



# **The Charltons Parish Housing Needs Survey**

**Conducted by  
The Community Council for Somerset**

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# Introduction

The Charltons parish is situated in the heart of south Somerset and consists of the villages and hamlets of Charlton Adam, Charlton Mackrell, Cary Fitzpaine, Lytes Cary, Wellham and West Charlton. It is in the South Somerset District Council Authority. The closest sizeable settlements are the small town of Somerton (3 miles) and the village of Ilchester (5 miles). More local amenities can be found in Street and Glastonbury (6-7 miles) and Yeovil (10 miles). Taunton, Bristol and Bath are within commuting distance - all provide commercial and employment centres. There is a limited, scheduled bus service from Yeovil to Wells serving the part of the parish. The closest trains linking London and the south west are accessible from both Castle Cary and Yeovil (@ 10 miles).

The Charltons parish has a primary school, pub, a community hall, a Reading Room and two churches. Other local businesses include a village shop/post office. The National Trust's Lytes Cary Manor with shop and café is also situated in the parish. The closest medical centres are in Somerton, Ilchester and Queen Camel.

In the 2011 census the population usually resident in the parish was 1,073 in 470 households<sup>1</sup>.

House prices in the South Somerset district are high in relation to earnings. The median house price in South Somerset is 7 times the median earnings in the district, compared to 6.7 times for England as a whole. Lower quartile house prices in South Somerset are 6.9 times greater than lower quartile earnings (England average 6.5). This ratio indicates difficulties for first-time buyers in their ability to purchase a property here<sup>2</sup>.

House prices in the parish are very high in relation to average incomes. The Land Registry records 16 sales in the parish in 2016 (1 January – 31 December 2016) at an average price of £432,278. The average income for a full-time employee in South Somerset is £24,112<sup>2</sup> representing an affordability ratio of 17.92. For South Somerset as a whole, the current ratio of lower quartile house price to lower quartile earnings is 7.79<sup>3</sup>. This means that owning a house is out of reach of many, particularly younger people wishing to remain in the parish.

**Table 1 – Breakdown of 16 properties sold in the last year**

Property size	Number sold	Sale value range
1 bedroom	1	£195,000
2 bedroom	0	-
3 bedroom	4	£210,000 - £275,000
4 bedroom	10	£381,000 -

Looking at Land Registry sale prices in The Charltons from 1/1/16 – 31/12/16, Table 2 shows the typical prices used to measure what a resident would expect to pay for a property in the **cheapest 25% of homes**. The actual sale price for 1 bed properties is shown as there is only 1 house sale recorded in the last 12 months. Similarly, the price for 2 bed properties are calculated using sales over a 5 year period, as there are no sales of 2 bed properties in the last 12 months.

The 2011 census found 34 privately rented households<sup>1</sup>. There are currently 2 properties being marketed for rent by private landlords in The Charltons on the main lettings websites and in the local press (1 x 2 bed and 1 x 3 bed). Because of the lack of local smaller 1 bed properties for rent in The Charltons, prices in a 6 mile radius have been used which includes Somerton, although both the 1 bed properties found for rent are in rural locations (Table 2 - rent).

**Table 2 – Typical property and rental levels lower quartile (cheapest 25%) for The Charltons and surrounding area**

Property size	Lower quartile Sale price	Private rent weekly (monthly)
1 bedroom	£195,000*	£115 (£498 pcm)
2 bedrooms	£105,250**	£144 (£625 pcm)
3 bedrooms	£247,500	£277 (£1200 pcm)

\* Not lower quartile. Actual sales price 1 x 1 bed property in in the last 12 months

\*\* Based on property sales in in the last 5 years. Includes sales of 3 low cost leasehold houses.

In 2011 there were 46 social rented homes<sup>1</sup> in The Charltons parish. There were also 9 shared ownership properties at that time.<sup>1</sup> No properties have been advertised to let or exchange in The Charltons on the Homefinder website in the last year. There is 1 mutual exchange property for those already in socially rented accommodation in Charlton Adam (3 bed house). The vacancies created in this limited stock are unlikely to have a significant impact on any need identified in this report.

<sup>1</sup> ONS Census 2011 ([KS102EW](#)), ([KS401EW](#)) and ([KS402EW](#)) : Charlton Mackrell [accessed 29.01.17]

<sup>2</sup> Source: Somerset County Council, Somerset Intelligence Partnership, <http://www.somersetintelligence.org.uk/occupation-and-earning-november-2016> and Somerset Joint Strategic Needs Assessment – 2015 <http://www.somersetintelligence.org.uk/house-prices-2015/> [accessed 29.01.17]

<sup>3</sup> Source: UK Government, Department of Communities and Local Government, <https://www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-prices>, Table 576 [accessed 29.01.17]

# Aims

The Charltons Parish Council's overall aim is to better understand and meet the need for the housing needs of The Charltons parishioners in the next 5-10 years. This survey particularly sought to:

- Explore the views of current parish residents to help determine housing needs within the parish in the short, medium and long term (0-10 years)
- Investigate the need for affordable housing for local people in The Charltons parish and for those wishing to return. The type of tenure, house size and timescale of need
- Establish opinion in relation to site features and proposed dwellings for any proposed development sites in The Charltons parish
- Establish future housing need for older people in the parish over the next 10 years

# Methodology

494 paper surveys were distributed to every household on the electoral role in the parish with reply paid envelopes for direct return to CCS. The survey was also available to complete online (see Appendix 1).

In total **155 valid responses were received giving a 31% response rate** (2 duplicate responses were removed).

Research was conducted between 18 November – 9 December 2016.

Data from the paper surveys was input by CCS staff using proprietary online survey software.

# Presentation and Interpretation of Data

The sample size is relatively small, therefore undue emphasis should not be placed on specific percentages. Where a number of respondents with a particular view, or response to a question is very low, the report will identify the actual number of responses/opinions involved. Where percentages are quoted and figures do not total 100% this may be due to computer rounding or the exclusion of 'don't knows'.

# Summary

## Demographic data:

- 155 people participated in the survey, representing 328 household members. The **31% response rate is statistically significant**, and in CCS's experience this is a strong response rate from a community, particularly on a single issue consultation.
- All the respondents live in the parish (100%). The small majority are long established residents (55% resident 11+ years). However, people living in the parish for under 5 years are marginally the largest respondent group (25%).
- The gender split between male and female respondents is very close, with marginally more female respondents (52%) to male respondents (48%). There is an even split between working age (under 65yrs) and retirement age respondents (65+yrs). There is no representation for young people aged 24 and under. Around 1 in 5 households are families with children/young people aged 18 or under (19% -29 families).
- The majority live in a two person household (51%). Around 4 in 5 respondents live in 3+ bed properties (79%), and around 7 in 10 of these homes have 2 occupants or less (69% - 81 homes). Just 2 respondents live in 1 bed properties correlating with the very limited supply of smaller properties in the parish from the 2011 Census findings.

## Housing Needs and Development in The Charltons

- Overall 99% of respondents expressed a view over the **volume of housing** in The Charltons parish. The majority feel the volume is sufficient or overdeveloped (59% - 90 respondents). Around 2 in 5 respondents feel more housing is needed (38% - 58 respondents). Further analysis shows that 3 in 10 of those feeling more development is needed in the parish would be looking for new housing in the future – open market, older or affordable (30%).
- More than 2 in 3 respondents would support **future development** if it met the specific needs of The Charltons parishioners or those with a genuine local connection (67%). **Preference for 3 bedroom homes** (47%) is closely matched to those feeling more 2 bedroom homes are needed (44%). Around 1 in 4 respondents support homes for older people, while a similar proportion do not feel that any new homes are needed in the parish (23% in each case).
- For those respondents with a view on the **tenure of houses** needed most in the parish, the greatest need is seen for affordable homes to rent for those with a local connection to the parish (59%). Additionally, around 1 in 3 feel there should be more shared ownership/housing association homes (33%). While 1 in 4 consider there should be more new-build open market homes (25%).
- For those with a view on **future housing development that they would support** (90%), **conversion of existing buildings** is favoured by the large majority (77%). Nearly half support **new homes built on smaller sites of 10 houses or less** (46%). While **infill properties**, to a slightly lesser extent, would also receive the support of a large proportion of these respondents (45%). **New homes built on brownfield sites**, also has the support of a sizeable number (39%).
- 2 in 3 **respondents are most concerned** about the busy roads and access issues (77%) and that there are insufficient services (transport / shops / school / medical) to support future development (71%). While just under half also have concerns that development would take place on non-designated land, and that open market housing would not be affordable for local people (49%).

Over 2 in 5 respondents expanded on their concerns. Emerging themes are the pressure new development will place on existing services, in particular flooding/sewerage issues. The quality and

width of existing roads and lanes being able to cope with increased volume of traffic with more development. The pressure on current village infrastructure and amenities, and the effect that development will have on changing character of the village

- Overall around 7 in 10 respondents shared views on **site features and proposed dwellings for any future development sites** in the parish (71%). It should be noted that 2 in 5 of these respondents feel housing levels to be 'about right' already. Therefore, care should be taken when considering overall responses as support for these development features. That said, 4 in 5 of these respondents would like **new housing to be traditional cottage/house design** (81%), with a stronger preference for 2 storey properties over 1-1½ storey homes. Nearly half of them would support eco-style homes.
- Preference for **3 bed and 2 bed homes** closely matched earlier survey findings with the majority narrowly favouring 3 bed homes (73% vs 67%). Any future development should have sufficient provision for off road parking (92%), and the large majority feel 2 parking spaces per dwelling should be the minimum provision (80%).

### New Open Market Housing

- More than 1 in 10 respondents are interested in **buying a newly-built/converted open market home** in the next 10 years (14% - 22 respondents). Of these, 5 respondents are also interested in older people's housing (3 wishing to buy their own homes, 1 to rent and 1 to move an elderly parent closer to them in the parish).
- The majority would like to **move in the next 5 years** (63% - 14 respondents), and of these 4 expressed an immediate need to move. The **primary reasons for moving** are changes in family circumstances (6 respondents), downsizing (5 respondents) or moving to a larger property (4 respondents).
- 7 in 10 respondents would like **a new house** (16 respondents), with the remainder preferring to buy a bungalow (6 respondents) or a flat (1 respondent). Overall preference is for **3 bed properties** (10 respondents), followed by 2 bed homes (7 respondents), then 4 bed homes (4 respondents) and 1 bed homes (1 respondent). An enclosed private garden and designated parking are **top property features** for the large majority (21 respondents), and around 2 in 3 would also like a garage. The **maximum price** respondents are prepared to pay for a new open market home is over £500,000. However, most respondents would be looking to spend less than £350,000 (15 respondents) and just under half of them under £250,000 (9 respondents).

### Housing for Older People

- 17 respondents would be interested in **moving to a purpose-built or converted older people's home** in the next 10 years, with many looking to move within 5 years (60% - 9 respondents). 1 respondent indicated an affordable housing need, and a need to move within 5 years. 2 other respondents are answered on behalf of their parents needing to move to be closer to them.
- The majority are **looking for sheltered accommodation** (10 respondents). Just under half would like a home to buy (8 respondents) or a home to rent (7 respondents).

When asked for their **reasons for moving**, most wish to **move to stay independent** (9 respondents). Some need physically adapted accommodation, covered in more detail below, and around 3 in 10 are looking to be near family/friends (4 respondents).

- The outstanding majority are looking for a **2 bed property** (14 respondents), and **bungalows** are the most sought property type (14 respondents).
- 10 respondents indicated that they would need **special adaptations** to their future property. The majority of them will need grab rails (7 respondents).

For those with wider view on adaptations (13 respondents), many of them felt they could remain in

their current home if alterations, adaptations or support were provided (9 respondents). Further investigation shows 2 respondents needing adaptations have a pressing need to move as soon as possible.

- Most people would be **looking to spend** up to £300,000 on this type of property (13 respondents).

### **Affordable Housing**

- 12 respondents indicated **a need for affordable housing** in the next 5 years by completing/partially completing this section of the survey and supplying contact details. **7 respondents are seeking social rental housing** (Housing Association etc.), of which 3 have submitted applications to Homefinder Somerset's Housing Register. 1 respondent would like a shared ownership house, another is considering a self-build or open market home, another has moved away from the parish and would like to return. 1 respondent, who currently rents and appears above the earnings threshold for affordable housing wants an open market home. And it is unclear whether the remaining respondent would also qualify for this type of housing without detailed communication with the LA housing officers.

5 parents responded on behalf of the future needs of their adult children – some only provided partial details of earnings and savings – which will make it complex to calculate actual future affordable housing need (social provision). However, this may highlight a potential future housing need for homes at 'affordable', entry-level prices even if these individuals were to not qualify for social housing provision.

- 2 respondents indicate an immediate need **to move within the next 12 months**. 5 need to **move in the next 1-3 years**. The remaining 4 respondents would move in the next 5 years.
- Without further discussion with the LA Housing Officers it is not clear how well any of these respondents meet the **local connection requirement** for SSDC – the large majority current live in the parish for varying lengths of time, and just 1 works in the parish.
- The majority did not provide full information on current income, savings and assets. Of those that did **2 respondents would struggle to afford to buy a property on the open market**.
- **Vacancies in the limited housing stock for socially rented homes** in The Charltons parish are unlikely to have a significant impact on any need identified in this report

### **Additional comments**

All comments and views expressed by respondents can be found in Appendix 2.



# Findings

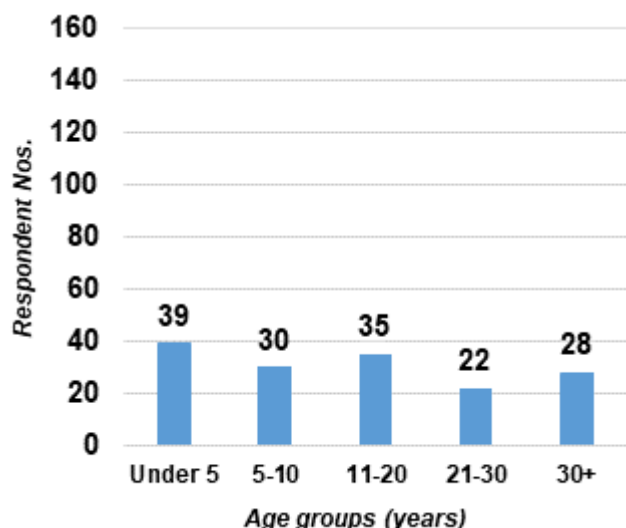
## RESPONDENT PROFILE

All respondents live in The Charltons parish (100% - 155 respondents).

The small majority are **long-established parish residents** (55% resident 11+ years – 85 respondents). However, people living in the parish for under 5 years are marginally the largest group (25% - 39 respondents) – see Chart 1.

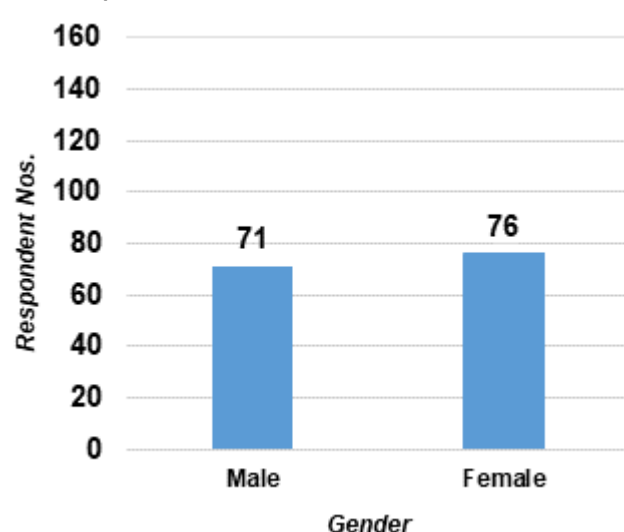
**Chart 1 – Length resident in parish**

Total respondents: 154



**Chart 2 – Gender**

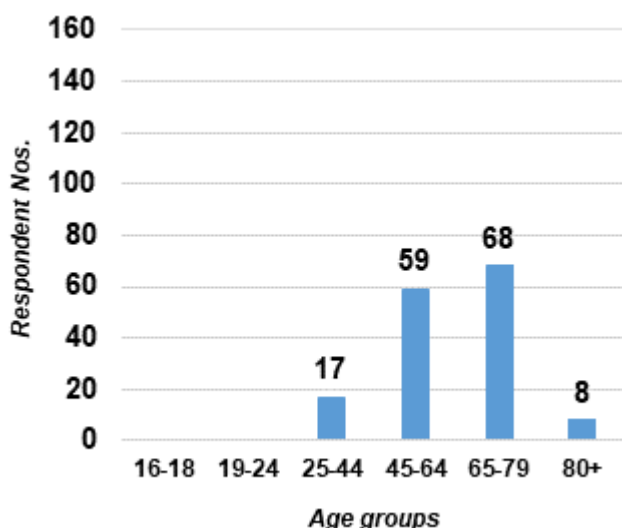
Total respondents: 147



For those answering the question (95% - 147 respondents), there is a **fairly even gender split**, with marginally more female respondents (52% - 76 respondents) to male respondents (48% - 71 respondents) – see Chart 2.

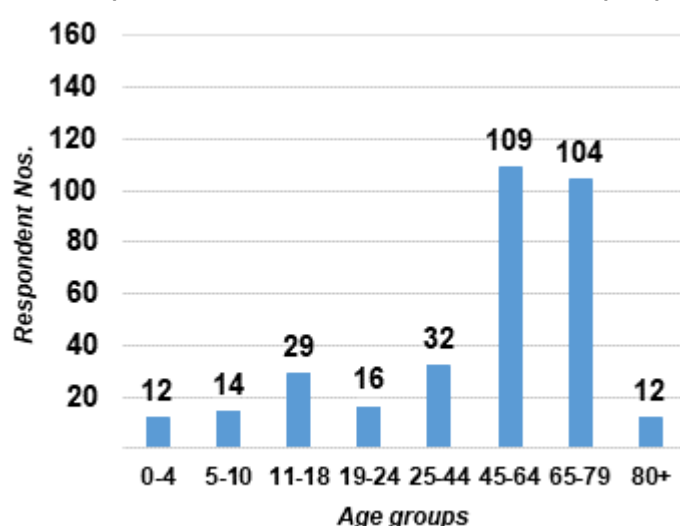
**Chart 3 – Age**

Total respondents: 152



**Chart 4 – Overall household ages**

Total respondents: 148 households with 328 people

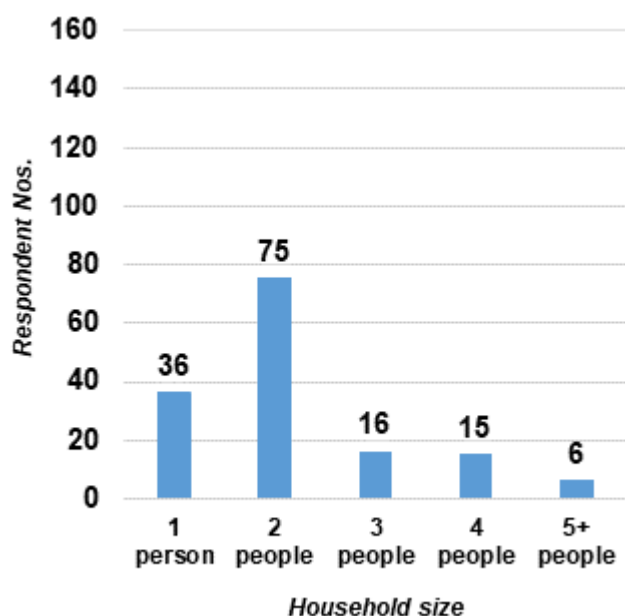


There is an even split (76 respondents in each case) between those who are **working age - less than 65yrs, and those of retirement age - over 65+yrs**. 65-79 year olds are the largest group of respondents (45% - 68 respondents), followed by 45-64 year olds (39% - 59 respondents). There are a much smaller proportion of 25-44 year olds (11% - 17 respondents), while the smallest number of respondents are in the 80+ category (5% - 8 respondents). No young people directly took part in the survey (aged 24 and under), which is not unusual in surveys of this type conducted by CCS that are aimed at the head of a household – see Chart 3

Nearly all respondents provided details about household members (95% - 148 respondents). 45-64 years olds marginally the **largest overall population group** when looking at **all** household members (33% - 109 people). However, this is very closely aligned to those aged 65-79 (32% - 104 people) – see Chart 4.

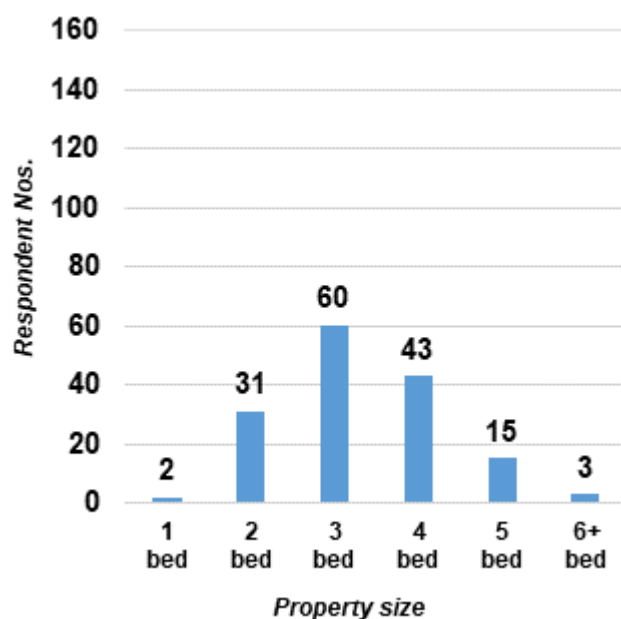
**Chart 5 – Household size**

Total respondents: 148



**Chart 6 – Property size**

Total respondents: 154



For those indicating their **household size** (95% - 148 respondents), the majority of these respondents live in a two person household (51% - 75 respondents) – see Chart 5.

Further analysis shows around 1 in 5 households are families with children/young people aged 18 or under (19% - 29 families), and of these 29 families just under 1 in 4 are single parents (24% - 7 respondents).

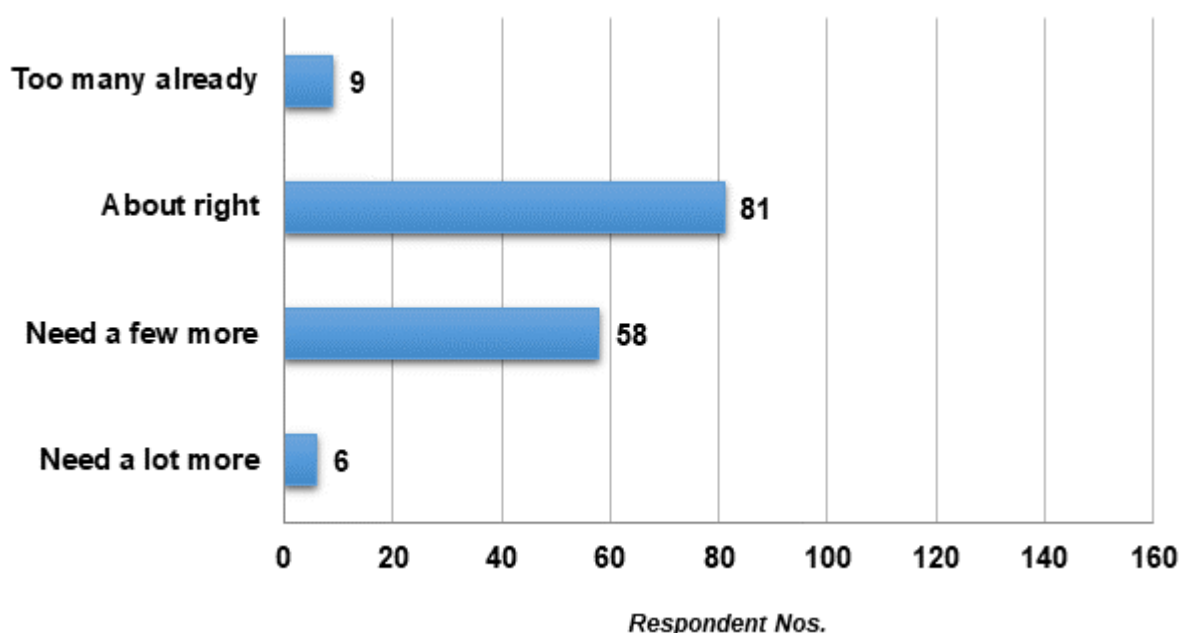
**Over 4 in 5 respondents live in 3+ bed properties** (79% - 121 respondents), the largest group being those living in 3 bed homes (39% - 60 respondents) – see Chart 6. Further analysis shows around 7 in 10 of those living in 3+ bed homes have 2 or less occupants (69% - 81 homes). Just 2 respondents live in 1 bed properties correlating with the very limited supply of smaller properties in the parish (2011 Census<sup>4</sup>).

<sup>4</sup> ONS Census 2011 ([QS411EW](#)) : Charlton Mackrell [accessed 27.1.17]

# PART 1 - HOUSING NEEDS AND DEVELOPMENT IN THE CHARLTONS PARISH

**Chart 7 – Views on amount of current housing in The Charltons parish**

Total respondents: 154



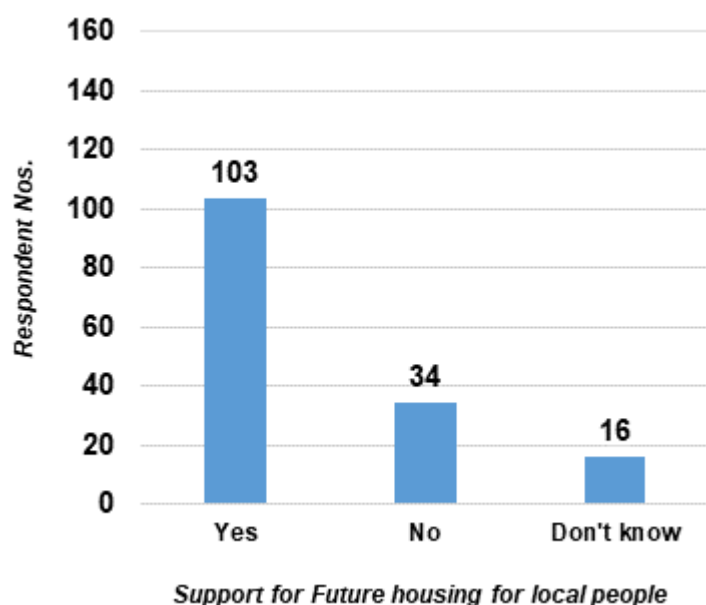
Nearly all respondents expressed a view (99% – 154 respondents). The majority of them feel that the **amount of housing in The Charltons parish is sufficient** (59% - 90 respondents). The majority feel the level of house is about right (53% - 81 respondents), which a small proportion consider there is too much housing (6% - 9 respondents) – see Chart 7.

Around 2 in 5 respondents feel the parish needs a few more houses (38% - 58 respondents). While the small minority consider there should be a lot more housing (4% - 6 respondents).

**Note: percentages in this question have been rounded up. See Presentation and Interpretation of Data on Page 3 of this report for more information.**

**Chart 8 – Level of support for future development in The Charltons for people with local connection**

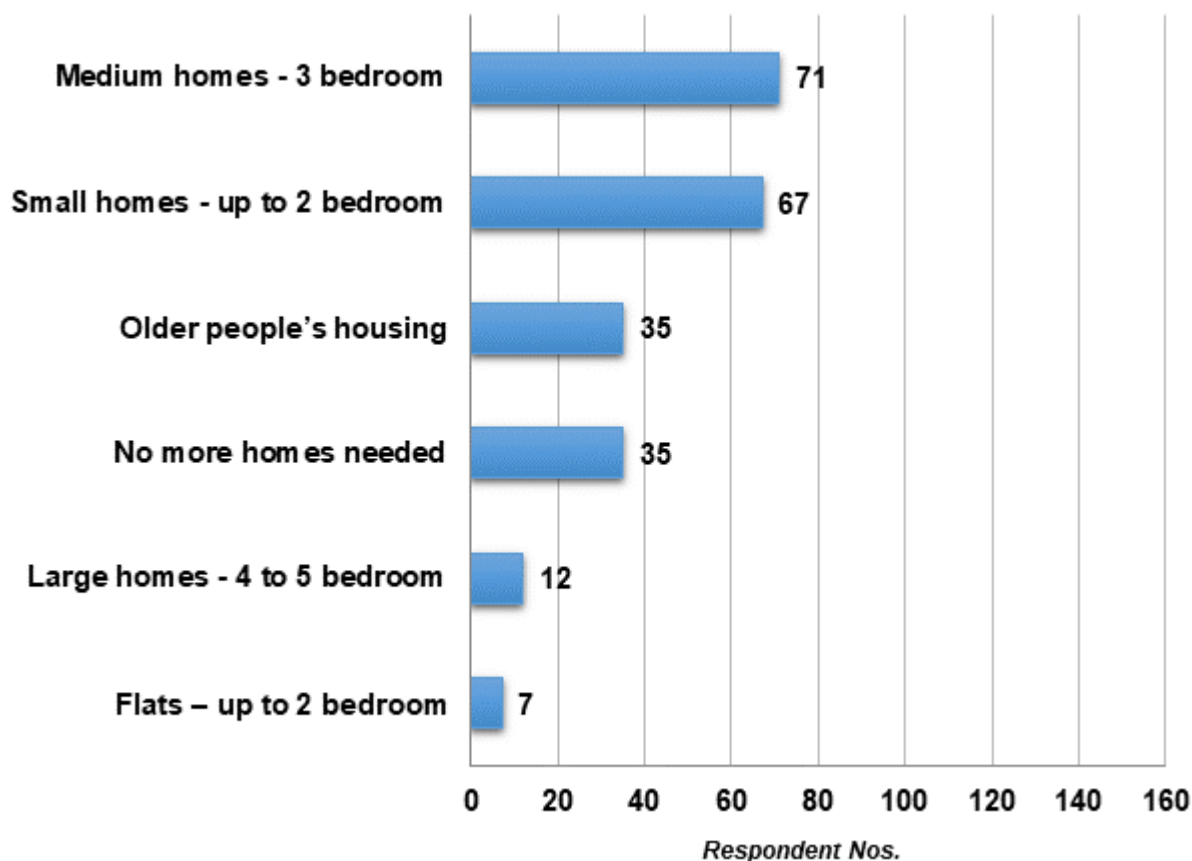
Total respondents: 153



For those with a view (99% - 153 respondents), more than 2 in 3 respondents would **support future development** in The Charltons if it were to meet the specific needs of The Charltons parishioners and those with a genuine local connection to the parish (67% - 103 respondents) – see Chart 8.

Further analysis shows that 3 in 10 of those feeling more development is needed in the parish would be looking for new housing in the future – open market, older or affordable (30% - 31 respondents).

**Chart 9 – Type of housing needed most in the parish** (*respondents could tick up to 2 options*)  
*Total respondents: 152*

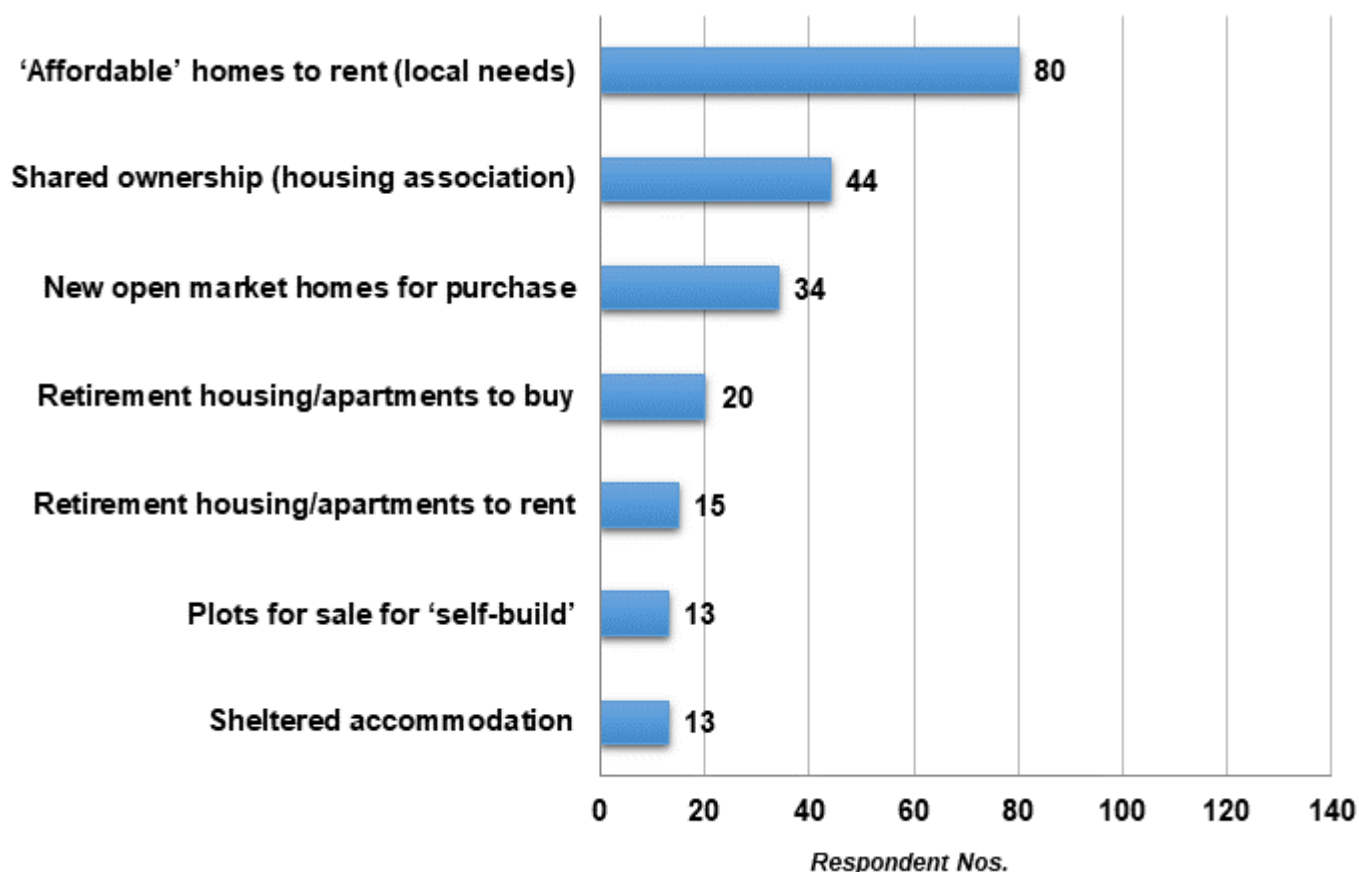


For those with a view (98% - 152 respondents), there is no majority consensus for any **specific type of housing**. Some respondents gave more than one view as they could tick up to 2 options in the question. Nearly half the respondents feel the parish **most needs medium-sized 3 bedroom homes** (47% - 71 respondents). Support is also strong for smaller homes up to 2 bed (44% - 67 respondents) – see Chart 9.

Just under 1 in 4 respondents feel homes for older people should be considered (23% - 35 respondents). Similar to previous findings, around 1 in 4 respondents do not feel that any new homes are needed in the parish (23% - 35 respondents).

A small number commented or made other suggestions (8%) which can be found in Appendix 2.

**Chart 10 – Tenure types needed most** (*respondents could tick up to 2 options*)  
Total respondents: 135

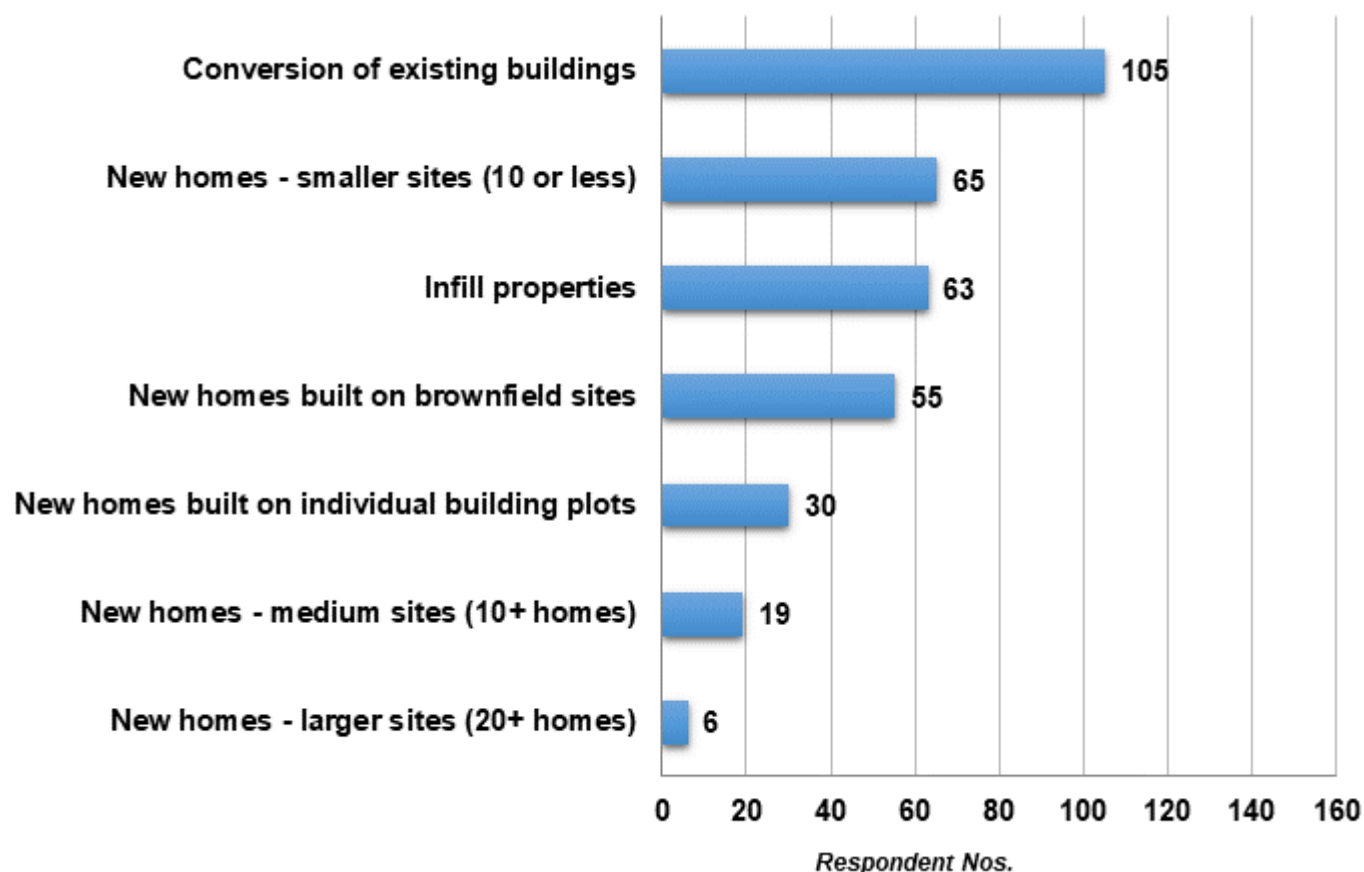


Respondents were invited to tick up to 2 options, and some respondents gave more than one view. For those respondents with views on the **types of tenancy** needed in the parish (87% - 135 respondents), the majority feel The Charltons parish is in need of **more affordable homes to rent for those with a local connection** to the parish (59% - 80 respondents). 1 in 3 respondents believe more shared ownership/housing association homes are required (33% - 44 respondents). While 1 in 4 feel there should be more new-build open market homes (25% - 34 respondents) – see Chart 10.

A small number commented (12%) – more than half to reiterate their desire for no more development. The remainder elaborate on the options chosen in the question see Appendix 2.

**Chart 11 – Future housing development that would be supported** (*respondents could tick any options they support*)

Total respondents: 140



94% expressed a view about **future housing development that would be supported** (146 respondents), of which 6 respondents repeated their opinion that no more development was needed (they have been excluded from Chart 11 above). Respondents were invited to tick any options they support, and some respondents gave more than one view.

For the remaining 9 in 10 respondents (140 respondents), **conversion of existing buildings** would be supported by the large majority of around 3 in 4 respondents (75% - 105 respondents). Nearly half support new homes built on smaller sites of 10 houses or less (46% - 65 respondents). While infill properties, to a slightly lesser extent, would also receive the support of a large proportion of respondents (45% - 63 respondents) – see Chart 11.

New homes built on brownfield sites, also have the support of a sizeable number (39% - 55 respondents). However, fewer respondents support new homes built on individual plots (21% - 30 respondents).

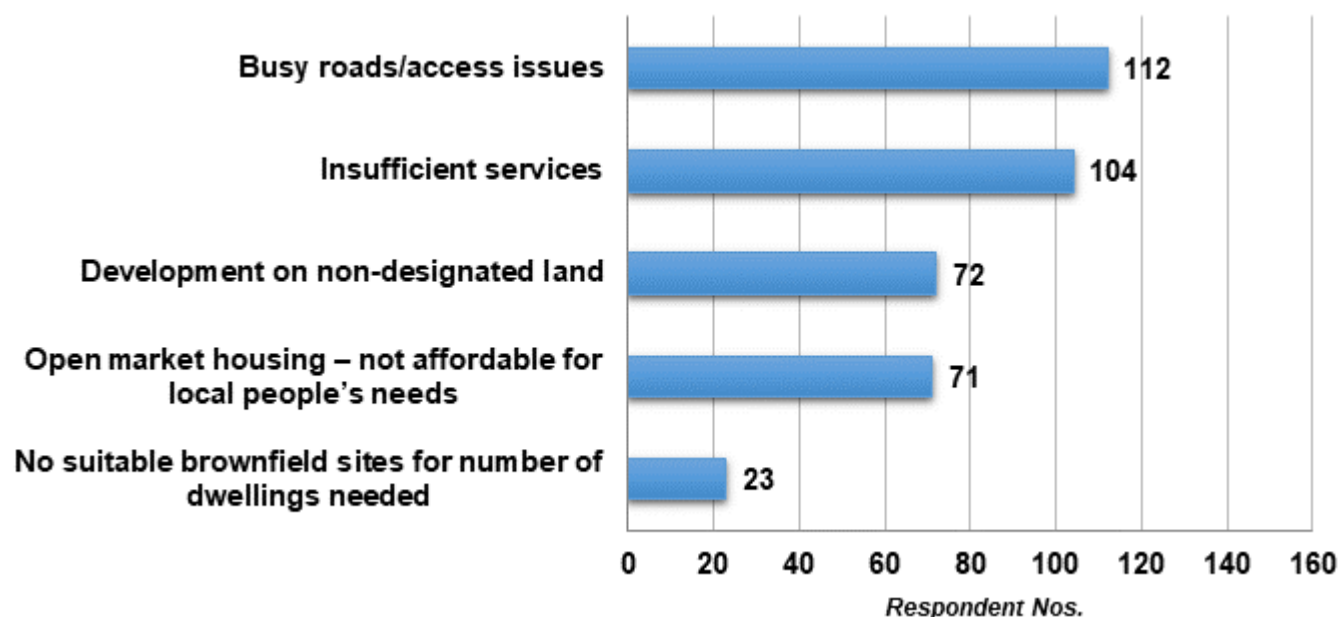
The least supported housing options are new homes built on medium sized sites of 10+ homes (14% - 19 respondents) and new homes built on larger sites of 20+ homes (4% - 6 respondents).

5% of respondents commented, with just one suggestion, which concerned the materials that should be used in further development. The remaining comments again express views for no more development. See Appendix 2.

## Chart 12 – Main concerns about future housing development in The Charltons parish

(respondents could tick any issues of concern)

Total respondents: 146



Once again 94% expressed their **concerns about future housing development** (146 respondents). Respondents could tick any issues of concern, and some had more than 1 concern.

The large majority are most concerned about the **busy roads and access issues** (77% - 112 respondents), and that there are insufficient services (transport / shops / school / medical) to support future development (71% - 104 respondents) – see Chart 12.

Just under half are also concerned that that development would take place on non-designated land, and that open market housing would not be affordable for local people (49% - 72 and 71 respondents in each case).

Only a small proportion appear concerned over a lack of brownfield sites for future development (16% - 23 respondents).

Over 2 in 5 respondents expand on their concerns (44% - 64 respondents). Emerging themes are the pressure new development will place on existing services, in particular flooding/sewerage issues. The quality and width of existing roads and lanes being able to cope with increased volume of traffic with more development. The pressure on current village infrastructure and amenities, and the effect that development will have on changing character of the village. Development on no-designated land. The need for more housing for young local families. Comments can be found in Appendix 2.

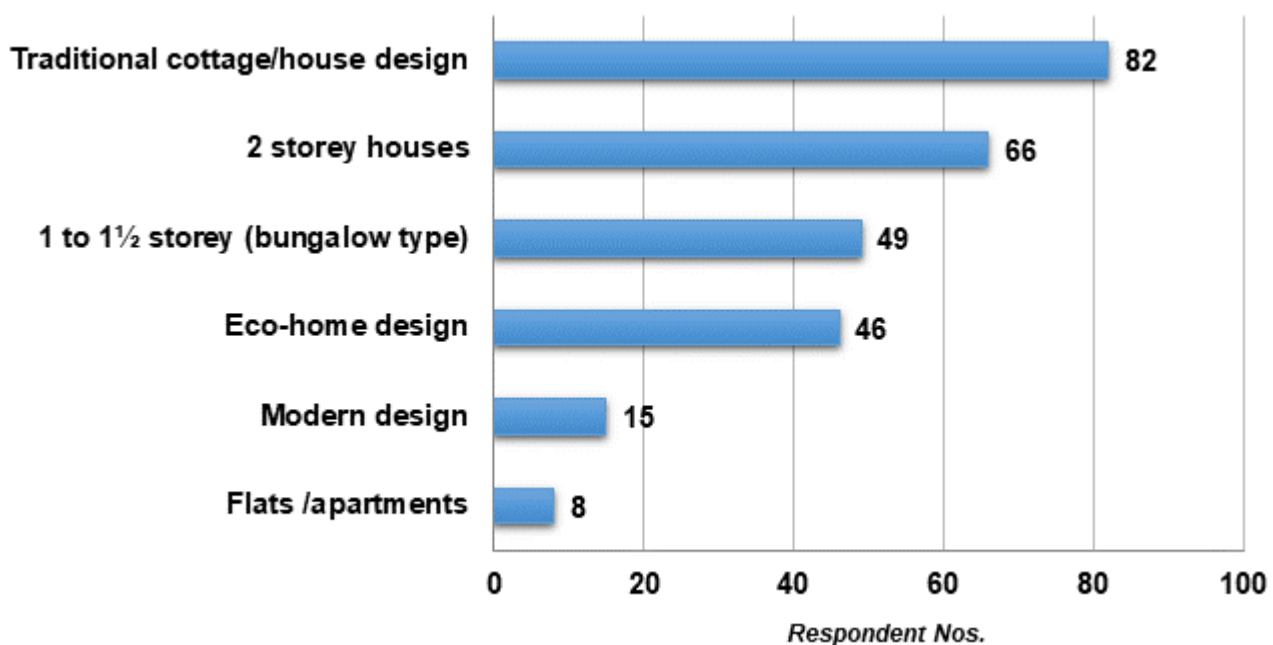
# SITE FEATURES AND PROPOSED DWELLINGS FOR ANY PROPOSED DEVELOPMENT SITES IN THE CHARLTONS PARISH

Participants in the survey were encouraged to complete this section only if they supported future development in the parish. Overall on average 7 in 10 respondents (71%) expressed a view over the following 4 questions.

Around 2 in 5 are respondents who feel the amount of development in the parish is 'about right'. 3 respondents with views previously expressed that the parish has too much housing, and who would not support future development for those with local connection also answered these questions – 1 of them indicated interested in buying a new open market house in the parish in the next 10 years.

**Chart 13 – Housing type supported for new developments** (*respondents could tick any options they support*)

Total respondents: 101



Although 65% - 101 respondents expressed an opinion about the **type of housing they would support for new developments**, this figure may not accurately reflect the amount of support for any new development in the parish. Further investigation shows that more than 2 in 5 of these respondents (42% - 42 respondents) indicate that they feel the amount of development in the parish to be 'about right' or 'too many already'.

Respondents could tick any options they support, and some had more than 1 view. The large majority answering the question would like **new houses built using traditional cottage/house design** (81% - 82 respondents). 2 storey properties are preferred over 1-1½ storey houses (65% vs 49%), and nearly half would support eco-style homes (46% - 46 respondents) – see Chart 13.

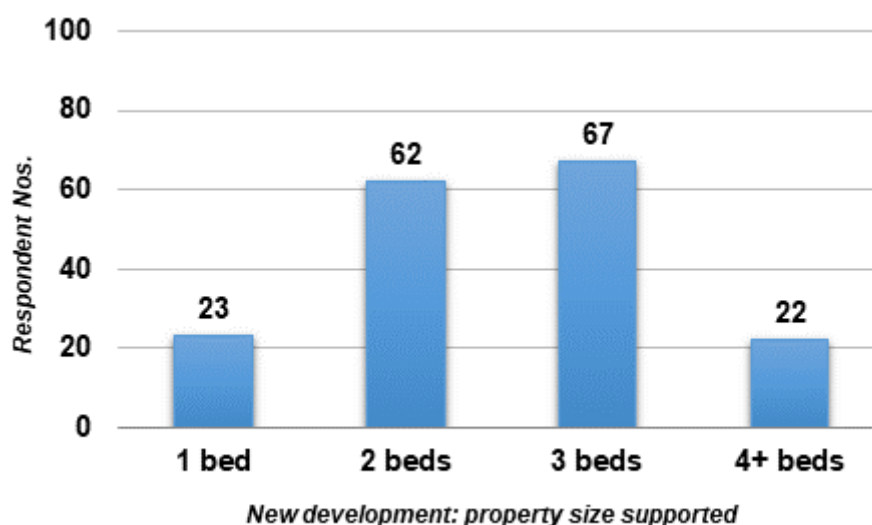
Housing likely to attract the least support from this group are homes built in a modern design (15% - 15 respondents) and flats/apartments (8% - 8 respondents).

A small number of commented (7% - 7 respondents). Their comments can be found in Appendix 2.



**Chart 14 – Property size supported for open market homes** (respondents could tick any options they support)

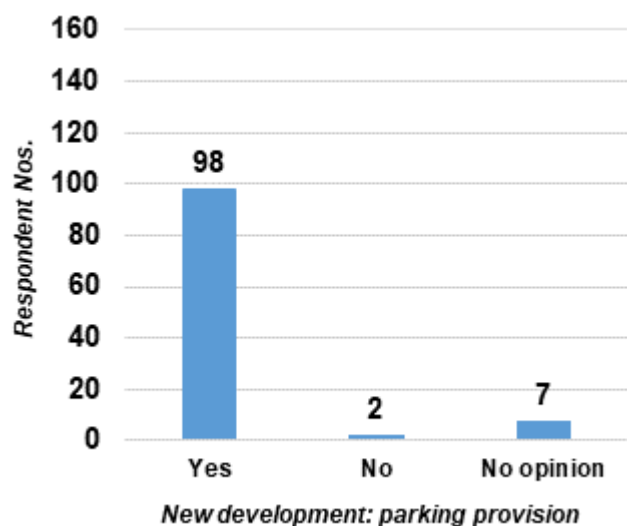
Total respondents: 92



Respondents could tick any options they support, and some had more than 1 view. Nearly 6 in 10 of all respondents answered the question (59% - 92 respondents). Preference for **property size** is close between 3 bedroom and 2 bedroom properties, with **the majority's preference for 3-bedroom properties** (73% - 67 respondents) correlating with earlier findings – see Chart 14.

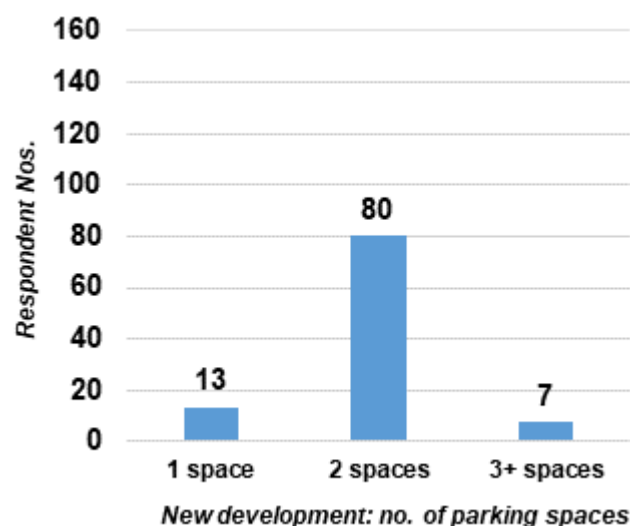
**Chart 15 – Sufficient provision to avoid on-road parking**

Total respondents: 107



**Chart 16 – Minimum number of parking spaces per dwelling**

Total respondents: 100



Nearly 7 in 10 answered the question (69% - 107 respondents). The overwhelming majority feel that any future development should have **sufficient provision to avoid the need for road parking** (92% - 98 respondents) – see Chart 15.

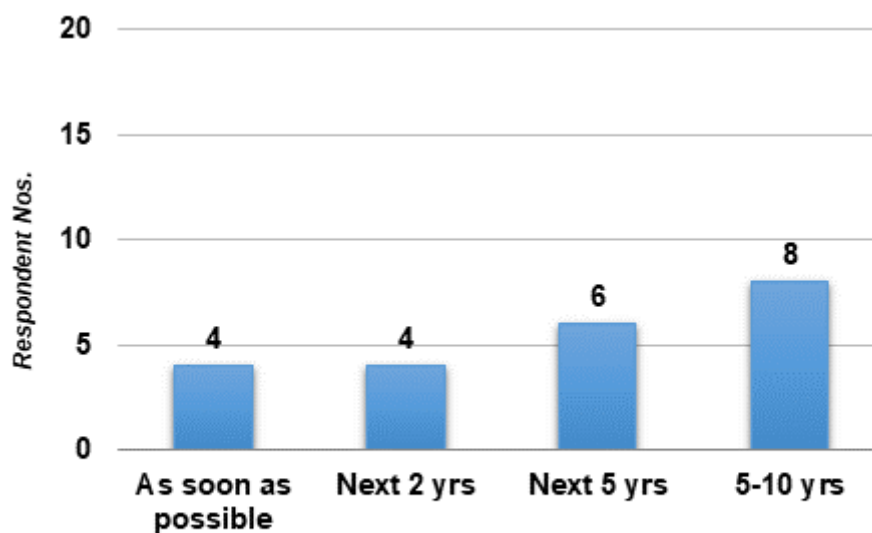
Again around 7 in 10 answered the question (65% - 100 respondents). The large majority of them feel that **two parking spaces per dwelling** should be the minimum provision (80% - 80 respondents) – see Chart 16.

## NEW OPEN MARKET HOUSING

More than 1 in 10 residents would be interested in **buying a newly-built/converted open market home** in the Charltons parish in the next 10 years (14% - 22 respondents). Of these, 5 respondents also indicate interest in older people's housing (3 wishing to buy their own homes, 1 to rent and 1 to move an elderly parent closer to them in the parish).

**Chart 17 – Open market: timescale for moving**

*Total respondents: 22*

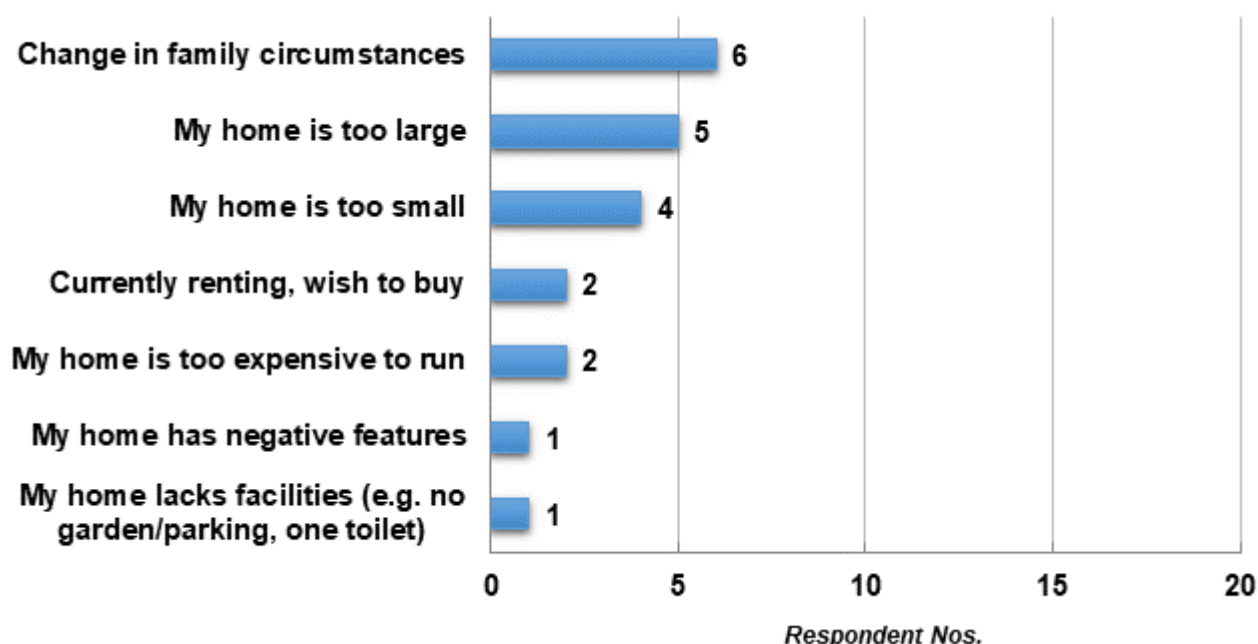


*Open Market: timescale for moving*

The majority of them are **looking to move** in within 5 years (63% - 14 respondents). 4 respondents have an immediate need to move (18% - 4 respondents), and a similar number plan to move within the next 2 years (18% - 4 respondents). A slightly larger proportion would like to move in the next 5 years (27% - 6 respondents). While the largest number are looking to move home in the longer term 5-10 years (36% - 8 respondents) – see Chart 17.

**Chart 18 – Open market: reasons for moving** (respondents could tick any options that apply to their situation)

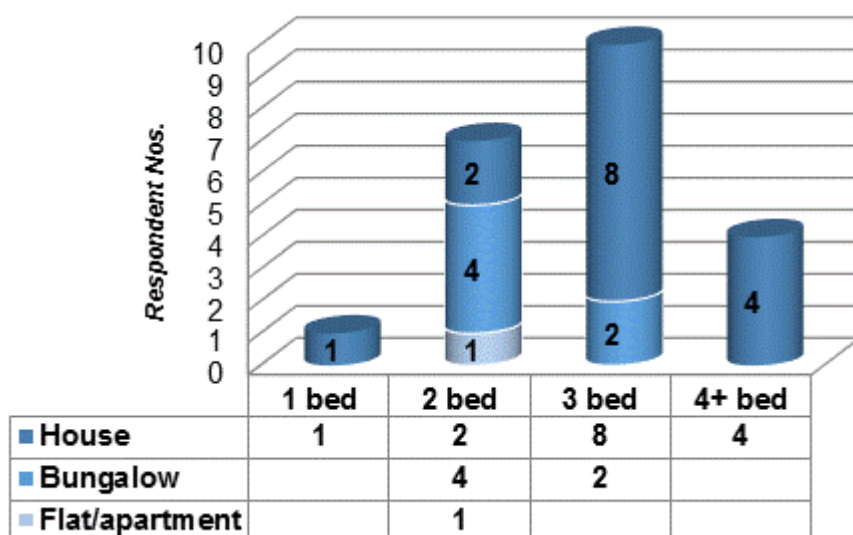
Total respondents: 21



Respondents could tick any options that apply to their situation, and some had more than 1 view. Their **main reasons for moving** are changes in family circumstances (30% - 6 respondents), downsizing (24% - 5 respondents) or moving to a larger property (19% - 4 respondents) – see Chart 18.

**Chart 19 – Open market: type of property vs no. of bedrooms**

Total respondents: 22

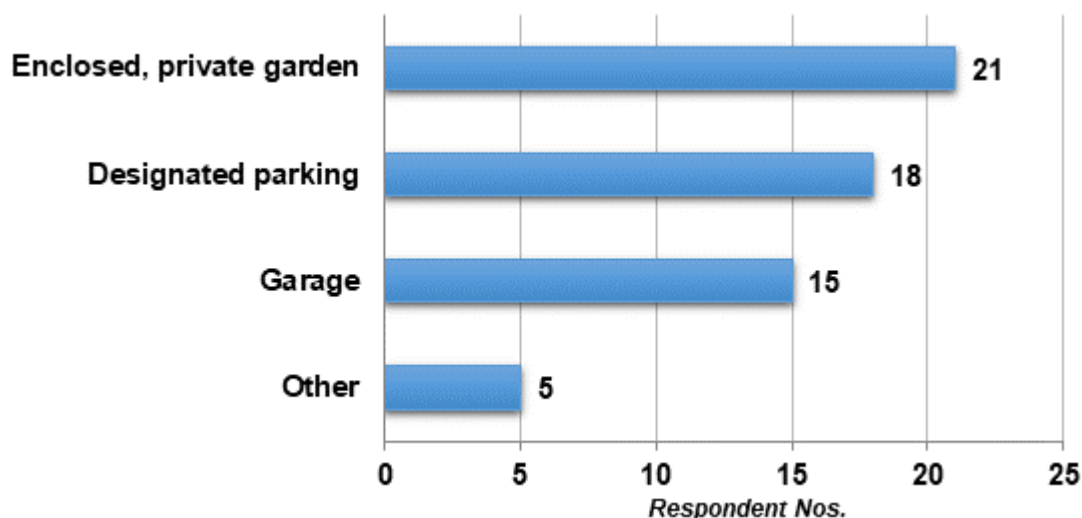


7 in 10 respondents would like a **new house** (68% - 16 respondents), with the remainder preferring to buy a bungalow (27% - 6 respondents) or a flat (5% - 1 respondent).

Most respondents **would like to buy a 3 bedroom property** (45% - 10 respondents): 8 of them would like a house (36%) and 2 would like a bungalow (9%) – see Chart 19.

A smaller proportion would like a 2 bedroom property (32% - 7 respondents): 4 of them would like a bungalow (18%), 2 would like a house (9%) and 1 respondent would like a flat/apartment (5%). 4+ bedroom properties are sought by a small minority (18% - 4 respondents), while a 1 bed property would suit just 1 respondent (5% - 1 respondent).

**Chart 20 – Open market: desired property features** (respondents could tick any options that apply)  
Total respondents: 22



Respondents could tick any options that apply to their needs, and some had more than 1 view. The **large majority would like an enclosed private garden** (96% - 21 respondents) and designated parking (82% - 18 respondents). Around 2 in 3 would like a garage (68% - 15 respondents) – see Chart 20.

Other singular features sought by 5 respondents are:

Heating central/shower!

Good size kitchen combination fuel.

Equestrian.

Drive turning area and non-estate.

Character house.

**Chart 21 – Open market: price**

Total respondents: 20



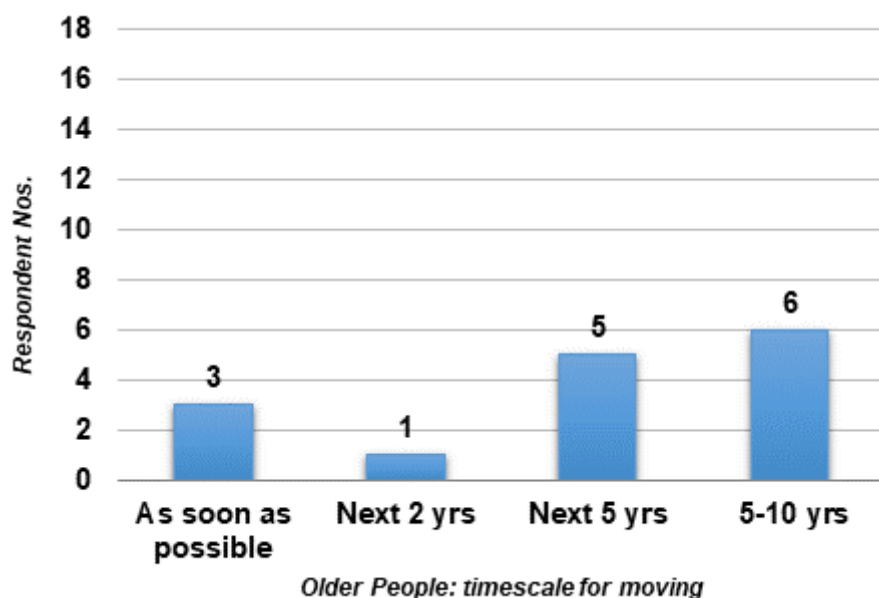
The **maximum price** respondents are prepared to pay for a new open market home is over £500,000. However, most respondents would be looking to spend less than £350,000 (75% - 15 respondents), and just under half of them under £250,000 (49% - 9 respondents) – see Chart 21.

## HOUSING FOR OLDER PEOPLE

Just over 1 in 10 respondents would be interested in **moving to a purpose-built or converted older people's home** in the next 10 years (11% - 17 respondents). 1 respondent indicates an affordable housing need, and a need to move within 5 years. 2 other respondents are answering this section on behalf of their parents needing to move to be closer to them.

**Chart 22 – Older people: timescale for moving**

Total respondents: 15



The majority of these respondents who indicate a timescale are **looking to move** in within 5 years (60% - 9 respondents). 3 respondents have an immediate need to move (20% - 3 respondents), and just 1 respondent would like to move in the next 2 years (7% - 1 respondent). A larger proportion would like to move in the next 5 years (33% - 5 respondents). While the largest number are looking to move home in the longer term 5-10 years (40% - 6 respondents) – see Chart 22.

**Chart 23 – Older people: preferred property type** (respondents could tick any options of preference)

Total respondents: 17

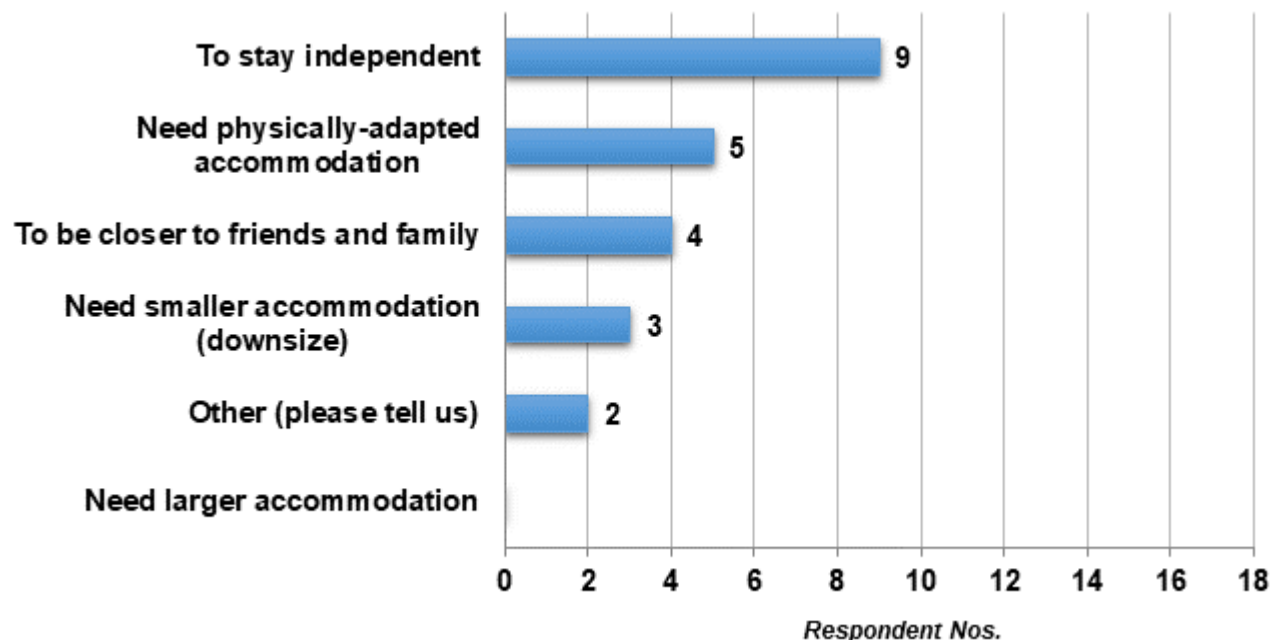


Respondents could tick any options, and some had more than 1 preference. The **majority of respondents are looking for sheltered accommodation** (59% - 10 respondents). Just under half of

them would like a home to buy (47% - 8 respondents) or a home to rent (41% - 7 respondents). Only a small proportion are seeking an affordable home to rent or a shared ownership property (12% - 2 respondents in each case) – see Chart 23.

**Chart 24 – Older people: reason for moving** (*respondents could tick any options that apply to their situation*)

*Total respondents: 14*

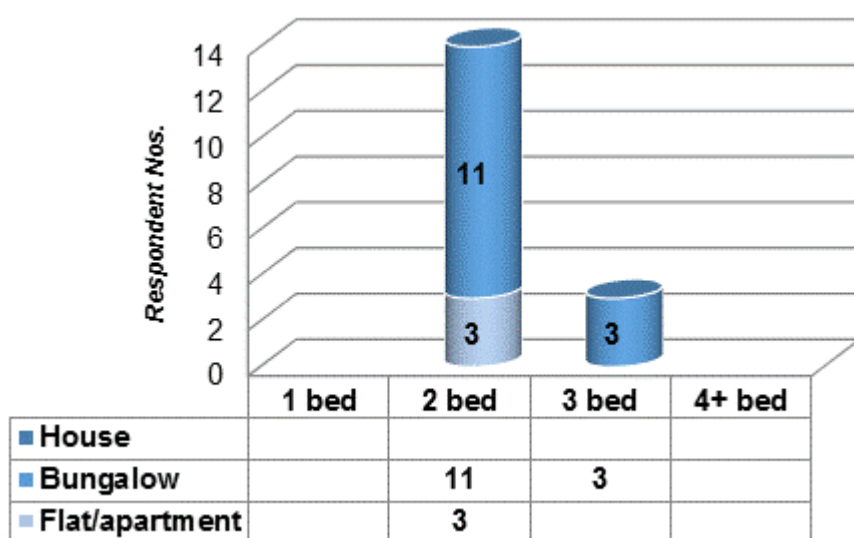


Respondents could tick any options that apply to their situation, and some had more than 1 view. For those answering the question about **why they want to move**, the majority wish to **move to stay independent** (64% - 9 respondents). More than 1 in 3 need physically adapted accommodation (36% - 5 respondents). Around 3 in 10 are looking to be near family/friends (29% - 4 respondents). The minority are looking to move because they need to downsize (21% - 3 respondents). Lastly, other respondents are seeking older people's accommodation for their parents to be closer to them (14% - 2 respondents) – see Chart 24.

Further investigation of those needing physically adapted accommodation shows 2 respondents needing to move as soon as possible. Both are 80 years or over, would like sheltered accommodation and need wheelchair access. 1 of them considers that they could remain in their home if adaptations were made to allow them to negotiate steps within their home, the provision of a wet room and grab rails fitted.

**Chart 25 – Older people: type of property vs no. of bedrooms** (1 respondent ticked more than 1 option for their choice of property)

Total respondents: 16

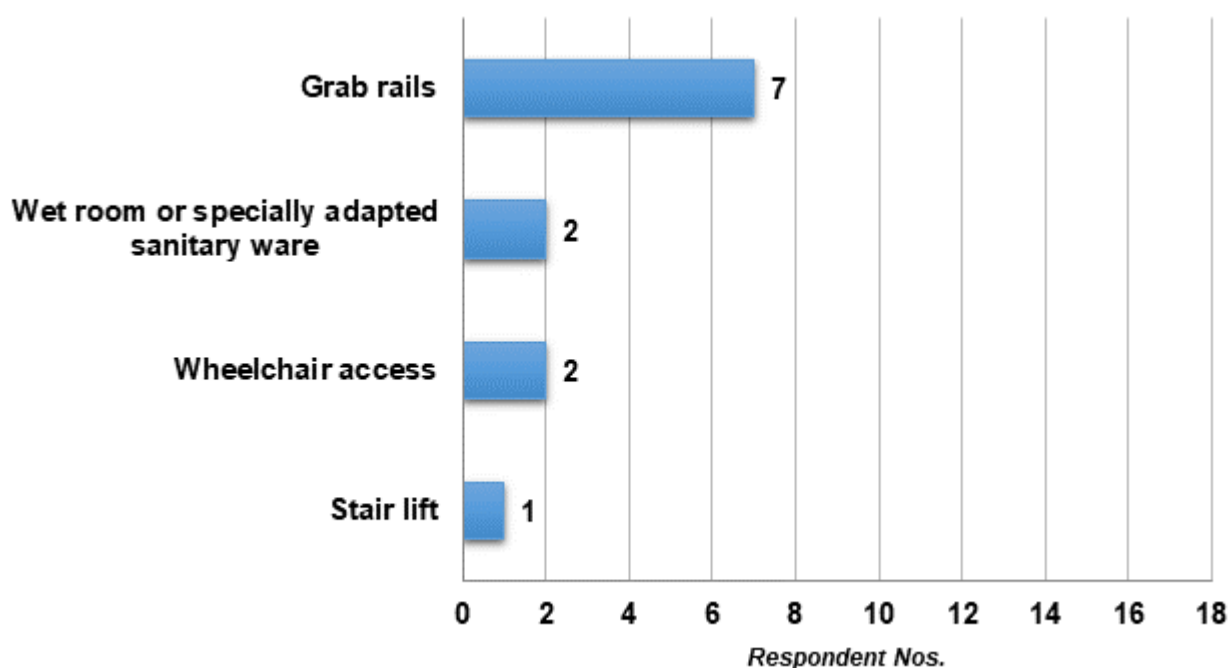


The **outstanding majority would look for a 2 bedroom property** (88% - 14 respondents). A bungalow is the most popular choice (88% - 14 respondents) – see Chart 25.

Note: 1 respondent ticked more than 1 option for property preference.

**Chart 26 – Older people: special adaptations** (respondents could tick any options that apply)

Total respondents: 10



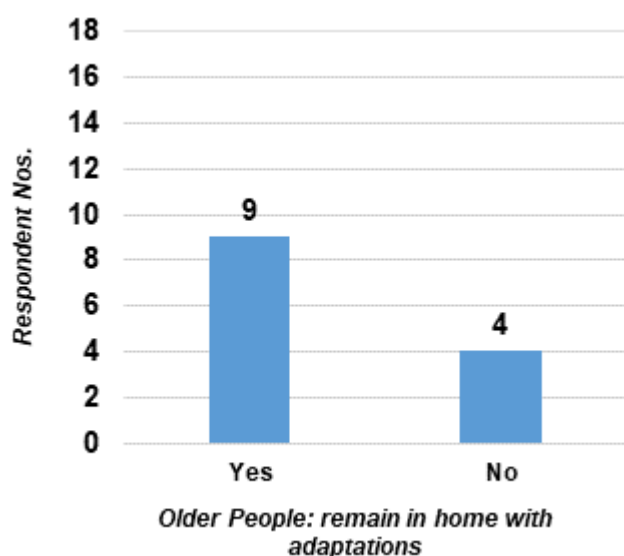
Respondents could tick any options that apply to their situation, and some had more than 1 view. Nearly 6 in 10 respondents would require **special adaptations** to their future property (59% - 10 respondents). The **majority of them will need grab rails (70% - 7 respondents)**. Smaller numbers would need a wet room/adapted sanitary ware or wheelchair access (20% - 2 respondents in each case). Just 1 in 10 requires a stairlift (10% - 1 respondent) – see Chart 26.

Further analysis shows half the respondents consider that they could remain in their present home if alterations, adaptations or support were provided (50% - 5 respondents). A smaller number would need to move (30% - 3 respondent). A small number did not indicate the effect that having adaptations would make on their housing need (20% - 2 respondents).

Lastly, 1 respondent indicates that they use a wheelchair and commode and currently have to negotiate 3 steps to carry out this action.

### Chart 27 – Could you remain in your home with special adaptations/support?

Total respondents: 13



Around 3 in 4 have a view about **adaptations and support** (76% - 13 respondents), and the large majority of them consider that they could **remain in their current home if adaptations were made** (69% - 9 respondents).

The small proportion would need to move to new older people's housing (31% - 4 respondents) – see Chart 27.

### Chart 28 – Older people: price

Total respondents: 13



The **large majority would spend** between £201,000 - £300,000 on a new older people's home (62% - 13 respondents) – see Chart 28.

## ADDITIONAL COMMENTS

All comments and views expressed are attached in a separate Appendix 2.



## AFFORDABLE HOUSING

**South Somerset District Council and CCS should refer to full summary data provided in Appendix 4.**

12 respondents completed/partially completed the affordable housing section providing signed consent for their information to be passed in confidence in relation to discussions about their specific need with SSDC/social housing providers. All 12 respondents indicated a perceived need for affordable housing in the next 5 years. However, 1 respondent with preferred tenure for an open market home, who currently rents appears to be above the earnings threshold to qualify for affordable housing (SSDC to confirm).

5 parents responded on behalf of the future needs of their adult children – some only provided partial details of earnings and savings – which will make it complex to calculate actual future affordable housing need (social provision). However, this may highlight a potential future housing need for homes at 'affordable', entry-level prices even if these individuals were to not qualify for social housing provision.

**Of the remaining 11 respondents, respondents 1-3 are already on the LA Housing Register, and respondents 4-7 are seeking Housing Association/Social Rental Housing in the next 5 years. Respondent 8 is considering a self-build home in the parish or buying on the open market. Respondent 9 would like a shared ownership house. Respondent 10 has moved away from the parish and wished to return in the next 3 years and set up home with a partner, however, no details of earnings or savings are provided to aid assessing need. Respondent 11 has not indicated the future type of tenure desired, although indications are that some future assistance may be needed in the next 5 years.**

**Table 3 – Affordable Housing 11 respondents**

(NA = no answer supplied)

Responden	Who needs to move	Reasons to move (BOLD = MAIN REASON)	When move	Housing need + No. of beds	Preferred tenure	LOCAL CONNECTION	Lack of suitable housing in parish to meet needs?	HOUSING REGISTER STATUS
1	4 people	<b>Home too small</b>	<1	House (3 bed)	Rent (Council/HA) or shared ownership	Live in parish	Yes	<b>Yes on register</b>
2	4 people	<b>Home too small</b> Renting would like to buy	<1	House (4 bed)	NA	Live and work in parish	Yes	<b>Yes on register</b>
3	1 person	<b>Single setting up home</b> Living with parents	1-3	House (1 bed)	Buy on open market <i>[shared ownership more likely based on savings/occupation]</i>	Born & live in parish	NA	<b>Yes on register</b>
4	1 person	<b>Can't manage stairs</b>	5	Bungalow (4 rooms total)	Rent (Council/HA)	Live and worked in parish	Yes	No
5	1 person	<b>Single setting up home</b> Living with parents	1-3	Flat (1 bed)	Rent (Council/HA), shared ownership or buy on open market	Live in parish	Yes	No
6	2 people	<b>Single setting up home</b> Living with parents	1-3	House (2 bed)	Rent (Council/HA)	Live in parish	Yes	No
7	1 person	<b>Home too expensive</b> Need more security – private rent	5	Bungalow (2 bed)	Rent (Council/HA)	Live in parish	Yes	No
8	2 people	<b>Couple setting up home</b> Living with parents	1-3	House (2 bed)	Self build or buy on open market	Born & live in parish	NA	No
9	1 person	<b>Single setting up home</b> Living with parents	5	House (2 bed)	Shared ownership	Born & live in parish	NA	No
10	2 people	<b>Couple setting up home</b> <b>Moved away would like to return</b>	1-3	NA	NA	NA	NA	NA
11	2 people	<b>Home too large</b> Need more security	5	Bungalow (2 bed)	NA	Live in parish	No	No

# Appendix 1 – Questionnaire

## Housing Needs Survey THE CHARLTONS PARISH



This survey has been commissioned by The Charltons Parish Council to examine the current housing situation and any future housing need for local people in the parish. It is being delivered to every household in the parish.

The survey is being conducted by the Community Council for Somerset (CCS), an independent Somerset based organisation with many years of experience in conducting Housing Needs Surveys.

The Charltons Parish Council wishes to hear your views on housing in your parish. They would like to assess what housing residents might want or not want in the community. This information will form part of the Community Plan for The Charltons, for use as a guide to help shape the future of the parish. This is an opportunity for you to have your say.

This survey is divided into sections, please complete those sections which you feel are relevant to you:

- You only need to complete the Affordable Housing section if you are in need of affordable housing in the next 5 years. Affordable Housing is for local people unable to afford to rent or buy open market housing and who are needing to move.

**Please complete ONE survey per household.** Where there is more than one person/household living in your home needing additional housing, they should complete a separate form, either online or by contacting CCS (details on back page).

*Individual information will be treated as confidential and anonymous and will not be published or shared by CCS with any other person or organisation.*

Please return by **Friday 9<sup>th</sup> December** in the prepaid envelope.

Or complete the survey online at: [www.surveymonkey.co.uk/r/thecharltonshousing2](http://www.surveymonkey.co.uk/r/thecharltonshousing2)

If you need additional space for comments please use a separate sheet and attach it to this form.

Thank you for taking the time to complete this survey.

## ABOUT YOUR HOUSEHOLD

We would very much appreciate if you could complete the following questions. This information helps us to know if we have gained the views of a cross-section of the population in The Charltons parish. Individual information will be treated as confidential and anonymous and will not be published or shared by CCS with any other person or organisation.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postcode: \_\_\_\_\_

Tel: \_\_\_\_\_ Email: \_\_\_\_\_

1. Do you currently live in The Charltons parish? ☐ Yes ☐ No
2. How long have you lived in the parish? (please tick one only)  
☐ Less than 5 years ☐ 21-30 years or more  
☐ 5-10 years ☐ 30+ years  
☐ 11-20 years
3. How old are you? ☐ 16-18 ☐ 19-24 ☐ 25-44 ☐ 45-64 ☐ 65-79 ☐ 80+
4. Are you? ☐ Male ☐ Female
5. Please tell us the number of people living in your home, in each of the following age groups:

0-4 years	5-10 years	11-18 years	19-24 years	25-44 years	45-64 years	65-79 years	80+ years

6. How many bedrooms are there in your house?  
☐ 1 ☐ 4  
☐ 2 ☐ 5  
☐ 3 ☐ 6+ please state number \_\_\_\_\_

## PART 1 – HOUSING NEEDS AND DEVELOPMENT IN THE CHARLTONS PARISH

7. What do you think about the amount of housing currently available in The Charltons?  
☐ Need a lot more ☐ Need a few more ☐ About right ☐ Too many already
8. Would you support future development in The Charltons parish specifically to meet the housing needs of The Charltons parishioners or those with a genuine local connection to the parish?  
☐ Yes ☐ No ☐ Don't know

9. In your view, which types of housing, if any, does the parish need the most? (tick no more than 2)

- |  |  |
|--|--|
| <input type="checkbox"/> Small homes - up to 2-bedroom | <input type="checkbox"/> Flats – up to 2 bedroom |
| <input type="checkbox"/> Medium homes - 3-bedroom      | <input type="checkbox"/> Older people's housing  |
| <input type="checkbox"/> Large homes – 4 to 5-bedroom  | <input type="checkbox"/> No more homes needed    |
| <input type="checkbox"/> Other, please tell us _____   |  |

10. Which tenancy types, if any, do you feel are needed the most in the parish? (tick no more than 2)

- ☐ 'Affordable' homes to rent (local needs – those unable to afford open market homes)
- ☐ Shared ownership (part mortgage, part housing association rent)
- ☐ Retirement housing/apartments to rent
- ☐ Retirement housing/apartments to buy
- ☐ Sheltered accommodation (scheme manager on site/warden-assisted)
- ☐ New open market homes for purchase (can be bought/rented by anyone)
- ☐ Plots for sale for 'self-build'
- ☐ Other (please tell us) \_\_\_\_\_

11. Which types of future housing development, if any, would you support in the parish? (tick any that apply)

- ☐ Conversion of existing buildings
- ☐ Infill properties (building or extending dwellings on existing residential-designated land)
- ☐ New homes - smaller sites (10 or fewer homes)
- ☐ New homes - medium sites (10+ homes)
- ☐ New homes - larger development estate sites (20+ homes)
- ☐ New homes built on brownfield sites (land previously used commercially)
- ☐ New homes built on individual building plots
- ☐ Other (please tell us) \_\_\_\_\_

12. What, if any, are your main concerns about future housing development in The Charltons Parish?

- ☐ Busy roads/access issues
- ☐ Insufficient services (transport/shops/school/medical etc.)
- ☐ Development on non-designated land
- ☐ Open market housing – not affordable for local people's needs
- ☐ No suitable brownfield sites to develop for number of dwellings needed

Please tell us more (continue on a separate sheet if needed):

Answers to the following questions may be made available to any prospective developers of proposed building sites to be taken under consideration (subject to planning regulations). If you do not support any future development please go to Part 2 – Question 17.

13. Which of the following would you support in any proposed housing developments in The Charltons?

- ☐ 1 to 1½ storey (bungalow type)
- ☐ 2 storey houses
- ☐ Flats /apartments
- ☐ Traditional cottage/house design
- ☐ Modern design
- ☐ Eco-home design
- ☐ Other (please tell us) \_\_\_\_\_

14. Which size properties you would support for 'open market' homes?

- ☐ 1 bedroom ☐ 3 bedrooms  
☐ 2 bedrooms ☐ 4 or more bedrooms

15. Do you think there should be sufficient provision to avoid the need for road parking at any future development site?

- ☐ Yes ☐ No ☐ No opinion

16. If yes, what should be the minimum number of spaces per dwelling?

- ☐ 1 parking space ☐ 2 parking spaces ☐ 3 or more parking spaces

## PART 2 - NEW OPEN MARKET HOUSING

*Open Market Housing can be bought or rented by anyone. It has no occupancy restriction or legal tie.*

17. Are you interested in purchasing a newly-built or newly-converted 'Open Market' home in The Charltons parish at some point in the next 10 years if these homes were available?

- ☐ Yes ☐ No (please go to Part 3 - Question 24)

If you answered 'Yes'. Please tick JUST ONE BOX for each question unless otherwise indicated.

18. What are your reasons for wanting to move to a newly-built or newly-converted property in The Charltons parish? (tick any that apply)

- ☐ My home is too small ☐ My home lacks facilities (e.g. no garden/parking, one toilet)  
☐ My home is too large ☐ My home has negative features  
☐ My home is too expensive to run ☐ Change in family circumstances  
☐ Currently renting, wish to buy  
☐ Other, please tell us \_\_\_\_\_

19. When would you like to be able to move into this accommodation? (tick one)

- ☐ As soon as possible ☐ In the next 5 years  
☐ In the next 2 years ☐ In 5-10 years

20. What type of property would you prefer?

- ☐ House ☐ Bungalow  
☐ Flat/apartment ☐ No preference

21. How many bedrooms would you need?

- ☐ 1 bedroom ☐ 3 bedrooms  
☐ 2 bedrooms ☐ 4 or more bedrooms

22. Which of the following additional features would you like the property to have? (tick any that apply)

- ☐ Garage ☐ Enclosed, private garden  
☐ Designated parking ☐ Other \_\_\_\_\_

23. What would be the maximum you would be prepared to spend on a new property in The Charltons Parish?

- |  |  |
|--|--|
| <input type="checkbox"/> up to £100,000      | <input type="checkbox"/> £301,000 - £350,000 |
| <input type="checkbox"/> £101,000 - £150,000 | <input type="checkbox"/> £351,000 - £400,000 |
| <input type="checkbox"/> £151,000 - £200,000 | <input type="checkbox"/> £401,000 - £450,000 |
| <input type="checkbox"/> £201,000 - £250,000 | <input type="checkbox"/> £451,000 - £500,000 |
| <input type="checkbox"/> £251,000 - £300,000 | <input type="checkbox"/> Over £500,000       |

### PART 3 – HOUSING FOR OLDER PEOPLE

*Housing for older people (sometimes known as sheltered housing) is usually a group of flats or bungalows where the residents are older people, usually retirement age (55+).*

24. Are you interested in moving into a purpose-built or converted Older People's home in The Charltons parish at some point in the next 10 years if these homes were available?

- ☐ Yes ☐ No (please go to Part 4 - Question 33)

25. Which of the following Older People's accommodation would you be interested in the parish?

- ☐ Home to buy  
☐ Home to rent  
☐ Shared ownership property (part buy, part rent)  
☐ 'Affordable' home to rent (for those in housing need unable to afford to buy open market homes)  
☐ Sheltered accommodation (scheme manager on site/warden-assisted)  
Other (please tell us) \_\_\_\_\_

26. How soon do you think you might need this accommodation? (tick one)

- |  |  |
|--|--|
| <input type="checkbox"/> As soon as possible | <input type="checkbox"/> In the next 5 years |
| <input type="checkbox"/> In the next 2 years | <input type="checkbox"/> In 5 - 10 years     |

27. Why are you interested in Older People's accommodation in the parish?

- |  |   |
|--|---|
| <input type="checkbox"/> Need larger accommodation             | <input type="checkbox"/> To stay independent                |
| <input type="checkbox"/> Need smaller accommodation (downsize) | <input type="checkbox"/> To be closer to friends and family |
| <input type="checkbox"/> Need physically-adapted accommodation |   |
| <input type="checkbox"/> Other (please tell us) _____          |   |

28. What type of property would you prefer?

- |   |  |
|---|--|
| <input type="checkbox"/> House            | <input type="checkbox"/> Bungalow      |
| <input type="checkbox"/> Flat / apartment | <input type="checkbox"/> No preference |

29. How many bedrooms would you need?

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

30. If you would require any special adaptation for a disability / infirmity, which of the following would you need? (tick any that apply)

- |   |  |
|---|--|
| <input type="checkbox"/> Stair lift                   | <input type="checkbox"/> Wheelchair access                           |
| <input type="checkbox"/> Grab rails                   | <input type="checkbox"/> Wet room or specially adapted sanitary ware |
| <input type="checkbox"/> Other (please tell us) _____ |  |



31. Could you remain in your present home if alterations, adaptations or support were provided?  
☐ Yes ☐ No
32. What would be the maximum you would be prepared to spend on a new Older People's home?  
☐ Less than £100,000 ☐ More than £300,000  
☐ £101,000 - £200,000 ☐ Not applicable, interested in rental only  
☐ £201,000 - £300,000

#### PART 4 – AFFORDABLE HOUSING

33. Within the next 5 years is any member of your household likely to be in need of affordable accommodation as they are unable to afford housing on the open market in The Charltons parish?  
☐ Yes ☐ No (please return your completed survey in the prepaid envelope)

**IMPORTANT:** Please complete this part if you think you may need to move to an affordable home in The Charltons Parish now, or in the next 5 years. Affordable housing is for local people who are unable to afford to rent or buy on the open market or who can no longer afford to live in their current home.

A separate form needs to be completed if there is more than one person/household living in your home needing separate additional housing. Or if anyone needs to live in the parish for work or for family support (e.g. family members who left because they could not afford local prices). For extra forms contact CCS on 01823 331222 or email: info@somersetccc.org.uk.

In order to accurately assess housing need, we have to ask for some sensitive information.

**Confidentiality and Data Protection:** The information you provide will be used by CCS to prepare the Housing Needs Survey Report to give summary information on rural housing need. No data will be published which can identify an individual and no sensitive information will be passed to any other organisation or agency without your permission, including the parish council.

Please tick JUST ONE BOX for each question unless otherwise indicated.

34. When do you need to move?  
☐ Now ☐ Next 12 months ☐ 1-3 years ☐ Within 5 years
35. Which best describes your household?  
☐ Couple ☐ Two parent family ☐ Retired couple  
☐ One person household ☐ Lone parent family ☐ Retired single person  
☐ Other (please explain) \_\_\_\_\_
36. Why do you need to move? (tick any that apply)
- |   |   |
|---|---|
| <input type="checkbox"/> (1) Single, setting up home for first time | <input type="checkbox"/> (11) Family break-up or separation               |
| <input type="checkbox"/> (2) Couple setting up home                 | <input type="checkbox"/> (12) To give family support                      |
| <input type="checkbox"/> (3) Current home too small                 | <input type="checkbox"/> (13) To receive family support                   |
| <input type="checkbox"/> (4) Current home too expensive             | <input type="checkbox"/> (14) Medical reasons – unsuitable home           |
| <input type="checkbox"/> (5) Current home too large                 | <input type="checkbox"/> (15) Need more security (tied/Crown housing)     |
| <input type="checkbox"/> (6) Current home in poor condition         | <input type="checkbox"/> (16) Need specially adapted home                 |
| <input type="checkbox"/> (7) Private tenancy ending soon            | <input type="checkbox"/> (17) Cannot manage stairs                        |
| <input type="checkbox"/> (8) Need more security (private renting)   | <input type="checkbox"/> (18) Living with parents/ in someone else's home |
| <input type="checkbox"/> (9) Renting, would like to buy             | <input type="checkbox"/> (19) Currently homeless                          |
| <input type="checkbox"/> (10) Moved away and would like to return   | <input type="checkbox"/> (20) Other – please tell us _____                |



37. Which is your *main reason*? (please choose one number from above only) \_\_\_\_\_

38. Please complete the table below for anyone in your household needing to *move with you*, starting with yourself on the first line (please continue on a separate sheet if needed):

Relationship to you e.g. partner, son, daughter	Age	Male / Female	Living with you now (Yes / No)	Will live with you in future home (Yes / No)	Occupation (if over 16)
<i>My own details</i>			-	-	

39. Please provide addresses and dates of residence for the last 3 years for anyone needing to move with you who does not currently live in your home (please continue on a separate sheet if needed):

Address (including postcode where known)	From (month/year)	To (month/year)

40. What type of home do you live in?

- ☐ Terraced (inc. end terrace)    ☐ Semi-detached    ☐ Detached  
☐ Flat    ☐ Maisonette    ☐ Mobile home/caravan  
☐ Other (please tell us) \_\_\_\_\_

41. How many bedrooms does your home have?

- ☐ 1    ☐ 2    ☐ 3    ☐ 4    ☐ 5 or more

42. What is the tenure of your current home?

- ☐ Rent - Crown    ☐ Own home – no mortgage  
☐ Rent - Council    ☐ Own home – with mortgage  
☐ Rent - Housing Association/other social rented    ☐ Shared ownership (part owned/part rented)  
☐ Rent - private (landlord/letting agency)    ☐ Live with parents/family  
☐ Rent - relative or friend    ☐ Lodging with another household  
☐ Tied accommodation (job)  
☐ Other (please explain) \_\_\_\_\_

43. If you rent (or lodge), please tell us how much rent (or lodgings) you pay each week

- ☐ Less than £50    ☐ £51-£75    ☐ £76-£100    ☐ 101-£150  
☐ More than £150 (please specify) \_\_\_\_\_

44. If you rent your current home, do you receive Housing Benefit?    ☐ Yes    ☐ No

45. If you own your current home, please tell us how much you think your home is worth?

- ☐ up to £100,000      ☐ £101,000 - £150,000      ☐ £150,001 - £175,000  
☐ £175,001 - £200,000      ☐ £200,001 - £250,000      ☐ £250,001 - £300,000  
☐ £300,001 - £350,000      ☐ £350,000 - £400,000  
☐ More than £400,000 (please specify) \_\_\_\_\_

46. If you own your home, do you have a mortgage? ☐ Yes ☐ No

47. If you have a mortgage, how much do you still owe? £ \_\_\_\_\_

48. If you have a mortgage, how long does your mortgage have to run? \_\_\_\_\_

49. What is your Council Tax banding?

- ☐ A    ☐ B    ☐ C    ☐ D    ☐ E    ☐ F    ☐ G    ☐ H    ☐ Don't know

50. **Income:** What is your household's gross annual income? (Before deductions including benefits and pensions). This should be the combined income for couples. (tick ONE only)

- ☐ Under £10,000      ☐ £10,001-£15,000      ☐ £15,001-£20,000      ☐ £20,001-£25,000  
☐ £25,001-£30,000      ☐ £30,001-£35,000      ☐ £35,001-£40,000      ☐ £40,001-£45,000  
☐ £45,001-£50,000      ☐ Over £50,000

51. **Savings:** Do you have any savings or funds that could be used to purchase a home? (tick ONE only)

- ☐ No savings or funds      ☐ Under £5,000      ☐ £5,001 - £10,000  
☐ £10,001 - £15,000      ☐ £15,001 - £20,000      ☐ £20,001 - £25,000  
☐ More than £25,000 (please specify) \_\_\_\_\_  
☐ N/A interested in rental only

52. **Employment:** How many people in your whole household that needs to move, are from the following categories?

	Number		Number
Working full time		Working part time	
Unemployed, seeking work		Unemployed, not seeking work	
Full-time further/higher education		Retired	
Other (please tell us)			

53. If you or any member of your household works in the parish, please give details below?

Occupation	Where work? (including anyone who works from home)	How long worked in Parish

54. **Your housing need:** What type of home do you need? And how many bedrooms do you require?

- ☐ Flat – number of rooms \_\_\_\_\_      ☐ Bungalow – number of rooms \_\_\_\_\_  
☐ House – number of rooms \_\_\_\_\_      ☐ Other – please tell us \_\_\_\_\_

**55. Which of the following best suits your housing need?**

- |  |  |
|--|--|
| <input type="checkbox"/> Renting (Council/Housing Association) | <input type="checkbox"/> Buying on the open market       |
| <input type="checkbox"/> Shared ownership (part rent/part buy) | <input type="checkbox"/> Residential care                |
| <input type="checkbox"/> Self build                            | <input type="checkbox"/> Sheltered housing with a warden |
| <input type="checkbox"/> Other (please tell us) _____          |  |

**56. Does anyone in your household wishing to move need any of the following (tick any that apply)?**

- |  |   |
|--|---|
| <input type="checkbox"/> Wheelchair access       | <input type="checkbox"/> Single level accommodation |
| <input type="checkbox"/> Sheltered accommodation | <input type="checkbox"/> Accommodation with care    |

Please tell us about any mobility or health problems which affect your housing needs

\_\_\_\_\_

**57. Could you remain in your current home if alterations, adaptations or support were provided?**

- ☐ Yes                      ☐ No

**58. Do you think there is a lack of suitable existing housing in the Parish to suit your needs?**

- ☐ Yes                      ☐ No

**59. If you want to buy your own home, what total house price could you could afford?**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Less than £75,000                         | <input type="checkbox"/> £75,001 - £100,000  | <input type="checkbox"/> £100,001 - £125,000 |
| <input type="checkbox"/> £125,001 - £150,000                       | <input type="checkbox"/> £150,001 - £175,000 | <input type="checkbox"/> £175,001 - £200,000 |
| <input type="checkbox"/> £200,001 - £250,000                       | <input type="checkbox"/> £250,001 - £300,000 | <input type="checkbox"/> £300,001 - £350,000 |
| <input type="checkbox"/> More than £350,000 (please specify) _____ |  |  |

**60. Assuming you want/need to live in The Charltons parish, please tell us why (tick any that apply):**

- ☐ Born/grew up in the parish (state how long) \_\_\_\_\_
- ☐ Currently live in the parish (state how long) \_\_\_\_\_
- ☐ Work in the parish (state how long) \_\_\_\_\_
- ☐ If employed only in parish and not resident, where do you live now? \_\_\_\_\_
- ☐ Offer of job in the parish
- ☐ Close family ties (please tell us which family members live in the parish) \_\_\_\_\_
- \_\_\_\_\_
- ☐ Other (please tell us) \_\_\_\_\_

**61. Have you previously lived in the parish and want to return?**

- ☐ Yes (please tell us how long you lived in the parish before you left) \_\_\_\_\_
- ☐ No

**62. If you left the parish, please tell us why?**

- |   |  |
|---|--|
| <input type="checkbox"/> Lack of affordable housing   | <input type="checkbox"/> Job elsewhere     |
| <input type="checkbox"/> Lack of public transport     | <input type="checkbox"/> Further education |
| <input type="checkbox"/> Marriage                     |  |
| <input type="checkbox"/> Other (please tell us) _____ |  |

63. Are you registered on Homefinder Somerset (Local Authority Housing Register/Waiting List)?

☐ Yes

☐ No

☐ Application submitted

You must be registered with Homefinder Somerset to be considered for an offer of local affordable housing. Please visit [www.homefindersomerset.co.uk](http://www.homefindersomerset.co.uk) or contact your local district council for further information (contact details can be found on your council tax bill, or from CCS if you need help finding their details).

## AFFORDABLE HOUSING DECLARATION

*Please sign below and provide your contact details at the start of this survey in case any clarification is required. If a need is identified, it may be necessary to stay in touch to ensure that you have the best chance of receiving an offer of housing if your need is verified. Your details will not be passed to any other organisation unless you have given your signed consent. This would be only to officers of your local District Council and other housing providers such as a Housing Association as it is their duty to provide such housing. This is in accordance with our data protection statement at the beginning of Part 5 of the survey.*

I have supplied information on my household's affordable housing needs and I give my permission for this information to be passed in confidence in discussions of my specific housing need with my local District Council and other housing providers.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

Thank you for taking the time to complete this survey.

**Please return your signed form in the prepaid envelope by  
9 December 2016.**



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Victoria Street  
Taunton TA1 3JZ

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## Appendix 2 – Verbatim comments

= [comment/links in square brackets are surveyors]

### Q9 – TYPES OF HOUSING NEEDED THE MOST

Any new homes must respect the village environment.

Small homes but specifically for parishioners.

Affordable homes for young people who want to stay in village.

Affordable housing.

Single bedroom dwellings or studio dwellings.

Self build and shared ownership.

Residential care home.

Mixture.

Don't know - is there a 'need'? What's the evidence?

Don't know. We don't know anyone who wants to move here but maybe young people are priced out?

I'm not aware of any housing needs.

Don't need anymore.

### Q10 – TENANCY TYPES

Any (or all) the above might be suitable, providing the quality of the development respects the village.

Homes for local people to buy

Old people housing with pavement on lane/ assistance available.

Up to 70% shared ownership with no rent payable on not owned share.

Variety best.

Not sure any are needed most. Somerton is close enough and it is a town.

Don't know - is there a 'need'?

None. (5)

None, character of village already being destroyed.

No more homes needed.

Not required.

Don't know.

### Q11 – FUTURE HOUSING DEVELOPMENT

All development should be in natural stone to preserve the character of the village.

None - we are close to capacity as a village now.

None. (5)

### Q12– FUTURE PROPOSED DEVELOPMENTS CONCERNS (*grouped with under primary concern stated*)

#### ***Busy roads/access***

As main access roads to the village, Chessels Lane and Welham Lane are inadequate - too narrow with passing places in a shocking state - and loss of drainage of Chessels Lane due to development of tout quarry.

Extra traffic, lack of infrastructure. No industry/jobs to support a large development. Small school. Losing our greenbelt land to concrete.

Narrow country lanes already too busy and easily danger to pedestrians, horse-riders and other vehicles. Character of village being eroded by development open fields once the history and beauty of the village has been destroyed it cannot be undone.

Specifically transport.

Speeding is a large issue, without accompanying traffic control homes should not be built.

The Access roads into Charlton Adam are type 4 roads not wide enough for 2 cars in many places and are not suitable for an increase in traffic.

The roads are narrow, and there are no designated foot paths. The single school is outside the Charltons and school traffic travels at speed.

The roads through The Charltons are busy enough already.

Too much traffic, roads need repairing there was about 4 cars 58 years ago. There is still a wall in the ground at the bottom of Fox and Hounds which a lorry knocked down 56 years ago the council have never moved it.

Traffic; Flouts the speed limit consistently, rat run through the village, no meaningful public transport

Local Council can't even organise traffic pinch points on Kingston road. It's a death trap. No wonder 8 properties sold in the last 2 years in this area. Pathetic!!

We have poor roads and no shops.

Any development should have facility for off road parking. No on road parking, and implementation of 'No Parking' on road.

Not enough parking for existing houses.

Roads unable to cope now and utilities (sewage) as issue already particularly when heavy rain.

Congestion around two post office/shop pressure on utilities such as drains, sewage, internet speeds, water pressure, loss of village culture.

### ***Flooding/sewerage***

1 days rain flooded with sewage drains incapable of dealing with anymore.

Coping with both sewerage and surface water to stop flooding.

Domestic waste water issues. Lack of primary school places.

Drainage and sewerage systems are now under extreme pressure and the fact that one dwelling away from us suffers from sewerage entering their house concerns us greatly. Any additional dwellings will add to this problem.

Flooding Charlton Adam behind Fox and Hound public house (was previously) ponds. - deep ditches - more trees etc. to deal with water drainage problems.

Flooding issues not resolved.

Fragile infrastructure - i.e. drainage/sewers.

Sewage provision.

Sewage/drainage system already unable to cope.

Since previous development in Arnots Close and Nevilles Close, our cul de sac floods on a regular basis. With our front garden under water and smelling of sewage also parking and access becoming a problem.

The existing sewers cannot cope with all the waste, when there is a heavy downpour of rain. They would need to be replaced if more housing was built.

The sewage system in the Charltons is already grossly overloaded, like RAW SEWAGE coming up in houses near the pumping station on Broadway Road. There is no local bus service.

Insufficient sewage capacity loss of agricultural land.

### ***Services/amenities/infrastructure***

Lack of public transport inhibits access to local towns.

Need a bus route to Yeovil.

Buses to nearby towns regularly, especially to Street.

Charlton has no external regular bus services. Roads at peak times will be congested if over developed.

Public transport in the village is awful.

Current medical services cannot support increase in population.

Whilst the Charltons infrastructure currently meets the local plan criteria for sustainable development, some of that infrastructure is extremely fragile and could disappear within less than three years.

I am aware people need homes and more housing is needed but this is a small rural village and the infrastructure isn't here to support new projects. What worries me is where will it all end - an extension to K. Manderville!! Please let us keep the village for future generations to enjoy!

Present fragile infrastructure cannot support future development.

The infrastructure must be strong enough to support the additional housing. The housing must be suitable to meet the needs of the village with the focus on families.

Re-open the railway station.

### ***Development on non-designated land***

Loss of farm land, the road is dangerous for children to get to post office/village hall. Flooding, sewerage.

There are two good brownfield sites that cry out for development but instead of using these buildings are going on farm land - we need food as well as housing!

Look at/develop existing available brownfield.

### ***Affordable housing/young families***

I would only support a small increase in housing due to the effect on traffic. I believe this should only be for people with a connection to the village and more specifically younger people.

Small affordable houses for young village people. My children would have loved to buy in village but far too expensive. Keep our village as a village.

No more "garden grabbing". A few small developments for the young to afford a starter home is all that is needed no more executive homes!

Homes suitable for young families, to make use of good school facility and expand vibrant community activities.

### ***Open market housing – not affordable for local people's needs***

Non-locals buying/renting Charlton houses. People buying second homes.

### ***Character of the village/parish***

It's a small rural village that would be totally spoilt by building more homes. Not enough school spaces. NHS doctors and dentist full. No lighting or paths. No gas.

Not in keeping with village look. Sewage - flooding issues.

Not to alter the character of the village or spoil its rural appeal.

Turning a beautiful quiet village community into a larger more town like environment.

Village is in a state of equilibrium. Does not need significant development.

Any large development is likely to destroy the village as an entity, will probably be an eyesore. This questionnaire appears carefully biased towards development without ever addressing the rational. Where is the need?

Special quality of this village e.g. unusual no. of horses - safety issues lack of pavements. Need to preserve lack of street lighting, blind corners.

Villages are precious. They cannot be created. Over-extend and they lose their character, whereas additions to a town (such as Yeovil) are easily absorbed. At peak times traffic through the Charlton is excessive, more cars actually in the village would add to the problem. I doubt if there is demand for more housing.

This village is rural and very peaceful. An influx of a large amount of housing would ruin the character of Charlton Adam.

More people more problems! I came here to get away from it all.

Homes will not fit visually into the village. They will be built without increasing amenities. They will not have enough parking for their cars.

### **Generally**

I am probably biased on this issue as I hope to get planning on the site I own. I have never been able to afford a house in a rural location, my only hope is to build.

So often new homes have tiny gardens. I feel it is important to give people as much space as possible, not to try and cram in small homes onto tiny plots.

Parish council and some local people objecting to everything - unrealistic.

No more building!!

### **Q13– FUTURE DEVELOPMENT HOUSING TYPES**

Something which fits into current buildings.

Built in the same style as local houses made of stone.

Appropriate to area in which built.

Definitely the eco route, sadly this is more expensive to buy.

Homes with excellent insulation making them cheaper to heat.

Neville Close, Breeze-block type houses.

Flats/apartments less than 3 storeys.

### **Q18– OPEN MARKET HOME PURCHASE REASONS**

For my children.

Living with parents.

Housing for grandchildren needed.

I cannot buy out the remaining equity share which is retained in perpetuity by the housing association and cannot extend my home.

A house with character.

Parking and storage.

To purchase as a 'buy to let'.

When garden becomes onerous to maintain.

### **ADDITIONAL COMMENTS**

You must think of the young families living here, as we shall lose them all. There is too much money spent getting to work and pleasure. We used to walk everywhere. But how can they if there are no pavements. We must keep it a village not a town. The wildlife is decreasing around us. But please keep our lovely village for all to enjoy. Everybody is so friendly and helpful. Especially the youngsters. They stop and natter to us older ones and I'm sure they feel the same in our little village. Think about it before you build. Thank you.

How would someone living outside the parish wanting to move here know this survey was being carried out! Seems to be a way of saying no housing need and trying to block any development – as the parish council does now. Somerset needs more houses - let's get on with building.

NOTE – housing requires merits for parish residents and family members in general.

I consider this to be a poorly designed questionnaire that is a waste of time and money. The sort of thinking and information will be less accurate than most polls and an indication of bad market research.

Comments Affordable Housing Q54 – Housing Need: This survey is badly worded. We are a family of two parents and two teenagers. Soon they will want to set up their own homes. As parents we will downsize. We could sell 3 bed



house and buy 2 bed *[parents unlikely to qualify for affordable housing based on income data provided]*. There is nothing for the boys. That's what's needed, starter homes *[some detail provided for older son aged 19 in Affordable section – younger son details not provided. Respondent also indicated their HOUSING preferences earlier in the survey views that support 'starter' homes]*.

## Appendix 3 – Full Survey Results Summary Tables

### ABOUT YOUR HOUSEHOLD

#### Contact Details

Answer Options	Response Percent	Response Count
Name:	99.3%	150
Address:	100.0%	151
Post Code:	98.7%	149
Tel:	77.5%	117
Email:	60.3%	91

*answered question* **151**

*skipped question* **4**

#### 1. Do you currently live in The Charltons parish?

Answer Options	Response Percent	Response Count
Yes	100.0%	152
No	0.0%	0

*answered question* **152**

*skipped question* **3**

#### 2. How long have you lived in the parish?

Answer Options	Response Percent	Response Count
Less than 5 years	25.3%	39
5 - 10 years	19.5%	30
11 - 20 years	22.7%	35
21 - 30 years	14.3%	22
30+ years	18.2%	28

*answered question* **154**

*skipped question* **1**

#### 3. How old are you?

Answer Options	Response Percent	Response Count
16-18	0.0%	0
19-24	0.0%	0
25-44	11.2%	17
45-64	38.8%	59
65-79	44.7%	68
80+	5.3%	8

*answered question* **152**

*skipped question* **3**

#### 4. Are you?

Answer Options	Response Percent	Response Count
Male	48.3%	71
Female	51.7%	76

*answered question* **147**

*skipped question* **8**

5. Please tell us the number of people living in your home, in each of the following age groups: (please add a number in the relevant boxes)

Answer Options	Response Average	Response Total	Response Count
0-4 years	1.50	12	8
5-10 years	1.40	14	10
11-18 years	1.45	29	20
19-24 years	1.14	16	14
25-44 years	1.39	32	23
45-64 years	1.49	109	73
65-79 years	1.49	104	70
80+ years	1.09	12	11

*answered question* 148  
*skipped question* 7

6. How many bedrooms are there in your house?

Answer Options	Response Percent	Response Count
1 bedroom	1.3%	2
2 bedrooms	20.1%	31
3 bedrooms	39.0%	60
4 bedrooms	27.9%	43
5 bedrooms	9.7%	15
6+ bedrooms please state number	1.9%	3

*answered question* 154  
*skipped question* 1

## Part 1 – HOUSING NEEDS AND DEVELOPMENT IN THE CHARLTONGS PARISH

7. What do you think about the amount of housing currently available in The Charltons?

Answer Options	Need a lot more	Need a few more	About right	Too many already	Response Count
	6	58	81	9	154

*answered question* 154  
*skipped question* 1

8. Would you support future development in The Charltons parish specifically to meet the housing needs of The Charltons parishioners or those with a genuine local connection to the parish?

Answer Options	Response Percent	Response Count
Yes	67.3%	103
No	22.2%	34
Don't know	10.5%	16

*answered question* 153  
*skipped question* 2

**9. In your view, which types of housing, if any, does the parish need the most? (tick no more than 2)**

Answer Options	Response Percent	Response Count
Medium homes - 3 bedroom	46.7%	71
Small homes - up to 2 bedroom	44.1%	67
Older people's housing	23.0%	35
No more homes needed	23.0%	35
Large homes - 4 & 5 bedroom	7.9%	12
Flats – up to 2 bedroom	4.6%	7
Other (please tell us)	7.9%	12

**answered question 152**

**skipped question 3**

**10. Which tenancy types, if any, do you feel are needed the most in the parish? (tick no more than 2)**

Answer Options	Response Percent	Response Count
'Affordable' homes to rent (local needs – those unable to afford open market homes)	59.3%	80
Shared ownership (part mortgage, part housing association rent)	32.6%	44
New open market homes for purchase (can be bought/rented by anyone)	25.2%	34
Retirement housing/apartments to buy	14.8%	20
Retirement housing/apartments to rent	11.1%	15
Sheltered accommodation (scheme manager on site/warden-assisted)	9.6%	13
Plots for sale for 'self-build'	9.6%	13
Other (please tell us)	11.9%	16

**answered question 135**

**skipped question 20**

**11. Which types of future housing development, if any, would you support in the parish? (tick any that apply)**

Answer Options	Response Percent	Response Count
Conversion of existing buildings	71.9%	105
Infill properties (building or extending dwellings on existing residential-designated land)	43.2%	63
New homes - smaller sites (10 or fewer homes)	44.5%	65
New homes - medium sites (10+ homes)	13.0%	19
New homes - larger development estate sites (20+ homes)	4.1%	6
New homes built on brownfield sites (land previously used commercially)	37.7%	55
New homes built on individual building plots	20.5%	30
Other (please tell us)	0.7%	1

**answered question 140**

**skipped question 15**

**12. What, if any, are your main concerns about future housing development in The Charltons Parish?**

Answer Options	Response Percent	Response Count
Busy roads/access issues	76.7%	112
Insufficient services (transport/shops/school/medical etc.)	71.2%	104
Development on non-designated land	49.3%	72
Open market housing – not affordable for local people's needs	48.6%	71
No suitable brownfield sites to develop for number of dwellings needed	15.8%	23
Please tell us more		64

**answered question 146**

**skipped question 9**

**13. Which of the following would you support in any proposed housing developments in The Charltons?**

Answer Options	Response Percent	Response Count
Traditional cottage/house design	81.2%	82
2 storey houses	65.3%	66
1 to 1½ storey (bungalow type)	48.5%	49
Eco-home design	45.5%	46
Modern design	14.9%	15
Flats /apartments	7.9%	8
Other (please tell us)	6.9%	7

**answered question 101**

**skipped question 54**

**14. Which size properties you would support for 'open market' homes?**

Answer Options	Response Percent	Response Count
3 bedrooms	72.8%	67
2 bedrooms	67.4%	62
1 bedroom	25.0%	23
4 or more bedrooms	23.9%	22

**answered question 92**

**skipped question 63**

**15. Do you think there should be sufficient provision to avoid the need for road parking at any future development site?**

Answer Options	Response Percent	Response Count
Yes	91.6%	98
No	1.9%	2
No opinion	6.5%	7

**answered question 107**

**skipped question 48**

**16. If yes, what should be the minimum number of spaces per dwelling?**

Answer Options	Response Percent	Response Count
2 parking spaces	80.0%	80
1 parking space	13.0%	13
3 or more parking spaces	7.0%	7

**answered question 100**

**skipped question 55**

## Part 2 – NEW OPEN MARKET HOUSING

17. Are you interested in purchasing a newly-built or newly-converted 'Open Market' home in The Charltons parish at some point in the next 10 years if these homes were available?

Answer Options	Response Percent	Response Count
Yes	14.2%	22
No	85.8%	133

*answered question* 155

*skipped question* 0

18. What are your reasons for wanting to move to a newly-built or newly-converted property in The Charltons parish? (tick any that apply)

Answer Options	Response Percent	Response Count
Change in family circumstances	28.6%	6
My home is too large	23.8%	5
My home is too small	19.0%	4
My home is too expensive to run	9.5%	2
Currently renting, wish to buy	9.5%	2
My home lacks facilities (e.g. no garden/parking, one toilet)	4.8%	1
My home has negative features	4.8%	1
Other (please tell us)	38.1%	8

*answered question* 21

*skipped question* 134

19. When would you like to be able to move into this accommodation?

Answer Options	Response Percent	Response Count
As soon as possible	18.2%	4
In the next 2 years	18.2%	4
In the next 5 years	27.3%	6
In 5-10 years	36.4%	8

*answered question* 22

*skipped question* 133

20. What type of property would you prefer?

Answer Options	Response Percent	Response Count
House	68.2%	15
Bungalow	27.3%	6
Flat/apartment	4.5%	1
No preference – <i>not counted as ticked more than 1</i>	4.5%	1

*answered question* 22

*skipped question* 133

21. How many bedrooms would you need?

Answer Options	Response Percent	Response Count
3 bedrooms	42.9%	9
2 bedrooms	33.3%	7
4 or more bedrooms	19.0%	4
1 bedroom	4.8%	1

*answered question* 21

*skipped question* 134

**22. Which of the following additional features would you like the property to have? (tick any that apply)**

Answer Options	Response Percent	Response Count
Enclosed, private garden	95.5%	21
Designated parking	81.8%	18
Garage	68.2%	15
Other (please tell us)	22.7%	5

***answered question* 22**

***skipped question* 133**

**23. What would be the maximum you would be prepared to spend on a new property in The Charltons Parish?**

Answer Options	Response Percent	Response Count
up to £100,000	10.0%	2
£101,000 - £150,000	0.0%	0
£151,000 - £200,000	25.0%	5
£201,000 - £250,000	10.0%	2
£251,000 - £300,000	15.0%	3
£301,000 - £350,000	15.0%	3
£351,000 - £400,000	5.0%	1
£401,000 - £450,000	5.0%	1
£451,000 - £500,000	10.0%	2
Over £500,000	5.0%	1

***answered question* 20**

***skipped question* 135**

### Part 3 – HOUSING FOR OLDER PEOPLE

**24. Are you interested in moving into a purpose-built or converted Older People's home in The Charltons parish at some point in the next 10 years if these homes were available?**

Answer Options	Response Percent	Response Count
Yes	11.0%	17
No	89.0%	138

***answered question* 155**

***skipped question* 0**

**25. Which of the following Older People's accommodation would you be interested in the parish? (tick any that apply)**

Answer Options	Response Percent	Response Count
Sheltered accommodation (scheme manager on site/warden-assisted)	58.8%	10
Home to buy	47.1%	8
Home to rent	41.2%	7
Shared ownership property (part buy, part rent)	11.8%	2
Affordable' home to rent (for those in housing need unable to afford to buy open market homes)	11.8%	2
Other (please tell us)	0.0%	0

***answered question* 17**

***skipped question* 138**

**26. How soon do you think you might need this accommodation?**

Answer Options	Response Percent	Response Count
In 5-10 years	40.0%	6
In the next 5 years	33.3%	5
As soon as possible	20.0%	3
In the next 2 years	6.7%	1

*answered question* **15**

*skipped question* **140**

**27. Why are you interested in Older People's accommodation in the parish?**

Answer Options	Response Percent	Response Count
To stay independent	64.3%	9
Need physically-adapted accommodation	35.7%	5
To be closer to friends and family	28.6%	4
Need smaller accommodation (downsize)	21.4%	3
Need larger accommodation	0.0%	0
Other (please tell us)	14.3%	2

*answered question* **14**

*skipped question* **141**

**28. What type of property would you prefer?**

Answer Options	Response Percent	Response Count
Bungalow	87.5%	14
Flat/apartment	18.8%	3
House	0.0%	0
No preference	12.5%	2

*answered question* **16**

*skipped question* **139**

**29. How many bedrooms would you need?**

Answer Options	Response Percent	Response Count
2 bedrooms	81.3%	13
3 bedrooms	18.8%	3
1 bedroom	0.0%	0
4 or more bedrooms	0.0%	0

*answered question* **16**

*skipped question* **139**

**30. If you would require any special adaptation for a disability/infirmity, which of the following would you need? (tick any that apply)**

Answer Options	Response Percent	Response Count
Grab rails	70.0%	7
Wheelchair access	20.0%	2
Wet room or specially adapted sanitary ware	20.0%	2
Stair lift	10.0%	1
Other (please tell us)	30.0%	3

*answered question* **10**

*skipped question* **145**



**31. Could you remain in your present home if alterations, adaptations or support were provided?**

Answer Options	Response Percent	Response Count
Yes	69.2%	9
No	30.8%	4

*answered question* **13**

*skipped question* **142**

**32. What would be the maximum you would be prepared to spend on a new Older People's home?**

Answer Options	Response Percent	Response Count
Less than £100,000	7.7%	1
£101,000 - £200,000	7.7%	1
£201,000 - £300,000	61.5%	8
More than £300,000	7.7%	1
Not applicable, interested in rental only	15.4%	2

*answered question* **13**

*skipped question* **142**

#### **Part 4 – AFFORDABLE HOUSING – (DETAILED RESULTS TO SSDC/CCS ONLY)**

**33. Within the next 5 years is any member of your household likely to be in need of affordable accommodation as they are unable to afford housing on the open market in The Charltons parish?**

Answer Options	Response Percent	Response Count
Yes	11.0%	17
No	89.0%	138

*answered question* **155**

*skipped question* **0**

