

Cambridgeshire ACRE

**Housing Needs Survey Results Report for
Survey completed in Dry Drayton Parish
during December 2009**



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Context and Methodology

In July 2009 Cambridgeshire ACRE was commissioned to carry out a Housing Needs Survey in Dry Drayton Parish. This survey was carried out on behalf of Luminus, an affordable homes provider in partnership with South Cambridgeshire District Council and Dry Drayton Parish Council.

The aim of this survey was to determine the existing and future levels of affordable housing need in the parish. Affordable housing is housing made available either for sale or rent, based on the evidence of need, to those people unable to afford housing at market prices. Planning conditions and legal agreements can be used to restrict the occupation of property to people falling within categories of need. Under a traditional, generally points-based, allocation system, the local council will assess an applicant's housing needs, determine their priority, and make an offer of appropriate accommodation to the household with the highest number of points. On rural exception sites, applicants must prove a local connection through family or work.

Survey packs were posted out to all 271 addresses in the Parish, including all the business addresses on 19 November 2009. The survey packs included an introductory letter from the Parish Council (Appendix 1), a covering letter from Cambridgeshire ACRE (Appendix 2), a questionnaire (Appendix 3) and a postage paid envelope for returned forms.

The questionnaire was divided into three sections:

- Part 1 of the survey form contained questions to determine housing need. All households who returned the form completed this section.
- Part 2 of the survey form contained questions on household circumstances.
- Part 3 of the survey form contained questions on housing requirements.
- Parts 2 and 3 were completed by households who are currently or expecting to be in need of housing and who are either currently living in Dry Drayton Parish or who wish to return to the parish.

The closing date for the survey was 18 December 2009. 87 completed forms were returned giving the survey a 32% response rate. Appendix 4 contains tables showing the full results.

Dry Drayton Parish

Dry Drayton is situated just seven miles West of Cambridge. It sits astride the Greenwich Meridian. The village has a great sense of community. This village has a church, a school and a pub. Local agricultural work has given way to employment in the high technology and service industries linked to the thriving Cambridge economy. On the edge of the village the former animal units of a local farm have been converted into an industrial estate, home to diverse small local businesses. Dry Drayton is on the route of the famous Pathfinder Way long distance footpath. There are many clubs and societies in the Village and a long history of stage productions at the Village Hall. Residents enjoy an annual Feast in June, and the village has a monthly Newsletter.

According to the 2001 Census 582 people live in the parish. The Census showed that there were 254 dwellings in the parish. South Cambridgeshire's current records show 271 dwellings. This data indicates that in 8 years an additional 17 dwellings have been built.

Current average property prices in Dry Drayton are slightly lower than average in South Cambridgeshire. With the fluid house market situation prices are changing every month. Table 1 compares average property prices across the county.

Table 1: Average Property Prices, December 2009¹

No. of bedrooms	Dry Drayton Parish	South Cambs	Cambridge City	East Cambs	Fenland	Hunts
1	£133,000	£143,000	£136,000	£136,000	£118,000	£123,000
2	£165,000	£180,000	£199,000	£151,000	£137,000	£168,000
3	£237,000	£238,000	£251,000	£202,000	£183,000	£216,000
4	£348,000	£354,000	£374,000	£282,000	£264,000	£317,000

For a household to be able to purchase a 3 bedroom house (at the price stated above) in Dry Drayton, a combined income of £59,250 would be required. Over 81% of Dry Drayton's population earn less than this amount². Further still, over 46% earn less than the amount needed to buy a basic, entry-level property. The median income in Dry Drayton is £35,500 per annum.

¹ Source: www.nestoria.co.uk

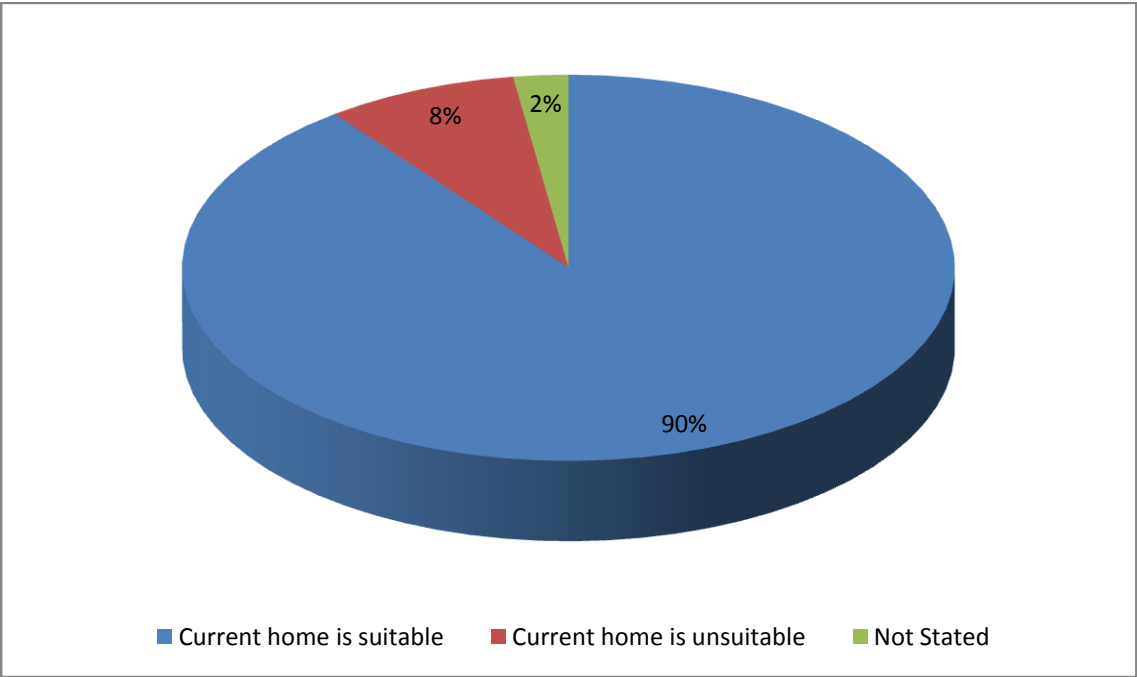
² Source: CACI Paycheck 2009

RESULTS FROM PART ONE – TO ASCERTAIN THOSE IN HOUSING NEED

Suitability of current home

Respondents were asked to indicate whether or not their current home was suitable for their household’s needs. Figure 2 shows that 90% of respondents felt their current home was suitable for their household needs, only 8% indicated that their current home is unsuitable for their needs. A further 2% did not state whether their home is suitable.

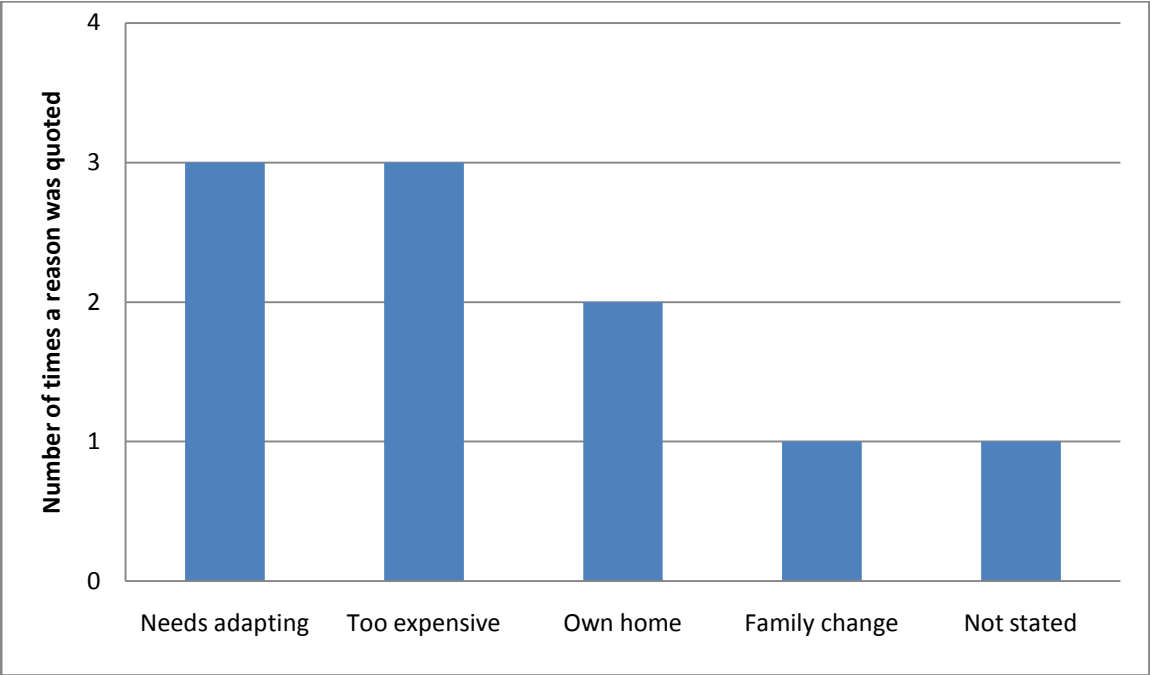
Figure 2: Suitability of current home



The 8% of respondents who indicated that their current home is unsuitable for their needs equates to seven households. These respondents were asked to indicate the reasons why their home is unsuitable.

Respondents were allowed to give more than one reason for unsuitability, so all responses are recorded. Figure 3 (overleaf) illustrates the reasons respondents gave for their current home being unsuitable.

Figure 3: Reasons why current home is unsuitable



The most frequently quoted reasons for the household’s current home being unsuitable are:

The property needs adapting: People’s needs change throughout their life. They may face disability at any time in their life which would necessitate a home more suitable for their needs but also wish to remain in the village. People are obliged to stay in properties which are unsuitable for their needs. This could be a reflection of the lack of suitable houses in the village. These people’s needs may be better met through a bungalow, but these properties are not always available within the same village.

The property is too expensive: The property may be expensive to rent or too large for current needs of the family. The heating bills may be expensive and more modern homes may offer cheaper bills if they are better insulated and have more efficient heating systems.

The need for independent living: On two occasions the need to set up their own home, was given as the reason for the current home being unsuitable (this might be a young person living with their parents who wishes to leave home).

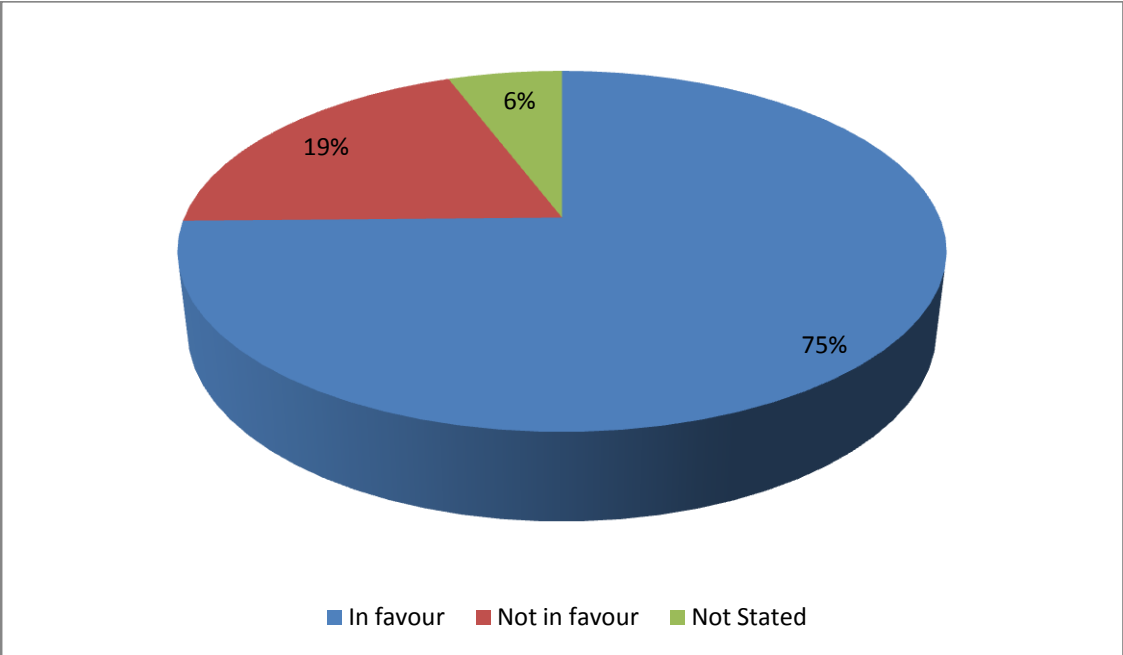
Another person quoted ‘changing family circumstances’ (e.g. divorce, new baby or an elderly relative moving in) as their reason for wishing to move. One person did not state their reason to move.

Views on Affordable Housing Development in Dry Drayton

All respondents were given an opportunity to voice their opinion on the possibility of a small development of affordable homes for local people within the parish. 75% of respondents said they would be in favour; 19% stated that they would not be in favour and 6% chose not to state their opinion.

Figure 4 demonstrates that most respondents would be in favour of a small affordable housing development in Dry Drayton.

Figure 4: Attitude towards affordable housing development



Many respondents chose to include additional comments to qualify their answer. These are included in Appendix 4.

RESULTS FROM PART TWO – TO ASCERTAIN CURRENT HOUSEHOLD CIRCUMSTANCES

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

Length of time living in Dry Drayton

Respondents were asked to indicate whether or not they currently lived in Dry Drayton parish. All seven people responded that they currently live within the parish of Dry Drayton.

The parish of Dry Drayton has clearly been a popular location for many years. Table 2 below shows how long the seven households who currently live in the village have lived there. The data shows that three of the households have lived in the parish for between 11 and 30 years, whilst the remaining four households are recent arrivals.

Table 2: Length of time living in the village

	Frequency
0-5 years	4
6-10 years	0
11-20 years	2
21-30 years	1
31-50 years	0
51-70 years	0
Over 70	0
Not stated	0
Total	7

Family connections to Dry Drayton

Respondents were asked to indicate whether or not they or another member of their household had family connections to Dry Drayton parish. Two stated that they have a family connection to the parish.

Household Composition

Number of people in the house

Respondents were asked about the number of people in their current household. Table 3 shows the frequency of the different household types.

Table 3: Number of people in the household

	Frequency	No of people
1 person	2	2
2 people	2	4
3 people	0	0
4 people	3	12
5 people	0	0
Total	7 households	18 people

Age

The age profile of the 18 residents making up the seven households is shown in Table 4. This data reveals that the age profile of those stating a housing need is fairly evenly split over all stages of life, with a tendency for children and young adults (under 25 years) and those aged 30 – 39 years to be most likely to have a housing need.

Table 4: Age profile of residents

	Frequency
Under 25 years	6
25 - 29 years	0
30 - 39 years	6
40 - 49 years	0
50 - 54 years	2
55 - 59 years	1
60 - 64 years	2
Over 65 years	1
Not stated	0
Total	18

Status

Table 5 which gives data on the employment status of those in housing need provides clear evidence that it is not just those who are unemployed or on benefits who are looking for affordable housing. There are people who are working who are still unable to afford a home suitable for their needs. It is hoped that this evidence will allay some of the fears of people who are strongly against an affordable housing development because they feel it might attract an ‘undesirable’ element.

Table 5: Status of people in the household

	Frequency
Employed	10
Unemployed	1
Student	3
Child	2
Retired	1
Total	1

Property Type and Size

Respondents were asked to provide information on the type and size of property that they currently live in. Of the seven households that responded, four indicated that they currently live in a house and three in bungalows. The properties occupied include 1 bedroom properties (three); a 2 bedroom property (one); a 3 bedroom property (one); a 4 bedroom property (one) and a 5 bedroom property (one).

Property Tenure

Respondents were asked to indicate who owns their current home. Figure 5 displays the results. The majority of households currently live in properties rented either from the local authority (2 households) or privately (2 households). One owns their home (either with or without a mortgage), one household has a shared ownership property and the remaining respondent currently lives with their parents.

Figure 5: Current Property Tenure



RESULTS FOR PART THREE: TO ASCERTAIN HOUSEHOLD REQUIREMENTS

Seven households indicated that they are looking for a property better suited to their needs in Dry Drayton and completed Part Three of the survey form.

Property Type and Size

The preferred type of property for five of the respondent households is a house. Two households would prefer bungalows.

Respondents were then asked the size of property required. The results can be seen in Table 6. A need for one, two and three bedroom properties can be seen.

Table 6: Size of property required

	Frequency
1 bedroom	3
2 bedroom	1
3 bedroom	3
4 bedroom	0
5+ bedroom	0
Total	7 households

Property Tenure

Respondents were asked to indicate their preferred tenure. Four households would prefer to buy on the open market. Two households would prefer to rent from a Housing Association.

One household would like to purchase a home in shared ownership with a Housing Association. This is where the household can buy a percentage of the value of the property, e.g. from as little as 20%, and pay for this through a mortgage. The remaining percentage is owned by a Housing Association and a weekly rent is paid on the share not owned. The maximum percentage that can be owned is 80% so that the property always remains available as affordable housing and can never be sold on the open market.

Household Composition

The survey sought to understand the gender, age and status of those who would live in the proposed households.

Number of people who will make up the household

Table 7 sets out the number of people making up each household. Of those seeking a property, the majority would be 2 person households.

Table 7: Number of people in the household

	Frequency	No of people
1 person	1	1
2 people	5	10
3 people	0	0
4 people	1	4
5 people	0	0
Total	7 households	15 people

Age

Respondents were asked to identify the ages of those people who would make up their household. Table 8 captures the results.

Table 8: Age profile of residents

	Frequency
Under 25 years	4
25 - 29 years	1
30 - 39 years	6
40 - 49 years	0
50 - 54 years	0
55 - 59 years	0
60 - 64 years	3
Over 65 years	1
	15 people

These results indicate that the new properties would be occupied by people from most age ranges. A good balance of ages is vital for a sustainable community as local services, such as shops, schools, village halls and sports facilities; all rely on varied user groups.

Status

The survey sought to understand the employment status of those indicating a housing need. Table 9 outlines the results and shows that by far the largest proportion of those seeking a more affordable home are either in employment or are children (11 out of 15 people).

Table 9: Status of people in the household

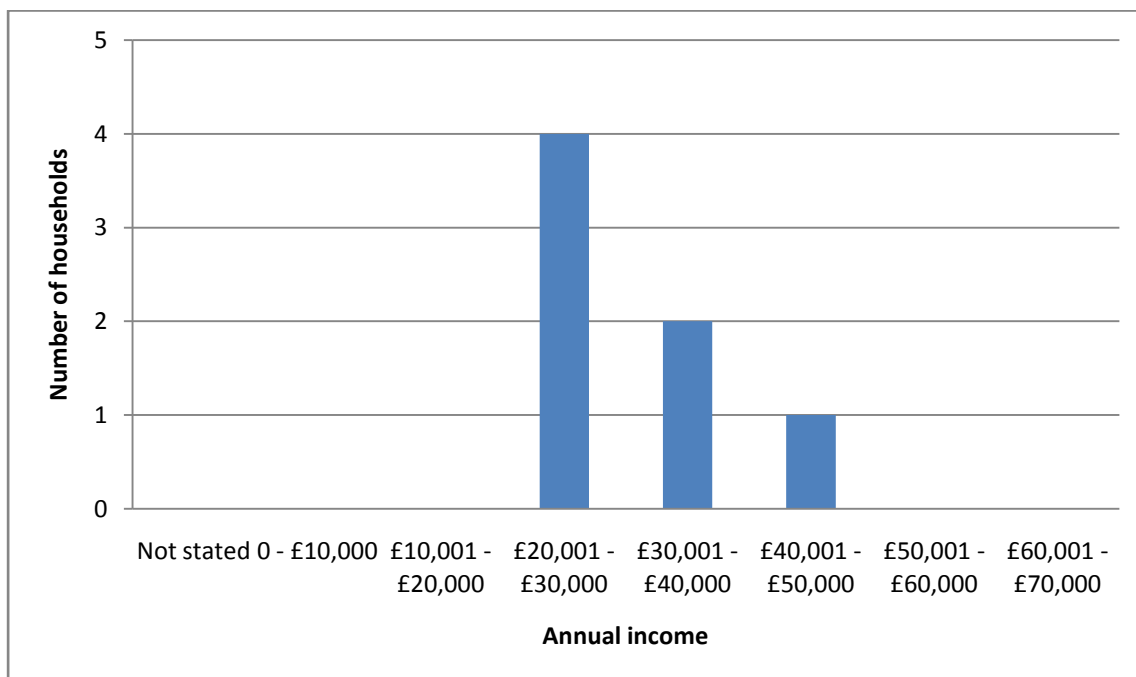
	Frequency
Employed	9
Unemployed	2
Student	0
Child	2
Retired	2
Total	15 people

Local Income Levels and Affordability

When planning Affordable Housing schemes it is helpful to understand what those indicating a housing need can afford and, with this in mind, respondents were asked to provide details of their proposed household's annual gross household income.

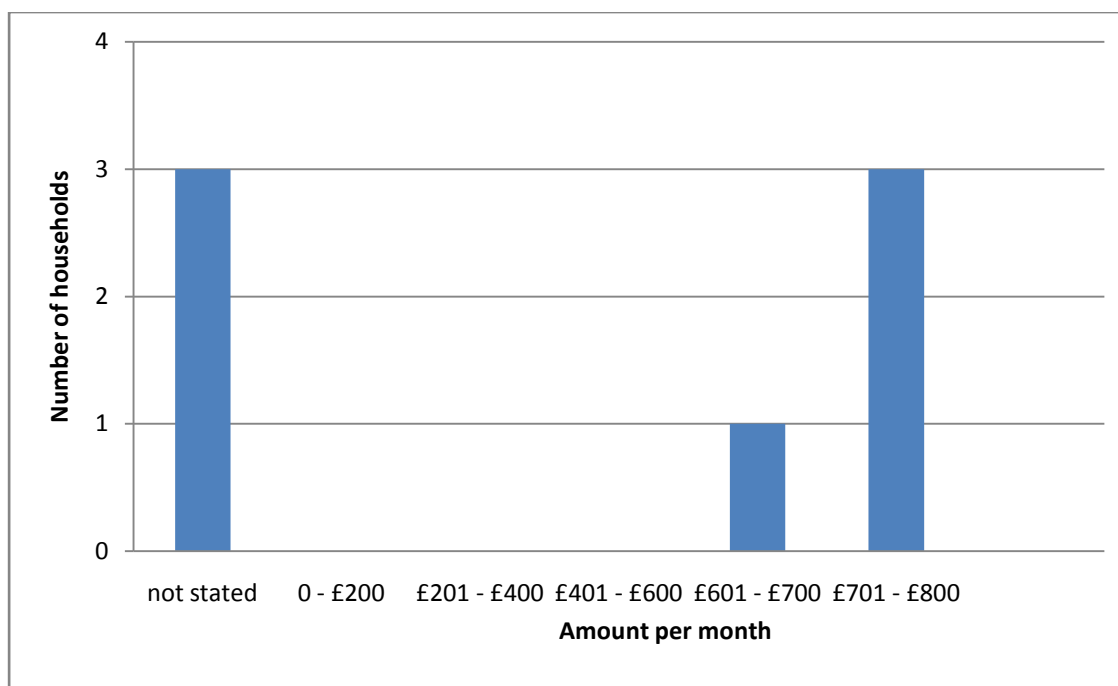
Figure 6 displays the results for the seven respondent households. Four of the respondent households have a combined income of £20,001 to £30,000 per year, two had an income of £30,001 to £40,000 and a further one had an income of £40,001 to £50,000.

Figure 6: Combined household income



Respondents were also asked to indicate the maximum monthly payment their planned household could afford for housing. Figure 7 below shows that three of the households could afford to spend between £601 - £700 per month on housing. One could afford £701 - £800 a month. Three did not state an amount.

Figure 7: Maximum monthly payment available for housing



Buying on the Open Market

Three of the households who indicated a housing need stated that they would like to purchase a home on the open market.

Table 10 shows the most recent house price data³ for Dry Drayton for various sizes of dwelling and indicates the annual income that would be required in order to be able to afford the mortgage on such a property.

Table 10: House price data for Dry Drayton (December 2009)

No. of bedrooms	House Price	Deposit required (Assume 25% required)	Annual income required (based on mortgage lending principle of 3 x income)	Monthly salary needed for purchasers
1	£133,000	£33,250	£33,250	£2,770
2	£165,000	£41,250	£41,250	£3,440
3	£237,000	£59,250	£59,250	£4,940
4	£348,000	£87,000	£87,000	£7,250

³ Source: www.nestoria.co.uk

A household’s ability to buy is also dependent on them having saved an appropriate deposit, as most mortgage lenders will now only lend up to 75% of the property value. Each household who responded to the survey was also asked to state the maximum deposit they could afford to put down on a property.

An assessment was carried out for each household who had filled in sufficient details on their survey form. Of the three households stating a wish to buy on the open market, only one may have a sufficient deposit to afford their desired property. The remaining households may have to amend their expectations.

Buying in Shared Ownership

If people cannot afford to buy on the open market, they might qualify for shared ownership. One of the households who indicated a housing need stated that they might be interested in buying a home in shared ownership. For two others who had expressed an interest in owning their own property, shared ownership remains an option as they have insufficient deposit and income to purchase a home on the open market.

Shared ownership affordability can be estimated by assuming the householder will purchase a 30% share of the property. To buy this 30% share, the householder would need at least a 10% - 20% deposit. Rent would be paid on the unsold equity at between 2.5% - 2.75%. A small service charge also needs to be added.

Table 11 estimates shared ownership affordability using known Dry Drayton house price data⁴.

Table 11: Shared ownership in Dry Drayton⁵

No. of bedrooms	House Price	30% share	Deposit required (assume 20% required)	Total Costs per Month	Annual joint household income required
1	£133,000	£32,100	£6,420	£410	£14,900
2	£165,000	£41,400	£8,280	£520	£18,900
3	£237,000	£58,800	£11,760	£730	£26,400
4	£348,000	£86,100	£17,220	£1,060	£38,200

Again, it is essential that any household wishing to enter into shared ownership has an adequate deposit. Should a household not be able to afford shared ownership, then they could opt for a rental property.

⁴ Source: www.nestoria.co.uk

⁵ Source: Figures used have been calculated using Hastoe East’s Affordability Schedule

Renting

Two households said they would prefer to rent a property and both expressed a preference for rental through a Housing Association, rather than a private rental.

Table 4 shows the typical monthly rental cost of a Housing Association property in 2008.

Table 4: Typical rental costs of Housing Association properties⁶

No. of Beds	HA Monthly Rent	Private Monthly Rent
1 (or bedsit)	£304	£563
2	£348	£647
3	£407	£833
4	£496	£1,111

⁶ Source: Figures used are from Hastoe Housing Association, 2008

PART THREE: SUMMARY AND RECOMMENDATIONS

Summary and Recommendation

This report has been informed by primary data (people who responded to the survey stating that they have a housing need) and secondary data, such as the ratio of local house price to local income, the demographics of the local population and the local housing register.

It is this report's conclusion that a significant affordable housing need has been found in Dry Drayton Parish.

Pre-existing evidence from the Housing Register

The local Housing Register was searched for households in need of affordable housing with a local connection to Dry Drayton. There are thirteen households on the Register that meet this criterion.

The properties that would need to be built and then let out through a Housing Association to accommodate these households are as follows⁷:

1 bed			2 bed			3 bed			4 bed			5+ bed			Total
F	H	B	F	H	B	F	H	B	F	H	B	F	H	B	13
1	3	1		3			4	1							

Findings from Housing Needs Survey conducted in December 2009

The Housing Needs Survey conducted in December 2009 indicated six households in need of affordable housing. One of these households is already registered on the Housing Register and so has been removed from the results, reducing the need identified through the survey to five additional households.

The properties that would need to be built and then let out through a Housing Association to accommodate these five additional households are as follows:

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

The following properties need to be built and then let out through a Housing Association in shared ownership:

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

⁷ Codes used are F (Flat), H (House) and B (Bungalow)

Conclusion

There is therefore a need for a Housing Association to build and let out the following types of property:

1 bed			2 bed			3 bed			4 bed			5+ bed			Total
F	H	B	F	H	B	F	H	B	F	H	B	F	H	B	18
2	3	2		4			6	1							

Recommendation

To fulfil all current and immediate housing need in Dry Drayton, eighteen new affordable homes need to be built.

It is therefore recommended that the size of the development would need to adhere to the Planning Policy contained within the Local Development Framework for South Cambridgeshire on rural exception sites. Ongoing consultation between the Parish Council and Luminus should help to inform this decision.

Appendix 1: Covering Letter from the Parish Council

DRY DRAYTON PARISH COUNCIL

CHAIRMAN

Dr Nick Irish

Jasmine House

Pettitts Lane

Dry Drayton CB23 8BT

Tel 01954 780661

CLERK

Mrs Lily Volans

1, Cotton's Field

Dry Drayton CB23 8DG

Tel 01954 780042

Dear Parishioner,

I am just writing to ask you support this Survey by filling in the attached form.

As you know Housing Provision was one of the subjects raised in the Village Plan.

The responses we had told us that the main interest was a need for a small number of "affordable" homes so that people could stay in the village.

A good response to this Survey will send a clear message to the Parish and District Council on the needs of the village.

Thank you for taking to time to respond. The more forms the more robust the message.

Yours sincerely

Nick Irish

Nick Irish

Appendix 2: Housing Needs Survey from Cambridgeshire ACRE

Date as postmark

The Householder

Dear Householder

Dry Drayton – Housing Needs Survey

Dry Drayton Parish Council has asked us to carry out an independent survey of housing need in the Parish. The aim of the survey is to identify whether there is a shortage of housing for local people, who cannot afford to rent or buy a suitable home at current prices. Examples are:

- People already living in the parish but who are living in unsuitable housing, for example, those who have a growing family or special needs.
- People wishing to remain in the village for reasons of social/family support networks.
- People whose work provides important services and who need to live close to the local community.

This survey is very important and will also give you an opportunity to tell us what you think about housing in your village and inform decisions about affordable housing in your village. So even if you are already on the Housing Register, or have registered with Home-Link, please complete the form to let us know your current requirements and to give a better assessment of the housing situation in your Parish.

If the survey finds there is a need for more affordable housing, then a small affordable housing development could be considered. This would provide low cost housing to rent or purchase through the shared ownership scheme. Priority for these homes would go to local people with a strong connection to the village. A full report on the survey findings will be shared with the Parish Council in due course.

If there are people in need of housing in your household then the survey should be filled in by the person or persons in need. In order to help us, please complete the enclosed questionnaire and return it in the pre-paid envelope provided by 18 December 2009. Additional copies of the survey can be sent to people who live in your house or people who live elsewhere but who have a strong local connection to the village and require housing – just let us know their contact details so we can send it to them.

Thank you in anticipation of your response.

Yours sincerely



Catherine Shilton
Rural Housing Enabler
Catherine.Shilton@camsacre.org.uk

Encs

Appendix 3: Housing Needs Survey

**LOCAL HOMES FOR LOCAL PEOPLE
HOUSING NEEDS SURVEY FOR DRY DRAYTON**

This survey is being carried out to assess housing need in Dry Drayton. Your Parish Council is working with Cambridgeshire ACRE’s Rural Housing Enabler to co-ordinate and subsequently act upon the results. The results will help decide the type of affordable housing to be provided in the parish so it is important that as many people as possible complete the questionnaire and return it in the envelope provided.

It is important to note that the survey is intended to highlight all those current and future households who cannot afford to rent or buy a home on the open market.

This survey should be completed by all households. If there is someone in need of housing, that person should fill in the form. If there is more than one person in need in a household, please contact us for further copies. We also need to cover the requirements of those who no longer live in the survey area but who would like to return for family or work reasons. If you know of anyone in this category then please encourage them to complete this questionnaire. Further copies can be obtained by calling Catherine Shilton on 01353 865037.

A copy of this form is being delivered to every household and business in the area and completed forms should be returned as soon as possible in the enclosed pre-paid envelope.

All information provided will be treated in the strictest confidence and you do not have to provide your personal details if you do not wish. However, if you do complete them, we will be able to contact you regarding any possible housing scheme that results from this survey.

PERSONAL DETAILS	
NAME: (MR/MRS/MS/OTHER)	_____
ADDRESS:	_____ _____ _____
TELEPHONE:	_____
EMAIL:	_____

DATA PROTECTION

The organisation processing your data is Cambridgeshire ACRE, who is registered with the Information Commissioner's Office, under the Data Protection Act 1998, for the purpose of processing personal data in the performance of its legitimate business. Any personal details collected will be held in accordance with Data Protection legislation. Further information relating to the Data Protection Act 1998 can be sent to you on request. If you have concerns about the processing of your personal data by Cambridgeshire ACRE you may contact the Information Commissioner's Office at Wycliffe House, Water Lane, Wilmslow, Cheshire SK9 5AF.

The information you supply will be used to produce a statistical report identifying the level and type of housing need in your village. You do not have to identify yourself if you do not want to and we do not expect you to sign your form. Your answers will not be used for any other purpose.

PART ONE – HOUSING NEED

Please indicate whether you or a member of your household (e.g. older children or other dependents) are in housing need by answering *either* Question 1a *or* Question 1b.

Question 1a - My current home is unsuitable for my household.

Yes

If yes, please tick all boxes that apply to you:

It is too small (overcrowded)
 It is too large
 It needs repairing
 It needs a bathroom
 It needs adapting to suit our needs
 Other:

It is too expensive
 It is in the wrong place
 I have a medical problem
 I need my own home
 I share with other households
 Family circumstances are changing

Question 1b - My current home is suitable for my household.

Yes

We are interested in all community members' views on possible housing development. Please answer Question 2 to give your opinion.

Question 2 - Would you be in favour of a small development of affordable homes for local people?

Yes

No

Please add any comments you would like to make here:

If you answered 'Yes' to Question 1a, please continue and complete Parts 2 and 3.

If you answered 'Yes' to Question 1b, please stop at the end of Part 1 and return the form to us in the pre-paid envelope which was included alongside this survey.

PART TWO – HOUSEHOLD CIRCUMSTANCES

Question 3a - Do you live in Dry Drayton?

Yes

No

Question 3b - If yes, how long have you lived in Dry Drayton?

yrs

mths

Question 4 - Do you or another member of your household have family connections to Dry Drayton?

Yes

No

Please specify connection:

Question 5 - Do you or another member of your household work in Dry Drayton but live elsewhere because you cannot afford to live locally?

Yes

No

Question 6 - Please provide details of everyone living in your home at present, including yourself.

Relationship to self, e.g. partner, son	Gender	Status	Age							
	Male / Female	Employed / Unemployed / Student / Child / Retired	Under 25	25-29	30-39	40-49	50-54	55-59	60-64	65+
Self										

Question 7 - What type of property do you currently live in?

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

Question 8 – What are your current living arrangements?

Live with parents

Rented from Local Authority

Rented from a private landlord

Owned with or without a mortgage

Rented from a Housing Association

Live in tied accommodation

Shared ownership (part owned/rented)

Other (please specify below)

Question 9 – If you would like to tell us more about your reasons for needing to move, please give brief details here.

PART THREE – HOUSEHOLD REQUIREMENTS

Question 10 - What type of property are you looking for?

(Please tick the kind of property that would best suit your needs)

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

Question 11 - Do you or another member of your household require special adaptations to be made to your property in order to meet special needs?

Yes No

If Yes, please specify:

Question 12 - Are you looking to:

Rent from a private landlord
Buy on the open market

Rent from a Housing Association
Buy in shared ownership ^{Note 1}

Note 1: Shared ownership is where the household can buy a percentage of the value of the property, e.g. from as little as 25%, and pay for this through a mortgage. The remaining percentage is owned by a Housing Association and a weekly rent is paid on the share you do not own. The maximum percentage that can be owned is 80% so that the property always remains available as affordable housing and can never be sold on the open market.

Question 13 - Who would be in the new household?

Relationship to self, e.g. partner, son	Gender	Status	Age							
	Male Female	Employed / Unemployed / Student / Child / Retired	Under 25	25- 29	30- 39	40- 49	50- 54	55- 59	60- 64	65+
Self										

When planning Affordable Housing schemes it is helpful to understand what people can afford. You are reminded that all information will be reported anonymously.

Question 14 - What is your planned household's combined annual salary (before tax and to the nearest thousand pounds)?

£

Question 15 - What is the maximum monthly payment your planned household can afford for housing (to the nearest hundred pounds)?

£

Question 16 - What is the maximum initial payment you can afford as a deposit on a property? (Please include any equity you have if you own your current home.)

£

Question 17 - Which of the following actions, if any, have you already taken?

Completed a housing register application form with a local authority? Yes No

If no, please note that to be eligible for housing resulting from any local scheme, you must be registered with the local authority.

The Local Authority for Dry Drayton is South Cambridgeshire District Council.
For general housing enquiries contact
01954 713055 (8.30am - 5.00pm Mon – Thurs 8.30am - 4.30 pm Friday)
email: housing.advice@scambs.gov.uk
fax: 01954 713123

Homelink, the choice based lettings system can be contacted on
08450 450 051 (8am to 8pm, Monday to Saturday (except bank holidays))
email: cbl@scambs.gov.uk
Or visit the website to apply directly <http://www.home-link.org.uk>

Looked at privately rented accommodation in the area. Yes No

Looked at open market housing in the area. Yes No

Investigated whether you could obtain a mortgage. Yes No

Thank you for taking the time to complete this survey.

Please return it in the pre-paid envelope provided by 18 December 2009.

If you do not have the envelope for any reason then you can use the following address for free:

**Cambridgeshire ACRE
Freepost Ang 10698
Ely
CB6 1YA**

Appendix 4: Tables showing the Full Results

Part 1 - Housing Need

Q1a: My current home is suitable for my household	Frequency	Valid Percentage
Yes	78	90
No	7	8
Not stated	2	2
Total	87	100

Q1a: Reasons for unsuitability	Frequency
It is too small (overcrowded)	0
It is too large	0
It needs repairing	0
It needs a bathroom	0
It needs adapting to suit our needs	3
It is too expensive	3
It is in the wrong place	0
I have a medical problem	0
I need my own home	2
I share with other householders	0
We have changing family circumstances	1
It is too small (overcrowded)	0
It is too large	0
Not stated	1
Total	10

Q2: Would you be in favour of a small development of affordable homes for local people?	Frequency	Valid Percentage
Yes	65	75
No	17	20
Not stated	5	6
Total	87	100

Part 2 - Household Circumstances

Q3a: Do you live in Dry Drayton Parish?	Frequency
Yes	7
No	0
Not stated	0
Total	7

Q3b: If yes, how long have you lived in Dry Drayton Parish?	Frequency
0-5 years	4
6-10 years	0
11-20 years	2
21-30 years	1
31-50 years	0
51-70 years	0
Over 70	0
Not stated	0
Total	7

Q4: Do you or another member of your household have family connections to Dry Drayton Parish?	Frequency
Yes	2
No	5
Not stated	0
Total	7

Q5: Do you or another member of your household work in Dry Drayton Parish but live elsewhere because you cannot afford to live locally?	Frequency
Yes	0
No	6
Not stated	1
Total	7

Q6(i): Please provide details of everyone living in your home at present, including yourself. [Gender]	Frequency
Male	9
Female	9
Not stated	0
Total	18

Q6(ii): Please provide details of everyone living in your home at present, including yourself. [Status]	Frequency
Employed	10
Unemployed	1
Student	3
Child	2
Retired	1
Not stated	1
Total	18

Q6(iii): Please provide details of everyone living in your home at present, including yourself. [Age]	Frequency
Under 25 years	6
25 - 29 years	0
30 - 39 years	6
40 - 49 years	0
50 - 54 years	2
55 - 59 years	1
60 - 64 years	2
Over 65 years	1
Not stated	0
Total	18

Q7(i): What type of property do you currently live in? [Type]	Frequency
house	4
flat	0
bungalow	3
sheltered	0
caravan	0
other	0
not stated	0
Total	7

Q7(ii): What type of property do you currently live in? [Number of bedrooms]	Frequency
1 bed	3
2 beds	1
3 beds	1
4 beds	1
5 beds	1
not stated	0
Total	7

Q8: Who owns the property you live in?	Frequency
Live with parents	1
Rented from Local Authority	2
Rented from a private landlord	2
Owned with or without a mortgage	1
Rented from a Housing Association	0
Live in tied accommodation	0
Shared ownership (part owned/rented)	1
Other	0
Not stated	0
Total	7

Q9: If you would like to tell us more about your reasons for needing to move, please give brief details here.

Analysed manually, as free format response allowed.

Part 3 – Housing Requirements

Q10(i): What type of property are you looking for? [Type]	Frequency
House	5
Flat/maisonette/apartment/bedsit	0
Sheltered/retirement housing	0
Bungalow	2
Caravan/mobile home/temporary structure	0
Other	0
Not stated	0
Total	7

Q10(ii): What type of property are you looking for? [Number of bedrooms]	Frequency
1 bed	3
2 bed	1
3 bed	3
4 bed	0
5+ bed	0
Not stated	0
Total	7

Q11: Are you looking to:	Frequency
Rent from a private landlord	0
Buy on the open market	3
Rent from a housing association	2
Buy in shared ownership	2
Not stated	0
Total	7

Q12(i): Who would be in the new household? [Gender]	Frequency
Male	7
Female	8
Not stated	0
Total	15

Q12(ii): Who would be in the new household? [Status]	Frequency
Employed	9
Unemployed	2
Student	0
Child	2
Retired	2
Not stated	0
Total	15

Q12(iii): Who would be in the new household? [Age]	Frequency
Under 25 years	4
25 - 29 years	1
30 - 39 years	6
40 - 49 years	0
50 - 54 years	0
55 - 59 years	0
60 - 64 years	3
Over 65 years	1
Not stated	0
Total	15

Q13: When planning Affordable Housing schemes it is helpful to understand local income levels. Please state combined household income (before tax).	Frequency
Not stated	0
0 - £10,000	0
£10,001 - £20,000	0
£20,001 - £30,000	4
£30,001 - £40,000	2
£40,001 - £50,000	1
£50,001 - £60,000	0
£60,001 - £70,000	0
Total	7

Q14: What is the maximum monthly payment your planned household can afford for housing?	Frequency
0 - £100	0
£101 - £200	0
£201 - £300	0
£301 - £400	0
£401 - £500	0
£501 - £600	0
£601 - £700	1
£701 - £800	3
Not stated	3
Total	7

Q15: What is the maximum initial payment you can afford as a deposit on a property?
Analysed manually, as free format response allowed.

Q16(i): Actions taken – completed a housing register application form	Frequency
Yes	2
No	3
Not stated	2
Total	7

Q16(ii): Actions taken – looked at privately rented accommodation in the area	Frequency
Yes	4
No	2
Not stated	1
Total	7

Q16 (iii): Actions taken – looked at open market housing in the area	Frequency
Yes	5
No	1
Not stated	1
Total	7

Q16(iv): Actions taken – investigated whether you could obtain a mortgage	Frequency
Yes	4
No	2
Not stated	1
Total	7

Appendix 5 – Comments on the possibility of a small development of affordable homes in Dry Drayton parish

The following list shows all the comments made in response to the question “Would you be in favour of a small development of affordable homes for local people?”

People in need

- Some of my children would like to be able to live here as they were born here, but cannot afford to do so.
- Because we would buy one, so that we can stay in the village and for our children to grow up here.
- I am currently renting a property in the village, but would desperately like to be in a position where I could afford my own home in the village. Being a single person my salary doesn't warrant being able to buy a house in this area.

We would welcome a new development

- I would certainly be pleased if there were more affordable homes, say for young couple who cannot afford more expensive homes.
- All developments recently have tended towards the large 4 / 5 bed houses. The Parish Plan identified that if there was a need for development it was for affordable dwellings. Any developments need to be 'Sustainable Build'.
- To ensure that young people stay in the village. Also - to give the opportunity for older people to downsize; again to stay in the village.
- I would also like a 'sheltered community' development with wardens for the elderly.
- I believe that the provision of affordable housing is essential to prevent villages becoming retired middle class enclaves.
- Dry Drayton suffers from a lack of affordable houses which would support the local school and village amenities. This has been a long standing issue. I would like 50 houses built over 5 years.
- Housing costs in Cambridge are prohibitive.

Issues about allocation, design, size and location of housing

Allocation

- With the emphasis on local.
- I would only agree to this if the people in question had a direct link to Dry Drayton e.g. Grew up here. I wouldn't want what happened in Hardwick to happen here e.g. overspill from Cambridge etc.
- As long as it remained affordable housing for local people.

Design

- Would be beneficial for the style of home to be in keeping with local surroundings if possible.
- The last survey revealed a number of people now living in a 2 storey house who would like to move into a single storey bungalow. I am therefore concerned when a bungalow is

sold and planners agree to it being replaced with a 2 storey house. Thankfully I live in a bungalow.

Size

- Prefer small developments of 1 - 2 houses each.
- Yes, so long as it is a 'small' development.
- Development should remain small and houses built to a good standard.
- 'Small' is too subjective to comment. Not against in principle but would depend on number and location.
- Very small - I would not like to see the village change to a great degree.
- Yes if it would stay small.

Location

- I believe that in any community that housing should be mixed and integrated. I would wish any new housing to be developed as such. Dry Drayton suffers segregation from a previous era with an 'upper' and 'lower' village - there should not be a repeat of this ever.
- Siting and size of the development are key considerations.
- Ideally, this should be near the school.
- Within the village confines i.e. Not on greenbelt land.
- Subject to the following reservations
 1. Location
 2. Impact on the green areas of the village.

No need in Dry Drayton

- I am aware that there is unlet property already in the village.
- I chose to live in a small and quiet village because it was just that.
- My wife and I are greatly concerned that this form, and the 'village plan', are to be used as post hoc justification for a decision that has already been made. Furthermore, we have no confidence that our representatives will defend the greenbelt land - and we are very passionate in our concern that this should never be encroached upon. Can you reassure us on these points?
- I don't believe that Dry Drayton is large enough to warrant further housing. There are insufficient amenities, and more housing would spoil the village's character. I would oppose further development.
- We paid a premium to reside in this village. Fact and experience show social housing mixed with private usually brings noise and trouble to the private owners who usually care more about their properties than those who rent / part buy part rent. i.e. Cambourne!! or Crimebourne as it is now known.
- This is unnecessary as there are plenty of homes for rental in the area.
- Would just like to use 'Cambourne' as an example! No way! Cheap housing has not worked there, and through bitter experience, Dry Drayton certainly wouldn't benefit!
- Given the nearness of Bar Hill, Hardwick, Cambourne and Northstowe, we believe the need to avoid urban sprawl and to conserve the rural character of Dry Drayton outweighs the need for any expansion of the village.

Future needs

- Although I have ticked box 1b, this might not apply in the future. I am over 60 and my wife / I occupy a 5 bedroom house on our own. In future it could be too large / expensive or medical problems make it unmanageable. I am sure many residents of Dry Drayton are in the same position. Some form of assisted accommodation (i.e. not necessarily affordable housing) would be a valuable provision in the village.
- No immediate personal or family need but can anticipate the need for good quality sheltered accommodation at sometime in the future, say within ten years, less following accidents or illness. My guess is it needs to be planned and started now to be ready on time!

Perspectives

- The results of increasing low cost housing will be a devaluation of existing house values or prices. One would also find local authority pressure to place 'difficult families' with disrupting behavioural problems in the village again. That is unacceptable. I do accept that in any development up to 20% (1 in 5) houses should be low cost. Also the lack of facilities in the village makes it unsuitable for poor families. All need cars for access to shops etc.
- The village totally rejected the proposals for a large development at Scotland Farm. A major problem is that landowners who could become very rich will support any means to 'cash in' and retire. It is also true that parents will wish to retain their children in the village to help them as they age and vice-versa for baby-sitting for example. One must not assume one generation can answer for another who will benefit from separation with different social requirements.