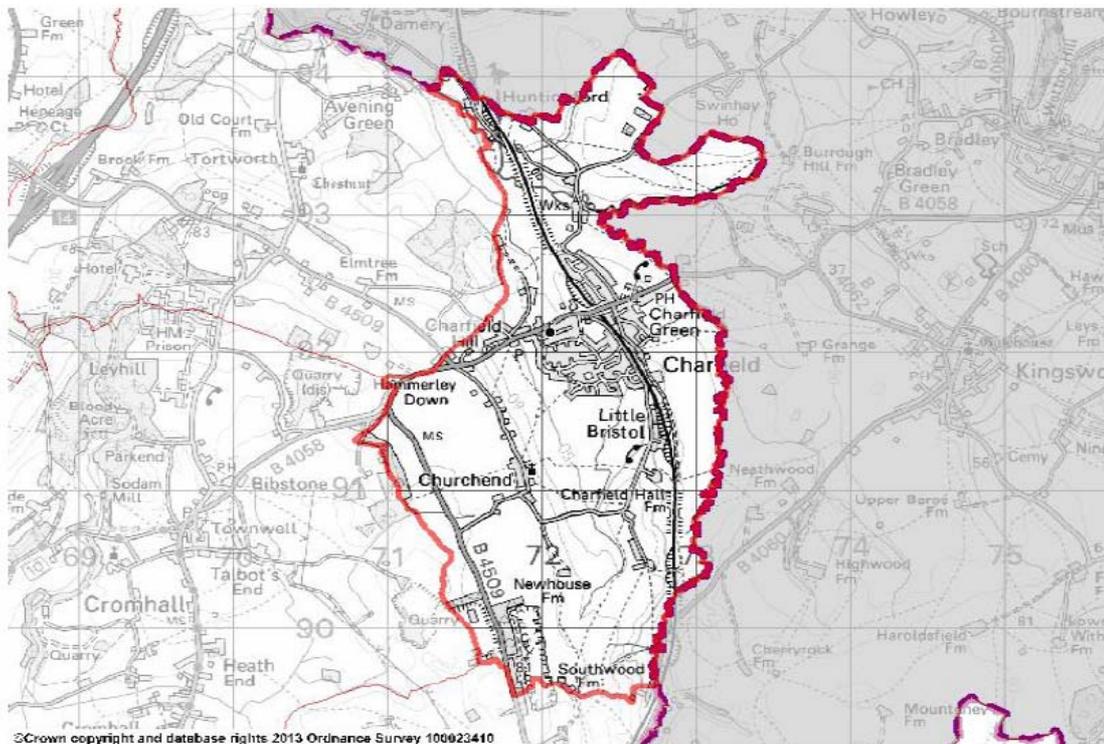


Housing Needs Survey Report

Charfield Parish May 2014



Charfield Parish Housing Needs Survey – introduction

Background

In July 2013, the Strategic Housing Enabling Team of South Gloucestershire Council on behalf of and in conjunction with Charfield Parish Council and the Village Plan Steering Group undertook an independent housing needs survey for Charfield Parish. The format and questions of this survey and covering letter were agreed by all parties (See Appendix 1).

Purpose of Housing Needs Survey

The main objective of the survey was to gather information and quantify the number of households wishing to move in Charfield within the next 5 years and identify those households in need of “*affordable housing*” and with a “*local connection*” to Charfield. The information would also help to identify the type and size of housing required. (Appendix 2 sets out the National Planning Policy Framework definition for affordable housing. When assessing local connection this will either depend on the length of time household/s have lived in the parish, or if there is an employment or family connection or any special circumstances. See Appendix 3 Local Connection criteria)

This housing needs survey complements the Charfield Village Plan that was adopted in 2013. As part of that plan one of the actions under the heading of “*Influencing future development*” is to undertake a housing needs survey to understand the level of local need for affordable housing in the village. Another action is to ensure any new development has an appropriate mix of homes to meet local needs. Information gathered from the housing needs survey will also give an indication of demand for market housing in Charfield.

Format of Survey

The survey comprises two parts. All households were asked to complete Part 1 as this information would provide detailed background information regarding the profile of the community, current housing supply and the types of households that are resident.

Part 2 was about households wishing to move home in the next 5 years and stay living in the Parish. This part also encouraged anybody who had family and friends who had moved away and those working in the parish to complete the form if they wished to live in the parish. This information would enable the council to identify the nature of those respondents’ housing needs and whether or not they are able to resolve their needs in the local housing market.

Survey Distribution

The distribution of the survey was organised by Charfield Parish Council. Approximately 990 surveys with a covering letter were hand delivered the week of the 15th July 2013 with the local Chadra magazine, which is distributed to every household in the Parish. The local school and main employers were also made aware that the survey was being undertaken.

The survey was supported by a drop-in consultation event organised by South Gloucestershire Council and Charfield Parish Council on the 20th September 2013 as well as publicity organised around the parish in the form of posters, flyers and an article in the parish newsletter. The deadline for return of the questionnaires was 30th September 2013.

To encourage a good response, households were given free-post envelopes and also encouraged to submit on-line responses in line with corporate policy. In terms of validity of on-line responses, due to the software used and the different response options open to respondents, it was theoretically possible for people to submit more than one response. This has been monitored during the consultation period and analysis and it does not appear to have been abused or be a significant issue affecting the response.

Survey Results

Of the Parish's 974 households (census 2011), 237 returned Part 1 of the survey giving a response rate of 24%. Whilst this is thought to be a lower than expected response it is considered an adequate rate for a rural survey. 25 responses were received regarding Part 2.

Key Findings

Based on the number of households who responded to Part 2, eleven are identified as being in need of affordable housing, of which nine would be for social rent and two for shared ownership. An assessment of each household's monthly net income against private rents indicates that affordable rent tenure is not considered to be affordable. Of the two households identified as being in need of shared ownership one could marginally afford a 2 bed flat on an affordable rent tenure if shared ownership is not available.

Social Rent	Shared Ownership	Affordable Rent
9	2	0

Eleven households are considered financially capable of meeting their housing needs on the open market, of which ten can buy on the open market and one privately rent.

Open Market Buy	Open market rent
10	1

Recommendation

There is an identified local need for affordable homes in the parish of Charfield. It is recommended that the parish council formally accept the findings of the survey which in turn can be used to help assist the Parish when considering the following:

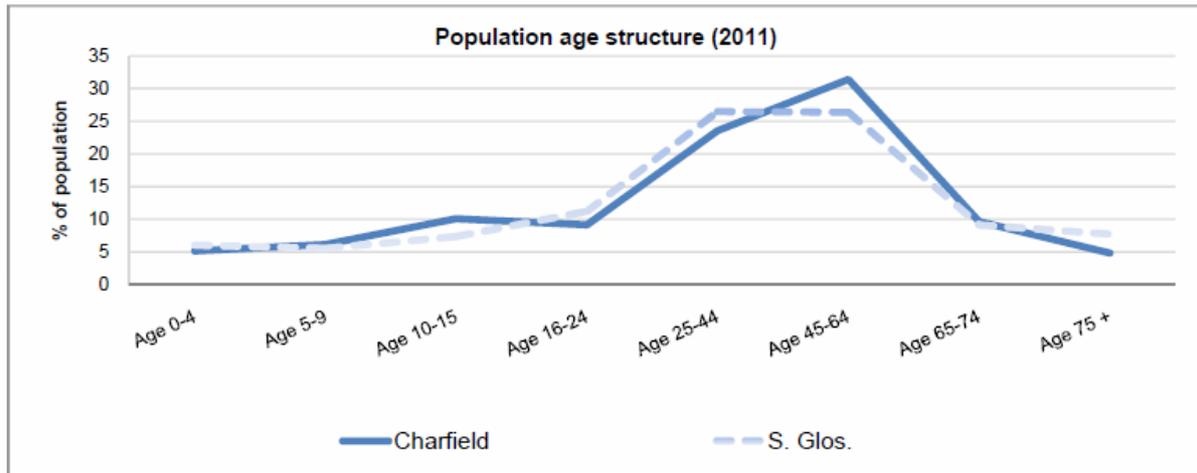
1. Any future proposals or planning applications for a rural exceptions site for affordable housing in Charfield.
2. Assist Charfield Parish Council with its collaborative working with South Gloucestershire Council on the [Policies Sites and Places Plan](#), which will form part of the [South Gloucestershire Local Plan](#)

Charfield Parish Overview

The parish of Charfield is located just within the border of the unitary authority area of South Gloucestershire and adjoins the county of Gloucestershire. Charfield is a rural parish with around 974 households and has a resident population of approximately 2,538 (Census 2011). There has been a 2% decline in the total population since the previous census in 2001.

Demographics

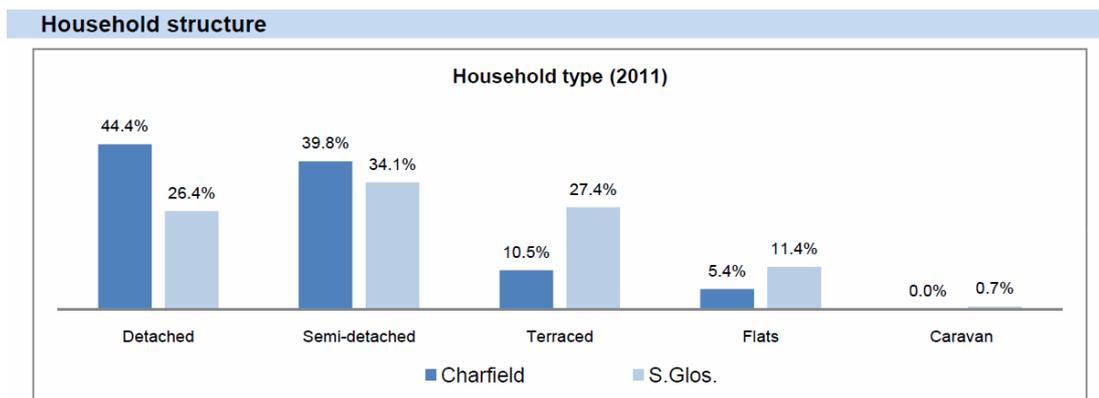
Charfield's population profile broadly reflects that of South Gloucestershire's, apart from having a slightly higher proportion of 45 to 64 year olds. The average household size for Charfield is 2.6, compared to an average household size of 2.4 for South Gloucestershire as a whole.



(Source: Census 2011 - Office for National Statistics)

House types

The majority of properties in Charfield are a mix of detached and semi-detached houses and there is a small number of flats. See graph below.

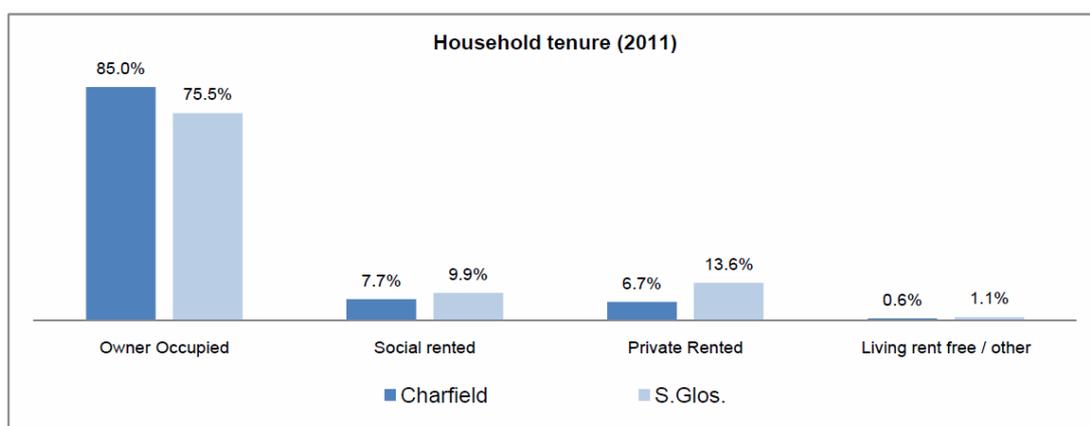


(Source: Census 2011 - Office for National Statistics)

As part of the Charfield Village Plan, respondents were asked about the type of development they considered was "definitely not needed" and 40% confirmed larger detached homes and 30% said 4 bed houses.

Private Sector Housing

The majority of homes (85%) are owner occupied. There has been a 2% decline in home ownership and a 150% increase in the number of people privately renting (from 26 in 2001 to 65 in 2011). See graph below for household tenure.



(Source: Census 2011 - Office for National Statistics)

Table 1 below illustrate average house prices for a range of house types sold within the Charfield area at different time periods. These figures are not official estimates of average property prices in the area and are to be treated as indicative only and are meant to provide a rough guide to sales history in the parish. This information has been obtained from www.rightmove.co.uk and www.nethouseprices.com (Appendix 4 sets out full details of sold property prices and private rents).

Sold prices for 2 bed houses have been taken from an earlier date of 2012 due to lack of recent data and all other available sold prices cover the period between January to December 2013.

Table 1 sold house prices in Charfield

	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house
	Nethouse prices 2013	Rightmove 2013	Rightmove 2012	Rightmove 2013	Rightmove 2013
Average	£100,000	£115,000	£149,875	£199,550	£256,785

Table 2 below sets out private rental prices for Charfield. Information relating to 2 bed flats, 3 and 4 bed houses for properties in Charfield has been obtained from www.rightmove.co.uk. Due to lack of information for 1 bed flats and 2 bed houses verbal information was provided by a local estate agent.

Table 2: private rents for Charfield

	1 bed	2 bed flat	2 bed house	3 bed house	4 bed house
	Verbal update March 2014 that one went for £425 March 2014.	Rightmove April 2014	Verbal update March 2014 £625 £650	Rightmove March 2014	Rightmove March 2014
Average	£425pcm	£525 pcm	£637.50pcm	£850 pcm	£950 pcm

On looking at the combined evidence of tenure change and house price sale data, it is apparent there are a number of factors taking place in Charfield: there is a drop in home ownership; an increase in privately rented accommodation; and, there appears to be considerably fewer smaller bedroom properties available to buy or rent. This suggests there may be a lack of smaller type accommodation within people's price range available on the open market, especially for first time buyers

In terms of future residential development in Charfield, there is a commitment for 10 dwellings within the settlement boundary and two outside. The majority of these schemes are for one dwelling and one for four detached dwellings. This covers development which has planning permission but has yet not been started or completed as of March 2013, and also includes planning permissions granted between March 2013- December 2013. A scheme for sixteen homes which includes five affordable homes has recently completed in Charfield. (See Appendix 5 for details of those planning permissions)

Supply of Affordable Homes

As part of the Charfield Village Plan respondents were asked about the type of housing development they considered was needed. 52% respondents suggested that "affordable homes to meet local need (social rented/shared ownership)" were either - "yes definitely" or 'maybe' needed. 49% suggested that 1 or 2 bed houses or flats were needed. The village plan reported that these findings highlight the concerns respondents have for local people being able to buy a home in the village.

At present, there is a small proportion (7.7%) of affordable homes available for rent via housing associations. Within the last year, an additional 10 new affordable homes for rent have been delivered by Knightstone Housing Association at Little Bristol Lane and Wotton Road. These homes provide affordable housing to meet a district wide need and are not allocated to meet local need per se.

As of the 13th February 2014, information taken from the Council's Home Choice Register illustrates the identified need for affordable housing in Charfield. Twelve households, who are deemed to be in housing need Band B, have chosen Charfield as their first choice to live and of that twelve, five households currently live in Charfield. Those household/s within the registered category could also potentially be in housing need should their circumstances change, although without knowing the details of each case it is beyond the scope of this report to comment.

6404 applicants on Housing Register as of 10.02.14	Those who have chosen Charfield	Those who have chosen Charfield as first choice	Band A*	Band B*	Registered
District Wide	450	32	0	12	20
Household/s living in Charfield	18	13	0	5	8

*Household/s that fall within bands A and B are deemed as being in housing need and those who are not are allocated to the Registered category.

It should be noted that it is not unusual for households who are in housing need to

not be registered with the council as they may feel that the local authority cannot help to resolve their housing needs, particularly in areas where the supply of affordable housing is limited

A rural housing needs survey helps determine more precisely the level of need within the parish for affordable housing, and to identify the type and size of affordable homes required. The following sections will assess and set out the findings of the information returned for Parts 1 & 2 to determine the housing needs of the parish.

Charfield Housing Needs Survey – Results of Part 1

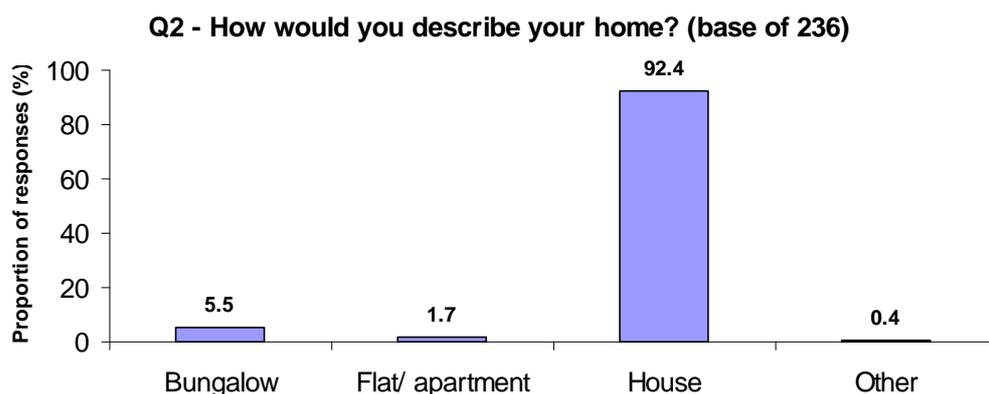
All household/s in the parish of Charfield were asked to complete Part 1 of the Housing Needs Survey. The purpose of this information is to help give an overview of the community and in particular its housing profile and views on affordable housing.

There were 237 responses although not all respondents answered all questions and therefore answers will not always add up to 237. Percentages have been based on the number of respondents to each question.

To give a broad overview, the below responses to a number of questions (but not all) have been reported. The complete response count for all questions can be found under Appendix 1

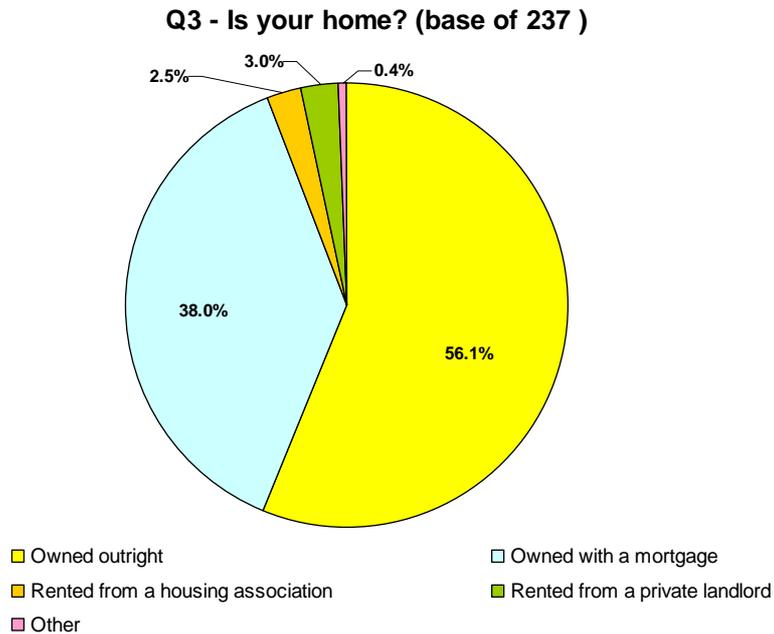
Q.2 Type of Home

The majority of respondents (92.4% / 229 responses) described their homes as a house; a smaller percentage (5.5% / 13 responses) described it as bungalow; and 1.7% (4 responses) described their homes as a flat/apartment. This information regarding house types reflects the census 2011 data with detached/semi-detached/terrace accounting for approximately 95% of all house types. Please see graph below.



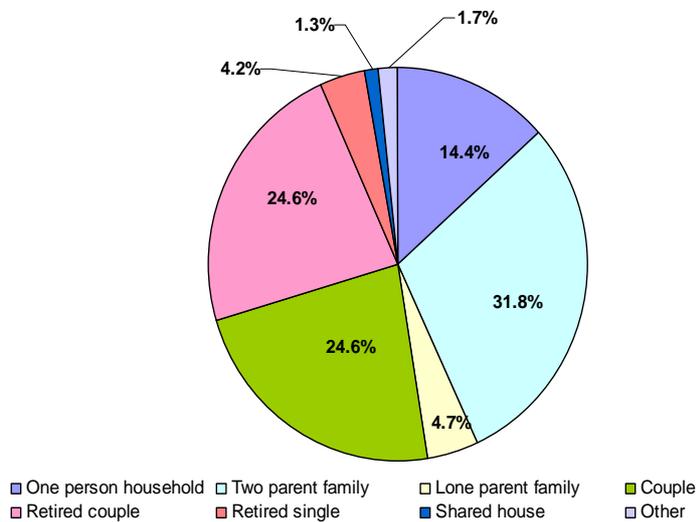
Q.3 Tenure of home

The chart below illustrates that the majority of respondents' homes are either owned outright or with a mortgage and this accounts for 94.1% (223) of all responses. A small percentage either rent privately or from a housing association. Please see graph below.



Q.7 Type of household

Q7 - What type of household are you? - tick more than one if applicable (base of 253)



Q.13 and 14 – respondents needing to move in the next five years

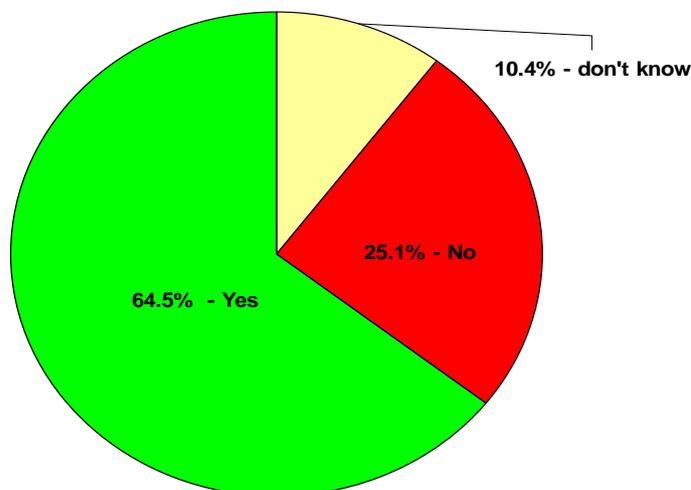
15 households living in the parish stated they needed to move together to another house and 22 people needed to move out of an existing household to find their own alternative accommodation now or within the next five years.

It should be noted that on further analysis of the completed results for part two, a total of 25 households are looking to move in the next five years.

Affordable Housing Related Questions relating to Part 1

Q.10 – When asked if they were in favour of a small development of affordable housing for local people, if there was a proven need, 64.5% (149 respondents) answered yes. Whilst these views clearly do not represent the views of the whole parish, it does indicate a level of support for affordable housing should there be a proven need.

Q10 - Are you in favour of a small development of affordable homes for local people if there is proven need ? (base of 231)



(Q12) Has anyone from your family moved away in the last five years?

5.1% (12 respondents) said that someone from their family has moved away in the last five years due to difficulty in finding an affordable home locally. This is a small number of responses but illustrates that households are being forced to move out of the parish because of issues of affordability.

(Q11) If an affordable housing need is identified in Charfield, where do think a scheme should be developed or do you know of any possible sites?

104 responses were received and some of the key comments have been summarised as follows:

- The majority of responses do not know of any sites
- A number felt that brownfield sites and infilling were more appropriate
- A number referred to protecting the green belt
- A number felt development was not appropriate and wanted to keep the village as it is
- A range of sites were also suggested

(Q15) Please use this space to make any comments regarding this survey or on the issue of affordable rural housing

67 responses were received and some of the key comments have been summarised as follows:

- The impact that more development will have on the infrastructure e.g. schools and the need to improve transport so people can access jobs
- Housing should be for local people only
- Need for older persons accommodation
- Need to maintain village
- A number of comments were in favour of affordable housing in the area and conversely a number of comments said that Charfield didn't need more homes

The full set of comments relating to Q11 & Q15 can be found under Appendix 6. Although this information represents the views of a small element of the overall parish, it may assist the parish council with regards ongoing work.

PART 2- Housing Needs

There were 25 responses for Part 2 although not all respondents answered all questions and therefore answers will not always add up to 25. Percentages have been based on the number of respondents to each question. An additional five respondents completed Part 1 to say they wish to move but didn't complete Part 2.

The following information illustrates the type of tenure respondents prefer, type of household looking to move, minimum number of bedrooms they require and reasons for wanting to move.

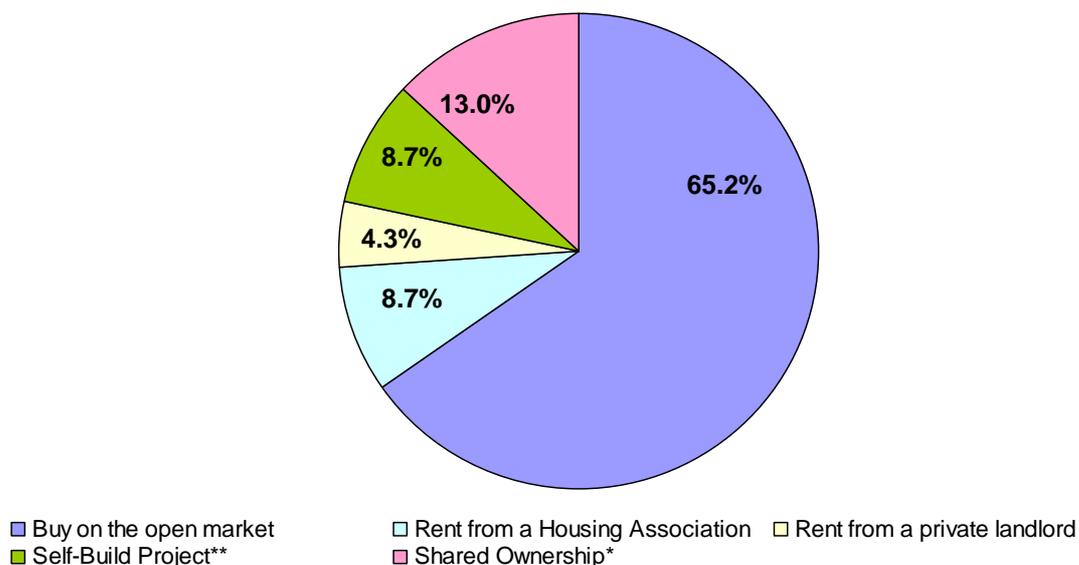
The complete response count for all questions relating to Part 2 can be found under Appendix 1.

Tenure of Homes

When asked which of the following tenure they would prefer, 15 respondents (65.2%) said they would prefer to buy on the open market.

Further analysis of financial data submitted will help to establish whether or not those households can afford to meet their housing needs on the open market or if they are in need of affordable housing.

Q34 - Which type of tenure would you prefer? (base of 23)



Bedroom Numbers

The minimum number of bedrooms respondents said they require is set out in the below table with 50% requiring two bedrooms and 21% requiring one bedroom.

Market research regarding sold house prices indicates a lack of smaller accommodation in Charfield. Those who have indicated the requirement for 1 and 2 beds are largely those respondents who are looking to set up independent accommodation or wishing to down size.

Min. number of bedrooms required	1 bed	2 beds	3 bed	4 or more
24 Responses out of 25	5	12	5	2
Total % response	21.08%	50%	20.8%	8.3%

Reason for moving

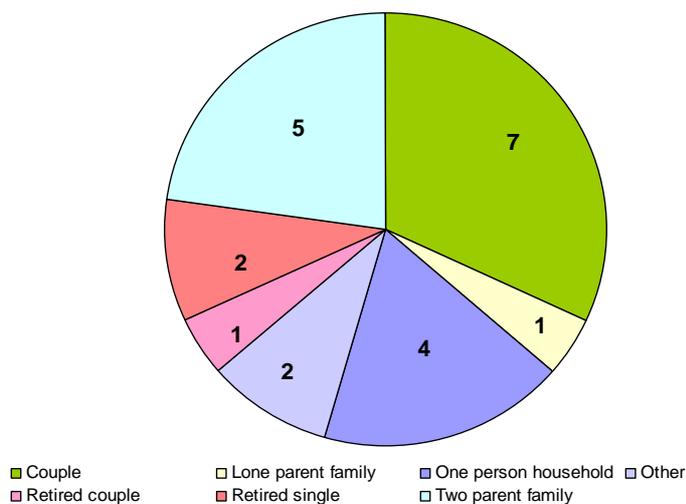
Q.37 What is your reason for needing housing within Charfield?

The largest group that want to move are those needing to set up independent accommodation – see table below for full list of reasons

	21 responses out of 25	% response
Need to set up independent accommodation	8	38.1%
Need larger accommodation	4	19.0%
Need smaller accommodation	3	14.3%
Need a cheaper home	3	14.3%
Need secure accommodation	2	9.5%
Other	1	4.8%
Need to change tenure	0	0%
Need a physically adapted home	0	0%
Need to be closer to employment	0	0%
Need to be closer to schools	0	0%
Need to be closer to carer/dependent	0	0%

Type of household wanting to move

Q32 - What type of household are you? (base of 22)



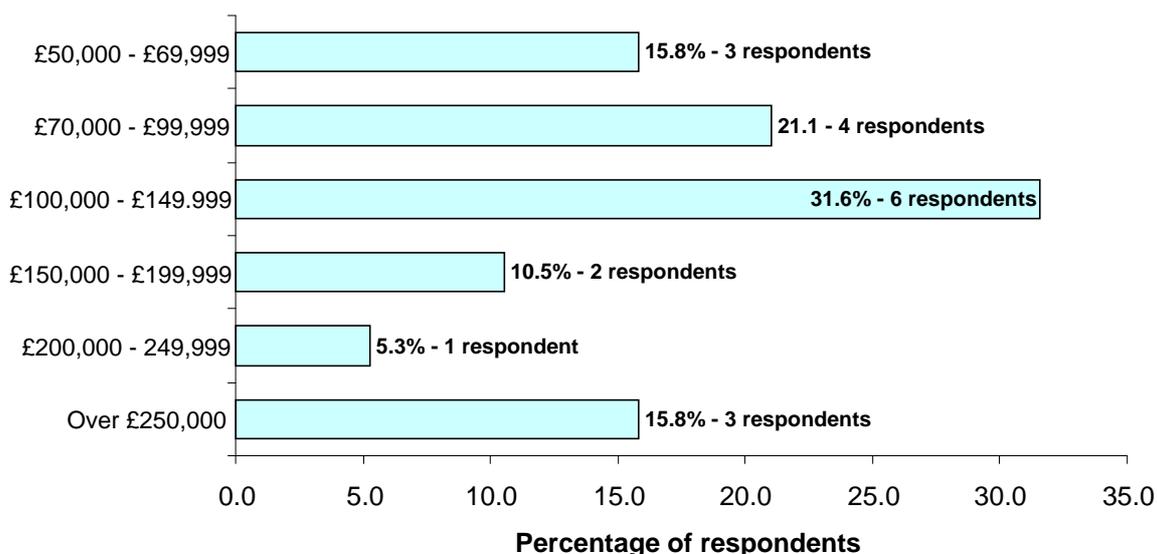
Financial Data

The financial information provided for Part 2 will assist in understanding and identifying “*actual*” tenure need as opposed to aspiration of the respondent’s household.

House Price Affordability

A total of 7 respondents (36.9%) could afford between £50,000 to £99,999 which suggests over a third of the respondents to this question would be unlikely to be able to afford an average priced one bedroom property in Charfield which has been reported as £100,000.

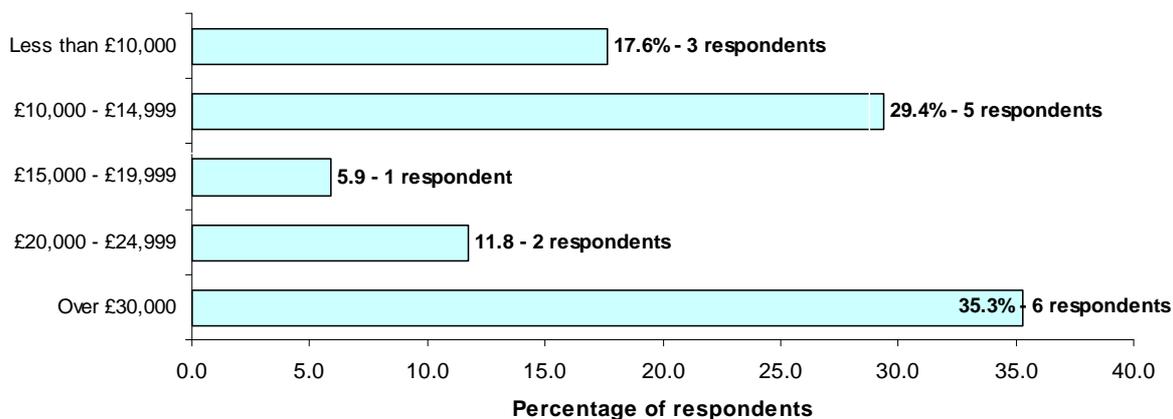
Q38 - What total house price could you afford? (base of 19)



Savings/Financial support

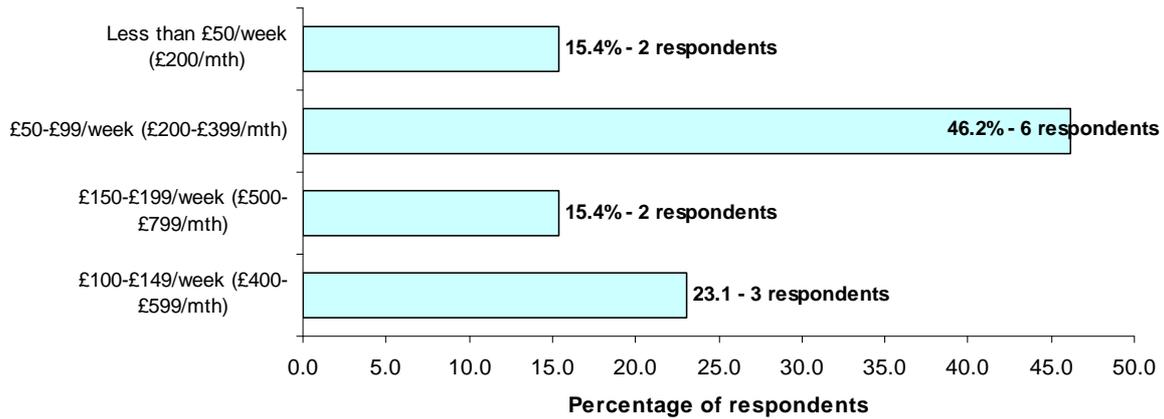
Information on savings and deposits helps the analysis of whether a household can meet their housing requirements on the open market or require some sort of subsidised affordable housing.

Q39 - Please indicate what savings or financial support you would have to use as a deposit (base of 17)



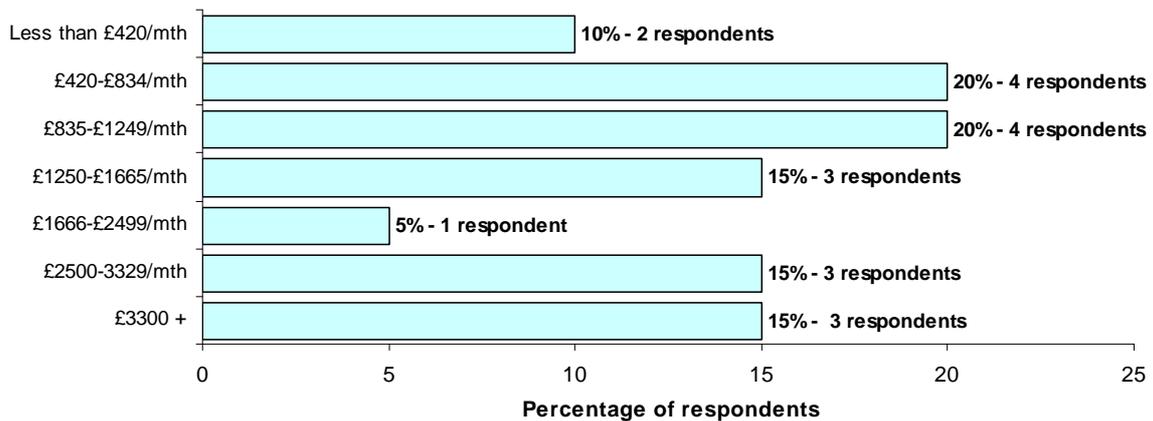
Maximum rent

Q40 - If you wish to rent a home - what is the maximum rent you could afford? (base of 13)



Total monthly net income

Q41 - What is the total monthly take home income (after deductions) of everybody who is responsible for the cost of housing (rent or mortgage)? (base of 20)



Analysis of Part 2

Objective

The purpose of this housing needs survey is to establish the level and type of affordable housing required for those households that need to move and stay in Charfield parish within the next 5 years. Data provided for Part 2 will also help identify those households who wish to move and who can meet their own housing needs via the private market.

Methodology of assessing appropriate housing tenure

Appropriate housing tenure for each case has been assessed by looking at a range of financial information (as set out below) and then by cross referencing this with the financial and other household information provided on the questionnaire.

- South Gloucestershire Council's affordability criteria
 - house prices and private rents in Charfield
 - mortgage products available for first time buyers
- For further details of the above please see Appendix 7.

For the purposes of identifying affordable housing need the issue of whether or not a household is currently adequately housed, regardless of their financial capability, has not been fully explored. For example, some households have been deemed to be in need of affordable housing, based on the financial information submitted, despite being housed in privately rented accommodation.

The outcome of each individual case assessment of those needing to move may provide a different conclusion to those responses received as the questions asked look at *preferred* tenure and type.

Assessed Identified Affordable Housing Need

Based on the number of households who responded to Part 2 eleven have been identified as being in need of affordable housing, of which nine are for rent and two for shared ownership. See Table 1 below.

Of those nine households deemed to be in need of rented affordable accommodation, social rent tenure is recommended to ensure affordability and to comply with the findings of the council's strategic housing market assessment addendum 2013. An assessment of each household's monthly net income against private rents indicates that affordable rent tenure is not considered to be affordable.

Table 1: Identified Affordable Housing Need for rent and shared ownership

Rent	Within 2 years	2-5 years from now	In 5 years or more	Didn't say
	3 x 1 bed 1 x 4 bed 5 person 1 x 3b5 person	1 x 2 bed 1 x 1 bed	1x 1 bed 1 x 1bed	
Total	5	2	2	
Shared Ownership	Within 2 years	2-5 years from now	In 5 years or more	Didn't say
				1 x 2 bed 1 x 2 bed
Total				2

There may be a higher need for affordable housing to that identified, as five respondents confirmed on Part 1 they need to move but did not complete Part 2. In addition two respondents who completed Part 2 did not supply enough financial information to allow a full assessment of appropriate tenure, although it was possible to determine that they would be unable to buy on the open market. See table 2 below.

Table 2: Insufficient information to allow assessment of appropriate tenure. Table sets out respondents preferred tenure, house type and time period when they need to move by.

Insufficient information	Within 2 years	2-5 years from now	In 5 years or more	Didn't say
	1 x 2 bed on open market	1 x 1 bed on open market		
Total	1	1		

The findings of this report do not take into account the number of 'hidden households' that may require new housing within the village but did not state a need to move to this survey. A hidden household includes everyone who lives as part of a household and is likely to establish independent accommodation during the next two years.

Of the nine households identified as being in need of rented accommodation three confirmed they want to rent from a housing association, of which two are on the councils' housing register. Of the remaining six, three stated their preference was to buy on the open market, one to do self-build and the other two to acquire shared ownership. One of the households deemed eligible to acquire shared ownership, could potentially meet their needs on the open market by renting a 1 bedroom flat.

Whilst a household may have an aspiration to buy on the open market the income information supplied indicates this is not possible given market conditions and their financial capability. The purpose of the survey is to establish *housing need* rather than aspiration and also take account of actual number of bedrooms that are required as opposed to wanted. It is therefore acknowledged those households who have been assessed as being in need of affordable housing may not choose to take this tenure up if their preference is to buy on the open market or shared ownership.

Table 1 summarises the number of identified affordable homes needed for rent and shared ownership. It also sets out the bedroom numbers deemed appropriate as opposed to wanted and when respondents need to move by. The exact ratio and type and size of homes could change over time due to families growing and changing circumstances.

All of those households identified as being in need of affordable housing have a local connection with Charfield.

Identified Need on the Open Market

Ten households are looking to buy on the open market of which six are deemed financially capable. Of those six the majority already have a mortgage or own their property outright and are either looking to downsize or have a larger property.

An additional four households, of which three have chosen to buy on the open market and one to acquire shared ownership are all deemed capable of buying on the open market. However it is considered that should house prices increase or their financial situation worsen they may have to consider purchasing a smaller sized property.

Table 3 below identifies the number and type of properties required and by when for those households who wish to purchase and privately rent on the open market.

Table 3

Buy Open Market	Within 2 years	2-5 years from now	In 5 years or more	Didn't say
	1 x 3 bed house 1 x 4 bed house 1 x 2 bed retirement	1 x 3 bed house 1 x 3 bed bungalow		1 x 4 bed bungalow
Marginal	1 x 2 bed house	1 x 1 bed flat 1 x 2 bed house 1 x 2 bed bungalow		
Total	4	5		1

Rent Open Market	Within 2 years	2-5 years from now	In 5 years or more	Didn't say
	1 x 1 bed flat			
Total	1			

The one respondent looking to rent on the private market is deemed financially capable.

Regarding the type of tenure respondents would prefer, self-build was listed as an option and was chosen by two respondents. For the purposes of this survey any self-build scheme would have to be affordable and details of how this would operate have yet to be worked through. Based on the financial information it would appear that one of the respondents can meet their needs on the open market whilst the other can't.

Conclusion

Based on the number of households who responded to the survey there are at least eleven households in need of alternative accommodation who cannot meet their needs on the open market and remain in Charfield. As advised previously the majority of those identified as being in need of affordable housing for rent and shared ownership largely chose open market as their preferred choice and in some cases a greater number of bedrooms. The purpose of this survey is to establish housing need as opposed to aspiration. Largely a mix of one and two bedroom properties are required.

No intervention is considered necessary in the open market although the Parish Council may like to bear in mind identified local demand if faced with influencing open market development. In particular a requirement for smaller bedroom properties i.e. two bedroom and a 1 bed flat has been expressed as well as bungalows. Given the likelihood that any rural exception affordable housing scheme is likely to require cross subsidy from development of a small number of open market homes, this could be the opportunity to help meet local demand for smaller bedroom properties.

Recommendation

There is evidence to demonstrate there is an unmet need for affordable housing for households with a local connection to Charfield parish.

The information gathered from Parts 1 & 2 of the Housing Needs Survey can be used to help assist the Parish when considering the following:

3. Any future proposals or planning applications for a rural exceptions site for affordable housing in Charfield.
4. Assist Charfield Parish Council with its collaborative working with South Gloucestershire Council on the [Policies Sites and Places Plan](#), which will form part of the [South Gloucestershire Local Plan](#)



Village Housing Survey 2013

Please complete by Monday 30th September 2013

The Housing Enabling Team at South Gloucestershire Council is working in conjunction with Charfield Parish Council and the Village Plan Steering Group in order to undertake an independent housing needs survey for the parish of Charfield.

The Parish Council is fully supportive of this survey and has played a key role in helping to develop and plan the questions. This piece of research will complement the work recently carried by the Village Plan Steering Group (see extract from plan below) and was one of the actions highlighted for the Parish Council when the plan was adopted earlier in the year.

Any new development should be small scale, carefully integrated and in keeping with the village. It should also be appropriate to meet local needs. People considered that affordable housing, 1 or 2 bed houses or flats, bungalows and sheltered accommodation were needed in the village. Larger detached houses were not considered necessary.

This survey collects data on housing need in the parish. The information gathered from this survey will be used to quantify the number of households who cannot afford to meet their housing need in the local housing market. Should a need for affordable housing be evidenced consideration will be had for development proposals for a rural affordable housing exception site. The survey is anonymous and please be assured that any information provided is completely confidential and no personal information that could identify your household will be shared with the Parish Council or Village Plan Group.

The deadline for returning the survey is Monday 30th September 2013

You can complete the Housing Needs Survey on line via the following link www.southglos.gov.uk/housingneed or post the form back to South Gloucestershire Council using the free post address set out on Part one of the survey. You can also bring the survey along to the Community Consultation event being held in the Memorial Hall Sportsman's Lounge on Friday 20th September to promote the survey and answer any questions you may have on the delivery of affordable homes in Charfield. Please drop-in to speak to representatives from the Parish Council and South Gloucestershire Council and Village Plan steering group, any time between 3.30pm-7pm.

Please have regard for the attached F&Q's which will assist you in understanding and completing **Parts 1 and 2** of the survey or if you have any queries about the survey you can contact

Tracey Price from Housing Enabling Team on 01454 868178 or e-mail tracey.price@southglos.gov.uk
Hannah Saunders – Parish Clerk on 01454 294960 or email clerk@charfieldparishcouncil.org.uk
Sue Simmons – Village Plan Steering Group email charfieldvillageplan@gmail.com

FAQ's

1. What is affordable housing?

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the private market. Eligibility is determined with regards to local incomes and local house prices.

2. What is a rural exceptions site?

Small sites used for affordable housing in perpetuity where sites would not normally be permitted for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authorities discretion, for example where essential to enable the delivery of affordable units without grant funding.

3. What is Self Build?

The Government supports the principle of people building their own home. For the purposes of this survey and identifying if there is an affordable housing need to justify an exception site, any self build scheme would have to be affordable for those who cannot afford to rent or buy on the open market and have a local connection to Charfield. Those properties would be subject to restrictions to ensure they remain affordable in perpetuity.

4. Is the information I provide confidential?

Yes. The survey is anonymous. Please be assured any information you provide is confidential.

5. Why must I provide personal financial information?

The information on income and savings are key to determining if any new affordable homes are required to meet local housing need. Affordability in housing terms is determined by comparing a household's income with the cost of meeting their housing needs in the local market. This can only be done if we have information on both the type and size of home you need to move into AND what income you have to pay for it.

6. Who should complete Part 1 of the survey form and why?

Every household in the parish of Charfield is asked to complete Part 1 of the survey form. This gives us detailed background information on the community, it's population and its housing.

7. Who should complete Part 2 of the survey form & why?

- If your whole household or someone living in your household as a *separate/2nd household, wants to move in the next five years and stay living in the parish,
- If you have family or friends who have moved away from the parish but would like to return please encourage them to complete a survey form as well,
- If you work in the parish and want to move to the parish.

This tells us all about the housing needs in the parish and lets us find out if any of those needs cannot be met through the current housing supply. If you need an additional survey please contact Tracey Price of the Housing Enabling Team.

8. What is meant by a separate/2nd household

Anyone over 18 living with a main household, either on their own or with a partner and/or family, or spending time away from home for educational purposes, counts as a separate household **IF** they wish to find a home of their own in the next 5 years.

For example: if your 25 year old son still lives at home but would like to move, he counts as a separate household and his housing needs should be recorded in Part 2 of the survey form, even if the rest of the household do not wish to move.

If you are uncertain how to respond to the survey for your specific family circumstances, please feel free to contact Housing Enabling Team for clarification.

Housing Needs Survey for the Parish of CHARFIELD

PART ONE - YOU AND YOUR HOUSEHOLD

Q1	Is this home your main home?	235 (99.6%)	Yes, main home	1 (0.4%)	No, second home														
Q2	How would you describe your home?	218 (92.4%)	House	4 (1.7%)	Flat/ apartment	0 (0.0%)	Caravan/ mobile home												
		13 (5.5%)	Bungalow	0 (0.0%)	Sheltered/ retirement	1 (0.4%)	Other												
	Other, please specify						1 (100.0%)												
Q3	Is your home?	133 (56.1%)	Owned outright	6 (2.5%)	Rented from a housing association														
		90 (38.0%)	Owned with a mortgage	7 (3.0%)	Rented from a private landlord														
		0 (0.0%)	Shared ownership	1 (0.4%)	Other														
	Other, please specify						0 (0.0%)												
Q4	What is your connection to Charfield?	229 (97.0%)	Currently living in Charfield	7 (3.0%)	Work in Parish	4 (1.7%)	Other												
		2 (0.8%)	Previously lived in Charfield	11 (4.7%)	Family live in Parish														
	Other, please specify						4 (100.0%)												
Q5	How many people live in this house?	36 (15.3%)	1)	113 (47.9%)	2)	36 (15.3%)	3)	43 (18.2%)	4)	7 (3.0%)	5	1 (0.4%)	6	0 (0.0%)	7	0 (0.0%)	8	0 (0.0%)	9+
Q6	Please confirm how many households live in this house (For the purpose of this survey, anyone over 18 living with you, either on their own or with a partner and/or family, or spending time away from home for educational purposes, counts as a separate household IF they wish to find a home of their own in the next 5 years)	173 (85.6%)	1	23 (11.4%)	2	6 (3.0%)	3 or more												
Q7	What type of household are you? (Tick more than one if applicable)	34 (14.4%)	One person household	58 (24.6%)	Couple	3 (1.3%)	Shared house												
		75 (31.8%)	Two parent family	58 (24.6%)	Retired couple	4 (1.7%)	Other												
		11 (4.7%)	Lone parent family	10 (4.2%)	Retired single														
	Other, please specify						4 (100.0%)												
Q8	Has your home been adapted to increase physical accessibility?	12 (5.1%)	Yes	224 (94.9%)	No														
Q9	Will your home need adapting in the next 5 years?	10 (4.5%)	Yes	212 (95.5%)	No														
Q10	Are you in favour of a small development of affordable homes for local people if there is a proven need?	149 (64.5%)	Yes	58 (25.1%)	No	24 (10.4%)	Don't know												
Q11	If an affordable housing need is identified in Charfield, where do you think a scheme should be developed or do you know of any possible sites?						104 (100.0%)												

Q12 Has anyone from your family moved away in the last 5 years due to difficulty finding an affordable home locally? 12 (5.1%) Yes 222 (94.9%) No

If you answered YES to question 12, and that household wishes to move back to Charfield, please contact us using the details listed below for an extra copy of this survey.

Q13 Does everyone who lives in this house need to move together to another house within the Parish either now or in the next five years? 15 (7.3%) Yes 190 (92.7%) No

Q14 Is there anyone living with you who needs to move into their own alternative home within the Parish either now or in the next five years? 22 (10.7%) Yes 183 (89.3%) No

Q15 Please use this space to make any comments regarding this survey or on the issue of affordable rural housing. 67 (100.0%)

This section is really important as it helps us to understand more about the people who use the service and helps us check everyone in the area is getting fair access to services. Any responses to these questions will remain confidential, individuals will not be identified and personal details will not be published.

Q16 Please tell us your postcode: 218 (100.0%)

Q17 Gender: 86 (39.8%) Male 122 (56.5%) Female 8 (3.7%) Prefer not to say

Q18 Age: 0 (0.0%) 18 and under 46 (20.4%) 19-44 98 (43.6%) 45-64 71 (31.6%) 65 and over 10 (4.4%) Prefer not to say

Q19 Do you consider yourself to be disabled? 7 (3.1%) Yes 211 (93.8%) No 7 (3.1%) Prefer not to say

Q21 Please tell us your ethnic origin: 10 (100.0%)

Thank you for completing 'Part One' of this survey. If you answered YES to questions 13 or 14 and you would like to remain in or return to this parish then please complete 'Part Two' of this survey. If more than one person needs to move into separate accommodation, please request a separate survey form for each person.

Any personal information that you have supplied will be held by South Gloucestershire Council in accordance with the Data Protection Act. This information will only be used as part of this exercise and personal information will not be published or passed onto any other organisation.

PART TWO - HOUSING NEEDS

You only need to complete this part of the survey if you are a household requiring accommodation and either currently living in this parish or wishing to return to the parish, or are working within and wish to move to this parish.

- Q22 Where does your household live?**
 22 (88.0%) Together as a household within this parish 2 (8.0%) With another household in this parish 1 (4.0%) Outside this parish
- Q23 If you live in Charfield, how long have you lived here?**
 1 (4.2%) 0-6 months 0 (0.0%) 7-12 months 2 (8.3%) 13 months - 3 years 1 (4.2%) 3 - 5 years 20 (83.3%) 5 years plus
- Q24 If you are returning to Charfield, how long ago did you move away?**
 0 (0.0%) 0-6 months 1 (100.0%) 7-12 months 0 (0.0%) 13 months - 3 years 0 (0.0%) 3 - 5 years 0 (0.0%) 5 years plus
- Q25 If you are returning to Charfield how long did you previously live there for?**
 0 (0.0%) 0-6 months 0 (0.0%) 7-12 months 0 (0.0%) 13 months - 3 years 0 (0.0%) 3 - 5 years 1 (100.0%) 5 years plus
- Q26 Does a member of your household work in the Parish?**
 7 (30.4%) Yes 16 (69.6%) No
- If you answered yes to question 26, please answer questions 27, 28 and 29.**
- Q27 What type of work do you/they do in the parish?** 6 (100.0%)
- Q28 Where is the work located in the parish?** 6 (100.0%)
- Q29 How long you have worked in Charfield?**
 0 (0.0%) 0-6 months 0 (0.0%) 7-12 months 3 (50.0%) 13 months - 3 years 0 (0.0%) 3 - 5 years 3 (50.0%) 5 years +
- Q30 When does the household need to move?**
 11 (50.0%) Within 2 years 9 (40.9%) 2-5 years from now 2 (9.1%) In 5 years or more
- Q31 What is the minimum number of bedrooms you require?**
 5 (20.8%) 1 bedroom/bed-sit 12 (50.0%) 2 bedrooms 5 (20.8%) 3 bedrooms 2 (8.3%) 4 or more bedrooms
- Q32 What type of household are you?**
 4 (18.2%) One person household 7 (31.8%) Couple 0 (0.0%) Shared house
 5 (22.7%) Two parent family 1 (4.5%) Retired couple 2 (9.1%) Other
 1 (4.5%) Lone parent family 2 (9.1%) Retired single
 Other, please specify 2 (100.0%)
- Q33 Are you on the South Gloucestershire housing register or waiting list?**
 3 (12.0%) Yes 22 (88.0%) No

Q34 Which of the following would you prefer? (Tick one box only)
 15 (65.2%) Buy on the open market 1 (4.3%) Rent from a private landlord 2 (8.7%) Self-Build Project**
 2 (8.7%) Rent from a Housing Association 3 (13.0%) Shared Ownership*

* Allowing you to buy a share of your home from a housing association and pay rent on the remaining share you do not own

** Affordable self-build for those who cannot afford to rent or buy on the open market. These properties would be subject to restrictions

Q35 Please indicate the age, gender and occupation of each person who needs to move:

	0-10	11-18	19-25	26-55	55+	Male	Female
You	0 (0.0%)	1 (5.0%)	4 (20.0%)	9 (45.0%)	6 (30.0%)	2 (10.0%)	6 (30.0%)
Other person 1	1 (6.3%)	0 (0.0%)	2 (12.5%)	9 (56.3%)	4 (25.0%)	3 (18.8%)	3 (18.8%)
Other person 2	0 (0.0%)	2 (40.0%)	3 (60.0%)	0 (0.0%)	0 (0.0%)	1 (20.0%)	0 (0.0%)
Other person 3	0 (0.0%)	3 (100.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Other person 4	0 (0.0%)	2 (100.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Other person 5	1 (100.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Occupation: You							13 (100.0%)
Occupation: person 1							14 (100.0%)
Occupation: person 2							6 (100.0%)
Occupation: person 3							3 (100.0%)
Occupation: person 4							2 (100.0%)
Occupation: person 5							1 (100.0%)

Q36 What type of accommodation do you require? (Tick one box only)

13 (59.1%) House 3 (13.6%) Bungalow 0 (0.0%) Sheltered housing
 4 (18.2%) Flat/ maisonette 1 (4.5%) Retirement housing 1 (4.5%) Other
 Other, please specify 1 (100.0%)

Q37 What is your reason for needing housing within Charfield (tick one box only)

4 (19.0%) Need larger accommodation 0 (0.0%) Need to be closer to employment
 3 (14.3%) Need smaller accommodation 0 (0.0%) Need to be closer to carer/ dependent
 3 (14.3%) Need a cheaper home 8 (38.1%) Need to set up independent accommodation
 2 (9.5%) Need secure accommodation 0 (0.0%) Need to be closer to schools
 0 (0.0%) Need to change tenure 1 (4.8%) Other
 0 (0.0%) Need a physically adapted home
 Other, please specify 1 (100.0%)

Q38 If you wish to buy a home, what total house price could you afford? (Tick one box only)

Most mortgage lenders will only allow you to borrow a maximum of 3.5 times your income

0 (0.0%) Less than £50,000 4 (21.1%) £70,000 - £99,999 2 (10.5%) £150,000 - £199,999 3 (15.8%) Over £250,000
 3 (15.8%) £50,000 - £69,999 6 (31.6%) £100,000 - £149,999 1 (5.3%) £200,000 - 249,999

Q39 If you wish to buy a home, please indicate what savings or financial support you would have to use as a deposit (Tick one box only)

3 (17.6%) Less than £10,000 1 (5.9%) £15,000 - £19,999 0 (0.0%) £25,000 - £29,999
 5 (29.4%) £10,000 - £14,999 2 (11.8%) £20,000 - £24,999 6 (35.3%) Over £30,000

Q40 If you wish to rent a home, what is the maximum rent you could afford?

2 (15.4%) Less than £50/week (£200/mth) 2 (15.4%) £150-£199/week (£500-£799/mth)
 6 (46.2%) £50-£99/week (£200-£399/mth) 0 (0.0%) £200-£249/week (£800-£999/mth)
 3 (23.1%) £100-£149/week (£400-£599/mth) 0 (0.0%) more than £250/week (£1000+/mth)

Q41 What is the total monthly take home income (after deductions) of everybody who is responsible for the cost of housing (rent or mortgage)? (Tick one box only)

2 (10.0%)	Less than £420/mth	4 (20.0%)	£835-£1249/mth	1 (5.0%)	£1666- £2499/mth	3 (15.0%)	£3300 +
4 (20.0%)	£420-£834/mth	3 (15.0%)	£1250- £1665/mth	3 (15.0%)	£2500-3329/mth		

Appendix 2

Definition of Affordable Housing taken from National Planning Policy Framework (NPPF)

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable)

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

APPENDIX 3

Local Connection Criteria

The eligibility criteria are that a person who, at the date of the affordable dwelling being advertised:

- (i) has been resident within the Parish of Charfield for continuous period of three years within the preceding five years or six months in the preceding twelve months other than not of his own choice (not including serving with regular armed forces of the Crown) or
- (ii) is permanently employed within the Parish of Charfield or is moving to the Parish to take up an offer of permanent employment or
- (iii) has a close family member (e.g. parent or child or sibling) who is living and has lived in the Parish of Charfield for a continuous period of five years immediately preceding the date of advertising the Affordable Dwelling
- (iv) because of special circumstances.

These eligibility requirements comply with the Housing Act 1996 Part VI – the Allocation of Housing Accommodation.

Appendix 4

Table 1 below sets out sold house prices for properties sold in Charfield. Information has been obtained from www.rightmove.co.uk and www.nethouseprices.com for the period between January to December 2013. Sold house prices for 2 bed houses has been taken from 2012 period due to lack of information for 2013.

Please note that in some instances the sample size used is small due to lack of volume in the smaller sized properties.

Table1: sold house prices for Charfield

	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house
	Nethouseprices 2013	Rightmove 2013	Rightmove 2012	Rightmove 2013	Rightmove 2013
	£100,000	£115,000	£147,000	£245,000	£240,000
			£145,000	£175,000	£245,000
			£155,000	£210,000	£263,000
			£152,000	£200,000	£260,000
				£230,000	£297,500
				£162,000	£250,000
				£210,000	£242,000
				£185,000	
				£197,500	
				£181,000	
Average	£100,000	£115,000	£149,875	£199,550	£256,785

Table 2: Private rents for Charfield

	1 bed	2 bed flat	2 bed house	3 bed house	4 bed house
	Verbal update 2014 that one went for £425.	Rightmove April 2014	Verbal update 2014 £625 £650	Rightmove March 2014	Rightmove March 2014
Average	£425pcm	£525 pcm	£637.50pcm	£850 pcm	£950 pcm

Table 2 above sets out private rental prices for Charfield. Information relating to 2 bed flats, 3 and 4 bed houses for properties in Charfield has been obtained from www.rightmove.co.uk. Due to lack of information for 1 bed flats and 2 bed houses verbal information was given by a local estate agent.

APPENDIX 5

Details of approved planning permissions

There is an identified commitment of 10 dwellings within the settlement boundary of Charfield and 2 outside.

“Commitment” is the term for development which has planning permission but has not yet been built or has been started and not yet completed i.e Residential commitments at December 2013 =Number of dwellings with planning permissions but not completed at March 2013, together with the number of dwelling granted planning permission between March 2013 - Dec 2013.”

PT13/2057/F	Erection of 1 no. detached dwelling with associated works 15 Wotton Road, Charfield Decision Date 08/10/2013
PT12/0960/F	Erection of 1 no. detached dwelling 72 Wotton Road Charfield Decision Date 14/05/2012
PT11/4017/F	Conversion of agricultural building to form 1 dwelling Churchend Cottages, Churchend Lane, Charfield Outside settlement boundary Decision Date 24/02/2012
PT13/0859/F	Conversion of outbuilding to 1 dwelling Poolfield Farm, Charfield Outside settlement boundary Decision Date 08/05/2103
PT12/4284/F	Demolition of outbuildings & erection of 4 dwellings Railway Tavern, 56 Wotton Road, Charfield Decision date 15/05/2013
PT13/1455/F	Erection of a detached bungalow Shelbourne, The Drive, Charfield Decision Date 10/07/2013
PT13/3218/F	Conversion of public house to mixed use Public house and 1 no. self-contained flat Pear Tree Inn, 6 Wotton Road, Charfield Decision Date 22/11/2013
PT11/1634/F	Erection of 16 dwellings Wotton Road, Charfield Decision Date 01/04/2013 COMPLETED *this scheme of 16 dwellings includes 5 affordable dwellings i.e 2 x 2 bed apartments, 2 x 2 bed houses and 1 x 3bed house. 4 of these will be for social rent and 1 for shared ownership. These units will meet a district wide need and are not specifically allocated to residents of Charfield.

APPENDIX 6

Free text comments

Q11 - If an affordable housing need is identified in Charfield, where do think a scheme should be developed or do you know of any possible sites?

104 responses received

- 1. Area currently occupied by the railway tavern better still convert the railway tavern into flats - plenty of parking and play areas. 2. Part of the school fields
- Along Wotton Road
- Already had developments; concerned infrastructure is lacking.
- Any brownfield site (if exists) and near existing main routes (i.e. not in deeper countryside) or as below
- Anywhere other than green belt if possible
- Are the garages in Little Bristol Lane opp railway bridge ever used? If not, bungalows could be built
- At far end of Woodlands Road
- Back of Farmleas
- Being elderly I would like to see warden controlled bungalows/flats
- Between Charfield Primary School and Warners Court Farm
- Brownfield where possible if the coal yard which will possibly become available. I was in favour of the small development behind the chapel but definitely against the nursing/residential home project
- By New Street
- Charfield Green, Little Bristol Lane
- Charfield is big enough now we don't need any more houses
- Charfield Mills
- Continue to infill areas in the village; and areas either side of the main road; including between the Pear Tree and the roundabout at the top of the hill; and between the school and railway line
- Couldn't the old mills be made into flats
- Dayhouse lease owned by? [REDACTED] *Suppressed for confidentiality purposes
- Definitely not on greenfield sites
- Difficult to nominate - suggest South (Wickwar site)
- Do not agree with increased social housing we feel there is already enough in Charfield
- Do not approve in any way infill sites
- * [REDACTED] *Suppressed for confidentiality purposes
- Do not know of any possible sites
- Do not use green sites use brown sites. No, keep Charfield a village please
- Don't know
- East side of hill entering village from south
- Farmland near the Woodlands road development
- Field between the primary school and Warners Court Farm
- Field next to Charfield primary school
- Fill in existing spaces in village - no real expansion
- Fill-in within the existing village boundary is preferable.
- I do not know of any suitable sites and Wotton Road is very dangerous and junction with Station Road and New Road at peak times it is difficult to cross on foot

Q11 - If an affordable housing need is identified in Charfield, where do think a scheme should be developed or do you know of any possible sites?

104 responses received

- I don't know of anywhere
- I received details of a site off of the main road that I thought this was about
- I think we have enough affordable housing in the village and don't want to see any more houses built
- I would prefer infill development to greenfield development
- [REDACTED] *Suppressed for confidentiality purposes
- Improve site at Charfield Green
- In fill
- Infill housing
- Infill rather than add on - keep within current village boundaries
- It would be sad to lose any fields or woods
- [REDACTED] *Suppressed for confidentiality purposes
- Land next to school
- Little Bristol Lane
- Little Bristol Lane
- Little Bristol Lane - to link those houses to the rest of the village
- Little Bristol Lane opposite the small estate past Woodlands Road turning if land available
- Near Charfield Mills, on bend in the road past farm lees estate. Past Woodlands Road on Little Bristol Lane before Little Bristol
- Near Renishaw roundabout
- Next door to Warners Court (field currently)
- Next to Charfield school
- No
- No idea
- No ideas
- No more houses. Bad decision building on corner of Little Bristol Lane/Wotton Road
- No suitable sites
- No where in Charfield
- None
- North of Wotton Road
- Not between the school and Adams Farm
- Not known
- Not known
- Not required
- Not sure but should be small (10 houses) of 2-3 bedrooms
- Not sure, open to ideas
- On land to the north of the main road between the church and the community centre
- On proposed site in field in Wotton Road opposite no 44

Q11 - If an affordable housing need is identified in Charfield, where do think a scheme should be developed or do you know of any possible sites?

104 responses received

- Only in-fills should be considered. No destruction of green land is acceptable.
- Outside brownsite around Charfield (not in centre)
- Possibly the field opposite the railway tunnel from Little Bristol Lane
- small development kept with in the main estates
- Small in my mind should mean less than 12 households
- The answer yes depends hugely on location being suitable
- The area on Wotton Road (LHS travelling East) if done well would enhance the village. A retirement home there would not be welcome
- The field scheduled for development between the primary school and Warren Court
- The old station yard off Station Road because there is no realistic prospect of a new station being built
- The village plan has identified a suitable area for development at the rear of Charfield School
- Towards Wotton
- Towards Wotton or behind Woodlands Road
- Unsure
- Village is rather full
- We understood that the site next to the school was under consideration! How about the land between the bottom of Charfield Hill and Churchend?
- What will be funded by the developer and the planners the public has no say
- Where there is no risk of flooding
- Within current village boundaries
- Within existing built areas - preferably brown field site and not in the green belt/on farm land needed for food production
- Woodland area
- Wotton Road adjacent to primary school

Free Text Comments

Q15: Please use this space to make any comments regarding this survey or on the issue of affordable rural housing

67 responses received

- 2 of us live in a 4 bedroomed home, we would like a neutral cost move to a 2-3 bedroom bungalow but there is limited option in Charfield (plenty of bungalows in Cam, why in Cam and not here?)
- Affordable homes good in theory, in practice they become run down and transitory homes
- Affordable housing must remain affordable for the local community in perpetuity and not allowed to become part of the general market housing
- Affordable housing needs to go along with affordable transport - at present; anyone living in Charfield who cannot afford to run a car would find it quite difficult to get to work using public transport.
- Affordable rural housing suggests low paid work within easy walking distance - since there is no reliable cheap public transport and private transport is too expensive
- Affordable should mean families or couples who work can afford to buy houses here. Not social or income support families or council tenants. We do not see a need for more low cost renting here. Reasonably priced houses for new couples and families are what are needed, if anything. We have never earned very much but we bought here firstly in 1999 and again in 2002. We probably could not afford to buy here now
- All too often 'affordable' means moving problem families into the village who don't want to be in a small rural community and then cause disruptions to services and local activities. How do we make sure that we get decent respectable families [REDACTED]
*Suppressed for confidentiality purposes
- Although we have a young adult living with us who is in need of independent/low cost accommodation, we do not see the need for this to be within the parish. There are negligible job opportunities in Charfield and in reality the need for such housing is in the major population areas (e.g. Bristol) where there are job opportunities
- Any housing should be used for local people only. This should mean only people from this village
- As stated above brownfield sites. This is a village and cannot take much more traffic during rush hour. Houses are "affordable" nobody actually explains the meaning of this term! Houses should be for rent at affordable prices and not for sale
- As well as housing for low income families there is a need to consider retirement/sheltered accommodation at the opposite end of the scale, for those people living in the village needing to downsize/requiring adapted, purpose built homes
- Before any expansion to housing considerations must be given to improving and increasing facilities such as sporting, shops, doctors, and bus & train services!
- Before any more building is done in Charfield you need to look at the facilities needed
- Before there is more housing there needs to be a vast improvement to available transportation within the village and education needs need to be addressed as local schools are already oversubscribed (Charfield & KLB) and class sizes are too big. Wasted 'taxi-ing' children to schools in other villages/towns
- Build Police (working station) on social housing estate, no immigrants, no gypsies. Social housing (people) don't look after properties, leaves mess and bad behaviour usually means hell living next door to them. They need to live somewhere but not on private estates, thank you
- Charfield doesn't have a good enough transport infrastructure to meet the needs of additional housing. No railway station and appalling bus service, too expensive and finishes too early
- Charfield doesn't need to be swamped with affordable housing. There is already a selection of small houses, bungalows and flats
- Charfield is a rural village; enlarging it will destroy the community. Removing green land is not good for wildlife. Also infrastructure is not designed for low income families; poor public transport links and little support. Yate and Thornbury would be better areas
- Charfield village is unsuitable for affordable housing because of the inadequate restricted facilities, meaning that people who live in the village need a car to access their workplace, leisure facilities, shopping, doctors, etc. Other reasons are, the lack of public transport - lack of employment - restricted shopping facilities, nearest town is Wotton-under-Edge (roads unsafe to walk from Charfield). Pressure would be put on the Primary School. I feel strongly that Affordable Housing should be provided in close proximity to existing towns where facilities are easily accessible to

Q15: Please use this space to make any comments regarding this survey or on the issue of affordable rural housing

67 responses received

those residents.

- Currently renting from a private landlord at £800 p/m which leaves very little money for anything else especially emergencies that crop up. We are barely able to keep our heads above water to meet the rent and all bills and would welcome affordable housing in Charfield
- Do not believe the infrastructure in Charfield can support large scale development
- I am a working woman in my 60s whose pension cannot be claimed until 2015 (mid) who has to work to pay rent privately as the council say I don't qualify to go on their list. I have lived here all my life, due to being divorced I have to work, what about affordable housing for the over 60s not just the young and unemployed
- I am in favour of affordable housing for local people but not to rehouse "problem families" which would destroy the village culture
- I believe that this survey is a complete waste of time, Government policy towards house building will ensure that the village will be massively expanded in the coming years. The hordes of immigrants that enter our country need to be housed somewhere. they will go to ghettos in inner city areas and those indigenous folk will move to the likes of Charfield. I am emigrating next year. Goodbye
- I do not want any more development in the village
- I feel that children will not be able to afford a mortgage now or in the future. Foreigners coming to Britain appear to receive help from the Government, housing, benefits etc more should be done to help our own people
- I hope my answers have been helpful. I have been very happy here since 2007
- I think this initiative is very good.
- If affordable houses are built should be for Charfield working couples - not people on benefits outside Charfield
- If affordable housing was offered to individuals/families already having lived or having a 5/10 yr connection with Charfield, I'm in favour. I think there are similar schemes in Cromhall/Tytherington. This should not be opened up to people who currently live outside of Charfield
- If social housing is to be built which I am in favour of please don't cram too many houses together. Provide a decent garden & space between each house, plus adequate parking. I feel very strongly about this! Oh and please no flats everyone should have a garden
- In principle I don't object to the notion of social housing but I do object to the planning policy for affordable rural housing. I am concerned about the development of green belt land. I am also concerned about density and access. Even under "normal" planning policies too many households have been located on land too close to existing property, in developments which have been permitted in recent years in Charfield these have caused a great deal of misery to those living next to developments
- It is impossible to get a 4 bed we are overcrowded and sleep in our front room!
- It is not affordable houses that Charfield is short of but 4 bed detached houses, only very small developments would be suitable, the village is very large and lacks suitable facilities
- It would be useful for the consultation event in September to provide a profile of households occupying affordable housing in S Glos. Village communities are sold the need for affordable housing on the basis that it provides accommodation for young local couples, in local employment but without the financial resources to enter market housing. Some have a different perception of how affordable housing is occupied
- Just had nine affordable houses built in Charfield
- Keep Charfield village like, more affordable homes and homes for old people will make Charfield a village of geriatrics and those who rely on state handouts, the village will die. Build a few 2/3 bedroom semis and detached to encourage young/middle aged who can contribute to the village life
- Keep developments very small - not estates. Ensure adequate parking
- Lots of houses have been built in Charfield. Why can't they be affordable for locals. It would be a shame if Charfield grew too much. It would lose its village, friendly feel
- Only "sustainable" projects should be considered i.e. "affordable" homes for those with employment in the vicinity. Otherwise with poor public transport they will be trapped in a home miles from work

Q15: Please use this space to make any comments regarding this survey or on the issue of affordable rural housing

67 responses received

opportunity. Makes no sense to me one needs to live where one can work

- Original parishioners with family connections; should be considered with higher priority
- Price of petrol makes rural living very expensive but we choose not to live in a city
- Properties for sale in Charfield are comparable with others in the area. I do not see the 'demand' for further development. What is required and would assist buyers in making housing affordable is assistance from the government and/or banks and building societies
- Questionable term affordable! So far developments allowed (PT11/1634/F) are virtually all large up to 5 bed houses with minimal 2/3 bed smaller affordable available. Consideration also for sheltered & retirement housing needs
- Scaling up social housing will not necessarily benefit local young or old people. Crime and unsocialness will increase, wealthier people will leave the area so house prices will fall. [REDACTED]
[REDACTED] *Suppressed for confidentiality purposes
- Suggest housing is built away from railway station as it may prevent station opening in the future
- The elderly population is growing and there are no smaller properties for them to purchase and no amenities either e.g. shops, doctors
- The lack of small flats/ houses to buy or rent (not social housing provision) has led to many over 18's having to move further into Bristol/Gloucester/Yate in order to find available housing; also many elderly people are staying in their 3 bed houses; as there is no where (social or private) smaller houses/bungalows to move into.
- The latest affordable 5 homes just opened on Little Bristol Lane jnc with Wotton Road are on a terrible site the persons that planned this project should be made to live there for a month not a good example of affordable homes
- The main attraction of Charfield is that it retains its village status. Any large/medium scale developments would not be appropriate as limited infrastructure, key services exist
- The need for affordable housing should be addressed at source i.e. more consideration should be given to the real need to purchase a house - people can live with parents etc. if they really need to. The apparent certainty that if you have kids; you need a house should be not be considered as a "God given right"!
- The planners have little say they have to do what Cameron and his millionaires say in some cases the planners are influenced by the developers, it's time to let the locals have more say
- There are empty homes in need of renovation in nearby areas - why isn't money spent here?
- There has recently been a few houses built by the railway (Little Bristol Lane) bridge. Parking is already not being contained within the grounds making Little Bristol Lane junctions with Wotton Road much more dangerous. Any future developments must provide adequate parking. I suggest 1 parking space per occupant plus space for visitors
- there is already too much traffic through the village and most motorists use it as a racetrack as there are no deterrents to slow it down. The junction of manor lane and the main Wotton road is dangerous during school terms due to the amount of parked cars. There are insufficient facilities in the village to cater for more houses-just another council idea to increase their tax income!
- There is no point in making any comments as South Gloucestershire Council does not listen to what residents have to say
- Too much emphasis is put on affordable housing recent events here in Charfield at the field show some of the problems, the price of housing here is at the level for this region. Most affordable housing is snapped up by developers for profit on the rental site so I do not believe in the need
- Unfortunately 'affordable' homes seem to attract undesirable people. [REDACTED]
[REDACTED] *Suppressed for confidentiality purposes
- Very important to provide housing that young people can afford but also need employment locally. Also for old people who don't want to leave the village
- We are in favour of small developments (e.g. clusters of 5-6 dwellings max here & there) on brownfield sites of affordable housing - especially for local younger people. Appalled at prospect of building on green belt. Perhaps more of a mixture of starter flats/studio flats etc. We moved here to get away from large soul less housing estates!
- We do need some small scale housing but not as per the development at the bridge. We need housing for people without children too - young workers on low wages

Q15: Please use this space to make any comments regarding this survey or on the issue of affordable rural housing

67 responses received

- We don't need any more homes in Charfield. The school isn't big enough for many more children. My son is in year 5 at Charfield and there are 34 children in his class. I believe the village is big enough. I have lived here all my life and feel the village is big enough. The reasons why I love living in a village is being destroyed by greed and building too many houses in a small space
- What sort/type of people are being attracted into the village by the presence of low cost housing. Excellent if local people get greater opportunity to stay local (should be able to) however if no opportunity due to greedy landlords buying to rent etc and anyone can move in not sure who we get. [REDACTED] *Suppressed for confidentiality purposes
- When considering affordable rural housing, transport to and from Bristol and other towns and cities must be considered as those left in the village will be isolated. We are considering retiring to Bristol because of this issue
- Why was affordable housing built by railway station many people objected
- Without prejudice: a) 5/10 years could end up looking like a derelict estate, b) Services, schooling etc and additional vehicles, additional problems for the area
- Yes to Q10 is only for small development for Charfield people. If the current affordable housing just built at Churchgreen and opposite the village hall has not been occupied by local Charfield people then further affordable housing should not be approved. Also no further housing should be built before village amenities are improved

APPENDIX 7

Criteria for assessing appropriate tenure

House Price Information

Actual sold prices for the Charfield area have been used as opposed to “for sale” prices. Information has been obtained from www.nethouseprices.com and www.rightmove.co.uk both property websites and an average house price was established for each house type. Prices have been used between the period of January to December 2013. In the case of 2 bed houses where information was lacking, this was sourced from the period of January to December 2012.

Private rental information

Information although limited was obtained from www.rightmove.co.uk for the Charfield area as of March and April 2014. Information for 1 bed flat and 2 bed houses was not available and rental information was provided verbally by a local estate agent

Mortgage Products

Information was sourced from www.moneysupermarket.com Details of deposit and interest rates were taken from five top lenders specifically relating to first time buyers. For the purposes of assessing appropriate tenure a 10% deposit and average monthly charge of 2.87% for mortgage repayment has been used as a baseline.

Affordability criteria

For the purposes of determining affordability and complying with the definition of affordable housing as set down by the NPPF the Council considers that no more than 25% of gross income or 30% of net income should be spent on housing costs. The latter has been used for the purposes of assessing appropriate tenure as the survey asked for information regarding net income.

Affordable Housing for rent

For those households as identified as being in need of affordable housing for rent the Council will recommend social rent as the appropriate tenure as opposed to affordable rent so as to comply with the findings of the Councils' SHMA and addendum 2013.

Shared Ownership (a form of affordable housing which is partly sold and partly rented to the occupiers)

The Council deems a shared ownership product at 40% & 1 % to be affordable i.e. no more than 40% will be payable by the purchaser and no more than 1% rent will be paid on the unsold equity. It is acknowledged that shared ownership products can be offered at a higher level.