Housing Need Survey Results Report for Doddington

Survey undertaken in September 2023

Contents

About Cambridgeshire ACRE
Cambridgeshire ACRE is an independent charity established in 1924. We are part of a network of 38 Rural Community Councils across England and are a member of ACRE (the national umbrella for RCCs).

We are proud to support local communities in Cambridgeshire and Peterborough. We put a lot of effort into getting to know our customers so we can understand what they need from us. This ensures we focus on providing products and services that really make a difference to local people as they work in their own communities.

Our work on rural affordable housing is funded through the Cambridgeshire Rural Affordable Housing Partnership. This a partnership of Local Authorities and Housing Associations with an aim to deliver affordable housing for local people in rural communities. You can find out more about the partnership here - Cambridgeshire ACRE | Community-led housing and planning (cambsacre.org.uk).

CONTEXT AND METHODOLOGY

Background to Rural Affordable Housing

Affordable housing is defined by the government as *'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).'* It must also meet one of a number of more specific definitions related to a range of tenures including rented and low-cost home ownership.[1]

The stock of affordable housing has declined in rural communities in recent years relative to urban areas. Rural communities have been more vulnerable to losses through Right to Buy. Also, difficulties in building new affordable homes in rural communities have been exacerbated by government guidance which has removed the requirement to provide any affordable housing on schemes of 10 dwellings or less.[2] Hence, the use of rural exception site policy is increasingly seen as a key solution to retaining balanced rural communities.

A rural exception site is a site used primarily for affordable housing in a rural community that would not normally be used for housing because it is subject to policies of restraint. The affordable housing must be supported by evidence of local need and be prioritised for people with a local connection to the relevant parish.

Affordable housing benefits from certain protections in rural areas. Tenants of rented properties cannot exercise their Right to Acquire within 'Designated Rural Areas' (settlements with a population of less than 3,000).[3] Likewise, shared ownership properties cannot be removed from the affordable housing stock in 'Designated Protected Areas' (a similar list of rural settlements). Doddington falls into both of these categories. The housing association restricts the amount of equity that the resident can own to 80 per cent or commits to buying back the property if the tenant has 100% ownership. These protections are designed to protect the stock of affordable housing in rural communities.

Planning conditions and legal agreements are used on rural exception sites to prioritise the occupation of property to people falling within categories of need and who can prove a local connection through family, residence, or work.

To be eligible for rental properties, applicants must complete an application form to join the local Housing Register and they would then be able to bid for properties through the choice-based lettings scheme. To be eligible for low-cost shared ownership properties, applicants must apply directly through the local Homebuy Agent. You can read more about choice-based lettings and low-cost home ownership in Appendix 1.

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[1] https://www.gov.uk/government/publications/national-planning-policy-framework--2

[2] Recent changes to provide more flexibility to Local Authorities will have no impact in Cambridgeshire because these only apply to designated rural areas under s157 of the 1985 Housing Act. No parishes in Cambridgeshire fall under this designation

[3] The Right to Acquire applies to Housing Associations in a similar way that the Right to Buy applies to Local Authority housing (including some former Local Authority housing that has been transferred to a Housing Association). The key difference is that the subsidies are generally much lower.

Context

Cambridgeshire ACRE were approached by Doddington neighbourhood plan group and parish council to undertake a housing needs survey due to undertaking a neighbourhood plan and having an interest in developing affordable housing in the community. Fenland district council were supportive of this, and Cambridgeshire ACRE approached our rural affordable housing partnership members to identify a sponsor for the housing needs survey. This partner is Accent, a housing association delivering affordable housing in Cambridgeshire.

The principal aim of the survey was to assess the scale and nature of need for affordable housing in the parish. The scope of the survey meant that it was also able to identify wider market need such as, for example, downsizing. This is important because rural exception sites can now include an element of market housing to cross-subsidize the affordable houses. The survey also enabled local views to be collated on the advantages and disadvantages of providing affordable homes for local people in the parish.

If you would like to obtain more information about this survey or use the information contained within it, please contact the Rural and Community-Led Housing Enabler at Cambridgeshire ACRE.

Methodology

Survey packs were posted to all 1,226 residential addresses in the parish on Friday 23rd August 2023. The survey packs included covering letters from Cambridgeshire ACRE and Doddington Parish Council, a questionnaire and a postage paid envelope for returned forms.

The questionnaire was divided into two sections:

- Part One of the survey form contained questions to identify those who believe they have a housing need. Respondents were also asked if they supported the idea of building a small affordable housing development in the village. All households were asked to complete this section.
- Part Two of the survey form contained questions on household circumstances and housing requirements. This part was only completed by those households who are currently, or expecting to be, in need of housing.

The closing date for the survey was 22nd September 2023. In total, 195 completed forms were returned giving the survey a 15.9 per cent response rate. Most of our Housing Needs Surveys achieve a response rate of between 20 and 25 per cent so this was below average but has still shown a significant housing need.

Doddington Parish

Doddington is a village and large parish located just off the A141 approximately halfway between Chatteris and March.

Doddington's population was estimated at 2,532[4] living in 1,100 dwellings[5] at the time of the 2021 census.

In the Fenland Local Plan, Doddington is identified as a growth village, this means that; '*For these settlements, development and new service provision either within the existing urban area or as small village extensions will be appropriate albeit of a considerably more limited scale than that appropriate to the Market Towns.'*

The current Fenland local plan does not include a rural exception site policy. However, the emerging local plan does include a policy which states;

'Proposals for residential development on unallocated greenfield sites immediately adjacent to the defined settlement boundary will only be supported where this is either:

- *A First Homes exception site in accordance with the NPPF and where there are no fundamental constraints to delivering the site or significant harm arising.*
- *A rural exception site that through an assessment of local need indicates there is an identified need for affordable housing.'*

This policy will become effective once the new local plan is approved. The plan is currently still in draft stage with the next step in the process being for the local plan to be submitted to central government and reviewed by an independent planning inspector.

The age profile of Doddington is as fairly typical for a rural Cambridgeshire community, there is a characteristic low number of 20–44-year-olds counteracted by a significantly higher number of those aged 50+. This is depicted in Figure 1[5]. It does highlight that there may be a lack of affordable or available homes for those aged between 20 and 44 so they have had to leave the village in order to find suitable accommodation. Those aged 50+ are likely to be long standing residents of the village who either own their property outright or with a mortgage.

[4]Doddington Local Area profile (via Cambridgeshire Insight)

[5] Estimates of the usual resident population in England and Wales for all persons of age group 0 - 4 in percent of overall population. ONS (2021)

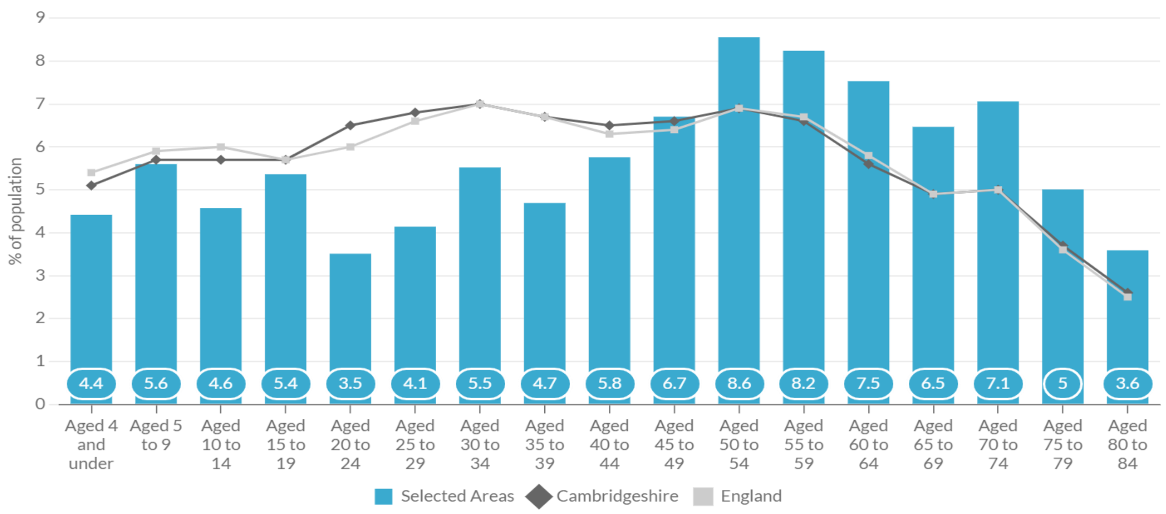

Figure 1 Age Profile of Doddington (shown in blue), ONS, 2021

The breakdown of tenure types in Doddington is outlined in Figure 2, as with many rural communities owner occupation is the predominant housing tenure. 44.6% of people owned their home outright and 35.2% owned with a mortgage or loan. The average outright ownership of homes in Cambridgeshire is 34.2% demonstrating that Doddington has a significantly higher proportion of outright owners. This reflects the age profile of the village as older age groups are more likely to have obtained or paid off a mortgage.

The rental sector in Doddington accounts for 20.2% of the housing in Doddington. 7.1% of housing is social rented properties from either a social landlord or the local authority and 13.1% is privately rented. Both values are lower than that seen across Cambridgeshire on the whole. This gap in the market for rental housing could suggest that households that require rented accommodation are being able to access it.

None of the housing stock in Doddington is shared ownership. Shared ownership is a vital tenure is allowing people to access the home ownership market when they cannot afford the large deposits required with traditional home ownership. As a large rural community this could also be linked to the low number of 20- to 44-year-olds in Doddington as these are often a key demographic accessing these properties.

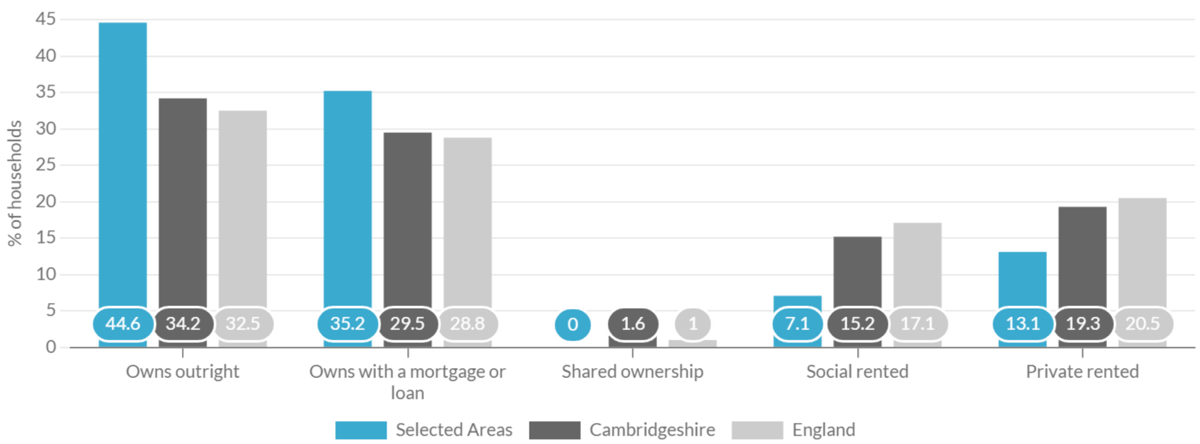

Figure 2 Housing Tenure Types by percentage in Doddington (shown in blue), ONS 2021

Local Income Levels and Affordability

Buying on the open market

A review of property estate agent websites identified that there are currently 50 properties for sale in Doddington[6]. These vary in asking price between £150,000 and £975,000. The most expensive property was a 6-bedroom detached house whilst the lowest priced home was a 1-bedroom end terrace house. This demonstrates huge disparities in house prices in Doddington, especially with a significant number of the homes being more expensive than typically seen in Fenland.

A recent review of sales was also undertaken. In the last year there were 34 sales within Doddington with an average price of £384,003. A variety of property types and sizes sold, demonstrating a steady stream of properties on the market. This emphasises that although the housing market in Doddington is active, the right types of properties may not be coming onto the market to meet the needs of residents who need affordable housing.

Local house prices can be further corroborated by comparing current asking prices with published house price data from Hometrack's Housing Intelligence System (see Table 1). This data is only disaggregated down to ward level. Within this dataset, Doddington parish falls within the Doddington ward.

Table 1 highlights that lower quartile house prices in the Doddington and Wimblington ward are higher than typically seen in Fenland for all homes data was available for making them unaffordable for many people. When compared to three surrounding wards Doddington is the most expensive for 3- and 4-bedroom homes.

Ward	2-bed house	3-bed house	4-bed house
Doddington and Wimblington Ward	£166,666	£271,250	£440,000
Manea Ward	£180,000	£220,000	£400,000
March West Ward	£200,000	£233,900	£300,000
March East Ward	£165,888	£186,250	£281,250
Fenland District Council	£157,251	£190,000	£300,000

Table 1 Lower Quartile Property Prices by ward, (March 2023 to August 2023)[7]

The prices for the Doddington ward published in Table 1 are based on 43 sales and valuations over a six-month period. Most of these were 2-bedroom (17) and 3-bedroom (16) properties. The figures demonstrate the high cost of housing in Doddington and the surrounding areas, particularly when considering these are lower quartile prices. When looking at this with the data from property sale websites it demonstrates that prices can exceed these significantly. This highlights how prohibitive the cost of housing in Doddington can be. Properties are selling much more quickly and at higher prices that previously seen in recent years pricing many more people out of the market. Although this has now started to settle mortgage rates are now at a level which has made repayments unaffordable, and the cost-of-living crisis is limiting the number of people able to purchase a property.

[6] www.rightmove.co.uk and www.zoopla.co.uk (as of 30 October 2023)
[7] Hometrack Intelligence Service (Doddington and Wimblington Ward – parishes of Doddington and Wimblington)

House Price (Lower quartile ward price for a 2,3- and 4-bedroom home)	Deposit required (assume 15% required)	Annual income required (based on mortgage lending principle of 3.5 x income)	Monthly mortgage payment[8]
£166,666	£24,999	£40,476	£709
£271,250	£40,687	£65,875	£1,154
£440,000	£66,000	£106,857	£1,872

Table 2 Annual Income requirements for open market properties based on lower quartile property prices in Table 1

Even at an entry level price of £166,000 for a 2-bedroom house would require an annual household income of over £40,476 based on the assumptions used in Table 2. To put this into context, a household with two people working full-time (35 hours/week) and earning the 'national living wage' (£10.42/hour) will earn around £37,929,90 per annum before tax[9].

It should be remembered that a household's ability to buy is also dependent on them having saved an appropriate deposit. The calculations presented here assume a mortgage to house value of 85 per cent. In other words, the purchaser can raise a deposit of 15 per cent. It may be possible to secure a mortgage with a lower deposit, but this will require even higher income levels. However, many lenders now offer repayment periods of 40 years, and some will accept lower deposits, regardless this will still be unaffordable for many. Clearly, many existing owner occupiers in Doddington have significant housing equity. However, young people seeking to leave the parental home or those in the rented sector may not. Every household has its own set of unique circumstances. Therefore, the assumptions set out above are just that, working assumptions. Nevertheless, it seems reasonable to conclude that many low-income households with a connection to Doddington have little chance of being able to set up home in their own community without support.

Buying in Shared Ownership

Shared ownership gives the opportunity to 'part buy' and 'part rent' a home. This means if a household can't afford to buy a property outright, they may be able to afford to buy a share in a property. The initial share purchased can be as low as 10%. At a point when the household can afford to, they can choose to buy a further share of the property. Where a property has been built on a rural exception site, the maximum percentage that can be owned is 80 per cent so that the property always remains available as affordable housing and can never be sold on the open market.

Shared ownership housing schemes are tailored for people who cannot afford to buy a suitable home by outright purchase, and who are in housing need. When someone moves out of a shared ownership property, their property will either be offered to the housing association to find a buyer, or it may be advertised in the local estate agents. On rural exception sites, people with a local connection to the parish will always have priority.

Shared ownership affordability will be heavily influenced by the share of the property purchased. The purchaser must provide an appropriate package of deposit and mortgage to

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[8] Source: https://www.moneyhelper.org.uk/en/homes/buying-a-home/use-our-mortgage-calculator– mortgage calculator based on 3.5% repayment mortgage repaid over 30 years

[9] https://www.livingwage.org.uk/ The national living wage currently pays £9.50 per hour but only applies to those aged 23 and over.

cover the cost of the share purchased. Rent would be paid on the unsold equity at a rate of 2.75 to 3.00 per cent. It is also likely that a small service charge would be applicable. However, these charges represent a significant subsidy in comparison with comparable market rents which makes shared ownership an attractive option for some households. Our own shared ownership cost calculator suggests that an income of £25,955 would be required to purchase a 25 per cent share in a property priced at £382,500. This would result in the approximate monthly cost for the rent and mortgage payments totalling £1,305.76. In the current climate this is likely to be higher as the mortgage interest rate on this calculation is set at 3%.

As identified when looking at the tenure of housing available in Doddington, there are no shared ownership properties in the parish.

Renting

Table 3 shows the typical cost for renting privately and compares this with the maximum rental cost of a new Housing Association property in the Doddington ward. The Government has taken steps to bring social housing rents closer to private sector ones, with rents for new tenants set at up to 80 per cent of the amount you would have to pay in the private sector.

The maximum 'affordable rent' charged by a Housing Association could be slightly above the Local Housing Allowance (LHA) rate for all sizes of property. However, in practice most Housing Associations will cap rents at the LHA rate. The rental charges do demonstrate that those requiring Housing Benefit are unlikely to be able to afford to live in the private rented sector in Doddington.

No. of Beds	Typical market rent per week (Median rent)	Entry level rent per week (30th percentile)	Housing Association Maximum affordable rent per week (80% of median market rent)	Cambridge BMRA Local Housing Allowance (Applicable from 1 April 2019)
2	£183	£182	£146	£136.93
3	£207	£202	£166	£159.95
4	£415	£364	£332	£207.12

Table 3 Comparison of property rental costs in the Doddington ward (September 2022- August 2023, hometrack)

Our review found 2 properties currently available to rent in the private rental market in Doddington. One property is a 2-bedroom terraced house for £190/week and the other a 4-bedroom detached house for £415/week. Both of these exceed the typical market rent currently seen in the area. The evidence that rental properties are rarely available will mean those that do become available at an affordable rate are likely let quickly and the need for rental homes within the village is not met. The high cost of those remaining outprices residents looking for a rental property.

RESULTS FROM PART ONE: VIEWS ON AFFORDABLE HOUSING DEVELOPMENT AND IDENTIFYING THOSE IN HOUSING NEED

Views on Affordable Housing Development in Doddington

All respondents to the survey were asked if they would be in favour of a small development of affordable homes for local people within the parish. 57 per cent of respondents supported the principle of such a development and 42 per cent were opposed. The remaining 3 per cent did not state an opinion The results are illustrated in Figure 5. The level of support for affordable in Cambridgeshire parishes is typically in the range of 55-75 per cent with this response fitting that pattern.

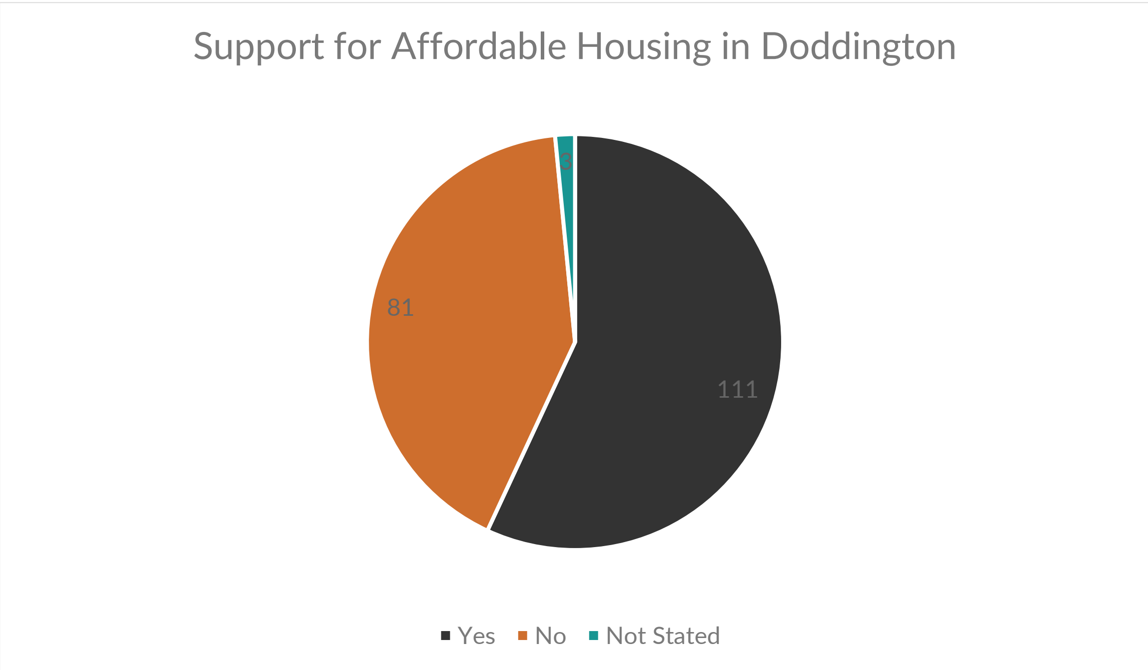


Figure 5 Support for affordable housing development in Doddington

Many respondents chose to include additional comments to qualify their answers. They help to highlight reasons why affordable housing is needed as well as key issues that concern local people.

There was evidence of residents being aware of high property prices and a need for more affordable homes;

‘There aren’t enough affordable homes in the area.’

‘I don’t feel there is any affordable housing in Doddington, especially for the younger generation or anyone under 55.’

‘Property prices in Doddington mean young families and couples have to move out of the village.’

‘There is no affordable housing for young people in Doddington, so it is definitely needed.’

However, some residents feel that there has already been a significant amount of development in Doddington, and local services are struggling to keep up with demand;

'The village has too many people now for the facilities it has to offer. If you increase its size further, it just puts extra strain on its already-limited resources. We need more doctors, a dentist, and less traffic.'

'There are already too many houses being built in Doddington. This should have been considered before all the 2,3,4 bed houses were built.'

'More development means more cars, more parking problems, more pollution. The roads are horrendous, damaged everywhere. Sort the infrastructure first before more houses.'

The survey has revealed a wide range of opinions. There is a significant majority in favour of the idea of affordable homes for local people in principle. However, respondents have flagged some valid concerns that should be considered if a scheme is to be progressed. For some, no scheme is likely to be acceptable.

Suitability of Current Home

Respondents were asked to indicate whether or not their current home was suitable for their household's needs. 88 per cent stated their current home was suitable. 9 per cent said their home was not suitable. The remaining 3 per cent did not state whether or not their home was suitable. The 9 per cent of responses who stated their current home was not suitable equates to 17 households. This is depicted in Figure 6.

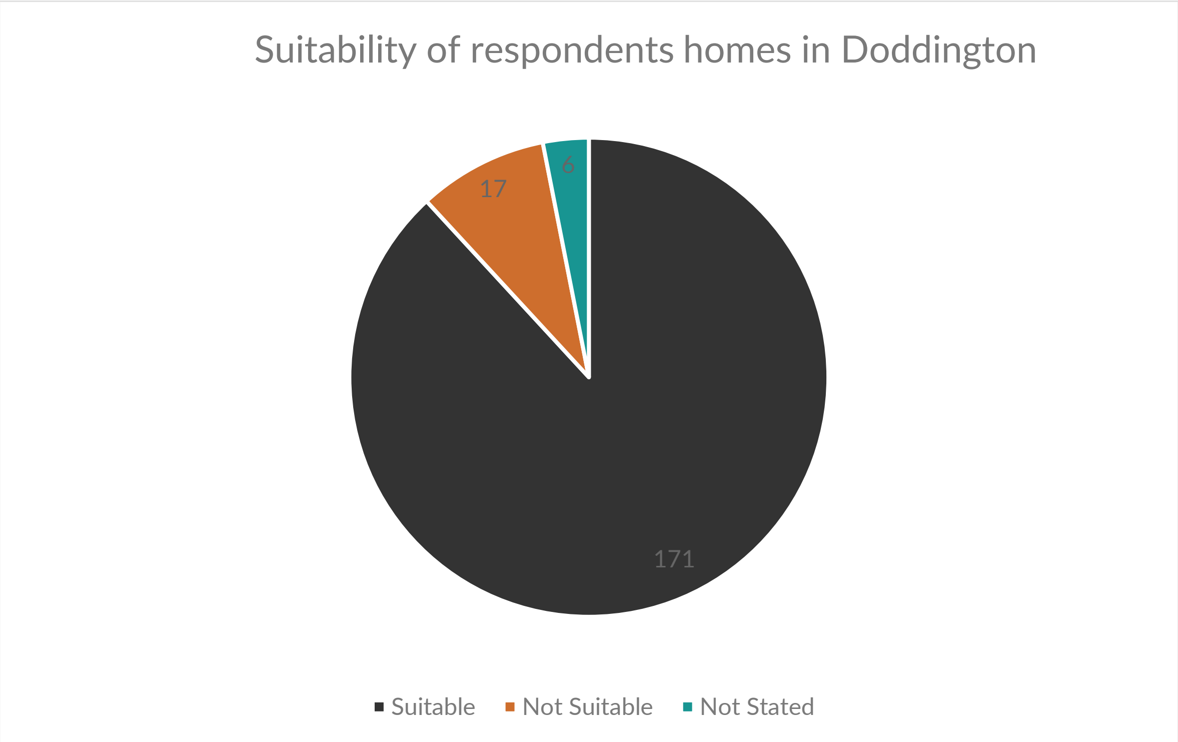
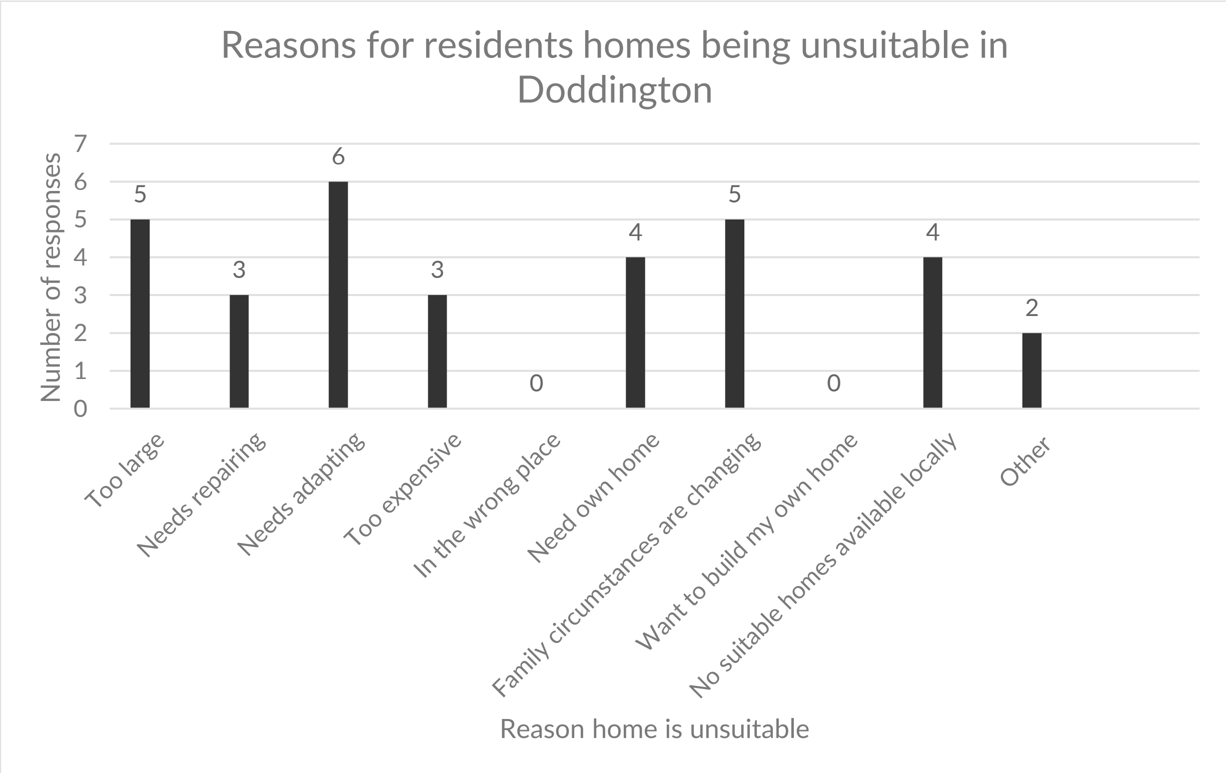


Figure 6 Responses of residents when asked about their current homes suitability in Doddington

Those stating their current home is unsuitable were asked to indicate the reasons why. Respondents could give more than one reason for unsuitability, so all responses are recorded. In total 36 reasons were reported. The most common reasons respondents gave for their current home being unsuitable were being unable to manage stairs and/or the property needs adapting, changing family circumstances and homes being too large.



RESULTS FROM PART TWO: IDENTIFYING CIRCUMSTANCES AND REQUIREMENTS

Part Two of the Survey was only completed by those respondents who had indicated that their current home is unsuitable for their household's needs and who are therefore potentially in housing need. Responses to Part Two were made on behalf of 17 households.

An assessment of each response has been undertaken by Cambridgeshire ACRE and a decision made regarding whether the household can be considered a potential candidate for affordable housing in Doddington based upon, for example:

- evidence of local connection,
- eligibility for affordable housing,
- particular medical and welfare needs,
- housing tenure and location preference.

Following this assessment, 5 respondents were considered to include a potential household for affordable housing in Doddington. 9 households were removed from the total as they were looking to meet their needs on the open market. 1 was removed due to wanting to build their own home, further 1 was removed as Doddington was not their preferred place to live and the final one was removed due to not providing enough information.

Local connection

Residence and family connections

Respondents were asked to indicate whether or not they currently live in Doddington or whether they had family connections to the parish. Table 4 shows that all respondents have at least one member of their household currently living in Doddington. Those living outside of the parishes the survey was sent to, but with a local connection, were dependent on 'word of mouth' about the survey from family, friends, or work colleagues. The majority of respondents had been living in the parish for less than 15 years.

Length of time living in Doddington	Number of responses
Less than 1 year	2
1 – 5 years	2
5 – 10 years	1
10 – 15 years	0
More than 15 years	0
Not stated	0
Do not live in parish	0
Total	5 Households

Table 4 Length of time living in Doddington Parish

Household composition

Number of people who will make up the household

Table 5 sets out the number of people making up each household. The households in need would primarily consist of two people. This highlights a need for more smaller properties instead of larger ones.

Number of people in the household	Frequency	Number of People
1 Person	0	0
2 People	2	4
3 People	3	9
4 People	0	0
5 People	0	0
6 People	0	0
7 People	0	0
Not Stated	0	0
Total	5 Households	13 People

Table 5 Number of people in each household

Age

The households, in total, would accommodate 13 people. Most respondents fell into the 50-59 category. This demonstrates although there is evidence of families wanted to access housing, there are also households who may now be looking downsize. This highlights that housing issue are affecting a wide range of people looking to cater to different needs.

Age	Number of responses
Under 16	2
16- 24	0
25 - 29	0
30 - 39	1
40 - 49	0
50 - 59	4
60 - 64	0
65 +	6
Not Stated	0
Total	13 People

Table 6 Age profile of residents

Status

Table 7 shows the economic status of potential householders. The majority of people were retired.

Employment Status	Number of responses
Employed	2
Unemployed	1
Economically Inactive	2
Student	0
Child	2
Retired	4
Not Stated	2
Total	13 People

Table 7 Status of people within each household

Property type, size, and tenure

The survey allowed respondents to indicate the type (e.g., house, bungalow, flat, etc.), size (in terms of number of bedrooms) and tenure they would prefer. However, in concluding what type, size and tenure of properties should actually be built, this report's recommendations are based on actual need rather than respondent aspirations. This analysis has been done by reference to Fenland District Council's Lettings Policy Document. The results are presented in the next section.

SUMMARY AND RECOMMENDATION

Pre-existing Evidence from the Housing Register

The properties that would need to be built and then let out through a Housing Association to accommodate those households on the Housing Register are as follows[10]:

1 bed		2 bed		3 bed		4 bed		5+ bed		Total
F/H	B	F/H	B	F/H	B	F/H	B	F/H	B	47
24		16		3		3		1		

Findings from Housing Needs Survey

The Housing Needs Survey conducted in Doddington identified nine households in need of affordable housing. One household stated they were on the Housing Register and therefore were required to be removed to avoid double counting.

Two households would be suitable for affordable rent;

1 bed		2 bed		3 bed		4 bed		5+ bed		Total
F/H	B	F/H	B	F/H	B	F/H	B	F/H	B	2
-		2		-		-		-		

Two Households would be suitable for shared ownership or low-cost home ownership;

1 bed		2 bed		3 bed		4 bed		5+ bed		Total
F/H	B	F/H	B	F/H	B	F/H	B	F/H	B	3
1		1		1		-		-		

Open Market Housing

9 households in housing need were looking for a home on the open market and would have the means to do so. They have not been included in the summaries above or the conclusion.

Conclusion

1 bed		2 bed		3 bed		4 bed		5+ bed		Total
F/H	B	F/H	B	F/H	B	F/H	B	F/H	B	52
25		19		4		3		1		

In total, when combining the housing register data and survey responses, 5 households are in need of affordable housing. This shows significant demand and need for affordable housing in Doddington to meet the needs of the community. Despite this, the demand would need to be met across several smaller sites to adhere to the planning policies in the Fenland local plan. The need is for smaller homes of 1- and 2- bedrooms and this should be considered by any development that may be proposed.

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[10] Codes used are F (Flat), H (House) and B (Bungalow). Data obtained from Fenland DC

APPENDIX 1 – CHOICE BASED LETTINGS AND LOW-COST HOME OWNERSHIP

Most people access affordable housing through either the Choice Based Lettings or Low-Cost Home Ownership schemes. These prioritise people with the greatest level of need. Rural exception sites differ in that they prioritise local connections to a parish over level of need.

Choice Based Lettings

Home-Link is the Choice Based Lettings scheme for the Cambridge sub-region. Choice Based Lettings aims to make the application process for affordable rented housing easier and to give people more choice about where they live. Housing is allocated on a 'needs basis.' In other words, those people that have the greatest level of need and have been in need for the longest time are given priority. Everybody on the Housing Register is assessed and placed into a band of need. Band A is the greatest level of need. Band D is the lowest.

The scheme means there is just one Housing Register for the Cambridge sub region with only one form to complete. When applicants are accepted onto the Register, they are told what Band they have been assigned to, what size and types of property they can apply for and which areas they can apply in. People can apply for properties within the Local Authority in which they reside. If the person has a local connection to other areas (through, for example, work) they may be able to apply in these areas as well. A small proportion of properties in every Local Authority are set aside for applicants living anywhere in the Cambridge sub region.

A distinctive feature of rural exception sites is that they have a 'local connection' condition attached to all affordable dwellings in perpetuity. This means that priority will always be given to people with a local connection to the parish even when their level of need is assessed to be lesser than other potential applicants.

Low-Cost Home Ownership

Shared Ownership properties are no longer advertised via the help to buy agent and instead individual providers will be responsible for advertising the properties that they are building and/or selling.

People buy a share in a property built by a housing association and pay a subsidised rent on the part that they do not own. They can buy an initial share of between 10% and 75% of the property and pay rent on the remaining share.

In some shared ownership schemes, the householder can buy additional shares until they own the property outright. This is known as 'staircasing.' However, on rural exception sites ownership is limited to 80% to ensure the dwellings remain 'affordable' in perpetuity. Again, priority is given to people with a local connection to the parish.

APPENDIX 2: HOUSING NEEDS SURVEY QUESTIONNAIRE FOR DODDINGTON

CAMBRIDGESHIRE ACRE COMMUNITY ACTION *working on behalf of the Cambridgeshire Rural Affordable Housing Partnership*

HOUSING NEEDS SURVEY FOR DODDINGTON

PART ONE – TO BE COMPLETED BY ALL HOUSEHOLDS
We are interested in your views on the principle of providing affordable homes for local people in your parish. Please use the comments section to explain your response.

Q1. Would you be in favour of a small development of affordable homes specifically for people with a local connection to your parish? *(Any potential development would be wholly or largely affordable homes – rental or shared ownership. Any private homes would be the minimum required to make the scheme deliverable)*

Yes ☐ No ☐

Please add any comments you would like to make here. For example, you may want to comment on the advantages or disadvantages of potential locations within the parish (*These comments may be included, anonymously, in our report*):

Please indicate whether you or any member of your household (e.g., older children or other dependents) is in housing need by answering Q2. You should look ahead up to the next five years when answering this question.

Q2. My current home is suitable for my household? Yes ☐ No ☐

If no, please tick all boxes that apply to your household:

Too small (overcrowded)	☐	Too expensive	☐
Too large	☐	In the wrong place	☐
Needs repairing	☐	Need own home	☐
Can't manage the stairs and/or needs adapting	☐	Family circumstances are changing	☐
		Want to build my own home	☐
Other (please specify)	☐	Want to move but there are no suitable homes available locally	☐

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If you answered 'Yes' to Q2 you do not need to complete Part Two. Please return the form to us in the FREEPOST envelope provided. If you answered 'No' to Q2 please continue and complete Part Two.

PART TWO – ONLY TO BE COMPLETED BY HOUSEHOLDS WITH A HOUSING NEED

Q3. Who lives in your home? Please provide details of everyone living in your home at present including yourself

Relationship to self, e.g., partner, son	Gender	Status	Age							
	Male/ Female	Employed/ Economically inactive[11]/ Unemployed/ Student/ Child/ Retired	Please specify age if under 25	25-29	30-39	40-49	50-54	55-59	60-64	65 +
Self										

Q4. What type of property do you currently live in?

Type	1 bed	2 beds	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/maisonette/ apartment/ bedsit					
Sheltered/ retirement housing					
Caravan/ mobile home/ temp. structure					
Other (please specify):					

Q5. What are your current living arrangements?

Rent from Local Authority	☐	Rent from Housing Association	☐
Rent from private landlord	☐	Shared ownership (part own/ rent)	☐
Own with or without mortgage	☐	Home in multiple occupation	☐
Live in tied accommodation	☐	Other (please specify below)	☐

....

Q6. Who would be in the new household?

Please tick this box if the household will be the same as in Q3. ☐

If not, please complete the table overleaf.

[11] Economically inactive includes looking after home/ family, temporary or long-term sick

Relationship to self, e.g., partner, son	Gender	Status	Age							
	Male/ Female	Employed/ Economically inactive/ Unemployed/ Student/ Child/ Retired	Please specify age if under 25	25-29	30-39	40-49	50-54	55-59	60-64	65 +

Please answer questions 7 to 14 as/ on behalf of the household that is in need of new accommodation (as identified in Q6)

Q7. What type of property would best suit your new household's needs?

	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/maisonette/ apartment/ bedsit					
Sheltered/ retirement housing					
Other (please specify):					

Q8a. Would the property require any adaptations for you to live there? Yes ☐ No ☐

Q8b. What level of adaptations would be required?

Ground floor/accessible facilities e.g. access the dwelling step free, access rooms and sanitary facilities on the entrance floor ☐

Accessible and adaptable e.g., step free access to all spaces, level access to WC on entrance floor, switches and controls reasonably accessible, features to enable common adaptations in the future ☐

Fully wheelchair accessible e.g., step free access to all entrances, all switches and controls within reach, turning circles, widened door openings, wheelchair transfer and storage space, wet room ☐

Q9. What living arrangements are you looking for? (You can choose more than one)

- Buy on the open market ☐
- Build my own home ('self-build') ☐
- Rent from a private landlord ☐
- Buy in shared ownership ☐
- Other forms of low-cost home ownership (e.g., discounted sale, equity loans, rent to buy) ☐
- Rent from a Housing Association or Local Authority ☐

Q10a. Has anyone in the new household been accepted onto the local Housing Register?

Yes ☐ No ☐

Q10b. If yes, what priority banding have you been given?

Band A ☐ Band B ☐ Band C ☐ Band D ☐ Not sure ☐

Q11a. Have you been approved for Shared Ownership or any other Low-Cost Home Ownership scheme?

Yes ☐ No ☐

Q11b. Do you live in Doddington? (tick):

Yes ☐
No ☐

Q11c. If yes, how long have you lived in Doddington?

Years ☐ Months ☐

Q12. Do you or another member of your household have close family (parents, children or siblings) living in Doddington?

Yes ☐
No ☐

Please specify the relationship:

....

Q13. Is Doddington your preferred place to live?

Yes ☐ No ☐

Please tell us more about your reasons for needing to live in Doddington Parish.

When designing affordable housing schemes, it is helpful to understand what people can afford. It is therefore important that you complete the following questions. This information is confidential and will not be published in any public report.

Q14a. What is your new household's combined annual income (before tax)? Tick one box only

Less than £15,000	☐	£30,000 - £39,999	☐
£15,000 - £19,999	☐	£40,000 - £59,999	☐
£20,000 - £24,999	☐	£60,000 - £79,999	☐
£25,000 - £29,999	☐	£80,000 or over	☐

Q14b. What is the maximum monthly payment your new household can afford for a mortgage and/or rent? Tick one box only

Less than £400	☐	£700 - £999	☐
£400 - £699	☐	£1,000 or over	☐

Q14c. What is the maximum initial payment your new household can afford as a deposit on a property? (Please include any equity you have in your current home)

None	☐	£20,000 - £29,999	☐
Below £5,000	☐	£30,000 - £49,999	☐
£5,000 - £9,999	☐	£50,000 - £69,999	☐
£10,000 - £19,999	☐	£70,000 or over	☐

Thank you for taking the time to complete this survey. Please return it in the pre-paid envelope provided by Friday 11 August 2023. If you do not have the envelope, you can post it back to us for free by writing the address below on the envelope:

FREEPOST RUAL-ZBBA-ESEB, Cambridgeshire ACRE, e-space north, 181 Wisbech Road, Littleport, Ely, CB6 1RA