

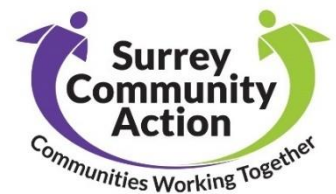


Bramley Parish Council
serving the community since 1894

Housing Needs Survey

May 2017

With Support From



Contents	Page
Report Summary	3
Background	4
Setting the Scene	6
Housing Survey – Method	13
Survey Findings	14

Appendices:

Appendix 1	Car Parking Suggestions
Appendix 2	Suggestions for potential sites
Appendix 3	Community Facilities
Appendix 4	Additional Comments

Report Summary

A housing needs survey for Bramley took place in April 2017 to update the results of the 2009 Survey. A summary of the findings follows.

There was a 21% return rate on the survey, which were distributed to all households in the parish by post. Across the country, a 10-35% response rate is generally recorded and as such this is considered a reasonably good response rate.

Part 1 of the survey was designed to gather views of all households regarding the concept of the local need for housing and development and Part 2 to measure the level of existing need for housing within the parish.

From the responses, the following can be determined:

- 69% of those who responded, supported the principle of a development of homes for local people.
- 54% were in favour of affordable housing.
- 26% did not want to see any further development at all.
- 83% of all respondents are homeowners
- 40% of households contained people aged 70+
- 38% of respondents had lived in the parish for more than 20 years.

Bramley Background



The parish of Bramley lies to the South East of the County of Surrey, located within the Borough of Waverley, approximately 3 miles from Guildford, along the A281 from Guildford to Horsham. The village is only one of two that retains a High Street with several local shops as well as a local Infant and Nursery School. It has a wealth of local groups and activities including Cricket, Yoga, Golf, Amateur Dramatics, History, WI, a Voluntary Car Scheme (Bramley Wheels), Brownies, Meals on Wheels as well as a local library to mention just a few.

There is no village design statement for the parish although it does have 97 listed buildings including houses, barns, walls, gates and granary's.

The more traditional houses appear to be of a typical Surrey 'vernacular', timber framed, rendered at ground level and tile hung above. However, there are many other design types, including Tudor, 1970's and mock Georgian along with very modern designs such as those recently built in Birtley Road.



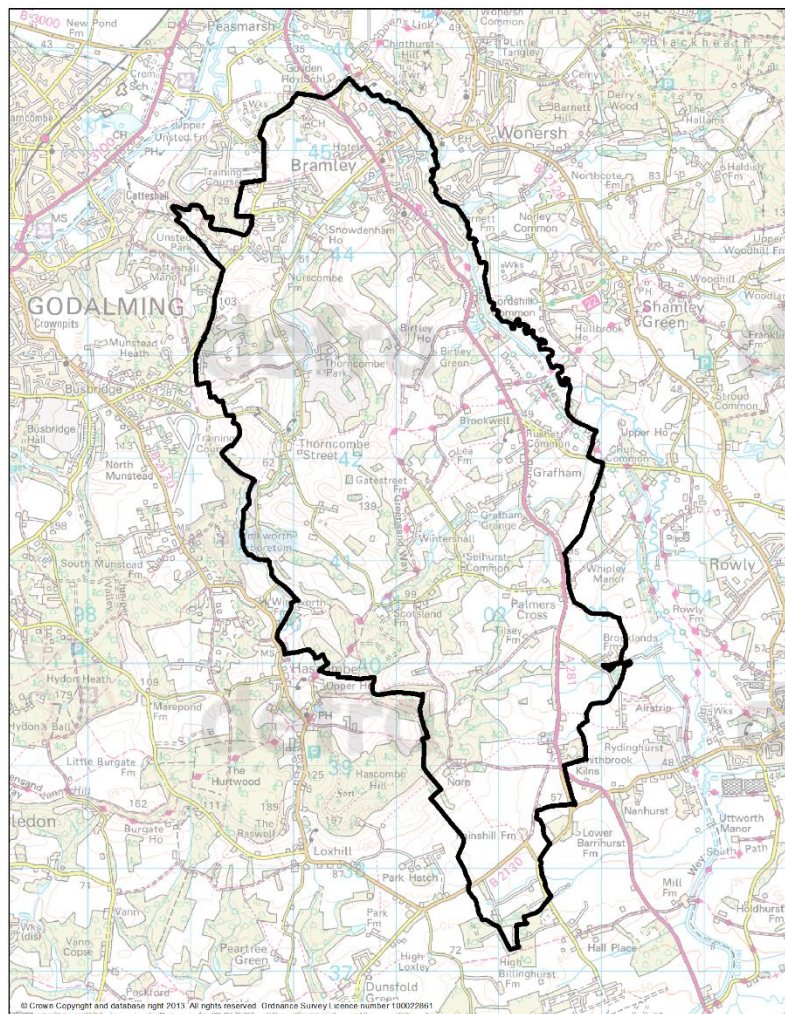
The parish sits within the Surrey Hills, Area of Outstanding Natural Beauty (ANOB) with a large part of the village also sitting within a conservation area. In April 2017, an application for the designation of a neighbourhood area for the Bramley Neighbourhood Plan was approved. The area sits wholly within the parish boundary as illustrated over the page.



Household Characteristics

The 2011 census records Bramley as having a population of approximately 3316 people in 1397 households this is a small increase in population from the 2001 census that recorded a population of 3167 people, although the actual number of households shows a decrease from 1429 in 2001. The map below shows the Parish Boundary which aligns with the designated Neighbourhood Play Area.

Bramley Parish



Source: 2011 Census Output Area boundaries. Crown Copyright.
Crown Copyright material is reproduced with the permission of the controller of HMSO.
Produced by Oxford Consultants for Social Inclusion, www.ocsiso.uk, April 2013.

Setting the Scene

Surrey, often seen as an affluent County with a strong housing market, has its own unique problems when it comes to new housing development. Large areas of the County fall within the Green Belt, Areas of Outstanding Natural Beauty, Areas of Special Scientific Interest and some settlement areas are often subject to conservation area regulations.

Typically, many of the new homes built within the rural areas of Surrey have been achieved either via infill, garden division or the demolition of single houses within large grounds and the building of 3-4 new homes in their place. An increasing number of the original 'village' type properties have been extended leading to a loss of the smaller cottages which historically would have made ideal 'entry level' properties. Combined with the loss of many of the traditional council homes through the right to buy makes it very difficult for families to be able to afford to live Surrey's rural villages and most have seen an increasingly ageing population.

Over the years this has resulted in a gradual decline for many of the rural villages, increasing property values, an ageing population, local schools lost through declining local numbers in turn impacting on local shops and bus services leading to an over reliance on private vehicles to name a few.

Defining Housing Need

Housing need in this context is defined as follows:

- The need for an individual or household to obtain housing which is suitable to their circumstances;
- It implies that there are issues or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector;
- Such problems may be concerned with housing costs, size, location, layout, state of repair or security of tenure;
- This need may be immediate or anticipated in the near future.
- It may also include ageing households who are looking to downsize but remain within the locality.

Defining Affordable Housing

In recent years, it has become more difficult to agree exactly what is defined as affordable housing. The current government definition is:

'Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices'

Tenure Types

Affordable Rent

Historically the guide to what is affordable has been 30-35% of a household's net income. For some even this can now be unaffordable and with the push towards 'affordable rents' (80% of open market rents) households could potentially be looking to spend over £14,000 pa on an 'affordable rent' property in a typical rural area in Surrey. The average social rent is around £8,000 per annum.

This may be further complicated by restrictions on the Housing Register eligibility criteria where those with a gross income of over £60,000 or savings/assets more than £30,000 will not qualify. Whilst this is considered a healthy income, it may not be enough to buy a property in rural Surrey nor can all households afford to privately rent. Such families are often caught between the two, being too rich for one and too poor for the other.

Shared Ownership

This housing tenure may be an alternative option as it offers the opportunity to gain a foot on the housing ladder, however this option should be approached with some caution. Again, with house prices being so high the actual level that people may be able to afford to buy into may be less than the normal 40%. In turn this means the rental percentage will be higher too. Problems may also occur on re-sale, where a homeowner has staircased up. The re-sale price may be too high for those looking to purchase, or because the income levels for this tenure type is currently capped at £80,000, those that may be able to afford it may be earning more than this amount. This rather limits the product to those who have a reasonably sized deposit, and who do not earn over the prescribed limit.

Starter Homes

The Housing and Planning Act 2016 introduced a further affordable housing tenure, 'Starter Homes'. These are homes which are to be sold at 20% discount on the market price to people under the aged of 40. However, the cap is set at £250,000. The average house price in Surrey is over £480,000, therefore even with a 20% discount (£96,000) this is still way above the cap set. Some smaller properties and flats may fall just within this price range in urban areas but such properties (high rise flats) would not be appropriate within a rural setting.

Help to Buy

Providing help to buyers through Equity Loans, The Government provides a loan of 20% towards the cost of new build homes (up to £120,000) meaning purchasers only need to find a 5% deposit and a 75% mortgage. Interest is only paid after 5 years and the full loan is due after 25 years or if the property sells. Taking the average house price in Surrey at £484,735, allowing for the maximum £120,000 loan and minus a 5% deposit the purchaser would still need to have an income of just under £100,000 per annum (assuming a 3.5 loan to value ratio) The Government

Help to Buy ISA does however offer a good opportunity to save towards a deposit with a maximum £3,000 bonus for each purchaser.

Local Housing Demographics¹

Like so many other rural areas in Surrey, Bramley is dominated by detached properties with the percentage of detached homes being almost double that of the England average and the number flats falling well below the England average.

Fig 1.

Detached houses 643 42.7% of dwellings (England average = 22.3%)	Semi-detached houses 406 27.0% of dwellings (England average = 30.7%)	Terraced houses 201 13.3% of dwellings (England average = 24.5%)
Flats (purpose built) 193 12.8% of dwellings (England average = 16.7%)	Flats (other) 44 2.9% of dwellings (England average = 5.4%)	Caravan or other temporary accommodation 19 1.3% of dwellings (England average = 0.4%)

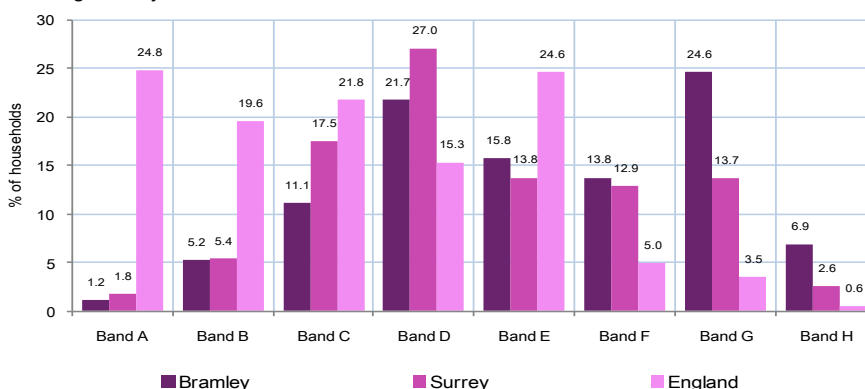
With regards to tenure the parish sits just above 7% the average level for home ownership and approximately 3% below the average for socially rented homes. 10% of all homes are privately rented.

Fig 2.

Housing that is owner occupied 1,001 71.7% of households (England average = 64.1%)	Housing that is social rented 196 14.0% of households (England average = 17.7%)	Housing that is private rented 143 10.2% of households (England average = 15.4%)	Other rented accommodation 57 4.1% of households (England average = 2.8%)
---	--	---	--

Fig 3 below illustrates the proportion of properties in each council tax band, Bramley has a significantly higher percentage of properties in Band G and H.

Dwelling stock by council tax band



These price bands are set nationally, so can help show how the cost of all local property (not just those properties that have recently been sold) compares with other areas in both Surrey and England.

¹ Source: Census 2011 (table KS401EW)

Market Data

Since 2009, when the first housing needs survey was undertaken the average price of flats, terraced and semi-detached properties have seen increases in the region of 50% whilst detached properties have seen a decrease of just over 3%.

Fig 4.

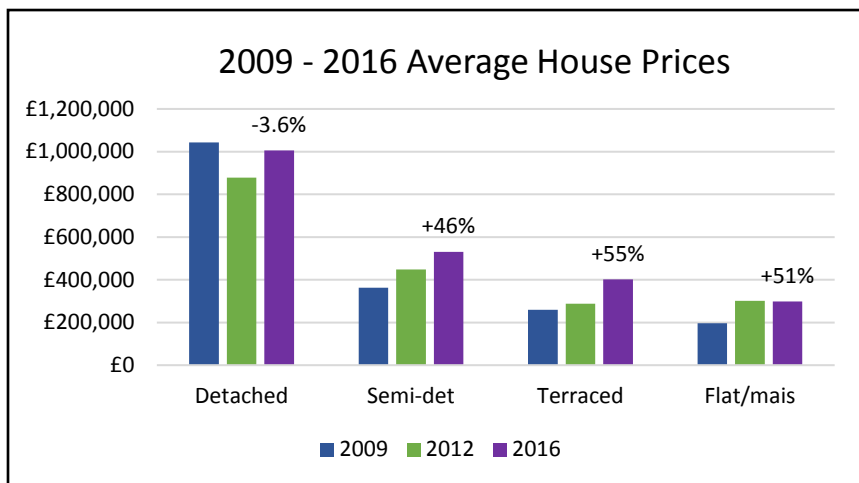


Fig 5.

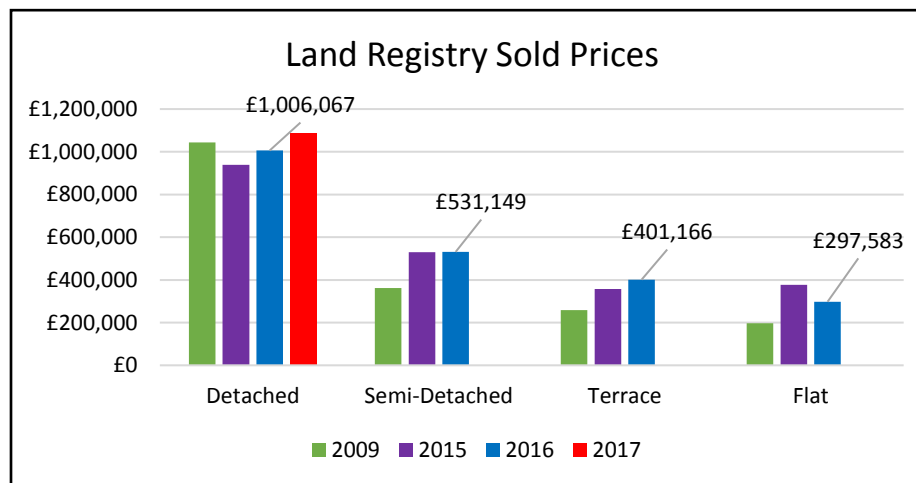
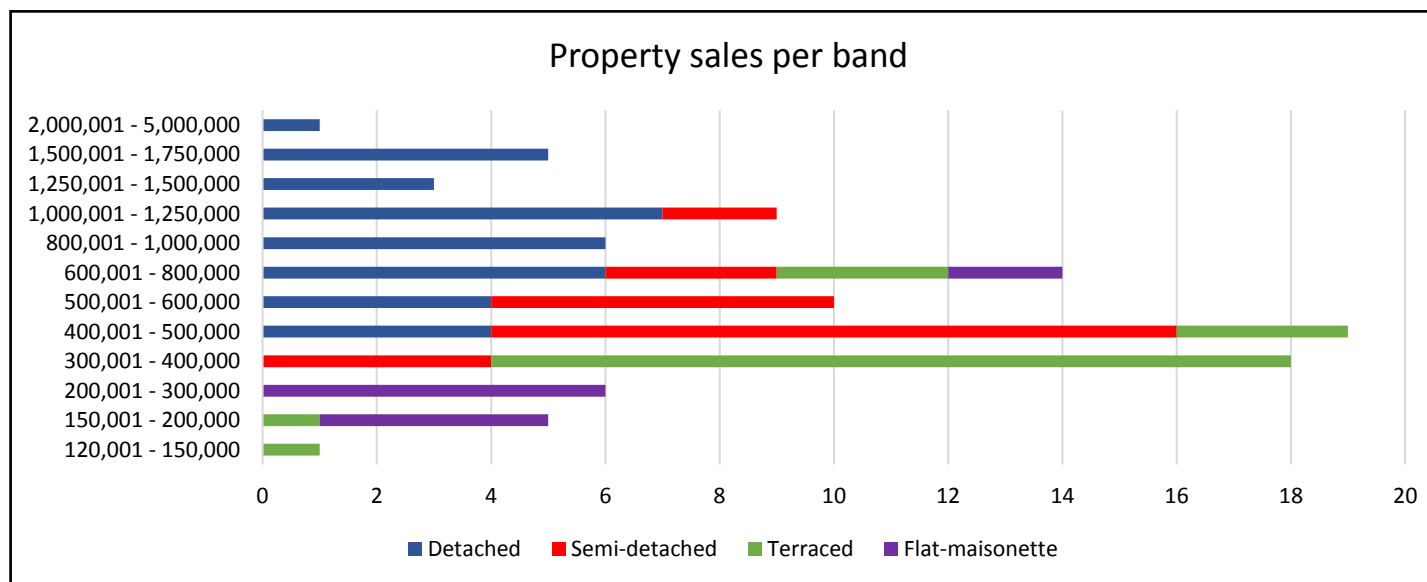
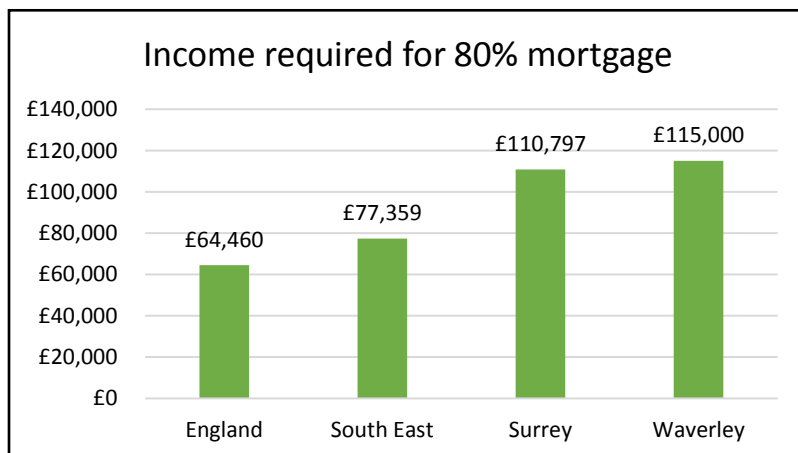
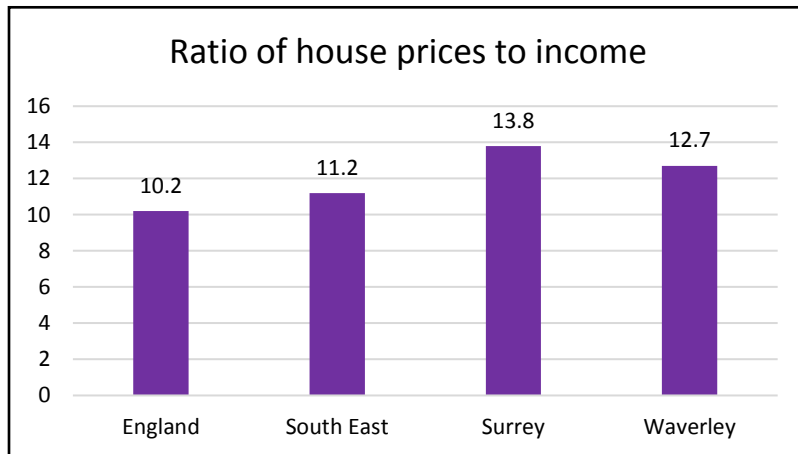
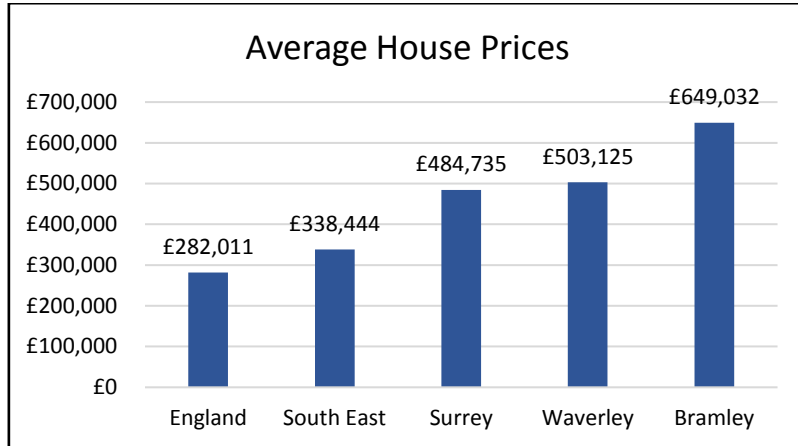


Fig 4.

Fig 6



Figs 7, 8 and 9.



Local Market

Figs 7, 8 and 9 illustrate the latest market figures for Bramley and how it compares locally, regionally and nationally.

Placed in the wider context, despite the recent dip in the price of detached properties Bramley is more than £367,000 more expensive than the England average, £310,000 more expensive than the South-East average and £145,907 more expensive than the average for Waverley.

Whilst not the most expensive rural area in Surrey, the house price ratio is still 12.7 times the average salary, meaning that to acquire an 80% mortgage you would require an annual household income of £115,000 (the average income for Waverley is £39,264) which places much of the property within the area out of the reach of the average family.

Private Rental Market

Twelve properties are either currently available or recently let, although the latest data from the National Housing Federation gives the average monthly private sector rent as £1,274 as you can see from the table below average rents in Bramley sits above this figure.

Fig 10.

Property Type	Monthly Rent £
1 bed flat	750
2 bed flat	995
	1100
	2350
2 bed terrace	1250
	1255
3 bed terrace	1300
3 bed semi	1450
4 bed detached	4795
5 bed detached	4500
	6500
6 bed house	8000

With a 2-bed house commanding a rent of £1,250 the option of renting privately is not widely available to those on lower incomes. Where households are having difficulty in paying their rent, they can apply for Local Housing Allowance (LHA) which will pay up the maximum amount based on their housing need and the size of accommodation they live in. The difference between the open market rent and the maximum allowance for a 2-bed property is approximately £300 per month.

In Waverley, the LHA² rates for 2017/18 in the Guildford area are as follows:

Fig 11.

Local Housing Allowance rates (1 April 2017 – 31 March 2018)		
Number of Bedrooms	Weekly Rate	Monthly Rate
Shared	£84.04	£364.17
One	£170.67	£739.57
Two	£222.96	£966.16
Three	£268.03	£1,161.46
Four	£345.21	£1,495.41

Currently 28% of all housing benefit claimants in Waverley are in employment, once again illustrating the unaffordability for many households on low – average incomes.

² Source. Waverley Borough Council

Current Affordable Housing

Waverley currently owns 193 properties in the parish which are a mixture of general needs and sheltered accommodation. In addition, there are 7 shared ownership properties owned by local Housing Associations.

Fig 12. Social Housing Stock

Property Type	No of units
1 Bed Bedsit	10
1 Bed Flat	53
1 Bed Bungalow	35
2 Bed Flat	16
2 Bed Bungalow	10
2 Bed House	12
3 Bed House	57
Total	193

Fig 13. Social Rents

Property Type	Weekly	Monthly
1 Bed Bedsit	£83.29	£360.92
1 Bed Flat	£94.04	£407.51
2 Bed Flat	£110.26	£477.79
1 Bed Bungalow	£117.21	£507.91
2 Bedroom Bungalow	£130.06	£563.59
2 Bedroom House	£135.33	£586.43
3 Bedroom House	£137.63	£596.40

*Renting a 2-bed house privately will cost you **£664** a month more than if you rented from the local authority. Many households find themselves in the 'private rent trap' of being unable to save towards any alternative.*

Since 2014 there have been several re-lets which are detailed below, although the turnover looks reasonably high a significant number in each year were for Blunden Court, which is a sheltered housing scheme.

Year	Bedsit	1 Bed Flat	2 Bed Flat	1 Bed Bungalow	2 Bed House	3 Bed House	Number of sheltered units
2014	1	6	1	1	1	1	2
2015	5	4	1	1	1	3	9
2016	6	6	0	1		2	8
2017	0	3	1	0	1	0	1

The number of 2 and 3 bedroom houses for families becoming vacant are low, those currently registered requiring this size of property are likely to be waiting several years and even then, there can be no guarantee that these properties will go to local residents.

Household Survey – Background and Method

This survey was conducted to update the data from the 2009 survey and to gather more detailed information about people's opinions regarding housing development in the parish of Bramley as part of the emerging Neighborhood Plan and to gain a more detailed understanding of the level of housing need in the parish, both for open market and affordable housing.

Typically, the level of response to surveys of this kind range from 10-30%, as most people living in the area are well housed and would not necessarily respond to a housing survey unless they felt it directly affected them.

Historically, many responses in any survey of this kind come from:

- People who feel strongly that there should be no more development in the village.
- People who feel themselves to need housing now or in the near future;
- Their relatives;
- People involved in some way in community affairs who probably have an appreciation of the problems affecting the community even if they are not in housing need;

To provide a more detailed understanding of the views of local people and to ascertain if a housing need existed and if so for what type of housing a neighbourhood survey was undertaken.

The aim of this survey was twofold:

- To give all residents an opportunity to provide an opinion on the issue of housing development within the village;
- To assess whether there is a need for housing amongst local residents and if so for what type of housing.

Part 1 of the questionnaire was designed to survey all residents about their views regarding the first point.

Part 2 was aimed specifically at those people who consider themselves to be in housing need, now or in the near future and is designed to help measure the level of need and type of housing by those people with a local connection to the parish, both for affordable and open market housing (in particular the needs of older people and emerging families)

Whilst the surveys were sent to all households in the parish, the survey results do not purport to be representative of all residents; no information is available on non-respondents and it is not possible to gross up results to the entire population. Nor does the survey purport to assess the entirety of housing need in the area.

The forms were posted to all households listed with the local authority in April 2017 (this includes all annexes and caravans) and householders were supplied with reply paid envelopes, there was

also an option to complete the survey online. A total of 324 forms were returned within the timeframe and 4 were returned outside of it, their responses have not been included.

The data from all returned forms has been collated and analysed it as follows:

Survey Findings

Fig 14.

		Completed Online	Hard Copy
Total distributed	1519		
Total returned	324	10	314
Return rate	21.3%		

Please note that findings are based on 314 responses but not everyone responded to every question and percentages have been rounded up/down so may not total 100%.

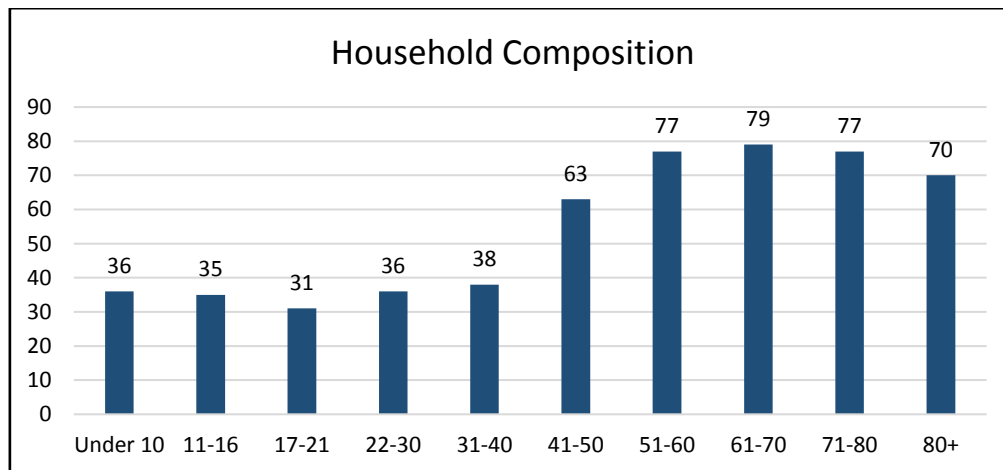
Part 1 – You and Your Household

Q1. Is this your main home?

All bar one respondent confirmed that this was their main home.

Q2. How many people in each age group are living in your home?

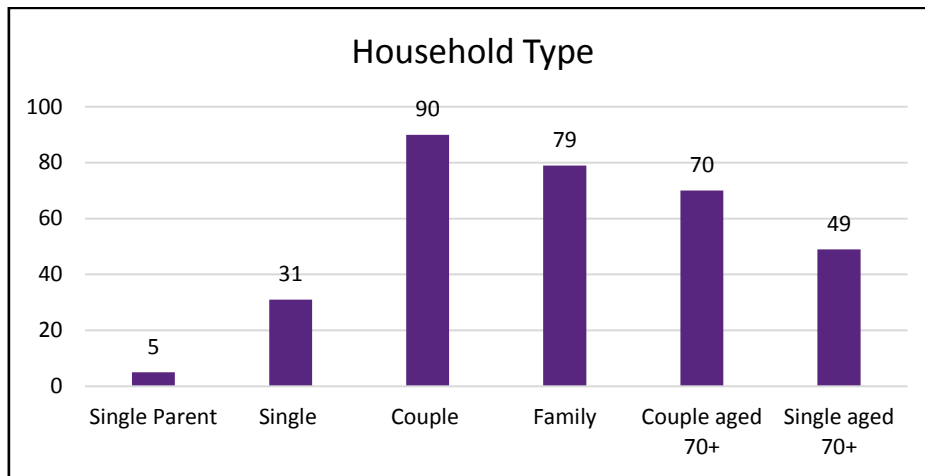
Fig 15.



Base: 324 respondents

30% of all people living in those households who responded are aged over 60. Less than **10%** are aged 22-40.

Fig 16.



Base: 324 respondents

25% of all respondents were single person households.

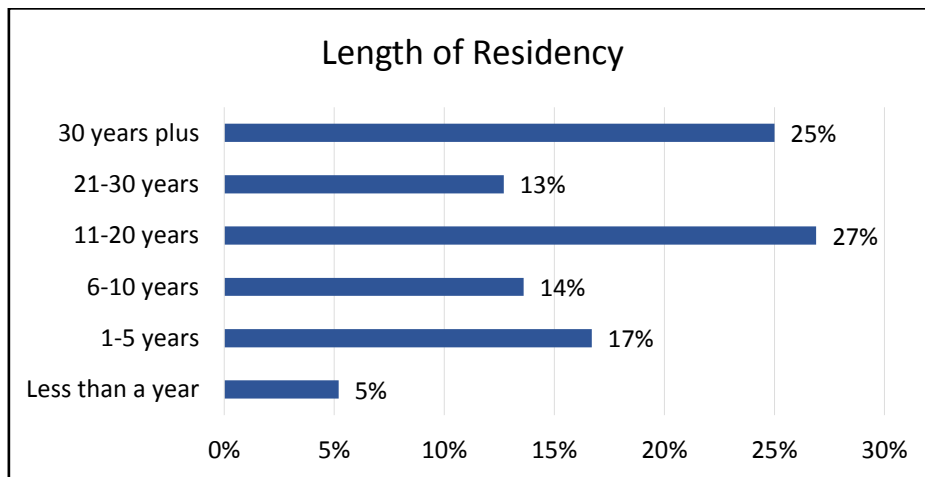
15% were single households aged 70+.

40% of all households were aged 70+

Q3. How many years have you lived in the parish?

38% of all respondents had resided in the village for 20 years or more, with 25% having lived in the village for more than 30 years.

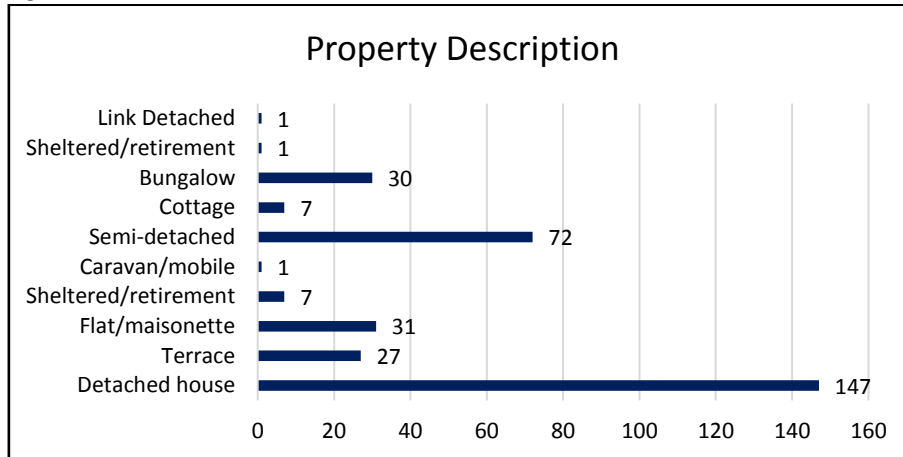
Fig 17.



Base: 324 respondents

Q4. How would you describe your home?

Fig 18.



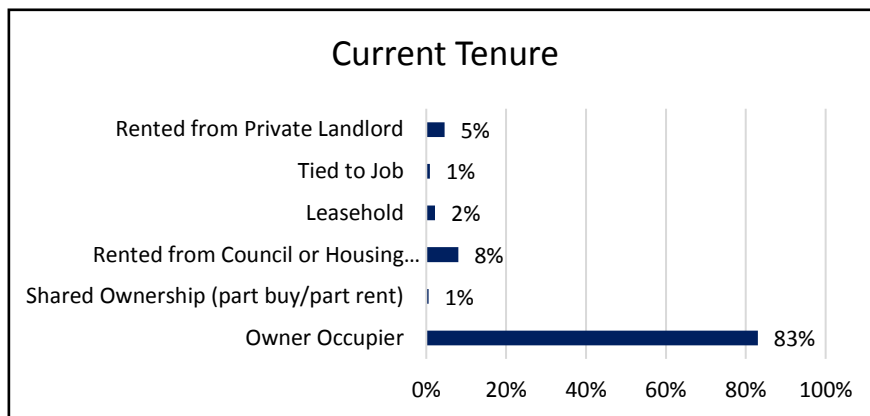
Base: 324 respondents

Responses to questions around property were all broadly in line with the latest census data.

45% of all properties were detached

Q5. How would you describe the tenure of your home?

Fig 19.

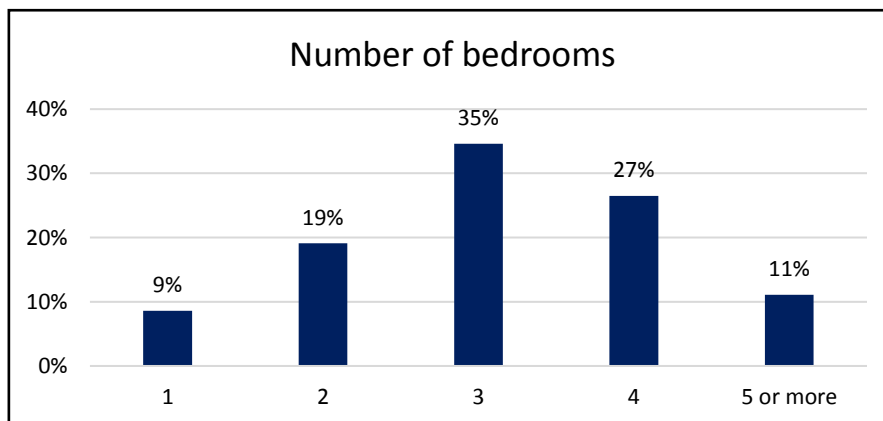


Base: 324 respondents

83% were owner occupiers and just **8%** rented from the local council.

Q6. How many bedrooms does your home have?

Fig 20.



Base: 324 respondents

35% had 3 bedrooms
38% had 4 or more bedrooms.

Parking

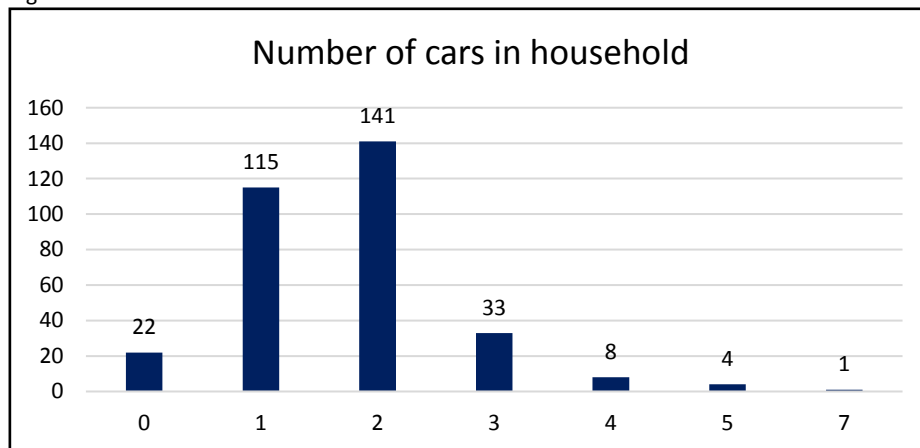
At the time of the 2011³ census car ownership in the parish was as follows:

Fig 21.

No cars	One car	Two cars	Three cars	Four+ cars
160	490	535	145	70
11.4% of 1,400 households (England = 25.8%)	35.1% of 1,400 households (England = 42.2%)	38.3% of 1,400 households (England = 24.7%)	10.2% of 1,400 households (England = 5.5%)	4.9% of 1,400 households (England = 1.9%)

Q7. How many cars does your household have?

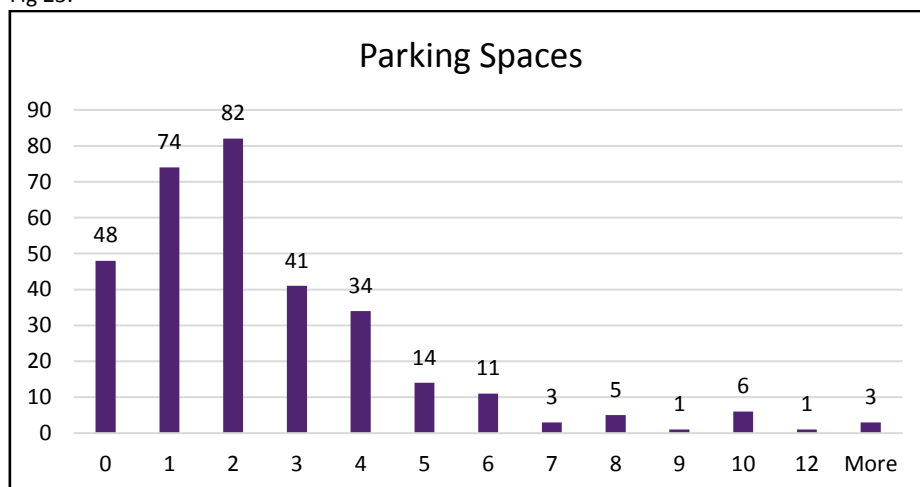
Fig 22.



Base: 324 respondents

Q8. How many parking spaces do you have on your property?

Fig 23.



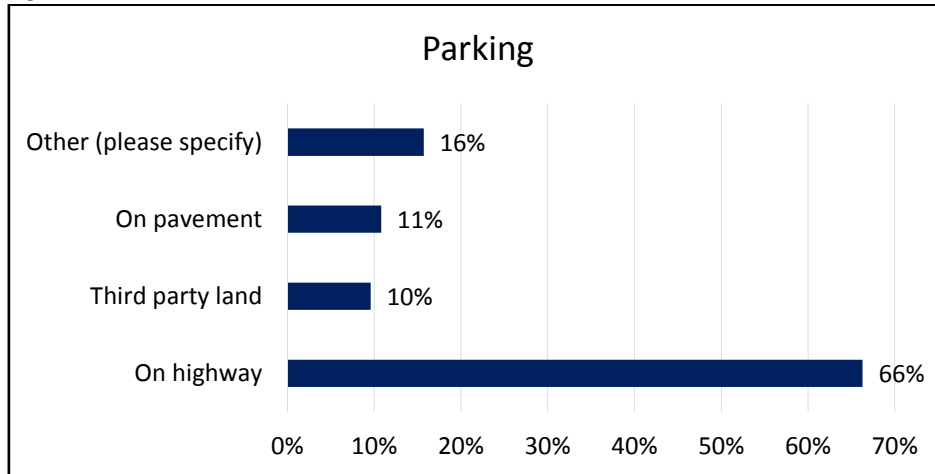
Base: 324 respondents

58% of all households own 2 or more cars with **62%** having 2 or more parking spaces on their property.

³ Source: Census 2011 (table KS404EW)

Q9 If parking is not available on your property where do you park?

Fig 24.



Base: 83 respondents

"sometimes I need to do a 7-point turn to back out of my drive if other cars are parked opposite. Emergency vehicles and Veolia often have difficulty accessing the road."

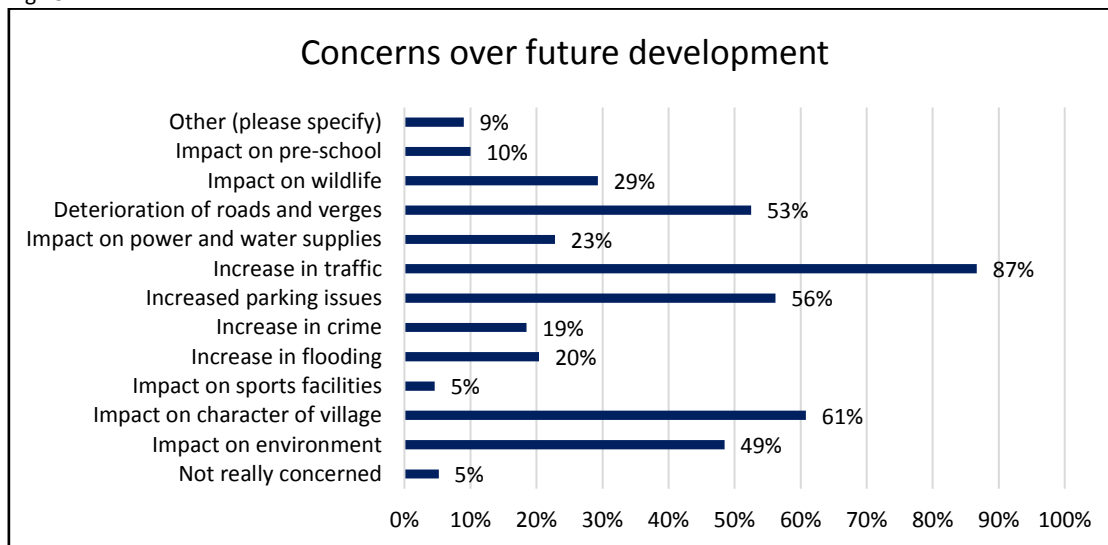
Q10. Do you have any suggestions for how we could increase car parking spaces within the village?

A wide range of suggestions were given and a full list is attached at appendix 1, they included ensuring St Catherine's makes provision for parents dropping off children at school, improving public transport and enlarging the current car park to building on the bonfire field.

Future Development

Q11. What concerns you most about potential development within the village?

Fig 25.



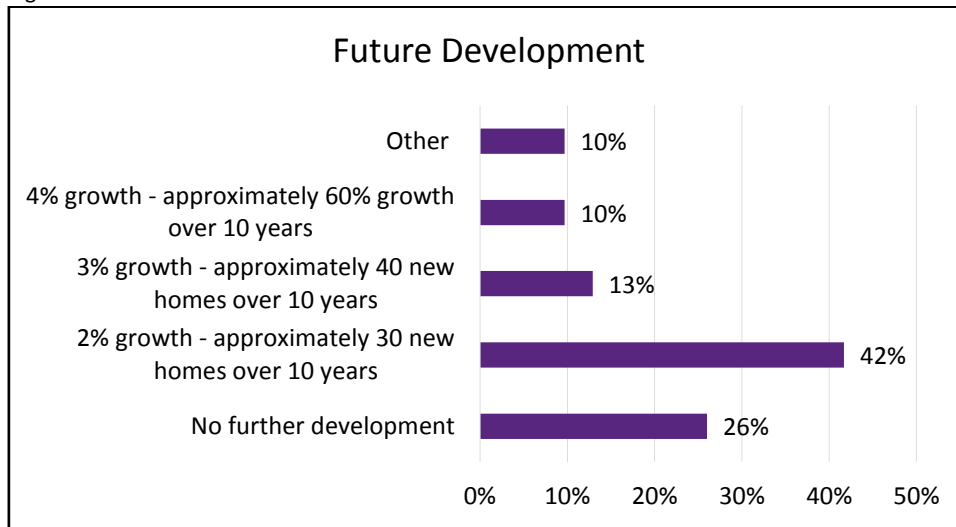
Base: 324 respondents

The increase in traffic is clearly a major concern for local people which is not surprising given the strain on this road and the large amount of development that has already taken place in Cranleigh

and the proposed development at Dunsfold. Whilst a small, local scheme will not necessarily contribute adversely it is important to recognise the concerns that will arise about the traffic. In addition to traffic there are concerns around parking (both in the village centre and in some residential streets) and the maintenance of roads and pavements.

Q12. How would you like to see the parish develop over the next 10 years?

Fig 26.

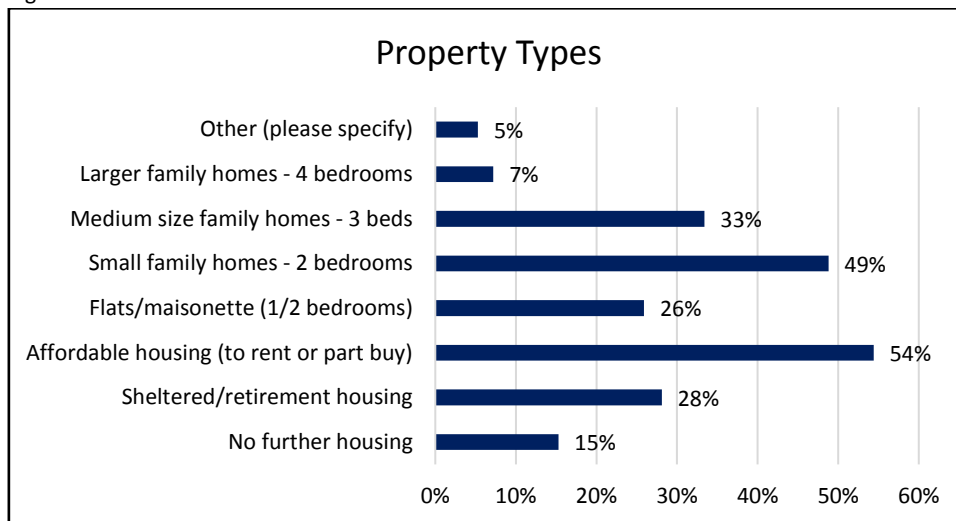


Base: 319 respondents

42% of all respondents were in favour of seeing the parish grow by **2%**. **26%** were not in favour of any growth.

Q13. If further housing is needed, what type of housing do you think it should be? Please tick as many options as you agree with.

Fig 27.

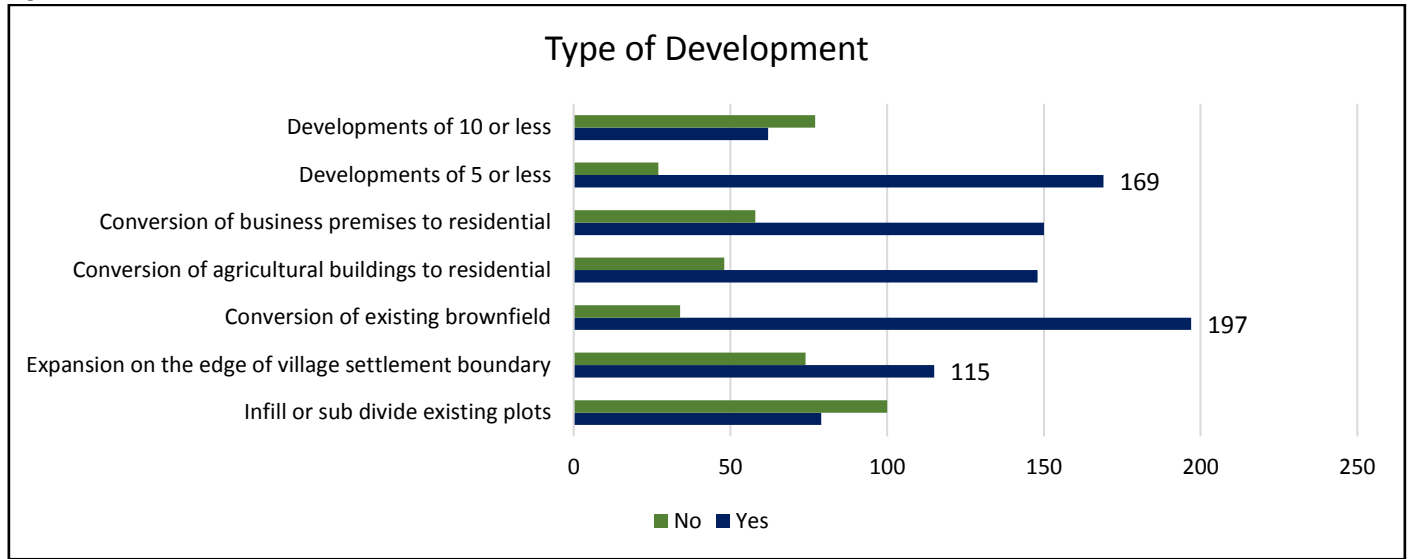


Base: 320 respondents

54% wanted to see affordable housing, **49%** small family homes. **15%** did not want to see any more housing.

Q14. If further development were to take place, what form would you prefer it to be in?

Fig 28.

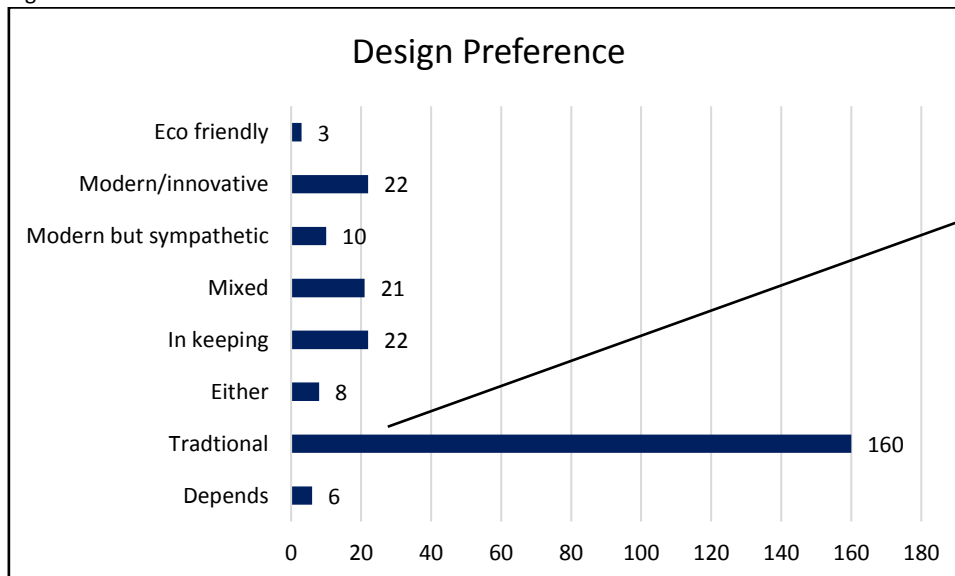


Base: 310 respondents

197 households held a preference for the conversion of existing brownfield with 169 households preferring to see developments of 5 or less. Although there was support for the conversion of business to residential use this is in direct opposition to other data which shows a desire to grow the number of local shops.

Q15. Would you like to see more modern/innovative buildings in the parish, or would you prefer any new buildings to be of traditional village style?

Fig 29.

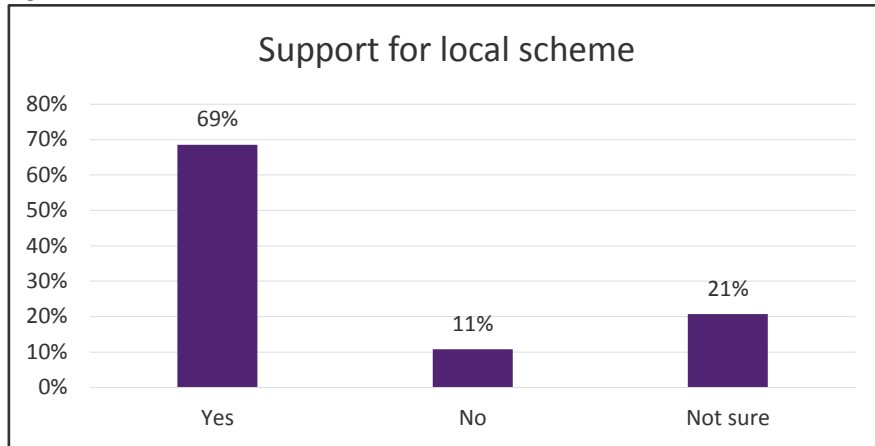


Base: 266 respondents

“traditional” was the most popular response. However, several households felt that modern buildings would add to the character of the parish.

Q16. If there were a proven need locally for a small development of affordable homes, specifically for local people would you be in support of such a scheme?

Fig 30.



69% would support a local scheme

Base: 324 respondents

Q17. Do you have any suggestions as to where in the parish any future housing development could take place?

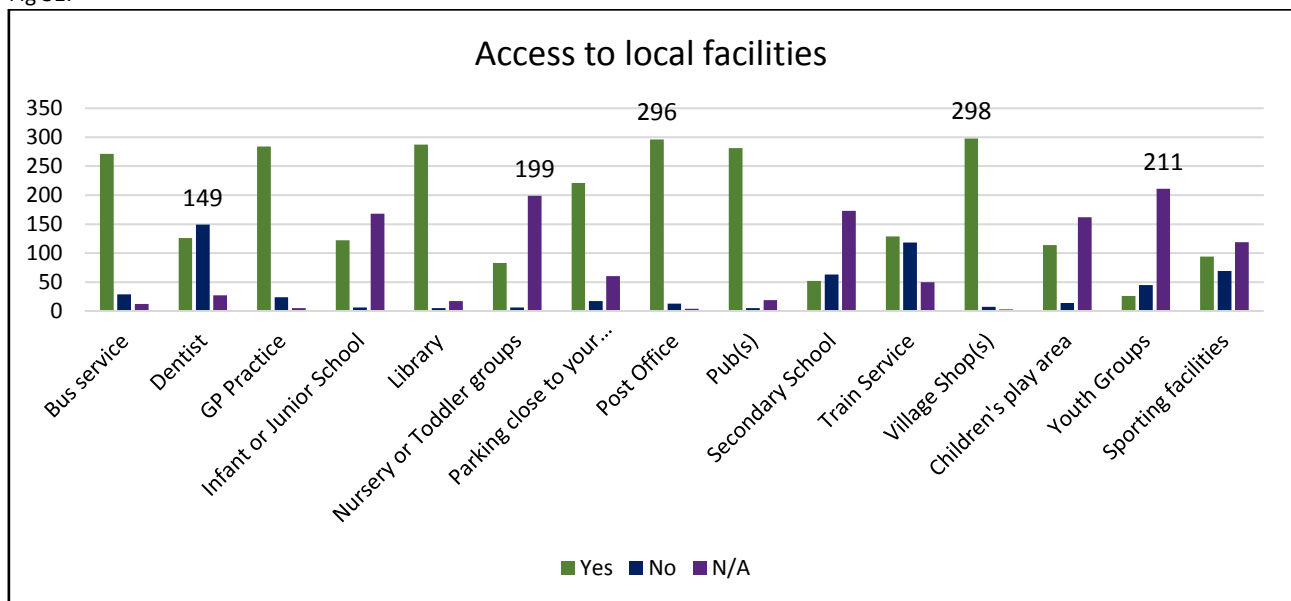
88 households provided suggestions, a full list of which is provided at appendix 2 these include Linersh Wood, Birtley Rise, BT premises, the Police Pound and the Bonfire Field.

Q18. Do you, or anyone living with you need to move to alternative accommodation within the parish in the next 5 years?

34 households said they were looking to move and 60 said they were unsure.

Q19 Do you feel you have convenient access to the following facilities?

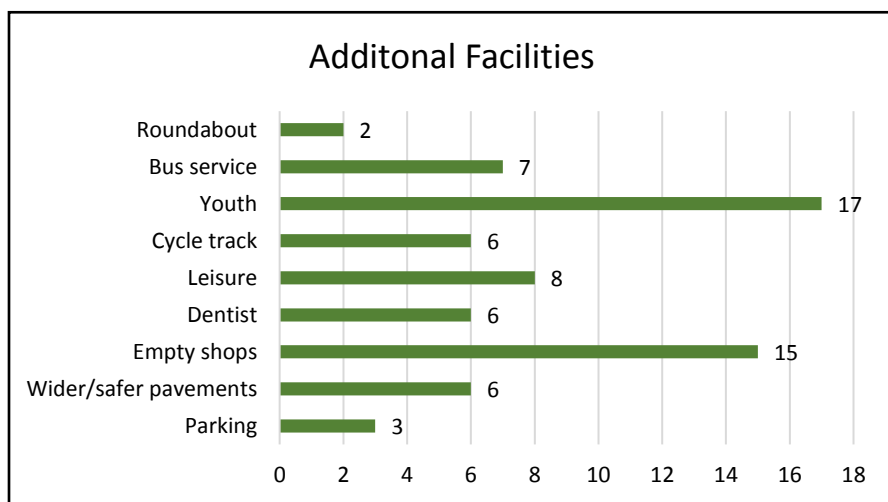
Fig 31.



Base: 318 respondents

Q20. Are there any other amenities you like to see developed in the village?

Fig 32.



The suggestions made here have been loosely grouped together. There was support for more variety of independent shops including a bakery, café, hardware shop. Additional leisure facilities such as an outdoor gym, tennis court and basketball court. There were calls for improvements to the existing play area and

Base: 87 respondents

more provision for older young people, including a youth club. Whilst there is a bus service it was deemed unreliable and expensive. A full list is attached as appendix 3

Q22. Is there anything else you would like to say?

90 comments were made in response, a selection of which are listed below, a full list is attached as appendix 4

'Bramley is a fantastic village and would be enhanced by more affordable housing for young families'

'with the likely development of Dunsfold I am extremely concerned about the impact of additional traffic in our village and would be very concerned about development in the village as a result'

'the main draw for me in moving to Bramley was the high-street shops and the mix of housing in the village - I would fully support proposals for lower incomes families to afford to live here so it doesn't become another exclusive surrey village'

'maintain library, there are so many shops empty, are rates too expensive? we love having the local butchers and greengrocers but it is so sad other local businesses close down (running shop etc.) Dunsfold will have a huge effect on traffic big concern! Schools should encourage safe/considerate driving and getting kids to walk to school. Development of those drop off car parks needs to be considered in Station Road'

'Parish needs to be open minded and consider the needs of the population not just want they want for themselves, people should be encouraged to drive less making the bus service more frequent, reliable and better value'

'please consider the older children they are not old enough to independently go to Guildford but could easily walk to table tennis, basketball net, skate ramps in the centre of the village'

'I would support the reintroduction of the Guildford to Horsham rail line with light transport this would significant reduce traffic at peak times and bring better transport options for the young and elderly of the parish'

'as well as low paid workers, a lot of highly trained professional who work in public services are forced to leave Surrey because of property prices. Developments like B Woods confirm Bramley's image of a village taken over by those with money. New housing should encourage a more mixed community with new ideas.'

'the roads in the parish, particularly the A281 are already at or exceeding capacity and many rural roads are becoming rat runs as a result.'

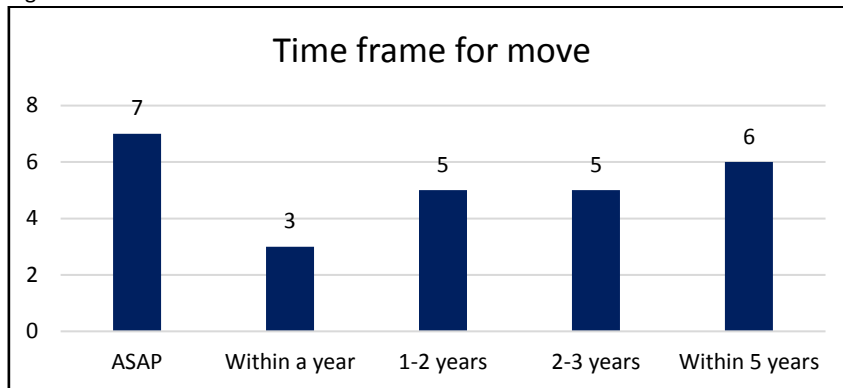
'traffic is getting worse and some roads in area require improvement and repair. Worried impact Dunsfold will have on traffic and utilities. Some Cranleigh water works discharging sewage into river, Cranleigh ingress.'

Q22. Would you be interested in working with the Parish Council to further support your community?

Five people expressed an interest and these details have been passed to the Parish Clerk.

Q24. When do those requiring accommodation need to move from this home?

Fig 2.1



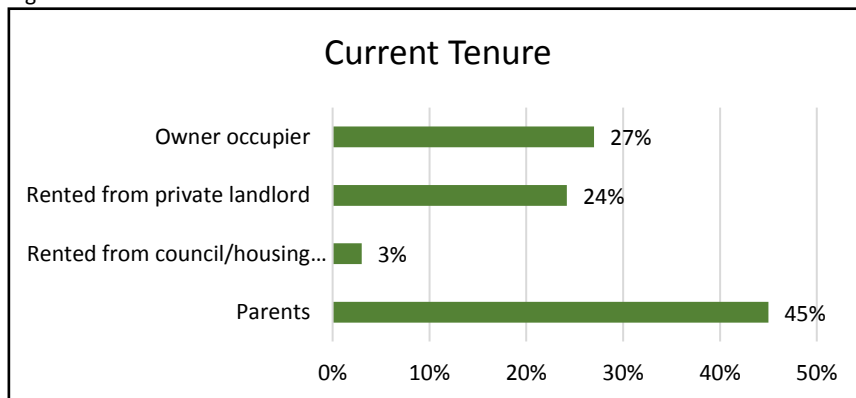
Base: 26 respondents

15 households indicated they wanted to move within the next 2 years.

45% of those looking to move are currently living with their parents

Q25. Who owns your current home?

Fig 2.2



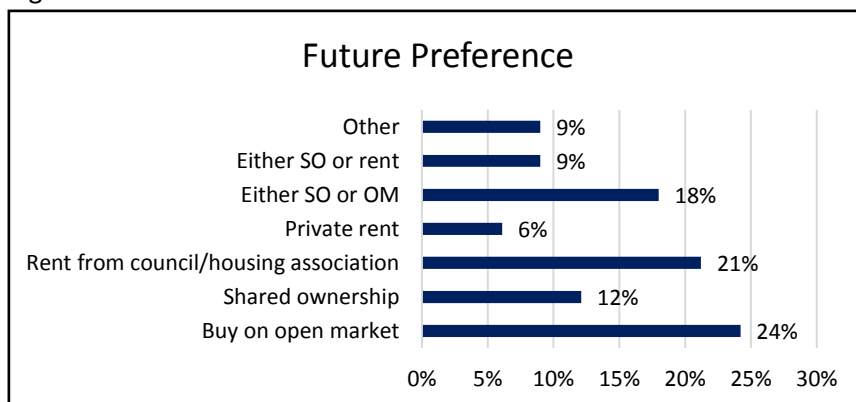
Base: 33 respondents

24% are renting privately and **27%** were owner occupiers.

24% were hoping to buy their own home whilst **21%** were looking to rent.

Q26. Which tenure would you prefer?

Fig 2.3



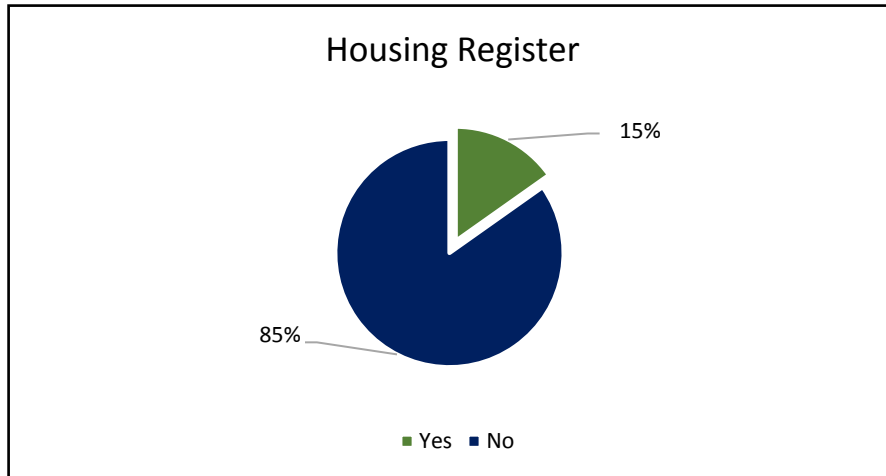
Base: 33 respondents

12% showed an interest in shared ownership.

18% were interested in either shared ownership or buying on the open market.

Q27. Are you on the local council housing register or waiting list?

Fig 2.4



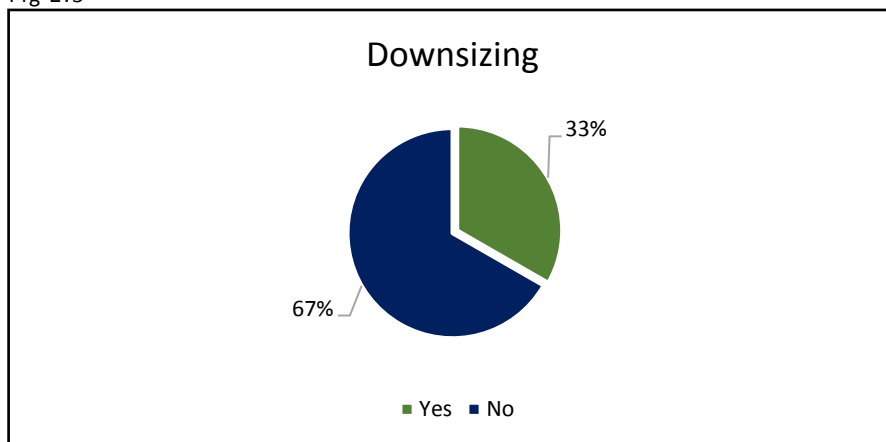
5 of the 33 households had already registered with Waverley Borough Council. As of May 2017, there were 28 households, who live locally, on the housing register. This means that 23 of those households failed to respond to this survey.

This compares with 20 households back in 2009 and

54 in 2012. However there have been significant changes to the housing register during this time so direct comparisons are hard to make.

Q28. Are you a homeowner looking to downsize?

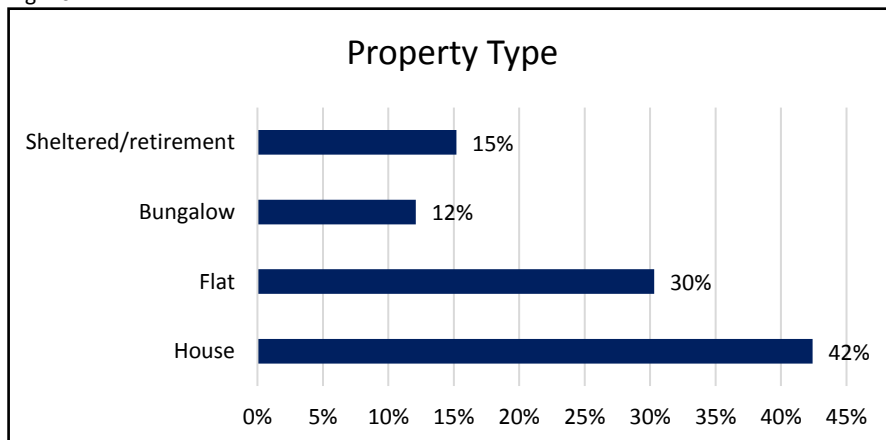
Fig 2.5



11 households were looking to downsize but remain in the parish.

Q29 What type of accommodation would meet your needs?

Fig 2.6

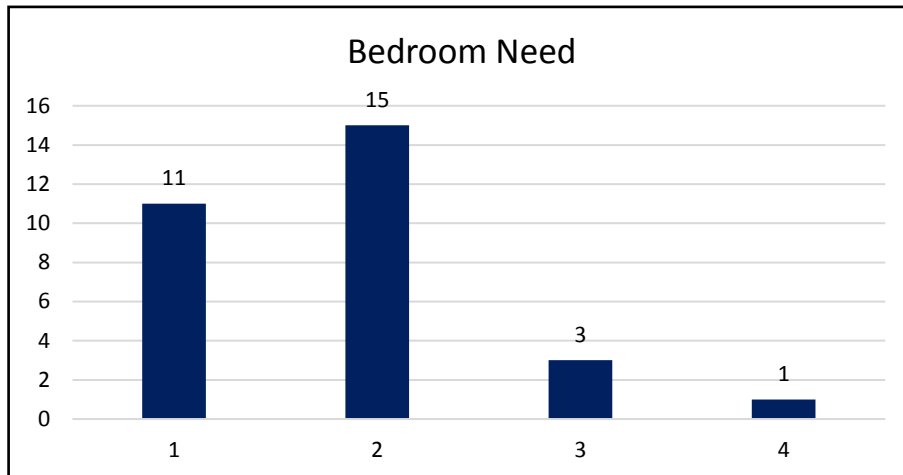


Whilst 42%, (14 households) were looking for a house, 10 households were looking for a flat and 5 were looking for sheltered accommodation.

Base: 33 respondents

Q30 How many bedrooms do they need?

Fig 2.7

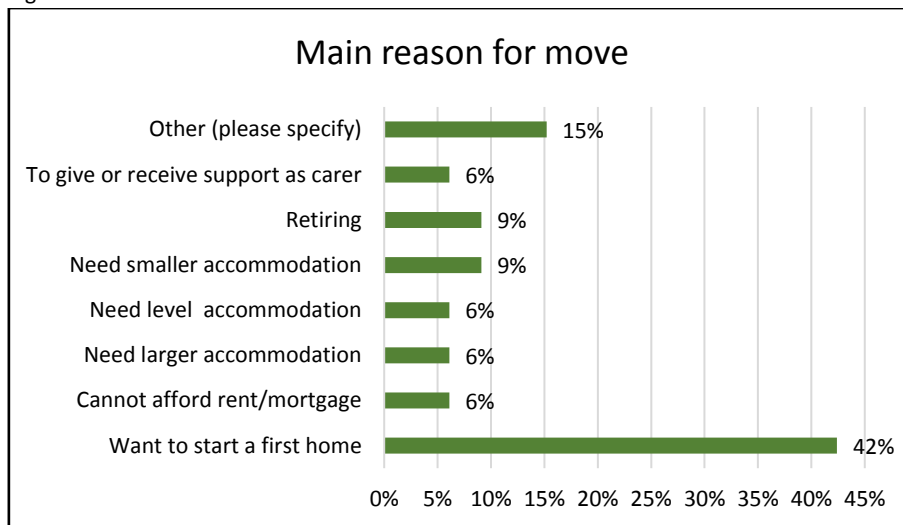


Most households are looking for 1 and 2 bedroom properties.

Base: 30 respondents

Q31. What is your main reason for wanting to move?

Fig 2.8

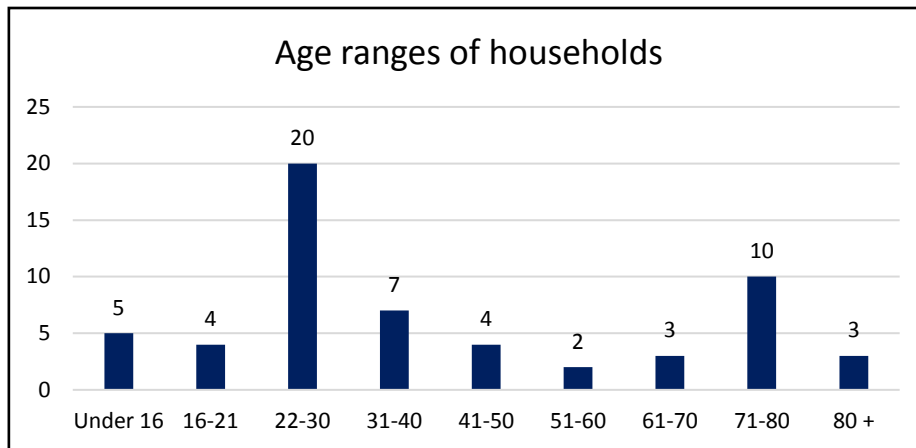


42% of respondents were looking to start their first home.

Base: 33 respondents

Q32. Please detail the age and gender of those moving into the new household.

Fig 2.9

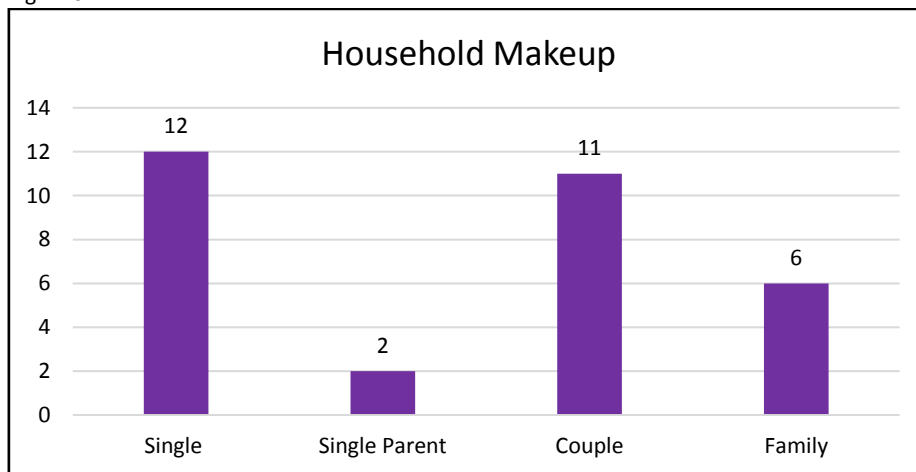


Those aged between 22-30 and 70+ make up most of those requiring accommodation.

Base: 31 respondents

Further analysis of this data has been used to show the family units. There is a reasonably good mix of single people, couples and families as shown below.

Fig 2.10



Base: 31 respondents

Qs33, 34 and 35 Financial Questions

Only 13 households responded to this question, annual incomes ranged from less than £10,000 up to £75,000. When asked to indicated what level of deposit they felt able to put down the amounts ranged from £12,000 up to £100,000. The level of rent people felt able to pay ranged from £400 to £1,200 a month. It is not possible to fully the assess the affordability for those who responded without more detailed information. However, with the limited information given some households are going to struggle to be able to afford their own place to live, even on a social rent.

Summary of Need

Whilst 33 households responded to part 2 assessing their need is not straightforward. One household was looking to become two and one was seeking appropriate accommodation for both sets of parents to be able to provide support. At least 2 of the respondents were 90+ realistically the next move would probably need to be a nursing home. Some gave more than one preference. The following is a breakdown of the preferences expressed.

Shared Ownership

Four households stated they wanted shared ownership, these are all emerging households, currently living with their parents. None of these households have formally registered with Waverley.

1 x 1 bed flat
3 x 2 bed house

Open Market

Eight households indicated a preference to buy on the open market. Of these eight, one is currently living with parents, one is in private rent and six are owner occupiers. Five of the households are looking to downsize.

Their preference is for the following:

1 x 2 bed bungalow
2 x 2 bed sheltered/retirement
1 x 2 bed house
1 x 3 bed bungalow
1 x 3 bed house
1 x 4 bed house

Affordable Rent

Seven households gave a preference for affordable rent. Of these, two were currently living with their parents, one was already a council tenants and four were renting privately.

Their need is for the following:

1 x 1 bed bungalow or ground floor flat
4 x 1 bed house/flat
2 x 2 bed house or flat

The remaining respondents were interested in a variety of options:

Shared Ownership or Open Market

1 x 1 bed flat
1 x 2 bed bungalow
2 x 2 bed flat
2 x 2 bed house

Shared Ownership or Affordable Rent

1 x 1 bed flat
2 x 2 sheltered flats

Open Market or Private Rent

1 x 2 bed house

Nursing Home

x 2 respondents

Private Retirement

3 x 2 bed

Self-Build

1 x 3 or 4 bedrooms

Recommendations

Considering all the above information the results of the survey, along with the number of people currently on the housing register, would suggest that the level of need in Bramley remains high and that this need will not be met solely by the Ricardo Court Development.

In addition to affordable rent there appears to be a strong desire for shared ownership or sheltered housing. However further interrogation of the financial data would need to be undertaken as part of the formal process of becoming accepted onto the housing register, often there is a disparity between aspiration and reality.

There was also a small level of need for open market units, primarily for those looking to downsize or seeking private retirement housing.

Whilst the survey reinforces the continued need for affordable housing in the parish it must be taken into consideration that at such a time as units become available some of those with a registered need may have had their needs met elsewhere. In addition, it is possible that some of those who came forward may not actually qualify for housing or may not be able to afford their preferred tenure.

As such, the total number of homes, if any were to be built, should reflect the need identified in this survey report, the level of need recorded on the Borough Council's Housing Register and the number of homes that would be an appropriate number to build in the parish. The total number and tenure would therefore require close liaison between the Parish Council, the Borough Council, the community and any developer.

The total current need is for the following:

Affordable Rent

2 x 1 bed ground floor flats
4 x 1 bed flats
11 x 2 bed house/flat
1 x 3 bed house

Shared Ownership

2 x 1 bed flat
4 x 2 bed house/flat

Local Lettings Policy

Whilst the current demand is for 1 and 2 bedroom properties the reality is that some of these households will require larger accommodation in the near future and as such it is recommended that consideration be given to a local lettings plan which allows underoccupation of some units, where they are built under a rural exception scheme policy. This would mean local families would not need to move out of the area once either their families expand or current members require separate bedrooms.

For queries please contact:

Louise Williams
Rural Housing Enabler
Surrey Community Action
Astolat, Coniers way,
Burpham Guildford, Surrey, GU4 7HL
Tel: 01483 447 241
Email: louisew@surreyca.org.uk