



Chatburn

HOUSING NEEDS SURVEY

Ribble Valley Borough Council

**Report prepared by
John Barber
August 2009**

Chatburn Housing Needs Survey

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CHATBURN HOUSING NEEDS SURVEY REPORT **AUGUST 2009**

SUMMARY AND KEY FINDINGS

AIM

To investigate the local affordable housing need for the parish of Chatburn in Ribble Valley.

SURVEY DISTRIBUTION AND RESPONSE

The Housing Officer for Ribble Valley, in agreement with Chatburn Parish Council and Ribble Valley Borough Council prepared a two-part survey for distribution (see Appendix 1). The questionnaire was based on the Department of Environment Food and Rural Affairs' (DEFRA) newly revised Housing Needs Survey Form, dated November 2005, and produced in partnership with the Housing Corporation and the National Network of Rural Housing Enablers. The questionnaire is divided into two parts. The first part seeks information on existing households; while the second part is for those persons/households in housing need.

The survey forms were posted on the 5th June 2009 to households within the Parish of Chatburn (see Figure 1), in accordance with Ribble Valley's Council Tax records. Householders were allowed five weeks for completion of the survey forms and to be returned by prepaid post to the Housing Officer by the 17th July 2009. Additional Part Two survey forms were made available for anyone likely to have a local affordable housing need in the next five years.

A total of 502 survey forms were issued (2 returned undelivered) and a total of 174 replies were received, a response rate of 35% to the survey, a good response rate in comparison to other local Housing Needs Surveys undertaken by Ribble Valley. Of the Part One Surveys returned, 43 arrived with Part Two, equal to 9% of the total survey forms issued, a response that indicates a housing need. 4 Part two forms were incomplete and they have not been included in the analysis.

SUMMARY AND KEY FINDINGS

The key points regarding the housing market and its context in Chatburn parish are as follows: -

- Council Tax records reveal that Chatburn has proportionately more housing stock in the lower two bands of A and B (60%) compared to Ribble Valley (33%) and Lancashire's (58%) profiles. **This profile should indicate a good affordable housing stock in the parish, however as property prices are quite high in the parish this information needs to be carefully considered**
- Land Registry records, the **'average sale price' of properties within Chatburn as £157.5000 for April to June 2009 (Only 2 in total)**. The lowest sale price in the Chatburn postcode area during this period was **£140.000 for a terraced property**. At the time of research, the lowest advertised sale price in the Chatburn parish was **£199.950** for a 4 bed roomed terraced house. The median house price of property currently for sale in Chatburn Parish is £249.950 for a three-bedroom detached house. **This is an indicator of a lack of available affordable housing within the parish.**
- On average according to the limited data available on sales of Chatburn houses the prices are 5% lower for a terraced than Ribble Valley and 69% higher than the whole of Lancashire. An average price for a semi detached house in Ribble Valley is £172.469 and £142.324 in Lancashire.
- The number of family respondents was 47%
- Of those that responded and identified a housing need; 7 (19%) are couples (see Appendix 3).
- Most people in housing need would prefer to buy their own home (76%).
- 22% would consider a property under the New Build Homebuy Scheme¹ or a Shared Ownership Scheme², while 32% would prefer to rent. **n.b. respondents indicated more than one choice**

¹ Government Scheme, which enables people to buy a share in a newly built private property.

- 13% of housing within Chatburn is classified as affordable housing either owned by the Council / local registered social landlord.
- Although there is competition for affordable properties, the number of respondents in housing need who have registered with the local authority and housing providers is low (19%).
- 61% of respondents in housing need state that their net earnings are below £385 per week.
- The survey shows that of those households that responded, 53% are in favour of more housing being developed if it were affordable and for local people.

² Whereby a person can buy a share of the property with a housing association or private developer.

1. INTRODUCTION

The Housing Officer for Ribble Valley in partnership with Chatburn Parish Council undertook a Housing Needs Survey in January/February 2009.

The area included in the survey broadly covers the BB7 4 postcode as shown in Figure 1.

The survey aims to provide an indication of the number, type and cost of affordable of housing that is required within the parish. It has to be recognised, however, that any survey of this kind has its limitations:

- People's responses express their aspirations as well as need. Whilst it is necessary to take account of these when considering need, affordable housing is based on actual need. For example, although a single person may state a preference to live in a two or three bedroom property, in reality they may only qualify for a one-bedroom unit.
- The survey does not identify those who have already left the area due to lack of affordable housing; those that work but do not live in the parish; or those living without a fixed address.
- Further work is required to explore the needs of those requiring support and care.

The survey also gives the views of respondents on any future housing development in the parish.

1.1 CHATBURN

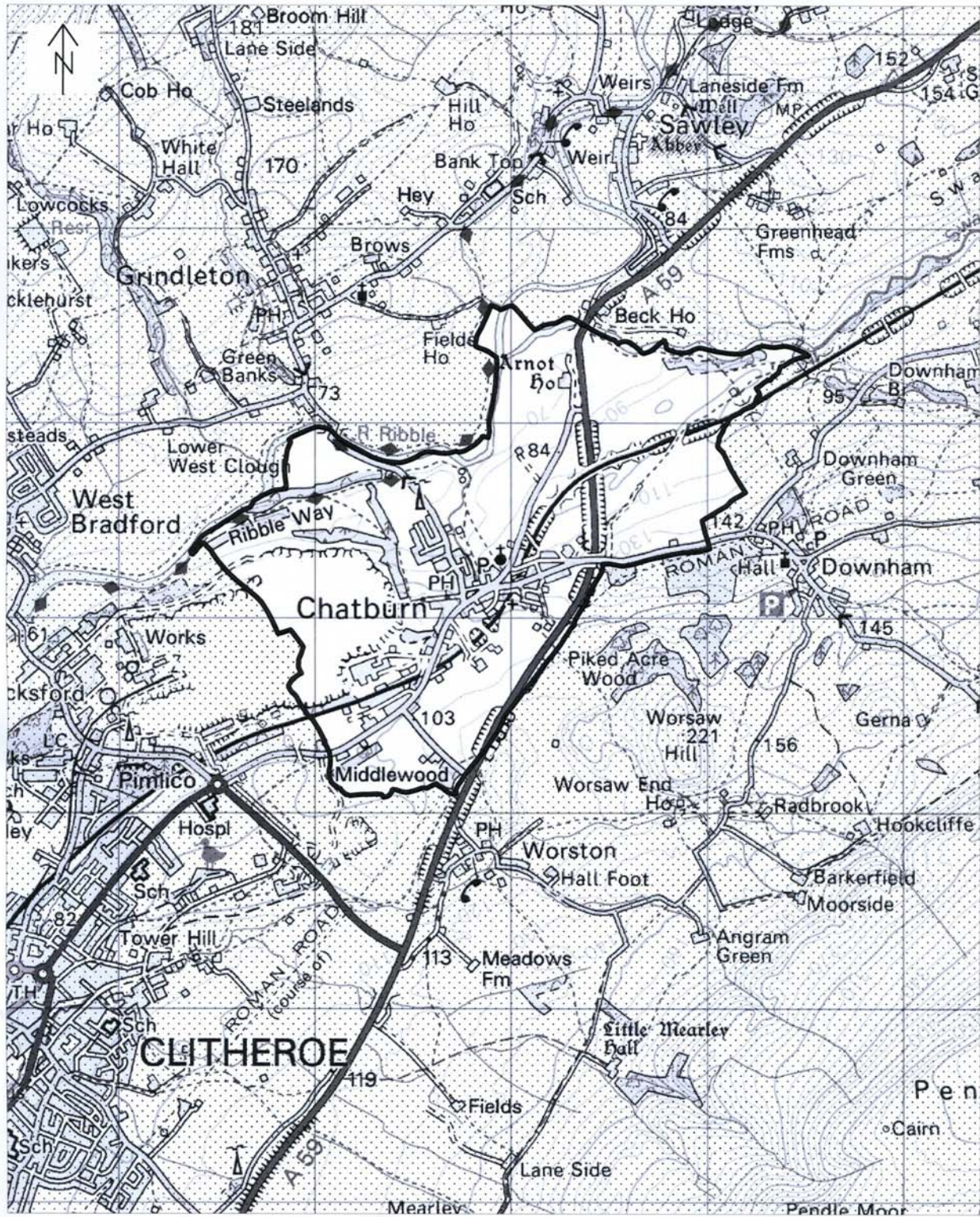
The Parish of Chatburn is located to the Northeast of Clitheroe, a pleasant old mill village surrounded by farmland. The River Ribble acts as a boundary to the north of the parish, the original A59 runs through the centre of the village, but the new by pass (A59 Trunk Road) skirts the south of the parish. A railway line runs through the centre but the old station whilst still there is not in use.

A primary school, 2 Churches, active village hall, sports field, 2 pubs, a general store and post office, renowned butchers, popular sweet and ice cream shop, take away and delicatessen do provide a range of amenities benefiting the villagers. A regular bus service including an express route makes it easy get access to Clitheroe, the larger town of Skipton and the City of Preston.

Although the old mills have long gone, employment can be found on a busy industrial estate in the village, with nearby quarries and business park providing other opportunities to find work. With the good road link it is easy for people to commute to further afield.

Property in the parish is a mixture of traditional terraced houses, ex-council house stock either privately owned or now part of an RSL, larger good quality properties, farm and barn conversions and modern development on old mill sites.

In many ways Chatburn can be seen as a perfect northern village, adapting to changing times, but still retaining its character. There are opportunities for local people to find affordable housing and although limited, it is still possible to find property to rent or buy. With employment, education and transport all available it is still a popular place to live.



Scale 1:25000 25 August 2009

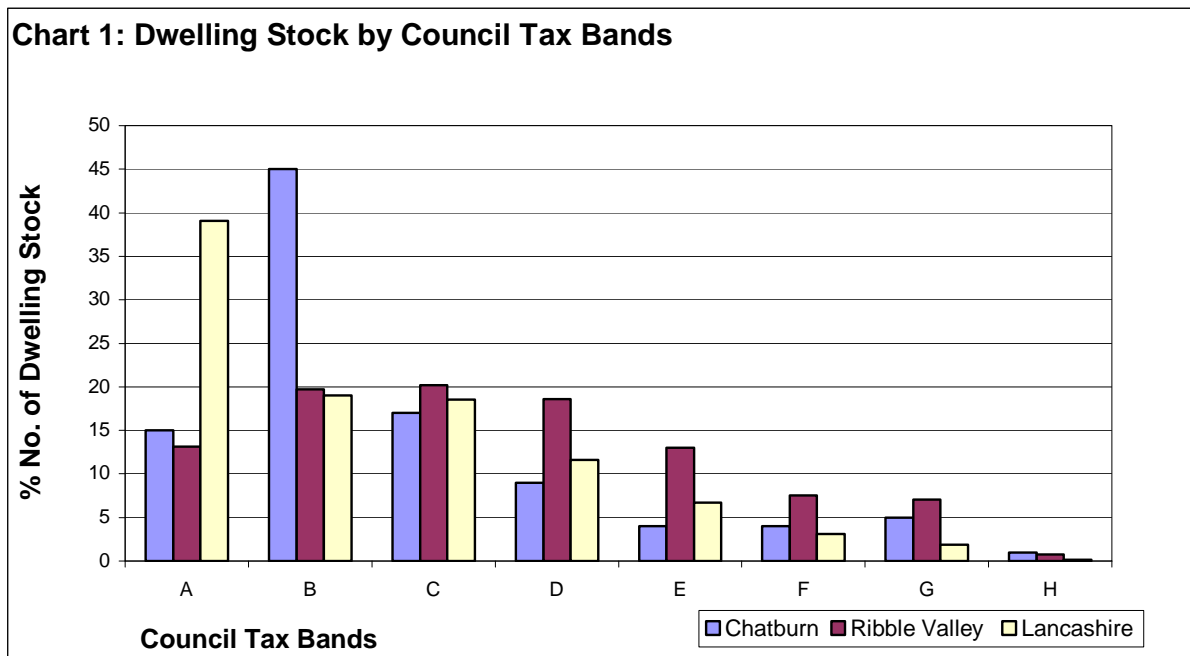
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Ribble Valley Borough Council LA 100018641
2009

Figure 1: Chatburn Parish

2. HOUSING MARKET & CONTEXT

2.1 COUNCIL TAX BANDS

Council tax bands provide an overall profile of the relative value of housing in Chatburn. The following chart profiles this against Ribble Valley and Lancashire as a whole. The chart shows that Chatburn has proportionally less housing stock in the lower two bands of A and B (60%) compared to the Ribble Valley (33%) and Lancashire's profile (58%). **This profile indicates an affordable housing stock in the Parish.**



2.2 PRIVATE SECTOR HOUSING MARKET

2.2.1 Owner Occupied

Local Estate Agents, Local Papers, and the World Wide Web were consulted for current advertised open market sale prices. From the information gathered the **lowest advertised house price in Chatburn parish, at the time of research was £199.950** for a four bedroom terraced house. The median house price for Chatburn Parish was £249.950 for a three-bedroom house. House prices ranged from £199.950 to £670.000.

Information from the Land Registry Website was used to gain further information on the 'actual average house price sales' in Chatburn's postcode area of BB7 4. The benefit of the Land Registry records is that it enables a base for comparison of prices against a wider context. The information shown represents the available figures for sales from April to June 2009.

The chart shows that the **'Overall' average actual house price sale (2 sales only) was £157.500 for Chatburn's postcode area.** The information also reveals that the **lowest sale price in Chatburn's postcode area was £140.000 for a terraced property.** With only 2 properties sold in the qualifying period it would be unwise to produce comparison charts. However on overall evidence **Ribble Valley** property prices are on average 42% higher than the whole of Lancashire.

2.2.2 *Private Rented Sector (PRS)*

At the time of research there were two advertised properties for rent within Chatburn. One was for a three-bedroom detached house at £575.00 per calendar month and the second for a two-bedroom detached cottage at £525.00 per calendar month. This is an indicator of the lack of affordable private rented accommodation within the parish.

2.3 **PROFILE OF AFFORDABLE HOUSING IN CHATBURN**

There are 68 units of affordable housing in Chatburn 26 of which are owned by Ribble Valley Homes. 15 of the properties owned by Ribble Valley Homes are classified as Sheltered Properties, which are allocated for older people and would not come under the 'Right to Buy' Scheme.

2.3.1 *Registration of interest in affordable housing*

There are currently 145 households on Ribble Valley Homes Housing Register for Chatburn and are broken down as follows: -

- 67 requiring one bedroom sheltered accommodation either Bungalow or Flat
- 13 requiring two bedroom sheltered accommodation either Bungalow or flat
- 78 requiring one bedroom general accommodation
- 33 requiring two bed accommodation
- 8 requiring three bed accommodation
- 5 requiring four bed accommodation

Following the survey 18 requests have been received from responders for information of affordable housing schemes. These details will be kept by Ribble Valley Borough Council and is not classed as a request for affordable housing.

3. ANALYSIS OF CHATBURN HOUSING NEED SURVEY RESULTS

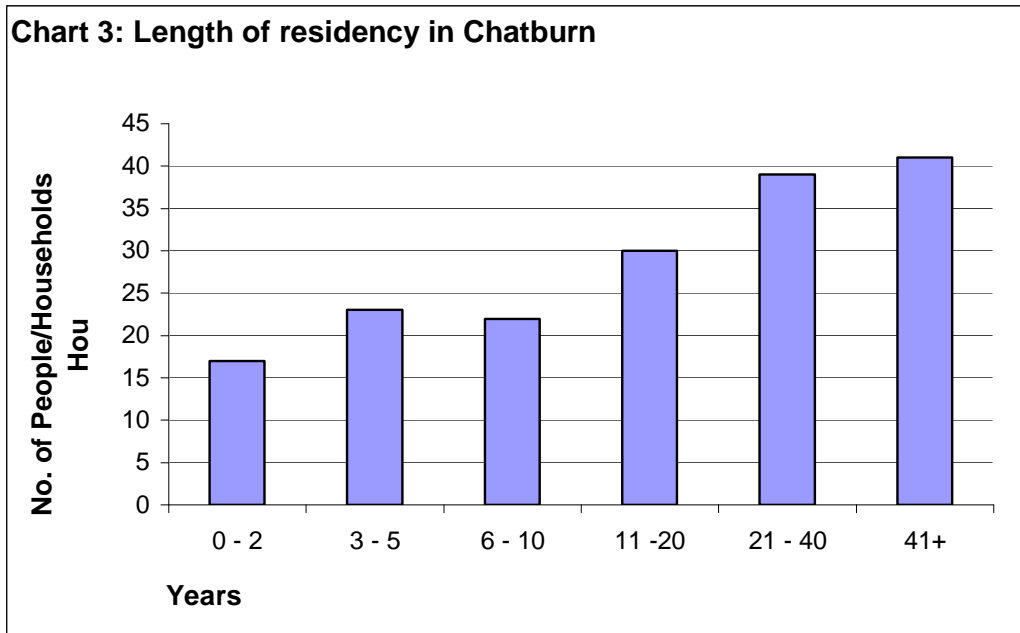
The Housing Officer for Ribble Valley in agreement with Chatburn Parish Council and Ribble Valley Borough Council prepared a two-part survey for distribution (see Appendix 1). The questionnaire was based on the Department of Environment Food and Rural Affairs' (DEFRA) newly revised Housing Needs Survey Form, dated November 2005, and produced in partnership with the Housing Corporation and the National Network of Rural Housing Enablers. The questionnaire is divided into two parts. The first part seeks information on existing households; while the second part is for those persons/households in housing need.

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Out of the total of 502 survey forms issued 2 were returned undelivered and a total of 174 replies were received, a response rate of 35% to the survey, a good response rate in comparison to other local Housing Needs Surveys undertaken by Ribble Valley. Of the 174 Part One Surveys returned, 39 arrived with Part Two. Of these 39 Part Two forms received, 4 were incomplete, these have not been considered within this survey. Therefore, a total of 35 Part Two forms were received from households indicating a need for affordable housing, equal to 7% of the total survey forms issued.

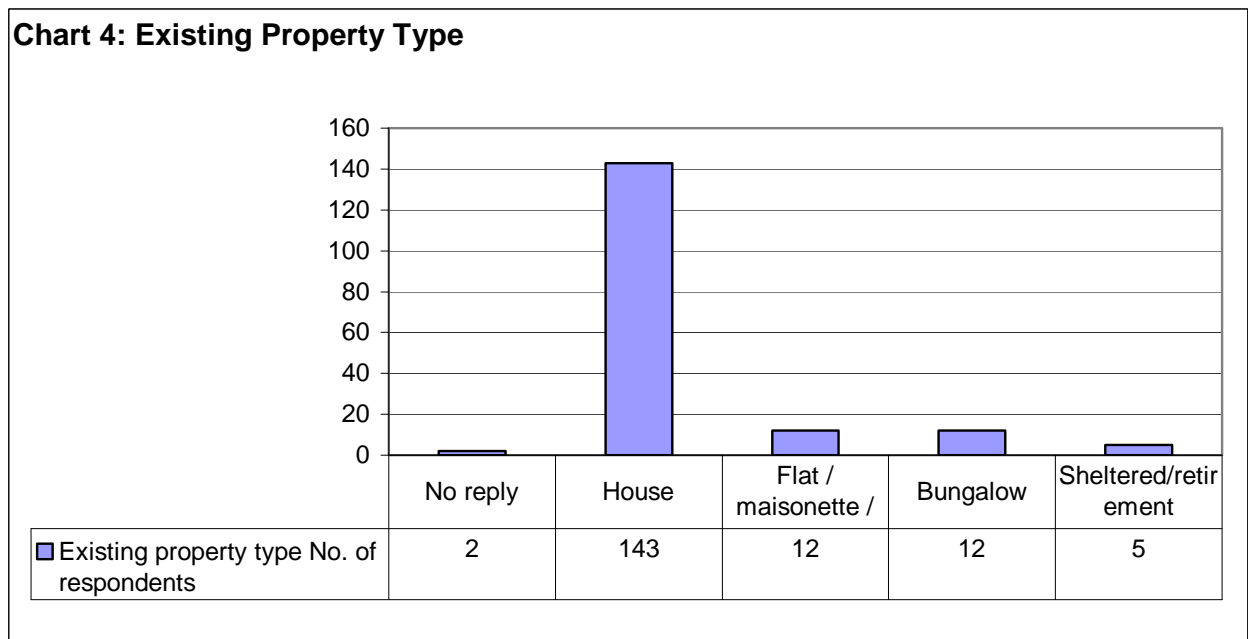
4. PART ONE: INFORMATION ON EXISTING HOUSEHOLDS

4.1 Length of Residency in Chatburn

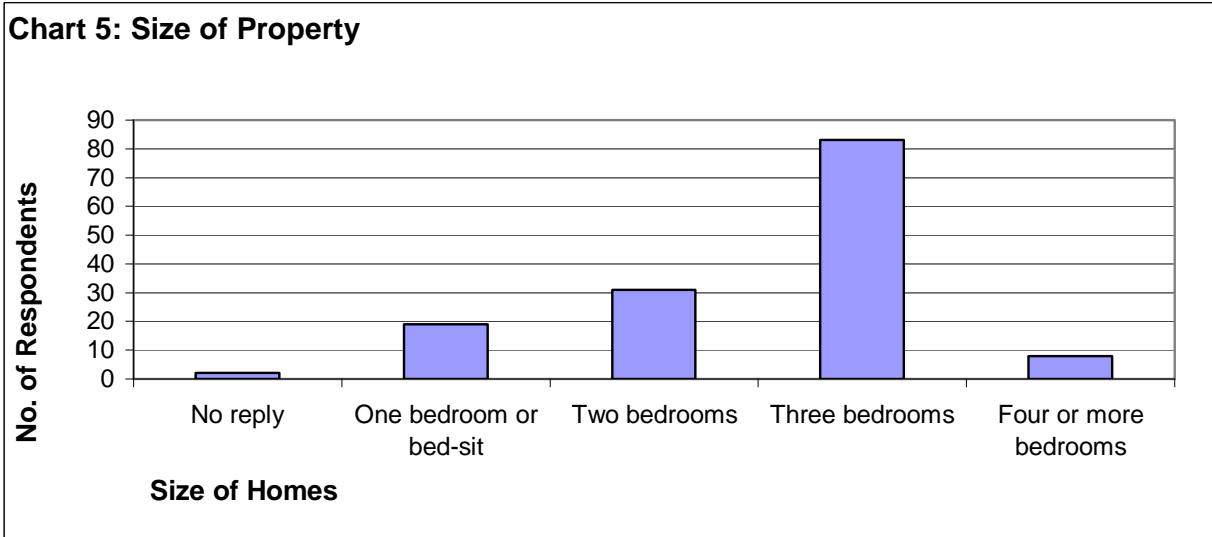


There is a clear indication that Chatburn has a stable community life reflected by the number of people who have lived in the village for many years. 63% of those who responded to the survey have lived in Chatburn for more than ten years. The average length of residency is 21 years, but there are also a significant number of residents (37%) who have moved to Chatburn in the last 10 years.

4.2 Property Type

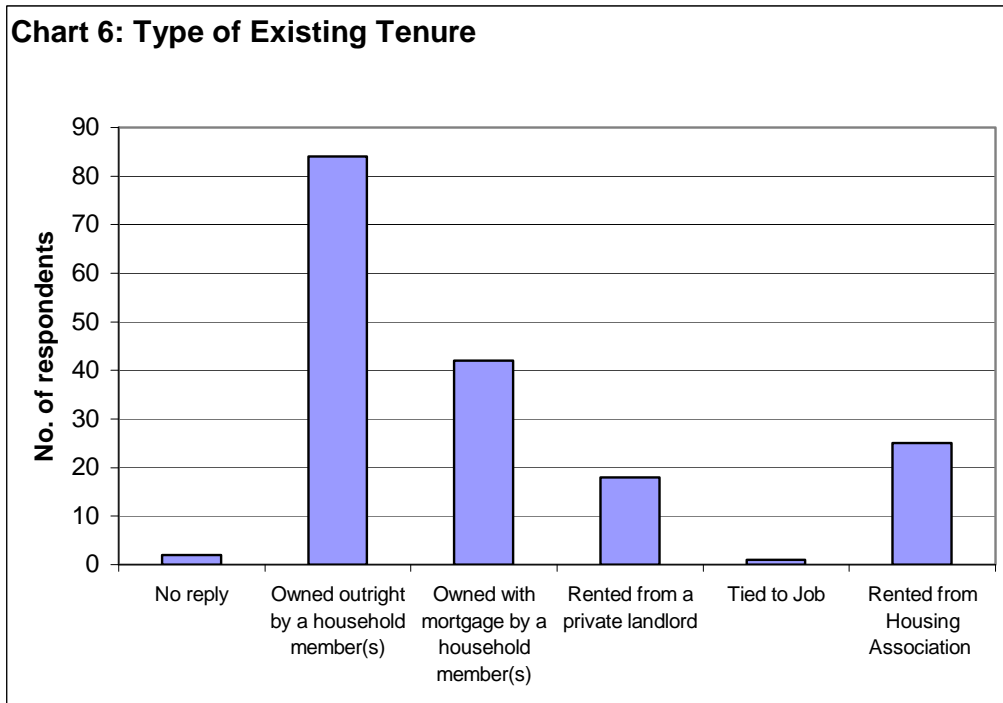


4.3 Size of Property



83% of respondents live in 2 or 3 bedroom accommodation while 5% of respondents live in 4+ bedroom properties.

4.4 Tenure

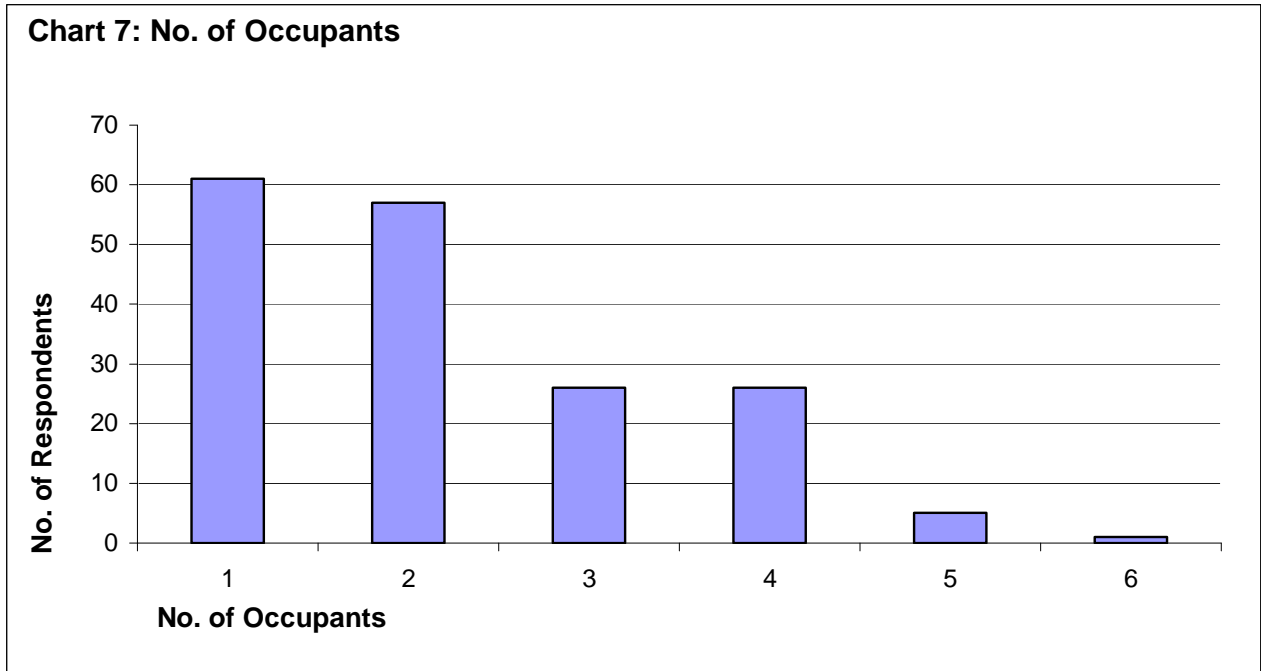


73% of respondents own their own home, which is lower than the percentage of people throughout Ribble Valley (81%) and County average of 75%³, who own their own properties. 25% of properties are rented within the parish, which is identical to the County average of 25%.

Prior to stock transfer in 2008 RVBC owned property in Chatburn. Ribble Valley Homes current stock comprises of 26 units of which 15 are sheltered housing. Other Housing associations manage 42 units 10 of which are classed as sheltered.

³ Source: ONS – Census of Population, 2001

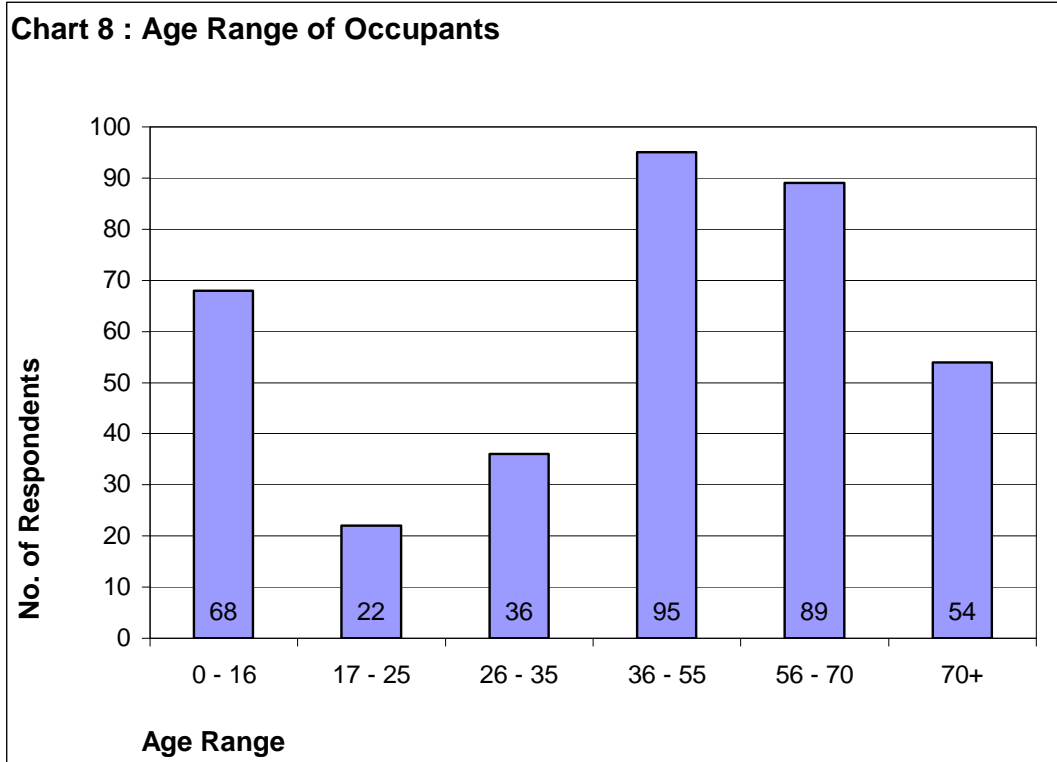
4.5 Number of occupants per household



The chart indicates that of those who responded, one person households are the most common.

4.6 Age range of respondents

Identifying the age range of respondents provides some idea of need for future accommodation within the parish (Chart 8: Age Range of Occupants). In the long term, the 0 - 16 year olds are going to require housing; whereas the 17 - 25 year old age group may have housing needs either now or in the near future. 26% of people who responded to the survey are over 55 years old. These figures will have implications on future provision of housing for older people.



4.6.1. Population of Chatburn v. respondents to housing needs survey

Age Range	% Population of Chatburn ⁴	% Respondents to the Housing Needs Survey
0 - 16	18	19
17 - 25	9	6
26 - 35	12	10
36 - 55	25	26
56 - 70	21	24
70+	15	15
TOTAL	100	100

If the age range of respondents is compared to the age range of the total population of Chatburn, it is evident that a slightly larger proportion of people aged between 0 – 16, 25, 36 - 55 and 56-70 responded to the survey than are actually identified in the community by the Census 2001 data.

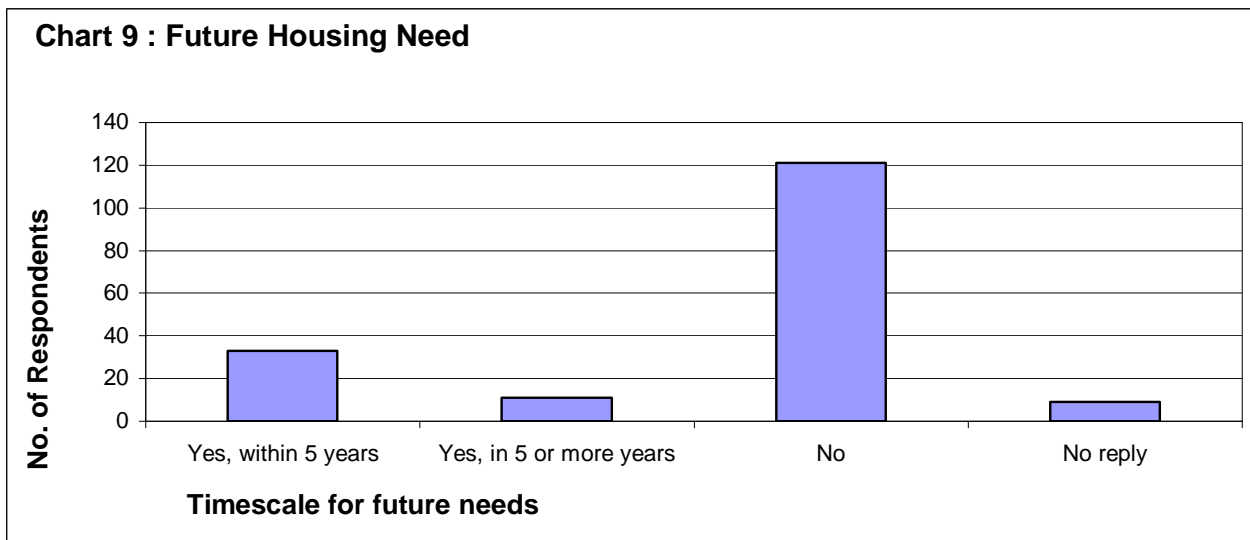
The 17 - 25 age group tend to want to move from family accommodation to independent housing but stay within easy reach of their families. 14 respondents (8%) indicated that they require adaptation of their existing home to make it more physically accessible for themselves. These respondents will have an implication on future provision of supported housing for older people within the parish.

⁴ Source: ONS – Census of Population, 2001

4.7 Migration of residents

The survey asked if anyone in the household had moved away from Chatburn in the last 10 years due to difficulties in finding a suitable affordable house within the village. 9% (14) of the Housing Needs Survey's respondents stated that they knew family members i.e. children, parents, brothers, and sisters who had moved away for that reason.

4.8 Future affordable housing development within the Parish



All the respondents to part 2 of the questionnaire require alternative housing. 24 (67%) respondents indicated that they are in need of now / within the next five years. 12 (33%) stated that they would be looking for future accommodation in five or more years.

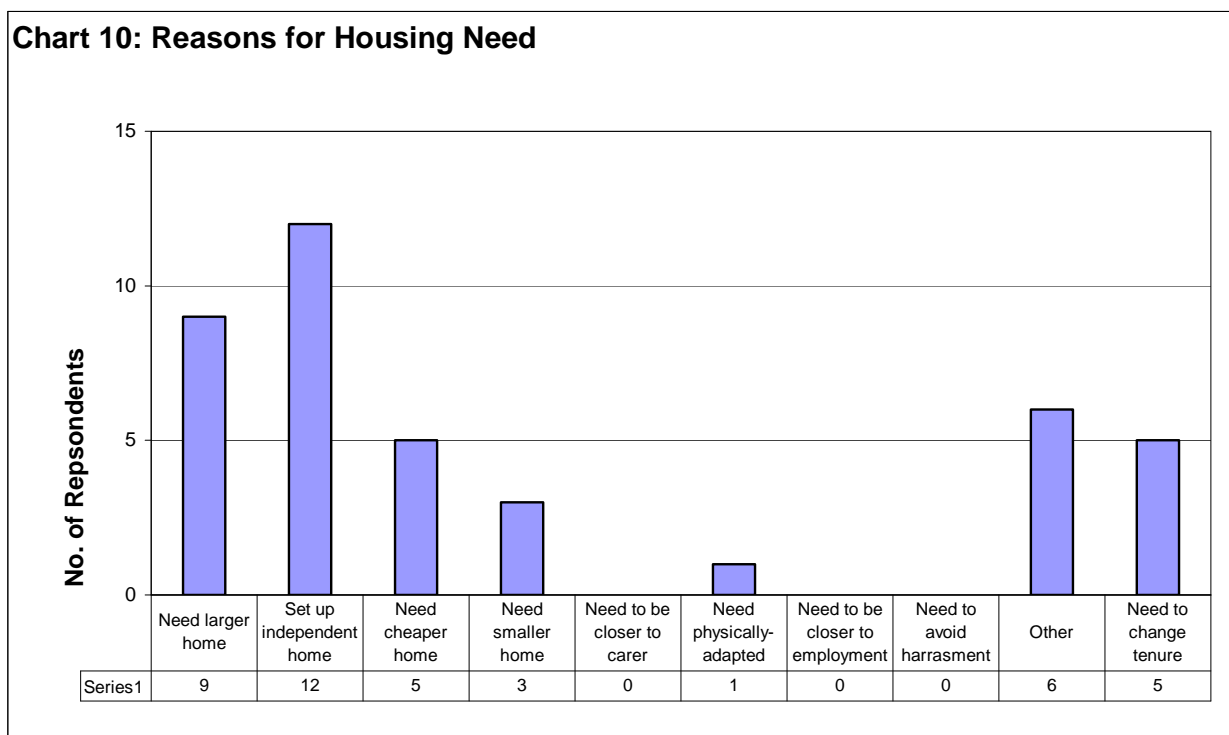
The majority of all those who responded (53%) stated they were in favour of a small development of affordable housing within the area. A breakdown of responses is shown in Appendix 2.

5. PART TWO: HOUSING NEEDS INFORMATION

Completed Part Two survey forms indicated a total of 36 households, with a need to move to another house within the Parish. The household composition of those returning Part 2 is shown below:

- 7 Single households representing 19% of the total
- 7 Couple households representing 19% of the total
- 17 Family households representing 47% of the total
- 4 Elderly households representing 11% of the total
- 1 'Other' Reply no explanation 3% of the total

5.1 Reasons for housing need



Out of 174 questionnaires returned, 34 respondents stated that at least one member of their household is in housing need and one of the above circumstances is given as the reason⁵.

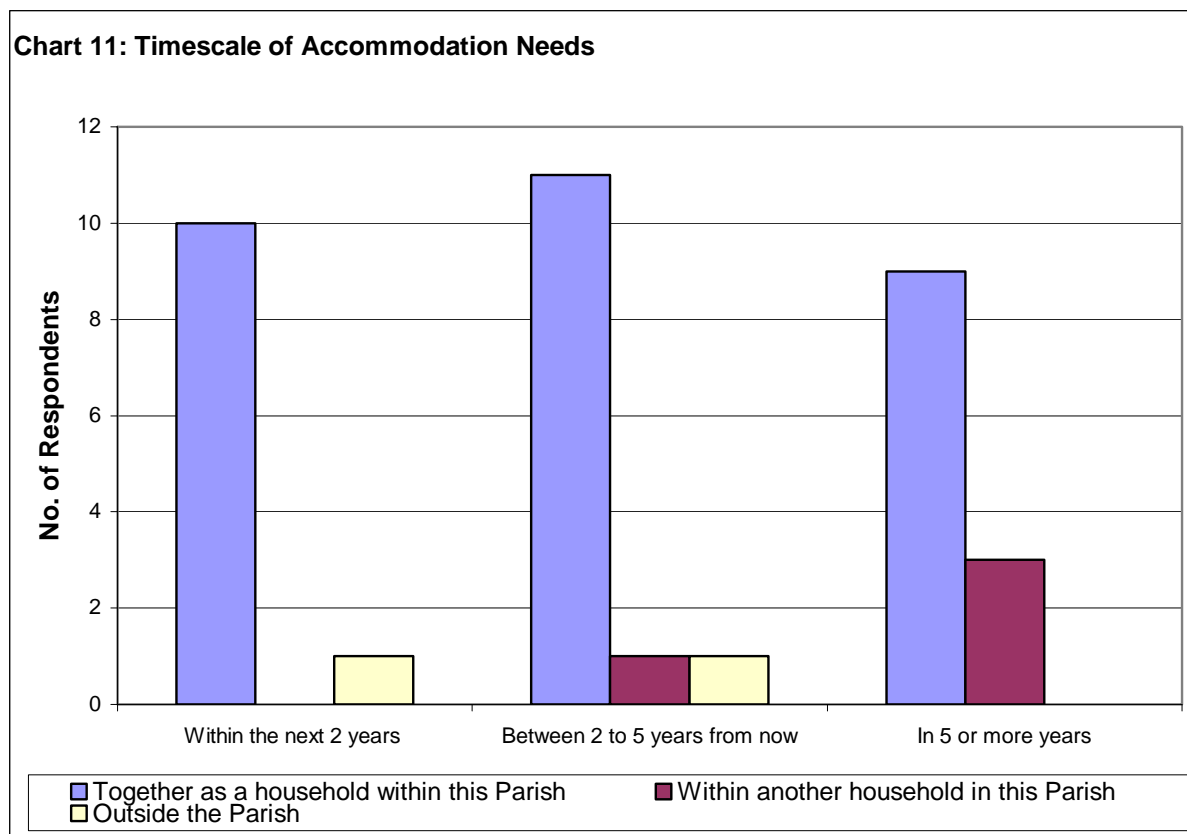
This figure represents 21% of respondents who have someone in their household who is in housing need. A high proportion of respondents (10) who believe they are in housing need stated that they require independent accommodation. This is often younger people wishing to set up home for the first time.

3% (1) of respondents stated that their current home is too small, while 35% (12) household/respondent stated that their accommodation was too large and expressed a wish to downsize. 6% (2) stated that they needed to be closer to a carer or dependent to give or receive support.

Of the 'Other' comments received the majority referred to the need for future residential care due to health and mobility problems.

⁵ Some respondents gave more than one reason.

5.2 Timescale of Accommodation Needs



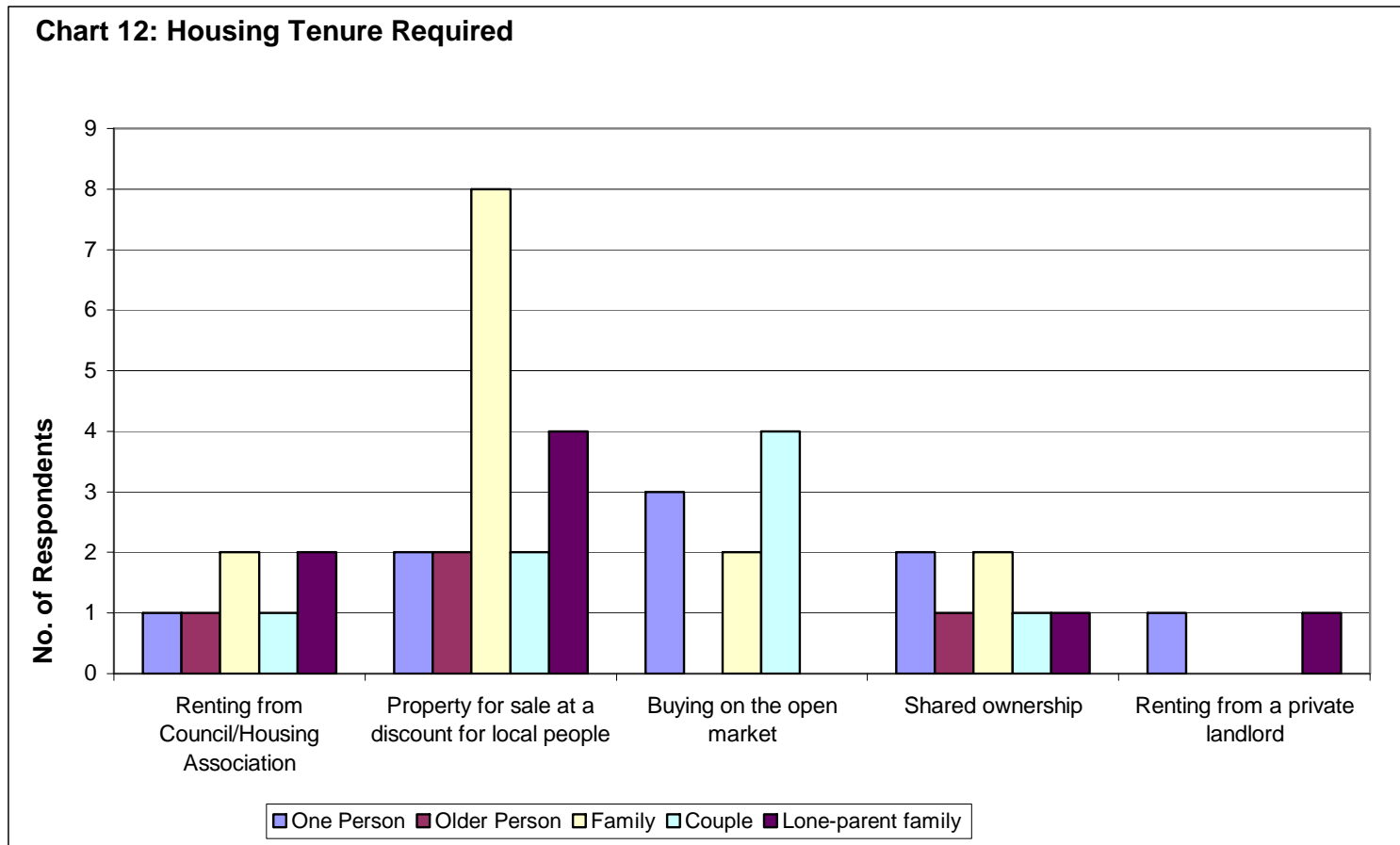
The survey asked whether any household needed accommodation within the next 2 years, between 2 to 5 years or in 5 or more years although it is recognised that this is difficult to predict. Of the respondents who indicated a housing need, 33% require housing within the next 2 years. 33% stated that they would require alternative housing in the next two to five years and 33% in five or more years. The majority of respondents currently live together as a household within the Parish.

5.3 Accommodation required for people with support needs and disabilities

Of the respondents who stated that they are in housing need, only 3 indicated a need for some level of support or facilities for disabled householders. These respondents requirement are broken down as follows:

- 2 Wanting their home to be adapted in order to improve physical accessibility because of the disability of someone in the household
- 1 Requiring residential care

5.4 Housing accommodation required by tenure

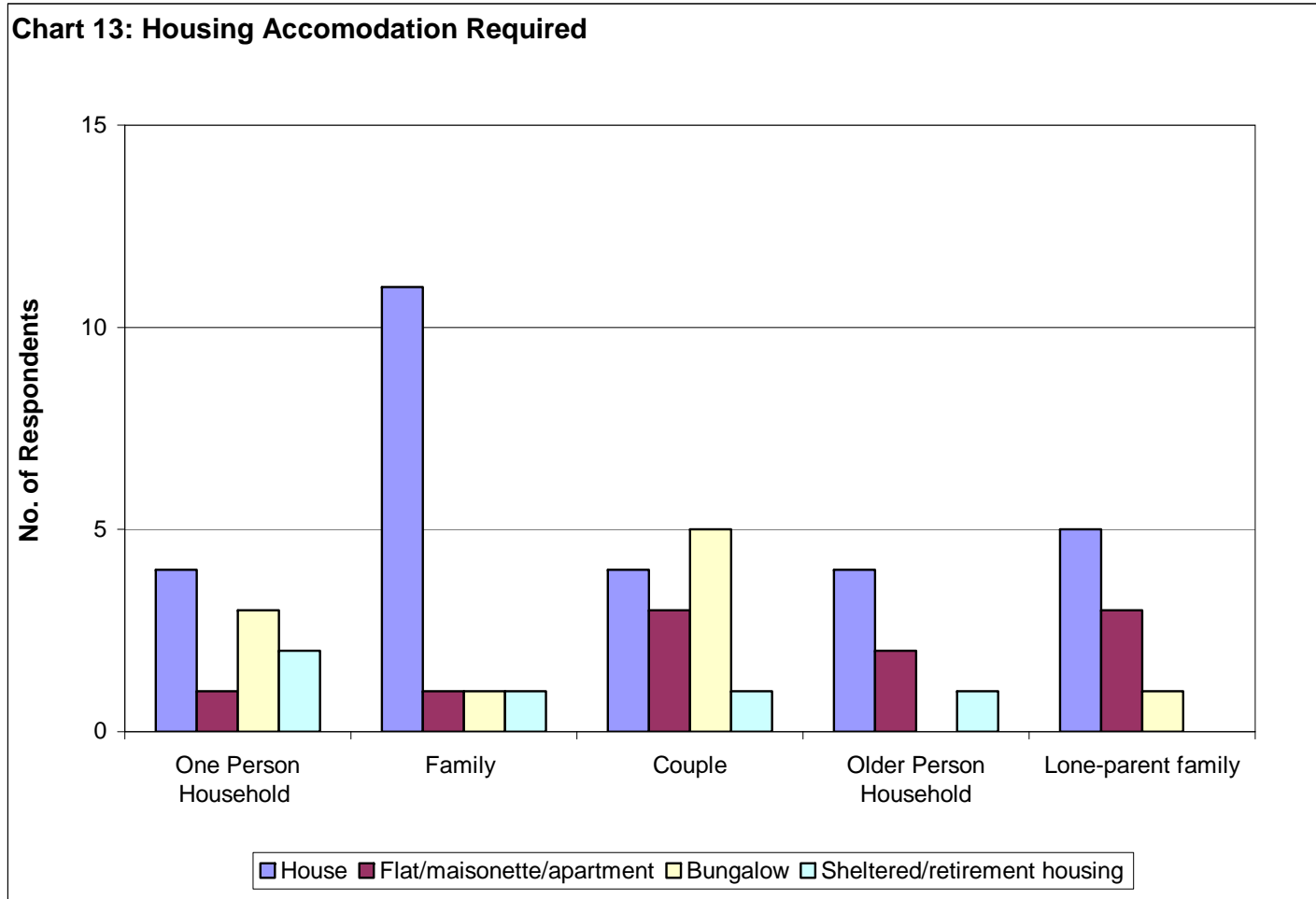


From this information gathered most people (69%) would prefer to buy their own home at a discounted rate or on the open market. 12% would consider a property under the New Build Homebuy Scheme⁶ or a similar Shared Ownership Scheme⁷, while 19% would prefer to rent.

⁶ Government Scheme, which enables people to buy a share in a newly built private property.

⁷ Whereby a person can buy a share of the property with a housing association or private developer.

5.5 Housing Accommodation Required



A further breakdown of accommodation against tenure required is included within Appendix 3.

5.6 Affordability of Property

In determining local affordability from the results of the Housing Need Survey, the following financial indicators have been used.

- Housing for rent – rent levels no higher than 25% of the gross weekly full time earnings of those people identified as being in housing need.
- Housing for sale – to be affordable with a 95% mortgage equivalent to three times the gross annual income of those people identified as being in housing need.
- Current financial circumstances may reflect on the availability of mortgages.

5.6.1 By weekly rent

Of the 31 respondents to this question, as shown in the Chart 14 and Table 1, 12 (39%) of those who did respond stated that they could only afford a rent of less than £100 a week.

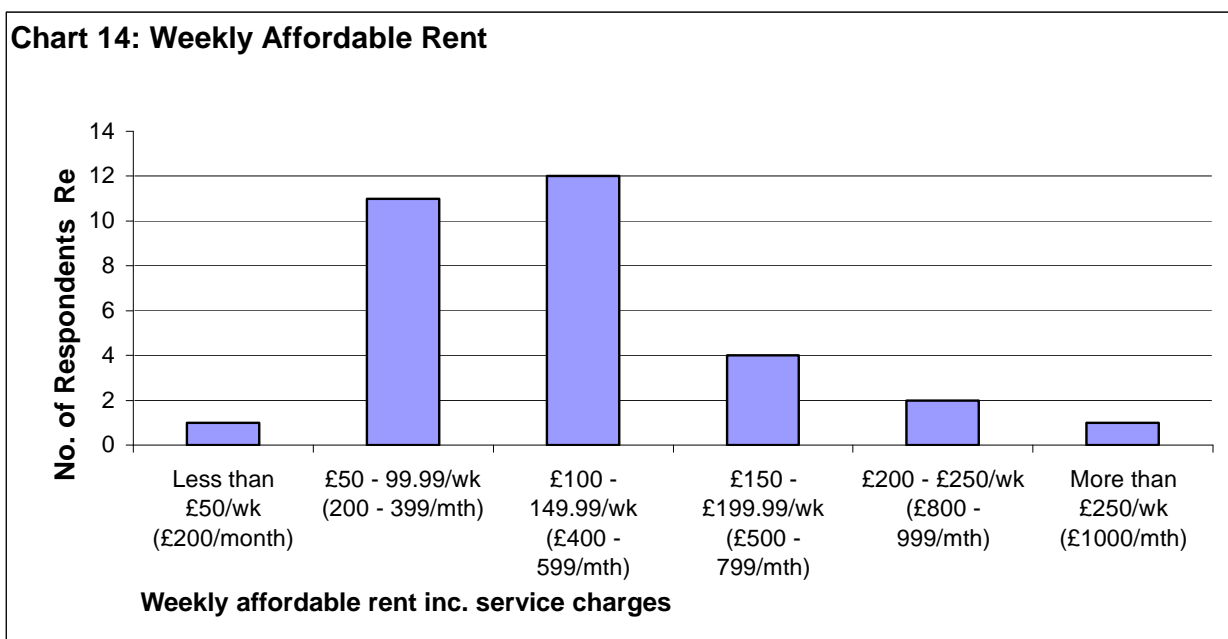
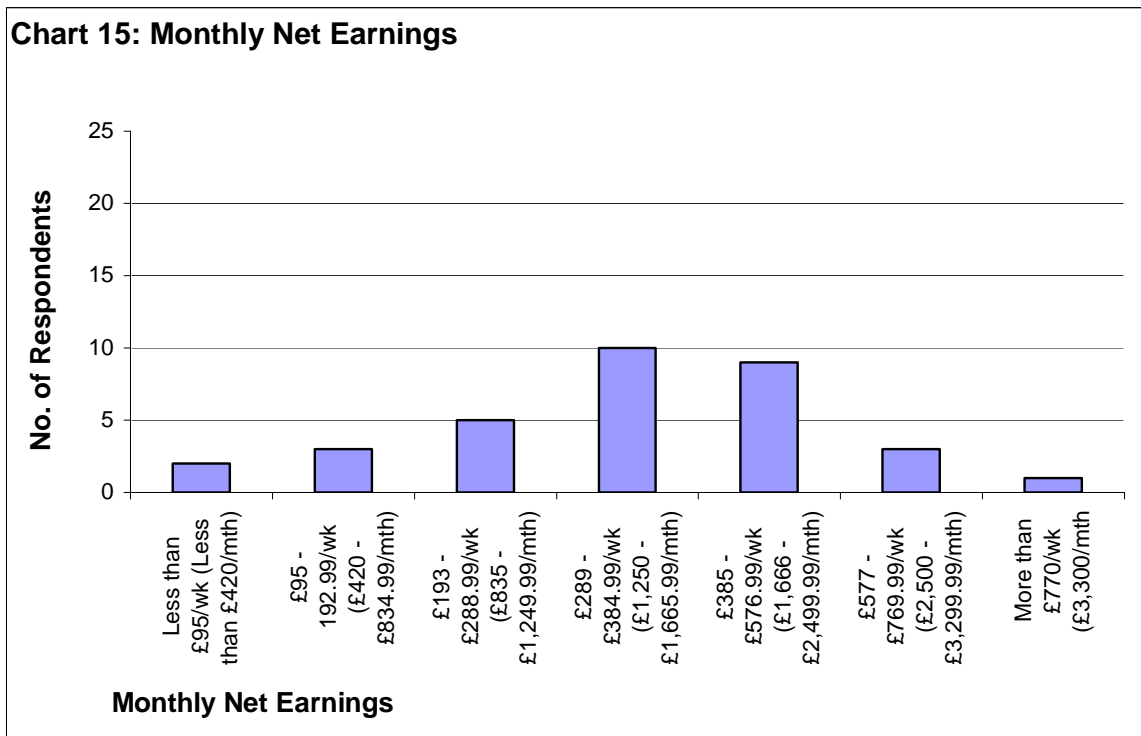


Table 1 – Weekly Affordable Rent inc. Service Charges

Weekly Gross Income	Weekly Rent	Monthly Rent	No. of Respondents
<£50 per week	£13	£50	1
£50 - £99.99	£25	£108.00	11
£100 - £149.99	£37.50	£162.50	12
£150 - £199.99	£50	£216.50	4
£200 - £249.99	£56.50	£245.00	2
£250 +	£62.50	£270.50	1

5.6.2 Monthly Net Earnings (After Tax) of person/households seeking alternative accommodation

61% of respondents state that they earn less than £385 per week (approx £26,000 per annum gross). To obtain a mortgage on a £100,000 property a person would normally have to earn in the region of £30,000 pa gross.



Based on the above Monthly Net Earnings and assuming sole ownership affordable home ownership would need to be based on the following figures:

Monthly Net Income	Gross Annual Income	95% Mortgage	House Price	No. of Respondents
<£420	£6,550	£18,675	£19,655	2
£849.99	£13,260	£37,790	£39,780	3
£1,249.99	£19,500	£55,575	£58,500	5
£1,665.99	£25,989	£74,070	£77,968	10
£2,499.99	£39,000	£111,150	£117,000	9
£3,299.99	£51,480	£146,718	£154,440	3
+£3,300	£53,040	£151,164	£159,120	1

The median affordable mortgage (based on net earnings and a 95% mortgage) for the Parish is £74,070.

The average mean affordable mortgage (based on net earnings and a 95% mortgage) for the Parish is £72,775.

1- Bed Home – Affordability Values

Monthly Net Income	Gross Annual Income	House Price	No. of Respondents
<£420	£6,550	£19,655	0
£849.99	£13,260	£39,780	1
£1,249.99	£19,500	£58,500	1
£1,665.99	£25,989	£77,968	2
£2,499.99	£39,000	£117,000	1
£3,299.99	£51,480	£154,440	1
+£3,300	£53,040	£159,120	0

2- Bed Home – Affordability Values

Monthly Net Income	Gross Annual Income	House Price	No. of Respondents
<£420	£6,550	£19,655	2
£849.99	£13,260	£39,780	1
£1,249.99	£19,500	£58,500	2
£1,665.99	£25,989	£77,968	6
£2,499.99	£39,000	£117,000	5
£3,299.99	£51,480	£154,440	0
+£3,300	£53,040	£159,120	0

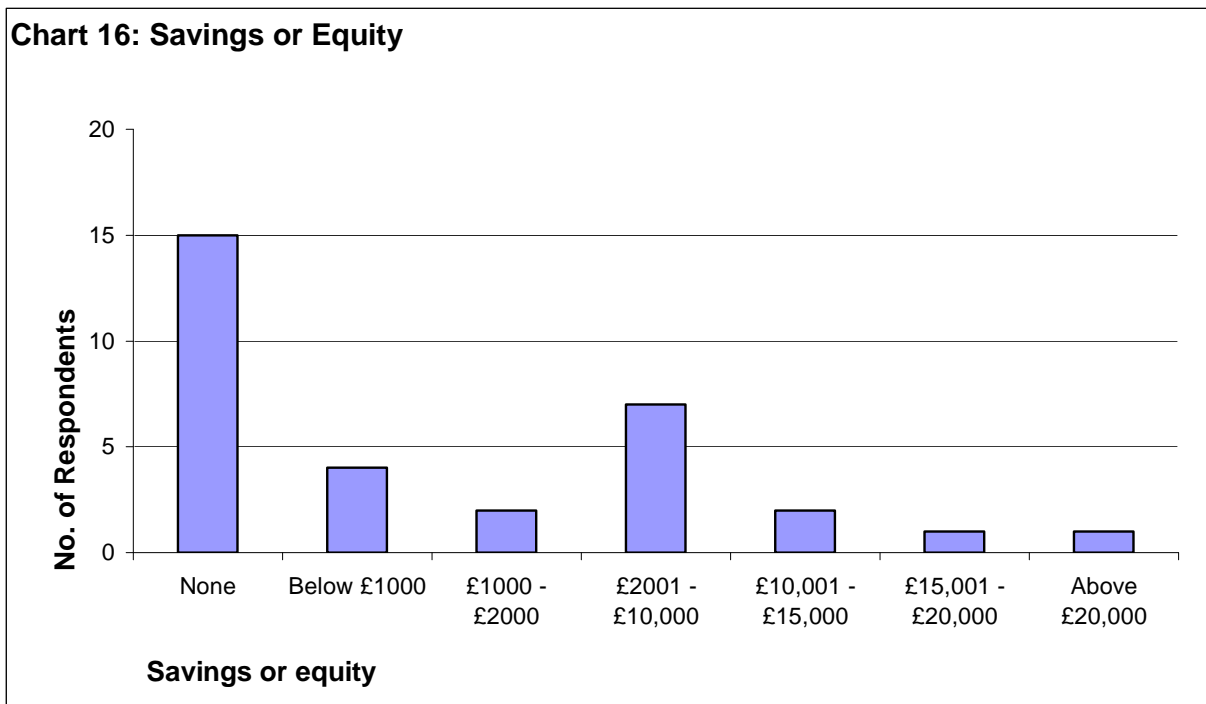
3- Bed Home – Affordability Values

Monthly Net Income	Gross Annual Income	House Price	No. of Respondents
<£420	£6,550	£19,655	0
£849.99	£13,260	£39,780	1
£1,249.99	£19,500	£58,500	2
£1,665.99	£25,989	£77,968	3
£2,499.99	£39,000	£117,000	3
£3,299.99	£51,480	£154,440	2
+£3,300	£53,040	£159,120	0

4- Bed Home – Affordability Values

Monthly Net Income	Gross Annual Income	House Price	No. of Respondents
<£420	£6,550	£19,655	0
£849.99	£13,260	£39,780	0
£1,249.99	£19,500	£58,500	1
£1,665.99	£25,989	£77,968	0
£2,499.99	£39,000	£117,000	1
£3,299.99	£51,480	£154,440	0
+£3,300	£53,040	£159,120	1

5.6.3 Savings or Equity



5.7 Employment profile of those in housing need

72% of those respondents who identified a housing need have at least one person within the household who is either in full time employment or retired. 9% are currently full-time students. Several respondents gave their occupations before retirement, this accounts for the discrepancies in the percentages of the answers

From the results of those in housing need, 7 (12%) would be classified, as ‘Key Workers’⁸ in those areas where key worker policies apply.

⁸ Key Workers - are public sector or service employees as identified by the Government who live within certain regions covering the South, South East, East who are eligible for affordable housing

6. CONCLUSION

- This survey provides an indication of the housing needs in Chatburn. 39 people/groups of people identified a housing need. These results would require further assessment and analysis but represent an early indication of housing need in the parish.
- Although a response rate of 35% is an acceptable indicator of need and attitudes in the parish, 65% of residents did not respond to the survey. It is therefore not possible to accurately identify exactly what their housing needs are⁹.
- The current financial climate is reflected in the low number of property sales used for price guides. However property is generally more expensive than the Lancashire average and reflective of the high prices Ribble Valley properties are able to reach. This does make purchasing property in Chatburn very expensive and most properties are inaccessible to those on average incomes.
- Most people prefer to own rather than rent. However, due to the high prices many people cannot afford to purchase on the open market.
- Of those people stating that they are in housing need only 8 have registered with Ribble Valley Homes Social Housing list. This could be an indication as to the lack of affordable social housing and of the low expectations that people have of any affordable housing being developed and or qualifying for any such housing. 18 respondents have expressed an interest in affordable housing schemes. Ribble Valley Homes who maintain a waiting list for social housing in the Ribble Valley have 145 on the list for Chatburn. This could suggest that a large number of people with housing needs have not responded to the Chatburn survey or more likely, reside outside the parish. This would indicate a desire to live in Chatburn
- 72% of those respondents who identified a housing need have at least one person within the household who is either in full time employment or retired.
- Good employment prospects in the village are a major contributory factor.

7. RECOMMENDATIONS

- When considering the size/type of affordable housing which may be required within the parish it is important to take into account the criteria which would be applied by the local authority and/or housing association when allocating such properties.
- It must also be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving and any future development should take account of this.
- That local people with a housing need are encouraged to register with Ribble Valley Borough Council's Affordable Housing Register.
- Further solutions and mechanisms of low cost home ownership are researched and piloted within the borough.
- That in low cost home ownership properties measures are put in place, where possible, to ensure the discount is held in perpetuity.¹⁰
- That the Ribble Valley's Planning and Housing Departments continue to work with the local community, Housing Associations, Landowners and Developers operating in the area to

⁹ The results have a fairly large non-response bias.

¹⁰ To ensure that more than one owner can benefit from the initial discount.

identify suitable existing buildings/appropriate sites which could be developed to meet the needs of local people. This will form part of the 'Balancing The Housing Markets DPD 2009' being undertaken by Ribble Valley's Forward Planning Section.

Appendix 1

Copy of Housing Needs Survey



PARISH HOUSING NEEDS SURVEY Chatburn



Thank you for taking the time to complete this questionnaire. Please use the pre-paid envelope to return this questionnaire to us by **Friday 17th July 2009**

QA Is this your main home? Yes, main home No, second home.....

If this is your second home do not complete the rest of the form but please do return it.

Part 1 - You and your household

Q1 How would you describe your current home?

- | | | | |
|--|--------------------------|--|--------------------------|
| House | <input type="checkbox"/> | Bungalow | <input type="checkbox"/> |
| Flat/maisonette/apartment/ bed-sit | <input type="checkbox"/> | Caravan/mobile home/temp.structure | <input type="checkbox"/> |
| Sheltered/retirement housing | <input type="checkbox"/> | Other..... | <input type="checkbox"/> |
| If 'Other' please specify | | <input type="text"/> | |

Q2 How many bedrooms does your home have?

- | | | | |
|-----------------------------|--------------------------|----------------------------|--------------------------|
| One bedroom or bed-sit..... | <input type="checkbox"/> | Two bedrooms | <input type="checkbox"/> |
| Three bedrooms | <input type="checkbox"/> | Four or more bedrooms..... | <input type="checkbox"/> |

Q3 What is the tenure of your home?

- | | | | |
|--|--------------------------|--|--------------------------|
| Owned outright by a household member(s)..... | <input type="checkbox"/> | Owned with mortgage by a household member(s) | <input type="checkbox"/> |
| Shared ownership (part owned/part rented)..... | <input type="checkbox"/> | Rented from Local Authority | <input type="checkbox"/> |
| Rented from a Housing Association..... | <input type="checkbox"/> | Rented from a private landlord..... | <input type="checkbox"/> |
| Tied to job..... | <input type="checkbox"/> | Other..... | <input type="checkbox"/> |
| If 'Other' please specify | | <input type="text"/> | |

Q4 How many years have you and your household lived in this Parish or neighbouring Parishes?

- | | | | |
|--------------------|--------------------------|---------------------|--------------------------|
| 0 - 2 Years | <input type="checkbox"/> | 11 - 20 Years | <input type="checkbox"/> |
| 3 - 5 Years | <input type="checkbox"/> | 21 - 40 Years | <input type="checkbox"/> |
| 6 - 10 Years | <input type="checkbox"/> | 41+ Years | <input type="checkbox"/> |

Q5 How many people living in your household are in the following age groups?

- | | | | |
|---------------|--------------------------|---------------|--------------------------|
| 0 - 16 | <input type="checkbox"/> | 36 - 55 | <input type="checkbox"/> |
| 17 - 25 | <input type="checkbox"/> | 56 - 70 | <input type="checkbox"/> |
| 26 - 35 | <input type="checkbox"/> | 70 + | <input type="checkbox"/> |

Q6 Does your current home need to be adapted to improve its physical accessibility because of the disability of someone in your household? Yes..... No

If you have answered 'Yes' then please contact Social Services, Pimlico Road on **0845 053 0009** and request a visit from the Occupational Therapist

Q7 Has anyone from your family* moved away from the Parish in the last 10 years, due to difficulties in finding a suitable home locally? Yes..... No

*Family means your children, parents, brothers and sisters

Q8 Are you, or is anyone living with you, or anyone who used to live with you, likely to wish to move to other accommodation in the Parish now or in the future? Yes, within 5 years.... No
Yes, in 5 or more years

If you have answered 'Yes' to Question 7 or 8 and are looking for alternative affordable accommodation within the Parish then please complete Part 2 of this questionnaire, which collects information on your housing needs. Additional Part 2 Forms of the Questionnaire are available from John Barber at Ribble Valley's Housing Department on 01200 413235.

Please answer the following questions even if you do not intend to complete Part 2.

Q9 Would you be in favour of a small development of affordable housing within your Parish if there was a proven need? Yes..... No

Q10 Can you suggest a site or redundant building which could be developed for affordable housing?

Q11 Comments

Thanking you for taking the time to complete Part 1 of this questionnaire. The results of this survey will be available in the coming months, and will help the Parish to decide on its future plans. Please be assured that this questionnaire is completely confidential and anonymous.

Part 2 - Housing Needs

This Section should be completed by any person for which either the following apply:-

- You are the householder and wish to move to alternative affordable accommodation in the Parish or neighbouring Parish, or anticipate wishing to do so in the future.
- You are a relative of the householder (e.g. son or daughter) and currently live, or have previously lived, in the Parish and wish to find affordable accommodation in the Parish or neighbouring Parish, or anticipate wishing to do so in the future

Q12 Where do those requiring accommodation currently live?
 Together as a household within this Parish Within another household in this Parish.....
 Outside the Parish

Q13 When do those requiring accommodation need to move from this home?
 Within the next 2 years Between 2 to 5 years from now.....
 In 5 or more years

Q14 What is the current tenure of your home?
 Owned Provided with job (Tied).....
 Rented from Council/Housing Association Living with parents/friends
 Rented from a private landlord..... Lodging
 Part-bought/part-rented under shared ownership arrangement.....

Q15 Which tenure would you prefer?
 Renting from Council/Housing Association Shared ownership (Government scheme which enables people to buy a share in a property & rent the remainder).....
 Property for sale at a discount for local people (all future sales will be discounted) Renting from a private landlord.....
 Buying on the open market.....

Q16 Are you on the Local Authority or Housing Association register or waiting list Yes..... No

Q17 What type of accommodation would meet your needs?
 House Sheltered housing.....
 Flat/maisonette/apartment..... Other.....
 Bungalow.....
 If 'Other' please specify

Q18 How many bedrooms are required?
 One..... Three
 Two..... Four

Q19 Does anyone in your household require any of the following?

Accommodation on the ground floor.....	<input type="checkbox"/>	Sheltered housing with support services provided.....	<input type="checkbox"/>
Other housing with support services provided....	<input type="checkbox"/>	Residential care.....	<input type="checkbox"/>
Home to be adapted to improve physical accessibility because of the disability of someone in your household.....	<input type="checkbox"/>	No.....	<input type="checkbox"/>

If 'Other' please specify

Q20 Has your current home been adapted to improve physical accessibility* because of the disability of someone in your household?

Yes No

Q21 Would an extension to your property resolve your housing needs?

Yes No

Q22 What is your main reason for needing to move

Need larger home.....	<input type="checkbox"/>	Need physically-adapted home.....	<input type="checkbox"/>
Need to set up independent home.....	<input type="checkbox"/>	Need to be closer to employment.....	<input type="checkbox"/>
Need cheaper home.....	<input type="checkbox"/>	Need to avoid harassment.....	<input type="checkbox"/>
Need to be closer to carer or dependent, to give or receive support.....	<input type="checkbox"/>	Need to change tenure.....	<input type="checkbox"/>
Need secure home.....	<input type="checkbox"/>	Other.....	<input type="checkbox"/>
Need smaller home - present home is difficult to manage.....	<input type="checkbox"/>		

If 'Other' please specify

Q23 Please indicate the occupations of the people requiring housing.

Director	<input type="checkbox"/>	Occupational Therapist.....	<input type="checkbox"/>
Manager.....	<input type="checkbox"/>	Prison Staff.....	<input type="checkbox"/>
Self-employed	<input type="checkbox"/>	Probation Service Staff.....	<input type="checkbox"/>
Skilled worker.....	<input type="checkbox"/>	Planner.....	<input type="checkbox"/>
Manual worker.....	<input type="checkbox"/>	Professional.....	<input type="checkbox"/>
Office worker.....	<input type="checkbox"/>	Armed forces member.....	<input type="checkbox"/>
Shop worker.....	<input type="checkbox"/>	Agriculture.....	<input type="checkbox"/>
Public sector worker.....	<input type="checkbox"/>	Tourism.....	<input type="checkbox"/>
Nurse/Health Worker.....	<input type="checkbox"/>	Student.....	<input type="checkbox"/>
Police.....	<input type="checkbox"/>	Homemaker.....	<input type="checkbox"/>
Police Civilian.....	<input type="checkbox"/>	Retired.....	<input type="checkbox"/>
Social Worker.....	<input type="checkbox"/>	Unemployed.....	<input type="checkbox"/>
Teacher.....	<input type="checkbox"/>	Other.....	<input type="checkbox"/>

If 'Other' please specify / or same occupation

Q24 What type of household are you?

One-person household.....	<input type="checkbox"/>	Couple.....	<input type="checkbox"/>
Two-parent family.....	<input type="checkbox"/>	Lone-parent family.....	<input type="checkbox"/>
Older person household.....	<input type="checkbox"/>	Other.....	<input type="checkbox"/>
If 'Other' please specify			

In order for us to determine the affordability of a property to meet your needs the **following sections must be completed**. All information provided is completely anonymous and confidential.

Q25 What is the maximum outgoing you could afford, including any service charges for a rental property?

Less than £50/ (£200/month).....	<input type="checkbox"/>	£150 - £199.99/ (£500 - 799/mth).....	<input type="checkbox"/>
£50 - 99.99/ (200 - 399/mth).....	<input type="checkbox"/>	£200 - £250/ (£800 - 999/mth).....	<input type="checkbox"/>
£100 - 149.99/ (£400 - 599/mth).....	<input type="checkbox"/>	More than £250/ (£1000/mth).....	<input type="checkbox"/>

Q26 Could you please indicate the total take-home income (i.e. after deductions) including benefits, of everyone responsible for the cost of housing (rent or mortgage)?

Less than £95/ (Less than £420/mth).....	<input type="checkbox"/>	£385 - £576.99/ (£1,666 - £2,499.99/mth).....	<input type="checkbox"/>
£95 - 192.99/ (£420 - £834.99/mth).....	<input type="checkbox"/>	£577 - £769.99/ (£2,500 - £3,299.99/mth).....	<input type="checkbox"/>
£193 - £288.99/ (£835 - £1,249.99/mth).....	<input type="checkbox"/>	More than £770/ (£3,300/mth).....	<input type="checkbox"/>
£289 - £384.99/ (£1,250 - £1,665.99/mth).....	<input type="checkbox"/>		

Q27 Do you have any savings or equity in existing property which could be used to contribute towards a mortgage?

None.....	<input type="checkbox"/>	£10,001 - £15,000.....	<input type="checkbox"/>
Below £1000.....	<input type="checkbox"/>	£15,001 - £20,000.....	<input type="checkbox"/>
£1000 - £2000.....	<input type="checkbox"/>	Above £20,000.....	<input type="checkbox"/>
£2001 - £10,000.....	<input type="checkbox"/>		

Q28 Do you live in Chatburn? Yes..... No.....

If 'Yes', please go to question 31

Q29 If you don't live in the Parish now have you lived in Chatburn in the last 20 years? Yes..... No.....

Q30 Do you live in any of the adjoining Parishes of Chatburn? Yes..... No.....

Q31 Do you work in

Chatburn.....	<input type="checkbox"/>	Neither.....	<input type="checkbox"/>
Adjoining Parishes.....	<input type="checkbox"/>		

Q32 Has any adult member of your household been offered a job in Chatburn but was unable to take up the job offer due to lack of affordable housing? Yes..... No

Q33 Do you have any other strong local connection to the Parish?
Used to live in Parish..... Work in the Parish part-time.....
Parent of child lives in the Parish..... Voluntary work in the Parish.....
Work in the Parish full-time..... Other.....
If 'Other' please specify

Thank you for completing this questionnaire. The information in this questionnaire is processed by Ribble Valley Borough Council in accordance with the Data protection Act 1998. The information is used to address housing needs across the borough. For more information please refer to DEFRA's website at www.defra.gov.uk, Ribble Valley's website www.ribblevalley.gov.uk or contact John barber on 01200 413235 john.barber@ribblevalley.gov.uk

Appendix 2

Copy of Comments from Chatburn Housing Need Survey

Sample of comments from Chatburn respondents

Comments	Number
Feel that there are too many developments and bungalows for elderly already. House prices reasonable for area with many 2bed terrace houses available. Over area in RV would benefit more.	2
I would favour affordable housing only if it blended in with the original housing Chatburn and not the awful housing that has been built in the past i e Victoria Court/ Chatburn	1
I think this is very important matter, crucial to the survival of our community and I fully support it.	1
I don't think the housing should be shared ownership as I don't think this helps any first time buyers I think it causes more expense but think it should be at a discount rate with a 100% mortgage	1
Housing is needed for younger people & families. As long as it wasn't too intrusive or caused anymore parking problems it would be of be Benefit to all.	1
Do not build on green belt.	1
Affordable housing should not mean 'cheap and nasty' which is so often the case. Small 'shoe box' homes packed in as tightly as possible may be the current fashion for affordable housing but it is not a good one	1
Answered yes provided there is sufficient provisions for schools	1
Chatburn has enough houses building more would make it overcrowded.	1
Affordable housing usually ends up full of strangers not people from the village. Quite often these people are on benefits or low income and don't take care of the property like they should	1
And only if services, community facilities and traffic management/calming were developed and improved as well, to accompany the housing development	1
There would appear to be no shortage of rental property, but some starter homes may be an advantage to first time buyers brought up in the village	1
Rental property in Chatburn seems to attract drug dealers and reduce quality of life here. No more	1
More housing means more children. Already the high schools in the area are over subscribed & so is our local village school, suggest sorting schools first	1
I feel that there is no need for further 'affordable housing' many people in such housing are not from Chatburn or the RBV. To spoil our village further with any housing development would be a huge mistake.	1
Chatburn is a well developed and established village – I think that more housing will affect the dynamics of the village and place unnecessary pressure on the already strained and inadequate services- ie education, parking	1
I have lived in the Ribble Valley for 50 years when I needed housing due to divorce I had to wait 5 years on the housing list, this need sorting now	1
There is definitely a need for rented property in Chatburn as all rented property has been sold to private buyers eg all the mill houses and all the council houses at the bottom of the village	1
These comments are a selection from 37 comments at Question 11	19

Appendix 3

Housing Accommodation v. Housing Tenure Required

Housing required in Chatburn within the next 2 years

Household	Tenure required	House			Flat/Maisonette/Apartment			Bungalow			Sheltered/Retirement Housing		
		1 bed	2 bed	3+bed	1 bed	2 bed	3+bed	1 bed	2 bed	3+bed	1 bed	2 bed	3+bed
	Buying on open market			1				1		1			
	Discount buy		1	4									
	Shared ownership Homebuy		1										
	Rental								1			1	
<u>TOTAL</u>			2	5				1	1	1		1	

In 2 to 5 years

Household	Tenure required	House			Flat/Maisonette/Apartment			Bungalow			Sheltered/Retirement Housing		
		1 bed	2 bed	3+bed	1 bed	2 bed	3+bed	1 bed	2 bed	3+bed	1 bed	2 bed	3+bed
	Buying on open market		2	1									
	Discount buy		1	2						1			
	Shared ownership Homebuy		2	1									
	Rental			2	1						1		
<u>TOTAL</u>			5	6	1					1	1		

In 5+ years

Household	Tenure required	House			Flat/Maisonette/Apartment			Bungalow			Sheltered/Retirement Housing		
		1 bed	2 bed	3+bed	1 bed	2 bed	3+bed	1 bed	2 bed	3+bed	1 bed	2 bed	3+bed
	Buying on open market		1			1			1				
	Discount buy		2	1		2							
	Shared ownership Homebuy			1					1		1		
	Rental		2						1				
<u>TOTAL</u>			5	2		3			3		1		

A total of 4 part 2 surveys were incomplete but not included in this analysis