

DEBENHAM
HOUSING NEEDS SURVEY REPORT

NOVEMBER 2014

Report produced by:

Sunila Osborne
Rural Housing Enabler

Community Action Suffolk
Brightspace
160 Hadleigh Road
Ipswich
IP2 OHH
Telephone: 01473 345344
Website: www.communityactionsuffolk.org.uk

CONTENTS

<u>Title</u>	<u>Page Number</u>
Executive summary	3 - 6
General Parish Housing Information	7 - 10
Current Household Members in need	11 - 15
People wishing to return	16
Conclusions	17
Next Stage	18
Appendix A; General Opinions	19-22
Appendix B; Suggested Sites	23-24
Appendix C; Mid Suffolk District Council District Council Housing Data	25
Appendix D; Housing Data	26
Appendix E; HNS (first 3 pages)	27-30
Appendix F; Community Contextual Information	31-33

DEBENHAM HOUSING NEEDS SURVEY(HNS)

Executive Summary

The Parish Council agreed to carry out a second HNS with a closing date of 21st September 2014.

The Community Action Suffolk Services toolkit was used to produce the survey data.

From the HNS, 94.57% of respondents were in favour of an affordable housing scheme, showing overall support, with 1.42% of the returns indicating that they would not support affordable housing in the parish.

The Debenham HNS of 21st September 2014 received 213 household responses from a total of 980 of survey forms issued a 21.73% return rate, with the majority of respondents in favour of a small affordable housing scheme for people with a local connection.

Profile of survey respondents

- 213 Household Responses
- 439 Individuals
- Greatest number of responses received from those aged between 60-74 years of age
- 571 Multiple Choice responses received

Out of 213 HNS returned, 19 household responded that they have a current housing need, totalling 36 people.

Out of 213 HNS returned, 7 households responded identifying a need to return to Parish, totalling 9 people.

This shows a total of 26 households, 45 people in need of affordable housing in Debenham.

The Gateway to Home Choice (GTHC) register indicates there are 24 households claiming a local connection to Debenham;

Debenham Parish Council may want to consider those registered on the GTHC when deciding on the final number of homes they may wish to provide.

NEED INDICATED FROM HNS

Current household:

- 19 future household identified from the HNS, with a total of 36 people in need. Although, the number of households completing the 'make-up' of future household is 16.

○ Single Person	8
○ Single Parent Family (with or currently expecting children)	1
○ Couple	2
○ Two Parent Family (with or expecting children)	5
○ Siblings (brothers & sisters)	0
○ Total	16

People wishing to return

- 7 households identified from the HNS, with a total of 9 people in need.

○ Single Parent Family (with or currently expecting children)	5
○ Couple	3
○ Siblings (brothers & sisters)	1
○ Total	9

Recommendations

The analysis from the Housing Needs Survey provides an indication of those in need of affordable housing and who have a local connection to Debenham.

The recommended number of affordable homes a parish may wish to provide is based generally on a third of the overall need indicated by the survey, as some respondents may withdraw, move away, may not be eligible or be housed by other means during the planning & building process of any future scheme.

Therefore the recommendation for Debenham would be:

- 16 dwellings. This will need to be agreed, together with the size, type & tenure of dwellings with the Parish Council, Local Authority, and appointed Registered Provider.

The final mix of properties will be subject to constraints of any suitable site(s) together with evidence of people registering their interest as the scheme progresses.

At the time of writing this report, due to the current financial constraints with the credit crunch, mortgage lenders are refraining from lending for shared ownership. Many Registered Social Landlords have had to convert properties from shared ownership to rent based on the current financial climate.

The decision therefore on the tenure of properties for Debenham would need to be agreed by both the Parish Council and the appointed Registered Social Landlord.

**Sunila Osborne, Rural Housing Enabler,
Community Action Suffolk,
November 2014**

GENERAL PARISH HOUSING INFORMATION

AGE

Total Household Responses: 213

439 individual responses

Bold text indicates highest response rate*

Age	Male	Female	Total
75+ years	38	44	82
60-74 years*	69	68	137
45-59 years	31	45	76
25-44 years	19	36	55
16-24 years	9	13	22
0-15 years	27	40	67
TOTAL	193	246	439

ETHNICITY

209 total household responses

430 individual responses

Bold text indicates highest response rate*

Ethnicity	Total	%
White British*	415	96.51
White Irish	1	0.23
White Other	7	1.62
White & Black Caribbean	4	0.93
Other	3	0.69
TOTAL	430	99.98

HOUSEHOLD TENURE

210 total household responses

Bold text indicates highest response rate*

Tenure Type	Number of Households	%
Self/family outright*	112	53.33
Self/family with mortgage	56	26.67
Private rent	12	5.71
Tied to employment	1	0.48
Housing Association Rent	21	10
Housing Association -S/O	0	0
Local Authority	8	3.81
Other	0	0
Second Home Owner	0	0
TOTAL	210	100

PROPERTY TYPE NUMBER OF BEDROOMS

213 total household responses

Bold text indicates highest represented property type*

Type of House	Bedrooms	1	2	3	4+
Cottage		3	0	1	0
Terraced House		1	10	9	2
Semi Detached House		3	13	11	8
Detached House*		3	8	21	44
8Maisonette		0	0	0	0
Flat		10	0	0	0
Detached Bungalow		9	15	18	3
Semi Detached Bungalow		4	8	1	0
Bed Sit		0	0	0	0
Sheltered		10	0	0	0
Mobile home/caravan		0	0	0	0
Specially adapted housing		0	0	0	0
Other		0	0	0	1
Total					

NUMBER OF YEARS LIVED IN PARISH

213 total household responses

Bold text indicates highest response rate*

	Number of Households	%
Less than 1 year	12	5.63
1 -3 years	15	7.04
4 – 10 years	54	25.35
10 + years*	132	61.97
TOTAL	213	99.99

OPINION

Households in favour of affordable housing

201 Household Responses

571 Multiple Choice Responses

From the HNS, 94.57% of respondents were in favour of an affordable housing scheme, showing excellent overall support, with 5.42% of the returns indicating that they would not support affordable housing in the parish.

	Number of Individual Households Responses	%
No affordable housing	31	5.42
Homes for single people with local connection	102	17.86
Homes for couples (1-2 bed) for people with local connection	142	24.86
Small family homes (2-3 bed) for people with local connection*	135	23.64
Large family (4+ bed) for people with local connection	30	5.25
Sheltered/residential for elderly people with local connection	115	20.14
Other	16	2.80
TOTAL	571	99.97

Members of household living there because they are unable to find or afford accommodation of their own.

19 household responses were received

Out of 213 Housing Needs Surveys (HNS) returned, 150 were happy to go on and provide the name and address for the person completing the survey. This is 70.42% of completed HNS.

CURRENT HOUSEHOLD MEMBERS
NEED INDICATED FROM HOUSING NEEDS SURVEY

Out of 213 HNS returned, 19 household responded that the current household have a need. From this 36 people in total were identified as being in need. Although, the number of households completing the 'make-up' of future household is 16

STATUS	Number
Single People	8
Single Parent Family	1
Couple (no children)	2
Couple (with children)	5
Siblings	0
Other	0
TOTAL	16

WHEN REQUIRED	Number
Now	10
1 - 2 Years	3
3 – 5 Years*	3
TOTAL	16

Reason for need

20 households provided details as to why they were in need of affordable housing. This question was multiple choice and some respondents answered more than one.

NEED	Number of people
Need larger home	5
Need smaller home	2
Setting up own home	7
Employment Reasons	2
Insecurity of Tenure	3
Financial Reasons	7
Health/Mobility	5
Other	0
TOTAL	31

Accommodation Tenure

20 households provided details on the type of tenure they would prefer.

TENURE	Number of
House -Rent	6
House - Shared Ownership	1
House – Local Market Sale	2
Bungalow – Rent	0
Bungalow – Shared Ownership	0
Bungalow – Local Market Sale	3
Flat – Rent	1
Flat – Shared Ownership	1
Flat – Local Market Sale	0
Sheltered Housing - Rent	4
Sheltered Housing – Shared Ownership	1
Sheltered Housing – Local Market Sale	0
Very Sheltered Housing - Rent	0
Very Sheltered Housing – Shared Ownership	0
Very Sheltered Housing – Local Market Sale	0
Mobile Home/Caravan	0
Other	1
TOTAL	20

Employment Status

21 households provided details of their employment status, totalling 33 people.

STATUS	Number of People in Need
Employed	6
Self Employed	4
Unemployed	3
Student	3
Retired	12
Other	5
TOTAL	33

Combined Household Salary

20 households in need provided details of their annual combined salary.

SALARY	Number
Below £10000	6
£10001 - £15000	4
£15001 - £20000	1
£20001 - £25000	4
£25001 - £ 30000	0
£30001 - £ 35000	2
£35001 - £40000	0
£40001 - £45000	0
£45001 - £50000	1
Over £50000	1
Currently in Full Time Education	1
TOTAL	20

Savings

21 households in need provided details of any savings they could contribute towards any future housing.

AMOUNT	Number
No savings	10
Up to £5000	8
Up to £ 10000	2
Up to 15000	0
Up to £20000	0
More than £20000	1
TOTAL	21

Weekly Affordability

19 household in need provided details of their weekly affordability towards rent/mortgage.

AMOUNT	Number
Under £50	5
£51 - £100	5
£101 - £150	6
£151- £200	1
£201 - £250	2
More than £250	0
TOTAL	19

Local Connection

3 households completed this question indicating that they have a local connection to the parish.

Ethnicity

20 households (37 people) in need completed this question indicating their ethnicity as White British and or White Black Caribbean.

Local Authority Waiting List

From the Gateway to Homechoice local need for Debenham there are 24 households claiming a local connection.

Housing Association/Registered Social Landlord

Two households completed this question.

RETURNING TO OR WISHING TO LIVE IN PARISH
NEED INDICATED FROM HOUSING NEEDS SURVEY

Need

Out of 213 HNS returned, 7 of those (total of 9 people) households responded identifying a need wishing to return or live in the parish, and have indicated a local connection.

- 5 Single people
- 3 Couples
- 1 Siblings

3 households indicated they were in need now and the others in 1-5 years.

All households indicated they would like rented accommodation and would like to live closer to other family members, who are currently living in the Parish.

Conclusions

The Debenham Housing Needs Survey 2014 received a 21.73% return rate, with the majority of respondents in favour of a small affordable housing scheme for people with a local connection.

Out of 213 HNS returned, 19 households responded that the current household have a need totalling 36 people.

Out of 213 HNS returned, 7 of those households responded identifying a need for 9 people (with a local connection) wishing to return to or live in the Parish.

This shows a total of 26 households, 45 people in need of affordable housing in Debenham.

The Gateway to Home Choice (GTHC) register indicates there are 24 households claiming a local connection to Debenham;

The financial information provided would suggest that Debenham Parish Council, Local Authority & Registered Provider may want to consider including a mix in the tenure of properties (as per page 12).

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

Next Stage

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

- Debenham Parish Council and or small housing sub-group
- Housing Enabling Officer, Mid Suffolk District Council District Council
- Rural Housing Enabler, Sunila Osborne, Community Action Suffolk

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

The summary section can be used for local newsletters and press releases; but the body of the report should only be made available to other parties in consultation with the Community Action Suffolk Rural Housing Enabler team. This is to avoid complications that can arise with 'competing' open market developers.

Sunila Osborne
Rural Housing Enabler
Community Action Suffolk

November 2014

General opinions

No new affordable housing

- WHY!
- Debenham's current facilities and services are significantly stretched. The school for example can not cater for more children without further class sizes
- Except for elderly - as issues to residents/ home owners due to existing DSS housing policy - lack of consideration to others by single non-working parents - out of control children and no consideration or respect for others/neighbours in the vicinity.
- More houses - means more cars. The High Street and Grace church Street is a nightmare already.
- Too many houses jammed in. No more building!
- Until infrastructure has been improved. Roads - electric - water + sewage, schools (especially doctors etc.
- There are far too many houses in Debenham. We do not have the infrastructure to support further infuse of residents.
- Unless there was a true "need" - which is not someone "wanting" to live in the parish
- No suitable sites exist within Debenham.
- There are no places at Debenham Primary school. Our child has had to go to a school 5 miles away.
- Road network within Debenham is extremely busy especially through high street and with little parking. Debenham cannot support 15 to 20 additional families and their vehicles.
- It is impossible to book an appointment at Debenham surgery unless booked weeks in advance. This means having to travel to Otley or Grundisburgh instead. There is also no parking at the surgery leaving Low Rd very congested.
- Local pubs are small with no room for families.
- Local shop is always busy and has little parking available. Debenham is a lovely village that has no more room for additional housing.
- The Laurence homes development has multiple houses that have not sold and have laid empty. There has to be a point, when it is detrimental to the village of Debenham , to keep building houses. Nearby villages and Ipswich have plenty of brown field sites that could be regenerated into affordable housing at half the cost. it would be better to use these sites and improve the local bus service so families can easily travel to Debenham.
- All this will do is put pressure on the services and people that live in Debenham and spoil what is a lovely village. There are some perfect examples of Suffolk Villages that have been ruins by overdevelopment, such as Elmswell near Bury St Edmunds to name but a few.
- Could the infrastructure - esp. Primary School- cope?
- What about more car parks?
- Where!

Homes for single people with a Local Connection

- Too many of our children have to move away when they want their independence
- Local youngsters have left the village and families behind as no small dwellings available
- Studio apartments - 1 bed flats with parking for 1
- Our daughter who is in a low paid animal related job would struggle to find suitable housing in the village if it was not for relatively well off parents.
- Needs a progression from this type to the next two options, as requirements and circumstances change.

Homes for couples (1-2 bedrooms) with a Local Connection

- We have been looking for a bungalow for us in Debenham, but none available, plenty of big ones empty
- To help first time home buyers get on property ladder/source for own home
- Would prefer more 2-3 bedroom properties as this gives more flexibility.
- Homes for anyone with local connections is a good idea - affordability is key.
- Providing enough car parking would be provided- my only fear is more traffic chaos, and more parking on pavements.
- I think that people who decide to have children should wait until they can afford to have children. Subsidising those who haven't just penalises those who have.

Small family homes (2-3 bedrooms) with a Local Connection

- Would like a second child but only have a 2 bed home, all larger houses in Debenham are expensive and little availability but we like the area.
- But actually affordable. At the minute affordable homes in Debenham are Â£50 less than private rented which to me seems unaffordable.
- Had the Parish council and developers been interested someone should have stopped large housing development
- We are supporting a local family who suddenly had twins and needed more space for 3 children. The lack of social housing was very evident.
- These need to have a car parking provided
- A real shortage of this type of property.
- For young families; homes to be located adjacent to village primary school to avoid traffic hazards to the children.
-

Large family homes (4+ bedrooms) with a Local Connection

- Under £300k
- Don't need them, houses still empty on large estate site. The school can't take any more children!
- NO MORE
- Large affordable homes is a challenge in the village.

Sheltered housing/residential care for the elderly with a Local Connection

- Have Coopers field, with flats empty - too costly!
- Sheltered/ very sheltered, residential and nursing should all be available locally.
- As I am disabled it would be nice to know i could stay in the village I love with care thrown in and be with people I know and care for.
- My mother-in-law benefits from this at Copperfield. If this option becomes full more should be available.
- There is a real need for this
- Will become increasingly important as we all get older and live longer.
- It is essential for elderly people to be near family,
- Only for the elderly
- To enable people to down size and stay in locality,
- Apart from Coopers field there may be a need for more sheltered housing?
- This is essential to improve quality of life, due to care, for any dependent adults in our lives.

Other

- Better Infrastructure - Shops/School etc. to accommodate growth
- Affordable housing urgently needed for families and young local people desperately wanting to reside in Debenham, where they were born and have parents still living in Debenham.
- I think this is one of the most positive things the parish could do to improve the community of Debenham. We have made Debenham so attractive over the last 30 years that children who have "average" local jobs struggle to stay.
- The local infrastructure - Roads need improvements, car parking, public transport - or there should be no development at all.
- Homes for couples.
- Remember that you should also think of disability access, wider doors, level access inside and outside. Not enough thought is given to these requirements.
- In principle i agree with a small amount of affordable housing but due to severe parking problems in the centre of the village and lack of school places in the primary school these would need to be limited.
- The community needs facilities for not only straight forward residential care, but also nursing, dementia and elderly life.
- School places? Doctor's surgery places? Transport - local buses? More cars? Sustainability of village life.
- How about rented?
- I believe that until the traffic and parking problems are resolved there should be no more building of new housing of any type. A more pro-active policing policy would be a start.
- Not sure affordable housing should be exclusively reserved for those with "local connections"
- I wish to bring to your attention an essential corollary of the housing needs you are so rightly assessing. The housing provided must be in keeping with Debenham's existing architecture, or we shall spoil the very thing that makes people wish to live here.

- The new houses on the cherry tree site for example are exactly what is not needed. Have failed to protect Debenham, let's not let it happen again.
- The glut of new properties are causing problems for people trying to sell established houses
- Cheaper land for sale to enable "younger" people to buy and build own property with stipulation on size kept to 2/3 beds.
- Anonymously would like to make a few comments the council has got to think about the roads, the sewers the schools which I understand are very full. Debenham is a very nice place to live, understand they are going to build one or two more on the old parish room site we have a few more on the old garage site but don't think they will be affordable for most young couples.

Suggested Sites

Listed below are some site locations in Debenham which have been extracted from the Housing Needs Survey.

- Sites need to enclose facilities for children to play safely
- Opposite High School adjacent to 'Meadows Site'
- Sites in the Parish have been used to build large costly houses, which have proved difficult to sell, not only are they not required the ones being built are not in keeping and look a monstrosity!
- The old bus station chancery Lane (near primary school) Debenham maybe? has asbestos roofs
- Near high school / existing estate.
- Big field opposite Debenham high school (between Grace church Street and Stony Lane) Easy for school in /out of village for work and bus routes. Plus not on a flood plain so insurance should be affordable and there is no point building cheap houses on cheap land (flood plain) then not being able to insure them.
- Debenham parish owned land (small areas only) in vicinity of Hog kiss wood and surrounds.
- I understand part of the field left empty is the new housing development (The Meadows) Why not recover that for social housing? Private owners are "infilling" all over the village - do same for social. There is a small plot on Henry Street/ Gardeners Road, that could be used for one for two small 1/2 bed houses.
- North of high school, south exit of village on right. Bottom of meadows estate.
- Old workshops at end of Chancery Lane?
- Could build behind former council houses in Low Road
- Old garages bottom of Chancery Lane
- 2 houses up from the ruby +angel has been empty for over a year and in "rotting"
- Site to be near or adjacent to primary school if possible.
- Disused cemetery opposite Chapel row, Great back lane.
- Field adjacent to Bloomfield's hardly ever has livestock on it and is not used for arable farming,
- To the east of the high street.
- Field opposite the high school. Site in Chancery Lane opposite primary school. Kenton Road (old plastics site)
- Old bus station in Chancery Lane
- Aspoll Road opposite the primary school
- Between existing houses of the "Butts" and Derry Brook farm. Lower Ipswich Road and Fen Street.
- Would prefer infill type development rather than large development on periphery of village.
- I am adjacent to/opposite the leisure centre - easy access to A140, less traffic through Debenham.

Empty Homes

- Suggest knocking them down and building smaller ones!
- Extend village along Aspall Road opposite the primary school, which could incorporate a much needed car park.
- The Meadows, one of the 'shared ownership' houses off Henry Street has been for sale for sometime. Is that an indication this is not the best solution - or just an example of the current situation regarding the sale of houses and the economy.
- At least 4
- Appears to be empty property on right at West exit of village, pass high school on right
- Opposite high school
- On the Coop site, the Coop needs to be moved to a site with proper parking facilities. At the moment it is dangerous, especially for children.
- There are currently hundreds of homes for sale and rent in the area - in all price brackets - many are empty (with vacant possession)
- 64 High Street, unoccupied for almost 2 years. + double fronted cottage adjacent Forests hall - unoccupied
- Any land, currently underdeveloped on the meadows estate (use that land!)

Redundant Buildings in Parish

- Good quality restaurant
- Near butts looks like old workshops.
- These properties should be taken over by the council, renovated and let as required.
- The road for Woods Eye
- Some sort of scheme where parish funds them to become habitable and then rented as more social housing.

APPENDIX C

Mid Suffolk District Council District Council - Housing Data

The Gateway to Home Choice (GTHC) register indicates there are 24 households claiming a local connection to Debenham;

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

Average current values - Debenham IP14

1 Bedroom properties	£120,200	£122,100	£183,100
2 Bedroom properties	£162,300	£171,800	£200,700
3 Bedroom properties	£208,800	£210,600	£228,500
4 Bedroom properties	£313,800	£335,800	£409,300
5+ Bedroom properties	£431,500	£470,700	£699,400

Notes

Source: Mouseprice proprietary data - updated quarterly.

The data above shows average current values of property in IP14 according to the number of bedrooms.

The data is just a rough indicator of affordability in IP14 compared with the larger area and nationally.

Price: Earning ratios

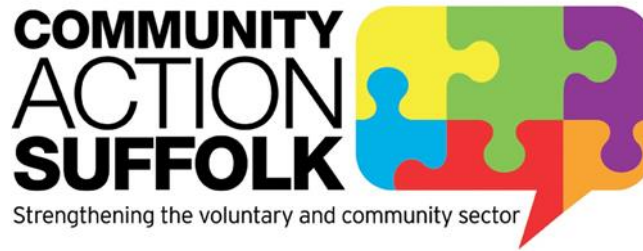
	IP14	IP	National
Average Current Value	£1209,500	£218,600	£258,700
Average Earnings	£21,943	£19,929	£24,478
Price / Earnings	9.55x	10.97x	10.57x

Notes

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

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

Source: Calnea Analytics proprietary price data and earnings survey data - updated quarterly



LOCAL HOUSING NEEDS SURVEY

Debenham

Closing Date: 21st September 2014



What is a Local Housing Needs Survey?

A Housing Needs Survey will help the Parish Council and others decide if there is a need for a small scheme usually between 4 and 10 homes of affordable housing for local people within the Parish.

Housing Needs Surveys will identify local needs for the elderly, young and families. Adequate affordable housing provision helps to maintain a sustainable community. The lack of affordable housing in rural communities has been a serious problem for many decades, reaching crisis point in many parts of the Country.

Concern has grown over the future of Parishes, where communities have been threatened due to local families being unable to afford increasingly scarce and expensive housing. Legislation allowing 'Right to Buy' alongside restrictive planning policies have also played a part.

Local Housing Needs schemes

The above concerns have led to the creation of further Local Housing Need schemes in many Parishes. Such schemes are developed in partnership with Parish Councils, Local Authorities and Registered Social Landlords (RSL's) also known as housing associations.

The homes are restricted to local people in perpetuity and cannot be sold or rented on the open market. This is bound by a legal document drawn up under Section 106 of the Town and Country Planning Act 1990. The S106 is an agreement between the Local Authority and the RSL states clearly who is eligible for the housing. Existing Local Authority or RSL schemes within a Parish will not be affected by the S106.

Exception Sites

An 'exception site' is a piece of land situated outside the Parish boundary but adjoining it and where building consent would not normally be permitted. A Housing Needs Survey would need to be completed to enable Local Authority planning permission to be granted.

"Local connection"

Provided the scheme is protected by a Section 106 agreement lettings will be restricted initially to people with a strong connection to the parish. Each Local Authority will have its own definition of local need and local connection but typically it would cover the following circumstances:

- connected to the Parish by birth
- resided within the Parish for a number of years
- previously lived in the Parish
- close family members reside in the Parish
- require accommodation within the Parish for work.

Style of Affordable Housing

The Local Authority, District & Parish Councils would need to ensure the style and character of such housing would be in keeping with its surroundings and local building types.

Tenure of Affordable Housing

Local affordable housing schemes can include different types of tenure:

- **Housing for rent**

Rent charged is substantially less than open market rents and is therefore classed as affordable for local people in need. Those eligible would need to meet Local Authority & RSL's.

- **Shared ownership**

This is a way of bridging the gap between renting and owner occupation. It gives people who cannot afford to buy a home outright the opportunity to buy a share in a new house or flat on a part rent/part buy basis. This means the purchaser buys a share of the house and pays rent on the part they do not own. At a later stage, if they wish, extra shares can be purchased up to 80% of the purchase value. This ensures that the houses will remain available for local people in perpetuity. When the initial occupant wants to move on, the RSL will buy their share back with the aid of a Homes and Communities Agency Grant and offer it to someone else with a local connection.

Rural Housing Enablers (RHE's)

The RHE's are independent mediators helping to bring people together, facilitating Housing Needs Surveys and promoting individual schemes.

RHE's are supported and funded by five Local Authorities and five RSL's.

This is a real opportunity for you to help shape the future of your Parish.

COMPLETION OF THIS SURVEY

The head of the household should complete the answers on behalf of the entire household.

It is important that you answer as many questions as you can. With most of them you simply need to put a tick or a number in a box, (which will represent the number of people you are referring to for that question. i.e. 1=1 Person, 2=2 People etc.) so this should not take very long. Space has, however, been allocated within some questions to allow you to express your views and provide more detail.

Of course, you can decline to answer any question.

The Housing Needs Survey has been divided into three parts;

Part 1: General information about the current household; number of people, ages, gender, type of household etc.

IF YOU DO NOT HAVE A FUTURE AFFORDABLE HOUSING NEED, THEN YOU DO NOT NEED TO COMPLETE PARTS 2 & 3.

Part 2: This part should be completed if there is a need identified for those living in the **CURRENT HOUSEHOLD ONLY**.

Part 3: This part should be completed if a need is identified for any other close members of the current household who would like to either **RETURN or MOVE TO THE PARISH**.

Personal details will be needed for those who have identified a need in Parts 2 & 3. This information will enable Community Action Suffolk to recommend any future housing needs for the Parish. The Housing Needs Survey does ask for current financial & employment details. All information provided will be treated with the strictest of confidence and will only be used for the purpose of identifying the type of tenure (rent or shared ownership) which would be suitable for the applicant(s).

If you would like more help completing the Housing Needs Survey, please contact one of the following:

Suffolk Rural Housing Enabler

Sunila Osborne 01473 345344

A. Community Sustainability

1. How many shops are there in this parish? (Tick one box)
- | | |
|---------------------------------------------------|-------------------------------------|
| 1 | <input type="checkbox"/> |
| 2 | <input type="checkbox"/> |
| 3 or more | <input type="checkbox"/> |
| If none please indicate nearest available 5 Miles | <input checked="" type="checkbox"/> |
2. Which of the following services or facilities are within this parish? (Tick all that apply)
- | | |
|----------------------------------------------|-------------------------------------|
| A library | <input checked="" type="checkbox"/> |
| A mobile library service | <input type="checkbox"/> |
| A grocery / general store | <input checked="" type="checkbox"/> |
| A stand alone post office | <input checked="" type="checkbox"/> |
| A post office within another shop / facility | <input type="checkbox"/> |
| A GP's surgery | <input checked="" type="checkbox"/> |
| One or more pubs | <input checked="" type="checkbox"/> |
| One or more places of worship | <input checked="" type="checkbox"/> |
| A village hall | <input checked="" type="checkbox"/> |
| Playing fields/tennis courts | <input checked="" type="checkbox"/> |
| Children's play area | <input checked="" type="checkbox"/> |
| A primary school | <input checked="" type="checkbox"/> |
| Pre-school service provision | <input checked="" type="checkbox"/> |
| Car repair workshop / garage | <input type="checkbox"/> |
| Other | <input type="checkbox"/> |
3. Which of the following statements best describes the public transport links this parish has to its nearest town(s). (Tick one box)
- | | |
|-------------------------------------------------------------------------------------|-------------------------------------|
| This parish has no public transport service | <input type="checkbox"/> |
| There is an hourly or better weekday public transport service to the nearest town | <input type="checkbox"/> |
| There is a two hour weekday public transport service to the nearest town | <input type="checkbox"/> |
| There is a weekday public transport service but it is less frequent than two hourly | <input checked="" type="checkbox"/> |
| There is a weekday public transport service but only on certain days | <input type="checkbox"/> |

4. Please list active community clubs and groups:
 1st Debenham Scout Group, Badminton Club Debenham, Bowls Club Debenham
 Brownies Debenham, Community Shop - Proposal, Coopersfield Residents Committee
 Debenham & District Garden Club, Debenham Allotment Holders, Debenham Fayre
 (Crows Hall), Debenham Group Practice (Doctors Surgery), Debenham Leisure Centre
 Football Club, Debenham Players, Debenham Website (Editor), Debenham Website
 (Social Media Editor), Family History Debenham, First Responders Debenham,
 Friends In Deed, Fun & Festivities Committee Debenham, Guides Debenham
 High School Debenham, High Suffolk Children's Centre, High Suffolk LEAP Centre,
 High Suffolk Rotary Club, History Society Debenham, Leisure Centre Debenham,
 Library Trustees Debenham, Mothers Union Debenham, Parish Council Debenham,
 Parish Magazine Debenham (Editor), Parochial Church Council Debenham,
 Philosophy 7, Police SNT Debenham, Project "D", Resource Centre Debenham
 (Library), Roundabout Pre-School Debenham, Royal British Legion (Debenham),
 Squash Club DLC, SRH Primary School Debenham, St Marys Bell Ringers Debenham,
 St Marys Church Debenham (Friends of), Swimming Pool Project Debenham,
 The Debenham Project, The Forge Church, United Reformed Church Debenham,
 Youth Club Debenham (The Base), Youth Football Debenham.
5. Does this parish have to rely on volunteer or community transport services
 for people needing to get to hospital and/or GP appointments?

No [✓]

B. Housing

6. Which of the following descriptions most closely reflect the
 development potential within this parish? (Tick one only)

Potential for edge of settlement development []
 Potential for in-fill development only []
 Potential limited to windfall sites []
 Some combination of the above [✓]
 Development potential not known []

7. What land within this parish has been allocated for housing
 in the Local Plan?

An allocation of (hectares, if none please enter 0) [0]

If an allocation has been made, how many homes are likely to
 be brought forward? If none, not known or unable to say then
 please enter 0

Anticipated number homes in total [0]

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

Anticipated number of affordable homes [0]

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

Yes
No

9. Is there a housing register for this parish?

Yes
No