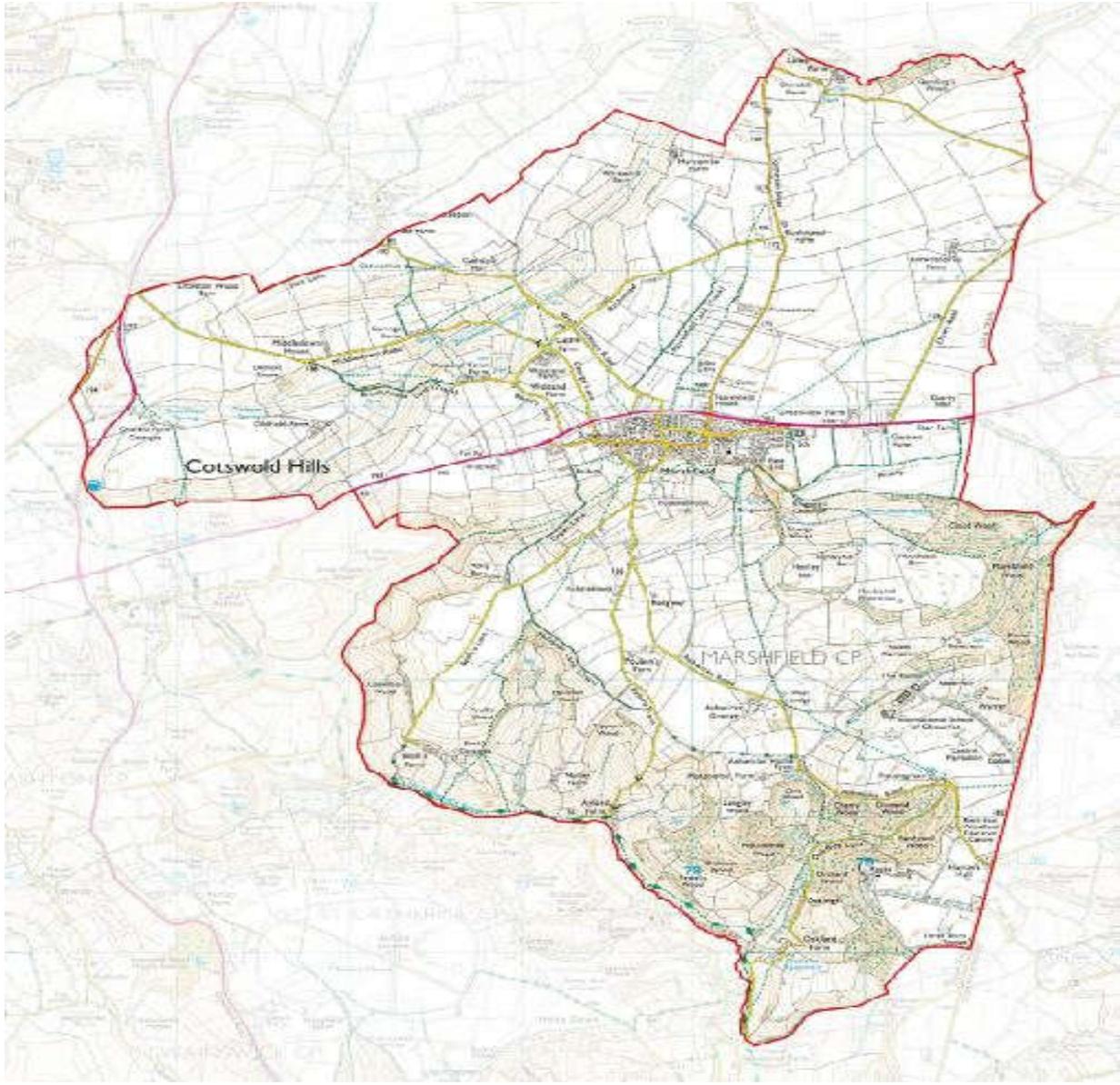


# Affordable Housing Needs Survey Report

## Parish of Marshfield – Jan/Feb 2019



Conducted by:

**The Strategic Housing Enabling Team and the Corporate Research & Consultation Team, South Gloucestershire Council**

**In partnership with Marshfield Parish Council**

**Date: January 2019**

# **Marshfield Parish Housing Needs Survey 2018**

## **Introduction**

### **Summary**

In July 2018, 750 questionnaires were hand delivered to all households in Marshfield Parish, which includes the villages of Marshfield and also the hamlets of Ashwicke and West Littleton.

The questionnaires sought household information which would provide initial evidence of the level of need for Affordable Housing amongst residents and those with a connection to the parish.

Subsequent analysis by South Gloucestershire council found that there is likely to be a need for a small number of affordable dwellings based on survey findings of 17 households who were judged to be in housing need.

Depending on the availability of an appropriate site, these findings and any further evidence may support an application to develop a small number of affordable homes as a rural exception site.

### **Summary of findings**

- 750 households were delivered survey forms, 258 responses were received, the response rate was 34.4%
- 46 responses received to Part 2
- 17 households identified as being in need of Affordable Housing

### **1. Background**

1.1. Between July 2018 and September 2018, the Strategic Housing Enabling Team of South Gloucestershire Council on behalf of and in conjunction with Marshfield Parish Council undertook an independent Affordable Housing Needs Survey for Marshfield Parish. The format and questions of this survey and covering letter were agreed by all parties (see appendix 1 and 2).

**1.2. The findings set out in this report are based solely on the responses of those people who chose to respond. The results of this consultation are not necessarily statistically representative of the views of all Marshfield Parish residents due to the nature of the consultation methodology used.**

1.3. The level of response, information gathered and views obtained provide a useful indicator of opinion and any important issues that will need to be considered.

## **2. Purpose of Housing Needs Survey**

2.1. The main objective of the survey is to gather and collate information in order to estimate the number of households wishing to move both within and back to Marshfield Parish in the next five years and in particular, to assess the number of households in need of “affordable housing” and who may have a “local connection” to Marshfield Parish. This information will help to identify the type and size of affordable housing required.

2.2. Should the results of the survey suggest that there is a need for some Affordable Housing in Marshfield Parish, it may be recommended that a suitable site is identified for development as a rural exception site. Should a planning application be submitted to implement any development proposals, it would be good practice to send a letter to all residents asking them to register their interest in the proposed housing. This would identify actual households who would then apply to the council’s HomeChoice register, providing details of their financial and other circumstances so that their eligibility for Affordable Housing can be assessed. This would provide a check on the survey findings and give robust support to the planning application.

2.3. There are limited opportunities for new residential development within the settlement boundaries of most parishes in South Gloucestershire and planning policy restricts development in open countryside, especially Green Belt. The National Planning Policy Framework (NPPF) allows development in these areas as ‘rural exception sites’ for Affordable Housing which meets ‘the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection’ (Annex 2, NPPF 2018). A proportion of market homes may be allowed on such sites to improve the viability of the development (see Appendix 3). The council’s policy on rural exception sites is set out in policy CS19 of the Core Strategy.

2.4. Appendix 3 sets out the NPPF definition for affordable housing. When assessing local connection this will either depend on the length of time a household has lived in the parish, or has an employment or family connection or if there are special circumstances. See Appendix 4 Local Connection criteria.

## **3. Format of survey**

3.1. The survey that was delivered to all households in the Parish of Marshfield formed two distinct parts. All households were asked to complete Part 1 to provide detailed background information on the profile of household’s resident in the community and of the current housing supply.

3.2. Those households wishing to move home within the next five years and stay living in the parish were asked to complete Part 2 as well. Those who had family or friends who had moved away because they were unable to find accommodation in the area and those working in the parish were also encouraged to complete survey forms if they wanted to move back to or live in the parish.

3.3. This information would enable the council to identify the nature of those respondents' housing needs and whether or not they would be able to resolve their needs in the local housing market.

3.4. **Every effort has been made to ensure that the questionnaire cannot identify individual households and that any data provided is confidential and covered by the Data Protection Act.**

## 4. Survey Distribution

4.1. Marshfield Parish is bounded by the parishes of Tomarton and Nettleton in the north, N. Wraxall and Colerne in the east, St Catherine and Batheaston in the south and Dodington, Dyrham & Hinton & Cold Ashton in the west. The parish consists mainly of the large village of Marshfield but also the hamlets of Ashwicke in the south and part of West Littleton in the west.

4.2. In total 750 paper copies were distributed to the parish for delivery: additional copies were handed out by town council representatives and at the consultation event in August to those who worked in the village but did not reside there or to those who wished to live in the village, had a family connection to the area but struggled to find appropriate housing.

4.3. The distribution of the surveys with a covering letter was organised by Marshfield Parish council and questionnaires were hand delivered during the weeks of the 2<sup>nd</sup> & 9<sup>th</sup> July 2018 to all domestic addresses listed in Marshfield Parish. Those addresses comprised 750 residential households taken from the Local Land and Property Gazetteer and some non-residential addresses such as public houses where there might be residents. The Local Land and Property Gazetteer is a database of addresses within a local authority's boundary. It includes both residential and commercial properties as well as non-addressable properties such as churches and telephone boxes.

4.4. Households were given free-post envelopes to encourage a good response to the survey. All paper copies and on-line surveys were assigned a unique ID number. The council is satisfied no duplicated responses were received.

4.5. The survey was supported by two consultation events organised by Marshfield Parish Council: The Boules Tournament on the 7<sup>th</sup> July 2018 and the Village Day on 18<sup>th</sup> August, during which over twenty surveys were requested by attendees. In addition, publicity was organised by the parish in the form of notices and articles in the local parish newsletter and other local forums. The deadline for return of the questionnaires was 3<sup>rd</sup> September 2018, giving a consultation period of eight weeks. This was then extended until 14<sup>th</sup> of Sept to compensate for the late delivery of some surveys at the start of the survey period in July 2018.

## 5. Response rate

5.1. In total 258 responses were received. Taking into account the 750 questionnaires distributed to addresses by hand this would be a response rate of 34.4%. The town council wanted to ensure that those working in Marshfield or those who had to move away from the village due to a lack of suitable housing also had the chance to complete the survey. Approximately 40 extra surveys were handed out on request to the town council or to South Gloucestershire Council's Enabling Team as well at the consultation event. When using this increased base of 790 to calculate the response rate, a figure of 32.6% is arrived at.

5.2. Of the 258 responses, 46 respondents completed Part 2 of the survey i.e. those households wishing to move home in the next five years.

## 6. Key Findings

6.1. Based on those 46 households who responded to Part 2, 17 households were identified as being in need of affordable housing. Of these 13 would require social rent tenure, 4 would be for shared ownership tenure i.e. part buy and rent from a housing association.

<b>Table 1: Affordable Housing</b>	
Social Rent tenure	13 households
Shared Ownership (40% or 50% product)	4 households
<b>Total</b>	<b>17 households</b>

6.2. Of the total of 13 households deemed to be in need of rented affordable accommodation, social rent tenure is recommended to ensure affordability and to comply with the findings of the Council's Strategic Housing Market Assessment addendum 2013. An assessment of each household's monthly net income against private rents indicates that affordable rent tenure is not considered to be affordable.

6.3. Twenty households are considered financially capable of meeting their own housing needs on the open market. This may be either through having the required minimum income and deposit to purchase a property with a mortgage, through having sufficient income to meet the market rent for properties with their assessed bedroom need or that they owned their properties outright and would therefore be considered to have the appropriate equity to meet their housing needs through the sale of their property and then an open market purchase.

6.4. Six of the above households indicated that they either wished to downsize to smaller accommodation, that they would prefer the choice of a bungalow to be able to move into, that they needed an adaptable property or that they were considering the move to a retirement or nursing home at some future point.

6.5. In total, a further ten households could not be assessed as they did not provide the necessary information to do so. Of these:

- 2 responses contained no income, deposit range, purchase range or rental affordability
- 3 respondents provided no detail on income, deposit or rental range
- 4 households gave no information on their income or rental affordability
- 1 person did not provide detail on the household needing to move and their bedroom need but given their income would be deemed able to meet housing need on the open rental market
- Seven of these 10 households owned their existing properties outright

6.6. One respondent indicated there were two other households known to them in need of Affordable Housing in Marshfield. It was subsequently possible to identify the two separate survey responses this related to and to then discount the original response.

## **7. Recommendation**

7.1. The Housing Needs Survey identified a local need of 17 affordable homes in the parish of Marshfield (10 x 1-bed, 5 x 2-bed, and 2 x 3-bed). It is recommended that the parish council formally accepts the findings of the survey which in turn can be used to assist the parish when considering the following:

- Any future proposals or planning applications for a rural exceptions site for Affordable Housing in Marshfield. The findings and recommendations of housing surveys are generally considered to be valid for a period of five years, although the weight that can be attached to them will decrease during that period.

## 8 Marshfield Parish Overview

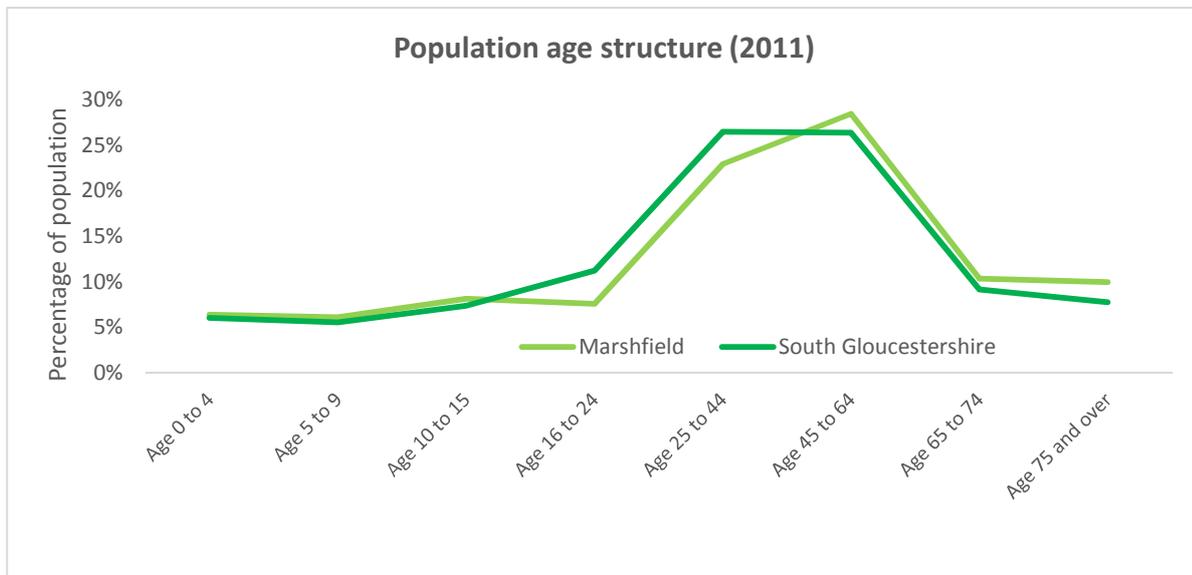
Data in this section is drawn from the Census of Population for England and Wales for 2011 and 2001 (Office for National Statistics).

### 8.1. Population and area

Marshfield is rural parish which covers an area of 2388.65 hectares. In 2011 it had a population of 1,716 usual residents; 864 were male (50.3%) and 852 (49.7%) were female.

### 8.2. Age demographics

Marshfield has an older age structure than the South Gloucestershire average (median age of 44 years compared to South Gloucestershire median age of 40 years). In particular the parish has a lower proportion of younger adults (aged 18-30yrs) and a higher proportion of residents aged 60 and over.



**Population change 2001-2011:** Between 2001 and 2011 the population of Marshfield increased by 100 residents (+6%). The table below shows how the age distribution of the parish changed between 2001 and 2011; most notable is the decline in the number of younger adults (aged 16 - 44yrs) and the increase in older residents – particularly those aged 75 and over (+51%).

**Table 2:**

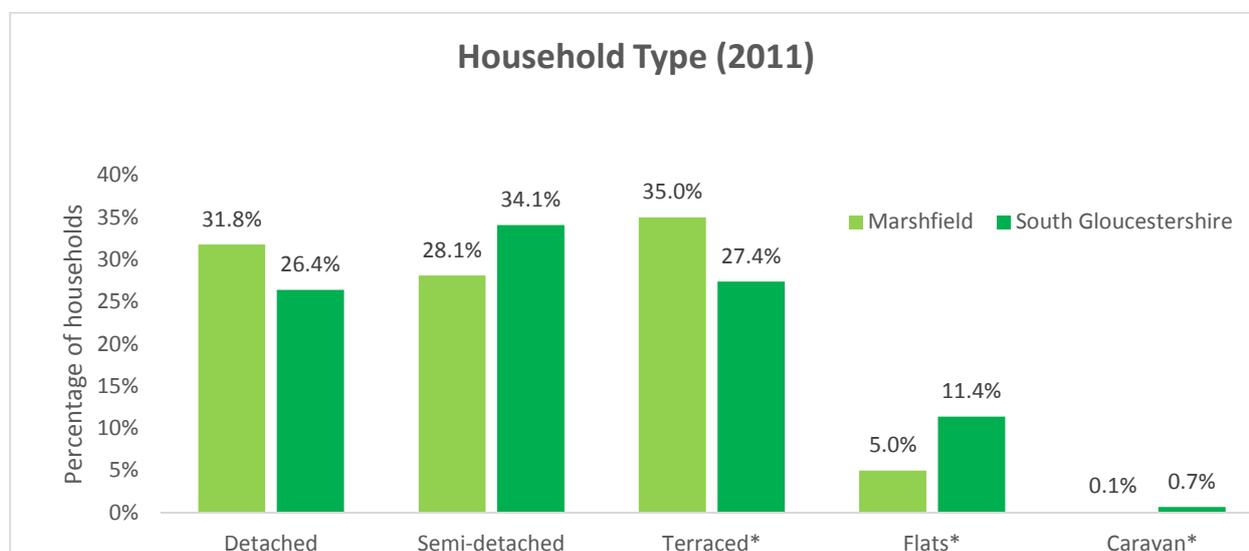
Age group	2001	2011	Change	% change
Age 0 to 4	105	110	5	5%
Age 5 to 9	113	105	-8	-7%
Age 10 to 15	127	140	13	10%
Age 16 to 24	145	130	-15	-10%
Age 25 to 44	473	394	-79	-17%
Age 45 to 64	393	488	95	24%
Age 65 to 74	147	178	31	21%
Age 75 and over	113	171	58	51%
<b>Total</b>	<b>1616</b>	<b>1716</b>	<b>100</b>	<b>6%</b>

Source: Census 2011 - Office for National Statistics via nomis

### 8.3. Household type

At the time of the 2011 Census there were 741 dwellings in Marshfield, 719 of which were occupied by at least one usual resident. The average household size is 2.4 persons per household which is consistent with the South Gloucestershire average (2.4).

Just over a third of household spaces are terraced (35%) which is the highest proportion of any property type in Marshfield and is higher than the South Gloucestershire average (27.4%). Only 5% of households are flats which is considerably lower than the South Gloucestershire average of 11.4%.

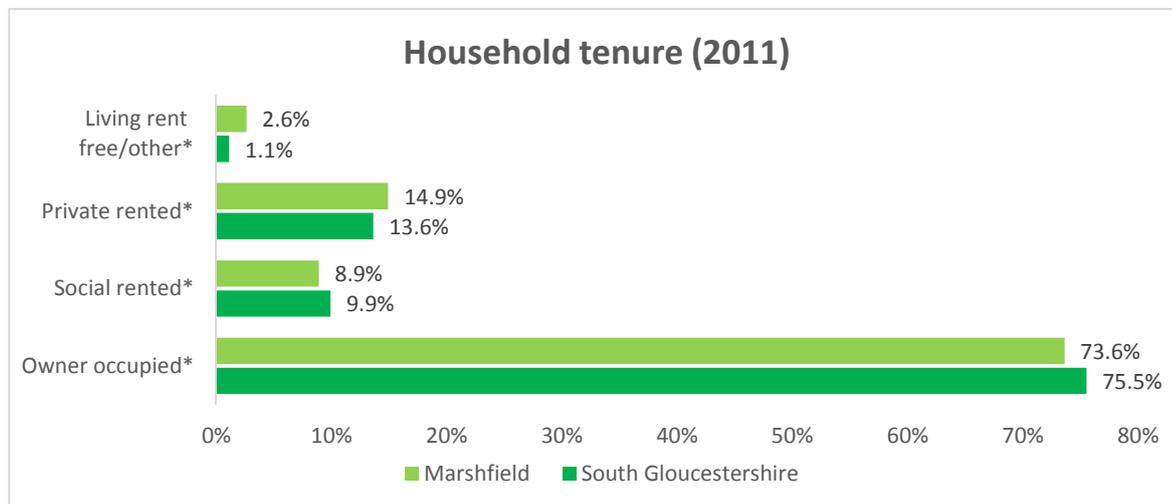


Source: Census 2011 - Office for National Statistics via nomis

**\*\*Terraced\***: Includes end terrace. **Flat**: Includes maisonette or apartment, purpose built block of flats, part of a converted or shared house (including bed-sits), in commercial building, caravan or other mobile or temporary structure. **Caravan**: Includes caravan or other mobile or temporary structure.

## 8.4. Household tenure and number of bedrooms

The distribution of household tenure broadly replicates the South Gloucestershire average (see graph below) with the majority of households being owner occupied (73.5%) and the smallest proportion living 'rent free' (2.6%).



Between 2001 and 2011 the number of private rented properties in Marshfield increased significantly (+168%). This high rate of increase however is in-line with the increase experienced at the district level over the same timeframe (+163%).

### Household tenure: change over time

Table 3:

	2001	2011	Change	% change
Owner occupied	510	529	19	4%
Social rented	66	64	-2	-3%
Private rented	40	107	67	168%
Living rent free/other	29	19	-10	-34%
<b>Total Households</b>	<b>645</b>	<b>719</b>	<b>74</b>	<b>11%</b>

### Number of bedrooms

Marshfield has a much higher proportion of larger (4 bed and 5 bed homes) than the South Gloucestershire average (40% compared to 21%) and a lower proportion of smaller homes.



Source: Census 2011 - Office for National Statistics via nomis

**\*Social rented:** Includes rented from Council and rented from housing association / Registered Social Landlord, **Owner occupied:** Includes, Owned outright, owned with a mortgage or loan, in shared ownership (e.g. pays part rent and part mortgage), **Private rented:** Included rented from private landlord or letting agency and rented from other, **Living rent free / other:** Includes employer of a household member and relative or friend of a household member and living rent free.

## 9. Sold house prices and private rents

### 9.1. Median house price

The Office of National Statistics' house price statistics for small areas provides the median house prices and number of sales for various areas. In Quarter 1 2018, the median house price in South Gloucestershire for all dwelling types was £261,250, which is an increase of 4.5% when compared to the previous year (£250,000 in Q1 2016).

In Quarter 1 2018, the median house price for the lower super output area of Marshfield (E01014869), which follows the same boundaries as the Marshfield Parish, was £505,000 which is significantly higher than the median house price for South Gloucestershire.

#### **Median house price: explanatory note via Source Office for National Statistics, 2015:**

The median is the value determined by putting all the house sales for a given year, area and type in order of price and then selecting the price of the house sale which falls in the middle, such that an equal number of transactions lie above and below that value. The median is less susceptible to distortion by the presence of extreme values than is the mean, and it is the most appropriate average given the near 100% sample of house sales.

### 9.2. Sold house prices

Sold house prices have been obtained from Rightmove ([www.rightmove.co.uk](http://www.rightmove.co.uk)) and cover the period of October 2016 to July 2018. These figures are not official estimates of average property prices in the area and are to be treated as indicative only and are meant to provide a rough guide to sales history in the parish.

The table below illustrates median and lower quartile house prices for a range of house types sold within Marshfield Parish.

## Sold House Prices

**Table 4:**

	2 bedrooms	3 bedrooms	4 bedrooms
Median	£310,000.00	£485,000.00	£468,750.00
Lower Quartile	£264,500.00	£372,500.00	£403,625.00

**Lower Quartile: explanatory note via Source Office for National Statistics, 2015:** The lower quartile is the value determined by putting all the house sales for a given year, area and type in order of price and then selecting the price of the house sale which falls three quarters of the way down the list. Therefore, lower quartile values are the upper limit of the cheapest 25% of houses of a particular type.

Using the sold house price data, the council has calculated the median house values for each property size. Median values are less susceptible to distortion by the presence of extreme values than is the mean. Sold house prices obtained for properties in Marshfield illustrate a wide gap for the same number bedroom property sizes, e.g. two bedrooms house prices range between £233,000 and £550,000 and four bedroom properties range between £220,000 and £625,000. To account for the range of sold prices a lower quartile value has also been calculated.

Limited sales are available for 1 bedroom and 5 bedroom properties in Marshfield, this is likely due to the smaller proportion of properties of these sizes. Due to this, data for these properties has been excluded as the results were not representative of the area.

Following agreement with the Parish Council, median house and flat prices for the sale of 1-bedroom properties were gathered through comparison with prices in villages nearer to Bath.

### 9.3. Private rents

The below table sets out private rental prices for Marshfield Parish. Information has been obtained from [www.rightmove.co.uk](http://www.rightmove.co.uk). The council has established the median and lower quartile values which will be used as a benchmark to assess affordability. As the number of properties currently available to rent in Marshfield parish is quite limited a wider search of nearby locations has been carried out. It should be noted however that these locations may have different facilities to Marshfield. Please see appendix 6 for map of the area covered.

There is a lack of 1 bedroom and 5+ bedroom properties on the market for renting and these have therefore been removed from the results. Following agreement with the Parish Council, median house and flat prices for the rental of 1-bedroom properties were gathered through comparison with prices in areas closer to Bath.

## Rental Prices

**Table 5:**

	2 bedrooms	3 bedrooms	4 bedrooms
Median	£837.50	£1,395.00	£2,475.00
Lower Quartile	£848.75	£1,483.75	£2,462.50

## 10. Supply and demand for affordable homes

As of December 2018 there are 48 affordable homes available for rent in Marshfield owned by Merlin Housing Society. None of these are current voids. These 48 affordable homes comprise a mix of 16 x 1-bed sheltered bungalows and 1 x sheltered housing flat, 10 x 2 bed general needs flats and 21 x 3-bed general needs houses.

**10.1** Since September 2016 there have been 3 re-lets of the above properties.

**10.2** The table below illustrates the demand for Affordable Housing in Marshfield as of 16<sup>th</sup> November 2018 with information obtained from the council's HomeChoice register. At this time there were 3992 applicants on the Housing Register, of which 258 households have chosen Marshfield as an area to be rehoused: 6 households have chosen Marshfield as their first choice area preference. Of these 6 households, 4 are currently living within Marshfield,

Table 6: Applicants on South Gloucestershire Housing Register					
3992 applicants on Housing Register	Those who have chosen Marshfield	Those who have chosen Marshfield as first choice	Band A (incl priority cards)	Band B	Registered
District wide	258	6	252	1754	1985
Households living in Marshfield	Information not available	Information not available	Information not available	Information not available	Information not available

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

### 10.3 Supply of private dwellings

When looking at current and recent residential development in Marshfield Parish, from 2015-16 until December 2018, a total of 7 applications have been 'approved with conditions', equating to 10 new dwellings. These include barn conversions, redundant stable conversions and demolitions and are all for one or two dwellings.

A further 2 applications are awaiting decisions, involving 11 potential new dwellings. This includes one application for 9 dwellings (3 x 1 bed, 4 x 2 bed and 2 x 3 bed properties). None of these applications are for schemes large enough to warrant an Affordable Housing contribution (See Appendix 7 for details of those planning permissions).

Merlin HS also have an application for 3 Affordable Housing units awaiting a decision.

**10.4** In conclusion, a rural housing needs survey helps to determine more precisely the level of need within the parish for Affordable Housing and also to identify the size, type and tenure of the affordable homes required. The following sections of this report will assess and set out the findings of the information returned for Parts 1 & 2 of the survey, with the aim of establishing whether there is a local Affordable Housing need.

## 11. Marshfield Housing Needs Survey – results of Part One

- 11.1. All households in the parish of Marshfield were asked to complete 'part one' of the housing needs survey. The purpose of collecting this information is to help give an overview of the community, in particular its housing profile and views on Affordable Housing and other housing options in the parish.
- 11.2. In total there were 258 responses to 'part one'.
- 11.3. All answers for 'part one' are calculated from a base of up to 258 responses. Percentages have been based on the number of responses to each question - excluding 'no reply' responses.
- 11.4. The survey results have been analysed and a broad overview of the responses to the key questions are reported below. The complete response count for all questions can be found under Appendix 11.

## 12. The Survey and results

Question 1 asked respondents to enter their unique survey eligibility code.

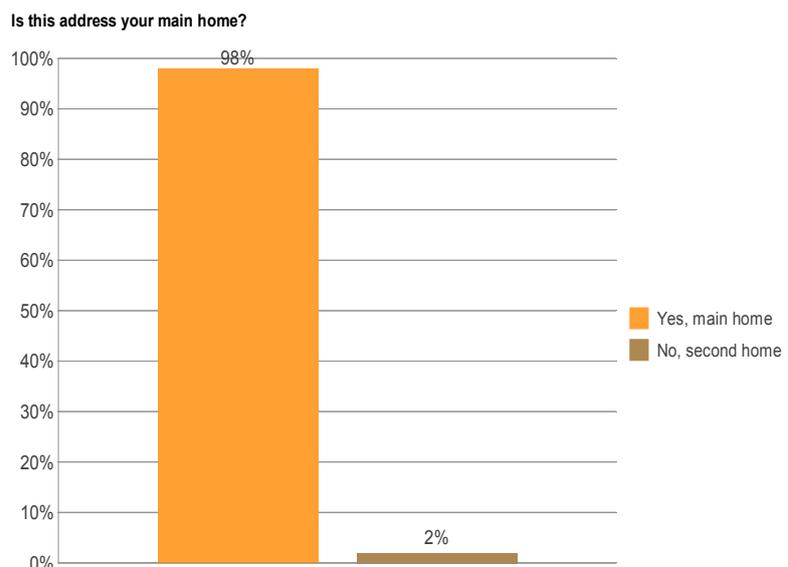
**Please note: percentages may not equal 100% due to rounding**

### Q2: Is this address your main home?

#### Chart 1:

Most of those responding, 249 or 98%, told us that the address the survey was delivered to was their primary home:

5 people (2%) said it was their second home.



Base: 254

### Q3: Your current type of home?

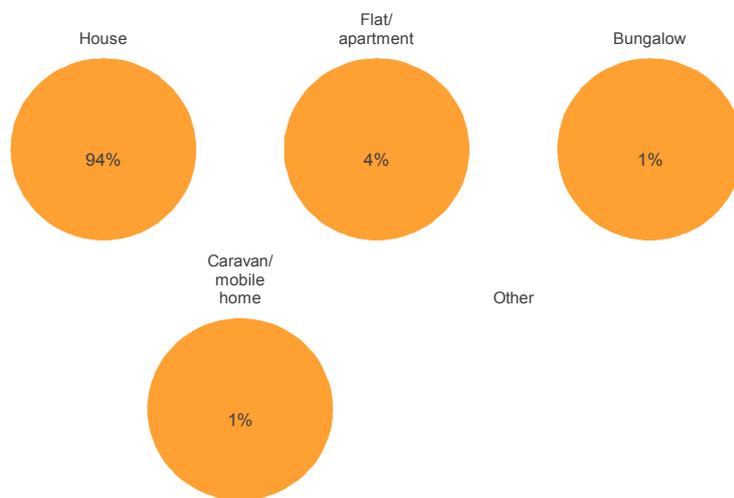
Chart 2:

How would you describe your current home?

Respondents were asked how they would describe their current home.

A significant majority, 94% or 239 people, confirmed that their type of home was a house.

Just 4% live in a flat or apartment with 1% in a bungalow.



Base: 253

- 'Marshfield Alms Houses' was the one comment left for Q3a: *Other, please specify?*

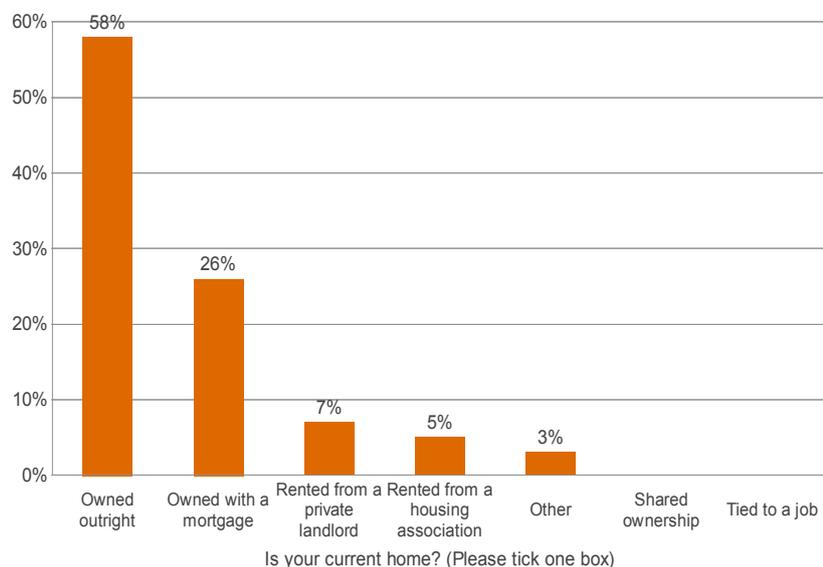
### Q4: Is your current home .....?

Chart 3:

Most respondents (84%) either owned their property outright (146 or 58%) or owned it with a mortgage (67 or 26%).

Renters formed 12% of responses with 17 or 7% doing so from a private landlord and 13 or 5% from a housing association.

Is your current home ... ?



Is your current home? (Please tick one box)

Base: 253

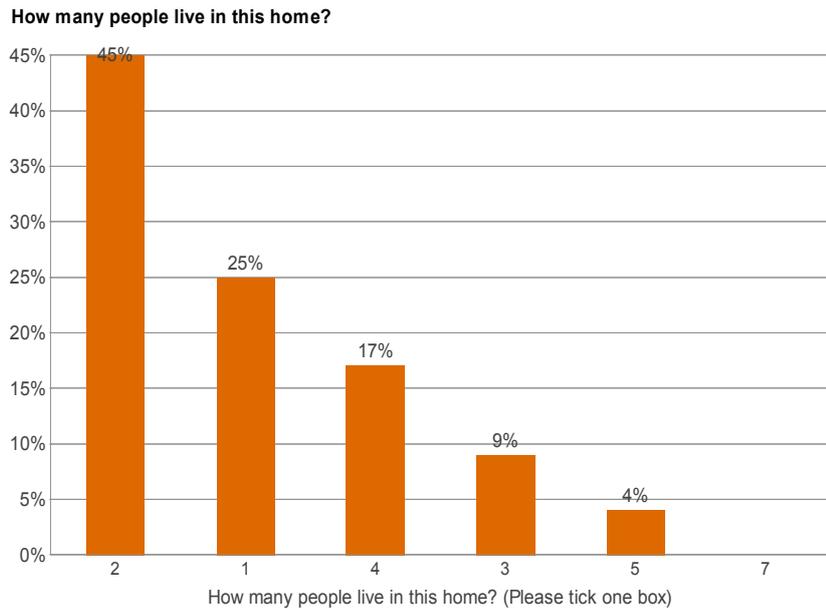
Other types of ownership noted, albeit just from a handful of respondents, included those living with parents, students returning during vacations and a property shared with a spouse.

## Q5: How many people live in this home?

**Chart 4:**

The largest grouping of respondents, (113 or 45%) were from 2-person households with a further 25% (63 responses) from single person households.

Four-person households formed 17% of responses, 3-person homes formed 9% and 5-person 4%.



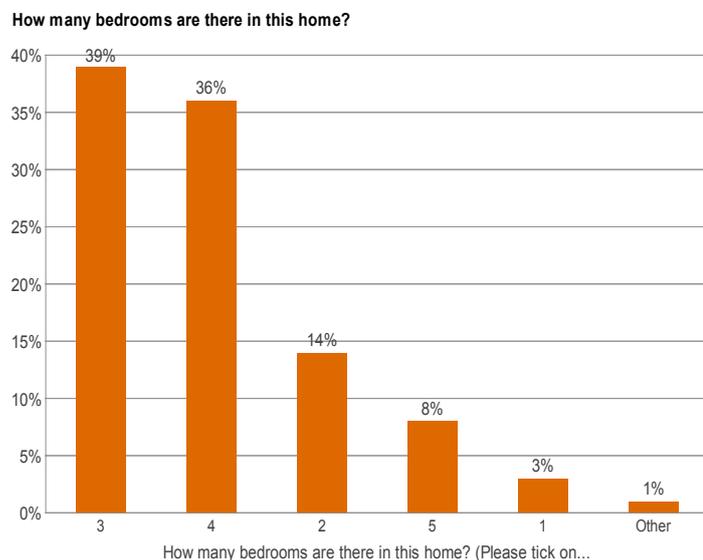
Base: 253

## Q6: How many bedrooms are there in this home?

**Chart 5:**

Three and 4-bedroom properties made up three quarters (75%) of responses.

14% of respondents had 2-bedroom properties and 8% were in 5-beds. Just 3% were in a 1-bed.



Base: 254

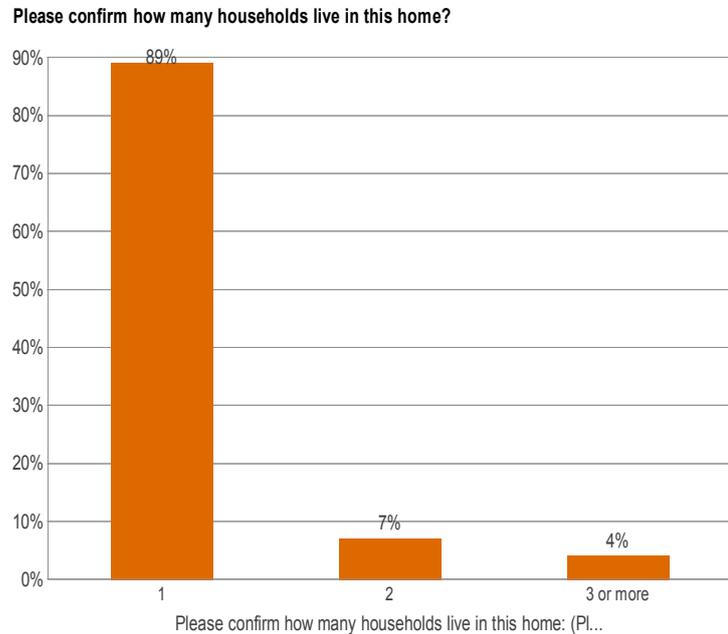
## Q7: Please confirm how many households live in this home?

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

### Chart 6:

A significant majority of respondents, 216 or 89%, confirmed there was just one household at their property.

Eighteen responses, 7%, said there was 2 and a further 10 responses or 4% were from properties which had 3 or more households.



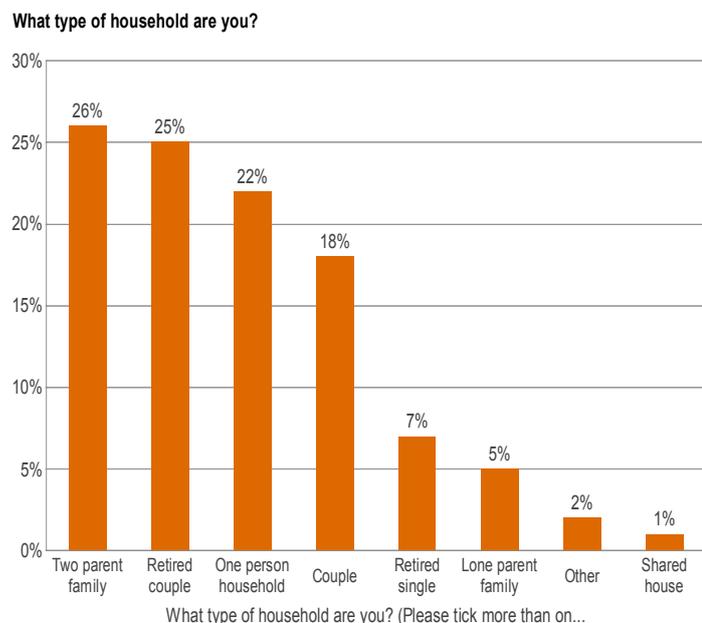
Base: 244

## Q8: What type of household are you?

### Chart 7:

Whilst most households consisted of either a 2-parent family (67 responses or 26%) or a retired couple (63 or 25%), both 1-person households (55 or 22%) and couples (46 or 18%) also formed significant responses.

Retired single individuals with 19 responses or 7% and lone parent families on 12 responses (5%) helped make up the remainder of responses.



Base: 255

Some 'Other' households were defined in the comment section for this question as a single parent living with another family member and those living with grown-up children or parents.

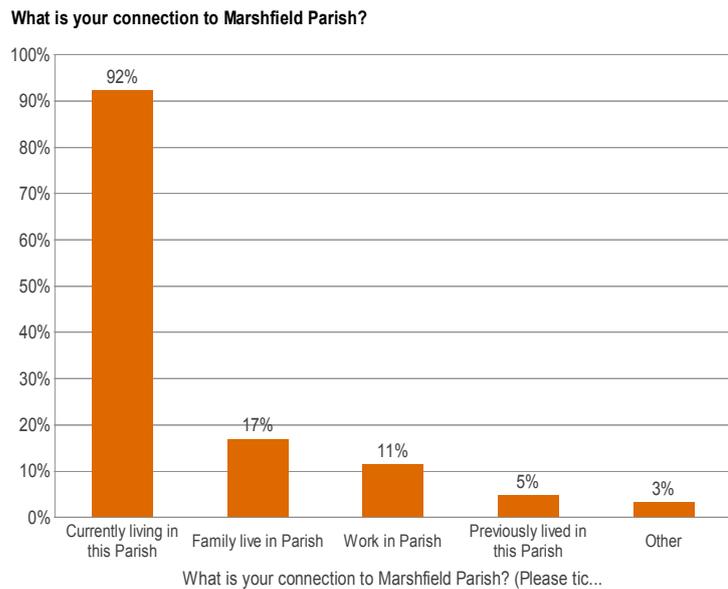
## Q9: What is your connection to Marshfield Parish?

### Chart 8:

Most respondents, 235 or 92%, lived in the parish.

Around a third of responses said that they either lived with family in the parish (17%), worked in the area (11%) or had previously lived in Marshfield (5%).

Respondents could tick more than one option so % will add-up to more than 100%.



Base: 255

Other connections explained in the comment section for this question included people whose families lived in a nearby South Glos parish, someone who lives in Marshfield only when working in Bristol and some respondents who noted that they were born in the village.

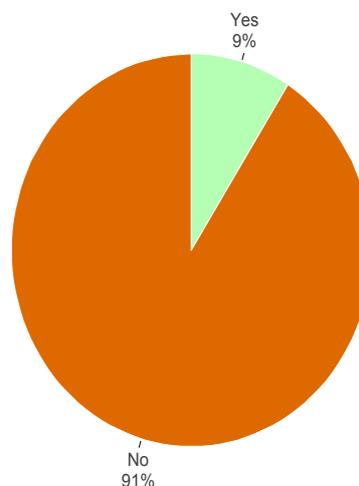
## Q10: Has your home been adapted to make it more suitable for a household member(s) with physical disabilities?

### Chart 9:

Has your home been adapted to make it more suitable for a household member(s) with physical disabilities?

Most of those responding, 233 or 91%, said that their homes had not been adapted:

9% or 22 people said that they did have an adaptation.



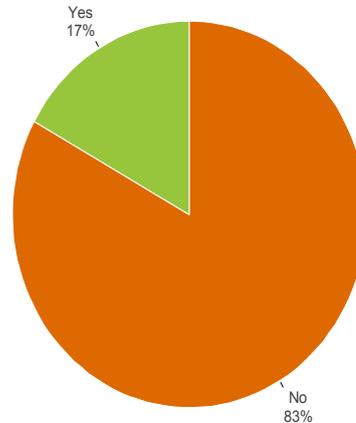
Base: 255

### Q11: Will your current home need adapting to make it more suitable for a household member(s) with physical disabilities in the next five years?

Will your current home need adapting to make it more suitable for a household member(s) with physical disabilities in the next five years?

Chart 10:

Whilst most respondents (203 or 83%) won't currently need to adapt their homes in the next 5 years, 41 responses or 17% said that they would need to.



Base: 255

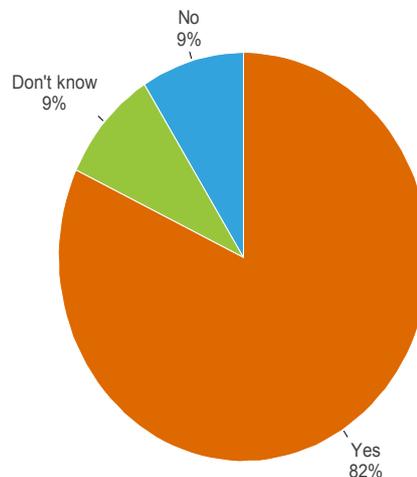
### Q12: Are you in favour of a small number of affordable homes being developed for local people if there is a proven need?

Are you in favour of a small number of affordable homes being developed for local people if there is a proven need?

Chart 11:

Well over three quarters of those responding (204 people or 82%) were in favour of a small number of affordable homes being developed.

9% were not in favour and the same amount of responses, 9%, did not know and were unable to express support or opposition.

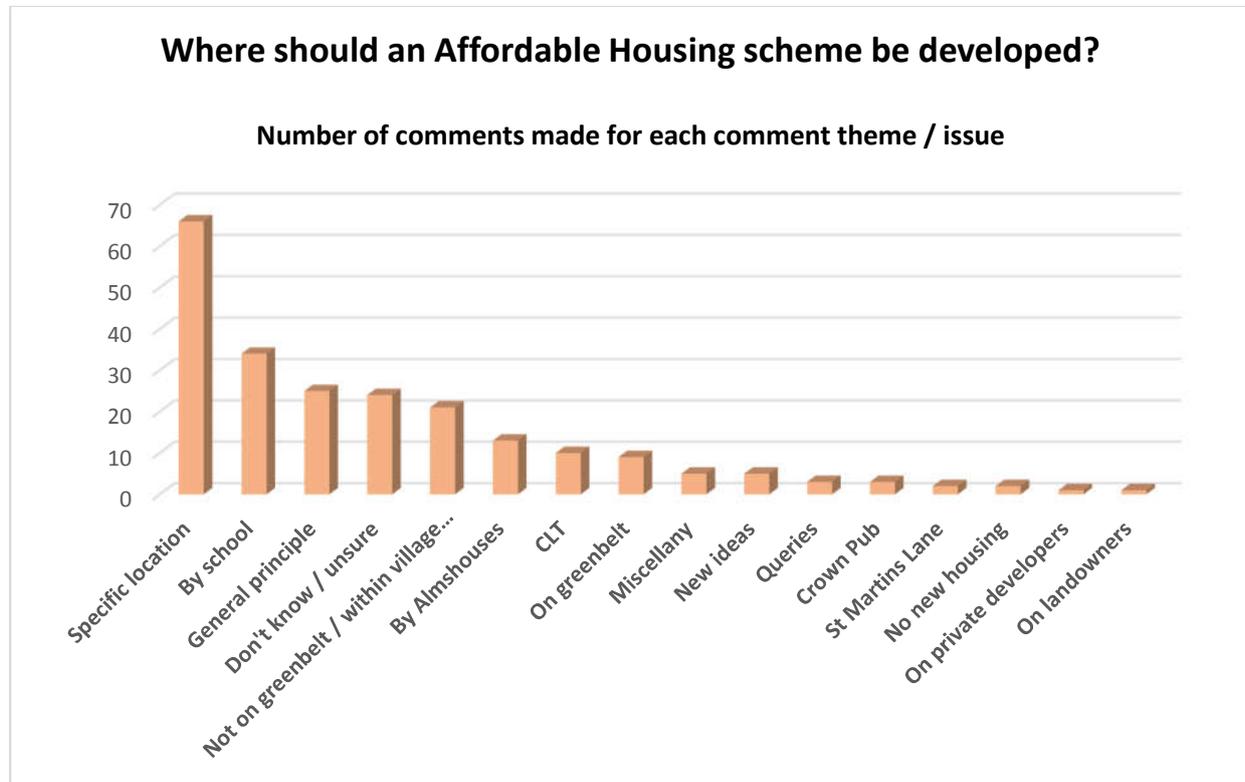


Base: 249

**Q13: If an affordable housing need is identified in this Parish, where do you think a scheme should be developed or do you know of any possible sites?**

This question was an open text response: 132 comments were made

**Chart 12:**



Base: 132

In half of all comments respondents referred to a specific location and over half of these mentioned land by the school on the east-side of the village. Other sites that gleaned noticeable support included land by or near the Alms-houses, land by St Martins Lane, The Crown Inn pub and land to the east, west and north of the A420.

A full list of the sites mentioned in responses can be found at Appendix 11 (p78-82).

In almost a fifth of comments (25 or 19%) respondents offered a general principle on any development in or near Marshfield Village. These included:

*“Within the existing footprint of the village”*

*“Try to keep village as one entity i.e. not building in areas some way away from existing properties”*

*Anonymous respondents*

Further development 'principles' that people felt important were:

*"As part of 'infill' within the village development boundary - if a need for AH is identified, then the threshold for requiring an affordable housing element as part of new residential development, should be lowered"*

*"Possibly extending the village settlement at either end of the village"*

*"Adjoining the village in the Green Belt"*

*"On brownfield sites not Green Belt"*

*"With careful design i.e. authentic Cotswold look"*

*Anonymous respondents*

Some other significant themes included the 21 comments (16%) that precluded any building on the existing green belt as well as the 9 comments that advocated doing just that.

Marshfield Community Land Trust (MCLT) was also mentioned in 10 comments, often in conjunction with a potential site near the school.

Some new ideas were put forward such as:

*"Develop existing properties that have been left undeveloped/renovated"*

*"If there were more affordable bungalows for older persons other houses could be freed up for younger people"*

*"They need to be truly affordable. Rental property or a care home for retired people may be better"*

*Anonymous respondents*

Other comments covered issues from private developers, landowners and 2 people who felt that either there should be no affordable housing in the village or no new housing at all.

**Table 7: Where should an Affordable Housing scheme be developed?**

Comment theme	No. of comments	% of total comments
Specific location	66	50%
By school	34	26%
General principle	25	19%
Don't know / unsure	24	18%
Not on greenbelt / within village boundary	21	16%
By Almshouses	13	10%
CLT	10	8%
On greenbelt	9	7%
Miscellany	5	4%
New ideas	5	4%
Queries	3	2%
Crown Pub	3	2%
St Martins Lane	2	2%
No new housing	2	2%
On private developers	1	1%
On landowners	1	1%

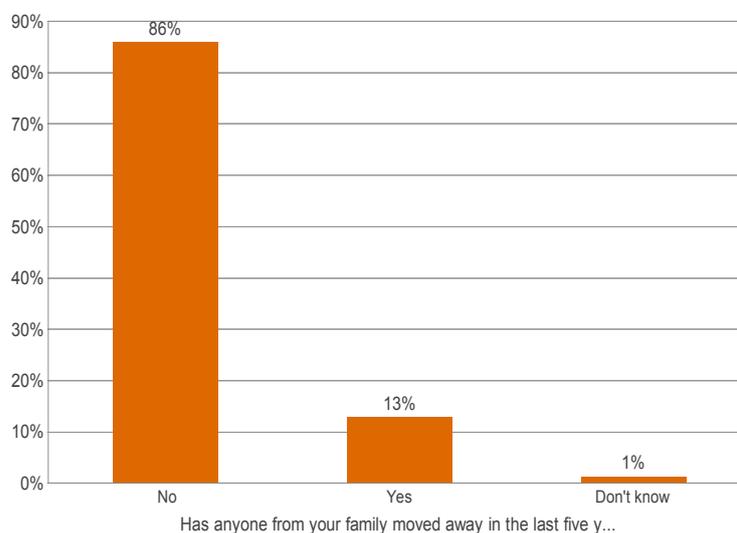
Base: 132

**Q14: Has anyone from your family moved away in the last five years due to difficulty finding suitable housing in the parish?**

**Chart 13:**

Whilst most respondents, 213 or 86%, said that they had not had a family member move away from the village due to housing issues, 13% or 32 people had.

Has anyone from your family moved away in the last five years due to difficulty finding suitable housing in the parish?



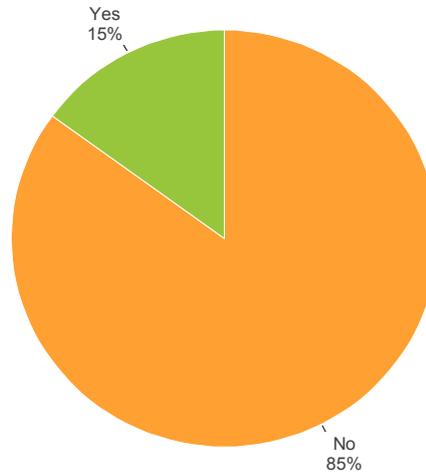
Base: 248

## Q15: Does anyone living in your current home need to move to alternative housing within the parish in the next five years?

**Chart 14:**

Does anyone living in your current home need to move to alternative housing within the parish in the next five years?

In 15% of responses, or 35 households, there was a family member who would need to move to alternative housing within the next 5 years.



Base: 230

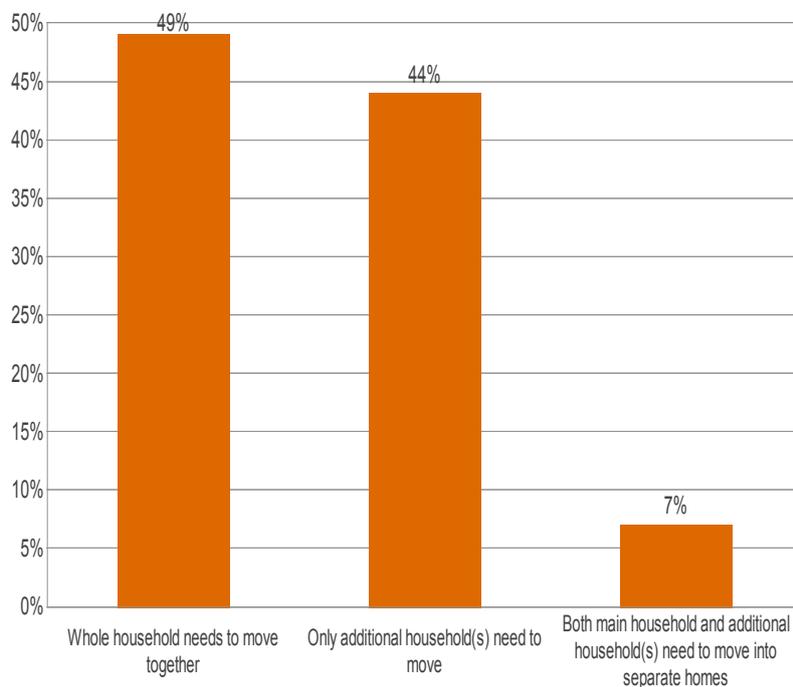
## Q16: Please tell us who needs to move?

**Chart 15:**

Of the 41 responses to this question, just under half (20 or 49%) said that the whole household would need to move together.

For slightly less people (18 or 44%) only an additional household needed to move and for a small number of respondents (3 or 7%), both the main and additional household would need to move.

Please tell us who needs to move



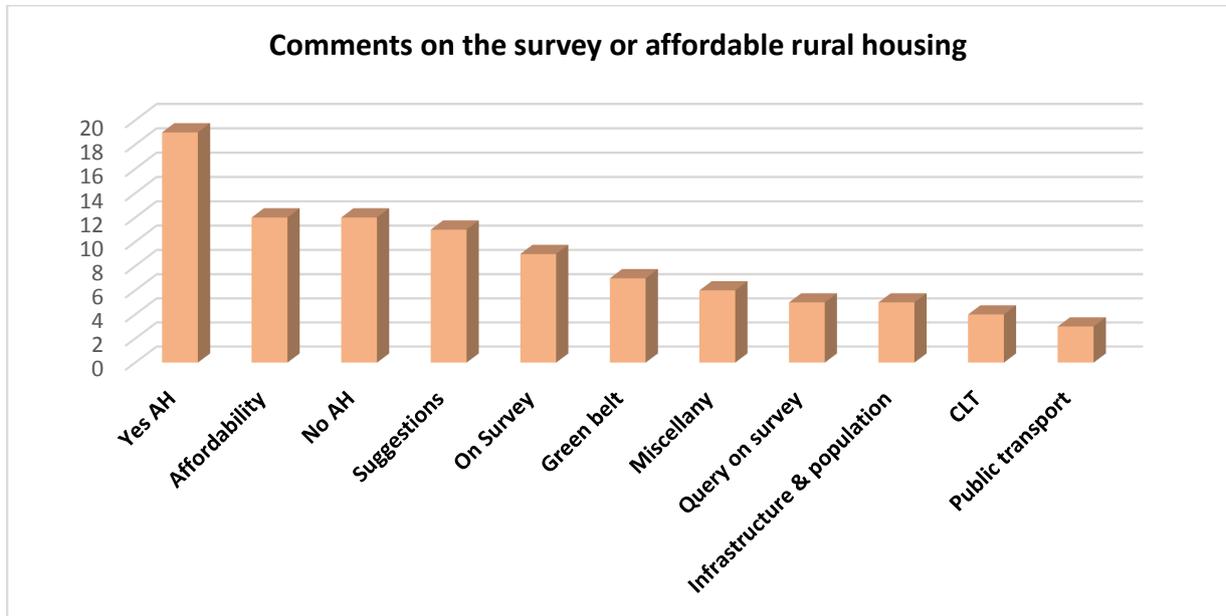
Please tell us who needs to move (Please tick one box)

Base: 41

**Q17: Please use this space to make any comments regarding this survey or on the issue of affordable rural housing?**

This question asked for an open text response: 57 comments were made.

**Chart 16:**



Base: 57

Comments in a third of responses offered varying degrees of support for new affordable housing in Marshfield, noting it would meet need, support the long-term life of the village and would counter balance the number of larger, executive homes:

*“As a young family we are desperate for affordable housing in Marshfield ..... we would be forced to leave the village if we ever wanted to buy”*

*“A village cannot stagnate - new housing is essential”*

*“We need to insist any new development is affordable - not just more expensive places”*

*“Affordable housing YES but not 10 expensive houses to 3 affordable houses!”*

Anonymous respondents

In slightly fewer comments, several responses noted the negative impact that new affordable housing could have on the village & area and asked whether those wanting to live in Marshfield could afford it?

*“Can they afford the transport and living cost of a rural life? Many have tried and cannot .....This village does not need any more affordable housing”*

*“Not enough infrastructure to cope with more cars, schools or shops. No space for a convenient car park”*

*“The village should not grow anymore, it has changed too much already due to high income commuters moving in”*

*Anonymous respondents*

Affordability was noted in a number of other comments as well; most frequently in regard to the current inability to afford housing prices in Marshfield and how new affordable housing could help this:

*“We as a household have a need for affordable housing and support the need for sustainable affordable rental housing within the parish for those living and connected to the parish”*

*“We are currently unable to get a mortgage in the area, so are private renting, which is costing us three times the amount of a mortgage!”*

*Anonymous respondents*

Suggestions and ideas were given in a number of comments for how best to provide affordable housing or were related to what the respondent thought the village really needs:

*“There is one house in village been up for sale more than 8 years! Buy it and convert or demolish and build 2 smaller homes or a low rise block of flats”*

*“Any scheme should be only available to residents or families of Marshfield resident and should not be able to sub-let or sell at market value”*

*“Affordable housing should be mixed with new development in the village”*

*“This village needs a care home for the elderly or at least downsize properties suitable for the elderly of the village”*

*Anonymous respondents*

Several comments made reference to the survey some in support of it but other disagreeing. A majority of comments regarding the green belt disagreed with any development on this but some considered it necessary.

**Table 8:**

Comment theme	No. of comments	% of total comments
Yes AH	19	33%
Affordability	12	21%
No AH	12	21%
Suggestions	11	19%
On Survey	9	16%
Green belt	7	12%
Miscellany	6	11%
Query on survey	5	9%
Infrastructure & population	5	9%
CLT	4	7%
Public transport	3	5%

Base: 57

### About the respondents

This section is really important as it helps us to understand of the needs of people who have answered the survey. This information will remain confidential and will be used for analysis purposes only

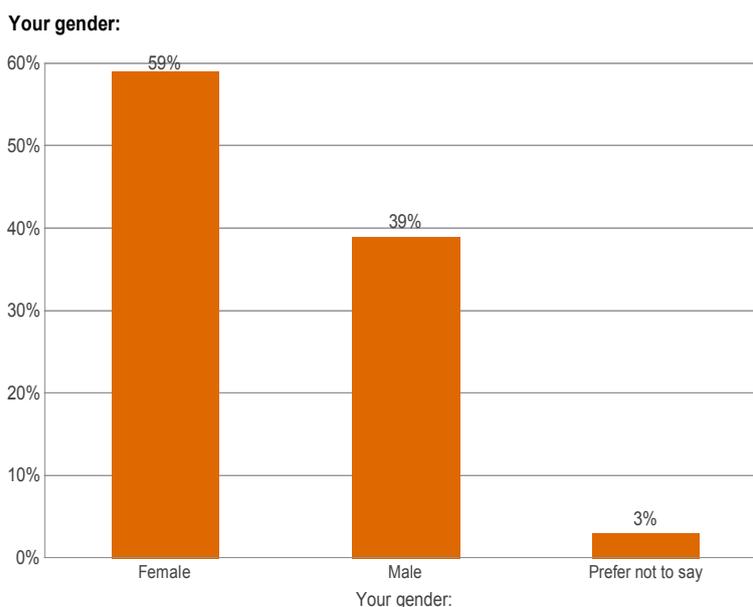
#### Q18: Postcodes:

229 postcodes were provided.

#### Q19: Gender

**Chart 17:**

Most of those responding were female (59%) with just under 2 fifths (39%) male.



Base: 232

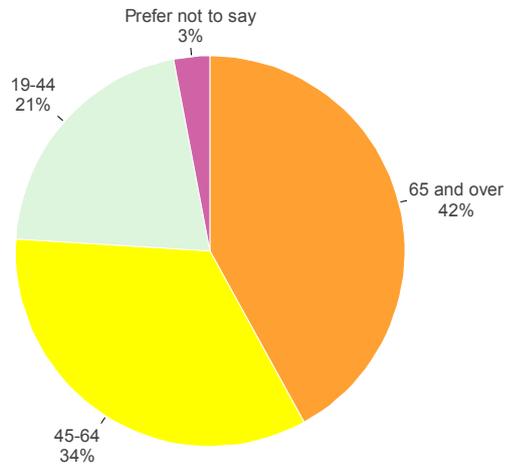
## Q20: Age

**Chart 18:**

Your age:

42% of those who answered this question were 65 and over:

76% of respondents were over 45



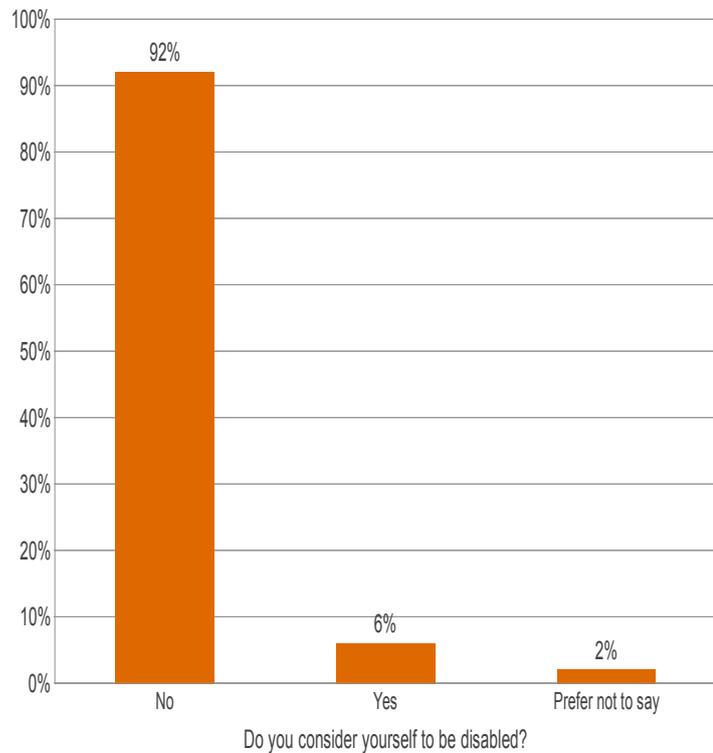
Base: 236

## Q21: Disability

**Chart 19:**

Most of those responding, 92%, did not have a disability.

Do you consider yourself to be disabled?



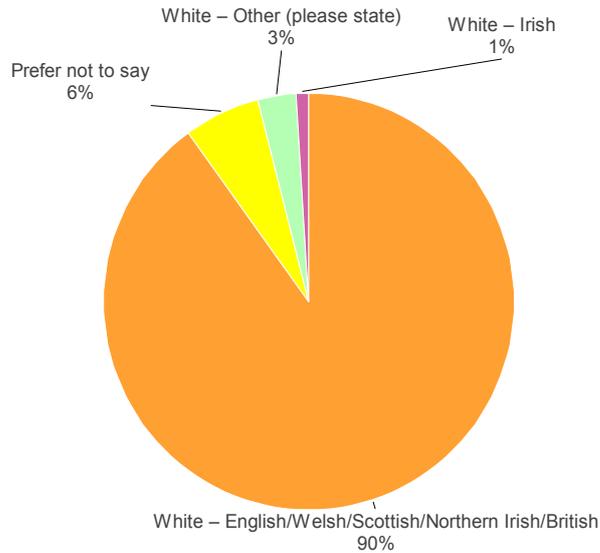
Base: 238

## Q22: Ethnicity

**Chart 20:**

Other than the 90% of respondents who said they were of a white British ethnicity, 4% were either a white-Other or white-Irish ethnic group.

Your ethnicity:



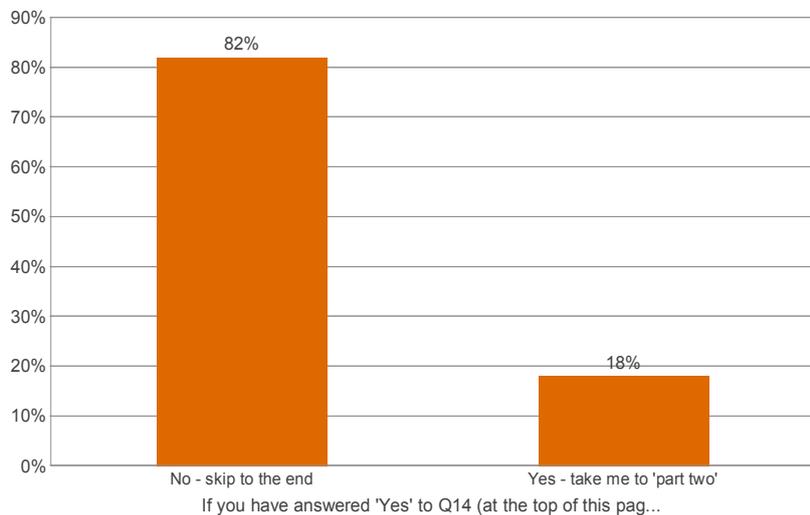
Base: 236

**Q23: If you have answered 'Yes' to Q15 (Does anyone living in your current home need to move to alternative housing within the parish in the next five years?), please complete 'part two' of this survey. If you have answered 'No' you do not need to complete 'part two'. Do you need to complete 'part two'?**

**Chart 21:**

Although most respondents, 212 people or 82%, did *not* need to go on and answer Part 2 of the survey, 46 people (18%) did.

If you have answered 'Yes' to Q14 (at the top of this page) please complete 'part two' of this survey. If you have answered 'No' you do not need to complete 'part two'. Do you need to complete 'part two'?



Base: 258

**Table 9:**

Counts Analysis % Respondents	Base	If you have answered 'Yes' to Q14 (at the top of this pag...	
		No - skip to the end	Yes - take me to 'part two'
	258 100%	212 82%	46 18%

## Part 2 Marshfield Housing Needs Survey

Respondents were asked to complete this section only if:

- There is someone in their current home who needs to move to alternative housing within the parish in the next five years
- They have moved away due to difficulty in finding affordable housing in Marshfield parish but wish to return
- They work in Marshfield and have to travel some distance to their place of work and wish to live in the parish but cannot afford to do so

There were 46 responses for Part 2, a much reduced base than those from Q1-23, however not all respondents answered all questions. The complete response count for all questions relating to Part 2 can be found in Appendix 11.

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

### Q24: Where does the household needing to move currently live?

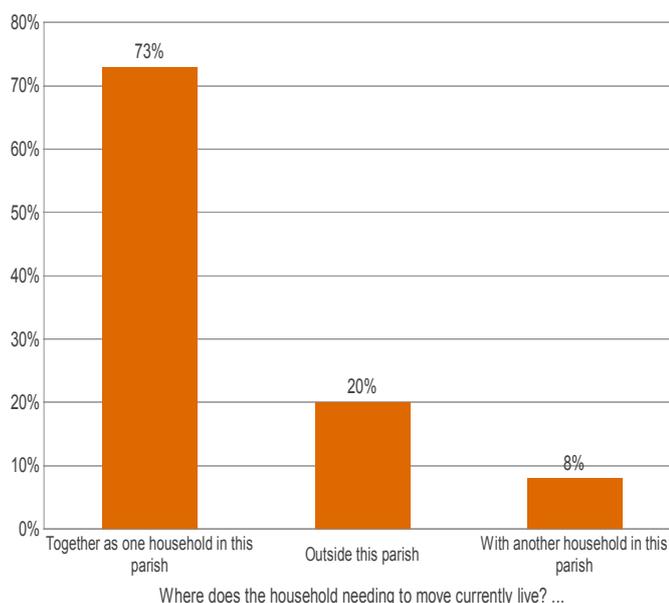
**Chart 22:**

Just under three quarters of those answering the question, 29 responses or 73%, currently live as a single household in the parish of Marshfield.

A further 8 responses were from households from outside of the area.

Three households (8%) were currently living with another household in Marshfield.

Where does the household needing to move currently live?



Base: 40

**Table 10:**

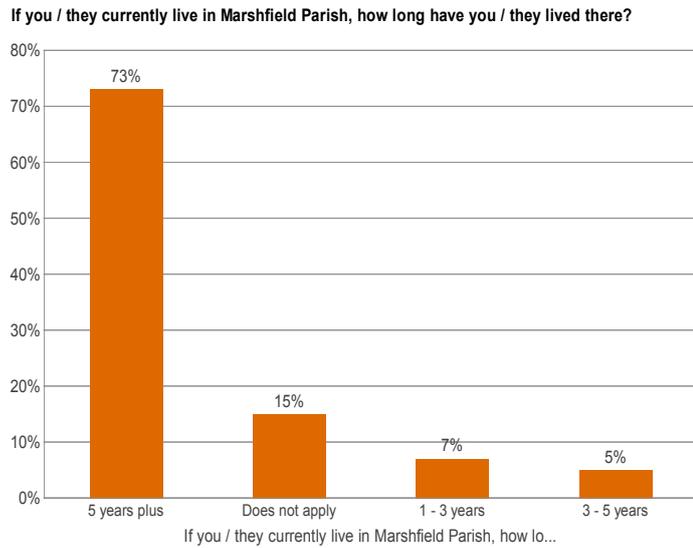
Counts Analysis % Respondents	Base	Where does the household needing to move currently live? ...		
		Together as one household in t...	Outside this parish	With another household in this...
	40 100%	29 73%	8 20%	3 8%

**Q25: If you / they currently live in Marshfield Parish, how long have you / they lived there?**

**Chart 23:**

Almost three quarters of respondents, 30 or 73%, have lived in the parish for 5 years or more:

3 households had lived in the parish between 1-3 years and 2 for 3-5 years.



Base: 41

**Table 11:**

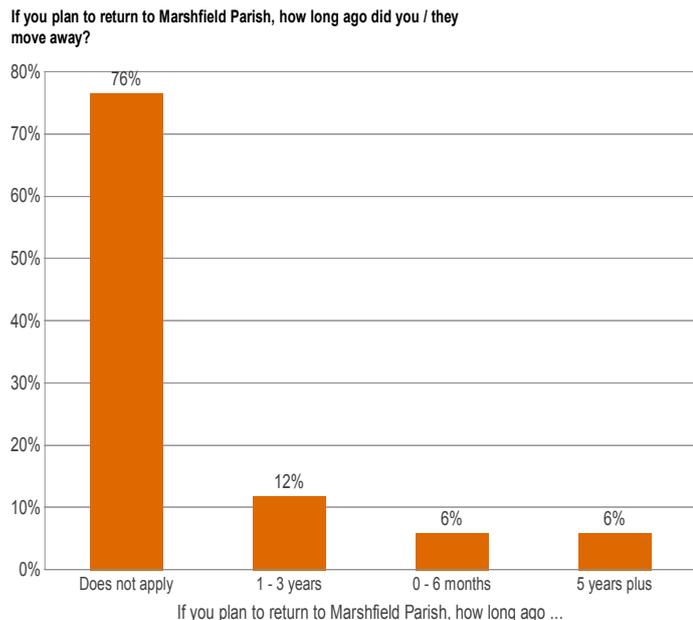
Counts Analysis % Respondents	Base	If you / they currently live in Marshfield Parish, how lo...			
		5 years plus	Does not apply	1 - 3 years	3 - 5 years
	41 100%	30 73%	6 15%	3 7%	2 5%

**Q26: If you plan to return to Marshfield Parish, how long ago did you / they move away?**

**Chart 24:**

For most of those responding, (over three quarters - 76% or 26 people), this question did not apply.

- 2 people had been away from the parish for 6 months or less
- For 2 people this had been over 5 years
- 4 people had lived elsewhere for 1-3 years



Base: 34

**Table 12:**

Counts Analysis % Respondents	Base	If you plan to return to Marshfield Parish, how long ago ...			
		Does not apply	1 - 3 years	0 - 6 months	5 years plus
	34 100%	26 76%	4 12%	2 6%	2 6%

**Q27: If you plan to return to Marshfield Parish, how long did you / they previously live there?**

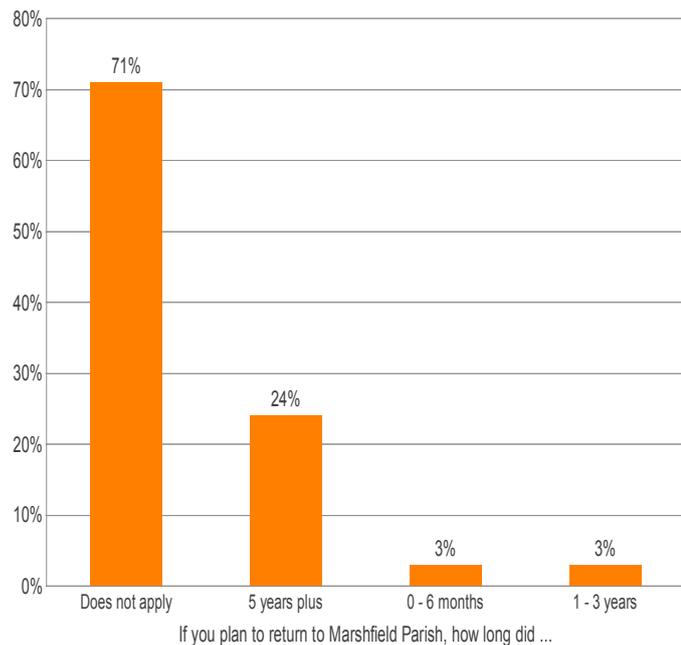
**Chart 25:**

Again, as with Q26 - for most respondents, (just under three quarters - 71% or 24 people), this question did not apply.

8 respondents had previously lived in Marshfield for 5 years or more:

One respondent had been living there for 6 months or less and another for between 1-3 years.

If you plan to return to Marshfield Parish, how long did you / they previously live there?



Base: 34

**Table 13:**

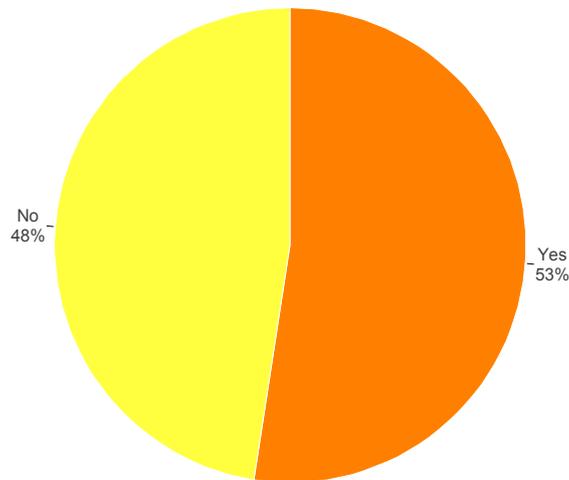
Counts Analysis % Respondents	Base	If you plan to return to Marshfield Parish, how long did ...			
		Does not apply	5 years plus	0 - 6 months	1 - 3 years
	34 100%	24 71%	8 24%	1 3%	1 3%

## Q28: Do you or any member of your household work in Marshfield Parish?

Chart 26:

Do you or any member of your household work in Marshfield Parish?

For just over half of those responding (21 or 53%) either they or a household member did work in Marshfield



For just under half (19 or 48%), no one in the household worked in the parish.

Base: 40

Table 14:

Counts Analysis % Respondents	Base	Do you or any member of your household work in Marshfield...	
		Yes	No
	40 100%	21 53%	19 48%

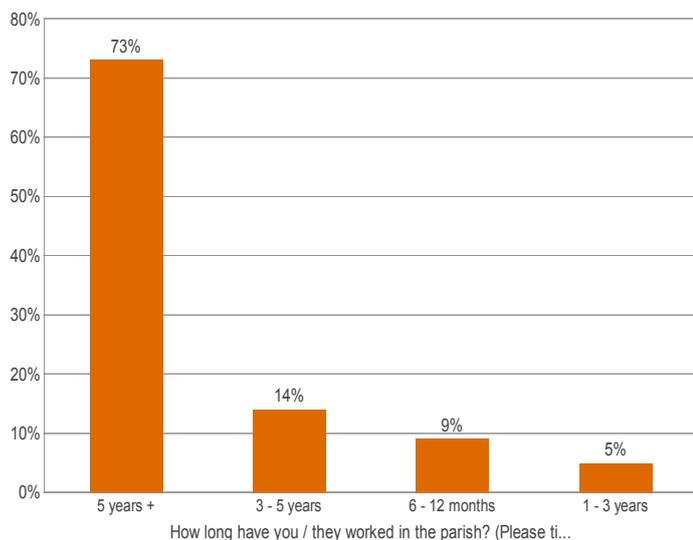
## Q29: How long have you / they worked in the parish?

Chart 27:

Most households, 16 or 73%, have had a member working in the parish for 5 or more years.

Another 3 households have someone who's worked in Marshfield for 3-5 years and 3 people have worked there for more than 6 months.

How long have you / they worked in the parish?



Base: 22

**Table 15:**

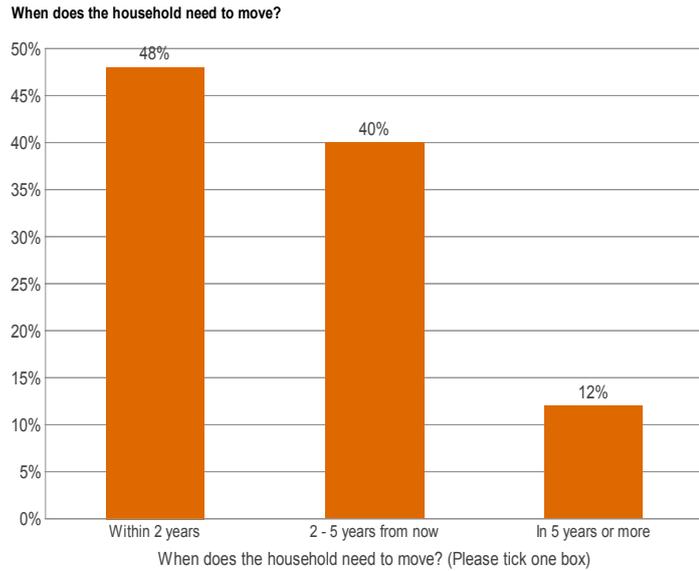
Counts Analysis % Respondents	Base	How long have you / they worked in the parish? (Please tick one box)			
		5 years +	3 - 5 years	6 - 12 months	1 - 3 years
	22 100%	16 73%	3 14%	2 9%	1 5%

**Q30: When does the household need to move?**

**Chart 28:**

Almost 90% of those answering the question (20 responses) need to move in the next 5 years:

48% in the next 2 years and 40% in 2-5 years (17 responses).



*Base: 42*

**Table 16:**

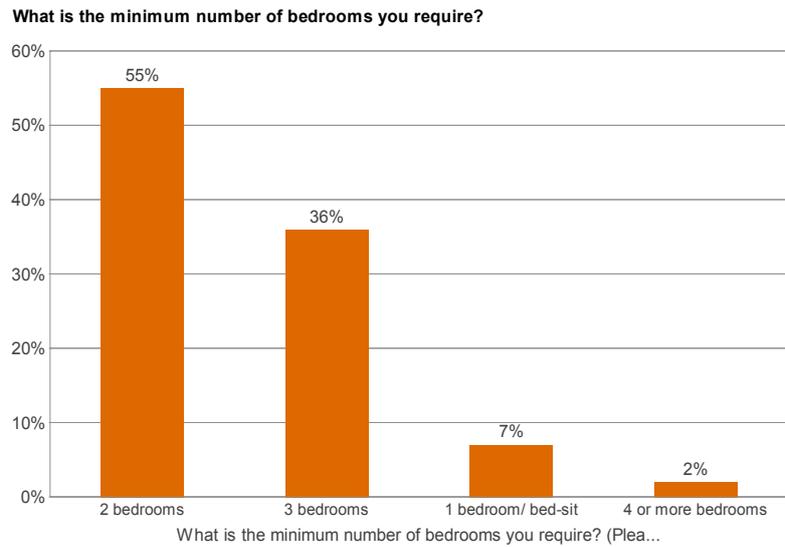
Counts Analysis % Respondents	Base	When does the household need to move? (Please tick one box)		
		Within 2 years	2 - 5 years from now	In 5 years or more
	42 100%	20 48%	17 40%	5 12%

### Q31: What is the minimum number of bedrooms you require?

**Chart 29:**

Over 90% of respondents required either a 2-bed property (23 or 55%) or a 3-bed (15 or 36%):

3 people needed a 1-bed or studio (bedsit) and 1 household needed a 4-bedroom or larger property.



Base: 42

**Table 17:**

Counts Analysis % Respondents	Base	What is the minimum number of bedrooms you require? (Plea...			
		2 bedrooms	3 bedrooms	1 bedroom/ bed-sit	4 or more bedrooms
	42 100%	23 55%	15 36%	3 7%	1 2%

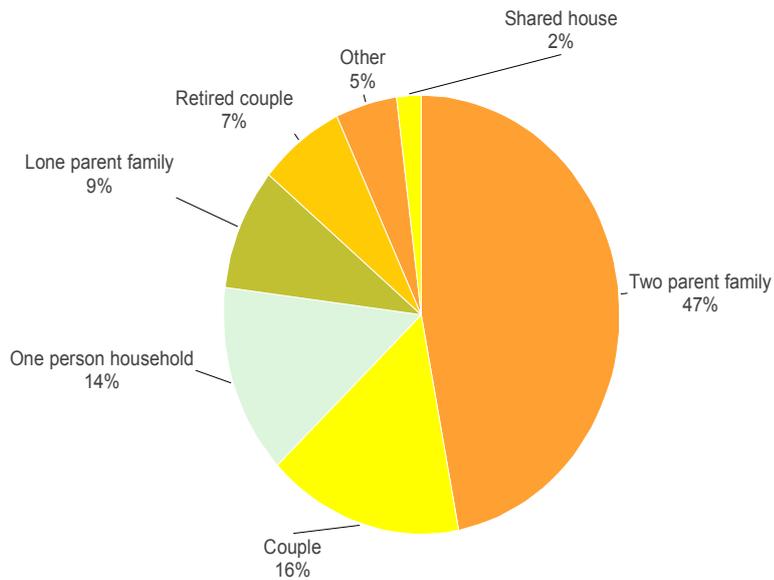
### Q32: What type of household are you?

**Chart 30:**

**What type of household are you?**

Those with children made up 56% of all responses: either 2-parent households (20 or 47%) or single-parents (4 or 9%).

People without children made up 37% of the total: couples were 16%, single individuals 14% or retired couples 7%.



Base: 43

**Table 18:**

Counts Analysis % Respondents	Base	What type of household are you? (Please tick one box)						
		Two parent family	Couple	One person household	Lone parent family	Retired couple	Other	Shared house
	43 100%	20 47%	7 16%	6 14%	4 9%	3 7%	2 5%	1 2%

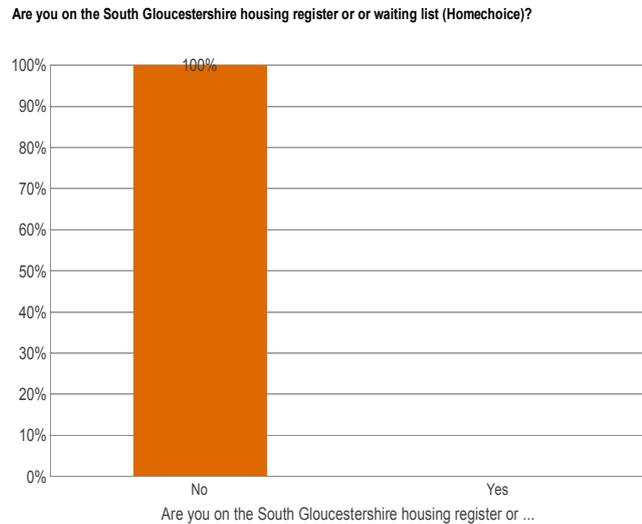
**Q32a:** Two people ticked the 'Other' option but 6 comments were left to describe the type of household they were:

- 2 responses were from single person households
- One response was from a 2-parent family, albeit with adult children
- One was from a soon-to-be couple
- One was from an adult who lived with their parents
- One was from a parent who required a home for when their child stays with them

### Q33: Are you on the South Gloucestershire housing register or waiting list (Homechoice)?

**Chart 31:**

None of those who responded to this question were on South Gloucestershire Council's Homechoice housing waiting list.



Base: 43

**Table 19:**

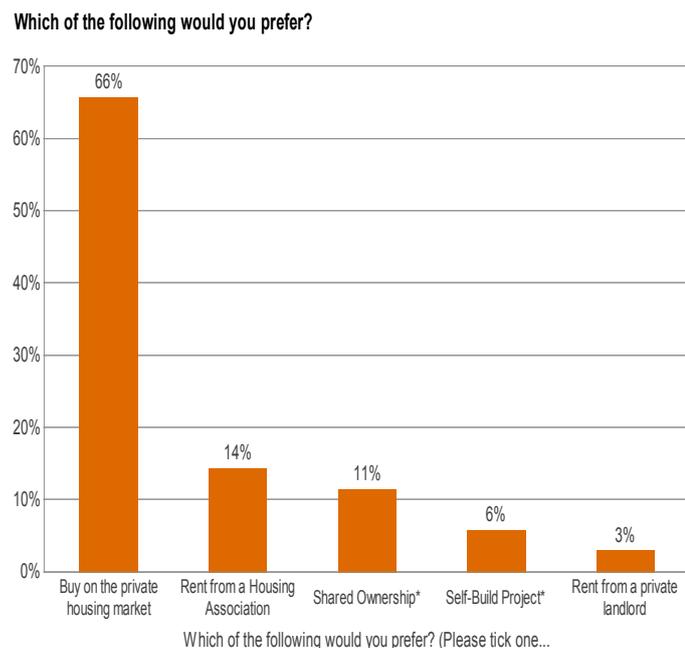
Analysis % Respondents	Base	Are you on the South Gloucestershire housing register or ...	
		No	Yes
	100%	100%	-

### Q34: Which of the following would you prefer?

**Chart 32:**

The preference for two thirds of respondents (23 or 66%) was to buy on the private housing market whilst a quarter would prefer to either rent from a housing association (14%) or rent/buy a shared ownership property from one (11%).

The self-build option drew interest from 2 respondents.



Base: 35

**Table 20:**

Counts Analysis % Respondents	Base	Which of the following would you prefer? (Please tick one...)				
		Buy on the pri- vate housing...	Rent from a Ho- using Associ...	Shared Ownership*	Self-Build Project*	Rent from a pr- ivate landlord
	35 100%	23 66%	5 14%	4 11%	2 6%	1 3%

**Q35: Please indicate the age and gender of each person who needs to move to or within the Parish?**

The data provided by respondents and represented in the table below, will be used to analyse their individual housing need and eligibility (including the number of bedrooms).

**Table 21:**

Counts Analysis % Respondents	Total							
		0-10	11-18	19-25	26-55	55+	Female	Male
Base	104	14 13%	11 11%	20 19%	45 43%	14 13%	21 20%	27 26%
You	33	- -	- -	4 12%	21 64%	8 24%	11 33%	5 15%
Other person 1	38	1 3%	4 11%	7 18%	20 53%	6 16%	4 11%	14 37%
Other person 2	19	5 26%	3 16%	8 42%	3 16%	- -	3 16%	5 26%
Other person 3	9	4 44%	3 33%	1 11%	1 11%	- -	3 33%	1 11%
Other person 4	5	4 80%	1 20%	- -	- -	- -	- -	2 40%

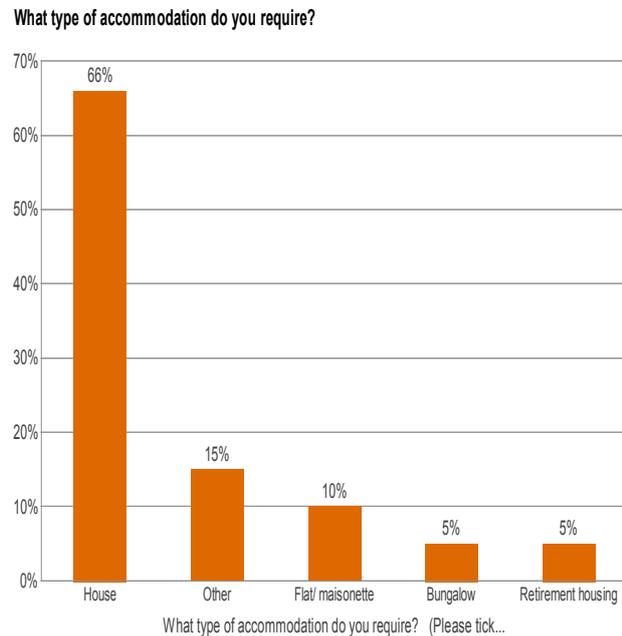
### Q36: What type of accommodation do you require?

**Chart 33:**

Most of those responding, two thirds (66% or in 27 responses), said the type of accommodation that they required was a house:

10% (4) needed a flat or maisonette

5% (2) wanted a bungalow and the same number said retirement housing



Base: 41

**Table 22:**

Counts Analysis % Respondents	Base	What type of accommodation do you require? (Please tick...)				
		House	Other	Flat/ maisonette	Bungalow	Retirement housing
	41 100%	27 66%	6 15%	4 10%	2 5%	2 5%

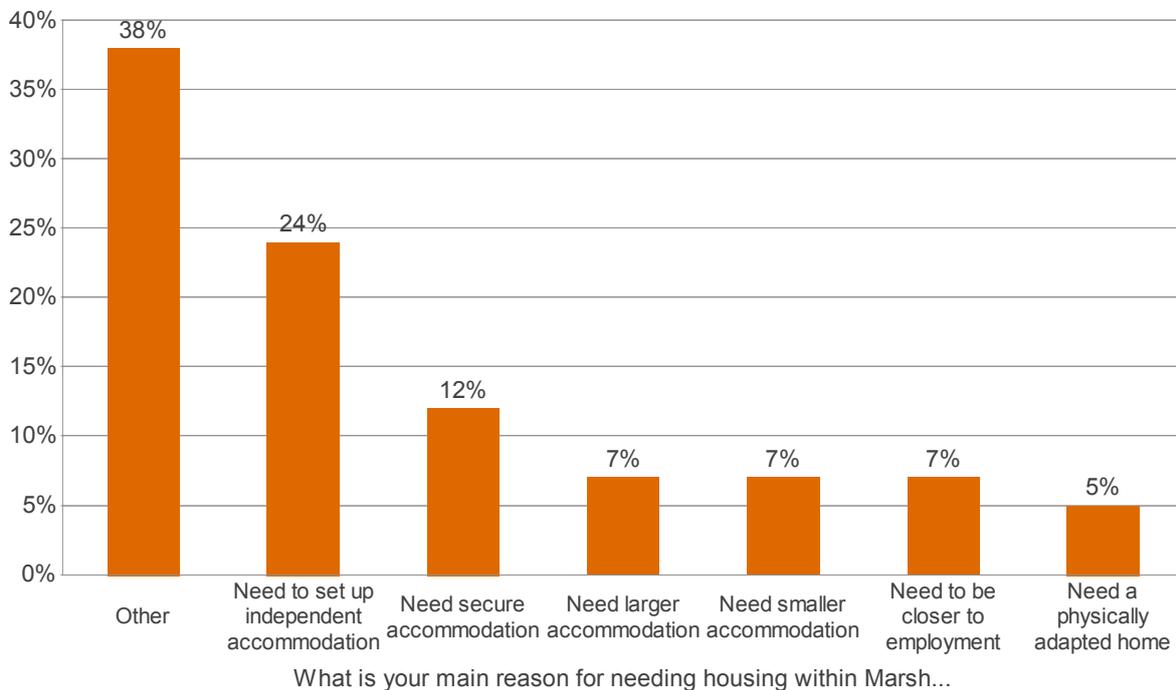
Six of those responding gave 'Other' as their response and 8 comments were subsequently provided:

- 5 of these comments said that they required a house, a flat or a maisonette
- One said a 2-bed flat
- One said a bungalow / retirement housing
- Another said 'Any' type of housing

### Q37: What is your main reason for needing housing within Marshfield?

Chart 35:

What is your main reason for needing housing within Marshfield?



Base: 42

The option which received the highest score was 'Other': see over page for a breakdown of comments made related to this option..

- Ten respondents (24%) gave their main reason for needing housing in Marshfield as to set-up independent accommodation
- Secure accommodation was the driver for a further 5 people or in 12% of responses
- Whilst three people needed larger accommodation, three others needed smaller
- Three people gave needing to be closer to work as their reason for needing housing
- Two people required properties that could be physically adapted

With 16 or 38% of responses, the ‘Other’ option was a popular choice. Sixteen comments were made:

- 5 comments made reference to having ties to the village
- In 5 comments, people were needing ‘secure accommodation’
- Cheaper properties were needed by 3 respondents
- Family and work ties were each referenced in 3 comments
- Needing to set-up independent accommodation was noted in 3 comments
- The need to move into a retirement-living property was noted in 2 comments
- 2 people needed larger properties
- 2 people said they needed to change tenure
- 1 person was a carer for a parent living in Marshfield

**Table 23: Other option – comments**

But maintain social and family ties including responsibility as carer for elderly parent
Need larger, cheaper, secure accommodation
Need to change tenure & Need to be closer to employment
Need different 2 bed bungalow with garage. I've retired and want to stay in Marshfield why should I want to move as I was born & bred and lived all my life in Marshfield. Why should I be forced to move? The Almshouses only same as bungalows at Withymead there is NO other accommodation suitable to older person in the village. TIME THERE WAS
Wish to return to village I grew up in
In future a nursing home or retirement home
Need larger accommodation - after 11 years of living in Marshfield we sadly have to leave as our landlord requires use of the property? A larger property is also needed
Need smaller accommodation/need a cheaper home. Daughter and partner likely to move out. I will be unable to afford and not need large house
Like it
Would like to return to the village
Need to be closer to employment/need to set up independent accommodation
Need secure accommodation and need to set up independent accommodation
Need to change tenure - if the landlord needs us to
Family (both mine and my husbands) all live here. I and my husband have lived here our entire lives and work here
My two daughters need affordable homes, they have lived in Marshfield all their lives
Need a cheaper home, secure accommodation & to set up independent accommodation

Base: 16

## Financial Information

The financial information provided will assist in understanding and identifying ‘actual’ need as opposed to any aspiration of the respondent’s household and is key to determining if any new local homes are required to meet any local need.

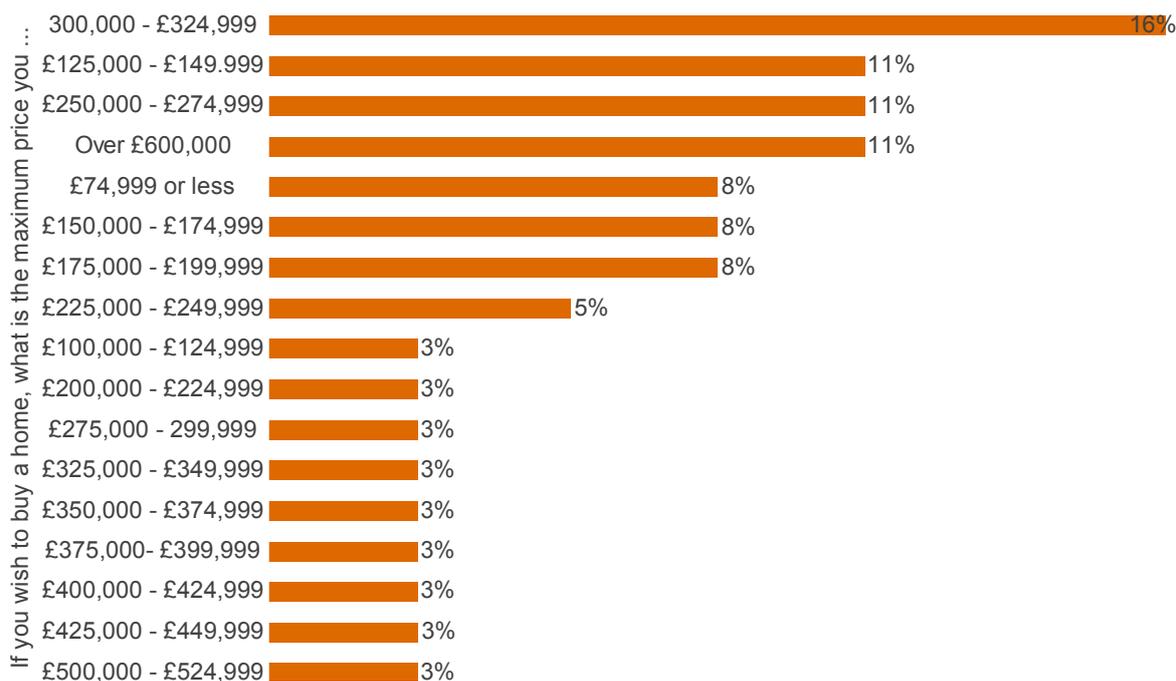
Affordability in housing terms is determined by comparing a household’s income with the cost of meeting its housing need in the local market. To achieve this, we asked for information on both the type and size of home residents of Marshfield need and the income they have to pay for it.

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

### Q38: If you wish to buy a home, what is the maximum price you could afford?

Chart 36

#### If you wish to buy a home, what is the maximum price you could afford?



Base: 38

The maximum price respondents can afford is spread across a range of price categories: 17 of the 23 options were chosen.

Table 18 (below) shows that 16 respondents (45%) stated that they could afford a property in excess of £300,000 and 21 (67%) could afford one over £200,000. Twenty-two responses (60%) indicated they could afford a home under £300,000: 14 under £200,000 (38%).

Three respondents stated that they could afford a property of £74,999 or under (8%), while eleven respondents could afford a property between £100,000 and £199,999 (30%).

**Table 24: Buying a home - what is the maximum you could afford?**

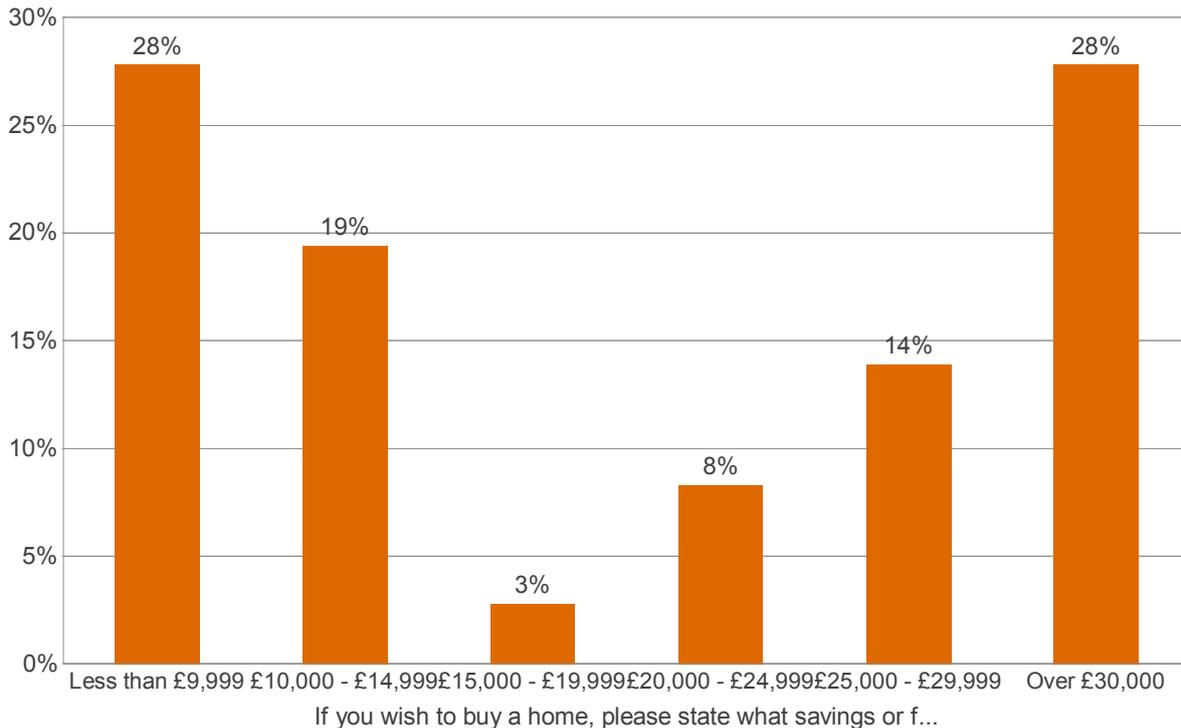
Counts Analysis %...	
	Base 38 100%
<b>If you wish to buy a home, what is the maximum price you ...</b>	
£74,999 or less	3 8%
£100,000 - £124,999	1 3%
£125,000 - £149,999	4 11%
£150,000 - £174,999	3 8%
£175,000 - £199,999	3 8%
£200,000 - £224,999	1 3%
£225,000 - £249,999	2 5%
£250,000 - £274,999	4 11%
£275,000 - 299,999	1 3%
300,000 - £324,999	6 16%
£325,000 - £349,999	1 3%
£350,000 - £374,999	1 3%
£375,000- £399,999	1 3%
£400,000 - £424,999	1 3%
£425,000 - £449,999	1 3%
£500,000 - £524,999	1 3%
Over £600,000	4 11%

**Q39: If you wish to buy a home, please state what savings or financial support you have to use as a deposit?**

The data provided by respondents and represented in the graph and table below, will be used to analyse their individual housing need, eligibility (including the number of bedrooms) and their position in terms of affordability for either buying, part-renting/buying (shared ownership) or renting.

**Chart 37:**

If you wish to buy a home, please state what savings or financial support you have to use as a deposit?



Base: 36

The amount of savings or financial support respondents have as a deposit is spread across a range of price options. Ten respondents have savings or financial support of less than £9,999 (28%) whilst another ten respondents have savings or financial support greater than £30,000 (28%).

**Table 25:**

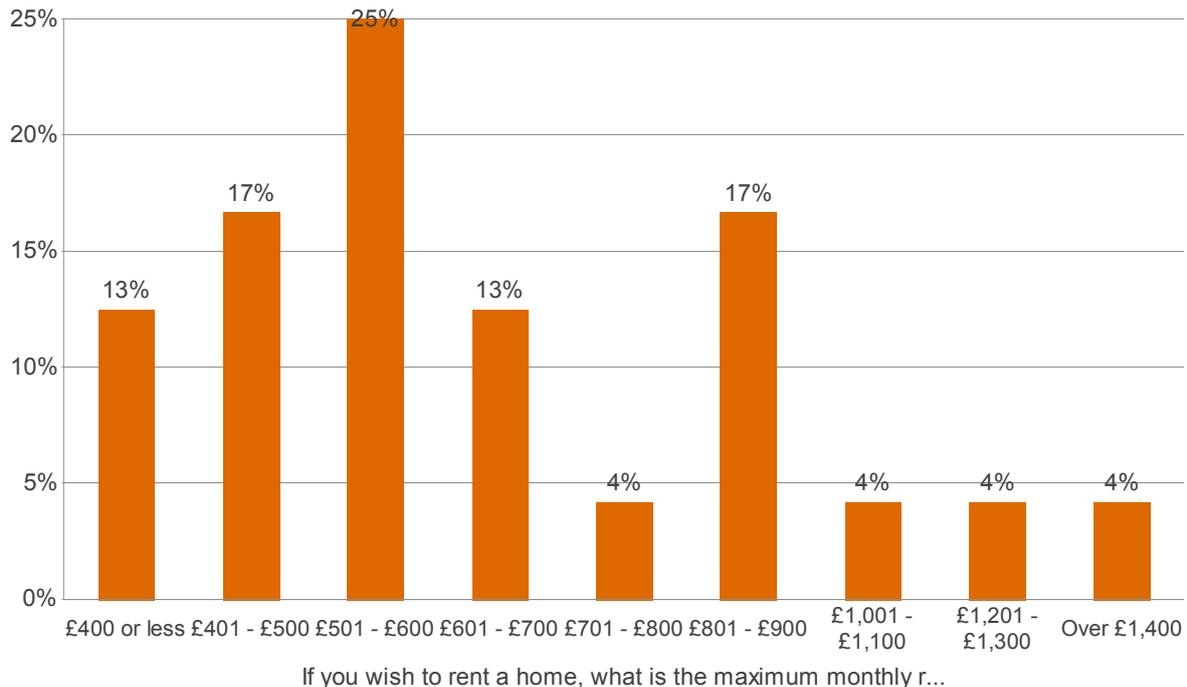
Counts Analysis % Respondents	Base	If you wish to buy a home, please state what savings or f...					
		Less than £9,999	£10,000 - £14,999	£15,000 - £19,999	£20,000 - £24,999	£25,000 - £29,999	Over £30,000
	36 100%	10 28%	7 19%	1 3%	3 8%	5 14%	10 28%

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

The data provided by respondents and represented in the graph and table below, will be used to analyse their individual housing need, eligibility (including the number of bedrooms) and their position in terms of affordability for renting.

**Chart: 38**

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



Base: 24

The maximum amount respondents can afford to pay as monthly rent is spread across a range of 9 price categories.

The table below shows that 6 respondents (25%) could afford a maximum monthly rent of £501-£600, 4 respondents (17%) could afford up to £401-£500 whilst the same number (4 or 17%) could afford £801-£900.

Three responses (13%) said that they could afford £400 or less whereas another 3 could manage rent of £601-£700.

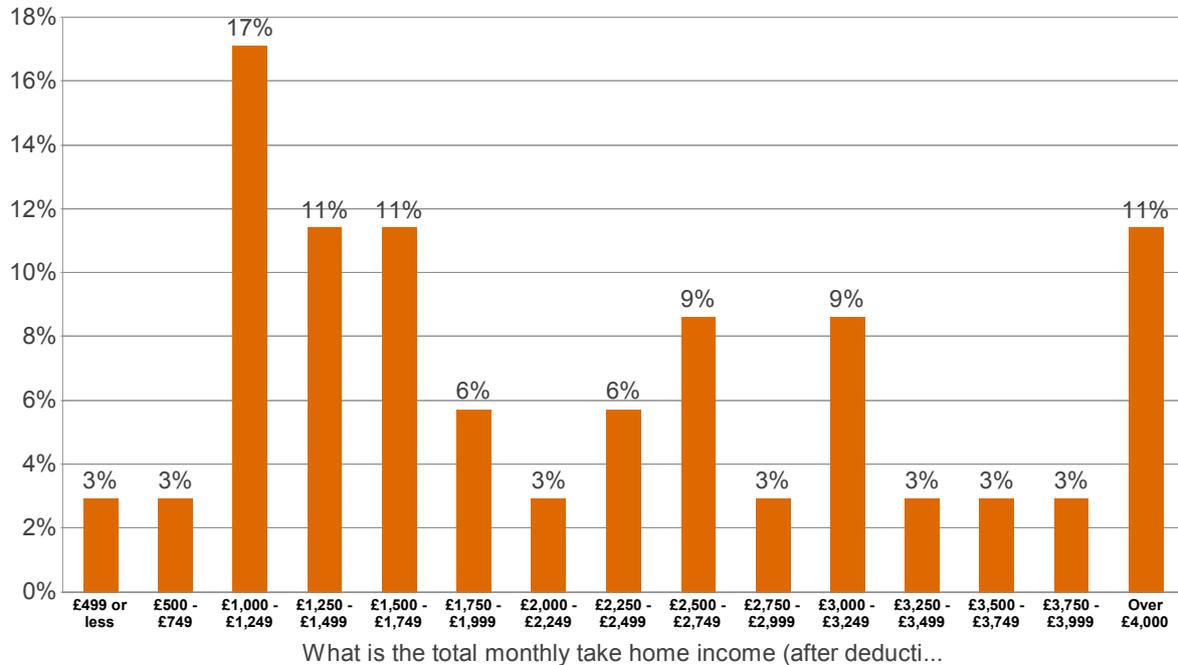
**Table: 26**

Counts Analysis % Respondents	Base	If you wish to rent a home, what is the maximum monthly r...								
		£501 - £600	£401 - £500	£801 - £900	£400 or less	£601 - £700	£701 - £800	£1,001 - £1,100	£1,201 - £1,300	Over £1,400
	24 100%	6 25%	4 17%	4 17%	3 13%	3 13%	1 4%	1 4%	1 4%	1 4%

**Q41: What is the total monthly take home income (after deductions such as national insurance and tax) of everybody who is responsible for the cost of housing (rent or mortgage)?**

**Chart: 39**

**What is the total monthly take home income (after deductions such as national insurance and tax) of everybody who is responsible for the cost of housing (rent or mortgage)?**



Base: 24

The 35 responses to this question covered 15 separate options for total household monthly income after deductions. Two people had incomes per month of either less than £499 or in the £500-749 range.

Just under half of all respondents (16 responses or 45%) were in the £1,000-1,999 range: 6 from £1,000-£1,249, 4 from £1,250-£1,499, 4 from £1,500-1,749 and 2 from £1,750-£1,999.

Half of those responding earned between £2,000 and over £4,000 per month (17 or 50%): 3 from £2,000-£2,500 (9%), 4 from £2500-£2,999 (12%), 4 from £3,000-£3,500 (12%) and 6 over £3,500 (17%) including 4 over £4,000.

**Table: 27**

Counts Analysis % Respondents	What is the total monthly take home income (after deducti...															
	Base	£1,000 - £1,249	£1,250 - £1,499	£1,500 - £1,749	Over £4,000	£2,500 - £2,749	£3,000 - £3,249	£1,750 - £1,999	£2,250 - £2,499	£499 or less	£500 - £749	£2,000 - £2,249	£2,750 - £2,999	£3,250 - £3,499	£3,500 - £3,749	£3,750 - £3,999
	35	6	4	4	4	3	3	2	2	1	1	1	1	1	1	1
	100%	17%	11%	11%	11%	9%	9%	6%	6%	3%	3%	3%	3%	3%	3%	3%

**Q42: Please use this box to provide any other comments**

Twenty comments were made: 17 of these provided personal contact information in case further contact about housing need was required

## **13. Analysis of Part 2**

### **13.1. Objective**

The purpose of this housing needs survey is to indicate the level and type of Affordable Housing required for those households that need to move house within Marshfield Parish within the next five years. Data provided for Part 2 will also help identify the number of households who wish to move and who can meet their own housing needs in the private market.

## **14. Methodology of assessing appropriate housing tenure**

14.1 A range of financial information (set out below) has been used to assess the appropriate housing tenure for each case and this is then cross-referenced with the financial and other household information provided on the questionnaire.

- South Gloucestershire council's affordability criteria
- House prices and private rents in Marshfield
- Mortgage products available for first time buyers

For further details of the above please see Appendix 8

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

14.3 A household's income, savings and the state of the housing market are key factors in assessing their need for affordable housing. The assessment of affordability requires household incomes and savings to be measured against prices of property of a suitable size, type and location, whether rented or home ownership. However, depending upon tenure there will be additional factors that will impact upon the cost of acquiring the right to occupy the property. Every households' income and deposit details have been assessed to establish if they can afford to buy or rent a home which meets their needs in the private sector.

14.4 The National Planning Policy Framework requires local authorities to prepare a Strategic Housing Market Assessment (SHMA) to assess local housing need. A wider Bristol Housing Market Area comprising Bristol, South Gloucestershire and North Somerset has been identified and an independent assessment carried out. The West of England SHMA 2015 assumes an affordability criterion of a household's housing costs not exceeding 35% of their gross income. It is on this basis that affordability has been assessed in this report, to be consistent with assumptions made in the Local Plan policy.

14.5 For the purpose of this survey, median and lower quartile values were calculated from the sold values for each size of property sold in Marshfield during the period October 2016 – July 2018, where the sales details registered with the Land Registry are for postcodes defining Marshfield Parish.

Information from [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.zoopla.co.uk](http://www.zoopla.co.uk) and [www.mouseprices.com](http://www.mouseprices.com) was used to inform bedroom size. The average and lower quartile values of properties sold in Marshfield Parish in the 24 months to July 2018 are shown in table on page 11.

- There are sometimes delays in registrations of sales and this may result in under-counting of property sales.
- The average price of properties sold does not necessarily reflect the average value of all properties in the parish.

14.6 Market rent values were also calculated using data from [www.rightmove.co.uk](http://www.rightmove.co.uk). Median and lower quartile values were calculated based on these for each property size and are shown in table Section 9: (also on page 11).

14.7 The average house prices were used to calculate monthly mortgage payments at both an introductory and standard variable rate. To this an average monthly service charge was added for one and two bed flats. These totalled housing costs were used to generate the required monthly income for each property type and size where total housing cost is 35% of the income required. In the same way average rental values were used to calculate the required monthly income for each property type and size. For further details of the required monthly income please see Appendix 10.

14.8 Part 2 of the questionnaire used to inform this survey asked for household financial information. Q41 asked for total monthly take-home pay, after deductions, i.e. net income, as this is the amount of money households have available to meet their actual housing costs. An assessment can then be made of households' ability to meet local rents and home ownership costs and leave them with enough money to live on. If a household's net monthly income is insufficient to meet local private rents or home ownership costs, it indicates that the household is likely to be in need of affordable housing.

14.9 Individuals have been assessed against the housing need criteria for the council's housing register, see Appendix 9.

The number of bedrooms people have said that they would like *may not be the same as the number the council criteria considers they need.*

Furthermore those who have been assessed as able to afford private rented accommodation, (even when their preference is home ownership) **would not be assessed as in Affordable Housing need.**

## 15. Housing needs

**15.1** Forty-six households completed Part 2 of the survey, indicating their wish/need to move to an alternative home in Marshfield Parish. Of these respondents to Part 2:

- 38 said they lived in the parish at the time when they completed the survey
- 7 others worked in the parish but did not currently live there
- 1 individual had previously lived in Marshfield parish

Other notable factors:

- 13 respondents overall told us that they worked in Marshfield
- 13 people had family who lived in the village: of which just one did not currently live in the village themselves
- 4 respondents both lived and worked AND had family living in Marshfield
- Overall, 8 people (with varying household situations) expressed an interest in downsizing, retirement or nursing homes, an adaptable property or the option of bungalow (either in the private housing market or otherwise).

**15.2** Each household's income details, including savings, have been assessed to establish if they can afford to buy or rent a home in the private sector to suit their needs.

**15.3** Of the 46 households who completed Part 2 of the questionnaire, 10 respondents did not provide enough financial or household data for an assessment of their affordable housing need to be made.

- Two respondents did not provide details of their income, deposit availability, purchase range, rental price range or any details of the household needing to move.
- A further seven households only provided partial information about their purchase range but omitted income, deposit availability or rental price range and could not therefore be assessed.
- One other respondent did not provide information regarding the household that needed to move and so an assessment could not be made but did provide evidence of a large available deposit and a monthly income figure that would allow for any housing need to be met by access to the private rental market.
- Of the ten households referenced above, seven owned their current properties outright and would be considered to have sufficient equity within those properties to meet their own housing needs.
- Three of the ten respondents also told us that they required smaller or physically adapted properties.

- Two of these ten households indicated that an additional household wanted to 'set-up independent accommodation' but then did not provide the information required to assess that household.

15.4 A further 20 households are deemed financially capable of meeting their own housing need on the open market, either through market purchase or rent.

- 6 of these respondents owned their current properties outright and so would be able to purchase on the open market by using the equity accumulated within those properties. Of these, 5 also had large deposits and a further 3 expressed interest in retirement properties, bungalows or smaller accommodation.
- Two of the above households indicated that there was 2 additional households who also needed to move but it was unclear as to their monthly income. Whilst the main household would be able to meet its housing need, the 2 other additional households could not be assessed but could be in affordable housing need of either a 2-bedroom property or 2 no. 1-bed units.
- 4 households were able to meet their housing need either through a purchase on the open market with a mortgage on the lower interest rate or through having sufficient income to be able to rent on the private market.
- 8 households were assessed as being able to meet the market rents for Marshfield Parish given the monthly income data that they provided.

15.5 In the answers from 3 respondents, a lack of clarity about the income of the additional households has led to these being considered as possibly both either able to meet their needs through market rent or likely to be in affordable housing need. In both cases it would appear that adult children are looking to set-up independent accommodation but whether this is for separate individual units or (2 x 1-beds for each household) or for a joint household (1 x 2-bed for each), was not made clear.

An assumption has been made that, given the request at the start of Part 2 of the survey for additional households to complete a separate survey, these form the Main Household and must be assessed on what information is provided. All of the 3 cases were deemed able to meet their housing needs on the open market through rental or purchase.

<b>Table 28: Summary of Part 2 respondents financial means to afford suitable housing</b>	
No financial data provided including monthly income details: unable to assess	8
No details of household needing to move provided	2
Financially capable of market purchase or market rent	18
Miscellaneous response: additional households had responded separately	1
In Affordable Housing Need	17
<b>Total</b>	<b>46</b>

15.6 Of the 17 individual households who have been assessed as in affordable housing need, 13 do not have sufficient income and/or deposit for a shared ownership property and would require affordable rented accommodation.

15.7 Overall there are 17 households assessed to be in Affordable Housing need.

<b>Table 29: Individuals in Affordable Housing Need by Tenure and period move is required within</b>				
<b>Tenure</b>	<b>Within 2 years</b>	<b>2-5 years</b>	<b>5 years or more</b>	<b>Not specified</b>
Social rented accommodation	6	7		
Shared Ownership	2	1		1

15.9 None of those assessed to be in Affordable Housing need were registered on South Gloucestershire Council's HomeChoice system.

15.10 The reasons for their need to move home provided by respondents that were assessed to be either be in Affordable Housing need or likely to be in need are:

- Need secure accommodation (6)
- Need to set up independent accommodation (7)
- Other : Need smaller/ cheaper accommodation; Need cheaper accommodation; Would like to return to the village; Need to change tenure; Need to be closer to employment

15.11 The household makeup and ages of those considered to be in Affordable Housing need and the respondents likely to be in need are:

- 4 single parents
- 4 families
- 3 sets of adults living with parents
- 3 couples
- 2 single
- 1 person in a shared house

15.12 This report does not take into account the number of 'hidden households' that may be in need of new housing within the village but did not complete the survey or state a need to move in the survey. A hidden household includes everyone who lives as part of a household and is likely to establish independent accommodation during the next two years.

15.13 Although each of the 17 households assessed as being in or likely to be in Affordable Housing need stated their *preferred* housing tenure and number of bedrooms, they were actually assessed on the size of accommodation they require (see Appendix 9) and on which they could afford.

Affordable Housing does not usually allow for extra or spare bedrooms. The assessment also showed that some of the respondents would not be able to afford their tenure of choice.

15.14 Whilst a household may have an aspiration to buy on the open market, the income and deposit information supplied may indicate that this is unlikely to be achieved given market conditions and their financial capability. The purpose of the survey is to establish *housing need* rather than aspiration and to also take account of the actual number of bedrooms that are required as opposed to what is desired. It is therefore acknowledged those households who have been assessed as being in need of Affordable Housing may not choose to take the allotted tenure if their preference is to buy on the open market, self-build or shared ownership.

15.15 Table 11 provides a summary of the number of affordable homes needed by tenure and bedroom size. The exact ratio and type and size of homes could change over time due to families growing and changing circumstances.

<b>Table 30: Affordable homes needed by tenure and size</b>			
<b>Tenure</b>	<b>1bf</b>	<b>2bf or 2bh</b>	<b>3bh</b>
Social rented	7	4	2
Shared ownership	3	1	
<b>Total</b>	<b>10</b>	<b>5</b>	<b>2</b>

## 16. Identified need on the open market

16.1 Of those responding to Part 2 of the survey, 18 were assessed as being financially able to meet their housing needs either through purchase or rent on the open housing market.

- One household expressed no preference on whether to purchase or rent etc but did own their 2-bed property, had a large deposit and was looking for a bungalow
- Two expressed no preference on whether to purchase or rent etc but did have sufficient monthly income to meet private rent levels
- A further two expressed the wish to purchase on the open market but had more than adequate income to meet private rent levels
- Eight households expressed the wish to purchase on the open market and had both the deposit and monthly income to do so
- One expressed the wish to purchase on the open market and had the deposit and owned their 4-bed property outright
- Two households expressed the wish to purchase on the open market, had close to the full deposit and did have adequate income to meet mortgage levels
- Two expressed the preference for shared-ownership properties but had more than adequate income to meet private rent levels

Table 12 below identifies the number and type of properties required by those who can afford to meet their housing needs through purchase on the open market and by when.

<b>Table 31: Open Market Housing Need</b>			
<b>Buy Open Market</b>	<b>Within 2 years</b>	<b>2-5 years from now</b>	<b>In 5 years or more</b>
Considered financially capable of meeting own housing needs	2-bed 2 x 3-bed 4+-bed	2-bed; 2-bed bungalow; 3-bed	1-bed retirement property; 2 x 3-bed
Although deemed financially capable of meeting own housing needs, households may not be able to purchase the type of property they want	3-bed	2-bed	
<b>Total</b>	<b>1 x 2-bed 3 x 3-bed 1 x 4+-bed</b>	<b>2 x 2-bed 2-bed bungalow 3-bed</b>	<b>1-bed 2 x 3-beds</b>

## **17. Conclusion**

17.1. 17.1 based on an analysis of the households who responded to Part 2 of this survey, there are 17 households who need of alternative accommodation to remain in Marshfield Parish but who cannot meet their needs on the open market.

17.2. Further analysis reveals that 13 of these households would require affordable rented housing (7x 1 bed flats, 4 x 2 bed and 2 x 3 bed house) and two could afford to purchase a shared ownership property in the size range required (3x 1bed and 1x 2 bed) although one of these was borderline and may require affordable rented housing. The size and tenure required did not always meet the aspirations of the respondents.

## **18. Recommendation**

18.1. There is evidence to demonstrate there is an unmet need for Affordable Housing for households with a local connection to Marshfield Parish.

18.2. It is recommended that the parish council endorse the findings of this report which in turn can be used to help assist the parish when considering any future proposals or planning applications for a rural exceptions site for Affordable Housing in Marshfield.

## Appendix 1



### **Affordable Housing Needs Survey for Marshfield Parish 2018 – cover letter**

Marshfield Parish Council, with South Gloucestershire Council, are undertaking a Housing Needs Survey. This will establish the current need for affordable housing in the parish as the survey undertaken in 2013 is now out of date.

**The survey is completely anonymous and no personal information that could identify your household will be shared with anyone including the Parish Council.**

The survey is in two parts:

Part one. If every household could please complete this part as it will provide essential background information on the community and its housing profile.

Part two. Please complete only if your household matches one of the following:

- a) If you, or someone living with you, wants to move within the next five years and wants to stay in Marshfield
- b) You have family or friends who have moved away and would like to return to Marshfield
- c) If you work within the parish and would like to move to the parish.

If there is more than one family living in the same house, each family would have to complete a separate survey.

This information will help us more accurately estimate the need for affordable housing. If this survey establishes a need, then consideration will be given to developing a rural affordable exception site, if a suitable site can be found.

The survey should be returned by Monday Sept 3rd to the freepost address provided or can be completed online by visiting [www.southglos.gov.uk/consultation](http://www.southglos.gov.uk/consultation)

You can also drop it off at Tolzey Hall, Central Stores, Artingstalls Butchers or the Community Centre

To answer any questions you may have there will be a Parish Council/South Gloucestershire team at the Boules Event at the Community Centre on July 7<sup>th</sup> from 11.00 - 2.00pm and at the Village Day at Withymead on August 18<sup>th</sup> from 2.00 - 4.00pm

Overleaf there is a list of frequently asked questions to help you understand and complete the survey, or should you have any further queries, or require extra copies please contact:

Housing Enabling Team tel. 01454 865599 or email [HousingEnabling@southglos.gov.uk](mailto:HousingEnabling@southglos.gov.uk)  
Pete Heffernan, Enabling Projects Officer 01454 865354 or email:



## Frequently Asked Questions

### 1. What is affordable housing?

Affordable housing is also referred to as social housing. Affordable housing is managed by a housing association and provided to eligible households whose needs are not met by the private market. Affordable housing can be for rent or shared ownership (where you can buy a share of your home from a housing association and pay rent on the remaining equity). Eligibility is determined with regards to local incomes and local house prices.

### 2. Is the information I provide confidential?

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

### 3. Who should complete Part one of the questionnaire and why?

Every household in the parish of Marshfield is asked to complete Part 1 of the questionnaire. This gives us detailed background information on the community, its population and its housing profile.

### 4. Who should complete Part two of the questionnaire and why?

- If your whole household or someone living in your household as a separate household, wants to move in the next five years and stay living in the parish. Please ensure that if more than one household wishes to move into separate accommodation, each household completes a separate survey.
- If you have family or friends who have moved away from the parish and would like to return, please encourage them to complete a questionnaire as well.
- If you work in the parish and want to move to the parish.

This tells us all about the housing needs in the parish and lets us find out if any of those needs cannot be met through the current housing supply.

### 5. What is meant by a separate household?

If you currently have non-dependent children or other adults living with you (or away at university), they count as a separate household **IF** they wish to find a home of their own in the next five years.

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

### 6. Why must I provide personal financial information in Part two?

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

### 7. Does my home fall within the boundary of Marshfield parish?

A map of Marshfield parish can be found through the following link on the South Gloucestershire Council website [www.southglos.gov.uk/consultation](http://www.southglos.gov.uk/consultation)

### 8. What is a rural affordable housing exception site?

A rural exception site allows the development of affordable housing on a site adjoined or closely related to a settlement, which would not normally be used for housing. Permission will be granted for limited development in exceptional circumstances where a clear need for housing has been proven. The properties built on this site will be affordable, and available in perpetuity to those with a strong connection to the local area. A small number of market houses may be included in a rural exception site in order to make it economically viable. If at the time of re-letting vacant affordable homes, there are no applicants who meet the local

connection criterion, priority will be given to applicants with a local connection to neighbouring Parishes and thereafter the whole District of South Gloucestershire.

**9. What are Starter Homes?**

The Government has announced a new Starter Homes initiative in England, which aims to help first-time buyers below the age of 40 years to purchase a new-build home with a minimum 20% discount off the market price. The intention is to amend planning rules to allow Starter Homes to be built on rural exception sites, which will allow local areas to allocate more sites for Starter Homes specifically for people who already live in the area, or have an existing family or employment connection to the area. It is likely that some or all of the discount would have to be passed on if the property was sold within 15 years.

**10. What is low-cost market housing?**

Housing which does not meet the definition of affordable housing but is the lower end of the market. There are also Government initiatives such as Help-to-Buy, which provide loan opportunities for purchasers.

**11. What housing needs does this questionnaire seek to collect data about?**

The aim of this questionnaire is to get a better understanding of supply and demand for all tenures. The tenures are owner occupation, private renting, shared ownership, affordable rent and social renting. Shared ownership, affordable rent and social renting are sometimes referred to as 'affordable housing'. Survey and other data including official demographic trends will be collected and analysed. From this we will be able to demonstrate what mix of tenure sizes and types of home are needed to help the whole village become as sustainable as possible. By sustainable we mean that the size and type of housing across the whole village will be in step with demand in the long term and will be appropriate to sustain local services and businesses.

**12. What is self-build housing or custom built housing?**

Self-build housing is where a person is involved in some way in the production of their new home rather than buying from a speculative home builder. Self-build accommodation can be provided as affordable or as private market housing. Further information on self-build can be found through the following link on the South Gloucestershire Council website - <https://www.southglos.gov.uk/housing/custom-build/>

**13. What is a local connection?**

Affordable housing built on an exception site is subject to the council's local connection criteria. The eligibility criteria are that a person who, at the date of the dwelling being advertised on Homechoice:

- i. Has been a resident within the Parish of Marshfield for a continuous period of three years within the preceding five years **or** six months in the preceding twelve months or
- ii. Is permanently employed within the Parish of Marshfield or is moving to the Parish to take up an offer of permanent employment or
- iii. Has a close family member (e.g. parent or child or sibling) who is living and has lived in the Parish of Marshfield for a continuous period of five years immediately preceding the date of advertising the Affordable Dwelling.

## Appendix 2

### Affordable Housing Needs Survey for the Parish of Marshfield



**ONLINE version:** Please complete this survey to help us assess housing needs in Marshfield.

The deadline for returning the survey is **Monday 3 September 2018**.

**Q1 Please enter the unique code which is printed on the bottom left corner of paper copy you have received.** This will be a four digit number followed by a capital letter.

This number does not identify you and will only be used to identify duplicate responses. A survey will only be considered as part of this research if a valid code is provided.

Paper copies of this survey have been delivered to every household in Marshfield. If you have not received a survey through the post and wish to complete the online survey please contact 01454 865354 or email [HousingEnabling@southglos.gov.uk](mailto:HousingEnabling@southglos.gov.uk)

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**PAPER Version:** Please complete this survey to help us assess housing needs in Marshfield.

Any personal information you supply will be used to provide information for the Marshfield Housing Needs Survey Report and summary information on rural housing need. No data will be published which can identify an individual.

Information will be processed and held by Snap Surveys Ltd and South Gloucestershire Council in accordance with the Data Protection Act. Anonymous data and comments may be used for reports and shared with the public and the council's partners.

You can complete the survey online at [www.southglos.gov.uk/consultation](http://www.southglos.gov.uk/consultation) or complete this form and post it using the FREEPOST address: FREEPOST Plus RTXL-YHGY-GSYS, South Gloucestershire Council, Corporate Research and Consultation, Housing Need Survey, Council Offices, Badminton Road, Yate, Bristol BS37 5AF.

Please complete this survey before **Monday 3 September 2018**.

#### **PART ONE - Your home and your household**

**Q2** Is this address your main home?

(Please tick one box)

Yes, main home

No, second home

Q3 How would you describe your current home?

(Please tick one box)

- |                                   |  |   |
|-----------------------------------|--|---|
| <input type="checkbox"/> House    | <input type="checkbox"/> Flat/ apartment       | <input type="checkbox"/> Caravan/ mobile home |
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Sheltered/ retirement | <input type="checkbox"/> Other                |

Other, please specify:

---

---

Q4 Is your current home?

(Please tick one box)

- |  |  |                                |
|--|--|--------------------------------|
| <input type="checkbox"/> Owned outright        | <input type="checkbox"/> Tied to a job                     | <input type="checkbox"/> Other |
| <input type="checkbox"/> Owned with a mortgage | <input type="checkbox"/> Rented from a housing association |                                |
| <input type="checkbox"/> Shared ownership      | <input type="checkbox"/> Rented from a private landlord    |                                |

Other, please specify:

---

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Q5 How many people live in this home?

(Please tick one box)

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

Q6 How many bedrooms are there in this home?

(Please tick one box)

- |                            |                            |
|----------------------------|----------------------------|
| <input type="checkbox"/> 1 | <input type="checkbox"/> 3 |
| <input type="checkbox"/> 2 | <input type="checkbox"/> 4 |

Q7 Please confirm how many households live in this home:

(Please tick one box)

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

\* See [question 5](#) of the [FAQs](#) for a definition of separate household.

- |                            |                            |                                    |
|----------------------------|----------------------------|------------------------------------|
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 or more |
|----------------------------|----------------------------|------------------------------------|

Q8 What type of household are you?

(Please tick more than one if applicable)

Marshfield Affordable Housing Needs Survey 2018 – Output Report

- One person household
- Lone parent family
- Retired couple
- Shared house
- Two parent family
- Couple
- Retired single
- Other

Other, please specify:

---



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Q9 What is your connection to Marshfield Parish? (Please tick more than one if applicable)

- Currently living in this Parish
- Work in Parish
- Other
- Previously lived in this Parish
- Family live in Parish

Other, please specify:

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Q10 Has your home been adapted to make it more suitable for a household member(s) with physical disabilities?

- Yes
- No

Q11 Will your current home need adapting to make it more suitable for a household member(s) with physical disabilities in the next five years?

- Yes
- No

Q12 Are you in favour of a small number of affordable homes being developed for local people if there is a proven need?

- Yes
- Don't know
- No

Q13 If an affordable housing need is identified in this Parish, where do you think a scheme should be developed or do you know of any possible sites?

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Q14 Has anyone from your family moved away in the last five years due to difficulty finding suitable housing in the parish?

- Yes
- Don't know
- No

If you answered 'Yes' to the question above, and that household wishes to move back to this parish, please contact us on 01454 865354 or email [HousingEnabling@southglos.gov.uk](mailto:HousingEnabling@southglos.gov.uk) for an extra form.

Q15 Does anyone living in your current home need to move to alternative housing within the parish in the next five years?  
(Please tick one box)  
 Yes  No

Q16 Please tell us who needs to move (Please tick one box)  
 Whole household needs to move together  Both main household and additional household(s) need to move into separate homes  
 Only additional household(s) need to move

Q17 Please use this space to make any comments regarding this survey or on the issue of affordable rural housing:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**About you**

This section is really important as it helps us to understand of the needs of people who use the service. This information will remain confidential and will be used for analysis purposes only.

Q18 Please tell us your postcode:  
\_\_\_\_\_

Q19 Your gender:  
 Female  Male

Q20 Your age:  
 18 and under  45-64  
 19-44  65 and over

Q21 Do you consider yourself to be disabled?  
 Yes  No

Q22 Your ethnicity:  
 Arab  Black/African/Caribbean/Black British – Caribbean

- |  |   |
|--|---|
| <input type="checkbox"/> Asian/Asian British – Bangladeshi               | <input type="checkbox"/> Black/African/Caribbean/Black British – Other (please state) |
| <input type="checkbox"/> Asian/Asian British – Indian                    | <input type="checkbox"/> Gypsy or Traveller of Irish Heritage                         |
| <input type="checkbox"/> Asian/Asian British – Pakistani                 | <input type="checkbox"/> Mixed/Multiple Ethnic Groups – White & Asian                 |
| <input type="checkbox"/> Asian/Asian British – Chinese                   | <input type="checkbox"/> Mixed/Multiple Ethnic Groups – White & Black African         |
| <input type="checkbox"/> Asian/Asian British – Other (please state)      | <input type="checkbox"/> Mixed/Multiple Ethnic Groups – White & Black Caribbean       |
| <input type="checkbox"/> Black/African/Caribbean/Black British – African | <input type="checkbox"/> Mixed/Multiple Ethnic Groups – Other (please state)          |

Any personal information that you have supplied will be held by South Gloucestershire Council in a secure database. This information will only be used as part of this exercise and personal information will not be published to any other organisation.

Thank you for completing 'Part one' of this survey.

If you have answered 'Yes' to Q14/15 please complete 'part two' of this survey. If you have answered 'No' you do not need to complete 'part two'.

If you have answered 'No', thank you for your time. Please post your survey to the freepost address below.

Thank you for completing 'Part one' of this survey.

Q23 Do you need to complete 'part two'?

- Yes - take me to 'part two'  No - skip to the end

## **PART TWO - Housing Needs**

**Please only complete this section if:**

- 1. There is someone in your current home who needs to move to alternative housing within the parish in the next five years.**
- 2. You have moved away due to difficulty in finding affordable housing in Marshfield parish but wish to return**
- 3. You work in Marshfield and have to travel some distance to your place of work and wish to live in the parish but cannot afford to do so**

For all the remaining questions, please ensure the answers relate **only** to the household who needs to move **to** or **within** this parish. If more than one household needs to move into separate accommodation, please complete a separate survey.

For further information or additional copies of this survey: Phone 01454 8655599 or email [HousingEnabling@southglos.gov.uk](mailto:HousingEnabling@southglos.gov.uk)

Your connection to the parish

Q24 Where does the household needing to move currently live?  
 (Please tick one box)

<input type="checkbox"/> Together as one household in this parish	<input type="checkbox"/> With another household in this parish
	Outside the parish

Q25 If you / they currently live in Marshfield Parish, how long have you / they lived there?  
 (Please tick one box)

<input type="checkbox"/> 0 - 6 months	<input type="checkbox"/> 1 - 3 years	<input type="checkbox"/> 5 years plus
<input type="checkbox"/> 6 - 12 months	<input type="checkbox"/> 3 - 5 years	<input type="checkbox"/> Does not apply

Q26 If you plan to return to Marshfield Parish, how long ago did you / they move away?  
 (Please tick one box)

<input type="checkbox"/> 0 - 6 months	<input type="checkbox"/> 1 - 3 years	<input type="checkbox"/> 5 years plus
<input type="checkbox"/> 6 - 12 months	<input type="checkbox"/> 3 - 5 years	<input type="checkbox"/> Does not apply

Q27 If you plan to return to Marshfield Parish, how long did you / they previously live there?  
 (Please tick one box)

<input type="checkbox"/> 0 - 6 months	<input type="checkbox"/> 1 - 3 years	<input type="checkbox"/> 5 years plus
<input type="checkbox"/> 6 - 12 months	<input type="checkbox"/> 3 - 5 years	<input type="checkbox"/> Does not apply

Q28 Do you or any member of your household work in Marshfield Parish?  
 Yes  No

Q29 How long have you / they worked in the parish?  
 (Please tick one box)

<input type="checkbox"/> 0 - 6 months	<input type="checkbox"/> 1 - 3 years
<input type="checkbox"/> 6 - 12 months	<input type="checkbox"/> 3 - 5 years

Your housing requirements

Q30 When does the household need to move?  
 (Please tick one box)

<input type="checkbox"/> Within 2 years	<input type="checkbox"/> 2 - 5 years from now
---	---

Q31 What is the minimum number of bedrooms you require?  
 (Please tick one box)

<input type="checkbox"/> 1 bedroom/ bed-sit	<input type="checkbox"/> 3 bedrooms
<input type="checkbox"/> 2 bedrooms	<input type="checkbox"/> 4 or more bedrooms

Q32 What type of household are you?  
 (Please tick one box)

<input type="checkbox"/> One person household	<input type="checkbox"/> Couple
<input type="checkbox"/> Two parent family	<input type="checkbox"/> Retired couple
<input type="checkbox"/> Lone parent family	<input type="checkbox"/> Retired single

Other, please specify:

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Q33 Are you on the South Gloucestershire housing register or waiting list (Homechoice)?

- Yes  No

Q34 Which of the following would you prefer?  
(Please tick one box)

- Buy on the private housing market  Rent from a private landlord  
 Rent from a Housing Association  Shared Ownership\*

\*For definitions of **shared ownership** or **self-build project** please see the [FAQs](#)

Q35 Please indicate the age and gender of each person who needs to move to or within the Parish:

	0-10	11-18	19-25	26-55	55+	Femal e	Male
You	<input type="checkbox"/>						
Other person 1	<input type="checkbox"/>						
Other person 2	<input type="checkbox"/>						
Other person 3	<input type="checkbox"/>						
Other person 4	<input type="checkbox"/>						
Other person 5	<input type="checkbox"/>						

Q36 What type of accommodation do you require? (Please tick one box)

- House  Retirement housing  
 Flat/ maisonette  Sheltered housing  
 Bungalow  Other

Other, please specify:

---

Q37 What is your main reason for needing housing within Marshfield? (Please tick one box)

- Need larger accommodation  Need to be closer to employment  
 Need smaller accommodation  Need to be closer to carer/ dependent  
 Need a cheaper home  Need to set up independent accommodation  
 Need secure accommodation  Need to be closer to schools  
 Need to change tenure  Need to be closer to family  
 Need a physically adapted home  Other

Other, please specify:

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## Financial information

Thank you for answering the questions on housing need.

The financial information provided in this next section will assist in understanding and identifying 'actual' need as opposed to an aspiration of the respondent's household and is key to determining if any new local homes are required to meet any local need.

**Affordability in housing terms is determined by comparing a household's income with the cost of meeting its housing need in the local market. This can only be achieved if we have information on both the type and size of home you need and the income you have to pay for it.**

Q38 If you wish to buy a home, what is the maximum price you could afford?  
(Please tick one box only)

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> £74,999 or less     | <input type="checkbox"/> £250,000 - £274,999 | <input type="checkbox"/> £450,000 - £474,999 |
| <input type="checkbox"/> £75,000 - £99,999   | <input type="checkbox"/> £275,000 - 299,999  | <input type="checkbox"/> £475,000 - £499,999 |
| <input type="checkbox"/> £100,000 - £124,999 | <input type="checkbox"/> 300,000 - £324,999  | <input type="checkbox"/> £500,000 - £524,999 |
| <input type="checkbox"/> £125,000 - £149,999 | <input type="checkbox"/> £325,000 - £349,999 | <input type="checkbox"/> £525,000 - £549,999 |
| <input type="checkbox"/> £150,000 - £174,999 | <input type="checkbox"/> £350,000 - £374,999 | <input type="checkbox"/> £550,000 - £574,999 |
| <input type="checkbox"/> £175,000 - £199,999 | <input type="checkbox"/> £375,000- £399,999  | <input type="checkbox"/> £575,000 - £599,999 |
| <input type="checkbox"/> £200,000 - £224,999 | <input type="checkbox"/> £400,000 - £424,999 | <input type="checkbox"/> Over £600,000       |
| <input type="checkbox"/> £225,000 - £249,999 | <input type="checkbox"/> £425,000 - £449,999 |  |

(If you can afford a property over £600,000 it is unlikely that you will meet the criteria for affordable housing).

Q39 If you wish to buy a home, please state what savings or financial support you have to use as a dep

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Less than £9,999  | <input type="checkbox"/> £15,000 - £19,999 | <input type="checkbox"/> £25,000 - £29,999 |
| <input type="checkbox"/> £10,000 - £14,999 | <input type="checkbox"/> £20,000 - £24,999 | <input type="checkbox"/> Over £30,000      |

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

Q40 If you wish to rent a home, what is the maximum monthly rent you could afford? (Please tick one box)

- |                                       |                                      |  |
|---------------------------------------|--------------------------------------|--|
| <input type="checkbox"/> £400 or less | <input type="checkbox"/> £701 - £800 | <input type="checkbox"/> £1,101 - £1,200 |
| <input type="checkbox"/> £401 - £500  | <input type="checkbox"/> £801 - £900 | <input type="checkbox"/> £1,201 - £1,300 |



### **Appendix 3**

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

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

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

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

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

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

## **Appendix 4**

### **Local Connection Criteria**

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

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

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

## Appendix 5

### Private Property Sale Prices

The below house prices for 2, 3 and 4 bedroom properties have been obtained from Rightmove and cover the period between October 2016 and July 2018 for the area of Marshfield Parish.

Only one 1 bedroom property had been sold during this time and just two 5+ bedroom properties, which is not a large enough sample to calculate the median or lower quartile.

	<b>2 bedrooms</b>	<b>3 bedrooms</b>	<b>4 bedrooms</b>
	£233,000.00	£485,000.00	£462,500.00
	£340,000.00	£410,000.00	£625,000.00
	£225,000.00	£335,000.00	£384,000.00
	£550,000.00	£630,000.00	£515,000.00
	£345,000.00	£324,000.00	£475,000.00
	£310,000.00	£530,000.00	£220,000.00
	£296,000.00	£582,500.00	
<b>Median</b>	£310,000.00	£485,000.00	£468,750.00
<b>Lower quartile</b>	£264,500.00	£372,500.00	£403,625.00

## Appendix 6

### Private Property Rental Prices

The below house rental prices for 2, 3 and 4 bedroom properties have been obtained from Rightmove for the area of Marshfield Parish.

	<b>1 bedroom</b>	<b>2 bedrooms</b>	<b>3 bedrooms</b>	<b>4 bedrooms</b>	<b>5+ bedrooms</b>
	£795.00	£995.00	£1,395.00	£2,450.00	£6,250.00
	£1,100.00	£800.00	£1,750.00	£2,500.00	£2,000.00
		£875.00	£1,150.00	£1,350.00	
		£750.00	£1,500.00	£2,700.00	
			£1,360.00		
<b>Median</b>	£947.50	£837.50	£1,395.00	£2,475.00	£4,125.00
<b>Lower Quartile</b>	£871.25	£848.75	£1,483.75	£2,462.50	£3,062.50

The map below shows the area from which this data has been obtained. Due to a lack of properties currently on the market for renting in Marshfield Parish the area has been extended as shown below.



## Appendix 7

Table of current and recent planning applications relating to the Parish of Marshfield

Reference	No. of dwellings	Description	Size/type	Status
PK18/5150/F	2	Erection of 1no. detached dwelling	4-beds	Awaiting decision
PK18/4222/F PK18/0800/PNC	2	Conversion of existing workshop to form 2no. attached dwellings	3-beds	Approved with conditions
PK18/3848/F	1	Conversion of existing ancillary annex to 1 no. residential dwelling.	1-2 beds	Refused – awaiting appeal decision
PK18/3034/F	3	Erection of 3no. 2 bed dwell	2-bed houses (AH)	Awaiting decision
PK18/1922/F	9	Conversion of redundant public house to create 9no. residential units	3 x 1 bed, 4 x 2 bed and 2 x 3 bed	Awaiting decision
PK18/1193/LB PK17/4786/F	1	Restoration and conversion of existing barns to form 1 no. dwelling	3-bed	Approved with conditions
PK17/5763/F	2	Demolition of existing building and erection of 2 no. attached dwellings	3-beds	Approved with conditions
PK17/3294/F PK17/3479/LB	1	Conversion of former British Legion Hall into 1no. residential dwelling	3-bed	Approved with conditions
PK17/0360/F	2	Conversion of an existing barn to form 2no. dwellings	2-beds	Approved with conditions
PK16/0157/F	1	Conversion of stables to form 1no. dwelling	2-bed	Approved with conditions
PK15/0586/F	1	Conversion of barn to dwelling	3-bed	Approved with conditions – June 15

## **Appendix 8**

### **Criteria for assessing appropriate tenure**

#### **House Price Information**

Actual sold prices for the Marshfield Parish area have been used as opposed to “for sale” prices. Information has been obtained from Rightmove and a median and lower quartile house price was established for each house type. Prices have been used between the period of October 2016 to July 2018.

#### **Private rental information**

Information was obtained from [www.rightmove.co.uk](http://www.rightmove.co.uk), for the period of October 2016 to July 2018

#### **Mortgage Products**

Information was sourced from [www.moneysupermarket.com](http://www.moneysupermarket.com). Details of deposit and interest rates were taken from five top lenders specifically relating to first time buyers. For the purposes of assessing appropriate tenure a 10% deposit and Introductory rate of 1.69% and standard variable rate of 4.53% for mortgage repayment has been used as a baseline.

#### **Affordability criteria**

For the purposes of determining affordability and complying with the definition of affordable housing the West of England Strategic Housing Market Assessment 2015 sets out an affordability criterion of a household’s housing costs not exceeding 35% of their gross income.

#### **Affordable Housing for rent**

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

**Shared Ownership** (a form of affordable housing which is partly sold and partly rented to the occupiers). The council deems a shared ownership product at 40% & 1.5 % to be affordable i.e. no more than 40% will be payable by the purchaser and no more than 1.5% rent will be paid on the unsold equity. It is acknowledged that shared ownership products can be offered at a higher level.

## Appendix 9

### South Gloucestershire bedroom need criteria

The table below explains the property size which an applicant for the housing register is eligible to bid for and is based on the number of people in a household.

	1 bed	2 bed	3 bed	4 bed	5 bed
Single person					
Childless couple (under 60)					
Childless couple (over 60) *only eligible for two bedroom older persons housing		*			
Household with one child					
Household with two children of the same gender under 16, or opposite gender under 10					
Household with two children of opposite gender under 16, or opposite gender under 10					
Household with three children					
Household with four children *Depending on age/sex of children				*	
Household with five children *Depending on age/sex of children					*
Household with six + children					

- Household = applicant /joint applicants
  
- Adult = someone who is 16+. Adults are entitled to their own bedroom. Couple are expected to share a bedroom.

## Appendix 10

### Required monthly income

Required monthly income (1.69% mortgage)			
Bedroom number	House type	Value	Required monthly income
1	Flat	Median	£1,625.49
1	Flat	Lower quartile	£1,596.39
2	Flat	Median	£1,820.01
2	Flat	Lower quartile	£1,794.89
2	House	Median	£3,115.35
2	House	Lower quartile	£2,768.55
3	House	Median	£3,379.86
3	House	Lower quartile	£2,939.01
4	House	Median	£5,290.22
4	House	Lower quartile	£3,920.64
5	House	Median	£6,994.35
5	House	Lower quartile	£5,833.94

Required monthly income (4.53% mortgage)			
Bedroom number	House type	Value	Required monthly income
1	Flat	Median	£2,180.07
1	Flat	Lower quartile	£2,140.20
2	Flat	Median	£2,431.69
2	Flat	Lower quartile	£2,397.26
2	House	Median	£4,268.23
2	House	Lower quartile	£3,793.09
3	House	Median	£4,630.63
3	House	Lower quartile	£4,026.63
4	House	Median	£7,247.94
4	House	Lower quartile	£5,371.53
5	House	Median	£9,583.39
5	House	Lower quartile	£7,992.87

Required monthly income (local market rent)			
Bedroom number	House type	Value	Required monthly income
1	Flat	Median	£2,143.86
1	Flat	Lower quartile	£1,928.57
2	Flat	Median	£2,071.43
2	Flat	Lower quartile	£2,034.29
2	House	Median	£2,428.57
2	House	Lower quartile	£2,357.14
3	House	Median	£2,714.29
3	House	Lower quartile	£2,621.43

4	House	Median	£4,557.14
4	House	Lower quartile	£4,271.43
5	House	Median	No data
5	House	Lower quartile	No data

Calculations are based on median and lower quartile house values set out in Appendix 5.

Calculations for required monthly income are based on total housing costs which include mortgage payments and services charges where applicable.

Required monthly income is generated for each property type and size where total housing cost is 35% of the income required.

## Appendix 11

### Marshfield Affordable Housing Needs Survey: counts & % responses

<b>Q2: Is this address your main home? (Please tick one box)</b>	Yes, main home	249
		98%
	No, second home	5
Base            254            100%		2%
<b>Q3: How would you describe your current home? (Please tick on...</b>	House	239
		94%
	Bungalow	2
		1%
	Flat/ apartment	9
		4%
	Sheltered/ retirement	-
		-
	Caravan/ mobile home	2
		1%
	Other	1
Base            253            100%		0%

#### **Q3a: Other, please specify:**

Marshfield Parish Almshouses

<b>Q4: Is your current home? (Please tick one box)</b>	Owned outright	146
		58%
	Owned with a mortgage	67
		26%
	Shared ownership	1
		0%
	Tied to a job	1
		0%
	Rented from a housing association	13
		5%
	Rented from a private landlord	17
		7%
	Other	8

Base	253	100%		3%
------	-----	------	--	----

**Q4a: Other, please specify:**

- Owned outright & shared ownership with spouse
- Merlin council
- My parents own the house
- Live with parents
- Living in this property rent free according to late partners will, but belongs to his daughter
- Student at home in vacations
- Living with parents
- Student at home in vacations

**Q5: How many people live in this home?  
(Please tick one box)**

	1	63
		25%
	2	113
		45%
	3	23
		9%
	4	42
		17%
	5	11
		4%
	6	-
		-
	7	1
		0%
	8	-
		-
	9+	-
Base	253	100%
		-

**Q6: How many bedrooms are there in this home? (Please tick on...)**

	1	8
		3%
	2	35
		14%
	3	98
		39%
	4	91
		36%
	5	20
		8%
	Other	2
		1%

<b>Q7: Please confirm how many households live in this home: (Pl...</b>			1	216
				89%
			2	18
				7%
			3 or more	10
Base	244	100%		4%

<b>Q8: What type of household are you? (Please tick more than on...</b>			One person household	55
				22%
			Two parent family	67
				26%
			Lone parent family	12
				5%
			Couple	46
				18%
			Retired couple	63
				25%
			Retired single	19
				7%
			Shared house	2
				1%
			Other	4
Base	255	100%		2%

**Q8a: Other, please specify:**

I am a single parent, living with Auntie who is disabled as nowhere else to live

My parents and sibling visit regularly, but do not live here

2 adults & sons (30+)

Live with parents

<b>Q9: What is your connection to Wick and Abson Parish? (Please...</b>			Currently living in this Parish	235
				92%
			Previously lived in this Parish	12
				5%
			Work in Parish	29
				11%
			Family live in Parish	43
				17%
			Other	8

**Q9a: Other, please specify?**

Forced to accept by SGCC

Came here in 1964 - moved to ██████ in ██████. Came back in ██████, Daughter lives in village, she was born here (some information suppressed to retain anonymity)		
Lived in Marshfield for 42 years		
Family live in nearby, S. Glos parish		
Grew up here		
Marshfield - born & bred and lived all life in Marshfield		
Born in parish		
Live in parish only when working in Bristol part time		
<b>Q10: Has your home been adapted to make it more suitable for a...</b>	Yes	22
		9%
	No	233
Base 255 100%		91%
<b>Q11: Will your current home need adapting to make it more suit...</b>	Yes	41
		17%
	No	203
Base 244 100%		83%
<b>Q12: Are you in favour of a small number of affordable homes b...</b>	Yes	204
		82%
	No	22
		9%
	Don't know	23
Base 249 100%		9%

<b>Q13: If an Affordable Housing need is identified in this parish, where do you think a scheme should be developed or do you know of any possible sites?</b>	<b>Base: 132</b>
No idea	Behind the school
At the Bristol end of the High Street on either side of the water or on the opposite side in the gap between existing houses and the alms houses	Only build within the current village boundary - the development of e.g. the ex-Crown Pub would be a suitable solution for small flats - and the parking is available at the rear in the existing car park
Garston Farm	The land behind the Almshouses it is currently believed to be owned by 3 different families who can't agree on anything
The Land Trust are investigating suitable sites and we will back their judgement	We are members of the Marshfield Community Land Trust and on July 21st we heard about their proposed site i.e. land owned by Mr. * **** east of Marshfield

	primary school on A420. We fully support this proposal
Not on green land	I think beyond the school would be good or the other side of the A420. Just not on the Green Belt to the south
No not aware of any sites	Not known
Near Almshouses	Only infill
Not on Green Belt	Near to playing field/school
Withymead E. P. H. facility appears to be underused, except for lunch club. If this were relocated to the community centre (small room) then the current building could be adapted for housing or demolished and low rise flats built on the site. (I've never seen anyone in this building!) Having lived here for 28 years	Land between the school and Garston Farm and identified by Marshfield CLT
As close to the amenities as possible	Don't know
Adjoining the village in the Green Belt	Brownfield sites, within the permitted development limits and not on Green Belt
Hayfield flats	On brownfield sites not Green Belt. They need to be truly affordable. Rental property or a care home for retired people may be better
Don't know	No more houses should be built. The character of the village has changed too much due to over development already
No idea	E. end of village - beyond school
Finding sites seems to be a problem in Marshfield as private developers are keen to exploit the villages popularity and make money for themselves in the process, not worried about the suitability of the sites or about affordable homes	CLT site off A420
Field near the school	No idea
There are several sites clearly identifiable within the development boundary but we understand that all landowners are awaiting market rates! The one obvious green field sites is east of the village, south of the school	Affordable housing should be built on affordable land in large developments. It is not suitable to a conservation/historical village such as Marshfield
Any Green Belt area to bring forward exception sites and allow local people to live there	Do not know of any sites but am very against planning permission being granted on Green Belt, conservation areas or AONB
The field next to the school (under discussion now) seems to me to be the perfect site	Off George Lane, back of Almshouses
By the school	Sites within village footprint only - there are several small plots e.g. Andrews coach yard

Land near the school	Preferably not Green Belt/field sites
There are several empty fields along the bypass (A420) which could be developed	Between school and quarry/airfield
1. Opposite Alms Houses. 2. Green Belt	Only within the parish defined development boundary. The sites being developed at present are all for expensive housing. This can be opposed
Opposite Alms Houses	Land by primary school
Field behind Alms Houses	Do not know of any suitable sites, any new sites should be within walking distance of the central shops
Within the existing footprint of the village	Where ever there is available land for a possible site
I don't know	No
The land between back of High Street houses and service lane off A420 - near lorry park to George Lane	No
By Almshouses	Yes
Field behind the school	I'm afraid I don't know but with careful design i.e. authentic Cotswold look, they could fit in many places. Road from Market Place to Doncombe Brook?
I do not know	On opposite side of A420 in Tormarton Road
Top of the High Street by water tower behind the Alms Houses	Agreeable if not on Green Belt/fields but infill or other suitable disused/brownfield site
The other side of the school	We are happy with the proposed site
Next to school (east of village)	If possible I think it should be developed on the A420 east of the school
The Crown Pub - empty for several years. Along bypass - land not developed yet between housing estates	Don't agree that Marshfield should have affordable housing. No jobs or transportation and facilities for this. Also, we need to preserve the countryside for future generations
Don't know to both	The east end of the village behind the school (not the Withy)
School end of the village, across the A420, opposite the village	Next to school
Opposite Alms Houses	Site identified by MCLT
Don't know	Don't know
Unknown	Next to the school
Not on any green field sites	Only through the CLT which is the only way to guarantee the homes remain affordable in the future
To east of local school	Develop existing properties that have been left undeveloped/renovated. Any new development should be for existing local people to get onto the housing market

To the east of the school	On brownfield site if possible, not on any greenfield site
No	Anywhere apart from greenfield and recreational ground
1. Original site proposed by Parish Council by water tower. 2. Land between High St. and A420. 3. Land surrounding new school	Unsure
Next to the A420	No
The Crown Inn. North of A420. Land between A420 and Alms Houses	Not sure
Not sure	My Marshfield primary school, with direct road access to the A420, safe walk to school, playing fields and shops
Anywhere other than the land by the church!!	Infill or brown sites
Too near to village	Next to Marshfield primary school
No	On a site that does not threaten our green areas
Behind Alms Houses	Alongside the A420 beyond the school or at the west end
St. Martin's Lane	Garston Farm, Marshfield
As part of 'infill' within the village development boundary - if a need for AH is identified, then the threshold for requiring an affordable housing element as part of new residential development, should be lowered - AH should form an element of any new resi proposals if exceptional circumstances are so great - should not be building on GB until all infill sites have been exhausted	In the unused garden which extends west from the Almshouses at the west end of the village - excluding the allotments. An agreement could be reached with the owners
We support the MCLT current proposal of 18 houses on their suggested site	Brown field locations only, no to using Green Belt Land!
Within the present village boundary, near the school	Depends on number of houses and style
Near the A420 and the Almshouses	Garston Farm
Don't know. Why is there no development north of the A420 bypass?	Alongside A420
Try to keep village as one entity i.e. not building in areas some way away from existing properties. Use Green Belt if necessary, do not destroy the existing green areas within the village though	By Marshfield primary school
None	Marshfield primary school
Fields by school	Not on Green Belt
Possibly extending the village settlement at either end of the village. Land accessed via Tanners Lane to rear of High Street	Site identified by Community Land Trust (by A420)
The 17,000 homes that are planned for Colerne airfield!	None known
Not sure, in one of the empty fields around the surrounding areas	Site identified by CLT (by A420)

The field off St. Martin's Lane	Already due to develop between community centre and flats
Always talking about younger person living/moving to village if there were more affordable bungalows for older persons other houses could be freed up for younger people	Q12 - Depends on how many 'a small number'

<b>Q14: Has anyone from your family moved away in the last five years due to difficulty finding suitable housing in the parish</b>		
Base	248	100%
Has anyone from your family moved away in the last five y...	No	213
		86%
	Yes	32
		13%
	Don't know	3
		1%

<b>Q15: Does anyone living in your current home need to move to alternative housing within the parish in the next five years?</b>		
Base	230	100%
Does anyone living in your current home need to move to a...	No	195
		85%
	Yes	35
		15%

<b>Q16: Does anyone living in your current home need to move to alternative housing within the parish in the next five years?</b>		
Base	41	100%
Please tell us who needs to move (Please tick one box)	Whole household needs to move together	20
		49%
	Only additional household(s) need to move	18
		44%
	Both main household and additional household(s) need to move into separate homes	3
		7%

**Q17: Please use this space to make any comments regarding this survey or on the issue of affordable rural housing**

Too many people in Marshfield hold up their hands in horror at the prospect of new houses being built on green field sites. They should be reminded that their own house was built on what was once a green field site

Q15 - one hopes this be the correct answer but 5 years is a long time at a certain age

When children turn 18

There is one house in village been up for sale more than 8 years! Buy it and convert or demolish and build 2 smaller homes or a low rise block of flats on the site. The GPO bungalow in Back Lane occupies a large site. Do they really need this or could they relocate somewhere else and the site used for housing

We retired here in [REDACTED] and while we are fine at the moment who knows what the future holds. We hope to remain where we are and adapt ourselves and house to suit

Any scheme should be only available to residents or families of Marshfield resident and should not be able to sub-let or sell at market value

1. Any house built in Marshfield will be too expensive for people on very low incomes. 2. As there is little or no employment opportunities in the village they would need transport. Q16 - not applicable see Q15

There is a need for a whole range of housing including affordable housing, a survey is required to quantify the need for all age groups

Time to build on Green Belt surrounding the village

Think it is a good idea to get an overall public opinion

As a young family we are desperate for affordable housing in Marshfield as we can't afford the prices in Marshfield and we would be forced to leave the village if we ever wanted to buy

I could never have afforded private sector property. I moved here from an Orbit shared ownership scheme. I earn 20k a year and would never get a mortgage or have savings for deposit. Affordable housing should have far higher priority, it causes misery for many especially public sector, nursing, teaching

Affordable housing should be mixed with new development in the village. This will make the village more prosperous and good for business

Is affordable rural housing really affordable if based on current prices in Marshfield especially difficult for single people with only one income

The housing should not be on prime land in the village, i.e. on southern side of village. The housing should be rentable only and there should be some local representation in decisions made by the housing association

Where was Q1? Did I guess correctly that it was our address needed?

Q12 - I want to say no

We think it is questionable that this survey is being actively sent to those not living within Marshfield as this is skewing results by it being sent to those outside the village - reality is that if you are on a lower income you will not be able to afford to live here, there is no public transport network that will enable access to employment opportunities - it would make much more sense to focus AH in areas that have good public transport networks for employment and social reasons. Will AH in Marshfield be actually 'affordable'? Q12 - If it is on the right site, ideally not on Green Belt land and all infill options have been considered first

This survey seems biased towards finding people who want to live in Marshfield. Can they afford the transport and living cost of a rural life? Many have tried and cannot. This village needs a care home for the elderly or at least downsize properties suitable for the elderly of the village. We do not want building on the Green Belt while space is available within the village. This village does not need any more affordable housing. We have Withymead and 4 specifically built for this purpose in 'Custard Close'

Need to find my own place as can't stay here anymore, but my family and childcare are in the village
Don't see why children who have leave home should expect to be able to have 'affordable' housing in the same village they were brought up. We had to move away from London area because we could not afford to buy first home there, that was 30 years ago
More affordable bungalows for older persons
Affordable housing may attract and very often attract troublesome people unsuitable for rural living. Although I totally appreciate the housing would benefit local people wanting to move back to the village but how would/could this be monitored? How many houses?
Too complicated for many elderly people and young people so they won't bother, far too long
It is clearly needed to meet the demand and Marshfield Community Land Trust is working hard to address this need
Not enough infrastructure to cope with more cars, schools or shops. No space for a convenient car park
Affordable housing YES but not 10 expensive houses to 3 affordable houses!
The village should not grow anymore, it has changed too much already due to high income commuters moving in
I believe the CLT site off A420 will, if this survey proves there to be a need for affordable housing in Marshfield (subject to the applicants being qualified) be suitable
Stop wasting time talking about something that clearly doesn't work in this village. The debate has been had and lost - note the housing development proposed at the water tower
I am very concerned that any increase in the population of this village will have a negative impact on local services such as the doctor's surgery and the primary school. I do not agree with the notion that you have a right to live somewhere because you are a 'local'. We all live where we can afford to live and therefore many of us make sacrifices, be it location or size of property
The means testing of 'local connection' seems very lax i.e. someone only needs to live in the parish for 6 months to qualify as having a 'local connection'. This seems unfair on those who have lived here for years
I would not support any development on Green Belt land/conservation land, only on small sites within village
There are many fields within Marshfield's development area that could have houses. We need to insist any new development is affordable - not just more expensive places. However, there are many nearby (Chippenham/Yate) areas with affordable houses - let us not over-develop here just because people want to move here as it is nice. There isn't really any box to clearly state or explain why someone wants and needs a house here. Q37 - How are any of these specific to Marshfield? These are requirements not needs
Disabled home required with car space/garage
Nursing home, retirement complex so older people need not leave the village
Green spaces need to be protected. There are numerous new houses being built within South Glos already and the infrastructure is struggling
To maintain the 'affordability' of a house, strict rules/covenants need to be enforced in perpetuity, re: Q38 may I suggest that the definition of 'affordability' should have a ceiling of £200 - 250k - above that figure is hardly affordable for most first time buyers
It is all about sympathetic designs!
We as a household have a need for affordable housing and support the need for sustainable affordable rental housing within the parish for those living and connected to the parish

A village cannot stagnate - new housing is essential to allow people with a connection to that village to return to their roots
See above Q13 box
I work in Marshfield and live in the family home - I would like to have my own house
I would only support this if the site was appropriate and the LA provided enough amenities to support the increase (school place, funding to the school, refuse collection etc)
Am in favour of mixed housing - affordable and private together to create a community. This would be very good for Marshfield
We need to scrap the Green Belt and reduce planning restrictions on rural development e.g. building granny annexe if plot is big enough
The survey is well designed. I hope the decision to build affordable rural housing that meets significant demand is made quickly
Affordable rural housing must be kept under control of CLT to ensure future generations (such as our children) will have an opportunity to live in one. All previous so-called affordable housing has slipped into open market ownership/price
We are currently unable to get a mortgage in the area, so are private renting, which is costing us three times the amount of a mortgage!
Marshfield Community Land Trust are currently trying to identify areas suitable for affordable housing. This household are members
The village is surrounded by Green Belt/agricultural land, more housing would not be appropriate
There are lots of houses being built in South Glos but not many are affordable to ordinary people. Developers are only interested in making huge profits. It is scandalous and needs to be addressed by the Government
Affordable housing in Marshfield still seems to equate to properties of £300k upwards. This doesn't seem like a crisis situation to get people homes if they are able to afford £300k. Green Belt areas should not be built on to enable a very small amount of 'affordable housing' whilst developers make a fortune out of the remaining builds
Our children are in their early twenties and would like the opportunity to continue living near parents/grandparents
No more houses in Marshfield, keep it as a lovely village, keep it that way please. I have been here 80 or so years. There is twenty houses for sale so no more as they are not selling the one next door to me has been for sale since last Christmas. We have a bridle way across the farm at Garston Farm and is used for people walking their dogs and not on leads so no more wild hares and wildlife now, not very good at all
I would like to live in a house!!
Public transport to Bristol or Bath are both inadequate to allow people living in the village to hold down a 9-5.30 position without own car. This means people have to move out of the village in order to work which has happened in my household

<b>Q18: Please tell us your postcode</b>	229 postcodes were left
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<b>Q19: Gender</b>		
Base	232	100%
Your gender:	Female	136
		59%

	Male	90
		39%
	Prefer not to say	6
		3%

<b>Q20: Age</b>		
Base	236	100%
Your age:	65 and over	100
		42%
	45-64	81
		34%
	19-44	49
		21%
	Prefer not to say	6
		3%

<b>Q21: Disability</b>		
Base	238	100%
Do you consider yourself to be disabled?	No	218
		92%
	Yes	15
		6%
	Prefer not to say	5
		2%

<b>Q22: Ethnicity</b>		
Base	236	100%
Your ethnicity:	White – English/Welsh/Scottish/Northern Irish/British	212
		90%
	Prefer not to say	14
		6%
	White – Other (please state)	6
		3%
	White – Irish	3
		1%
	Mixed/Multiple Ethnic Groups – Other (please state)	1
		0%

<b>Q23: Do you need to complete 'part two'?</b>		
Base		258 100%
If you have answered 'Yes' to Q14 (at the top of this pag...	No - skip to the end	212
		82%
	Yes - take me to 'part two'	46
		18%

<b>Q24: Where does the household needing to move currently live?</b>		
Base		40 100%
Where does the household needing to move currently live? ...	Together as one household in this parish	29
		73%
	Outside this parish	8
		20%
	With another household in this parish	3
		8%

<b>Q25: If you / they currently live in Marshfield Parish, how long have you / they lived there?</b>		
Base		41 100%
If you / they currently live in Marshfield Parish, how lo...	5 years plus	30
		73%
	Does not apply	6
		15%
	1 - 3 years	3
		7%
	3 - 5 years	2
		5%

<b>Q26: If you plan to return to Marshfield Parish, how long ago did you / they move away?</b>		
Base		34 100%
If you plan to return to Marshfield Parish, how long ago ...	Does not apply	26
		76%
	1 - 3 years	4
		12%
	0 - 6 months	2
		6%
	5 years plus	2
		6%

<b>Q27: If you plan to return to Marshfield Parish, how long did you / they previously live there?</b>		
Base	34	100%
If you plan to return to Marshfield Parish, how long did ...	Does not apply	24
		71%
	5 years plus	8
		24%
	0 - 6 months	1
		3%
	1 - 3 years	1
		3%

<b>Q28: Do you or any member of your household work in Marshfield Parish</b>		
Base	40	100%
Do you or any member of your household work in Marshfield...	Yes	21
		53%
	No	19
		48%

<b>Q29: How long have you / they worked in the parish?</b>		
Base	22	100%
How long have you / they worked in the parish?	5 years +	16
		73%
	3 - 5 years	3
		14%
	6 - 12 months	2
		9%
	1 - 3 years	1
		5%

<b>Q30: When does the household need to move?</b>		
Base	42	100%
When does the household need to move? (Please tick one box)	Within 2 years	20
		48%
	2 - 5 years from now	17
		40%
	In 5 years or more	5
		12%

<b>Q31: What is the minimum number of bedrooms you require?</b>		
<b>Base</b>	<b>42</b>	<b>100%</b>
<b>What is the minimum number of bedrooms you require? (Plea...</b>	<b>2 bedrooms</b>	<b>23</b>
		<b>55%</b>
	<b>3 bedrooms</b>	<b>15</b>
		<b>36%</b>
	<b>1 bedroom/bed-sit</b>	<b>3</b>
		<b>7%</b>
	<b>4 or more bedrooms</b>	<b>1</b>
		<b>2%</b>

<b>Q32: What type of household are you?</b>		
<b>Base</b>	<b>43</b>	<b>100%</b>
<b>What type of household are you? (Please tick one box)</b>	<b>Two parent family</b>	<b>20</b>
		<b>47%</b>
	<b>Couple</b>	<b>7</b>
		<b>16%</b>
	<b>One person household</b>	<b>6</b>
		<b>14%</b>
	<b>Lone parent family</b>	<b>4</b>
		<b>9%</b>
	<b>Retired couple</b>	<b>3</b>
		<b>7%</b>
	<b>Other</b>	<b>2</b>
		<b>5%</b>
	<b>Shared house</b>	<b>1</b>
		<b>2%</b>

<b>Q32a: Other , please specify</b>
2 parent household with 2 x 18+ children
One person household - retired single
I am now widowed, hence my move to Marshfield as I was unable to afford previous accommodation after partners death
Engaged and planning to marry soon
Have [REDACTED] son and would like a home to spend time together when son comes to visit
Live with parents

<b>Q33: Are you on the South Gloucestershire housing register?</b>		
Base	43	100%
Are you on the South Gloucestershire housing register or ...	No	43
		100%
	Yes	-
		-

<b>Q34: Which of the following would you prefer?</b>		
Base		35 100%
Which of the following would you prefer? (Please tick one...	Buy on the private housing market	23 66%
	Rent from a Housing Association	5 14%
	Shared Ownership*	4 11%
	Self-Build Project*	2 6%
	Rent from a private landlord	1 3%

<b>Q35: Please indicate the age and gender of each person who needs to move to or within the Parish</b>								
	Total	0-10	Nov-18	19-25	26-55	55+	Female	Male
Base	104	14	11	20	45	14	21	27
		13%	11%	19%	43%	13%	20%	26%
You	33	-	-	4	21	8	11	5
		-	-	12%	64%	24%	33%	15%
Other person 1	38	1	4	7	20	6	4	14
		3%	11%	18%	53%	16%	11%	37%
Other person 2	19	5	3	8	3	-	3	5
		26%	16%	42%	16%	-	16%	26%
Other person 3	9	4	3	1	1	-	3	1
		44%	33%	11%	11%	-	33%	11%
Other person 4	5	4	1	-	-	-	-	2
		80%	20%	-	-	-	-	40%

<b>Q36: What type of accommodation do you require?</b>		
Base	41	100%
What type of accommodation do you require? (Please tick...	House	27
		66%
	Other	6
		15%
	Flat/ maisonette	4
		10%
	Bungalow	2
		5%
	Retirement housing	2
		5%

<b>Q37: What is your main reason for needing housing within Marshfield?</b>		
Base	42	100%
What is your main reason for needing housing within Marsh...	Other	16
		38%
	Need to set up independent accommodation	10
		24%
	Need secure accommodation	5
		12%
	Need larger accommodation	3
		7%
	Need smaller accommodation	3
		7%
	Need to be closer to employment	3
		7%
	Need a physically adapted home	2
		5%

<b>Q38: If you wish to buy a home, what is the maximum price you could afford?</b>		
Base		38 100%
If you wish to buy a home, what is the maximum price you ...	£74,999 or less	3 8%
	£100,000 - £124,999	1 3%
	£125,000 - £149,999	4 11%
	£150,000 - £174,999	3 8%
	£175,000 - £199,999	3 8%
	£200,000 - £224,999	1 3%
	£225,000 - £249,999	2 5%
	£250,000 - £274,999	4 11%
	£275,000 - 299,999	1 3%
	300,000 - £324,999	6 16%
	£325,000 - £349,999	1 3%
	£350,000 - £374,999	1 3%
	£375,000- £399,999	1 3%
	£400,000 - £424,999	1 3%
	£425,000 - £449,999	1 3%
	£500,000 - £524,999	1 3%
	Over £600,000	4 11%

<b>Q39: If you wish to buy a home, please state what savings or financial support you have to use as a deposit?</b>		
Base	36	100%
If you wish to buy a home, please state what savings ..	Less than £9,999	10
		28%
	Over £30,000	10
		28%
	£10,000 - £14,999	7
		19%
	£25,000 - £29,999	5
		14%
	£20,000 - £24,999	3
		8%
	£15,000 - £19,999	1
		3%

<b>Q40: If you wish to rent a home, what is the maximum monthly rent you could afford?</b>		
Base	24	100%
If you wish to rent a home, what is the maximum monthly	£501 - £600	6
		25%
	£401 - £500	4
		17%
	£801 - £900	4
		17%
	£400 or less	3
		13%
	£601 - £700	3
		13%
	£701 - £800	1
		4%
	£1,001 - £1,100	1
		4%
	£1,201 - £1,300	1
		4%
	Over £1,400	1
		4%

<b>Q41: What is the total <u>monthly</u> take home income (after deductions such as national insurance and tax) of everybody who is responsible for the cost of housing (rent or mortgage)?</b>		
Base		35 100%
What is the total monthly take home income (after deducti...	£1,000 - £1,249	6 17%
	£1,250 - £1,499	4 11%
	£1,500 - £1,749	4 11%
	Over £4,000	4 11%
	£2,500 - £2,749	3 9%
	£3,000 - £3,249	3 9%
	£1,750 - £1,999	2 6%
	£2,250 - £2,499	2 6%
	£499 or less	1 3%
	£500 - £749	1 3%
	£2,000 - £2,249	1 3%
	£2,750 - £2,999	1 3%
	£3,250 - £3,499	1 3%
	£3,500 - £3,749	1 3%
	£3,750 - £3,999	1 3%

**Q42: Please use this box to provide any other comments**

Twenty comments were left, many of which had personal details in and so are not reproduced here in order to maintain anonymity.

This report was produced by South Gloucestershire Council's Strategic Housing & Enabling Team in conjunction with the Corporate Research & Consultation Team.

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