

Pill and Easton in Gordano and Abbots Leigh Housing Needs Survey January 2017

On behalf of: Pill and District Community Land Trust (P&D CLT)

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1. Key Findings and Recommendations

Principal Conclusions

The survey identified the need for **29** affordable homes within the next five years, of which:-

- **9** households have a need within 12 months:
- **12** households will have need in 1 to 2 years:
- **8** households will have a need in 3 to 5 years:

Recommendations

It is important to highlight that a Rural Housing Needs Survey only provides a snap shot of the housing situation within the parishes at the time of the survey; this will alter with the economic climate, demographic changes and changes in individual circumstances. The recommendation of the Housing Needs Survey is:-

- 1) The need for **29** affordable homes for local people should be addressed;
- 2) **15** homes are needed for single people or couples, **9** two bedroom homes for families and **5** three bedroom homes for families;

Please note that the recommended size mix/type will need to be confirmed after cross-checking with the HomeChoice Register.

Key findings

- The survey found that **29** respondents were found to be in need and unable to buy or rent in open market;
- The survey also found that **10** additional respondents were in need but could afford to buy a shared ownership property;
- There were **2** respondents with households all over the age of 55 and who could not afford to rent or buy in open market;
- The survey found that a further **10** respondents found to be in need, could afford to meet their need in open market;
- A further **13** respondents are in potential need but did not provide adequate income details to verify this;
- **50** of those in need, met the local connection criteria;
- **71%** of all respondents would be in favour of a small development of affordable housing for local people;

2. Introduction to the parishes of Pill & Easton-in-Gordano and Abbots Leigh

2.1 Population and Household Composition

The parishes of Pill & Easton-in-Gordano and Abbots Leigh are located in the north of North Somerset district on its border with the River Avon and have a combined population of 6,979 people (2011 Census Data) in 2,521 dwellings (North Somerset Council – Council Tax Database).

The population of these villages combined, accounts for 3.44% of the population of North Somerset.

1,178 residents are under 16 years of age (16.9%);
 4,097 residents are of working age, 16 to 64 (58.7%);
 1,704 residents are 65 years of age or over (24.4%); (2011 Census Data)

Dwelling Type	Pill & Easton In Gordano (%)¹	Abbots Leigh (%)¹	North Somerset (%)
Detached	30.58	71.34	31.1
Semi Detached	36.95	22.26	29.9
Terraced	19.83	3.96	15.7
Purpose Built Flat	9.78	0.91	12.3
Flat (Conversion)	1.52	0.61	7.0
Flat (Commercial)	1.01	0.61	0.9
Mobile Home	0.32	0.30	1.0

(2011 Census Data)

Tenure	Pill & Easton In Gordano (%)¹	Abbots Leigh (%)¹	North Somerset (%)
Owner Occupied	76.06	89.00	72.95
Social Rented	14.20	1.29	9.18
Private Rented	8.36	6.47	16.17
Other	1.38	3.24	1.07

(2011 Census Data)

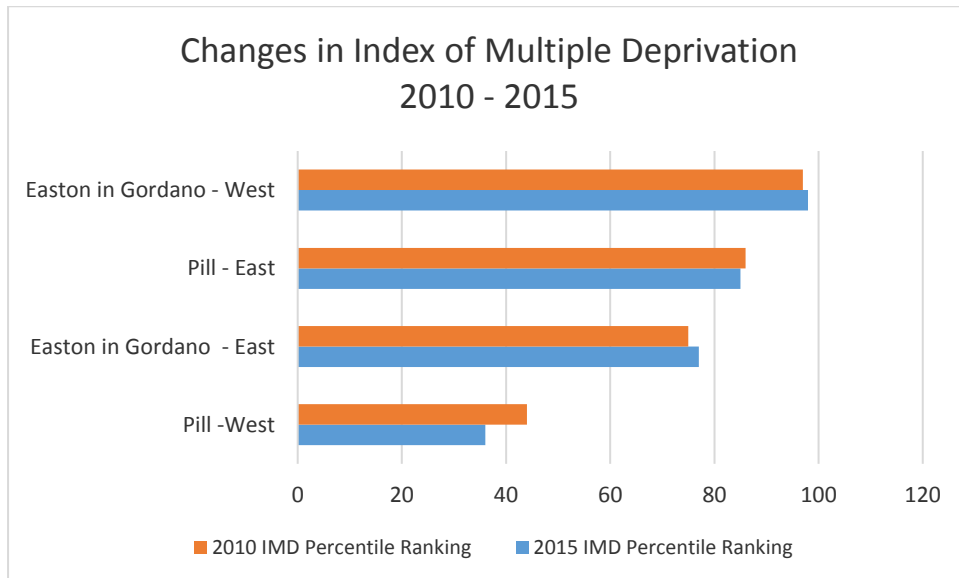
¹Value derived by aggregating data supplied using the Neighbourhood Statistics Geography Hierarchy

2.2 Deprivation

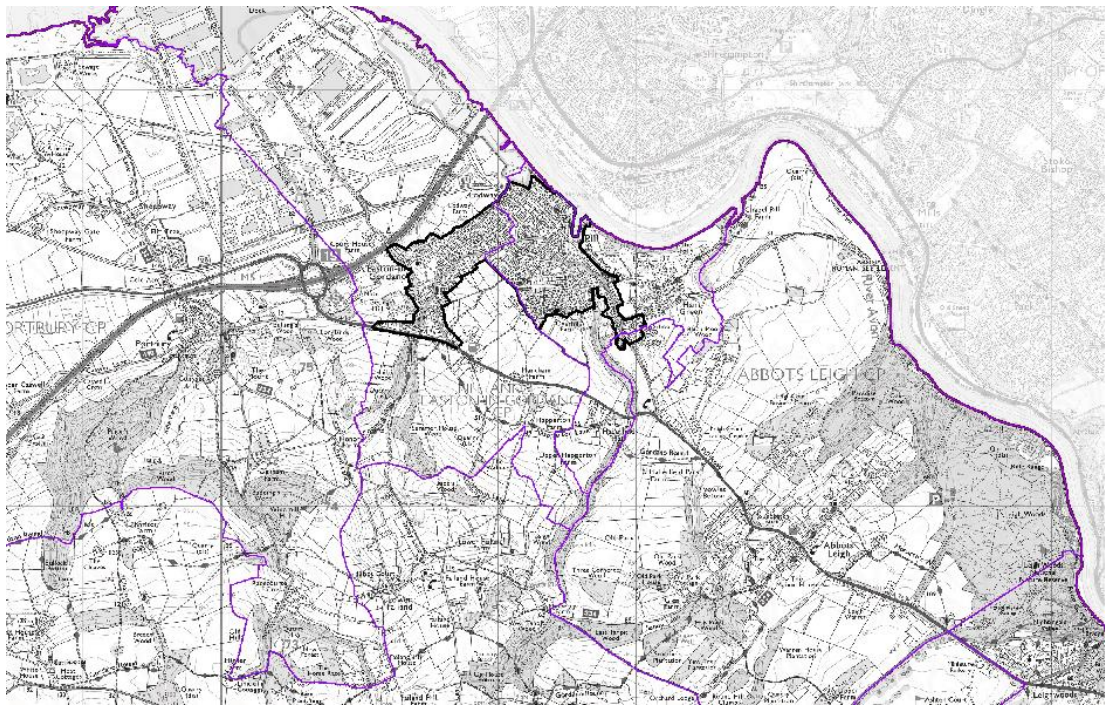
There are four Lower Super Output Areas identified within the Parishes of Pill & Easton-in-Gordano and Pill and Abbots Leigh.

The chart below shows Pill West is between the average and 25% most deprived areas of the country; Easton-in-Gordano East, Pill East and Easton-in-Gordano West are all in the least deprived 25% areas of the country.

Noting that methodology differed slightly between years, the Indices of Multiple Deprivation ranking of Pill West declined by 8.1% between 2010 and 2015; the ranking of Pill East declined by 1 %; Easton-in-Gordano East and West both improved by 1%.



2.3 Map of Parishes of Pill & Easton-in-Gordano and Abbots Leigh



2.4 Properties for sale and rent in the private sector

During the last two years, **103** properties were sold in the Pill & Easton-in-Gordano and Abbots Leigh parishes (Rightmove Dec 2016). The Table below shows the average selling price by property type and number of bedrooms, for each of the parishes.

Household Type	Average Sale Price Pill & EiG	Average Sale Price Abbots Leigh
Flat	£183,166	NA
Terraced	£251,000	NA
Semi Detached	£223,930	£376,000
Detached	£348,090	£941,391

(Source: Rightmove : November 2016)

Number of Bedrooms	Average Sale Price Pill & EiG	Average Sale Price Abbots Leigh
1 Bed	£150,000	NA
2 Bed	£202,778	NA
3 Bed	£251,872	£644,800
4 Bed	£334,050	£673,375
5+ Bed	NA	£1,304,100

(Source: Rightmove : November 2016)

There were 31 properties for sale in Pill & Easton-in-Gordano and eight properties for sale in Abbots Leigh at the time of writing (Dec 2016). Details of average asking prices and private rents for properties in the area are shown in the table below:

Property Size	Average Asking Price	Private Rent PCM
1 Bed	£140,000	£625
2 Bed	£214,000	£750
3 Bed	£300,000	NA
4 Bed+	£487,000	NA

(Source: Rightmove, Nestoria, Zoopla: November 2016)

There were signs of only a limited private rental market, with just six properties advertised for Pill & Easton-in-Gordano and no properties advertised for Abbots Leigh.

The data shows the average monthly rentals for one and two bedroom properties. There were no three or four bedroom properties available at the time of writing. Rental values for the calculation of affordability for these properties have, therefore, been estimated at £950 for a three bedroom property and £1,150 for a four bedroom property per calendar month.

2.5 Properties for rent in the public sector

Alliance Homes are the main providers of affordable housing in the area: providing mainly social rented accommodation (former local authority stock in the north of Pill); Curo, Knightstone Housing and Sovereign Housing are also registered providers who own small developments within the village.

The size and number of social rented units in the village is shown in the following tables:

Property Type	1 bed non-family	2 bed non-family	3 bed non-family	2 bed family	3 bed family	4 bed family	General Needs TOTAL
Stock	33	123	25	25	99	5	310

(Source: HomeChoice North Somerset 2016)

Property Type	1 bed sheltered	2 bed sheltered	1 bed bungalow	2 bed bungalow	Elderly Persons TOTAL
Stock	20	0	6	8	34

(Source: HomeChoice North Somerset 2016)

During the last two years, 28 affordable rented properties have been let to applicants from the Homechoice North Somerset Housing register. The tables below, show the breakdown (turnover) of the units allocated:

Property Type	1 bed non-family	2 bed non-family	3 bed non-family	2 bed family	3 bed family	4 bed family	General Needs TOTAL Lets 2015-2016
Number Let	5	3	0	5	6	0	19

(Source: HomeChoice North Somerset 2016)

Property Type	1 bed sheltered	2 bed sheltered	1 bed bungalow	2 bed bungalow	Elderly Persons TOTAL Lets 2015-2016
Number Let	4	2	1	2	9

(Source: HomeChoice North Somerset 2016)

2.6 Affordability

The table below gives an overview of the affordability of rented accommodation in the parish. The Local Housing Allowance rates (the rate above which Housing Benefit will not be paid), are the Bristol Broad Market Area rates set by the Valuation Office Agency; the Median Private rents per calendar month were obtained from Rightmove.co.uk in December 2016.

The minimum household income calculations, are based on the agreed formula of 'affordable housing costs' not exceeding 25% of a households' gross annual income. The 'minimum income required' has, therefore, been set to reflect this formula.

Property Size	LHA Rate pcm¹	Median Private Rent pcm²	Min Annual Household Income required for private renting	Average Social Rent pcm³	Min Annual Household income required for social renting	Affordable Rent pcm	Min Annual Household income required for affordable renting
1	£526.57	£625	£30,000	£377	£18,096	£500	£24,000
2	£658.27	£825	£39,600	£473	£22,704	£660	£31,680
3	£763.59	£950	£45,600	£499	£23,952	£760	£36,480
4	£1052.92	£1150	£55,200	-	-	£920	£44,160

¹Bristol Broad Rental Market Area rates December

²Advertised rentals Rightmove December 2016;

³Average rents for 2 Years to January 2017 – HomeChoice North Somerset;

For example, the annual income required for a family looking to rent a three bedroom home privately, would be £45,600; or to rent a similar sized social rented property, £23,952; or to rent a three bedroom affordable rented property £36,480.

3. Aims of the survey

The aims of the survey were threefold:-

1. To give an indication of the affordable housing need, tenure and house size for people with a local connection to the parishes of Pill & Easton-in-Gordano and Abbots Leigh;
2. To investigate the housing need and aspirations of older residents in the parishes;
3. To establish the general level of support for a small development of affordable housing for local people with housing needs in the parish;

4. Survey history, methodology, distribution and response

The survey form attached at Appendix 1, was designed for this survey, with the assessment of need carried out following a standard methodology based on guidelines originally established by the Countryside Agency. Survey packs were hand delivered by volunteers from the P&D CLT to all **2,521** residential addresses in the parishes of Pill & Easton-in-Gordano and Abbots Leigh in September 2016 (residential addresses were supplied by North Somerset Council).

Public meetings were also held in Pill on 12th October 2013 and Abbots Leigh on 11th October 2016, in order to promote the formation of the CLT; encourage involvement from the local community; promote the Housing Needs Survey and the importance of the surveys being returned.

The survey packs consisted an A4 booklet with a covering letter from the chair of the P&D CLT, a seven page two part questionnaire and a prepaid return envelope. The deadline for the return of completed surveys was Monday 21st November 2016.

The first part of the survey was designed to ask residents about their current home, their future housing plans, their view on affordable housing and their view about Community Land Trusts. All residents were invited to respond to this part of the survey.

The second part of the survey, was aimed at residents who considered themselves to be in housing need and was designed to measure: the level of need for affordable housing, within the next five years, of those people with a local connection to the Pill & Easton-in-Gordano or Abbots Leigh area.

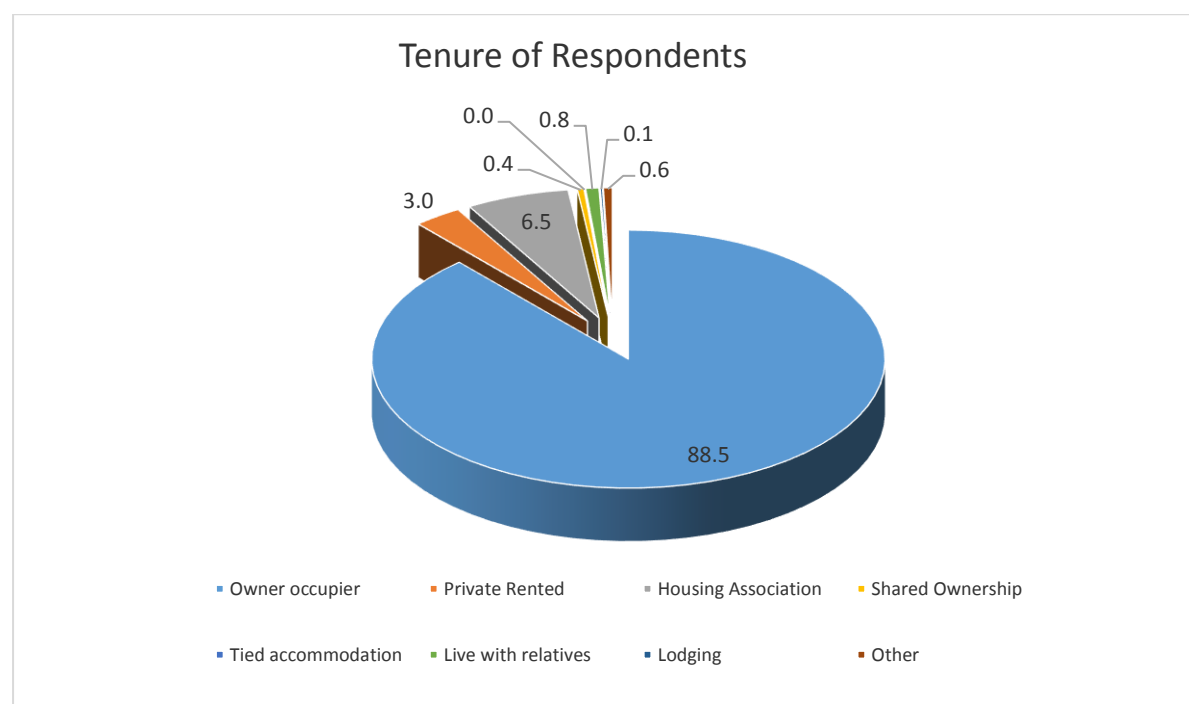
Whilst questionnaires were sent to all households in the parish, the survey results do not purport to be representative of all residents; no information is available on non-respondents and it is not possible to gross up results to the entire population of the villages.

North Somerset Council collected all data from returned forms and analysed it as follows (it should be noted that whilst apparent inconsistencies in responses are followed up, the information given is taken at face value).

5. General survey findings

Of the 2,521 delivered, **724** surveys were returned, giving a response rate of **28.7%**, and general survey findings are based on these 724 responses.

5.1 Tenure breakdown of respondents



88.5% of respondents are owner occupiers
3.0% of respondents rent from a private landlord
6.5% of respondents rent from a housing association
0.4% live in a shared ownership property
0.8% of respondents live with relatives
0.1% are lodging
0.6% other

5.2 Main or second home

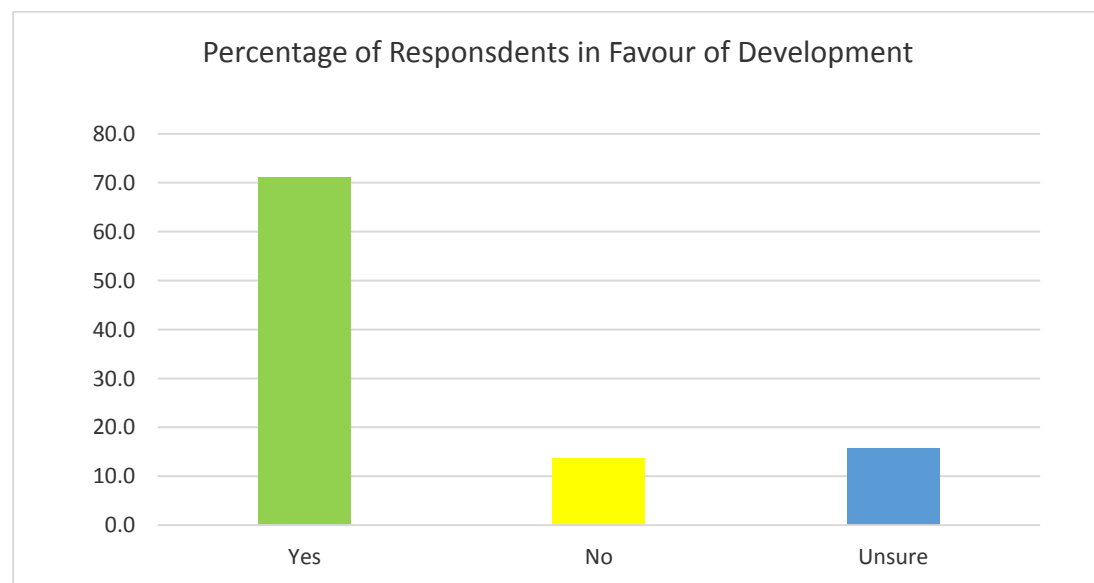
100% of the responses were from people who described their current accommodation as their main home. Consequently, **0%** described their current accommodation as their second home

5.3 Support for a small local development

Respondents were asked:

'If a need for affordable housing is identified in this parish, would you support a small development of (up to 18) affordable homes for local people?'

71% of those who responded to this question said they would support such a development.



Respondents were asked for comments about supporting the development of local homes for local people and a number were received. A full list is attached at Appendix 2, but the following summarises the tone of comments received:

'We feel we are a small parish and cannot see where more houses could be built unless on the Green Belt'

'Depends on where and assuming not as part of a larger development. If not part of a larger development answer would be yes'

'The roads need repairing first, also the infrastructure needs to be addressed as parking is very poor plus dangerous even for people who live here'

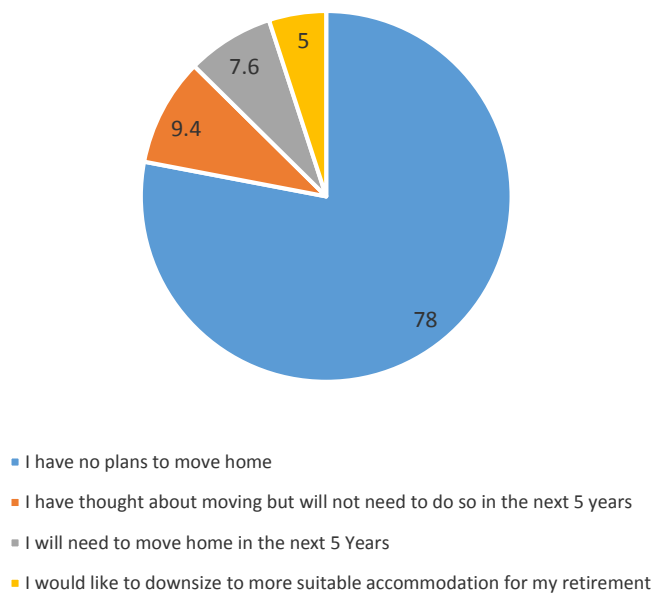
'The area is already over developed. The services locally and road system are already overloaded'

'Depends on where the houses are to be built; will the homes be for local people; what constitutes local people?'

5.4 Respondents who need to move

The survey asked respondents about their future housing plans. The chart below shows the responses received.

Moving Plans of All Respondents



Of the **714** households who returned the survey, **562 (77.6%)** said that they have no plans to move home at the moment.

68 households (**9.4%**) said that they had thought about moving home in the future but did not need to move in the next 5 years.

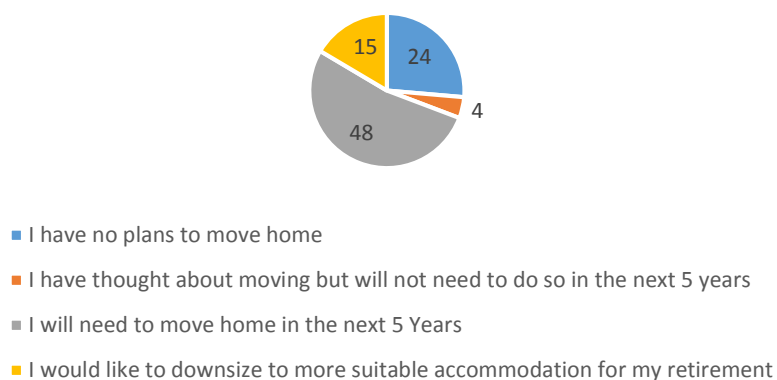
58 households (**8%**) said that they need to move within the next 5 years.

36 households (**5%**) said that they would like to downsize to more suitable accommodation for their retirement.

6. Assessment of those in need

The following section refers only to those households who completed and returned the second part of the form.

Future Housing Plans of Households Completeing Part 2 of Survey



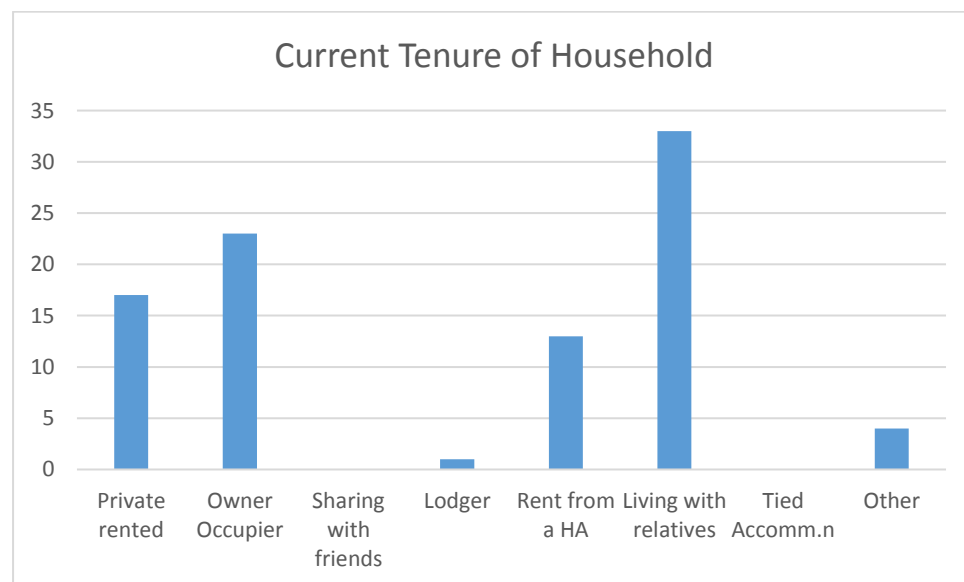
91 of the surveys were returned with part 2 of the questionnaire completed. This represents **12.6%** of all forms returned. When asked about their future housing plans:-

24 confirmed that they had no plans to move home;
4 had thought about moving, but will not need to do so in the next 5 years;
48 indicated a need to move in the next 5 years;
And **15** respondents indicated a need to downsize to more suitable accommodation for their retirement.

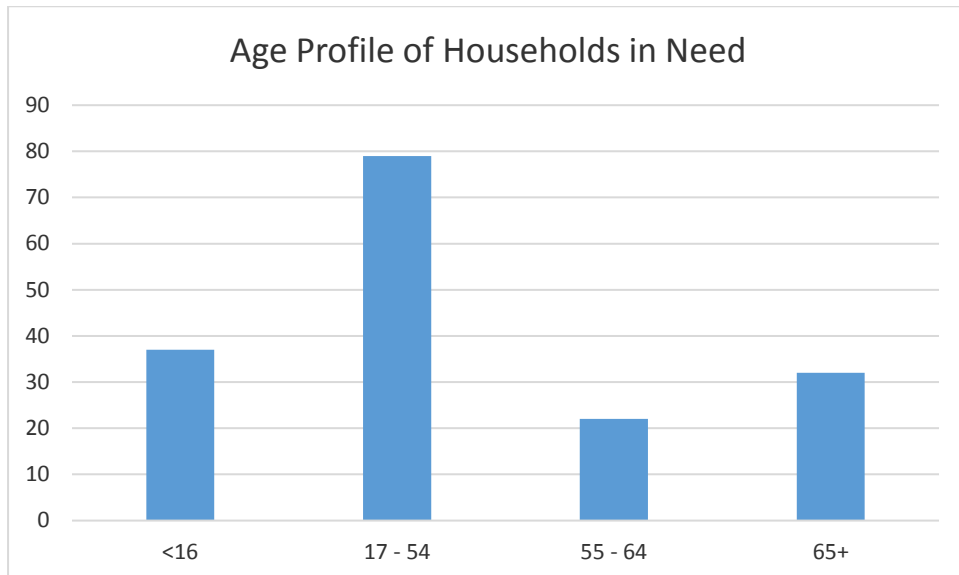
Significantly, **33** of the respondents who completed part 2 of the questionnaire, indicated that other people currently living with them were likely to need their own housing within the next 5 years;

6.1 Housing need

Households completing the second part of the form were asked to confirm their current tenure.

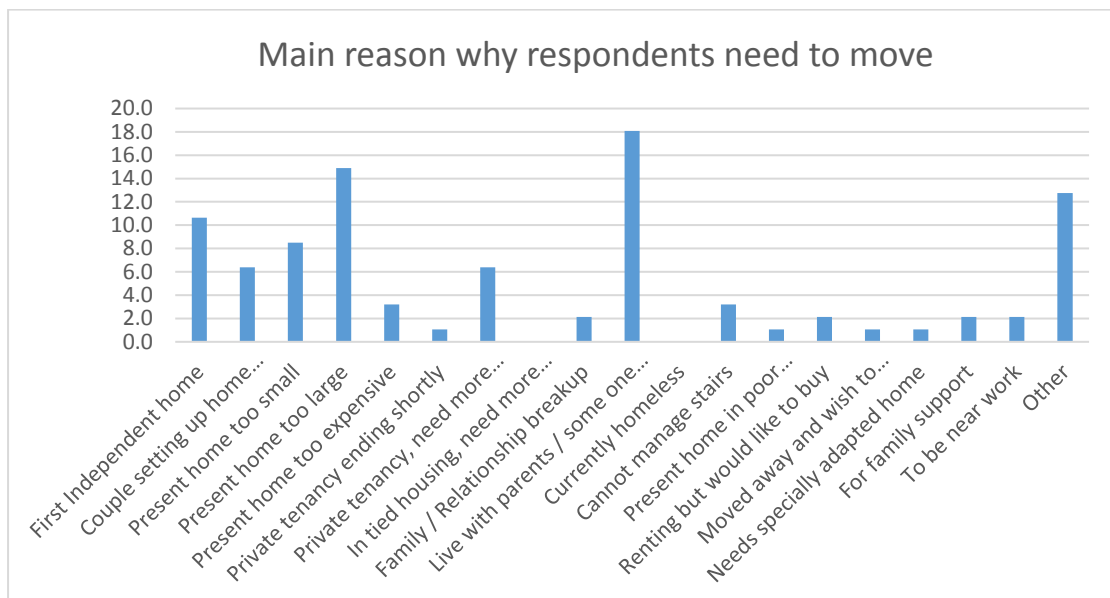


A large number of respondents, 33, are living with relatives; 23 are owner occupiers; 17 are renting privately and 13 renting from a Housing Association



A total of 170 people form part of the households in need. Of these, 37 are under 16; 79 are between 17 and 54; 22 are between 55 and 64; 32 are over 65.

Households completing the second part of the survey, were asked to identify their reasons for needing to move. The graph below shows the reasons the respondent identified as being '*the main reason*':-



From the table above it can be seen that 18.7% of the respondents indicated that the reason they needed to move, was because they were living with parents or in someone else's home; 15.4% said their home was too large; 13.2% had other reasons for needing to move (these were generally health or old age related in connection with the size of their property, maintenance of property etc); 11% said that they were looking to set up their first independent home; 8.5% stated their present home was too small; 6.6% were couples looking to set up home together and 6.6% were in a private tenancy and looking for more security; the remaining reasons for moving were all less than 4% of the replies received.

Cumulatively, just under 30% of respondents are either looking to move into their first independent home or are a couple setting up home together or are living with parents. These respondents in the main, are in their late teens and twenties.

6.2 Local connection

Each of the respondents who completed Part 2 was asked to show how they met the local connection criteria. The local connection for this survey was established by the respondent's previous length of residence in the village; their employment in the village or whether they had close family connections in the village.

This information was compared to the HomeChoice eligibility criteria and on reviewing their circumstances, **86** of the **91** households who completed part 2 of the survey, were found to meet the local connection criteria.

6.3 Housing options

The housing options available to the **86** households in need with a local connection are now considered.

Respondents provided information on income, savings and assets, which allowed an assessment of what they could afford to pay for their accommodation in the private sector – whether renting or purchasing. This information was considered alongside the HomeChoice North Somerset qualifying criteria (which excludes owner occupiers and applicants with access to sufficient financial resources to secure their own accommodation).

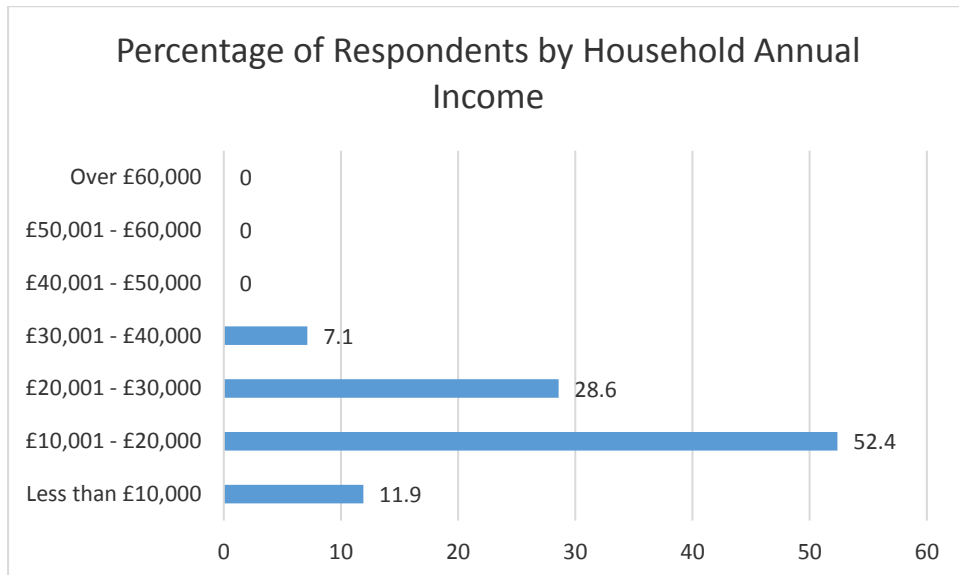
As a result, **31** households were found to be in need of affordable housing and **29** of these households had a local connection to either Pill & Easton-in-Gordano or Abbots Leigh.

In addition, there were **13** other respondents who, whilst not owner occupiers, did not supply sufficient income details, who could be considered as in **potential need** of affordable housing.

The table below, shows details of the households in housing need, their household type, tenure, reason for being in need, as well as their preference for the type and size of accommodation required.

	Type of Household; Current Tenure; Main Reasons given by respondent for being in need of alternative housing	Housing Preferences	No of Bedrooms Desired	Min. No. of Bedrooms Required
1	2 Adults, 3 Children; HA Tenancy; Too small	HA Rented	3	3
2	1 Adult; Private Tenancy: Too small	HA Rented	1	1
3	1 Adult; Lodger; Living in someone else's home	HA Rented	2	1
4	1 Adult, 1 Child; Living with relatives; Other	O/Occ., LCHO, SO	2	2
5	1 Adult; Private Tenancy; Too expensive	HA Rented	2	1

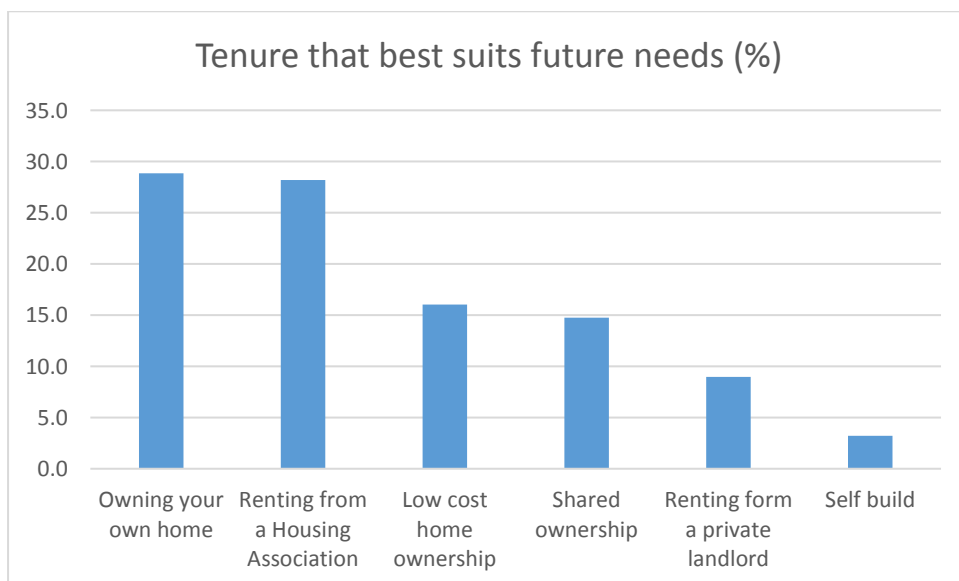
6	1 Adult, Living with relatives, First independent home	No preference	2	1
7	2 Adults, 3 Children; HA Tenancy; Too small	O/Occ., HA Rented,	3	3
8	2 Adults, Living with relatives, Couple setting up home together	SO	3	1
9	2 Adults, 3 Children; Private Tenancy; Too small	Private Rented, HA Rented	3	3
10	2 Adults; Living with relatives; Living in someone else's home	O/Occ., Private Rented, HA Rented, LCHO, SO, Self Build	2	1
11	2 Adults; Living with relatives; Couple setting up home together	O/Occ., SO	2	1
12	1 Adult, 1 Child; HA Tenancy; Cannot manage stairs	HA Rented	2	2
13	2 Adults, 3 Children; HA Tenancy; Too small	HA Rented	4	3
14	1 Adult, 1 Child; Private Tenancy; Need more security	O/Occ., HA Rented, LCHO	2	2
15	1 Adult; Living with relatives; Living in someone else's home	Private Rented, HA Rented, LCHO, SO	2	1
16	2 Adults; Private Tenancy, Tenancy ending shortly	O/Occ.	2	1
17	1 Adult; Living with relatives; First independent home	SO	2	1
18	1 Adult, 1 Child; Living with relatives; Living in someone else's home	Private Rented, HA Rented	2	2
19	2 Adults; HA Tenancy; Cannot manage stairs	HA Rented	2	2
20	1 Adult; Living with relatives; First independent home	HA Rented	1	1
21	2 Adults, 4 Children; Private Tenancy; Too small	Private Rented, HA Rented	4	3
22	1 Adult, 1 Child; HA Tenancy; Relationship break up	O/Occ., HA Rented, LCHO, SO	3	2
23	1 Adult; Living with relatives; Other	HA Rented	2	1
24	2 Adults, 1 Child; Living with relatives; Living in someone else's home	O/Occ., HA Rented, LCHO	2	2
25	1 Adult; Living with relatives: Living in someone else's home	HA Rented, SO	2	1
26	2 Adults; Living with relatives: Living in someone else's home	HA Rented, LCHO, SO	2	1
27	2 Adults, 1 Child; Private Tenancy; Setting up home together	O/Occ., Private Rented, LCHO	2	2
28	2 Adults, 1 Child; HA Tenancy; Other	O/Occ., HA Rented, LCHO, SO	2	2
29	2 Adults; Living with relatives; Setting up home together	HA Rented, LCHO, SO	2	1



The above chart confirms that just over 90% of those who provided income information, had annual household income of less than £30,000 and over 60% less than £20,000.

Taking into account the income, savings and assets of the households as a whole, **none** of the respondents could afford to buy a property in the open market based on the current house price data for the villages; **10** of the respondents can afford to rent privately. **10** may be able to afford to buy a shared ownership property and **29** can only afford to rent from a housing association (Please note that this does not mean this number of houses will be developed – this is an indication of housing need only).

The households were asked to express a preference for the type of housing they would like to live in. The preferred options of those households in need is shown in the table below:



The remainder of this section of the report refers only to those households assessed as being in need of affordable housing, with a local connection to the villages.

An indication of the required size mix of housing is shown in the table below. This takes account of the number of people in each household in need as declared on the survey form. The recommended bedroom sizes have been based on raw data and will require more detailed analysis, using the allocation criteria of the North Somerset Councils' HomeChoice Register.

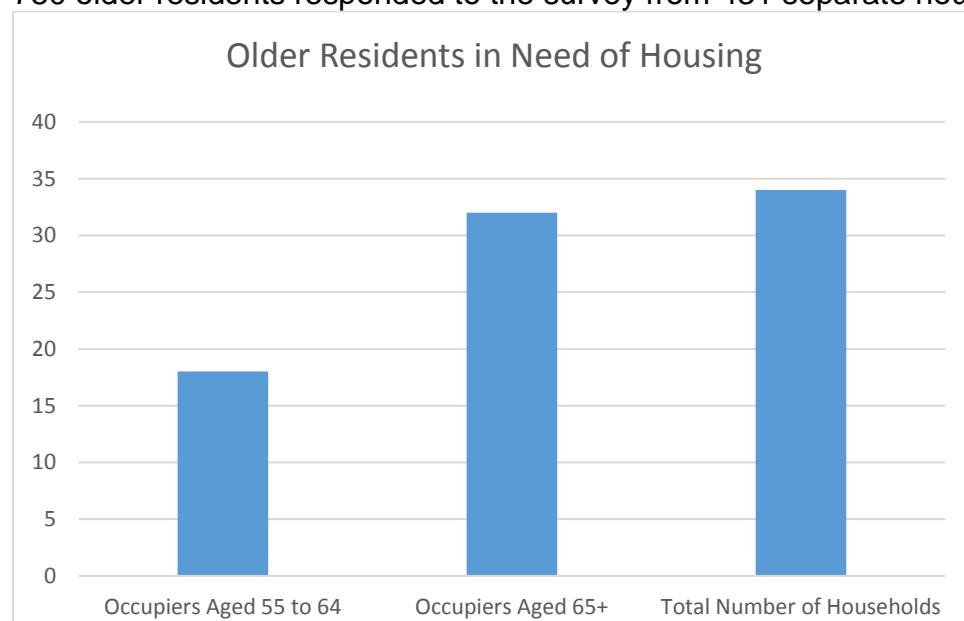
Recommended Affordable Housing Need	1 Bedroom	2 Bedroom	3 Bedroom	Total
Within 12 Months	3	3	3	9
Within 1 to 2 Years	6	5	1	12
Within 3 to 5 Years	6	1	1	8
Total	15	9	5	29

Existing Tenure of Households deemed to be in Need	Move within 12 Months	Move within 1 to 2 years	Move within 3 to 5 Years	Total
Housing Association Tenant	3	3	1	7
Private Sector Tenant	4	2	1	7
Lodging / Living with Parents	2	7	6	15
Total	9	12	8	29

7. Housing needs and aspirations of older residents

Part 2, Section D of the questionnaire was to be completed by households with at least one member over the age of 55. This was to help us to gain an understanding of the housing need and aspirations of older people in rural North Somerset. This understanding will be crucial in coming years, due to the significant increase in the older population that is projected for the district.

750 older residents responded to the survey from 431 separate households.

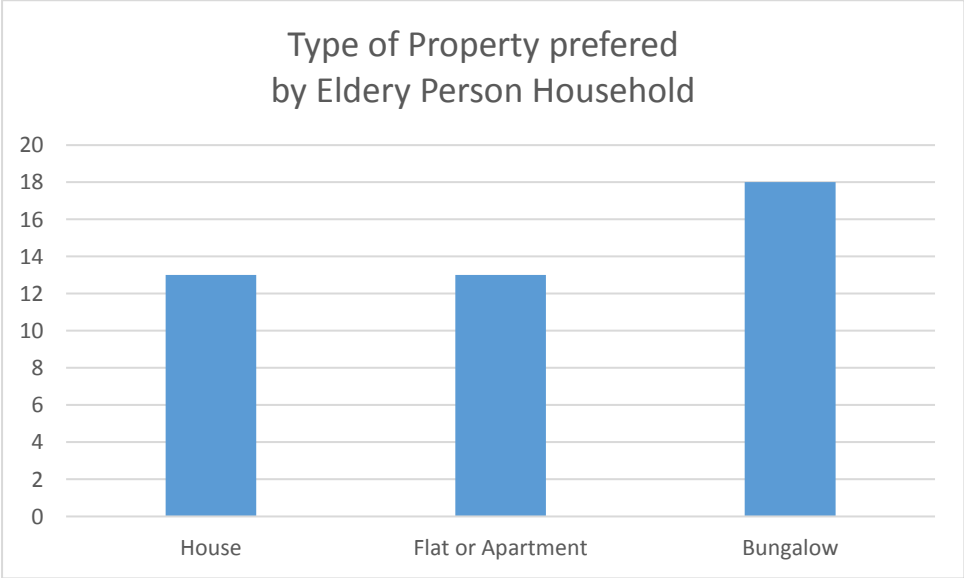


34 of the households indicated that they were in need of moving to another home in Pill & Easton-in-Gordano or Abbots Leigh, and account for 37% of the households who need to move within the next 5 years.

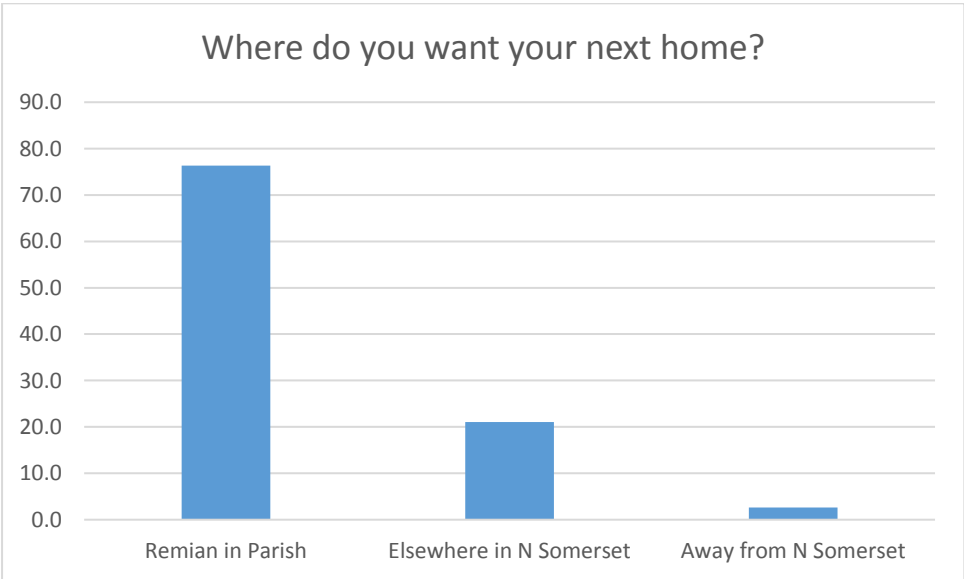
28 of these households were either owner occupiers or had sufficient financial resources to secure suitable alternative accommodation, **two** households were living with another household and **four** were defined as being in need of affordable housing.

7.1 Future housing plans

Respondents who expected to move in the next 5 years were asked what type of accommodation they would need. The following table shows the responses to this question, with bungalow, predictably, being the most common response:



Respondents were asked where they wished to move to when they next moved home. As the chart below confirms, 76% want to remain in the parish, 21% want to move elsewhere in North Somerset and 3% want to move out of the North Somerset area.



Respondents were also asked about what would be the most important factors for them in choosing a new home. The three most important factors were Easy access to public transport; a home which is easy to maintain and Close to shops and the three least important were: easy access to the countryside; close to leisure

8. Conclusion

Overall, it must be remembered that this Housing Needs Survey represents a snapshot in time and the survey does not purport to be representative of all residents. No information is available on non-respondents and it is not possible to gross up results to the entire population. The personal circumstances of households are constantly evolving and any provision of affordable housing would need to take this into account. The response rate of over 28% to the survey will give a good indication of housing need in the area but does not assess housing need in its entirety.

The survey has identified a need in the near future for 29 units of affordable housing in Pill & Easton-in-Gordano and Abbots Leigh within the next five years. Based on the information submitted by respondents, the 29 units should consist of 15 homes suitable for single people / couples; 9 two bedroom homes for smaller families and 5 three and four bedroom homes for larger families. The exact size / type mix will need to be confirmed by cross checking the HomeChoice Register data.

It is not usual to provide specifically and exactly for the total identified need as some households may not be eligible for affordable housing provision and some respondents may withdraw, move away, or be housed by other means. For these reasons, a housing provider may provide a percentage of the identified need. It must be noted that this does not mean that the total need should not be addressed.

In rural environments it is not always viable or sensible to construct one bedroom properties. The likelihood of households increasing in size as a result of single people forming relationships and having children, should be taken account, as should the likelihood that the development of future affordable housing cannot be guaranteed.

Older people's housing need

It was noted that a considerable number of the households who responded to the survey, who were not in need of housing within 5 years, were over the age of 55 (63%) but although 34 elderly person households expressed a need for housing, only four households were identified as needing affordable housing.

Final recommendation

It is recommended that this report is noted by the Pill and District Community Land Trust and that the Trust consider further action to address the need for 29 affordable homes over the time period identified in the analysis.

Appendix 1



Pill & District Community Land Trust Ltd



Pill Resource Centre, Baltic Place, Pill, BS20
0EJ

Authorised by FCA; register number 7374.

To All residents of the parishes of Abbots Leigh and Pill & Easton-in-Gordano

Dear Parishioner,

Is there a need for affordable homes in the parishes of Abbots Leigh and Pill & Easton-in-Gordano?

Pill & District Community Land Trust wishes to establish the extent of housing need in the two parishes.

The best way is to carry out a Housing Needs Survey; therefore we are distributing a questionnaire in partnership with North Somerset Council (NSC) who will produce an independent report.

Whether you consider yourself in need or not, the information you provide is very important, so please spend a few minutes filling in the form. The information provided will greatly assist decision-making by the parish and district councils.

None of the personal information provided on the form will be disclosed to the Pill & District CLT or either parish councils and will be seen only by NSC staff. No data will be published in the report which can identify an individual.

How to complete the attached Housing Needs Survey form:

This survey is in two sections.

- **Part 1** Is for everyone to complete.
- **Part 2** Is for completion by households who will need another home in the parish within the next five years.

What do we mean when we talk about 'affordable housing' and being in 'housing need'?

'Affordable housing' refers to homes that are provided to eligible households whose needs are not met by the market. 'Housing need' can include the need of newly forming households, mature children who would like to move out of their parent's home, or possible older people looking for more appropriate accommodation. If you are an owner occupier, you would not normally qualify for affordable housing but if you have been accepted onto the **Homechoice North Somerset** register or you have special circumstances and may qualify, you should complete the form. (If you have a housing need please register with Homechoice North Somerset if you have not already done so). **To register, please visit www.homechoicesomerset.org.uk or call 01934 426330 if you require further information.**

Even if you are registered with Homechoice North Somerset please complete and return the form. If you are already living in social housing and need to move you should also complete **Part 2** of this form even if your landlord is already aware of your need.

If you are aware of someone who has a local connection with the parish but is unable to live in the parish because of a lack of affordable housing, please make sure they receive a copy of the form.

If you have any queries about the survey or need help with the form please contact the Pill Resource Centre

We believe many local people need homes that they can afford, but we do not know how many. Please help us to find out.

Please return the form in the envelope provided, before 21st November 2016.

Yours sincerely

Don Davies

Chair

Pill & District Community Land Trust.

Parish Housing Survey for Pill & Easton-in-Gordano and Abbots Leigh Part 1

This survey has been sent to every known household in the Parishes of Pill & Easton In Gordano and Abbots Leigh.

Please complete Part 1, even if you do not currently have a housing need, and return it in the envelope provided.

Please complete Part 2 as well, if you need another home in the parish now or in the next five years.

If you know someone who has moved away from the parish because of a lack of affordable housing and who may need to return, please ask them to contact North Somerset Council Housing Strategy Team, who will send them a form. If you require extra surveys or have any questions, please contact Housing Strategy Team at North Somerset Council on 01275 885586

Completed surveys must be received by Monday 21st November 2016

We are aware of the need to protect any data you provide here and we will do so in line with the Data Protection Act 1998. The data from this survey will be processed, stored and managed by North Somerset Council solely for the purposes of establishing affordable housing need. No data will be published or passed to any third party that can identify an individual but aggregate data will be used to provide a report on Housing Need in Pill and Abbots Leigh that will be made publically available.

Section A: Your Current Home

Q1.1 Do you live in Pill & Easton-in-Gordano or Abbots Leigh?

Yes (Pill & Easton-In-Gordano) ☐ Yes (Abbots Leigh) ☐
No..... ☐

Q1.2 If you do not live in Pill & Easton-in-Gordano or Abbots Leigh, in which town/village do you live?

.....

Q1.3 Do you:

- | | |
|---|--|
| 1) Own your own home (with or without a mortgage)..... <input type="checkbox"/> | 6) Live with relatives..... |
| 2) Rent from a private landlord <input type="checkbox"/> | 7) Lodging with another household..... |
| 3) Rent from a housing association <input type="checkbox"/> | 8) Other, please specify..... |
| 4) Live in a shared ownership property <input type="checkbox"/> | |
| 5) Live in housing tied to job <input type="checkbox"/> | |

Q1.4 Is this: Your main home ☐
Your second home ☐

Q1.5 How many people of each age group are there in your household?

Under 16.....
16 – 18.....
18 – 54.....
55 – 65.....

66 - 75.....
76 - 85.....
86 or over.....

Q1.6 Which of these statements best describes your future housing plans?

- At the moment, I have no plans to move home..... ☐
I have thought about moving home in the future, but will not need to do so in the next 5 years ... ☐
I will need to move home in the next 5 years ☐
I would like to downsize to more suitable accommodation for my retirement.....
..... ☐

Q1.7 Are there other people currently living in your household who are likely to need their own house in the next five years?

- Yes ☐
No ☐

Section B - Your View of Affordable Housing

Q2.1 If a need for affordable housing is identified in this parish, would you support a small development of (up to 18) affordable homes for local people?

- Yes ☐
No ☐
Unsure ☐
If no or unsure, please explain why

.....
.....
.....

Community Land Trusts

Community Land Trusts (CLTs) are non-profit, community-based organisations run by volunteers that develop housing, workspaces, community facilities or other assets that meet the needs of the community. CLTs are owned and controlled by the community and are made available at permanently affordable levels. CLTs are locally driven, locally controlled and democratically accountable. They have a membership that is open to all who live or work in the defined community, including occupiers of the properties that the Trust owns. The members elect a volunteer board comprised of people living within the community to run the trust on their behalf on a day to day basis.

Q2.2 Would you be interested in becoming a member of a local CLT?

- Yes ☐
No ☐

**Thank you for completing Part 1 of the survey.
If you or someone in your household will need another home now
or in the next 5 years, please fill in Part 2 of this form**

Parish Housing Survey for Pill & Easton-in Gordano and Abbots Leigh

Part 2

Please complete this part of the survey if you will need to move to another home in Pill & Easton-in-Gordano or Abbots Leigh within the next 5 years.

A separate survey must be completed for each household in need of housing (for example, for each grown child in a family who wants to set up their own home).

If you require extra surveys or have any questions, please contact the Pill Resource Centre.

In order to accurately assess housing need, we have to ask for some sensitive information. Please be assured that information you provide will only be used by North Somerset Council to prepare the Housing Needs Survey Report and to provide summary information on rural housing need. No data that can identify an individual will be published.

Section A - Your Housing Need

Q3.1 How many people of each age group, would need to live in the new home all of the time?
1) Age Under 16 Age 17-54 Age 55-64 Age 65 or above

Q3.2 What is the current tenure of the household needing to move?
1) Private rented ☐
2) Owner occupier ☐
3) Sharing a house with friends ☐
4) Lodger ☐
5) Rent from a housing association ☐
6) Living with relatives ☐
7) Tied accommodation ☐
8) Other ☐
Please describe.....

Q3.3 Why do you need to move? (tick any that apply)

1) First independent home <input type="checkbox"/>	11) Currently homeless <input type="checkbox"/>
2) Couple setting up home together <input type="checkbox"/>	12) Cannot manage stairs..... <input type="checkbox"/>
3) Present home too small <input type="checkbox"/>	13) Present home in poor condition..... <input type="checkbox"/>
4) Present home too large <input type="checkbox"/>	14) Renting but would like to buy..... <input type="checkbox"/>
5) Present home too expensive..... <input type="checkbox"/>	15) Moved away and wish to return..... <input type="checkbox"/>
6) Private tenancy ending shortly <input type="checkbox"/>	16) Need specially adapted home <input type="checkbox"/>
7) Private tenancy, need more security..... <input type="checkbox"/>	17) For family support..... <input type="checkbox"/>
8) In tied housing, need more security <input type="checkbox"/>	18) To be near work..... <input type="checkbox"/>
9) Family/ Relationship break up..... <input type="checkbox"/>	19) Other..... <input type="checkbox"/>
10) Currently living with parents or in someone else's home <input type="checkbox"/>	
If other, please explain.....	

Q3.4 Which of the above is the main reason? Please give ONE number only

Q3.5 When will you need to move?
1) Within 12 months ☐
2) In 1 - 2 years ☐
3) In 3 - 5 years ☐

Q3.6 Depending on affordability, which of the following do you believe would best suit your needs? Tick all that apply.
1) Owning your own home ☐

- 2) Renting a home from a private landlord..... ☐
- 3) Renting a home from a Housing Association..... ☐
- 4) Low cost home ownership ☐
- 5) Shared ownership (part buy/part rent - through a housing association)..... ☐
- 6) Self-build..... ☐

Q3.7 How many bedrooms do you think the new home would need?

- 1..... ☐
- 2..... ☐
- 3..... ☐
- 4..... ☐
- 5..... ☐
- More than 5..... ☐

Q3.8 Does anyone in your household need the following? (please tick any that apply)

- 1) Access for a wheelchair ☐
- 2) Sheltered housing with support..... ☐
- 3) Residential care..... ☐
- 4) Accommodation on one level ☐
- 5) Help with personal care..... ☐
- 6) Other support needs ☐
- If other, please specify.....

Q3.9 Could your household remain in your current home if alterations, adaptations or support were provided?

- Yes ☐ Not sure..... ☐
- No..... ☐

Q3.10 If you answered yes to Q3.9, please describe what you think would be needed so that you could remain in your current home

.....

Q3.11 Is your household on North Somerset Council's HomeChoice Register?

- Yes ☐
- No..... ☐
- Don't know ☐

If you consider your household to be in need of affordable housing, it is essential that you are on the HomeChoice North Somerset register. To apply, visit www.homechoicensomerset.org.uk or call 01934 426 330 if you don't have access to the internet.

Section B - What can you afford?

To help us to assess the type of housing you can afford, it would be helpful if you could tell us about your level of income and any assets, savings or investments. Remember, we will not publish any information that will enable the identification of any individual.

Q4.1 If you currently rent your home, do you receive housing benefit?

- Yes..... ☐
- No..... ☐

Q4.2 If you currently rent your home, how much rent do you pay each week?

- 1) Less than £50 ☐
- 2) £51 - £75 ☐
- 3) £76 - £100 ☐
- 4) More than £100 ☐
- If more than £100, please state the amount £.....

Q4.3 Are you currently in rent arrears?

- Yes..... ☐
- No..... ☐

- Q4.4** If so, how much are your rent arrears? £.....
- Q4.5** Do you believe that you have enough income and savings (including equity in your current home) to be able to buy on the open market?
 Yes.....
 No.....
- Q4.6** What is your household's annual income (Gross income before deductions)?
 This should be the combined income for couples
 1) Less than £10,000
 2) £10,000 - £20,000
 3) £20,001 - £30,000
 4) £30,001 - £40,000
 5) £40,001 - £50,000
 6) £50,001 - £60,000
 7) Over £60,000
- Q4.7** Please give the amount of your savings and investments to the nearest £500 £.....
- If you own your own home, we need the following information to make a proper assessment of whether you qualify for an affordable home:
- Q4.8** What is your estimate of the value of your home? £.....
- Q4.9** What is your estimate of the balance outstanding on your mortgage? £.....
- Q4.10** If you have a mortgage, how long does it have left to run? (years) £.....

Section C - Do you have a local connection to the parishes?

If any affordable homes are provided in Pill & Easton-in-Gordano or Abbots Leigh, they will be for people living or working in these Parishes, or for those who can show that they have a long-term connection with the area.

- Q5.1** How long have you lived in Pill & Easton-in-Gordano or Abbots Leigh?
 1) Under 1 year
 2) 1 - 3 years
 3) 4 - 6 years
 4) 7 - 9 years
 5) 10 years or over
- Q5.2** Is a member of your household employed in Pill & Easton-in-Gordano or Abbots Leigh?
 Yes.....
 No.....
- Q5.3** Is a member of your household employed in any of the neighbouring North Somerset parishes? (Portbury, Wraxall & Failand or Long Ashton)
 Yes
 No.....
- Q5.4** Has a member of your household previously worked in Pill & Easton-in-Gordano or Abbots Leigh?
 Yes.....
 No.....
- Q5.5** Has a member of your household previously worked in any of the neighbouring North Somerset parishes? (Portbury, Wraxall & Failand or Long Ashton)
 Yes.....
 No.....
- Q5.6** Is a member of your household about to be employed in Pill & Easton-in-Gordano or Abbots Leigh?
 Yes.....
 No.....

- Q5.7** Is a member of your household about to be employed in any of the neighbouring North Somerset parishes? (Portbury, Wraxall & Failand or Long Ashton)
 Yes ☐
 No ☐
- Q5.8** Are you dependent on someone who lives in Pill & Easton-in-Gordano or Abbots Leigh or in any of the neighbouring North Somerset parishes? (Portbury, Wraxall & Failand or Long Ashton)
 Yes ☐
 No ☐
- Q5.9** Is anyone who lives in Pill & Easton-in-Gordano or Abbots Leigh or in any of the neighbouring North Somerset parishes (Portbury, Wraxall & Failand or Long Ashton) dependent on you for support?
 Yes ☐
 No ☐
- Q5.10** If you no longer live in either of the parishes of Pill & Easton-in-Gordano or Abbots Leigh, when did you move away?
 1) Under 1 year ago ☐
 2) 1 - 3 years ago ☐
 3) 4 - 6 years ago ☐
 4) 7 - 9 years ago ☐
 5) At least 10 years ago ☐
 6) Not applicable ☐
- Q5.11** If you no longer live in either of the parishes of Pill & Easton-in-Gordano or Abbots Leigh, for how long did you live there before moving away?
 1) Under 1 year ☐
 2) 1 - 3 years ☐
 3) 4 - 6 years ☐
 4) 7 - 9 years ☐
 5) 10 years or over ☐
 6) Not applicable ☐
- Q5.12** Do you have any other special reason, not covered by the questions above for needing to live in Pill & Easton-in-Gordano or Abbots Leigh?

If anyone in your household is aged 55 or over, please fill in Section D.
 If no-one in your household is aged 55 or over, please go straight to Section E.

Section D - Your housing needs (For people aged 55 and over)

The population projections for North Somerset show a significant increase in the numbers of older people in the next 20 years. Please complete this part of the form if one or more of your household is **aged 55** or over.

- Q6.1** If you need to move in the next 5 years, what type of accommodation do you think you will need (please tick up to 2 options)
 1) A home which better meets my needs, but is not built especially for older people ☐
 2) A home that has been specially designed for older people, but does not come with any support services ☐
 3) A home in a development for older people with some limited support services (e.g. a community alarm service) ☐
 4) A home in a development for older people with a more extensive range of support services (e.g. assistance with bathing, meals, access to care staff) ☐
 5) A residential or nursing home ☐
 6) Not applicable ☐
- Q6.2** If you need to move, what type of property would you prefer?
 1) House ☐
 2) Flat or Apartment ☐

- 3) Bungalow ☐
- 4) Not applicable ☐

Q6.3 Where do you want to move to when you next move home?

- 1) Remain in the same Parish ☐
- 2) Elsewhere in North Somerset ☐
- 3) Away from North Somerset ☐
- 4) Not applicable ☐

Q6.4 Which 3 reasons listed below will be the most important to you when you choose your next home?

- | | |
|--|--|
| 1) Close to health services <input type="checkbox"/> | 8) Close to relatives <input type="checkbox"/> |
| 2) A home on one level <input type="checkbox"/> | 9) Easy access to countryside <input type="checkbox"/> |
| 3) A home which is easy to maintain <input type="checkbox"/> | 10) Close to support services <input type="checkbox"/> |
| 4) Close to friends <input type="checkbox"/> | 11) Close to shops <input type="checkbox"/> |
| 5) Cost of the property <input type="checkbox"/> | 12) Close to leisure facilities <input type="checkbox"/> |
| 6) Running costs of the property <input type="checkbox"/> | 13) Other <input type="checkbox"/> |
| 7) Easy access to public transport <input type="checkbox"/> | |
| If other, please specify..... | |

Section E - Your Contact Details

Please provide your contact details below. It may be necessary for North Somerset Council to contact you to verify your housing need.

Name

Address

Telephone number

Email address

If you know someone who has moved away from the parish because of a lack of affordable housing and who may need to return, please ask them to contact the Pill Resource Centre, who will send them a form.

Thank you for taking the time to complete this survey form.

Please return it in the envelope provided before

Monday 21st November 2016

Appendix 2

Comments

Abbots Leigh is a smaller more compact village and apart from its pub / village hall, does not have a selection of other buildings near which the "housing" could be conveniently near

Affordable housing - does this mean owner/occupier, owner/rental or council

Affordable housing should be close to shops / employment / schools so Abbots Leigh not suitable; Would support development of up to 14 houses - 18 too large

Already affordable housing on our site, St Katherine's Park

Already overpopulated and new developments in upper Pill

Already to many

As long as it is for local people

As long as it is for local residents. We have had an issue of Weston people moving near us and they do not have the same care for the village. I have since moved

As long as it went to other people

As long as it's for local people then I would support it

As long as it's for local people

As long as the green space on Ham Green i.e. cricket field/football field and green on Macrae are not affected

Because we don't feel it would be just 18 affordable homes built - many others would be built alongside, affecting traffic and local services. It is already a struggle to get through traffic in the area at rush hour and get an appointment at the doctors without hundreds more living in the area

Behaviours of some residents in existing social housing in parts of the village leaves a lot to be desired at times

Bounded by agricultural land

Both over 80

Both over 80

Dependent on location and design

Depending on where it is - is there enough parking, would the development be of an appropriate size / density etc.

Depends on the location

Depends on cost

Depends on land and space available

Depends on location

Depends on location and impact on services

Depends on normal planning criteria

Depends on site and quality of design

Depends on type of development and where

Depends on where and assuming not as part of a larger development. If not part of a larger development answer would be yes

depends on where it is

Depends on where the houses are to be built; will the homes be for local people; what constitutes local people?

Depends on where the houses would be built and the type of people who will live in them

Depends on where they are and if local amenities support the numbers

Depends on where. You say 18, but that's now, way it's going we will lose the village community to become a small town. Green belt is just as important if not more so than houses. Much pressure is put on green belt to turn to brown belt fields

Depends on who

Depends upon where and how much green space is taken away as a result. I live close top fields which I walk in and would be a shame to lose this. Also appreciate some people need a helping hand. So all depends upon where.

Depends were it is

depends where

Depends where and how many, and how this would impact on local services! Developers always push for more. Pill district always seems to be the forgotten area of North Somerset!

When it comes to needs

Depends where and what they look like

Depends where it is sited

Depends where it was

Depends where the development will be

Depends where! Also why outsiders go top of list pushing local people down the list

Don't agree with use of green belt land. Enough houses here already!

Explore all brownfield sites and ensure all vacant properties are used before any consideration of eating into essential green belt areas, as is the current trend

Green Belt - If housing allowed link would be broken leaving a loop hole for more houses to be built, Doctors surgery could not cope with hundreds extra people, massive more traffic added to A369 road on an already very busy road. These people have been here before and rejected for the reasons above

I am not aware of a suitable site available for development

I believe Pill is full of 'affordable housing' already. I do not believe that being from Pill entitles you to a house in Pill (market forces)I would worry about affordable housing derailing existing housing stock

I cannot think of any suitable plots of land in the Pill area which could accommodate such a development certainly not green belt which I would strongly oppose

I do not want to lose the identity of Pill as a village, neither do I want Pill, EiG, to link up with Markham, Abbots Leigh or Portbury. With building still going on in Portishead, how are the roads going to cope with the extra traffic - it's terrible now.

I don't like any building

I don't see the need I think there is housing which is affordable in North Bristol less than 5 miles away. I see this primarily as profit driven

I don't want to see the green space further eroded

I like the village the way it is and would not want to lose any green space

I prefer the small community of now

I think there is already enough affordable homes in our area

I wish the village to remain a village

I would also like the CLT and NSC to note that there is also a need for retirement property in the villages for people to buy - such as McCarthy and Stone, Churchill and Pegasus developments in Portishead, My mother did not wish to leave the area when her bungalow and garden become too much to manage but there are no such retirement homes in our area.

I would be very wary that these houses flats would not be offered to Pill people

I would not want any more of the green space we have to be used for housing. We have quite a few housing assoc etc. homes in the village already

I would not want to lose green belt land. We chose to live here because it is green. Depends where site is

If possible to ensure no right to buy and retain for use by local people

If the correct infrastructure including medical facilities, road traffic issues and school places are set as a priority

Impact of housing development on green belt and lack of local services

Impact on local services, How do we sure these homes go to locals needs? How do we ensure these homes will always for the locals, even changed hands from time to time?

In principle we would support a development but it would need to be sympathetic to the environment and utilise / minimise renewable energy (i.e. solar)

Including parking

It depends where it is - not in green belt

It depends on location as the road network may not support extra traffic

It depends on where they are built, the design of the housing and any traffic or environmental issues

It depends where it is to be built i.e. if on green belt then No

It depends where they are to be built

It is greenbelt; We have no sewage or gas; the local infrastructure is overburdened, at morning rush hour the A369 is at a standstill to the M5 and beyond, addition al housing would be idiotic

It would depend on location

It would depend on the location, the quality of housing and the capacity of the housing to accommodate different sized groups - singles, couples, families

It would depend on where it was built. I am not against it in principle

It would depend on where the development was situated if it blended sympathetically with existing homes and did not encroach on green and recreational areas

It would depend where you planned to build it

Lack of information

Local people

Local people i.e. Pill people

More appropriate in Pill District than Abbots Leigh

More information required (think of Brexit!)

My answer would be yes as long as the development did not jeopardise any existing playing fields or the allotments in Cross Lanes

Not on Green belt land

No drainage, road access, traffic volume, loss of countryside

No requirement

No room for further development

No school, shops, etc.

No Shops I Abbots Leigh or main drainage or gas

Not enough road traffic, schools, shops, green space. Lanes already used as rat runs

Not to use the green belt or children's [play areas or allotments ground or sports fields. To keep the village as a village and not an urban sprawl

Only of provided for local people - not for people outside the parish. There should be a balance of affordable housing and normal housing, otherwise you just end up with potentially low earners, Villages need people who will spend money in the village

Only of they are not built on green belt land

Over populated already

Parking and facilities

Pill already has the highest social housing in North Somerset. It needs no more. How about Abbots Leigh?

Provided the present modest development is adhered to and the green belt is not infringed, we would support this

Q2.1 I think our green spaces are at risk of disappearing

Q2.1 including retirement accommodation

Q2.1 Roads, Parking

Reuse abandoned houses and depends where they are built

So long as they are not built on the Green Belt

Stop problem families from WSM coming to Pill

Support in principal but would depend on context e.g. Location, aesthetics impact on other services etc.

The area is already over developed. The services locally and road system are already overloaded

The area is small with very narrow lanes and roads, dreadful bends making it very dangerous coming out of drive, traffic does not slow down

The areas around where I live are very built up already and I don't believe we should build more houses because of traffic issues (being too busy)

The centre of Pill seems to have fairly high proportion of affordable housing, although there is not much provision in Easton in Gordano and Abbots Leigh

The development would depend on the location of the new houses, the quality of the architecture, the impact the development would have on the surrounding area (parking etc.)
Infrastructure of area

The development area would need to be published so I can decide if it's suitable

The infrastructure for travel on A269 very busy, also surgery and schools

The infrastructure is not a place for more housing / schools etc.

The market should look after people's needs. If people can't "afford" a home in the area they should: A) work harder to earn more; B) save a deposit, not spend money on fags and pay TV.

The need to keep our green belt and open spaces we have left, also it would add extra strain to our resources and infrastructure

The Parish of AL is not on mains drains so not sure how many more septic tanks would be needed, Perhaps the parish of Pill or EiG may have more appropriate space and services. In addition we would NOT support housing for elderly people in AL

The roads need repairing first, also the infrastructure needs to be addressed as parking is very poor plus dangerous even for people who live here

The very much depends where and how you define local people

The village is small and not really suitable for more housing. It would be a shame if it was built on as the UK has fewer and fewer villages in this sense

There are enough houses, we have limited facilities schools shops. Would not like the green belt to be built on. 18 could end up as 100

There are plenty of homes for people without the need to use Pill as a dumping ground

There isn't the infrastructure to support it and we specifically moved to this area for its quietness and rural outlook

There is enough affordable housing in Pill

There is no mains services in A Leigh! Cost of main sewer system would put up price of houses astronomically for 18 houses

this does seem a small development

This would be good for young English families

This would likely turn out not to be affordable home and also be the thin end of the wedge for abolition of green belt land

Too many affordable homes / council homes in the local area

Too many house being built in which is a small village. To do this there must be more amenities such as more shops and a bigger surgery to cope with it all as we only have 2 shops at the moment

Too many of our spaces are being lost - we need Green!

This should provide homes for local people. Millers Close was originally built to provide homes for people in the near vicinity

Uncertain economic climate. Too small a community to guarantee future funding needs

Understand need for extra housing for villagers, however do not want village to grow into a town - too big

Unsure if there is room and also feel that there seems to be an 'If your face fit' attitude

Until the precise locality is identified I'm not sure there is a valid location in Easton in Gordano for such a project

We feel we are a small parish and cannot see where more houses could be built unless on the Green Belt

We need to consider our green areas. These need to be protected. Brownfield is acceptable as was the case with my house

We would not support such a development within Abbots Leigh as Abbots Leigh is a small village with very few facilities (no village shop, schools etc.), if any additional need was identified in Pill we would support this although our view is that there is likely to be sufficient existing affordable housing to support current needs.

Where the development would be located

Where to

Will it be the beginning of more and more development and if it is where does it end, especially with traffic and infrastructure problems we have now

Would depend on where it is placed and if it was to become council house I would not support it

Would depend on where, what sort of housing etc. I am 100% opposed to any building on the greenbelt. The green belt should remain 'green' and not built upon.

Would like more information

Would this be for people to rent or buy - People buying are more likely to take care of their environment