100.0	11,072,850	100.0

Table A8 & A9 Council tax band by house type (VOA 2016)												
BAN D	BUNGALOW		FLAT_MANS		HOUSE_TERRACED		HOUSE_SEMI		HOUSE_DETACHED		ALL_PROPERTIES	
	No	%	No	%	No	%	No	%	No	%	No	%
A	130	4.6	180	6.3	30	1.1	0	0	0	0	350	12.3
B	20	0.7	10	0.4	630	22.1	910	31.9	0	0	1,560	54.7
C	60	2.1	0	0	50	1.8	190	6.7	10	0.4	310	10.9
D	100	3.5	0	0	10	0.4	50	1.8	70	2.5	230	8.1
E	40	1.4	0	0	20	0.7	30	1.1	120	4.2	210	7.4
F	20	0.7	0	0	0	0	10	0.4	50	1.8	80	2.8
G	10	0.4	0	0	0	0	0	0	80	2.8	90	3.2
All	370	13	200	7	740	26	1,190	41.8	320	11.2	2,850	100

Table A10 Population age structure						
	Long Ashton		North Somerset		England	
	No.	%	No.	%	No.	%
Age 0 to 4	507	8.4	11,653	5.8	3,318,449	6.3
Age 5 to 7	245	4.1	6,681	3.3	1,827,610	3.4
Age 8 to 9	140	2.3	4,343	2.1	1,145,022	2.2
Age 10 to 14	332	5.5	11,579	5.7	3,080,929	5.8
Age 15	50	0.8	2,396	1.2	650,826	1.2
Age 16 to 17	109	1.8	4,749	2.3	1,314,124	2.5
Age 18 to 19	90	1.5	4,181	2.1	1,375,315	2.6
Age 20 to 24	195	3.2	9,491	4.7	3,595,321	6.8
Age 25 to 29	322	5.3	10,363	5.1	3,650,881	6.9
Age 30 to 44	1,386	22.9	38,286	18.9	10,944,271	20.6
Age 45 to 59	1,190	19.7	41,557	20.5	10,276,902	19.4
Age 60 to 64	357	5.9	14,654	7.2	3,172,277	6.0
Age 65 to 74	547	9.1	22,071	10.9	4,552,283	8.6
Age 75 to 84	406	6.7	14,043	6.9	2,928,118	5.5
Age 85 to 89	99	1.6	4,175	2.1	776,311	1.5
Age 90 & on	69	1.1	2,344	1.2	403,817	0.8
Totals	6,044	100.0	202,566	100.0	53,012,456	100.0

Table A11 Household composition						
	Long Ashton		North Somerset		England	
	No	%	No	%	No	%
One person aged 65 & 65+	312	12.4	12,523	14.2	2,725,596	12.4
One person other	363	14.4	14,592	16.5	3,940,897	17.9
Family all aged 65 and 65+	282	11.2	9,727	11.0	1,789,465	8.1
Married couple no children	369	14.6	12,847	14.6	2,691,927	12.2
Married couple 1 dependent child	190	7.5	5,007	5.7	1,285,267	5.8
Married couple: 2 or more dependent children	349	13.8	8,802	10.0	2,087,738	9.5
Married couple: non-dependent children	110	4.4	4,615	5.2	1,233,748	5.6
Same-sex Civil Partnership couple	6	0.2	103	0.1	30,775	0.1
Cohabiting couple: no children	158	6.3	4,430	5.0	1,173,172	5.3
Cohabiting couple 1 dependent child	45	1.8	1,633	1.9	438,750	2.0
Cohabiting couple 2 or more dependent children	51	2.0	1,654	1.9	452,030	2.0
Cohabiting couple: non-dependent children	8	0.3	317	0.4	108,486	0.5
Lone parent 1 dependent child	58	2.3	3,016	3.4	883,356	4.0
Lone parent 2 or more dependent children	49	1.9	2,361	2.7	689,899	3.1
Lone parent all children non-dependent	49	1.9	2,359	2.7	766,569	3.5
Other: One dependent child	18	0.7	752	0.9	290,816	1.3
Other with 2 or more dependent children	21	0.8	672	0.8	293,200	1.3
Other: All full-time student	1	0.0	104	0.1	124,285	0.6
Other: All aged 65 and over	7	0.3	284	0.3	61,715	0.3
Other household types	78	3.1	2,429	2.8	995,677	4.5
All households	2,524	100.0	88,227	100.0	22,063,368	100.0

Table A12 Occupancy rating						
	Long Ashton		North Somerset		England	
	No	%	No	%	No	%
2+ bedrooms	1,430	56.7	37,393	42.4	7,558,815	34.3
1+ bedrooms	717	28.4	30,773	34.9	7,594,129	34.4
0	348	13.8	18,527	21.0	5,885,951	26.7
-1 bedrooms	29	1.1	1,534	1.7	1,024,473	4.6
Total	2,524	100.0	88,227	100.0	22,063,368	100.0

Table A13 Age Structure						
	Long Ashton		North Somerset		England	
	No.	%	No.	%	No.	%
Age 0 to 4	507	8.4	11,653	5.8	3,318,449	6.3
Age 5 to 7	245	4.1	6,681	3.3	1,827,610	3.4
Age 8 to 9	140	2.3	4,343	2.1	1,145,022	2.2
Age 10 to 14	332	5.5	11,579	5.7	3,080,929	5.8
Age 15	50	0.8	2,396	1.2	650,826	1.2
Age 16 to 17	109	1.8	4,749	2.3	1,314,124	2.5
Age 18 to 19	90	1.5	4,181	2.1	1,375,315	2.6
Age 20 to 24	195	3.2	9,491	4.7	3,595,321	6.8
Age 25 to 29	322	5.3	10,363	5.1	3,650,881	6.9
Age 30 to 44	1,386	22.9	38,286	18.9	10,944,271	20.6
Age 45 to 59	1,190	19.7	41,557	20.5	10,276,902	19.4
Age 60 to 64	357	5.9	14,654	7.2	3,172,277	6.0
Age 65 to 74	547	9.1	22,071	10.9	4,552,283	8.6
Age 75 to 84	406	6.7	14,043	6.9	2,928,118	5.5
Age 85 to 89	99	1.6	4,175	2.1	776,311	1.5
Age 90 & on	69	1.1	2,344	1.2	403,817	0.8
Totals	6,044	100.0	202,566	100.0	53,012,456	100.0

8. Appendix 2: Technical Appendix

Introduction

- 8.1 This appendix gives a detailed account of how findings have been arrived at using 3 methods of addressing affordable need.
- detailed findings of the household survey applied to the basic needs assessment model (BNAM);
 - data from the housing register; and
 - arc4 prevalence rates.

Detailed findings of the household survey applied to the basic needs assessment model (BNAM);

Introduction

- 8.2 Housing need is defined as *the quantity of housing required for households who are unable to access suitable housing without financial assistance*. The 2017 household survey and secondary data provide a robust range of information to quantify housing need in the parish.
- 8.3 In summary, the needs assessment model reviews in a step-wise process:
- Stage 1: Current housing need;
- Stage 2: Future housing need;
- Stage 3: Affordable housing supply; and
- Stage 4: Estimate of households in need and additional housing required.
- 8.4 Table A14 below summarises the different steps taken in assessing housing need and evidencing the extent to which there is a surplus or shortfall in affordable housing in the parish. Modelling has been carried out using household survey data and takes into account household type and property size requirements. Note that as explained in chapter 1, data have been weighted to reflect the total number of households in the study area. The model used is the basic needs assessment model as described in the good practice guidance.²⁵
- 8.5 Readers should note that stage 1 and 2 inputs to the model based upon household survey data are not the overall numbers reported in Chapter 5. Inputs to the model are the result of crosstabulations (sometimes called filters) applied separately to

²⁵ Housing Need Assessments: A Guide to Good Practice (DETR 2000): Paras 2.12 and 2.15

existing and newly forming households. The numbers going forward to the model are the number of households that meet all the following criteria:

- will move home or form in the next 5-years;
 - are in housing need or are seeking a place of their own;
 - seek to live in the parish if suitable housing they could afford was available; and
 - cannot afford market prices.
- 8.6 Because of the 100's of calculations involved the process crosstabulations or filtering is undertaken by a computer using industry standard software (SPSS).
- 8.7 This chapter continues with an overview of the data and analysis for each stage of the needs assessment process.

Table A14 Needs Assessment Summary			
Step	Stage and Step description	Calculation	Long Ashton
	Stage 1: CURRENT NEED		
1.1	Homeless households and those in temporary or insecure accommodation	Current need	56
1.2	Overcrowding and concealed households	Current need	0
1.3	Other groups	Current need	63
1.4	Total current housing need (gross)	Total no. of households with one or more needs	109
	Stage 2: FUTURE NEED		
2.1	New household formation	Annual requirement based on average of past formation rate, national formation rate and households wanting to form in the next 5 years	41
2.1A	Newly forming households needing affordable accommodation	100.0% cannot afford	41
2.2	Existing households falling into need	Annual requirement	16
2.3	Total newly-arising housing need (gross each year)	2.1 + 2.2	57
	Stage 3: AFFORDABLE HOUSING SUPPLY		
3.1	Affordable dwellings occupied by households in need	(based on 1.4)	33
3.2	Surplus stock	Vacancy rate <2% so no surplus stock assumed	0
3.3	Committed supply of new affordable units	Total annual	none assumed
3.4	Units to be taken out of management	None assumed	none assumed
3.5	Total affordable housing stock available	3.1+3.2+3.3-3.4	33
3.6	Annual supply of social re-lets (net)	Based on lettings data from North Somerset	13
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels	Based on lettings data from the SHMA	0
3.8	Total annual supply of affordable housing	3.6+3.7	13
	Stage 4: ESTIMATE OF 5 YEAR HOUSING NEED		
4.1	Total backlog need	1.4-3.5	76
4.1A	Total cannot afford	100%	76
4.2	Quota to reduce over 5 years	20%	
4.3	Annual backlog reduction	Annual (cleared over 5 years)	15
4.4	Newly-arising need (annual)	2.3	57
4.5	Total affordable need (annual)	4.3+4.4	72
4.6	Affordable supply (annual)	3.8	13
4.7	NET SHORTFALL (annual)	4.5-4.6 NET	59

Source: 2018 household survey; RP CORE lettings data from the SHMA 2013; Land Registry House Price Data; Zoopla private lettings data

Stage 1: Current need

- 8.8 The range of housing needs identified from existing households in the study area are summarised in table A15. The need criteria in table 15 of the report (responses to question 28A of the questionnaire) is condensed into the 3 steps in the model as follows.

Step	Factor	No. of responses
Step 1.1	Homeless households or with insecure tenure	56
Step 1.2	Overcrowded according to the 'bedroom standard' model	0
Step 1.3	Other needs (too expensive, difficult to maintain, sharing facilities, lacking amenities, major disrepair, harassment/threats of harassment)	63
Total no. households in need		109*
Total households		2,649
% households in need		4.1%

*Note: A household may have more than one housing need hence this does not sum to 119.

Source: 2018 Household Survey

Step 1.1 Homeless households and those in temporary accommodation

- 8.9 There were a total of 56 households that were either homeless **or** had an insecure tenancy.

Step 1.2 Overcrowding and concealed households

- 8.10 Readers should note that although in Table 15 a number of respondents considered that they were overcrowded yet none have been included in step 1.2 of the model. This is because detailed crosschecks were applied within our analysis. In addition to the 4 crosstabulations or filters stated above, each response was examined to compare household size and composition (questions 7, 8 and 9) to the number of bedrooms in existing accommodation (question 5).
- 8.11 The extent to which households are overcrowded is measured using the 'bedroom standard'. This allocates a standard number of bedrooms to each household in accordance with its age/sex/marital status composition. A separate bedroom is allocated to each married couple, any other person aged 21 or over, each pair of adolescents aged 10-20 of the same sex, and each pair of children under 10. Any unpaired person aged 10-20 is paired if possible with a child under 10 of the same sex, or, if that is not possible, is given a separate bedroom, as is any unpaired child under

10. This standard is then compared with the actual number of bedrooms (including bedsits) available for the sole use of the household.

- 8.12 Analysis identifies 0 households who are currently living in overcrowded accommodation according to this criteria or are concealed households and want to move.

Step 1.3 Other groups

- 8.13 Analysis of survey data identifies a total of 63 households with other housing needs which specifically relates to households containing people with mobility impairment or other special needs living in unsuitable accommodation. Housing need definitions as applied in the questionnaire were in accordance with good practice guidance definitions²⁶.

Step 1.4 Total current housing need

- 8.14 Based on Steps 1.1 to 1.3, using evidence from the household survey, the extent to which households are in housing need in the study area and want to move to offset that need has been identified. A base figure for this is 109 households.

Stage 2: Future need

Step 2.1 New household formation (gross)

- 8.15 The needs analysis assumes an 'average' household formation which is based on three components: the national formation rate (1.55%) which is based on the latest three-year average national rate reported in the English Housing Survey over the period 2013/14 to 2015/16; the extent to which households have formed in the past 5 years and the extent to which households want to form in the next 5 years. The overall average rate is 41 each year which is used in modelling.

Step 2.2 New households unable to buy or rent in the open market

An analysis of the likely gross income of newly-forming households and access to financial resources was undertaken. Overall, 100% of households could not afford open market prices or rents (based on a lower quartile price and rental values as stated in the report).

²⁶ Housing Need Assessments: A Guide to Good Practice (DETR 2000): Table 4.2

Step 2.3 Existing households expected to fall into need

- 8.16 The household survey identified 16 households that had fallen in to need.

Step 2.4 Total newly arising housing need (annual)

- 8.17 Total newly arising need is calculated to be **57** (41+16) households each year.

Stage 3: Affordable housing supply

- 8.18 The BNAM model reviews the supply of affordable units, taking into account how many households in need are already in affordable accommodation, stock surpluses, committed supply of new affordable dwellings and dwellings being taken out of management (for instance pending demolition or being used for decanting).

Step 3.1 Affordable dwellings occupied by households in need

- 8.19 This is an important consideration in establishing the net levels of housing need as the movement of these households within affordable housing will have a nil effect in terms of housing need²⁷. An estimated 33 households currently in need were living in affordable housing.

Step 3.2 Surplus stock

- 8.20 No surplus vacant stock is assumed in the study area.

Step 3.3 Committed supply of new affordable units

- 8.21 The baseline needs assessment model assumes this to be zero. Any committed supply would reduce the overall scale of need evidenced in the analysis.

Step 3.4 Units to be taken out of management

- 8.22 The model assumes there will be no affordable rented units taken out of management over the next five years.

²⁷ Strategic Housing Market Assessment Guidance (CLG, August 2007)

Step 3.5 Total affordable housing stock available

- 8.23 It is assumed that there are **33** affordable dwellings available over the five-year period arising from households moving within the affordable stock.

Steps 3.6 Supply of social re-lets

- 8.24 The CLG model considers the annual supply of social re-lets based on data published by North Somerset Council. This results in a provision of 13 social relets each year.

Step 3.7 Annual supply of intermediate re-lets/sales

- 8.25 The SHMA identified an annual supply of **0** intermediate re-lets/sales.

Summary of Stage 3

- 8.26 The total annual supply of affordable dwellings was **13** each year.

Stage 4: Estimate of annual housing need

Overview

- 8.27 Analysis has carefully considered how housing need is arising within the parish by identifying existing households in need (and who cannot afford market solutions), newly-forming households in need and existing households likely to fall into need. This is reconciled with the supply of affordable dwellings.
- 8.28 For critical stages of the needs assessment model (Step 1.1, Step 1.4, Step 2.3 and Step 3.8), information is broken down by designation (general needs and older) and property size. This allows a detailed assessment of the overall housing requirements of households in need and provides clear affordable requirement information. In turn, this can help identify where there are shortfalls and sufficient capacity of affordable housing and help to shape policy responses.
- 8.29 Stage 4 brings together the individual components of the needs assessment to establish the total net annual shortfall.

Step 4.1 Total backlog need

- 8.30 Step 4.1 is the total backlog need which is derived from the number of households in Step 1.4 who are in housing need minus total affordable housing stock available (Step 3.5). The total backlog need is 72. The extent to which these households could afford open market prices and rents was then tested based on a lower quartile price of £335,000 and a private rate of £823 per calendar month).

- 8.31 Household incomes were tested against lower quartile prices. For buying, an income multiple of 3.5x was assumed and for renting, rents should not cost more than 25% of household income.
- 8.32 Overall, no existing households in need could not afford open market prices or rents. Therefore, the backlog need is **76**.

Steps 4.2 to 4.6

- 8.33 Step 4.2 is a quota to reduce the total backlog need which is assumed to be cleared over 5 years.
- 8.34 Step 4.3 is the total annual backlog reduction based on Step 4.2 (15 each year).
- 8.35 Step 4.4 the number brought forward from step 2.3 - 57 households.
- 8.36 Step 4.5 is the total annual affordable need based on Steps 4.3 and 4.4 (72).
- 8.37 Step 4.6 is the annual social rented/intermediate tenure capacity based on step 3.6 (13 each year).

Step 4.7 - Overall net shortfalls

- 8.38 The total net annual shortfall of affordable housing is 59 dwellings. The net shortfall takes into account affordable supply of 13 each year.
- 8.39 Table A16 presents the net shortfall across the study area by designation (general needs and older person) and number of bedrooms required

	General Needs	Older Person	Total
1 Bedroom	26	5	31
2 Bedroom	5	2	7
3 Bedroom	11	0	11
4&4+ Bedrooms	9	1	10
Total	51	8	59

Sources: 2017 Household Survey; SHMA

NB – Table totals may not sum exactly due to rounding

Findings from the housing register

- 8.40 The following data from the housing register was quoted in 20/P/1547/OUT delegated report 06.10.2020. The following are screenshots from the report.

- 8.41 We have used the number 18 (i.e. 16+2) in our modelling in section 6 of this report. This number cannot be taken at face value as it is no more than a count of households on a list. It is not directly comparable to our household survey or prevalence estimates as it is to a degree 'policy on'. This means that the council has applied its eligibility criteria and need assessments.
- 8.42 Further the register data needs to be supplemented as it:
- does not take account of households seeking affordable home ownership in preference to affordable rented housing; and
 - does not take account of need arising from newly forming households who are unlikely to register as they would not be considered a priority; and
 - does not take account of those living outside Long Ashton with a connection to it.
- 8.43 The register is therefore not an accurate measure of housing need in the district

Housing Needs Officer

- Supplied the following extract from the HomeChoice Register showing the level of need within Long Ashton as recorded on this register

Property Type	In Long Ashton, Want Long Ashton				
	Total	A	B	C	D
1-bed non-family	6			3	3
2-bed non-family	4			3	1
3-bed non-family	1			1	
2-bed family	8		1	4	3
3-bed family	3			1	2
4-bed family	1			1	
1-bed sheltered	7		1	3	3
TOTAL	30	0	2	16	12

Property Type, non-family: flats and maisonettes

Property Type, family: houses and bungalows

Property Type, sheltered: properties for applicants aged 60+

Band A: Urgent need to move

Band B: Significant need to move

Band C: Housing need (non-urgent)

Band D: No housing need / adequately housed

8.44 When put into our BNAM model table 23 we find that there are 61 households likely to be in affordable need per annum. We consider this is an underestimate for the reasons stated above.

Findings from prevalence rates

8.45 Prevalence rates are widely used in social science, notably for predicting illness and disability based upon empirical evidence.

8.46 Most housing consultancies working nationwide do not offer household survey-based assessments for strategic studies such as SHMA or HEDNA studies. arc4 is the only national consultancy to do so and as such undertakes 10-15 county, district or borough wide surveys per year from all over the country. All such surveys are anonymous and are of a consistent design. With the permission of clients, arc4 has merged most recent data into a national database which, when weighted, represents data from over 2.5 million households.

8.47 From such data it is possible to produce prevalence rates relating to households in affordable need, both existing households and newly forming.

8.48 This information is provided for the client on the basis that it is an estimate of the level of affordable need that might be revealed by a housing need survey that was designed and carried out in accordance with the best practice outlined in this report. The methodology outlined here is the intellectual property of arc4 and is only valid if supported by the arc4 national database.

8.49 Prevalence rates suggest are provided in table A17 below. The model converts the households in need into an annual flow and assesses the proportion of existing households in affordable need. By this method it is estimated that that there will be 32 households in affordable housing need per annum at any given time and 31 households forming per annum that need affordable housing. On this basis, the gross affordable need is estimated at 63 households per annum.

Table A17 Estimate annual flow of households in affordable need using arc4 prevalence rates				
Step		Prevalence rate or factor	Households in area	Source
	Number of households in the area		2,649	Based upon Royal Mail registered addresses
1	Existing households in need	10%	265	Based on national arc4 evidence

2	% in affordable need	60%	159	Based on national arc4 survey estimate
3	Divide to convert to annual need	5	32	Assume clearance over a 5-year period
4	Newly forming households per annum	1.55%	41	Based on national gross household formation rate from the Survey of English Housing
5	Newly forming household % in affordable need	75%	31	Based on national arc4 survey evidence
6	Total GROSS annual flow of households in affordable need (3+5)		63	

Data weighting factors employed.

- 8.50 This is a two-stage process. Firstly, the number of households as at the census is scaled up to levels at the time of the survey. 2,524 census 2011 to households in 2017 2,649. $(2649/2524=1.0495)$
- 8.51 Secondly, response bias is addressed. This is necessary as is self-evident from the following factors that younger households that rent housing are less likely to respond to the survey. These factors, number of households by age and tenure, is available from the census 2011.

Table A18: Weighting factors employed to address survey bias.

If the household representative person is aged under 65 and the tenure equals owner-occupation then the weighting factor applied to all the responses received by households in those two categories is 7.3896

If the household representative person is aged under 65 and the tenure equals private rent then the weighting factor applied to all the responses received by households in those two categories is 26.1537

If the household representative person is aged under 65 and the tenure equals social rent then the weighting factor applied to all the responses received by households in those two categories is 17.1260

If the household representative person is aged over 65 and the tenure equals owner-occupation then the weighting factor applied to all the responses received by households in those two categories is 6.2253

If the household representative person is aged over 65 and the tenure equals private rent then the weighting factor applied to all the responses received by households in those two categories is 4.6466

If the household representative person is aged over 65 and the tenure equals social rent then the weighting factor applied to all the responses received by households in those two categories is 9.6915

- 8.52 Our database software (SPSS) applies these factors to each variable. The questionnaire seeks responses to around 400 variables according to the characteristics of the respondent.
- 8.53 All household survey data tables used in sections 5 and 6 state both the weighted data and the unweighted (actual) number of respondents.

9. Appendix 3: The Household Survey Questionnaire

ID _____

POSTCODE _____

Long Ashton Household Survey 2018



If preferred, you can complete this survey on-line at:

www.longashtonhousingsurvey2018.co.uk, quoting the **ID number** or your **postcode**

arc⁴ Ltd 2018

This survey collects basic information about you and the people who live with you and comes in three parts, namely:

PART ONE, TWO & THREE should be filled in by all households that receive the questionnaire.

PART FOUR should be filled in if your entire household plans to move home in the next five years.

PART FIVE is for if any members of your household plan to move home in the next 5 years.

- Please work your way through the form taking care to tick the box(es) next to the answer that applies to you or to members of your household. Please tick **one** box unless instructed otherwise.
- If you prefer, you can do the survey **ON-LINE** by going to **www.longashtonhousingsurvey2018.co.uk**
The ID number to quote is the one on your printed survey form or alternatively put your postcode/village/town.
- Please return your completed form by post in the **FREEPOST** envelope provided to arc4 Ltd c/o PHL,
PO Box 393, Aycliffe Industrial Park, Newton Aycliffe, DL5 6WR.
- Your responses are **confidential and protected under the 1998 Data Protection Act**.
- If you have any difficulties completing this questionnaire or would like further assistance please call arc4 on 0800 612 9133 which is a Freephone number.
- **THANK YOU VERY MUCH** for taking the time to fill in the survey, your help is greatly appreciated.

If in addition:

- Anyone in your household or anyone you know has left the area as they were unable to find a suitable home locally and wish to return; or
- Anyone you know that does not live in the parish currently that would wish to live here and has a strong connection to it such as works in the parish or has relatives living here.

Please ask them to complete the survey on line by going to **www.longashtonhousingsurvey2018.co.uk**

arc⁴ Ltd 2018

Q1 ID / POSTCODE (for data entry purposes)

PART 1: ABOUT YOUR HOME AND HOUSEHOLD

Q2 What type of property do you live in? (please tick one only)

- | | | | |
|---------------------|----------------------------|------------------------------|----------------------------|
| Detached house | <input type="checkbox"/> 1 | Flat /Maisonette / apartment | <input type="checkbox"/> 5 |
| Semi-detached house | <input type="checkbox"/> 2 | Caravan or mobile home | <input type="checkbox"/> 6 |
| Terraced house | <input type="checkbox"/> 3 | Other | <input type="checkbox"/> 7 |
| Bungalow | <input type="checkbox"/> 4 | | |

Q3 What is the tenure of your home? (please tick one only)

- | | | | |
|---|----------------------------|---|-----------------------------|
| Owner (no mortgage) | <input type="checkbox"/> 1 | Shared ownership | <input type="checkbox"/> 7 |
| Owner (with mortgage) | <input type="checkbox"/> 2 | Shared equity | <input type="checkbox"/> 8 |
| Rent from a private landlord (furnished) | <input type="checkbox"/> 3 | Discounted sale low cost home ownership | <input type="checkbox"/> 9 |
| Rent from a private landlord (un-furnished) | <input type="checkbox"/> 4 | Accommodation tied to your employment | <input type="checkbox"/> 10 |
| Rent a room in a shared house or are a lodger | <input type="checkbox"/> 5 | Living rent free | <input type="checkbox"/> 11 |
| Rent from a council or housing association | <input type="checkbox"/> 6 | | |

Q4 If you rent a room in a shared house or are a lodger, do you? (tick one only)

- | | |
|--|----------------------------|
| Share a kitchen bathroom or w.c. with another household? | <input type="checkbox"/> 1 |
| Have sole use of a kitchen bathroom or w.c? | <input type="checkbox"/> 2 |

arc⁴ Ltd 2018

3

Q5 How many bedrooms does your home have?

- | | |
|---------------|----------------------------|
| One | <input type="checkbox"/> 1 |
| Two | <input type="checkbox"/> 2 |
| Three | <input type="checkbox"/> 3 |
| Four | <input type="checkbox"/> 4 |
| Five or More | <input type="checkbox"/> 5 |
| Bedsit/studio | <input type="checkbox"/> 6 |

Q6 How long have you lived at this address? (please tick one only)

- | | |
|--------------|----------------------------|
| 0 to 1 year | <input type="checkbox"/> 1 |
| 1-2 years | <input type="checkbox"/> 2 |
| 2-3 years | <input type="checkbox"/> 3 |
| Over 3 years | <input type="checkbox"/> 4 |

Q7 How many people are there in your household?

- | | |
|---------------|----------------------------|
| One | <input type="checkbox"/> 1 |
| Two | <input type="checkbox"/> 2 |
| Three | <input type="checkbox"/> 3 |
| Four | <input type="checkbox"/> 4 |
| Five | <input type="checkbox"/> 5 |
| Six | <input type="checkbox"/> 6 |
| Seven | <input type="checkbox"/> 7 |
| Eight or more | <input type="checkbox"/> 8 |

4

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Q8 How would you describe your household?

- | | |
|--|-----------------------------|
| Single Adult (under 65) | <input type="checkbox"/> 1 |
| Single Adult (65 or over) | <input type="checkbox"/> 2 |
| Couple only (both under 65) | <input type="checkbox"/> 3 |
| Couple only (one or both over 65) | <input type="checkbox"/> 4 |
| Couple with 1 or 2 child(ren) under 18 | <input type="checkbox"/> 5 |
| Couple with 3 or more children under 18 | <input type="checkbox"/> 6 |
| Couple with child(ren) aged 18+ | <input type="checkbox"/> 7 |
| Lone Parent with 1 or 2 child(ren) under 18 | <input type="checkbox"/> 8 |
| Lone Parent with 3 or more children under 18 | <input type="checkbox"/> 9 |
| Lone parent with child(ren) aged 18+ | <input type="checkbox"/> 10 |
| Student household | <input type="checkbox"/> 11 |
| Other type of household | <input type="checkbox"/> 12 |

Q9 For each person in your household starting with you (person 1) please state the age and gender

	Person Number							
	1	2	3	4	5	6	7	8
Age (Years)								
Gender (M/F)								

Q10 For yourself and your partner (if any) please describe your current employment status.

Tick as many as apply (i.e. you may have more than one job or are retired but work part time)

Employment status of person	Self	Partner
Employed full time	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Employed part time	<input type="checkbox"/> 2	<input type="checkbox"/> 2
Employed and receiving top up benefits (housing benefit working tax credit etc.)	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Unwaged, looking after children or unpaid carer or volunteer	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Retired	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Unemployed receiving no state benefits	<input type="checkbox"/> 6	<input type="checkbox"/> 6
Unemployed receiving state benefits	<input type="checkbox"/> 7	<input type="checkbox"/> 7
Unemployed but in training	<input type="checkbox"/> 8	<input type="checkbox"/> 8
Full time student	<input type="checkbox"/> 9	<input type="checkbox"/> 9
Part time student	<input type="checkbox"/> 10	<input type="checkbox"/> 10

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If you are aged over 55 years, which of the following options would you seriously consider in later life. Note we are seeking to understand long term aims. Please complete even if you have no definite plans to move home.

Q11a If you are aged over 55 which of the following options are you considering? (tick ALL that apply)

- Continue to live in current home with support when needed e.g. home visits, 'call for help' alarm 1
- Buying a more suitable property on the open market 2
- Rent a more suitable property from a private landlord 3
- Rent a more suitable property from a housing association 4

Sheltered accommodation. This is usually in a group of bungalows or flats and you have your own front door. Schemes usually have a manager/warden to arrange services and are linked to a careline/alarm service.

Would you consider:

- Renting 5
- Buying 6
- Part rent/buy (shared ownership) 7

Extra Care Housing This is designed with the needs of frailer older people in mind. It includes flats, bungalows and retirement villages. You have your own front door. Domestic support and personal care are available. Would you consider:

- Renting 8
- Buying 9
- Part rent/buy (shared ownership) 10

Residential care home. You would normally have a bedroom and the use of a shared lounge with other residents.

Personal care is provided – bathing, help dressing, meals etc. 11

Co-housing. Your own home in a small community which shares facilities (e.g. laundry) and activities 12

Go to live with children or other relatives/friends 13

Other 14

Q11b Out of the above alternatives, what is your preferred option? Please state the number in the box provided

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The following questions on this page apply to all households irrespective of age

Q12 Does any member of your household have a limiting long-term illness or disability?

Yes 1 **Go to Q13** No 2 **Go to Q14**

Q13 Please tick any of the statements below that apply to you or a member of your family (please tick all that apply)

- Has your home been adapted to suit the needs of someone with a disability? 1
- Does any member of your household need help with daily tasks such as shopping cleaning? 2
- Does any member of your household need help with personal care such as medication or bathing? 3
- Does any member of your household use a wheelchair inside your home 4
- Is any member of your household unable to manage stairs and need ground floor facilities? 5
- Are there enough rooms in your home to accommodate a carer overnight when needed? 6

Q14 If anyone has left your household in the last 5 years why was this? (Please tick the MAIN reason only). If the answer is no please carry on to Q15.

Reason	Person 1	Person 2
Not applicable	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Employment	<input type="checkbox"/> 2	<input type="checkbox"/> 2
Education	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Relationship breakdown	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Marriage or new relationship	<input type="checkbox"/> 5	<input type="checkbox"/> 5
To move in with friends	<input type="checkbox"/> 6	<input type="checkbox"/> 6
To give or receive care or support	<input type="checkbox"/> 7	<input type="checkbox"/> 7
Any other reason	<input type="checkbox"/> 8	<input type="checkbox"/> 8

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PART 2: YOUR VIEWS ABOUT PRIORITIES FOR FUTURE HOUSEBUILDING IN YOUR NEIGHBOURHOOD

Q15 Which household groups do you consider to be a priority for additional housing if any, in future? (Please indicate the priority on each row with a tick).

Description	No priority	Some priority	High priority
First time buyers	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
People seeking private landlord rentals	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Affordable housing for low income households	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
People seeking shared ownership (part buy/part rent)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Older people that want to downsize	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Families that need to upsize as their families grow	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Sheltered housing for older people/disabled people	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
People seeking to commission or build their own home	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
People providing care or support for village residents	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3

Q16 Which house types would you consider a priority for future house building in the village? (Please indicate the priority on each row with a tick).

Description	No priority	Some priority	High priority
Small homes for single persons and couples	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Small family homes (2/3 bedroom)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Larger family homes (4/5 bedroom)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Detached houses	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Bungalows	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Semi-detached homes	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Terraced homes	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Flats or apartments	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Town houses (3 storey)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3

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Q17 Please indicate if you agree or disagree with the following statements:

- New housing should only be built for local residents Agree Disagree
- New housing should be built for anyone that wants it Agree Disagree
- Additional homes are not needed in the village Agree Disagree

Q18 Please use the space below to tell us the main reasons for your responses in question 15, 16 or 17, or to tell us your views about future housebuilding in the village.

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PART 3: YOUR HOUSING HISTORY - PREVIOUS 5 YEARS

If you have lived at your present address for MORE than 5 years, please ignore this section and go to PART 4

Q19 Where did you live previously?

Name or full post code of village, town or city:

Q20 What type of property did you live in? (please tick one only)

- Detached house 1
- Semi-detached house 2
- Terraced house 3
- Bungalow 4
- Flat / Maisonette / apartment 5
- Caravan or mobile home 6
- Other 7

Q21 What was the tenure of your previous home? (please tick one only)

- Owned (no mortgage) 1
- Owned (with mortgage) 2
- Rented from a private landlord (furnished) 3
- Rented from a private landlord (un-furnished) 4
- Rented a room in a shared house or are a lodger 5
- Rented from a council or housing association or was a lodger 6
- Shared ownership 7
- Shared equity 8
- Discounted sale low cost home ownership 9
- Accommodation tied to your employment 10
- Living rent free 11
- Living with friends or family 12
- Other 13

Q22 If you rented a room in a shared house or were a lodger, did you (tick one only)

- Share a kitchen or a bathroom or w.c. with another household? 1
- Have sole use of a kitchen or a bathroom or w.c.? 2

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Q23 How many bedrooms did your home have? (please tick one only)

- | | | | | | |
|-------|--------------------------|---|---------------|--------------------------|---|
| One | <input type="checkbox"/> | 1 | Four | <input type="checkbox"/> | 4 |
| Two | <input type="checkbox"/> | 2 | Five or More | <input type="checkbox"/> | 5 |
| Three | <input type="checkbox"/> | 3 | Bedsit/studio | <input type="checkbox"/> | 6 |

Q24a Why did you move home? (tick all that apply, if any)

- Forced to move (eviction, tenancy ending, had to leave family home, relationship breakdown) 1
- Was living in temporary accommodation 2
- Family was overcrowded 3
- Was sharing with family or friends and was seeking a place of my/our own 4
- Could not manage existing house - could not afford 5
- Could not manage existing house - could not manage the stairs 6
- Could not manage existing house - house/garden too big 7
- Health problems and/or needed housing suitable for older/disabled person 8
- House was in severe disrepair 9
- Accommodation lacked bathroom/kitchen/toilet 10
- Accommodation had shared bathroom/kitchen/toilet with another household 11
- Was suffering harassment, threat of harassment or domestic abuse 12

Q24b Why did you move home - other reasons (tick all that apply)

- Wanted a nicer house 13
- Wanted to live in a nicer area 14
- Wanted a garden or bigger garden 15
- Wanted off street parking or a garage 16
- Wanted to live in a different school catchment area 17
- Wanted to live closer to family or friends 18
- To reduce journey time or distance to work 19
- Needed to re-locate for employment 20
- Wanted to move away from bad neighbours 21
- Wanted to live closer to shops or doctors or other services 22
- Other reason 23

Q25 What was the main reason you moved home - write one of the numbers in Q24a or Q24b (1-23) here.

Main reason you moved home:

PART 4: IF YOUR ENTIRE HOUSEHOLD PLANS TO MOVE HOME WITHIN THE NEXT 5 YEARS

Q26 Does your household plan to move in the next 5 years such that your home would become available for sale or rent to another household?

- No** 1 Please go to Q40
- Yes** 2 Please go to Q28
- I/we would like to move but are unable to** 3 Please go to Q27 and answer all questions below as if you are able to move home

Q27 If you feel unable to move home, why is this?

- Can't afford a more suitable home 1
- I/We are in negative equity 2
- Can't find suitable property 3
- Can't leave school catchment area 4
- Can't leave because of place of work 5
- Other reason 6

Q28a Why do you plan to move home? (tick all that apply, if any)

- Forced to move (eviction, tenancy ending, had to leave family home, relationship breakdown) 1
- Living in temporary accommodation 2
- Family is overcrowded 3
- Sharing and seeking a place of my/our own 4
- Cannot manage existing house - could not afford 5
- Cannot manage existing house - cannot manage the stairs 6
- Cannot manage existing house - house/garden too big 7
- Health problems and/or need housing suitable for older/disabled person 8
- House is in severe disrepair 9
- Accommodation lacks bathroom/kitchen/toilet 10
- Accommodation has shared bathroom/kitchen/toilet with another household 11
- Suffering harassment, threat of harassment or domestic abuse 12

Q28b Why do you plan to move home - other reasons (tick all that apply)

- Want a nicer house 13
- Want to live in a nicer area 14
- Want a garden or bigger garden 15
- Want off street parking or a garage 16
- Want to live in a different school catchment area 17
- Want to live closer to family or friends 18
- To reduce journey time or distance to work 19
- Need to re-locate for employment 20
- Want to move away from bad neighbours 21
- Want to live closer to shops or doctors or other services 22
- Other reason 23

Q29 Please give the main reason for wanting to move home (please write one of the numbers in Q28a or Q28b (1-23) in the box

Main reason for wanting to move home:

Q30 What type of property do you realistically expect to move to? (please tick one only)

- Detached house 1
- Semi-detached house 2
- Terraced house 3
- Bungalow 4
- Flat /Maisonette / apartment 5
- Caravan or mobile home 6
- Other 7

Q31 Please indicate if any of the following would be the most likely accommodation you would move to (tick all that apply)

- Age restricted dwelling for older people 1
- Nursing or care home 2

Q32 How many bedrooms would you realistically expect in your next property? (please tick one only)

- One 1
- Two 2
- Three 3
- Four 4
- Five or More 5
- Bedsit/studio 6

Q33 What tenure would you realistically expect to move to? (please tick one only)

- Owner (no mortgage) 1
- Owner (with mortgage) 2
- Rent from a private landlord (furnished) 3
- Rent from a private landlord (un-furnished) 4
- Rent a room in a shared house or be a lodger 5
- Rent from a council or housing association 6
- Living rent free 7

Q34 If you are planning to move home and if you are NOT already a homeowner would any of the following products be of interest to you? (please tick all that apply)

- Shared ownership (part rent/part buy) 1
- Discounted sale (purchase and re-sell below market value) 2
- Help to buy ISA (to help save for a deposit) 3
- Starter home (around 20% discount for younger first time buyers) 4
- New-build 'help to buy' (reduced deposit via a 5-year equity loan) 5

Q35 From the options in Q34, which would you prefer? (please enter the reference number from 1-5)

Reference number of your preferred option

Q36 Where would you like your next home to be? (please tick one box only)

- In your present parish 1
- I would prefer to live in my present parish if a suitable property that I could afford was available 2
- In a nearby parish 3
- Elsewhere in your current district 4
- Outside your current district 5

Q37 So that we can assess what housing you could potentially afford please indicate the range of your total household income (gross household income before deduction of tax and national insurance).

Weekly	Annually		Weekly	Annually	
Up to £100	Up to £5,200	<input type="checkbox"/> 1	£350 to under £400	£18,200 to under £20,800	<input type="checkbox"/> 7
£100 to under £150	£5,200 to under £7,800	<input type="checkbox"/> 2	£400 to under £450	£20,800 to under £23,400	<input type="checkbox"/> 8
£150 to under £200	£7,800 to under £10,400	<input type="checkbox"/> 3	£450 to under £500	£23,400 to under £26,000	<input type="checkbox"/> 9
£200 to under £250	£10,400 to under £13,000	<input type="checkbox"/> 4	£500 to under £750	£26,000 to under £39,000	<input type="checkbox"/> 10
£250 to under £300	£13,000 to under £15,600	<input type="checkbox"/> 5	£750 to under £950	£39,000 to under £49,400	<input type="checkbox"/> 11
£300 to under £350	£15,600 to under £18,200	<input type="checkbox"/> 6	£950 or more	£49,400 or more	<input type="checkbox"/> 12

- Notes:**
- If you rent with others, please only state your own income combined with anyone that will move with you
 - If this question is not filled in and you are in housing need, your response cannot be used to help justify the need for affordable housing

Q38 If you are planning to buy your next home what level of deposit could you pay?

Amount	
Nothing	<input type="checkbox"/> 1
Up to £5,000	<input type="checkbox"/> 2
£5,000 to under £10,000	<input type="checkbox"/> 3
£10,000 to under £20,000	<input type="checkbox"/> 4
£20,000 to under £30,000	<input type="checkbox"/> 5
£30,000 to under £40,000	<input type="checkbox"/> 6
£40,000 or more	<input type="checkbox"/> 7

Q39 How is the deposit to be funded? (please tick one):

Savings	<input type="checkbox"/> 1
Equity from an existing home	<input type="checkbox"/> 2
Both savings and equity	<input type="checkbox"/> 3
Wholly a gift or loan from parents	<input type="checkbox"/> 4
Partly a gift or loan from parent with savings and or equity	<input type="checkbox"/> 5

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PART 5: NEWLY FORMING HOUSEHOLDS

Please complete this section if any member of your household plans to move to a place of their own permanently in the next 5 years. This may be a child or any other family member leaving home permanently (not temporary student accommodation).

Q40 How many members of your household plan to move out in the next 5 years?

None	<input type="checkbox"/> 1	Please go to the last page
One	<input type="checkbox"/> 2	
Two	<input type="checkbox"/> 3	

Q41 Do any of these people feel they are able or unable to move out?

	Person 1	Person 2
Able to move out	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Unable to move out	<input type="checkbox"/> 2	<input type="checkbox"/> 2

Q42 If anyone has indicated they're unable to move in the previous question, what is the main reason they are unable to move home? (please tick one only)

	Person 1	Person 2
Can't afford a more suitable home	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Can't find suitable property	<input type="checkbox"/> 2	<input type="checkbox"/> 2
Can't leave school catchment area	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Can't leave because of place of work	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Any other reason	<input type="checkbox"/> 5	<input type="checkbox"/> 5

If a new household has indicated an inability to move please complete the questions as though they could move.

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Q43 What type of property do they realistically expect to move to? (please tick one)

	Person 1	Person 2
Detached house	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Semi-detached house	<input type="checkbox"/> 2	<input type="checkbox"/> 2
Terraced house	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Bungalow	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Flat / Maisonette / apartment	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Caravan or mobile home	<input type="checkbox"/> 6	<input type="checkbox"/> 6
Other	<input type="checkbox"/> 7	<input type="checkbox"/> 7

Q44 Please indicate if any of the following would be the most likely accommodation they would move to (tick all that apply)

	Person 1	Person 2
Age restricted dwelling for older people	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Nursing or care home	<input type="checkbox"/> 2	<input type="checkbox"/> 2

Q45 How many bedrooms would they realistically expect in their next property? (Tick one only)

	Person 1	Person 2
One	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Two	<input type="checkbox"/> 2	<input type="checkbox"/> 2
Three	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Four	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Five or More	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Bedsit/studio	<input type="checkbox"/> 6	<input type="checkbox"/> 6

Q46 What tenure would they realistically expect to move to? (please tick one only)

	Person 1	Person 2
Owner (no mortgage)	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Owner (with mortgage)	<input type="checkbox"/> 2	<input type="checkbox"/> 2
Rent from a private landlord (furnished)	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Rent from a private landlord (un-furnished)	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Rent a room in a shared house or be a lodger	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Rent from a council or housing association	<input type="checkbox"/> 6	<input type="checkbox"/> 6
Living rent free	<input type="checkbox"/> 7	<input type="checkbox"/> 7

Q47 If they are planning to move home and they are NOT already a homeowner would any of the following products be of interest to them? (please tick all that apply)

	Person 1	Person 2
Shared ownership (part rent/part buy)	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Discounted sale (purchase and re-sell below market value)	<input type="checkbox"/> 2	<input type="checkbox"/> 2
Help to buy ISA (to help save for a deposit)	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Starter home (around 20% discount for younger first time buyers)	<input type="checkbox"/> 4	<input type="checkbox"/> 4
New-build 'help to buy' (reduced deposit via a 5-year equity loan)	<input type="checkbox"/> 5	<input type="checkbox"/> 5

Q48 From the options in Q47, which would they prefer? (please enter the reference number from 1-5)

	Person 1	Person 2
Reference number of your preferred option	<input type="text"/>	<input type="text"/>

Q49 Where would their next home most likely be located? (please tick one box only per person)

	Person 1	Person 2
In your present parish	<input type="checkbox"/> 1	<input type="checkbox"/> 1
In your present parish, if suitable accommodation they could afford was available	<input type="checkbox"/> 2	<input type="checkbox"/> 2
In a nearby parish	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Elsewhere in your current district	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Outside your current district	<input type="checkbox"/> 5	<input type="checkbox"/> 5

Q50 So that we can assess what housing they could afford please estimate their total household income including that of any partner they intend to live with: (gross household income before deduction of tax and national insurance).

Weekly	Annually	Person 1	Person 2
Up to £100	Up to £5,200	<input type="checkbox"/> 1	<input type="checkbox"/> 1
£100 to under £150	£5,200 to under £7,800	<input type="checkbox"/> 2	<input type="checkbox"/> 2
£150 to under £200	£7,800 to under £10,400	<input type="checkbox"/> 3	<input type="checkbox"/> 3
£200 to under £250	£10,400 to under £13,000	<input type="checkbox"/> 4	<input type="checkbox"/> 4
£250 to under £300	£13,000 to under £15,600	<input type="checkbox"/> 5	<input type="checkbox"/> 5
£300 to under £350	£15,600 to under £18,200	<input type="checkbox"/> 6	<input type="checkbox"/> 6
£350 to under £400	£18,200 to under £20,800	<input type="checkbox"/> 7	<input type="checkbox"/> 7
£400 to under £450	£20,800 to under £23,400	<input type="checkbox"/> 8	<input type="checkbox"/> 8
£450 to under £500	£23,400 to under £26,000	<input type="checkbox"/> 9	<input type="checkbox"/> 9
£500 to under £750	£26,000 to under £39,000	<input type="checkbox"/> 10	<input type="checkbox"/> 10
£750 to under £950	£39,000 to under £49,400	<input type="checkbox"/> 11	<input type="checkbox"/> 11
£950 or more	£49,400 or more	<input type="checkbox"/> 12	<input type="checkbox"/> 12

Notes:

- If you rent with others, please only state your own income combined with anyone that will move with you
- If this question is not filled in and you are in housing need, your response cannot be used to help justify the need for affordable housing

Q51 If they are planning to buy their next home what level of deposit could they pay?

Amount	Person 1	Person 2
Nothing	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Up to £5,000	<input type="checkbox"/> 2	<input type="checkbox"/> 2
£5,000 to under £10,000	<input type="checkbox"/> 3	<input type="checkbox"/> 3
£10,000 to under £20,000	<input type="checkbox"/> 4	<input type="checkbox"/> 4
£20,000 to under £30,000	<input type="checkbox"/> 5	<input type="checkbox"/> 5
£30,000 to under £40,000	<input type="checkbox"/> 6	<input type="checkbox"/> 6
£40,000 or more	<input type="checkbox"/> 7	<input type="checkbox"/> 7

Q52 How is the deposit to be funded? (please tick one only)

	Person 1	Person 2
Savings	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Equity from a former home	<input type="checkbox"/> 2	<input type="checkbox"/> 2
Both savings and equity	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Wholly a gift or loan from parents	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Partly a gift or loan from parent	<input type="checkbox"/> 5	<input type="checkbox"/> 5

Q53 Please tick any of the statements below that apply to you or a member of your family (please tick all that apply)

	Person 1	Person 2
Would they need adaptations to assist them to live independently?	<input type="checkbox"/> 1	<input type="checkbox"/> 1
Would they need help with daily tasks such as shopping cleaning?	<input type="checkbox"/> 2	<input type="checkbox"/> 2
Would they need help with personal care such as medication or bathing?	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Would they need to use a wheelchair inside their home?	<input type="checkbox"/> 4	<input type="checkbox"/> 4
Would they be unable to manage stairs and need ground floor facilities?	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Would they need an extra room to accommodate a carer overnight?	<input type="checkbox"/> 6	<input type="checkbox"/> 6

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THANK YOU for completing this questionnaire. Your responses are confidential and are protected under the Data Protection Act (1998).

PLEASE RETURN in the FREEPOST envelope provided to:

arc4 Ltd c/o PHL, PO Box 393, Aycliffe Industrial Park, Newton Aycliffe, DL5 6WR

By Monday 26th February 2018

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