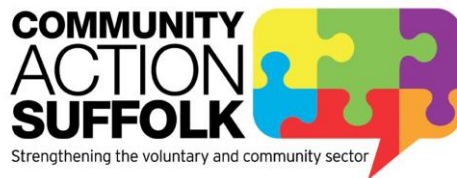


Capel St. Mary HOUSING SURVEY REPORT

July 2016



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Executive Summary & Key Findings

Capel St. Mary Parish Council carried out a Housing Survey to determine the level of need for housing across all tenure types in the parish.

The aim of this survey was to understand the existing and future housing needs for Capel St. Mary's residents including family members (not necessarily living in Capel St. Mary) and other members of the household. The study was also designed to understand Capel St. Mary's current housing stock and whether this is affordable to local people.

This study included-

- General information about the current housing in Capel St. Mary including 2011 Census data
- A Housing Needs Survey to determine the housing needs of current households
- Contextual information about Capel St. Mary
- Information from the Gateway to Home Choice register to cross check the findings

Data analysis and the writing of this report have been undertaken by Community Action Suffolk.

Key Findings

	Number	%
Surveys Returned Completed (full or partial)	560	46
Surveys Not Completed or Returned or Blank	664	54
Total Surveys Distributed	1224	100

The Capel St. Mary Housing Survey 2016 achieved a 46% return rate, with respondents in favour of homes for older people, small family homes and homes for couples.

From the 179 surveys returned, 53 households responded that the current households have identified a current need totalling 90 people.

From the 179 surveys returned, 18 of those households responded identifying a need for 37 family members (people with a local connection) wishing to live in or return to Capel St. Mary.

In total, the response from 71 households identified a housing need for 127 people in Capel St. Mary. This report has been compiled based solely on the data from the responses received.

1. Survey Method

The Housing survey used was compiled by Community Action Suffolk and Babergh District Council in agreement with Capel St. Mary Parish Council. The survey was distributed to each of the 1224 households within the parish boundary in May 2016 by a local team of volunteers from Capel St. Mary. The survey contained 45 questions and can be found in Appendix A. The closing date for the survey was 18th May 2016.

One survey form was provided per household to ensure that residents were only able to respond once to prevent the results being skewed. Households that had more than one housing need i.e. two or more people requiring housing going forward in different households could request additional forms from Community Action Suffolk.

A return rate of 46% was achieved which indicated a need for additional housing by 91 households. The average return rate for HNS is generally between 30 - 40% which indicates that the number of responses received provide a robust sample snapshot of the parish.

560 completed surveys were returned fully or partially completed via collection points within Capel St. Mary. 664 surveys were not returned. Data entry of the surveys was undertaken by Community Action Suffolk using bespoke in house software. Each survey form input was allocated a unique code so that the data could be cross referenced to provide a comprehensive level of information. Individual people or households were not able to be identified. For quality purposes a 10% sample of the surveys input were checked for accuracy.

2. General Information about Capel St. Mary

2.1 Age & Gender

Q1) Please indicate the gender and age of all those (including yourself) living in the current household, using the examples below:

Responses were received from 546 households representing 1209 individuals. This equates to 43% of the total population of Capel St. Mary which is 2847 (2011 Census). The most represented group of residents was 60-74 years where 64% of the population was represented in the survey responses. 78% of the population in the 75-84 years group was represented in the survey responses. There is an even number of males and females throughout all age groups. Table 1 shows the breakdown in detail and compares the figures to the 2011 Census data.

Total responses received: 546

Age	No. of Male Residents	No. of Female Residents	Total Residents	Population (2011 Census Data)	% of Total Residents Against 2011 Census Data by Age Group
0-15 years	62	78	140	487	29
16-24 years	38	28	66	254	26
25-44 years	76	91	167	536	31
45-59 years	97	99	196	607	32
60-74 years	219	247	466	725	64
75-84 years	77	68	145	185	78
85+ years	8	21	29	53	55
Total	577	632	1209	2847	43

Table 1. Age and Gender of Residents

2.2 Ethnicity of Residents in Capel St. Mary

Q2) Please indicate the ethnicity of all those in need of accommodation, using the examples below: (Please note, this question is optional)

Capel St. Mary Housing Survey 2016

92.5% of Capel St. Mary residents represented in the survey responses are of White British ethnicity with 2.7% from ethnic minorities as listed in Table 2. This follows the trend from the 2011 Census date.

Total responses received: 478

Ethnicity	No. of Residents	% of Residents	Ethnicity (2011 Census Data)	% of Total Residents Against 2011 Census Data by Ethnicity
White British	988	92.5	2762	97
White Irish	2	0.1	22	0.1
Any Other White Background	18	1.9	25	0.9
White & Black Caribbean	0	0	8	0.3
White & Black African	0	0	1	0.1
White & Asian	1	0.1	6	0.2
Other Mixed background	0	0	4	0.1
Indian	0	0	5	0.2
Pakistani	0	0	0	0
Bangladeshi	0	0	5	0.2
Chinese	1	0.1	5	0.2
Any Other Asian background	0	0	2	0.1
Black Caribbean	1	0.1	2	0.1
Black African	1	0.1		
Any Other Black background	0	0	0	0
Gypsy, Roma or Traveler	0	0	0	0
Arab	1	0.1	0	0
Persian	1	0.1	0	0
Other. Please Specify:	1	0.1	0	0
Do not want to say	51	4.8	0	0
Total	1066	100	2847	37

Table 2. Ethnicity of Residents

2.3 Length of Residency in Capel St. Mary

Q19) How many years have you lived in the Parish? Please tick one of the following

77% of respondents have lived in Capel St. Mary for 10 or more years and only 5% have lived there for less than 1 year which indicates that the population are quite stable

Capel St. Mary Housing Survey 2016

locally. But this offers little opportunity for people to move within Capel St. Mary or for new people to move into Capel St. Mary.

Total responses received: 504

Length of Time	No. of Responses	%
Less than 1 year	21	5
1-3 years	35	7
4-10 years	62	12
10+ years	386	77
Total	504	100

Table 3. Length of Residency in Capel St. Mary by the Head of the Household

2.4 Housing Tenure

Q3) Who owns the property you currently live in? Please tick one of the following and answer 3a

The highest response rate was received from those households who owned their own homes with a mortgage followed by those who owned their own homes outright. Both of these also had the highest percentage of responses per tenure based on the 2011 Census data. The lowest response rate was received from households in Co-Ownership, Local Authority renting, Housing Association rented and 'other' which again also reflected the lowest percentage of responses per tenure based on the 2011 Census data. No respondents indicated that they owned a second home in Capel.St. Mary.

Capel St. Mary Housing Survey 2016

Total responses received: 540

Tenure	No. of Responding Households	% of Total No. of Responding Households	No. of Households as per 2011 Census	% of Responding Households compared to 2011 Census
Self / family outright	386	70	1230	43
Self / family with mortgage	118	22	1324	47
Private Landlord	15	3	171	6
Employer	0	0	4	0.1
Housing Association - rented	4	1	36	1
Housing Association shared equity/ownership	10	2	0	0
Local Authority	3	1	64	2
Co-Ownership Housing	2	0.5	0	0
Other	2	0.5	18	0.9
Total	540	100	2847	19

Table 4. Responding Households by Tenure

2.5 Property Type, No. of Bedrooms

Q4) Please indicate the type of property you currently live in. Please tick one box

Q5) How many bedrooms does your home have? Please tick one box

The most common type of property is a 4 bedroom house followed by a 3 bedroom house. There are very low number of flats and 1 bedroom houses. A full breakdown of property type and number of bedrooms can be found in Appendix B, p 41.

Capel St. Mary Housing Survey 2016

Total responses received: 541

Type of Property	No. of Bedrooms									
	1		2		3		4		5+	
	HNS	Census	HNS	Census	HNS	Census	HNS	Census	HNS	Census
House	0	6	10	125	179	485	266	486	19	67
Bungalow	0		43		13		10		3	
Flat	0		1		0		0		0	
Total	0	6	54	125	192	485	276	486	22	67

Table 5. Property Type & No. of Bedrooms Comparing Data from Respondents (HNS) and 2011 Census Data

3. Financial Information about Capel St. Mary Residents

3.1 Financial Matters

Q6) Do you wish to answer any questions about money matters? Please tick one only.

29% of respondents were happy to answer questions relating to their own financial affairs whilst 71% were not and may have thought these questions were unnecessary and intrusive. However, significantly more than this responded to the financial questions. Actual respondent numbers can be seen in each section. Whilst these questions may appear intrusive, the information received is essential to inform the residents, Parish Council and District Council regarding future housing requirements and the affordability to the area and in particular the residents. All information is strictly confidential and no name or address details are captured during the survey process so financial information cannot be linked to a person or household.

Total Responses Received: 476

	No. of Respondents	%
Yes	137	29
No	339	71

Table 6. Respondents Willing to Answer Financial Questions

3.2 Current Monthly Rent/Mortgage Affordability

Q7) How much of your net household monthly income (i.e. tax after benefits) is spent on your rent or mortgage? Please tick one box

52% of responding households spend less than 15% of their net household monthly income on rent or mortgage. Cross analysis of this question with Q3 asking who owns the property shows that 89% of these respondents own their own property outright. Those respondents who spend more than 45% of their monthly household income on rent/mortgage rent their property privately from a landlord.

Capel St. Mary Housing Survey 2016

Total responses received: 197

Net Monthly Income Spent on Rent/Mortgage	No. of Respondents	%	Highest % Ownership Type
< 15%	103	52	89% Self, family own outright
15-25%	44	22	40% Self, family with mortgage
25-35%	19	10	95% Self, family with mortgage
35-45%	9	5	11% Private Landlord 11% Local Authority
>45%	5	2	60% Private Landlord
Don't know	17	9	41% Self, family own outright

Table 7. Current Monthly Rent/Mortgage Affordability

3.2 Maximum Monthly Rent/Mortgage Affordability

Q8) What would be the maximum or monthly costs in rent or mortgage at today's prices that you/they would be willing and able to pay for your home (after any help received through housing benefit or income support)?

17% of respondents indicated that they would be willing to pay £0 towards weekly rent/mortgage, however cross referencing these responses with current ownership, the data shows that 85% of these respondents own their properties outright.

Total responses received: 231

Weekly Band	Amount	No. of Respondents	%
1	£0	17	17
2	< £40	3	3
3	£40 - £59	2	2
4	£60 - £79	1	1
5	£80 - £99	1	1
6	£100 - £119	3	3
7	£120 - £199	4	4
8	£200 - £299	2	2
9	£300 - £399	1	1
10	> £400	0	0
Don't know		39	38
Prefer not to say		29	28
Total		102	100

Table 8. Maximum Weekly Rent/Mortgage Affordability

17% of respondents indicated they would be willing to pay £520 - £864 towards monthly rent/mortgage. Cross analysis of these respondents shows that 54% currently own their

Capel St. Mary Housing Survey 2016

property with a mortgage and 37% own their property outright. 13% of respondents indicated they would be willing to pay £865 - £1,299 towards monthly rent/mortgage. Cross analysis of these respondents shows that 73% currently own their property with a mortgage and 19% own their property outright.

Monthly Band	Amount	No. of Respondents	%
1	£0	15	7
2	< £175	3	1
3	£175 - £249	2	1
4	£250 - £349	5	2
5	£350 - £429	6	3
6	£430 - £519	8	4
7	£520 - £864	36	17
8	£865 - £1,299	27	13
9	£1,300 - £1,749	5	2
10	> £1,750	1	1
Don't know		51	24
Prefer not to say		54	25
Total		213	100

Table 9. Maximum Monthly Affordability

3.3 Monthly Household Bills

Q9) Do you experience difficulty meeting any of the following housing costs? Tick all that apply.

Q10) If you are struggling to afford your housing costs, what do you intend to do to resolve this? Tick all that apply.

93% of respondents indicated they do not experience any difficulty meeting any household bills, with 70% of these owning their own properties outright. However, those who own their properties outright accounted for the highest percentage of respondents who did have difficulty meeting fuel, and Council Tax bills. Those struggling to meet household bills intended to spend less on household essentials and non essentials.

Capel St. Mary Housing Survey 2016

Total responses received: 337

Household Bill	No. of Respondents	%	Highest % Property Ownership
Rent/mortgage	7	2	57% Private Landlord
Fuel	12	4	50% Self, own outright
Council Tax	15	4	40% Self, outright
Other	11	3	
No	312	93	70% Self, own outright

Table 10. Difficulty Meeting Monthly Household Bills

3.4 Savings

Q11) Please estimate your total savings. Please tick one only.

41% of respondents have in excess of £40,000 in savings with remainder of respondents having a range of savings from £0 to £40,000. Of those with £0 savings, 45% owned their property outright, 27% owned their property with a mortgage and 17% rented from a private landlord.

Total responses received: 207

Savings	No. of Respondents	%
£0	22	11
< £5,000	34	16
£5,001 - £10,000	19	9
£10,001 - £20,000	21	10
£20,001 - £40,000	26	13
> £40,000	85	41
Total	207	100

Table 11. Savings

3.5 Property Value

Q12) If you own your home, please estimate its current value. Please tick one only.

Respondents estimated the value of their current property which is compared in [Table 6](#) to the current average house values in Capel St Mary by number of bedrooms. The values estimated by respondents are similar for all numbers of bedrooms other than 5+ where the current average value is significantly higher than that estimated. This may be due to respondents not being aware of their own property values, particularly if they have no interest in moving.

Capel St. Mary Housing Survey 2016

Total responses received: 375

No. of Bedrooms	Av. Value Estimated by Household	Current Av. House Values in IP9 *
1	£175,000	£141,700
2	£215,909	£215,300
3	£256,522	£254,800
4	£352,485	£370,500
5+	£478,333	£559,200

Table 12. Number of Bedrooms Comparing Estimated Property Value by Household and Current Average House Prices

* source Mouseprice.com – 29.06.16

3.6 Equity

Q13) If you own your own home, how much money (equity) would you get if you sold your home after paying off your mortgage (or debts). Please tick one only.

43% of respondents have £200,000 - £499,999 equity in their property with 66% of these being 4 bed properties and 83% of these properties are owned outright. 11% of respondents have £100,000 - £199,000 equity in their current property with 55% of these being 3 bed properties and 55 % of these properties are owned with a mortgage.

Total responses received: 336

Equity	No. of Respondents	%
Not Applicable	46	15
Negative Equity	0	0
Up to £9,999	0	0
£10,000 - £29,999	6	2
£30,000 - £49,999	7	2
£50,000 - £74,999	4	1
£75,000 - £99,999	8	2
£100,000 - £199,999	38	11
£200,000 - £499,999	145	43
> £500,000	12	4
Don't know	70	20
Total	336	100

Table 13. Equity

3.7 Gross Annual Household Income

Q14) Please estimate your household income. Annual gross (before tax) income, including any income from investments and benefits. Please tick one only.

Capel St. Mary Housing Survey 2016

36% of responding residents have a gross annual household income of more than £40,000 with 5% of responding residents having less than £10,000.

Total responses received: 250

Gross Annual Household Income	No. of Respondents	%
< £10,000	13	5
£10,000 - £15,000	24	10
£15,000 - £20,000	30	12
£20,000 - £25,000	28	11
£25,000 - £30,000	23	9
£30,000 - £40,000	40	17
£40,000 - £50,000	46	18
> £60,000	46	18
Total	250	100

Table 14. Gross Annual Household Income

4. New Additional Housing

4.1 Opinions From Capel St. Mary Residents

Q15) What new housing would the household like to see in your Parish? Please tick one or more of the following and comment if you wish.

The majority of respondents were in favour of having homes for couples (1-2 bedrooms) and small family homes (2-3 bedrooms) 25% of respondents were in favour of homes for single people . Respondents were least open to having new large family homes (4+ bedrooms) in Capel St. Mary with a mixture of comments received. A total of 15 comments were received opposing any sort of new housing in Capel St. Mary. Respondents were open to new Housing for older people. Full comments can be found in Appendix C.

Total responses received: 494

Options	No. of Responses	%
Homes for single people	124	12
Homes for couples (1-2 bedrooms)	236	22
Small family homes (2-3 bedrooms)	263	25
Large family home (4+ bedrooms)	50	5
Housing for Older People	293	28
Other	70	7
No new housing in the parish	15	1

Table 15. Opinions on New Housing in Capel St. Mary

4.2 Potential Sites for New Housing in Capel St. Mary

Q16) Does the household own or have any suggestions for:

- a) Suitable development sites in the Parish?
- b) Empty homes in the Parish?
- c) Redundant buildings in the Parish?

A number of suggestions were received regarding potential sites for new homes including land close to the A12 and London Road so that additional traffic would not come through the parish as well as Days Road/Dove Close. No suggestions were received regarding empty homes in the parish. The Wenham Castle Complex was suggested as a redundant building that could be used for housing. Full comments can be seen in Appendix D.

5. Housing Need in Capel St. Mary – Current Residents

Please note that not all respondents answered every question in this section which accounts for the varying total of people in need for each.

5.1 Age & Gender

Q22) Does the current household or anyone in the current household require accommodation within the next 5 years? If so, Please indicate their current gender and age, using the examples below:

Out of the 560 household responses received, 56 (10%) households identified a total of 108 individuals would have a need for housing in the next 5 years. The highest group indicating a need was the 25-44 year olds.

Total responses received: 56

Age	Male	Female	Total
0-15 years	10	12	22
16-24 years	14	14	28
25-44 years	14	17	31
45-59 years	3	1	4
60-74 years	6	9	15
75-84+ years	5	1	6
85+ years	1	1	2
Total	53	55	108

Table 16. Housing Need by Age & Gender of Those in Capel St. Mary

5.2 Timescale for Housing Need

Q23) If the current household has indicated a need in question 13, please identify when this need is likely to be.

Respondents indicated that 18 out of 56 people would need housing in the next 3-5 years with 16 requiring housing now.

Capel St. Mary Housing Survey 2016

Total responses received: 56

When Required	Number of Individuals
Now	16
1-2 years	12
3-5 years	18
5-10 years	10
Total	56

Table 17. Timescale for Housing Need of Those in Capel St. Mary

5.3 Composition of Future Households

Q25) Please indicate the 'make-up' of the future household in need, using the examples below:

Couples (without children) accounted for the highest number of those with a housing need followed by single people.

Total responses received: 81

Status	No. of Individuals
Single Person	35
Single Parent Family (with or expecting children)	9
Couple	45
Two Parent Family (with or expecting children)	31
Siblings	4
Other	1
Total	125

Table 18. Composition of Future Households of Those in Capel St. Mary

5.4 Reasons For Needing to Move

Q26) Please indicate with a tick why there is a need for future housing of the current household or those needing additional accommodation of their own.

27 individuals needed to move out of the current household to set up their own home of which 88% owned their current property with a mortgage. Second to this, 17 individuals wished to set up a smaller home of which 83% owned their current property outright

Capel St. Mary Housing Survey 2016

Total responses received: 80

Reason	No. of Individuals
Need Larger Home	8
Need Smaller Home	17
Setting Up Own Home	27
Employment Reasons	3
Insecurity of Tenure	3
Financial Reasons	2
Health/Mobility Reasons	11
Give/receive Care/Support	6
Other	3

Table 19. Reasons for Needing to Move of Those in Capel St. Mary

5.5 Preferred Tenure

Q27) Where will the future household require accommodation? If the household requires more than one additional house to meet housing need, please contact the Rural Housing Enabler for an additional Housing Survey.

Q28) What type of accommodation will the future household require?

Responses indicated a need for 64 individuals with 39 individuals wishing to remain in Capel St. Mary with 41% of those wanting to purchase a house. Only 5 individuals were looking for either Sheltered or Very Sheltered Housing in Capel St. Mary.

Capel St. Mary Housing Survey 2016

Total responses received: 78

Preferred Tenure	Location of Housing	No. of Individuals
House – Social Rent	Elsewhere in District	1
House – Private Rent	Outside District	1
House – Shared Ownership	In Adjoining Parish	1
House – Discount Market Sale	In Capel St Mary	4
House – Open Market Sale	In Capel St Mary	12
	In Adjoining Parish	1
	Elsewhere in District	2
	Outside District	4
Bungalow – Social Rent	Elsewhere in District	1
Bungalow – Private Rent	In Capel St Mary	1
Bungalow – Shared Ownership	In Capel St Mary	2
	Elsewhere in District	1
Bungalow – Open Market	In Capel St. Mary	6
	Elsewhere in District	1
	Outside District	2
Flat – Private Rent	In Capel St. Mary	2
	Elsewhere in District	1
	Outside of District	2
Flat – Shared Ownership	In Capel St Mary	1
	Elsewhere in District	2
Flat – Open Market	Outside District	1
Sheltered Housing – Social Rent	In Capel St. Mary	1
Sheltered Housing – Private Rent	In Capel St Mary	1
	Elsewhere in District	1
Sheltered Housing – Open Market	In Capel St Mary	3
	Elsewhere in District	1
Very Sheltered Housing – Social Rent	In Capel St. Mary	1
	Elsewhere in District	1
Other	In Capel St. Mary	5
	Outside of District	1

Table 20. Preferred Tenure & Location of Those in Capel St. Mary

5.6 Property Size

Q30) Ideally, how many bedrooms would you like to have?

The majority of respondents indicated they would ideally like 2 bedroom homes followed by 3 bedroom homes with open market houses and bungalows being the most preferred property type.

Property Tenure		No. of Bedrooms					
		1	2	3	4	5	6+
House	Social Rent	0	1	0	0	0	0
	Private Rent	0	0	0	0	0	0
	Shared Ownership	0	1	0	0	0	0
	Discount Market Sale	0	1	2	1	1	0
	Open Market Sale	0	8	9	2	2	1
Bungalow	Social Rent	1	0	0	0	0	0
	Private Rent	0	1	0	0	0	0
	Shared Ownership	0	3	0	0	0	0
	Open Market Sale	0	9	5	1	0	0
Flat	Social Rent	0	0	0	0	0	0
	Private Rent	1	2	0	1	0	0
	Shared Ownership	0	2	0	0	0	0
	Discount Market Sale	0	0	0	0	0	0
	Open Market Sale	0	1	0	0	0	0
Sheltered Housing	Social Rent	0	1	0	0	0	0
	Private Rent	0	2	0	0	0	0
	Shared Ownership	0	0	0	0	0	0
	Open Market Sale	0	1	0	0	0	0
Very Sheltered Housing	Social Rent	1	1	0	0	0	0
	Private Rent	0	0	0	0	0	0
	Shared Ownership	0	0	0	0	0	0
	Open Market Sale	0	0	0	0	0	0
Self build		0	0	1	0	0	0
Total		3	33	17	5	3	1

Table 21. Preferred Property Type & No. of Bedrooms

5.7 Employment Status

Q29) Please indicate the current employment status of all those in need of housing.

37% of those in need of housing were employed which indicates that they would be able to contribute towards a mortgage or rent. The greatest numbers of responses were from those that are retired at 39% of which 71% wish to remain in Capel St. Mary of which 57% wish to downsize.

Capel St. Mary Housing Survey 2016

Total responses received: 172

Status	No. of Individuals	%
Employed	64	38
Self Employed	7	4
Unemployed	4	2
Student	23	13
Retired	67	39
Other	7	4
Total	17	100

Table 22. Employment Status of Those in Capel St. Mary

5.8 Savings & Equity

Q31) Please indicate the total savings available which could contribute towards a mortgage

Q32) Please indicate the total equity available which could contribute towards a mortgage

28% of those in need of housing had no savings and/or equity behind them to contribute towards a mortgage with 57% having less than £10,000 to contribute.

Total responses received: 65

Total Savings/Equity	No. of Individuals	%
Nil	18	28
Up to £5,000	10	15
£5,001 - £10,000	9	14
£10,001 - £20,000	7	11
£20,001 - £40,000	4	6
More than £40,000	17	26
Total	65	100

Table 23. Savings & Equity of Those in Capel St. Mary

5.9 Gross Household Income

There was a spread across the whole spectrum of gross incomes from those in need in housing. The majority of individuals (24%) in need of housing had a gross annual income of between £20,000 and £25,000 & over £60,000. The average gross household income of respondents is £29,880 compared to the average for the area of £26,388 (Mouseprice see Section 6)

The Average Financial Capacity of households in need of additional housing has been calculated using the formula as follows:-

Capel St. Mary Housing Survey 2016

Financial Capacity = Average Gross Income x 3.5 + Savings + Equity

Total responses received: 21

Gross Income	No. of Individuals	%	Average Financial Capacity
Up to £10,000	3	14	35,000
£10,000 - £15,000	2	10	43,750
£15,000 - £20,000	3	14	61,250
£20,000 - £25,000	5	24	78,756
£25,000 - £30,000	0	0	96,250
£30,000 - £40,000	2	10	122,500
£40,000 - £50,000	1	4	157,500
Over £60,000	5	24	210,000
Total	21	100	

Table 24. Gross Household Income & Average Financial Capacity of Those in Capel St. Mary

5.10 Weekly Household Affordability

The majority (50%) of those in need of housing did not know how much they would be able to afford towards rent or a mortgage per week with 29% who preferred not to say. Only 7% indicated a weekly affordability of £79 or less. Based on average house prices (See Section 6) it is unlikely that this group of people would be able to afford to contribute towards an average priced property on the open market. No households indicated a weekly affordability of more than £79.

Capel St. Mary Housing Survey 2016

Total responses received: 14

Weekly Affordability	No. of Individuals	%
Less than £40	1	7
£40 - £59	1	7
£60 - £79	1	7
£80 - £99	0	0
£100 - £119	0	0
£120- £199	0	0
£200 - £299	0	0
£300 - £399	0	0
£400 or more	0	0
Don't know	7	50
Prefer not to say	4	29
Total	14	100

Table 25. Weekly Affordability of Those in Capel St. Mary

5.11 Registered Interest

69% of those in need of housing were not registered on any waiting list. 5 individuals indicated they were registered on the Gateway to Home Choice. The current figure of those registered on GTHC provided by Babergh DC is 19 for Capel St Mary. There are around 1250 on the Babergh Choice Based Lettings Register.

Total responses received: 48

Waiting List	No. Individuals	%
Not on any Waiting List	56	69
Local Authority Waiting List	1	2
Housing Association Waiting List	6	7
Gateway to Home Choice	5	6
Estate Agent	13	16
Another Housing Association outside Suffolk	0	0
Total	81	100

Table 26. Waiting Lists of Those in Capel St. Mary

6 Housing Needs of Family Living Outside of Capel St. Mary Wishing to Return

Please note that not all respondents answered every question in this section which accounts for the varying total of people in need.

6.1 Age & Gender

Q36) Would any other member of your close family (not currently living in the household) wish to live in the Parish? If so, Please indicate their gender and age using the examples below:

Out of the 560 household responses received, 35 (6%) households identified a total of 64 members of close family who would have a need for housing in the next 5 years. The biggest group indicating a need is the 25-44 years.

Total responses received: 35

Age	Male	Female	Total
0-15 years	4	2	6
16-24 years	2	4	6
25-44 years	14	16	30
45-59 years	2	4	6
60-74 years	5	5	10
75-84+ years	2	4	6
85+ years	0	0	0
Total	29	35	64

Table 27. Age & Gender of Those Wishing to Move to Capel St. Mary

6.2 Timescale for Housing Need

Q37) If a need has been indicated in question 25, please identify when this need is likely to be, using the examples below:

Respondents identified 22 close family members have a need for housing in Capel St. Mary now with another 15 requiring housing in Capel St. Mary within 1-2 years.

Capel St. Mary Housing Survey 2016

Total responses received: 38

When Required	Number of Individuals
Now	22
1-2 years	15
3-5 years	15
5-10 years	5
Total	57

Table 28. Timescale of Need of Those Wishing to Move to Capel St. Mary

6.3 Composition of Future Households

Q39) Please indicate the 'make-up' of the future household wanting to move back to the parish.

Couples (without children) account for the highest make up of future households of those in need followed by two parent families and single people.

Total responses received: 37

Status	Number
Single Person	9
Single Parent Family (with or expecting children)	2
Couple	13
Two Parent Family (with or expecting children)	12
Siblings	0
Other	1
Total	37

Table 29. Composition of Future Households of Those Wishing to Move to Capel St. Mary

6.4 Reasons for Needing to Move

Q40) Please indicate why there is a need for future housing.

12 individuals wished to move into Capel St. Mary to set up their own homes with 11 needing to move for health/mobility reasons.

Capel St. Mary Housing Survey 2016

Total responses received: 51

Reason	No. of Individuals
Need Larger Home	7
Need Smaller Home	3
Setting Up Own Home	12
Employment Reasons	2
Insecurity of Tenure	0
Financial Reasons	2
Health/Mobility Reasons	11
Other	4
Total	41

Table 30. Reasons for Needing to Move of Those Wishing to Move to Capel St. Mary

6.5 Preferred Tenure

Q41) What type of accommodation will the future household require?

The preferred option for those looking to move into Capel St. Mary is to purchase an open market house followed by purchasing an open market bungalow.

Total responses received: 52

Property Tenure		Number
House	Social Rent	2
	Private Rent	2
	Shared Ownership	2
	Discount Market Sale	3
	Open Market Sale	21
Bungalow	Social Rent	2
	Private Rent	2
	Shared Ownership	1
	Open Market Sale	13
Flat	Social Rent	1
	Private Rent	0
	Shared Ownership	1
	Discount Market Sale	0
	Open Market Sale	1
Sheltered Housing	Social Rent	0
	Private Rent	5
	Shared Ownership	3
	Open Market Sale	5
Very Sheltered Housing	Social Rent	1
	Private Rent	2
	Shared Ownership	0
	Open Market Sale	0
Self build		0
Total		67

Table 31. Preferred Tenure of Those Wishing to Move to Capel St. Mary

6.6 Employment Status

Q42) Please indicate the employment status of all those in need of housing, using the examples below:

55% of those looking to move into Capel St. Mary were employed or self employed which indicates that they would be able to make a contribution towards a mortgage or rent. 33% are retired.

Total responses received: 50

Capel St. Mary Housing Survey 2016

Status	No. of Individuals	%
Employed	42	49
Self Employed	5	6
Unemployed	3	3
Student	4	5
Retired	28	33
Other	4	4
Total	86	100

Table 32. Employment Status of Those Wishing to Move to Capel St. Mary

6.7 Weekly Household Affordability

27% of those in need of housing did not know how much they would be able to afford towards rent or a mortgage per week with 38% who preferred not to say. 17% indicated a weekly affordability of £40 or less. Based on average house prices (MousePrice.com 29.6.16) (See Section 7.1) it is unlikely that this group of people would be able to afford to contribute towards an average priced property on the open market.

Total responses received: 38

Weekly Affordability	No. of Individuals	%
Less than £40	3	17
£40 - £59	0	0
£60 - £79	0	0
£80 - £99	0	0
£100 - £119	1	6
£120- £199	0	0
£200 - £299	0	0
£300 - £399	1	6
£400 or more	1	6
Don't know	5	27
Prefer not to say	7	38
Total	18	100

Table 33. Weekly Affordability of Those in Capel St. Mary

6.8 Waiting Lists

Q44) Are any members of the future household already on a Housing waiting list?

71% of those looking to move to Capel St. Mary were not registered on any waiting list. 6 individuals are registered on a Housing Association waiting list. Respondents indicated 1 individual was registered on Gateway to Home Choice. The actual number of those registered of GTHC is 19 for Capel St Mary.

Total responses received: 25

Waiting List	No. Individuals	%
Not on any Waiting List but browsing/looking	28	71
Local Authority Waiting List	3	8
Housing Association Waiting List	6	15
Gateway to Home Choice	1	3
Another housing register outside Suffolk	0	0
Estate Agent	1	3
Total	39	100

Table 34. Waiting Lists of Those Wishing to Move to Capel St. Mary

7 Contextual Information About Capel St. Mary

7.1 Current Average House Values

	IP9	IP	National
1 Bedroom Properties	£141,700	£130,100	£198,800
2 Bedroom Properties	£215,300	£183,400	£215,700
3 Bedroom Properties	£254,800	£226,800	£245,700
4 Bedroom Properties	£370,500	£356,900	£434,200
5+ Bedroom Properties	£559,200	£510,700	£742,100

Table 35. Current Average House Prices for Capel St. Mary, IP Area and National

Source: Mouseprice propriety data 29.06.16

7.2 Current Average Price/Earnings Ratio

	IP9	IP	National
Current Value	£275,200	£240,200	£284,400
Average Earnings	£26,388	£19,929	£24,478
Price / Earnings	10.45	12.05	11.62

Table 36. Current Average Price/ Earnings Ration for IP9, IP Area and National

Notes

Price to earnings ratios are effective measures of the relative affordability of property in a given area. The data displayed above shows the average current value of property (Price), divided by the average annual household income (Earnings). The result is displayed above. For example, if the average price of property was two hundred thousand and the average earnings were twenty thousand, the price earnings ratio would be displayed as 10.00x. In other words, the average property was worth ten times the average household income.

As one can imagine, there are many ways to measure average earnings and average prices. Depending on assumptions the results will be different. The most important thing when comparing the results between different areas is to ensure that the method of calculating average prices and earnings is consistent between the two areas you are comparing. Mouseprice ensure that the methodology used for each area is consistent.

Source: Calnea Analytics proprietary price data and earnings survey data – 29.06.16

7.3 Community Sustainability

Capel St. Mary is very well served by services and facilities. It has a number of shops, a GP surgery, library, pubs, playing field and primary school with pre school provision. Capel St. Mary also has limited public transport and has a daily scheduled bus service. There are a good number of community activities, organisations and groups showing an active community. Community information was provided by Capel St. Mary Parish Councillors Chris Matthews and Les Bryant and full details can be found in Appendix E.

8 Recommendations

The analysis from the Housing Needs Survey provides an indication of those in need of new housing for those who have a local connection to Capel St. Mary.

The analysis of data provided by the respondents showed a need for new homes to accommodate the identified 172 people in need of housing comprising of a mix of property types, bedroom numbers and tenures. This does not include any unidentified need from those who did not respond to the survey and those looking to move into Capel St. Mary who have not already been identified by close family currently living in Capel St. Mary.

The recommended number of affordable homes a parish may wish to provide is based generally on a third or half of the overall need indicated by the survey, as some respondents may withdraw, move away, may not be eligible or be housed by other means during the planning & building process of any future scheme. For the purpose of this survey affordable homes are defined as including social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It can be a new-build property or a private sector property that has been purchased for use as an affordable home.

The Gateway to Home Choice (GTHC) register indicates there are 19 households claiming a local connection to Capel St Mary.

Therefore the recommendation for Capel St Mary would be:

100 dwellings. This will need to be agreed, together with the size, type & tenure of dwellings with the Parish Council, Local Authority, and appointed Registered Provider. The relevant parties involved may wish to consider providing housing on phased basis and on more than one site.

The final mix of properties will be subject to constraints of any suitable site(s) together with evidence of people registering their interest as the scheme progresses. When making this decision, all parties should note the need indicated for units to downsize to in the open market sector.

The decision therefore on the tenure of properties for Capel St. Mary would need to be agreed by Babergh District Council, Parish Council and the appointed Registered Social Landlord.

9 Conclusions

The Capel St. Mary Housing Survey 2016 achieved a 46% return rate, with the majority of respondents in favour of housing development comprising of small to medium homes for people with local connections as well as general housing.

Out of 560 surveys returned, 56 households responded that the current households have identified a need totaling 108 people. The majority of people would prefer a 2 or 3 bedroom house or bungalow to purchase on the open market to set up their own homes.

Out of 560 surveys returned, 35 of those households responded identifying a need for 64 close family members (people with a local connection) wishing to live in or return to Capel St. Mary. Responses indicated a preference for 2 and 3 bedroom properties to purchase on the open market to for those in need to set up their own homes.

This shows a total of 91 households, 172 people in need of housing in Capel St. Mary

The Gateway to Home Choice (GTHC) register indicates there are 19 households claiming a local connection to Capel St. Mary.

The financial information provided would suggest that Capel St. Mary Parish Council, Local Authority & Registered Provider may want to consider including a mix in the tenure of properties.

Capel St. Mary Parish Council may want to consider those registered on the GTHC when deciding on the final number of units.

10 Next Steps

Once all the relevant parties have had an opportunity to read and consider the recommendations of this report, a meeting should be arranged to discuss the findings, and recommendations with the following parties:

- Capel St. Mary Parish Council and or small housing sub-group
- Housing Enabling Officer, Babergh District Council
- Rural Housing Enabler, Community Action Suffolk

It would be advisable for Capel St. Mary Parish Council to inform parishioners with a copy of the summary and the next stages.

The Parish Council may wish to undertake further consultation with Capel St. Mary residents in the lesser represented age groups such as the 16-24 and 25-44 year olds to obtain a broader understanding of the community.

Appendix A: Capel St. Mary Housing Needs Survey

Capel St. Mary Housing Survey 2016



Capel St. Mary LOCAL HOUSING SURVEY Closing Date: 18 May 2016



Working with



Capel St. Mary Housing Survey 2016

This is a real opportunity for you to help shape the future of your parish, so please take the time to complete and return your questionnaire.

COMPLETION OF THIS SURVEY

The Head of the Household should complete the answers on behalf of the entire Household. Only one questionnaire is required per Household. A Household is one of the following:

1. One person living alone
2. Two or more people (not necessarily related) living at the same address with common housekeeping and who share either a living/sitting room or at least one meal a day.

It is important that you answer as many questions as you can. Most questions are answered via a tick box, but some invite your comments.

The Housing Survey is divided into three parts:

Part 1: Requests general household information about the type of home you live in and the people who live there and is relevant to all residents.

IF YOU DO NOT HAVE A HOUSING NEED, THEN YOU DO NOT NEED TO COMPLETE PARTS 2 & 3, but please do complete Part 1 and return it to Capel St Mary Parish Council in the envelope provided.

Part 2: Invites you to answer questions if someone living in your Household has a housing need.

Part 3: Invites you to answer questions if a close member of your family wants to return to or move to your parish.

When you have completed your questionnaire, please:

1. Put it in the original envelope with the Capel St. Mary Parish Council address on and seal
2. Your survey will be collected by local volunteers from your house 2 weeks after you received the survey OR
3. You can return your completed survey to one of the following collection points by 18 May 2016:
 - Mall-Wood Insurance Services 27A The Street, Capel St. Mary, IP9 2EE
 - Capel St Mary Library in the Village Hall, The Street, Capel St. Mary, IP9 2EP
4. Or contact the Parish Clerk on 01473 314103 to arrange collection.
5. The final date for completion is **Wednesday May 18th**

If you would like help completing the Housing Survey or if you have any questions about it, please contact your dedicated Suffolk Rural Housing Enabler:

Sunila Osborne 01473 345400 Email: sunila.osborne@communityactionsuffolk.org.uk

Capel St. Mary Housing Survey 2016

DATA PROTECTION ACT 1998

The information from this survey will be shared with your local council. All personal information will be held in the strictest of confidence by both parties and not shared with anyone outside of Community Action Suffolk or the Council. Information gathered will be used for the purpose of identifying housing needs only.

Capel St. Mary Housing Survey 2016

Capel St. Mary Housing Survey 2016

PART 1 GENERAL INFORMATION

To be completed by all Households

Q1) Please indicate the gender and age of all those (including yourself) living in the current household, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

GENDER & AGE

FEMALE 0-15 yrs	<input type="checkbox"/>	MALE 0-15 yrs	<input type="checkbox"/>
FEMALE 16-24 yrs	<input type="checkbox"/>	MALE 16-24 yrs	<input type="checkbox"/>
FEMALE 25-44 yrs	<input type="checkbox"/>	MALE 25-44 yrs	<input type="checkbox"/>
FEMALE 45-59 yrs	<input type="checkbox"/>	MALE 45-59 yrs	<input type="checkbox"/>
FEMALE 60-74 yrs	<input type="checkbox"/>	MALE 60-74 yrs	<input type="checkbox"/>
FEMALE 75 + yrs	<input type="checkbox"/>	MALE 75 - 84 yrs	<input type="checkbox"/>
FEMALE 85+	<input type="checkbox"/>	MALE 85+	<input type="checkbox"/>

Q2) Please indicate the ethnicity of all those in need of accommodation, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

Please note, this question is optional

White British	<input type="checkbox"/>	White & Asian	<input type="checkbox"/>	Chinese	<input type="checkbox"/>	Gypsy, Roma or Traveller	<input type="checkbox"/>
White Irish	<input type="checkbox"/>	Other Mixed background	<input type="checkbox"/>	Any Other Asian background	<input type="checkbox"/>	Arab	<input type="checkbox"/>
Any Other White Background	<input type="checkbox"/>	Indian	<input type="checkbox"/>	Black Caribbean	<input type="checkbox"/>	Other. Please Specify:	<input type="checkbox"/>
White & Black Caribbean	<input type="checkbox"/>	Pakistani	<input type="checkbox"/>	Black African	<input type="checkbox"/>		<input type="checkbox"/>
White & Black African	<input type="checkbox"/>	Bangladeshi	<input type="checkbox"/>	Any Other Black background	<input type="checkbox"/>	Do not want to say	<input type="checkbox"/>

Q3) Who owns the property you currently live in?

Please tick one of the following

Self / family outright	<input type="checkbox"/>	Housing Association - shared equity/ownership	<input type="checkbox"/>
Self / family with mortgage	<input type="checkbox"/>	Local Authority	<input type="checkbox"/>
Private Landlord	<input type="checkbox"/>	Co-ownership housing	<input type="checkbox"/>
Employer (tied housing linked to a job)	<input type="checkbox"/>	Other. Please specify;	<input type="checkbox"/>
Housing Association - rented	<input type="checkbox"/>		<input type="checkbox"/>

Q3a) If the property you are occupying in the Parish is a second home please tick this box:

Capel St. Mary Housing Survey 2016

Q4) Please indicate the type of property you currently live in.

Please tick one box

Terraced House	<input type="checkbox"/>	Detached Bungalow	<input type="checkbox"/>	Mobile home / Caravan	<input type="checkbox"/>
Semi-detached House	<input type="checkbox"/>	Semi-detached Bungalow	<input type="checkbox"/>	Specially Adapted Housing	<input type="checkbox"/>
Detached House	<input type="checkbox"/>	Bed Sit / Studio	<input type="checkbox"/>	Other Please Specify:	<input type="checkbox"/>
Maisonette	<input type="checkbox"/>	Sheltered Housing	<input type="checkbox"/>		
Flat	<input type="checkbox"/>	Residential Home	<input type="checkbox"/>		

Q5) How many bedrooms does your home have?

Please tick one box

One Bedroom	<input type="checkbox"/>	Four Bedrooms	<input type="checkbox"/>
Two Bedrooms	<input type="checkbox"/>	Five Bedrooms	<input type="checkbox"/>
Three Bedrooms	<input type="checkbox"/>	More than 5 Bedrooms	<input type="checkbox"/>

Q6) Do you wish to answer any questions about money matters? Please tick one only.

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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Q7) How much of your net household monthly income (i.e. tax after benefits) is spent on your rent or mortgage? Please tick one only.

Below 15%	<input type="checkbox"/>	35% to 45%	<input type="checkbox"/>
15% to 25%	<input type="checkbox"/>	45% or above	<input type="checkbox"/>
25% to 35%	<input type="checkbox"/>	Don't know	<input type="checkbox"/>

Capel St. Mary Housing Survey 2016

Q8) What would be the maximum or monthly costs in rent or mortgage at today's prices that you/they would be willing and able to pay for your home (after any help received through housing benefit or income support)?

Weekly	<i>Please tick one only</i>	Monthly	<i>Please tick one only</i>
Band 1 - Nothing	<input type="checkbox"/>	Band 1 - Nothing	<input type="checkbox"/>
Band 2 - Less than £40	<input type="checkbox"/>	Band 2 - Less than £175	<input type="checkbox"/>
Band 3 - £40 - £59	<input type="checkbox"/>	Band 3 - £175 - £249	<input type="checkbox"/>
Band 4 - £60 - £79	<input type="checkbox"/>	Band 4 - £250 - £349	<input type="checkbox"/>
Band 5 - £80 - £99	<input type="checkbox"/>	Band 5 - £350 - £429	<input type="checkbox"/>
Band 6 - £100 - £119	<input type="checkbox"/>	Band 6 - £430 - £519	<input type="checkbox"/>
Band 7 - £120 - £199	<input type="checkbox"/>	Band 7 - £520 - £864	<input type="checkbox"/>
Band 8 - £200 - £299	<input type="checkbox"/>	Band 8 - £865 - £1299	<input type="checkbox"/>
Band 9 - £300 - £399	<input type="checkbox"/>	Band 9 - £1300 - £1749	<input type="checkbox"/>
Band 10 - £400 or more	<input type="checkbox"/>	Band 10 - £1750 or more	<input type="checkbox"/>
Don't know	<input type="checkbox"/>	Don't know	<input type="checkbox"/>
Prefer Not to say	<input type="checkbox"/>	Prefer Not to say	<input type="checkbox"/>

Q9) Do you experience difficulty meeting any of the following housing costs? Tick all that apply.

Rent/mortgage	<input type="checkbox"/>	Other bills	<input type="checkbox"/>
Fuel bills	<input type="checkbox"/>	No	<input type="checkbox"/>
Council Tax	<input type="checkbox"/>		

Q10) If you are struggling to afford your housing costs, what do you intend to do to resolve this? Please tick all that apply.

Spend less on household essentials	<input type="checkbox"/>	Look for a better paid job	<input type="checkbox"/>
Borrow money from friends/family	<input type="checkbox"/>	Borrow money via a loan or credit card	<input type="checkbox"/>
Spend less on non-essentials	<input type="checkbox"/>	Look for an additional job	<input type="checkbox"/>
Use income from other benefits	<input type="checkbox"/>	Move to a cheaper home	<input type="checkbox"/>
Look for a job	<input type="checkbox"/>	Look for an additional job	<input type="checkbox"/>
Use savings	<input type="checkbox"/>	Not applicable as able to afford housing costs	<input type="checkbox"/>
Increase hours of work at current job	<input type="checkbox"/>		<input type="checkbox"/>

Q11) Please estimate your total savings. Please tick one only.

No savings available	<input type="checkbox"/>	£10,001 - £20,000	<input type="checkbox"/>
Under £5000	<input type="checkbox"/>	£20,001 - £40,000	<input type="checkbox"/>
£5,001 - £10000	<input type="checkbox"/>	More than £40,000	<input type="checkbox"/>

Capel St. Mary Housing Survey 2016

Q12) If you own your home, please estimate its current value. Please tick one only.

Not applicable	<input type="checkbox"/>	£300,000 – £350,000	<input type="checkbox"/>
£50,000 - £100,000	<input type="checkbox"/>	£350,000 – £400,000	<input type="checkbox"/>
£100,000 – £150,000	<input type="checkbox"/>	£400,000 - £500,000	<input type="checkbox"/>
£150,000 – £200,000	<input type="checkbox"/>	£500,000 – £600,000	<input type="checkbox"/>
£200,000 – £250,000	<input type="checkbox"/>	£600,000+	<input type="checkbox"/>
£250,000 – £300,000	<input type="checkbox"/>	Don't know	<input type="checkbox"/>

Q13) If you own your own home, how much money (equity) would you get if you sold your home after paying off your mortgage (or debts). Please tick one only.

Not applicable	<input type="checkbox"/>	£50,000 - £74,999	<input type="checkbox"/>
Less than £0 (negative equity)	<input type="checkbox"/>	£75,000 - £99,000	<input type="checkbox"/>
Up to £9,999	<input type="checkbox"/>	£100,000 - £199,999	<input type="checkbox"/>
£10,000 - £29,999	<input type="checkbox"/>	£200,000 - £499,000	<input type="checkbox"/>
£30,000 - £49,999	<input type="checkbox"/>	£500,000 or more	<input type="checkbox"/>
Don't know	<input type="checkbox"/>		

Q14) Please estimate your household income. Annual gross (before tax) income, including any income from investments and benefits. Please tick one only.

Up to £10,000	<input type="checkbox"/>	£25,000 - £30,000	<input type="checkbox"/>
£10,000 - £15,000	<input type="checkbox"/>	£30,000 - £40,000	<input type="checkbox"/>
£15,000 - £20,000	<input type="checkbox"/>	£40,000 - £50,000	<input type="checkbox"/>
£20,000 - £25,000	<input type="checkbox"/>	£60,000 +	<input type="checkbox"/>

Capel St. Mary Housing Survey 2016

Q15) What new housing would the household like to see in your Parish?

Please tick one or more of the following and comment if you wish.

OPINIONS

Homes for single people (1 bedroom)	<input type="checkbox"/>
Homes for couples (1-2 bedrooms)	<input type="checkbox"/>
Small family homes (2-3 bedrooms)	<input type="checkbox"/>
Large family homes (4+ bedrooms)	<input type="checkbox"/>
Housing suitable for older people	<input type="checkbox"/>
Other Please Specify	<input type="checkbox"/>

Q16) Does the household own or have any suggestions for:

(a) Suitable development sites in the Parish?
(b) Empty homes in the Parish?
(c) Redundant buildings in the Parish?

Capel St. Mary Housing Survey 2016

Q17) Are any members of the current household living with you because they are unable to find or afford suitable accommodation of their own?

If so, Please indicate their gender and age, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

GENDER & AGE

FEMALE 0-15 yrs	<input type="checkbox"/>	MALE 0-15 yrs	<input type="checkbox"/>
FEMALE 16-24 yrs	<input type="checkbox"/>	MALE 16-24 yrs	<input type="checkbox"/>
FEMALE 25-44 yrs	<input type="checkbox"/>	MALE 25-44 yrs	<input type="checkbox"/>
FEMALE 45-59 yrs	<input type="checkbox"/>	MALE 45-59 yrs	<input type="checkbox"/>
FEMALE 60-74 yrs	<input type="checkbox"/>	MALE 60-74 yrs	<input type="checkbox"/>
FEMALE 75 + yrs	<input type="checkbox"/>	MALE 75 - 84 yrs	<input type="checkbox"/>
FEMALE 85+	<input type="checkbox"/>	MALE 85+	<input type="checkbox"/>

Q18) Has anyone in your household been wanting to move to another property in the Parish but not been able to do so?

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

No	<input type="checkbox"/>	Yes, for 2-3 years	<input type="checkbox"/>
Yes, for less than a year	<input type="checkbox"/>	Yes, for 3-5 years	<input type="checkbox"/>
Yes, for 1-2 years	<input type="checkbox"/>	Yes, for 5-10 years	<input type="checkbox"/>
Yes, for 10 years plus	<input type="checkbox"/>		

Q19) How many years have you lived in the Parish?

Please tick one of the following

NUMBER OF YEARS LIVED IN PARISH

Less than 1 year	<input type="checkbox"/>	4-10 years	<input type="checkbox"/>
1-3 years	<input type="checkbox"/>	10 + years	<input type="checkbox"/>

Q20) If anyone wishes or needs to move but cannot, what is preventing them?

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

Cannot afford the monthly cost of a mortgage	<input type="checkbox"/>	Family reasons	<input type="checkbox"/>	Negative equity	<input type="checkbox"/>
Cannot afford the deposit for a mortgage	<input type="checkbox"/>	Location of employment	<input type="checkbox"/>	Unsure of options available to help you move (e.g. Shared Ownership, Help to Buy)	<input type="checkbox"/>
Cannot afford moving costs	<input type="checkbox"/>	Lack of affordable housing	<input type="checkbox"/>		
Can afford to move but cannot find the right property	<input type="checkbox"/>	Rent/mortgage arrears	<input type="checkbox"/>	Would need emotional and practical support to move from friends or a third party organisation	<input type="checkbox"/>
Local education choices	<input type="checkbox"/>	Unable to sell	<input type="checkbox"/>		

Capel St. Mary Housing Survey 2016

Q21) Has anyone moved out of the Parish because they have been unable to find or afford accommodation locally?

If so, Please indicate their gender and age, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

GENDER & AGE

FEMALE 0-15 yrs	<input type="checkbox"/>	MALE 0-15 yrs	<input type="checkbox"/>
FEMALE 16-24 yrs	<input type="checkbox"/>	MALE 16-24 yrs	<input type="checkbox"/>
FEMALE 25-44 yrs	<input type="checkbox"/>	MALE 25-44 yrs	<input type="checkbox"/>
FEMALE 45-59 yrs	<input type="checkbox"/>	MALE 45-59 yrs	<input type="checkbox"/>
FEMALE 60-74 yrs	<input type="checkbox"/>	MALE 60-74 yrs	<input type="checkbox"/>
FEMALE 75 + yrs	<input type="checkbox"/>	MALE 75 - 84 yrs	<input type="checkbox"/>
FEMALE 85+	<input type="checkbox"/>	MALE 85+	<input type="checkbox"/>

Capel St. Mary Housing Survey 2016

PART 2 - CURRENT HOUSEHOLD NEEDS

In this section the Housing Survey asks for current financial & employment details. All information provided will be treated in the strictest confidence and will only be used for the purpose of identifying the type of tenure, for example rent or shared ownership, which would be suitable for the applicant(s) in their financial circumstances. **Each person or household in need MUST complete a separate form. Additional forms are available from the Rural Housing Enabler.**

Q22) Does the current household or anyone in the current household require accommodation within the next 5 years?

If so, Please indicate their current gender and age, using the examples below:
 1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

GENDER & AGE

FEMALE 0-15 yrs	<input type="checkbox"/>	MALE 0-15 yrs	<input type="checkbox"/>
FEMALE 16-24 yrs	<input type="checkbox"/>	MALE 16-24 yrs	<input type="checkbox"/>
FEMALE 25-44 yrs	<input type="checkbox"/>	MALE 25-44 yrs	<input type="checkbox"/>
FEMALE 45-59 yrs	<input type="checkbox"/>	MALE 45-59 yrs	<input type="checkbox"/>
FEMALE 60-74 yrs	<input type="checkbox"/>	MALE 60-74 yrs	<input type="checkbox"/>
FEMALE 75 + yrs	<input type="checkbox"/>	MALE 75 – 84 yrs	<input type="checkbox"/>
FEMALE 85+	<input type="checkbox"/>	MALE 85+	<input type="checkbox"/>

Q23) If the current household has indicated a need in question 13, please identify when this need is likely to be.

Please tick one of the following:

WHEN REQUIRED

Yes – Now	<input type="checkbox"/>	3-5 years	<input type="checkbox"/>
1-2 years	<input type="checkbox"/>	5-10 years	<input type="checkbox"/>

Q24) Please indicate the relationship of all those in housing need to the Head of the Household, and the numbers of people using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

RELATIONSHIP

Grandparent(s)	<input type="checkbox"/>	Children (who will be over 16)	<input type="checkbox"/>	Partner/spouse/civil partner	<input type="checkbox"/>
Parent(s)	<input type="checkbox"/>	Lodger	<input type="checkbox"/>	Member of armed forces	<input type="checkbox"/>
Siblings (brothers & sisters)	<input type="checkbox"/>	Friend	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Capel St. Mary Housing Survey 2016

Q25) Please indicate the 'make-up' of the future household in need, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

MAKE-UP OF FUTURE HOUSEHOLD

Single Person	<input type="checkbox"/>	Two Parent Family (with or expecting children)	<input type="checkbox"/>
Single Parent Family (with or currently expecting children).	<input type="checkbox"/>	Siblings (brothers & sisters)	<input type="checkbox"/>
Couple	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Q26) Please indicate with a tick why there is a need for future housing of the current household or those needing additional accommodation of their own.

REASON(S)

Need larger home	<input type="checkbox"/>	Employment reasons	<input type="checkbox"/>	Health / Mobility reasons	<input type="checkbox"/>
Need smaller home	<input type="checkbox"/>	Insecurity of tenure	<input type="checkbox"/>	To give or receive Care & Support	<input type="checkbox"/>
Setting up own home	<input type="checkbox"/>	Financial reasons	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Q27) Where will the future household require accommodation?

If the household requires more than one additional house to meet housing need, please contact the Rural Housing Enabler for an additional Housing Survey.

Please tick one of the following

LOCATION

In Parish	<input type="checkbox"/>	Elsewhere within the District	<input type="checkbox"/>
In adjoining Parish	<input type="checkbox"/>	Outside the District	<input type="checkbox"/>

Q28) What type of accommodation will the future household require?

If the need requires more than one dwelling, please contact the Rural Housing Enabler for an additional Housing Survey. **Each person or household requiring additional housing MUST complete a separate form.**

TENURE & PROPERTY TYPE Please tick one of the following

House – Social Rent	<input type="checkbox"/>	Bungalow – Open Market sale	<input type="checkbox"/>	Sheltered Housing – Shared Ownership	<input type="checkbox"/>
House – Private Rent	<input type="checkbox"/>	Flat – Social Rent	<input type="checkbox"/>	Sheltered Housing – Open Market Sale	<input type="checkbox"/>
House – Shared Ownership	<input type="checkbox"/>	Flat – Private Rent	<input type="checkbox"/>	Very Sheltered Housing – Social Rent	<input type="checkbox"/>
House – Discount Market Sale	<input type="checkbox"/>	Flat – Shared Ownership	<input type="checkbox"/>	Very Sheltered Housing – Private Rent	<input type="checkbox"/>
House – Open Market Sale	<input type="checkbox"/>	Flat - Discount Market Sale	<input type="checkbox"/>	Very Sheltered Housing Shared Ownership	<input type="checkbox"/>
Bungalow – Social Rent	<input type="checkbox"/>	Flat – Open Market Sale	<input type="checkbox"/>	Very Sheltered Housing – Open Market sale	<input type="checkbox"/>
Bungalow – Private Rent	<input type="checkbox"/>	Sheltered Housing – Social Rent	<input type="checkbox"/>	Mobile home / Caravan	<input type="checkbox"/>
Bungalow – Shared Ownership	<input type="checkbox"/>	Sheltered Housing – Private Rent	<input type="checkbox"/>	Self Build	<input type="checkbox"/>
Other (please specify)					<input type="checkbox"/>

Capel St. Mary Housing Survey 2016

Q29) Please indicate the current employment status of all those in need of housing.

Please rate the following by writing the relevant number in the box

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

EMPLOYMENT STATUS

Employed	<input type="checkbox"/>	Student	<input type="checkbox"/>
Self –Employed	<input type="checkbox"/>	Retired	<input type="checkbox"/>
Unemployed	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Q30) Ideally, how many bedrooms would you like to have?

Would like to have

1	2	3	4	5	6+
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q31) Please indicate the total savings available which could contribute towards a mortgage

Please tick one of the following

Savings

No savings available	<input type="checkbox"/>	£10,001- £20,000	<input type="checkbox"/>
Under £5,000	<input type="checkbox"/>	£20,001-£40,000	<input type="checkbox"/>
£5,001- £10,000	<input type="checkbox"/>	More than £40,000	<input type="checkbox"/>

Q32) Please indicate the total equity available which could contribute towards a mortgage

Please tick one of the following

Equity

No equity available	<input type="checkbox"/>	£10,001 - £20,000	<input type="checkbox"/>
Under £5,000	<input type="checkbox"/>	£20,001 - £40,000	<input type="checkbox"/>
£5,001 - £10,000	<input type="checkbox"/>	More than £40,000	<input type="checkbox"/>

Capel St. Mary Housing Survey 2016

Q33) How much per week could the household afford to pay in rent or mortgage per week?

If the need requires more than one household, please contact the Rural Housing Enabler for an additional Housing Survey.

Please tick one of the following...

WEEKLY AFFORDABILITY

Band 1 - Nothing	<input type="checkbox"/>
Band 2 - Less than £40	<input type="checkbox"/>
Band 3 - £40 - £59	<input type="checkbox"/>
Band 4 - £60 - £79	<input type="checkbox"/>
Band 5 - £80 - £99	<input type="checkbox"/>
Band 6 - £100 - £119	<input type="checkbox"/>
Band 7 - £120 - £199	<input type="checkbox"/>
Band 8 - £200 - £299	<input type="checkbox"/>
Band 9 - £300 - £399	<input type="checkbox"/>
Band 10 - £400 or more	<input type="checkbox"/>
Don't know	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>

MONTHLY AFFORDABILITY

Band 1 - Nothing	<input type="checkbox"/>
Band 2 - Less than £175	<input type="checkbox"/>
Band 3 - £175 - £249	<input type="checkbox"/>
Band 4 - £250 - £349	<input type="checkbox"/>
Band 5 - £350 - £429	<input type="checkbox"/>
Band 6 - £430 - £519	<input type="checkbox"/>
Band 7 - £520 - £864	<input type="checkbox"/>
Band 8 - £865 - £1299	<input type="checkbox"/>
Band 9 - £1300 - £1749	<input type="checkbox"/>
Band 10 - £1750 or more	<input type="checkbox"/>
Don't know	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>

Q34) Have you registered your interest with any of the following?

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

HOUSING WAITING LIST

Local Authority	<input type="checkbox"/>	Another housing register outside Suffolk	<input type="checkbox"/>
Housing Association (please specify)	<input type="checkbox"/>	Estate Agent	<input type="checkbox"/>
Gateway to Home Choice www.gatewaytohomechoice.org.uk	<input type="checkbox"/>	Not registered but browsing / looking for properties	<input type="checkbox"/>

Q35) Please indicate the ethnicity of all those in need of accommodation, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

Please note, this question is optional

White British	<input type="checkbox"/>	White & Asian	<input type="checkbox"/>	Chinese	<input type="checkbox"/>	Gypsy, Roma or Traveller	<input type="checkbox"/>
White Irish	<input type="checkbox"/>	Other Mixed background	<input type="checkbox"/>	Any Other Asian background	<input type="checkbox"/>	Arab	<input type="checkbox"/>
Any Other White Background	<input type="checkbox"/>	Indian	<input type="checkbox"/>	Black Caribbean	<input type="checkbox"/>	Other. Please Specify:	<input type="checkbox"/>
White & Black Caribbean	<input type="checkbox"/>	Pakistani	<input type="checkbox"/>	Black African	<input type="checkbox"/>		
White & Black African	<input type="checkbox"/>	Bangladeshi	<input type="checkbox"/>	Any Other Black background	<input type="checkbox"/>	Do not want to say	<input type="checkbox"/>

Capel St. Mary Housing Survey 2016

PART 3 RETURNING TO OR WISHING TO LIVE IN THE PARISH

Part 3 is an opportunity to indicate close family members who want to either return to, or live in your parish and requests current financial & employment details. All information provided will be treated in the strictest confidence. It will only be used to help clarify the local demand for and the type of new housing suitable for meeting the needs of people who want to live in our Parish.

Q36) Would any other member of your close family (not currently living in the household) wish to live in the Parish?

If so, Please indicate their gender and age. , using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

GENDER & AGE

FEMALE 0-15 yrs	<input type="checkbox"/>	MALE 0-15 yrs	<input type="checkbox"/>
FEMALE 16-24 yrs	<input type="checkbox"/>	MALE 16-24 yrs	<input type="checkbox"/>
FEMALE 25-44 yrs	<input type="checkbox"/>	MALE 25-44 yrs	<input type="checkbox"/>
FEMALE 45-59 yrs	<input type="checkbox"/>	MALE 45-59 yrs	<input type="checkbox"/>
FEMALE 60-74 yrs	<input type="checkbox"/>	MALE 60-74 yrs	<input type="checkbox"/>
FEMALE 75+ yrs	<input type="checkbox"/>	MALE 75 + yrs	<input type="checkbox"/>

Q37) If a need has been indicated in question 25, please identify when this need is likely to be, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

WHEN REQUIRED

Yes - Now	<input type="checkbox"/>	3-5 years	<input type="checkbox"/>
1-2 years	<input type="checkbox"/>	5-10 years	<input type="checkbox"/>

Q38) Please indicate the relationship to the head of the household of those in need of Housing, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

RELATIONSHIP

Grandparent(s)	<input type="checkbox"/>	Children	<input type="checkbox"/>
Parent(s)	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>
Siblings (brothers & sisters)	<input type="checkbox"/>		<input type="checkbox"/>

Q39) Please indicate the 'make-up' of the future household wanting to move back to the parish.

Please tick one of the following

MAKE-UP OF FUTURE HOUSEHOLD

Single Person	<input type="checkbox"/>	Two Parent Family (with or expecting children)	<input type="checkbox"/>
Single Parent Family (with or currently expecting children)	<input type="checkbox"/>	Siblings (brothers & sisters)	<input type="checkbox"/>
Couple	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

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Q40) Please indicate why there is a need for future housing.

Please tick one of the following

REASON(S)

Need larger home	<input type="checkbox"/>	Insecurity of tenure	<input type="checkbox"/>
Need smaller home	<input type="checkbox"/>	Financial reasons	<input type="checkbox"/>
Setting up own home	<input type="checkbox"/>	Health / Mobility reasons	<input type="checkbox"/>
Employment reasons	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Q41) What type of accommodation will the future household require?

Please tick one or more of the following

TENURE & PROPERTY TYPE

House – Social Rent	<input type="checkbox"/>	Flat – Social Rent	<input type="checkbox"/>	Very Sheltered Housing – Social Rent	<input type="checkbox"/>
House – Private Rent	<input type="checkbox"/>	Flat – Private Rent	<input type="checkbox"/>	Very Sheltered Housing – Private Rent	<input type="checkbox"/>
House – Shared Ownership	<input type="checkbox"/>	Flat – Shared Ownership	<input type="checkbox"/>	Very Sheltered Housing Shared Ownership	<input type="checkbox"/>
House – Discount Market Sale	<input type="checkbox"/>	Flat - Discount Market Sale	<input type="checkbox"/>	Very Sheltered Housing – Open Market sale	<input type="checkbox"/>
House – Open Market Sale	<input type="checkbox"/>	Flat – Open Market Sale	<input type="checkbox"/>	Mobile home / Caravan	<input type="checkbox"/>
Bungalow – Social Rent	<input type="checkbox"/>	Sheltered Housing – Social Rent	<input type="checkbox"/>	Self Build	<input type="checkbox"/>
Bungalow – Private Rent	<input type="checkbox"/>	Sheltered Housing – Private Rent	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>
Bungalow – Shared Ownership	<input type="checkbox"/>	Sheltered Housing – Shared Ownership	<input type="checkbox"/>		
Bungalow – Open Market sale	<input type="checkbox"/>	Sheltered Housing – Open Market Sale	<input type="checkbox"/>		

Q42) Please indicate the employment status of all those in need of housing, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

EMPLOYMENT STATUS

Employed	<input type="checkbox"/>	Student	<input type="checkbox"/>
Self –Employed	<input type="checkbox"/>	Retired	<input type="checkbox"/>
Unemployed	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

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Q43) Please indicate the total savings available which could contribute towards a mortgage.

Please tick one of the following

WEEKLY AFFORDABILITY

Band 1 - Nothing	<input type="checkbox"/>
Band 2 - Less than £40	<input type="checkbox"/>
Band 3 - £40 - £59	<input type="checkbox"/>
Band 4 - £60 - £79	<input type="checkbox"/>
Band 5 - £80 - £99	<input type="checkbox"/>
Band 6 - £100 - £119	<input type="checkbox"/>
Band 7 - £120 - £199	<input type="checkbox"/>
Band 8 - £200 - £299	<input type="checkbox"/>
Band 9 - £300 - £399	<input type="checkbox"/>
Band 10 - £400 or more	<input type="checkbox"/>
Don't know	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>

MONTHLY AFFORDABILITY

Band 1 - Nothing	<input type="checkbox"/>
Band 2 - Less than £175	<input type="checkbox"/>
Band 3 - £175 - £249	<input type="checkbox"/>
Band 4 - £250 - £349	<input type="checkbox"/>
Band 5 - £350 - £429	<input type="checkbox"/>
Band 6 - £430 - £519	<input type="checkbox"/>
Band 7 - £520 - £864	<input type="checkbox"/>
Band 8 - £865 - £1299	<input type="checkbox"/>
Band 9 - £1300 - £1749	<input type="checkbox"/>
Band 10 - £1750 or more	<input type="checkbox"/>
Don't know	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>

Q44) Are any members of the future household already on a Housing waiting list?

Please rate the following by writing the relevant number in the box

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

HOUSING WAITING LIST

Local Authority	<input type="checkbox"/>	Another housing register outside Suffolk	<input type="checkbox"/>
Housing Association (please specify)	<input type="checkbox"/>	Estate Agent	<input type="checkbox"/>
Gateway to Home Choice www.gatewaytohomechoice.org.uk	<input type="checkbox"/>	Not registered but browsing / looking for properties	<input type="checkbox"/>

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Q45) Please indicate the ethnicity of all those in need of accommodation, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

Please note, this question is optional

White British	<input type="checkbox"/>	White & Asian	<input type="checkbox"/>	Chinese	<input type="checkbox"/>	Gypsy, Roma or Traveller	<input type="checkbox"/>
White Irish	<input type="checkbox"/>	Other Mixed background	<input type="checkbox"/>	Any Other Asian background	<input type="checkbox"/>	Arab	<input type="checkbox"/>
Any Other White Background	<input type="checkbox"/>	Indian	<input type="checkbox"/>	Black Caribbean	<input type="checkbox"/>	Other. Please Specify:	<input type="checkbox"/>
White & Black Caribbean	<input type="checkbox"/>	Pakistani	<input type="checkbox"/>	Black African	<input type="checkbox"/>		
White & Black African	<input type="checkbox"/>	Bangladeshi	<input type="checkbox"/>	Any Other Black background	<input type="checkbox"/>	Do not want to say	<input type="checkbox"/>

Appendix B: Property Type & Bedrooms

Property Type	No. of Bedrooms					
	1	2	3	4	5	5+
Terraced House	0	1	10	2	0	0
Semi-detached House	0	5	73	5	2	0
Detached House	0	4	96	246	16	1
Maisonette	0	0	0	0	0	0
Flat	0	1	0	0	0	0
Detached Bungalow	0	17	11	10	3	0
Semi-detached Bungalow	0	0	0	0	0	0
Bedsit	0	4	0	0	0	0
Sheltered Housing	0	2	0	0	0	0
Mobile Home/Caravan	0	0	0	0	0	0
Specially Adapted Housing	0	0	0	0	0	0

Appendix C: Opinions on New Housing

Homes for Single People

- Smaller home with garden and parking
- Young adults to remain in Capel
- We feel the village is desperately short of smaller and more affordable homes, for everyone. Most houses have been extended and so their value has risen beyond what we can afford. We love living in Capel but do not want it to become a place just for those who can afford it. Villages should offer a great range of housing, while retaining what makes it great to live here!
- Starter homes - buy to let will bring in more pressure on schools and medical practices. If large scale development takes place I shall move out of that I have lived in for over 30 years!
- Widowers could move out their large family homes but stay in the village, freeing up houses for younger families to enable young people to remain in the village
- Lived in Capel all my life. My daughter would love to live here but unable to afford, my other daughter has moved out of area to get affordable house but did not want to leave village
- Such small homes would suggest flats rather than houses. This would not suit the character of the village Homes for Couples

Homes for Couples 1-2 bedrooms

- Starter Homes
to support the young people to be able to come back to Capel after university etc.
- Smaller homes to encourage starter homes and young people to stay in the village
- Smaller home for one or two people with parking and garden
- More affordable housing for adults who would like to stay in the village
- Starter homes
- Not blocks of flats or large buildings
- Starter flats maisonettes for couples to get on the property ladder within their family community
- Starter Homes
- Starter homes for young adults wishing to return to village
- Small affordable homes for 1st time buyers

Small Family Homes 2-3 bedrooms

- Council or affordable for first time buyers in line with current housing 3/4 bed homes

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- 2 bed starter homes
- Allows for rejuvenation of local community and supports excellent junior school
- Starter homes for young families - affordable to be close to their families and community in which they are brought up in for support if needed
- My partner & I have one child who lives with us but 3 others who visit and stay regularly

Large Family Homes 4+ bedrooms

- Council or affordable for first time buyers
- Plenty of them
- At affordable prices with help to buy etc.
- With plenty of garden - only two stories
- Have enough

Housing for Older People

- Bungalows 2-3 bedroomed
- High spec retirement
- To allow the elderly to "downsize" to stay in Capel
- Bungalows
- More bungalows
- More bungalows
- Bungalows (detached) not too far from shops & surgery
- Particularly Bungalows
- 2-3 Bed Bungalows
- Bungalows
- Bungalows
- They can stay in the village and free up larger family homes
- Retirement homes for the elderly that would like to stay in the village
- Giving the chance to downsize in Capel
- Extension to, or similar does not count
- Expand at Days Road
- More bungalows adapted for OAPs and disabled people
- Bungalows might free up family size homes
- Bungalows
- More bungalows needed
- Particularly bungalows for those getting elderly - central to village
- Small bungalows

Other Comments

- This form is faulty; you should have the option that no further properties be built.
- The infrastructure is insufficient so doctors surgeries cannot cope now
- 2/3 bedroom bungalows
- Affordable starter homes so young people can stay in the village
- None
- Social Housing - Capel has almost no social housing
- I have concerns over the development of the village Whilst I do appreciate the desirability of the village, I feel it's services are at a near maximum capacity. Further development would make the village a small town, or a suburb of Ipswich; this is NOT what I moved here for. People move here, for among other things, to be in a less developed and populated area, to be near nature and in the countryside. I am incredibly concerned about a new development at least 100 Hopkins; homes for the village, which appear to be in addition to any development intended by this survey. Furthermore, the A12 is already at maximum capacity it cannot care. In addition to my comments I feel overdevelopment of the village may cause the de-value of our properties. I appreciate this is a little selfish, however this fact of supply and demand cannot be ignored. However, in essence, I do agree that if you have always lived here and wish to move within the village due to downsizing this should be possible. It is currently a great village and we need to be careful not to over develop, which I do understand this is what this survey is all about.
- pre-fab housing affordable for all
- none - the current road situation can not cope with further increase in traffic
- 3 bedroomed bungalows
- Bungalows for older people - not sheltered
- This is a village not a Town
- Care Home
- New housing is not necessary anywhere
- Also good size bungalows for older people who want some space
- 2 bed bungalows for older people
- No particular opinion
- Sheltered Housing
- Ideally none but that isn't going to happen
- No more large houses needed
- More bungalows for disabled and the elderly
- 2 Bedrooms same size. At least one En Suite
- Bungalows

Capel St. Mary Housing Survey 2016

- Sheltered residential
- Maisonettes
- 'Homes for special needs people'
- Small family homes for people who have lived in the village for many years, but are unable to afford the prices of Capel property
- Our housing which will cause minimal impact on already overstretched resources
- Current bungalow is all adapted for my needs (age 95)
- Bungalows
- Bungalows
- None
- Self build opportunities
- Make housing like Dove Close e.g. across the road next to Days Road Church
- No further housing development as village cannot cope
- Bungalows
- No other needed enough properties already
- More bungalows
- None
- Bungalows for older people to downsize
- A Mix of all the above
- Small family homes but no more than 50. Proposed 200 for area is far too many
- I would like to see more bungalows for the older people in the village
- I like it how it is
- Bungalows
- Bungalows for older people
- No opinion
- A good mix is required to maintain a balance across the age groups
- More sheltered housing
- Some bungalows
- None with any significant development Capel will lose the character of a village
- Bungalows to enable those in larger properties to downsize and stay in the village
- When they are older
- No new housing. Doctors can't cope now!
- Housing for special needs/disabled
- Bungalows for elderly
- None
- No new housing
- No homes/houses to be built in village, can't get a doctors appt now

Capel St. Mary Housing Survey 2016

- Lack of bungalows
- Balance of all above
- Don't wish any further housing
- Reasonably sized bungalows with minimal gardens
- No more housing
- Single story 1 -2 bed with small garden and garage or off road parking
- More Bungalows
- We don't want to see any new housing built
- Housing suitable for young people with special needs
- Any of the above

Appendix D: Potential Sites for Housing

Suitable Sites in the Parish

- No
- No
- Days road & fields adjacent to A12
- School Playing field, Brownfield sites (without using village playing field)
- Small developments/infill
- Car sales site in London Road (between pub & nursery)
- Land between A12, Old London Road - new link road built with access to fields
- No Developments inside current structure i.e. on periphery only
- None, leave the village alone
- Near A12 to avoid through traffic
- No
- None
- Behind Parkins with link to Copdock roundabout
- Sites where access to London road/A12 does not involve using the street
- Developments would be best at the A12 side of the village to reduce traffic movements through the village (especially in the morning when there are lots of children on the High Street waiting for High School buses and walking to Primary School)
- Near A12 with direct access to it. NOT through the village
- North/North east of the a12
- Space between A12 and new Link Road to Old London road. Old Orchard area behind Reinbrow Road
- The current playing field, then provide a new one, with better recreational facilities for the village
- Land between Longfield & London road (less traffic on Capel street
- Yes best place would be location 4 feedback as access from A12 slip road roundabout less impact on existing village roads
- Ideally nowhere! Thorney Road/Longfield
infill only. Capel is quite big enough and spreading out continued to ruin the Suffolk countryside and the homes of living in Capel. Infill in village - A12 area to Aid transport reduce amount additional noise/light pollution etc. suffered by the village
- On fields next to dove close & CCC or along back of houses behind Thorney road
- Near sheltered housing to incorporate into community (Days Road) as currently quite separated

Capel St. Mary Housing Survey 2016

- Old orchards - land between A12 and cul de sac off Rembrow Road, Most cul de sacs could be opened up at the end onto this large area of land. Also good access to this area from A12 via Capel grove. Land next to Dove Close development
- Great Wexham Church Field
- None
- Days Road beyond Community Church and Dove Close
- Sites 3, 8 & 4 from the drop-in held on Oct '15. 3 & 8 would be more suitable for elderly people and site 4 for young families
- Any - check utilities. Its a professional decision not emotional one
- East of A12
- Plot of land at the juncture of Mowlands and Long Perry - suitable for 2 Bungalows.
- Plot of land at back of 'the Parkins' Brownfield site belonging to Tony Gulliver, suitable for up to 8 bungalows.
- Days Road near Nursing home or fields behind Thorney Road (good access for elderly)
- Fields over Thorney road side and by Day's Green
- Need more local shops and green areas. Do up old buildings and provide suitable heating for these co they can house people.
- Use open farmland, not woodland!
- Capel St Mary is already over developed, developers should be told to go elsewhere
- New to area
- Close to the A12
- Fields off Thorney Road cul-de-sacs
- Infill only
- Adjacent to Old London Road. On playing field and replace to South beyond
- Capel Grove
- In agreement with priority sites 1, 3, 4 + 5 as identified in the "your village your future" report of 10/2015
- In-fill sites only. NEVER EVER any greenfield or brownfield sites
- Starter homes share buy
- Use Brown Field or old industrial sites
- Please do not develop Green Fields around Capel St Mary as this makes the village attractive
- I can't see any potential sites
- Better management usage of current housing stock and brown fields

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- With access off Brook Lane between Capel Mushroom's and the Queens Head
- Days Road / Capel Grove Area
- Mushroom farm
- All sites around Capel are probably suitable. Capel is perfect for large scale development
- NOT agricultural land
- Field off Penn Close, the pightle, with easy access to A12. No more traffic through village
- Smaller well designed 1- 2 bedroom flats. To accommodate the younger generation from this village. This will ensure that Capel St Mary doesn't die of old age! The older generation of house owners will always be able to sell, and rent if need be!
- Development should be as close to A12 as possible to prevent unnecessary travelling through the village. Possible site on opposite side of A12 i.e. 'old' Capel St Mary
- Days road - mushroom farm - back of Longfield Road west end of Old London Road on south side of A12 flats above Village Halls/Library + above Coop
- Days road/Dove close expansion southside of A12
- No more building in Capel
- None
- White Horse Farm area on opposite side of A12 to prevent overloading existing road system in the village
- Land near A12 top of village this will minimise traffic through the village
- phase 1 area 1 north of village area 3 north of village along A12
- only small plots no large development
- Off Thorney road
- In - fills small groups of houses
- Any perimeter land around the village
- Extension to Dove Close Independent Living Orwell Housing
- Any sites with easy access onto the A12 egg corner of Bentley Road
- Perhaps on the site of the old apple orchard/days road
- No more room in village
- Close to A12 avoiding traffic flow through the village
- Wood next to playing field
- Old London Road & Days Road margins
- Engage planning Days Road
- Re-site the playing field and develop
- Area 3 and 4 look best suited

Capel St. Mary Housing Survey 2016

- Lorry park
- Off Longfield Road. Off Rembron road
- East of the A12
- No
- Any such should be the A12 side of the village so as to avoid traffic having to pass through the village
- No
- NO

Empty Homes in the Parish

- No
- No
- Let/Rent to younger people
- Are there any?
- To be sold
- Encourage people with empty houses to rent giving some rent guarantee etc.
- Old London Road next to bypass
- Use these Brownfield Sites before new build on Greenfield grass
- The Parish Council appear to be ignoring the wishes of the parish residents and appear to have an agenda of their own. Several times the residents of Capel have voiced their opposition to further housing development in Capel St Mary, yet the Parish Council are trying to expand the village housing. The Parish Council are not supposed to be puppets of the district council.
- They must be rented or sold, not left unoccupied
- Rent out
- Use a social housing
- B.D.C to rent and make available to needy families
- Ensure there is a valid reason
- Not aware of any
- Refurbish
- There are none
- Compulsory Lease After 12 months for temp lets
- Renovate and use
- No
- Overgrown home in London Road adjacent car sales site
- NO

Redundant Buildings in the Parish

- No
- No
- If Hopkins are successful in gaining planning permission to build West of Days Pond - permission for another children's play area must be made
- Are there any? Apart from the house @bypass nurseries
- For redevelopment
- House and land next to garden centre, London Road
- Form a working party to identify such and act on it, don't just talk about it!!
- I strongly feel that the over riding housing need in the village, is not for affordable housing. But good quality 2/3 bed bungalows. I know of 20 or more couples now in their 70's, who have lived here for a long time, and wish to see out their active lives. This lovely village, who are still occupying 3/4 bed detached houses which they no longer need or want the up keep of simply because there are no smaller retirement properties available.
- We do not want 'mass housing' in Capel - it will spoil its small village feel - plus the Constable County Medical Practice which failed its (QC) would be under huge pressure in my opinion. Especially as in East Bergholt there will be lots of houses built, The GP needs sorting out before hundreds of houses are built. Please consider this in your planning.
- Share buildings that are currently used for the same purpose (i.e. 3 churches into 1 means two buildings can be used for new purpose/facility).
- The village of Capel St Mary has expanded so very much over the last 40 years and cannot take any further housing development without ruining the community spirit that has managed to survive the many developments. The residents of Capel St Mary do not want to live in a Town, any further developments will make Capel like a Town. There are many other villages that could be developed that have road access.
- Redeveloped
- Allow to be sold off / converted to housing / small business
- None that I know of
- B.D.C to compulsory purchase, upgrade and offer as is
- Not aware of any
- Refurbish into homes
- Farm buildings could be converted into housing if redundant
- There are none
- Conversion to domestic use
- Wenham Castle Complex. Outbuildings etc.

Capel St. Mary Housing Survey 2016

- Wenham Castle Complex. Outbuildings etc.
- Renovate
- The council should take action against owners. They do have powers in place or offer help when required as opposed to stupid planning requirements utilise land the churches occupy, only need 1 church surely?
- Revamp for young people wanting to stay in village
- Demolish commercial buildings no longer required
- No
- Don't know if any
- No

Appendix E: Community Sustainability

Completed by Chris Matthews & Les Bryant Capel St. Mary Parish Council 29.06.16

A. Community Sustainability

1. How many shops are there in this parish? (Tick one box)

- 1 []
- 2 []
- 3 or more [/]
- If none please indicate nearest available []

2. Which of the following services or facilities are within this parish? (Tick all that apply)

- A library [/]
- A mobile library service []
- A grocery / general store [/]
- A stand alone post office []
- A post office within another shop / facility [/]
- A GP's surgery [/]
- One or more pubs [/]
- One or more places of worship [/]
- A village hall [/]
- Playing fields/tennis courts [/]
- Children's play area [/]
- A primary school [/]
- Pre-school service provision [/]
- Car repair workshop / garage [/]
- Other [/]

3. Which of the following statements best describes the public transport links this parish has to its nearest town(s). (Tick one box)

- This parish has no public transport service []
- There is an hourly or better weekday public transport service to the nearest town []
- There is a two hour weekday public transport service to the nearest town []
- There is a weekday public transport service but it is less frequent than two hourly [/]

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There is a weekday public transport service []
but only on certain days

4. Please list active community clubs and groups:
Brownies, Guides, Rainbows, Beavers, Cubs, Scouts, Explorers, Youth Club, Three Toddler Groups, Three Church Lunch Clubs, Various Dance Clubs, Bowls, Carpet Bowls, Orchard Players (Dramatic), Trampoline, Football Clubs, Two Coffee Morning Clubs, Dog Training, Flower Arranging, WI, Ladies Group, Friends of Capel Library.
Three Churches with very active groups.
Community Association
Community Trust.
5. Does this parish have to rely on volunteer or community transport services for people needing to get to hospital and/or GP appointments?
Yes for some of the older residents [/]
No []

B. Housing

6. Which of the following descriptions most closely reflect the development potential within this parish? (Tick one only)
- Potential for edge of settlement development [/]
Potential for in-fill development only []
Potential limited to windfall sites []
Some combination of the above []
Development potential not known []
7. What land within this parish has been allocated for housing ¹ in the Local Plan?
An allocation of (hectares, if none please enter 0) [0]
- If an allocation has been made, how many homes are likely to be brought forward? If none, not known or unable to say then please enter 0
- Anticipated number homes in total []

¹ If an allocation has been made in the Local Plan please check that your answer to Q5 is consistent with the type of site available

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If you know how many of these are likely to be in the affordable sector please indicate here

Anticipated number of affordable homes []

8. Is this village subject to an exceptions site policy?

Yes []

No [/]

9. Is there a housing register for this parish?

Yes []

No [/]