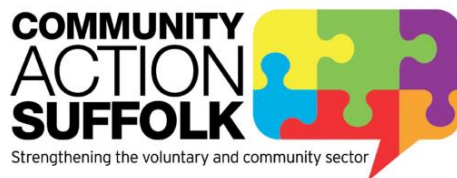


LAVENHAM HOUSING SURVEY REPORT

May 2018



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Contents

Contents	2
List of Tables	4
List of Appendices	5
Executive Summary & Key Findings.....	6
1. Survey Method.....	7
2. General Information about Lavenham.....	8
2.1 Age & Gender.....	8
2.2 Ethnicity of Residents in Lavenham.....	8
2.3 Length of Residency in Lavenham	9
2.4 Housing Tenure.....	10
2.5 Property Type.....	11
3. Financial Information about Lavenham Residents	11
3.1 Financial Matters	11
3.2 Current Monthly Rent/Mortgage Affordability.....	12
3.3 Maximum Weekly Rent/Mortgage Affordability	13
3.4 Monthly Household Bills	14
3.5 Savings.....	15
3.6 Property Value.....	15
3.7 Equity	16
3.8 Gross Annual Household Income.....	16
4. New Additional Housing.....	17
4.1 Opinions from Great Lavenham Residents.....	17
4.2 Potential Sites for New Housing in Lavenham.....	17
5. Housing Need in Lavenham – Current Residents	19
5.1 Age & Gender.....	19
5.2 Timescale for Housing Need	19
5.3 Composition of Future Households	20
5.4 Reasons For Needing to Move	20

Lavenham Housing Survey 2018

5.5	Preferred Tenure	21
5.6	Property Size	23
5.7	Employment Status	23
5.8	Savings & Equity	23
5.9	Gross Household Income	24
5.10	Weekly Household Affordability	24
5.11	Registered Interest	25
6.	Housing Need in Lavenham – Returning or wish to live in Parish	26
6.1	Age & Gender	26
6.2	Timescale for Housing Need	26
6.3	Composition of Future Households	27
6.4	Reasons For Needing to Move	27
6.5	Preferred Tenure	28
6.6	Employment Status	29
6.7	Registered Interest	29
7.	Contextual Information About Lavenham	30
7.1	Current Average House Values	30
7.2	Current Average Price/Earnings Ratio	30
7.3	Community Sustainability	30
8.	Recommendations	31
9.	Conclusions	32
10.	Next Steps	33
	Appendix A: Lavenham Housing Needs Survey	34
	Appendix B: Community Sustainability	51
	Appendix C: Potential sites for Housing	53

List of Tables

Table 1. Age and Gender of Residents	8
Table 2. Ethnicity of Residents	9
Table 3. Length of Residency in Lavenham by the Head of the Household	10
Table 4. Responding Households by Tenure.....	10
Table 5. Property Type	11
Table 6. Respondents Willing to Answer Financial Questions.....	12
Table 7. Current Monthly Rent/Mortgage Affordability	13
Table 8. Maximum Weekly Rent/Mortgage Affordability	13
Table 9. Maximum Monthly Affordability	14
Table 10. Difficulty Meeting Monthly Household Bills	15
Table 11. Savings.....	15
Table 12. Estimated values	16
Table 13. Equity.....	16
Table 14. Gross Annual Household Income	17
Table 15. Opinions on New Housing in Lavenham.....	17
Table 16. Housing Need by Age & Gender of Those in Lavenham	19
Table 17. Timescale for Housing Need of Those in Lavenham	19
Table 18. Composition of Future Households of Those in Lavenham	20
Table 19. Reasons for Needing to Move of Those Lavenham.....	20
Table 20. Preferred Tenure & Location of Those in Lavenham	22
Table 21. Preferred Property Type & No. of Bedrooms	23
Table 22. Employment Status.....	23
Table 23. Savings & Equity of Those in Lavenham	23
Table 24. Gross Household Income & Average Financial Capacity of Those in Lavenham.....	24
Table 25. Weekly Affordability of Those in Lavenham.....	25
Table 26. Waiting Lists of Those in Lavenham.....	25
Table 27. Housing Need by Age & Gender of Those in Lavenham	26
Table 28. Timescale for Housing Need of Those in Lavenham	27
Table 29. Composition of Future Households of Those in Lavenham	27
Table 30. Reasons for Needing to Move of Those Lavenham.....	28
Table 31. Preferred Tenure of Those in Lavenham	29
Table 32. Employment Status.....	29
Table 33. Waiting Lists of Those in Lavenham	29
Table 34. Current Average House Prices for Lavenham, IP Area and National	30
Table 35. Current Average Price/ Earnings Ration for IP28, IP Area and National	30
Table 36. Banding for Home-Link.....	Error! Bookmark not defined.

List of Appendices

Appendix A: Lavenham Housing Needs Survey 34
Appendix B: Community Sustainability 51
Appendix C: Potential sites for Housing 53

Executive Summary & Key Findings

Lavenham Parish Council carried out a Housing Survey to determine the level of need for housing across all tenure types in the parish.

The aim of this survey was to understand the existing and future housing needs for Lavenham residents including family members (not necessarily living in Lavenham) and other members of the household. The study was also designed to understand Lavenham current housing stock and whether this is affordable to local people.

This study included-

- General information about the current housing in Lavenham including 2011 Census data
- A Housing Survey to determine the housing needs of current households
- Contextual information about Lavenham
- Information from the Gateway to HomeChoice register to cross check the findings

Data analysis and the writing of this report have been undertaken by Community Action Suffolk.

Key Findings

	Number	%
Surveys Returned Completed (full or partial)	267	24.27
Surveys Not Completed or Returned or Blank	833	75.73
Total Surveys Distributed	1100	100

The Lavenham Housing Survey 2018 achieved a 24.27% return rate, with respondents in favour of homes for older people, small family homes and homes for couples.

From the 267 surveys returned, 47 households responded that the current households have identified a current need totalling 70 people.

From the 267 surveys returned, 28 of those households responded identifying a need for 54 family members (people with a local connection) wishing to live in or return to Lavenham.

In total, the response from 75 households identified a housing need for 124 people in Lavenham. This report has been compiled based solely on the data from the responses received.

1. Survey Method

The Housing Survey used was compiled by Community Action Suffolk in agreement with Lavenham Parish Council. The survey was distributed to each of the 1100 households within the parish boundary by a local team of volunteers from Lavenham. The survey contained 45 questions and can be found in Appendix A. The closing date for the survey was 16th April 2018.

One survey form was provided per household with a unique code to allow the household to complete on-line or send a completed hard copy back. The unique code was to ensure that residents were only able to respond once to prevent the results being skewed. Households that had more than one housing need i.e. two or more people requiring housing going forward in different households could request additional forms from Community Action Suffolk.

A return rate of 24.27% was achieved which indicated a need for additional housing by 75 households (124 people). The average return rate for HNS is generally between 30 - 40% which indicates that the number of responses received provide a robust sample snapshot of the parish.

267 completed surveys were returned fully or partially completed via post and on-line. 833 surveys were not returned. Data entry of the surveys was undertaken by Community Action Suffolk using bespoke in house software. Each survey form input was allocated a unique code so that the data could be cross referenced to provide a comprehensive level of information. Individual people or households were not able to be identified. For quality purposes a 10% sample of the surveys input were checked for accuracy.

2. General Information about Lavenham

2.1 Age & Gender

Q1) Please indicate the gender and age of all those (including yourself) living in the current household, using the examples below:

Responses were received from 267 households representing 478 individuals. This equates to 28% of the total population of Lavenham which is 1722 (2011 Census). The most represented group of residents was 60-74 years where 41% of the population was represented in the survey responses.. There is an even number of males and females throughout all age groups. Table 1 shows the breakdown in detail and compares the figures to the 2011 Census data.

Total responses received: 199

Age	No. of Male Residents	No. of Female Residents	Total Residents	Population (2011 Census Data)	% of Total Residents Against 2011 Census Data by Age Group
0-15 years	14	11	25	210	11.90
16-24 years	8	9	17	102	16.66
25-44years	22	22	44	292	15.06
45-59 years	26	41	67	366	18.30
60-74 years	93	103	196	445	44.04
75-84 years	41	57	98	224	43.75
85+ years	14	17	31	83	37.34
Total	218	260	478	1722	

Table 1. Age and Gender of Residents

2.2 Ethnicity of Residents in Lavenham

Q2) Please indicate the ethnicity of all those in need of accommodation, using the examples below: (Please note, this question is optional)

93.93% of Lavenham residents represented in the survey responses are of White British ethnicity. This follows the trend from the 2011 Census date.

Total responses received: 231

Lavenham Housing Survey 2018

Ethnicity	No. of Residents	% of Residents	Ethnicity (2011 Census Data)	% of Total Residents Against 2011 Census Data by Ethnicity
White British	217	93.93	1701	12.75
White Irish	3	1.29	0	0
Any Other White Background	5	2.16	0	0
White & Black Caribbean	0	0	0	0
White & Black African	0	0	0	0
White & Asian	1	0.43	0	0
Other Mixed background	1	0.43	0	0
Indian	0	0	0	0
Pakistani	0	0	0	0
Bangladeshi	0	0	0	0
Chinese	0	0	0	0
Any Other Asian background	0	0	9	0
Black Caribbean	0	0	0	0
Black African	0	0		
Any Other Black background	0	0		
Gypsy, Roma or Traveler	0	0	0	0
Arab	1	0.43	0	0
Persian	0	0	0	0
Other. Please Specify:	1	0.43	12	0
Do not want to say	2	0.86	0	0

Table 2. Ethnicity of Residents

2.3 Length of Residency in Lavenham

Q19) How many years have you lived in the Parish? Please tick one of the following

58.54% of respondents have lived in Lavenham for 10 or more years and only 5.69% have lived there for less than 1 year which indicates that the population is quite stable locally. However, this offers little opportunity for people to move within Lavenham or for new people to move into Lavenham.

Total responses received: 246

Length of Time	No. of Responses	%
Less than 1 year	14	5.69
1-3 years	35	14.23

Lavenham Housing Survey 2018

4-10 years	53	21.54
More than 10 years	144	58.54
Total	246	100

Table 3. Length of Residency in Lavenham by the Head of the Household

2.4 Housing Tenure

Q3) Who owns the property you currently live in?

The highest response rate was received from those households who owned their own homes outright followed by those who owned their own homes with a mortgage. Self/family outright & rented from Council had the highest percentage of responses per tenure based on the 2011 Census data. The lowest response rate was received from households in Employer, tied to job and Co-housing.

Total responses received: 266

Tenure	No. of Responding Households	% of Total No. of Responding Households	No. of Households as per 2011 Census	% of Responding Households compared to 2011 Census
Self / family outright	172	64.66	44	25.58
Self / family with mortgage	37	13.91	20	54.05
Rented from private landlord	21	7.89	10	47.61
Tied housing linked to job	0	0	0	0
Housing Association - rented	6	2.26	20	30
Shared ownership with Housing Association	1	0.38	0	0
Rented from Council	25	9.4	17	68
Co-ownership housing	0	0	0	0
Other	3	1.13	1	33.33

Table 4. Responding Households by Tenure

Lavenham Housing Survey 2018

2.5 Property Type

Q4) Please indicate the type of property you currently live in. Please tick one box

The most common type of property is a detached house followed by semi detached house.

Total responses received: 267

Type of property	Number of responses	%
Terraced house (including end terrace)	68	25.47
Semi detached house	62	23.22
Detached house	89	33.33
Masionette	1	0.37
Flat/Apartment	8	3
Detached bungalow	15	5.62
Semi detached bungalow	12	4.49
Bedsit/Studio	0	0
Sheltered	4	1.5
Residential Home	0	0
Mobile home/Caravan	0	0
Houseboat	0	0
Park home	0	0
Specially Adapted Housing	0	0
Other	8	3
Total	267	100

Table 5. Property Type

3. Financial Information about Lavenham Residents

3.1 Financial Matters

Q6) Do you wish to answer any questions about money matters? Please tick one only.

Only 36.28% of respondents were happy to answers questions relating to their own financial affairs whilst 63.72% were not and may have thought these questions were unnecessary and intrusive. However, significantly more than this responded to the financial questions. Actual respondent numbers can be seen in each section. Whilst these questions may appear intrusive, the information received is essential to inform the residents, Parish Council and District Council regarding future housing requirements and the affordability to the area and in particular the residents. All information is strictly confidential and no name or address details are captured during the survey process so financial information cannot be linked to a person or household.

Total Responses Received: 226

Lavenham Housing Survey 2018

	No. of Respondents	%
Yes	82	36.28
No	144	63.72

Table 6. Respondents Willing to Answer Financial Questions

3.2 Current Monthly Rent/Mortgage Affordability

Q7) How much of your net household monthly income (i.e. tax after benefits) is spent on your rent or mortgage? Please tick one box

54.55% of responding households spend less than 15% of their net household monthly income on rent or mortgage. Cross analysis of this question with Q3 asking who owns the property shows that over 80% of these respondents own their own property outright.

Total responses received: 121

Net Monthly Income Spent on Rent/Mortgage	No. of Respondents	%	Highest % Ownership Type
< 15%	66	54.55	Self / family outright - 51 - 77.27% Self / family with mortgage - 10 - 15.15% Local Authority - 4 - 6.06% Co-ownership housing - 0 - 0% Q3a) If the property you are occupying in the Parish is a second home please tick this box: - 1 - 1.52%
15-25%	14	11.57%	Self / family outright - 1 - 7.14% Self / family with mortgage - 5 - 35.71% Private Landlord - 3 - 21.43% Housing Association - rented - 1 - 7.14% Housing Association - shared equity/ownership - 1 - 7.14% Local Authority - 3 - 21.43%
25-35%	11	9.09	Self / family with mortgage - 3 - 27.27% Private Landlord - 5 - 45.45% Local Authority - 3 - 27.27%
35-45%	8	6.61	Self / family with mortgage - 3 - 37.5% Private Landlord - 4 - 50% Local Authority - 1 - 12.5%
>45%	7	5.79	Private Landlord - 5 - 71.43% Housing Association - rented - 1 - 14.29% Local Authority - 1 - 14.29%
Don't know	15	12.4	Self / family outright - 6 - 40%

Lavenham Housing Survey 2018

			Self / family with mortgage - 1 - 6.67%
			Housing Association - rented - 2 - 13.33%
			Local Authority - 5 - 33.33%
			Other. Please specify; - 1 - 6.67%

Table 7. Current Monthly Rent/Mortgage Affordability

3.3 Maximum Weekly Rent/Mortgage Affordability

Q8) How much per week/month could the household afford to pay in rent or mortgage per week/month?

31.1% of respondents indicated that they would be willing to pay £0 - £40 towards weekly rent/mortgage, cross referencing these responses with current ownership; the data shows that 6 of these respondents own their properties outright or with a mortgage.

Total responses received: 149

Weekly Band	Amount	No. of Respondents	%
1	<£0	11	24.44
2	<£40	3	6.66
3	£40-£59	0	0
4	£60-£79	1	2.22
5	£80-£99	3	6.66
6	£100-£119	3	6.66
7	£120-£199	1	2.22
8	£200-£299	2	4.44
9	£300-£399	1	2.22
10	£400>	1	2.22
Don't know		15	33.33
Prefer not to say		5	11.11

Table 8. Maximum Weekly Rent/Mortgage Affordability

Monthly Band	Amount	No. of Respondents	%
1	£0	3	2.47
2	< £175	1	0.82
3	£176-249	3	2.47
4	£250-349	2	1.65
5	£350-429	7	5.78
6	£430-519	9	7.43
7	£520-864	14	11.57
8	£865-1299	11	9.09

Lavenham Housing Survey 2018

9	£1300-1749	2	1.65
10	£1750 or more	2	1.65
Don't know		34	28.09
Prefer not to say		33	27.27

Table 9. Maximum Monthly Affordability

3.4 Monthly Household Bills

Q9) Do you experience difficulty meeting any of the following housing costs? Tick all that apply. 251 responses received.

Q10) If you are struggling to afford your housing costs, what do you intend to do to resolve this? Tick all that apply.

83.51% of respondents indicated they do not experience any difficulty meeting any household bills, with 62.96% of these owning their own properties outright. Those struggling to meet household bills intended to use savings, spend less on household essentials and non essentials.

Total responses received: 194

Household Bill	No. of Respondents	%	Highest % Property Ownership
Rent/mortgage	8	4.12	Spend less on household essentials - 4 - 50% Borrow money from friends/family - 1 - 12.5% Spend less on non-essentials - 4 - 50% Look for a job - 1 - 12.5% Use savings - 6 - 75% Look for a better paid job - 1 - 12.5% Look for an additional job - 1 - 12.5% Move to a cheaper home - 2 - 25%
Fuel	14	7.22	Spend less on household essentials - 8 - 57.14% Borrow money from friends/family - 2 - 14.29% Spend less on non-essentials - 9 - 64.29% Use income from other benefits - 1 - 7.14% Look for a job - 1 - 7.14% Use savings - 8 - 57.14% Look for a better paid job - 1 - 7.14% Look for an additional job - 1 - 7.14% Not applicable as able to afford housing costs - 1 - 7.14%
Council Tax	16	8.25	Spend less on household essentials - 9 - 56.25% Borrow money from friends/family - 2 - 12.5% Spend less on non-essentials - 6 - 37.5%

Lavenham Housing Survey 2018

			Look for a job - 2 - 12.5% Use savings - 11 - 68.75% Look for a better paid job - 2 - 12.5% Look for an additional job - 1 - 6.25% Move to a cheaper home - 3 - 18.75%
Other	17	8.76	Spend less on household essentials - 7 - 41.18% Borrow money from friends/family - 2 - 11.76% Spend less on non-essentials - 11 - 64.71% Look for a job - 3 - 17.65% Use savings - 11 - 64.71% Look for a better paid job - 1 - 5.88% Look for an additional job - 1 - 5.88% Move to a cheaper home - 4 - 23.53%
No	162	83.51	Spend less on household essentials - 3 - 2.97% Spend less on non-essentials - 3 - 2.97% Use savings - 4 - 3.96% Borrow money via a loan or credit card - 1 Look for an additional job - 1 - 0.99% Move to a cheaper home - 1 - 0.99% Not applicable as able to afford housing costs

Table 10. Difficulty Meeting Monthly Household Bills

3.5 Savings

Q11) Please estimate your total savings. Please tick one only.

38/.99% of respondents have in excess of £40,000 in savings with remainder of respondents having a range of savings from £0 to £40,000.

Total responses received: 151

Savings	No. of Respondents	%
£0	30	16.94
< £5,000	40	22.60
£5,001 - £10,000	17	9.61
£10,001 - £20,000	11	6.21
£20,001 - £40,000	10	5.65
> £40,000	69	38.99
Total	177	100

Table 11. Savings

3.6 Property Value

Q12) If you own your home, please estimate its current value. Please tick one only.

Total responses received: 182

No of respondents	Av. Value Estimated by
-------------------	------------------------

Lavenham Housing Survey 2018

	Household
18	Not Applicable
2	£50,000-£100,000
1	£100,000-£150,000
10	£150,000-£200,000
13	£200,000 - £250,000
15	£250,000 - £300,000
14	£300,000-£350,000
25	£350,000 - £400,000
23	£400,000 - £500,000
29	£500,000 - £600,000
20	£600,000 +
12	Don't know

Table 12. Estimated values

3.7 Equity

Q13) If you own your own home, how much money (equity) would you get if you sold your home after paying off your mortgage (or debts). Please tick one only.

27.27% of respondents have £200,000 - £499,999 equity in their property and 78% of these properties are owned outright. 7.27% of respondents have £100,000 - £199,000 equity in their current property with 42 % of these properties are owned with a mortgage.

Total responses received: 165

Equity	No. of Respondents	%
Not Applicable	37	22.42
Negative Equity	0	0
Up to £9,999	0	0
£10,000 - £29,999	0	0
£30,000 - £49,999	0	0
£50,000 - £74,999	0	0
£75,000 - £99,999	6	3.64
£100,000 - £199,999	12	7.27
£200,000 - £499,999	45	27.27
> £500,000	36	21.82
Don't know	29	17.58
Total	165	100

Table 13. Equity

3.8 Gross Annual Household Income

Q14) Please estimate your household income. Annual gross (before tax) income, including any income from investments and benefits. Please tick one only.

Lavenham Housing Survey 2018

33.98% of responding residents have a gross annual household income of more than £40,000 with 11.11% of responding residents having less than £10,000.

Total responses received: 153

Gross Annual Household Income	No. of Respondents	%
< £10,000	17	11.11
£10,000 - £15,000	19	12.42
£15,000 - £20,000	16	10.46
£20,000 - £25,000	11	7.19
£25,000 - £30,000	14	9.15
£30,000 - £40,000	24	15.69
£40,000 - £50,000	22	14.38
> £50,000	30	19.60
Total	153	100

Table 14. Gross Annual Household Income

4. New Additional Housing

4.1 Opinions from Lavenham Residents

Q15) What new housing would the household like to see in your Parish? Please tick one or more of the following and comment if you wish.

The majority of respondents were in favour of having small family homes (2-3 bedrooms) with a 68.98% return rate, and 51.04% for housing for Older people. 29.46% of respondents were in favour of homes for single people. Full comments can be found in Appendix C

Total responses received: 241

Options	No. of Responses	%
Homes for single people	71	29.46
Homes for couples (1-2 bedrooms)	106	43.98
Small family homes (2-3 bedrooms)	159	65.98
Large family home (4+ bedrooms)	26	10.79
Housing for Older People	123	51.04
Other	28	11.62

Table 15. Opinions on New Housing in Lavenham

4.2 Potential Sites for New Housing in Lavenham

Q16) Does the household own or have any suggestions for:

- a) Suitable development sites in the Parish?

Lavenham Housing Survey 2018

b) Empty homes in the Parish?

c) Redundant buildings in the Parish?

A number of suggestions were received regarding potential sites for new homes

9 responses were received regarding empty homes in the parish providing a 26.47% return.

Full comments can be seen in Appendix C.

5. Housing Need in Lavenham – Current Residents

Please note that not all respondents answered every question in this section which accounts for the varying total of people in need for each.

5.1 Age & Gender

Q22) Does the current household or anyone in the current household require accommodation within the next 5 years? If so, Please indicate their current gender and age, using the examples below:

Out of the 267 household responses received, 47 households identified a total of 70 individuals would have a need for housing in the next 5 years. The highest group indicating a need was the 60-74 year olds.

Total responses received: 47

Age	Male	Female	Total
0-15 years	6	2	8
16-24 years	5	6	11
25-44 years	7	6	13
45-59 years	3	4	7
60-74 years	8	14	22
75-84+ years	4	5	9
85+ years	1	1	2
Total	34	38	72

Table 16. Housing Need by Age & Gender of Those in Lavenham

5.2 Timescale for Housing Need

Q23) If the current household has indicated a need in question 22, please identify when this need is likely to be.

Respondents indicated that people would need housing in the next 3-5 years with 15 requiring housing now.

Total responses received: 49

When Required	Number of Individuals
Now	15
1-2 years	13
3-5 years	10
5-10 years	11
Total	49

Table 17. Timescale for Housing Need of Those in Lavenham

5.3 Composition of Future Households

Q25) Please indicate the 'make-up' of the future household in need, using the examples below:

Single people accounted for the highest number of those with a housing need.

Total responses received: 70

Status	No. of Individuals
Single Person	33
Single Parent Family (with or expecting children)	7
Couple	31
Two Parent Family (with or expecting children)	18
Siblings	3
Other	2
Total	94

Table 18. Composition of Future Households of Those in Lavenham

5.4 Reasons For Needing to Move

Q26) Please indicate with a tick why there is a need for future housing of the current household or those needing additional accommodation of their own.

14 individuals needed to move out of the current household to set up their own. Second to this, 13 individuals wished to move for Health/Mobility reasons of which 60% owned their current property outright

Total responses received: 67

Reason	No. of Individuals
Need Larger Home	12
Need Smaller Home	9
Setting Up Own Home	14
Employment Reasons	1
Insecurity of Tenure	4
Financial Reasons	6
Health/Mobility Reasons	13
Give/receive Care/Support	4
Other	4

Table 19. Reasons for Needing to Move of Those Lavenham

Lavenham Housing Survey 2018

5.5 Preferred Tenure

Q27) Where will the future household require accommodation? If the household requires more than one additional house to meet housing need, please contact the Rural Housing Enabler for an additional Housing Survey.

Q28) What type of accommodation will the future household require?

Responses indicated a need for 66 households with 49 wishing to remain in Lavenham.

Total responses received: 66

Preferred Tenure	Location of Housing	No. of Individuals
House – Social Rent	In Parish	7
	Elsewhere in District	1
	In adjoining Parish	1
	Outside District	
House – Private Rent	In Parish	3
	Outside District	
House – Shared Ownership	In Parish	4
	Elsewhere in District	
	Outside District	
House – Open Market Sale	In Parish	9
	In Adjoining Parish	
	Elsewhere in District	1
	Outside District	1
House – Discount Market Sale	In Parish	2
Bungalow – Social Rent	In Parish	4
Bungalow – Private Rent	In Parish	2
	Elsewhere in District	
Bungalow – Shared Ownership	In Parish	1
Bungalow – Open Market	Elsewhere in District	1
	In Parish	6
	Outside District	1
Flat – Social Rent	Elsewhere in District	
	Outside District	2
	In Parish	3
Flat – Open Market	Outside District	1
Flat – Shared Ownership	Elsewhere in District	
	Outside of District	
	In Parish	1
Flat – Private Rent	In Parish	1
Sheltered Housing – Social Rent	In Parish	2
	Elsewhere in District	
Sheltered Housing – Private	In Parish	1

Lavenham Housing Survey 2018

Rent	Elsewhere in District	
Sheltered Housing – Shared Ownership	Elsewhere in District	
Sheltered Housing – Open Market	In Parish	2
	Elsewhere in District	
Very Sheltered Housing – Shared Ownership	Outside District	
	In Parish	1
Very Sheltered – Social Rent	In Parish	
Self Build	Elsewhere in District	
Other	In adjoining Parish	
	Outside District	

Table 20. Preferred Tenure & Location of Those in Lavenham

Lavenham Housing Survey 2018

Property Size

Q30) ideally, how many bedrooms would you like to have?

The majority (39) of respondents indicated they would ideally like 2 bedroom homes followed by 3 bedroom homes

No. of Bedrooms					
1	2	3	4	5	6+
9	39	29	4	1	1

Table 21. Preferred Property Type & No. of Bedrooms

5.6 Employment Status

Q29) Please indicate the current employment status of all those in need of housing.

Total Responses Received: 81 households (115 individual) some households may have responded more than once

Status	No. of Individuals	%
Employed	40	34.79
Self Employed	6	5.22
Unemployed	7	6.08
Student	11	9.57
Retired	49	42.61
Other	2	1.73
Total	115	100

Table 22. Employment Status

5.7 Savings & Equity

Q31) Please indicate the total savings available which could contribute towards a mortgage

44.44% of those in need of housing had no savings and/or equity behind them to contribute towards a mortgage with 19.04% having more than £40,000 to contribute.

Total responses received: 63

Total Savings/Equity	No. of Individuals	%
Nil	28	44.44
Up to £5,000	4	6.35
£5,001 - £10,000	10	15.88
£10,001 - £20,000	6	9.53
£20,001 - £40,000	3	4.76
More than £40,000	12	19.04
Total	63	100

Table 23. Savings & Equity of Those in Lavenham

5.8 Gross Household Income

There was a spread across the whole spectrum of gross incomes from those in need in housing. The majority of individuals (21.73%) in need of housing had a gross annual income of more than £60,000. The average gross household income of respondents is £29,880 compared to the average for the area of £21,943 (Mouseprice see Section 6)

The Average Financial Capacity of households in need of additional housing has been calculated using the formula as follows:-

$$\text{Financial Capacity} = \text{Average Gross Income} \times 3.5 + \text{Savings} + \text{Equity}$$

Total household responses received: 32

Gross Income	No. of Individuals	%	Average Financial Capacity
Up to £10,000	3	6.52	35,000
£10,000 - £15,000	4	8.69	43,750
£15,000 - £20,000	4	8.69	61,250
£20,000 - £25,000	3	6.52	78,756
£25,000 - £30,000	9	19.56	96,250
£30,000 - £40,000	12	26.08	122,500
£40,000 - £50,000	1	2.17	157,500
Over £60,000	10	21.73	210,000

Table 24. Gross Household Income & Average Financial Capacity of Those in Lavenham

5.9 Weekly Household Affordability

1.47% of those in need of housing did not know how much they would be able to afford towards rent or a mortgage per week with 0% who preferred not to say. 8.82% indicated a weekly affordability of £100-£119 or less. Based on average house prices (See Section 6) it is unlikely that this group of people would be able to afford to contribute towards an average priced property on the open market. The majority of households indicated a weekly affordability of less than £100 - £119.

Total responses received: 12

Weekly Affordability	Number
Nothing	5
Less than £40	2
£40 - £59	4
£60 - £79	1
£80 - £99	1
£100 - £119	5
£120- £199	0
£200 - £299	1

Lavenham Housing Survey 2018

£300 - £399	0
£400 or more	0
Don't know	1
Prefer not to say	0
Total	20

Table 25. Weekly Affordability of Those in Lavenham

5.10 Registered Interest

46.29% of those in need of housing were not registered on any waiting list, but browsing looking for properties. 5 responses indicated they were registered with an Estate Agent. The current figure of those registered on Gateway to HomeChoice is provided by Babergh DC

Active applicants indicating a local connection to Lavenham – 16

Total individual responses received: 45

Waiting List	No. of Responses	%
Not registered but browsing / looking for properties	25	46.29
Local Authority	9	16.66
Housing Association	4	7.41
Gateway to HomeChoice	11	20.38
Estate Agent	5	9.26
Another Housing Association outside Suffolk	0	0
Total	54	100

Table 26. Waiting Lists of Those in Lavenham

6. Housing Need in Lavenham – Returning or wish to live in Parish

Please note that not all respondents answered every question in this section which accounts for the varying total of people in need for each.

6.1 Age & Gender

Q36) Would any other member of your close family (not currently living in the household) wish to live in the Parish? If so, Please indicate their gender and age using the examples below.

Out of the 267 household responses received, 28 households identified a total of 54 household members would have a need for housing in the next 5 years. The highest group indicating a need was the 25-44 year olds.

Total household responses received: 28

Age	Male	Female	Total
0-15 years	3	5	8
16-24 years	4	0	4
25-44 years	11	13	24
45-59 years	1	3	4
60-74 years	3	0	3
75-84+ years	1	3	4
85+ years	1	0	1
Total	24	24	48

Table 27. Housing Need by Age & Gender of Those in Lavenham

6.2 Timescale for Housing Need

Q37) If the current household has indicated a need in question 36, please identify when this need is likely to be.

Respondents indicated that 13 people would need housing in the next 3-10 years with 20 requiring housing now.

Lavenham Housing Survey 2018

Total household responses received: 28

When Required	Number of Individuals
Now	20
1-2 years	21
3-5 years	6
5-10 years	7
Total	54

Table 28. Timescale for Housing Need of Those in Lavenham

6.3 Relationship to Current Households

Q38) Please indicate the relationship to the head of the household of those in need of Housing,

Total household responses received: 35

Status	No. of Individuals
Grandparents	8
Parents	11
Siblings	2
Children	15
Other	11
Total	47

Table 29. Relationship to Current Households of Those in Lavenham

6.4 Reasons For Needing to Move

Q40) Please indicate with a tick why there is a need for future housing of the current household or those needing additional accommodation of their own.

Lavenham Housing Survey 2018

Total responses received: 52

Reason	No. of Individuals
Need Larger Home	8
Need Smaller Home	7
Setting Up Own Home	14
Employment Reasons	0
Insecurity of Tenure	5
Financial Reasons	4
Health/Mobility Reasons	10
Other	4

Table 30. Reasons for Needing to Move of Those Lavenham

6.5 Preferred Tenure

Q41) What type of accommodation will the future household require?

Total household responses received: 53

Preferred Tenure	No. of Individuals
House – Social Rent	6
House – Private Rent	8
House – Shared Ownership	7
House – Discount Market Sale	3
House – Open Market	11
Bungalow – Social Rent	10
Bungalow – Private Rent	2
Bungalow – Shared Ownership	1
Bungalow – Open Market	4
Flat – Social Rent	7
Flat Private Rent	2
Flat – Shared Ownership	1
Sheltered Housing - Social Rent	2
Sheltered Housing - Private Rent	2
Sheltered Housing – Shared Ownership	1
Sheltered Housing - Open Market Sale	0
Very Sheltered Housing - Social Rent	2
Very Sheltered Housing – Private Rent	2
Very Sheltered Housing – Open Market sale	1

Lavenham Housing Survey 2018

Other	2
-------	---

Table 31. Preferred Tenure of Those in Lavenham

Employment Status

Q42) Please indicate the current employment status of all those in need of housing.

Total Responses Received: 50 (Household)

Status	No. of Individual Responses	%
Employed	31	41.90
Self Employed	12	16.22
Unemployed	9	12.16
Student	5	6.75
Retired	16	21.62
Other	1	1.35
Total	74	100

Table 32. Employment Status

6.6 Registered Interest

83% of those in need of housing were not registered on any waiting list. No responses were indicated that households were registered on the Home-Link. The current figure of those registered on Gateway to HomeChoice provided by Babergh District Council is:

Active applicants indicating a local connection to Lavenham – 16

Total household responses received: 27

Waiting List	No. of Responses	%
Not registered but browsing / looking for properties	16	53.35
Local Authority	5	16.66
Housing Association	1	3.33
Gateway to HomeChoice	6	20
Estate Agent	2	6.66
Another Housing Association outside Suffolk	0	0
Total	30	100

Table 33. Waiting Lists of Those in Lavenham

7. Contextual Information About Lavenham

7.1 Current Average House Values

	CO10	IP	National
1 Bedroom Properties	£155,600	£147,000	£207,300
2 Bedroom Properties	£231,900	£212,900	£226,600
3 Bedroom Properties	£280,000	£278,500	£261,100
4 Bedroom Properties	£425,700	£414,500	£448,400
5+ Bedroom Properties	£624,000	£588,100	£736,500

Table 34. Current Average House Prices for Lavenham, IP Area and National

Source: Mouseprice propriety data .31.05.18

7.2 Current Average Price/Earnings Ratio

	CO10	IP	National
Current Value	£310,200	£278,300	£306,100
Average Earnings	£21,467	£18,346	£24,478
Price / Earnings	14.45	15.17	12.51

Table 35. Current Average Price/ Earnings Ration for CO10, IP Area and National

Notes

Price to earnings ratios are effective measures of the relative affordability of property in a given area. The data displayed above shows the average current value of property (Price), divided by the average annual household income (Earnings). The result is displayed above. For example, if the average price of property was two hundred thousand and the average earnings were twenty thousand, the price earnings ratio would be displayed as 10.00x. In other words, the average property was worth ten times the average household income.

As one can imagine, there are many ways to measure average earnings and average prices. Depending on assumptions the results will be different. The most important thing when comparing the results between different areas is to ensure that the method of calculating average prices and earnings is consistent between the two areas you are comparing. Mouseprice ensure that the methodology used for each area is consistent.

Source: Calnea Analytics proprietary price data and earnings survey data – 31.05.18

7.3 Community Sustainability

Lavenham in Suffolk is widely acknowledged as the best example of a medieval wool town in England.

In Tudor times, Lavenham was said to be the fourteenth wealthiest town in England, despite its small size. Its fine timber-framed buildings and beautiful church, built on the success of the wool trade, make it a fascinating place to explore today.

Lavenham Housing Survey 2018

Although Lavenham goes back to Saxon times, it is best known as a medieval wool town. It was granted its market charter in 1257 and started exporting its famous blue broadcloth as far afield as Russia.

In the 14th century Edward III encouraged the English weaving industry and Lavenham began to prosper. However in the late 16th century Dutch refugees in Colchester began weaving a lighter, cheaper and more fashionable cloth and the woollen trade in Lavenham began to fail.

Most of the buildings in Lavenham today date from the 15th century, many of these were never altered due to the fall of the weaving industry. Consequently the town is still very much on the same scale as it must have been in the 15th century.

The late 15th-century timber-framed Guild Hall overlooks and dominates the town's market place. The hall was built by the Guild of Corpus Christi, one of three guilds founded in Lavenham to regulate the wool trade. The carving of rampant lions on the doorpost of the hall is the emblem of the Guild. Today there are exhibitions inside on local history, farming and industry, as well as the story of the medieval woollen trade.

As well as its many historic buildings, Lavenham is also blessed with good pubs, fine places to eat and fascinating antique shops to browse around. This part of Suffolk is renowned for its historic houses and pretty villages: Stoke by Nayland, Brent Eleigh, Monks Eleigh, and Chelsworth, for example.

Long Melford, with its many antique shops and associations with the TV series 'Lovejoy', is close by. The towns of Sudbury and Bury St. Edmunds are also within easy reach. A little further afield you will find Dedham and Flatford Mill in the heart of Constable country.

8. Recommendations

The analysis from the Housing Needs Survey provides an indication of those in need of new housing for those who have a local connection to Lavenham.

The analysis of data provided by the respondents showed a need for new homes to accommodate the identified 75 households (124 individuals) in need of housing comprising of a mix of property types, bedroom numbers and tenures. This does not include any unidentified need from those who did not respond to the survey and those looking to move into Lavenham who has not already been identified by close family currently living in Lavenham.

The recommended number of affordable homes a parish may wish to provide is based generally on a third or half of the overall need indicated by the survey, as some respondents may withdraw, move away, may not be eligible or be housed by other means during the planning & building process of any future scheme. For the purpose of this survey affordable homes are defined as including social rented, affordable rented

Lavenham Housing Survey 2018

and intermediate housing, provided to specified eligible households whose needs are not met by the market. It can be a new-build property or a private sector property that has been purchased for use as an affordable home.

The Gateway to HomeChoice register indicates there are:

Active applicants indicating a local connection to Lavenham – 16

Therefore the recommendation for Lavenham would be:

25-30 dwellings. This will need to be agreed, together with the size, type & tenure of dwellings with the Parish Council, Local Authority, and appointed Registered Provider. The relevant parties involved may wish to consider providing housing on phased basis and on more than one site.

The final mix of properties will be subject to constraints of any suitable site(s) together with evidence of people registering their interest as the scheme progresses. When making this decision, all parties should note the need indicated for units to downsize to in the open market sector.

The decision therefore on the tenure of properties for Lavenham would need to be agreed by Babergh District Council, Parish Council and the appointed Registered Social Landlord.

9. Conclusions

The Lavenham Housing Survey 2018 achieved a 24.27 return rate.

Out of 267 surveys returned, 47 households responded that the current households have identified a need.

Out of the 267 surveys returned, 28 households indicated that they may wish to move to Suffolk.

The Gateway to HomeChoice register indicates there are:

Active applicants indicating a local connection to Lavenham – 16

The financial information provided would suggest that Lavenham Parish Council, Local Authority & Registered Provider may want to consider including a mix in the tenure of properties.

Lavenham Parish Council may want to consider those registered on the Gateway to HomeChoice when deciding on the final number of units.

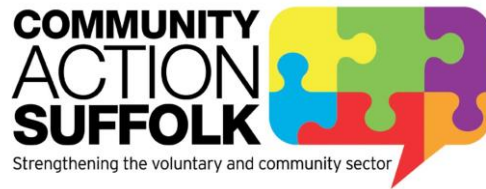
Next Steps

Once all the relevant parties have had an opportunity to read and consider the recommendations of this report, a meeting should be arranged to discuss the findings, and recommendations with the following parties:

- Lavenham Parish Council and or small housing sub-group
- Housing Enabling Officer,
- Rural Housing Enabler, Community Action Suffolk

It would be advisable for Lavenham Parish Council to inform parishioners with a copy of the summary and the next stages.

Appendix A: Lavenham Housing Needs Survey



Lavenham LOCAL HOUSING SURVEY Closing Date: 16th April 2018

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Lavenham Housing Survey 2018

This is a real opportunity for you to help shape the future of your parish, so please take the time to complete and return your questionnaire.

COMPLETION OF THIS SURVEY

The Head of the Household should complete the answers on behalf of the entire Household. Only one questionnaire is required per Household. A Household is one of the following:

1. One person living alone
2. Two or more people (not necessarily related) living at the same address with common housekeeping and who share either a living/sitting room or at least one meal a day.

It is important that you answer as many questions as you can. Most questions are answered via a tick box, but some invite your comments.

The Housing Survey is divided into three parts:

Part 1: Requests general household information about the type of home you live in and the people who live there and is relevant to all residents.

IF YOU DO NOT HAVE A HOUSING NEED, THEN YOU DO NOT NEED TO COMPLETE PARTS 2 & 3, but please do complete Part 1 and return it to Community Action Suffolk in the envelope provided.

Part 2: Invites you to answer questions if someone living in your Household has a housing need.

Part 3: Invites you to answer questions if a close member of your family wants to return to or move to your parish.

When you have completed your questionnaire, please:

1. Put it in the provided blank envelope and seal it
2. Put the blank, sealed envelope in the stamped addressed envelope (SAE)
3. Post the sealed SAE on or before the closing date: **16th April 2018**

If you would like help completing the Housing Survey or if you have any questions about it, please contact your dedicated Suffolk Rural Housing Enabler:

Sunila Osborne 01473 345400 Email: sunila.osborne@communityactionsuffolk.org.uk

DATA PROTECTION ACT 1998

The information from this survey will be shared with your local council. All personal information will be held in the strictest of confidence by both parties and not shared with anyone outside of Community Action Suffolk or the Council. Information gathered will be used for the purpose of identifying housing needs only.

PART 1 GENERAL INFORMATION

To be Completed by all Households

Q1) Please indicate the gender and age of all those (including yourself) living in the current household, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

GENDER & AGE

FEMALE 0-15 yrs	<input type="checkbox"/>	MALE 0-15 yrs	<input type="checkbox"/>
FEMALE 16-24 yrs	<input type="checkbox"/>	MALE 16-24 yrs	<input type="checkbox"/>
FEMALE 25-44 yrs	<input type="checkbox"/>	MALE 25-44 yrs	<input type="checkbox"/>
FEMALE 45-59 yrs	<input type="checkbox"/>	MALE 45-59 yrs	<input type="checkbox"/>
FEMALE 60-74 yrs	<input type="checkbox"/>	MALE 60-74 yrs	<input type="checkbox"/>
FEMALE 75 -84 yrs	<input type="checkbox"/>	MALE 75 - 84 yrs	<input type="checkbox"/>
FEMALE 85+	<input type="checkbox"/>	MALE 85+	<input type="checkbox"/>

Q2) Please indicate the ethnicity of all those currently living in the household, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

White British	<input type="checkbox"/>	White & Asian	<input type="checkbox"/>	Chinese	<input type="checkbox"/>	Gypsy, Roma or Traveller	<input type="checkbox"/>
White Irish	<input type="checkbox"/>	Other Mixed background	<input type="checkbox"/>	Any Other Asian background	<input type="checkbox"/>	Other. Please Specify:	<input type="checkbox"/>
Any Other White Background	<input type="checkbox"/>	Indian	<input type="checkbox"/>	Black Caribbean	<input type="checkbox"/>		
White & Black Caribbean	<input type="checkbox"/>	Pakistani	<input type="checkbox"/>	Black African	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>
White & Black African	<input type="checkbox"/>	Bangladeshi	<input type="checkbox"/>	Any Other Black background	<input type="checkbox"/>		

Q3) Who owns the property you currently live in? Please tick one of the following...

Self / family outright	<input type="checkbox"/>	Housing Association - shared equity/ownership	<input type="checkbox"/>
Self / family with mortgage	<input type="checkbox"/>	Local Authority	<input type="checkbox"/>
Private Landlord	<input type="checkbox"/>	Co-ownership housing	<input type="checkbox"/>
Employer (tied housing linked to a job)	<input type="checkbox"/>	Other. Please specify;	<input type="checkbox"/>
Housing Association - rented	<input type="checkbox"/>		

Q3a) If the property you are occupying in the Parish is a second home please tick this box:

Lavenham Housing Survey 2018

Q4) Please indicate the type of property you currently live in.

Please tick one box

Terraced House	<input type="checkbox"/>	Detached Bungalow	<input type="checkbox"/>	Mobile home / Caravan	<input type="checkbox"/>
Semi-detached House	<input type="checkbox"/>	Semi-detached Bungalow	<input type="checkbox"/>	Specially Adapted Housing	<input type="checkbox"/>
Detached House	<input type="checkbox"/>	Bed Sit / Studio	<input type="checkbox"/>	Other Please Specify:	<input type="checkbox"/>
Maisonette	<input type="checkbox"/>	Sheltered Housing	<input type="checkbox"/>		
Flat	<input type="checkbox"/>	Residential Home	<input type="checkbox"/>		

Q5) How many bedrooms does your home have?

Please tick one box

One Bedroom	<input type="checkbox"/>	Four Bedrooms	<input type="checkbox"/>
Two Bedrooms	<input type="checkbox"/>	Five Bedrooms	<input type="checkbox"/>
Three Bedrooms	<input type="checkbox"/>	More than 5 Bedrooms	<input type="checkbox"/>

Q6) Do you wish to answer any questions about money matters? Please tick one only.

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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Q7) How much of your net household monthly income is spent on your rent or mortgage? Please tick one only.

Below 15%	<input type="checkbox"/>	35% to 45%	<input type="checkbox"/>
15% to 25%	<input type="checkbox"/>	45% or above	<input type="checkbox"/>
25% to 35%	<input type="checkbox"/>	Don't know	<input type="checkbox"/>

Lavenham Housing Survey 2018

Q8) What would be the maximum weekly or monthly costs in rent or mortgage at today's prices that you/they would be willing and able to pay for your home (after any help received through housing benefit or income support)?

Weekly	<i>Please tick one only</i>	Monthly	<i>Please tick one only</i>
Band 1 - Nothing	<input type="checkbox"/>	Band 1 – Nothing	<input type="checkbox"/>
Band 2 - Less than £40	<input type="checkbox"/>	Band 2 - Less than £175	<input type="checkbox"/>
Band 3 - £40 - £59	<input type="checkbox"/>	Band 3 - £175 - £249	<input type="checkbox"/>
Band 4 - £60 - £79	<input type="checkbox"/>	Band 4 - £250 - £349	<input type="checkbox"/>
Band 5 - £80 - £99	<input type="checkbox"/>	Band 5 - £350 - £429	<input type="checkbox"/>
Band 6 - £100 - £119	<input type="checkbox"/>	Band 6 - £430 - £519	<input type="checkbox"/>
Band 7 - £120 - £199	<input type="checkbox"/>	Band 7 - £520 - £864	<input type="checkbox"/>
Band 8 - £200 - £299	<input type="checkbox"/>	Band 8 - £865 - £1299	<input type="checkbox"/>
Band 9 - £300 - £399	<input type="checkbox"/>	Band 9 - £1300 - £1749	<input type="checkbox"/>
Band 10 - £400 or more	<input type="checkbox"/>	Band 10 - £1750 or more	<input type="checkbox"/>
Don't know	<input type="checkbox"/>	Don't know	<input type="checkbox"/>
Prefer Not to say	<input type="checkbox"/>	Prefer Not to say	<input type="checkbox"/>

Q9) Do you experience difficulty meeting any of the following housing costs? Tick all that apply.

Rent/mortgage	<input type="checkbox"/>	Other bills	<input type="checkbox"/>
Fuel bills	<input type="checkbox"/>	No	<input type="checkbox"/>
Council Tax	<input type="checkbox"/>		

Q10) If you are struggling to afford your housing costs, what do you intend to do to resolve this? Please tick all that apply.

Spend less on household essentials	<input type="checkbox"/>	Look for a better paid job	<input type="checkbox"/>
Borrow money from friends/family	<input type="checkbox"/>	Borrow money via a loan or credit card	<input type="checkbox"/>
Spend less on non-essentials	<input type="checkbox"/>	Look for an additional job	<input type="checkbox"/>
Use income from other benefits	<input type="checkbox"/>	Move to a cheaper home	<input type="checkbox"/>
Look for a job	<input type="checkbox"/>	Not applicable as able to afford housing costs	<input type="checkbox"/>
Use savings	<input type="checkbox"/>		<input type="checkbox"/>
Increase hours of work at current job	<input type="checkbox"/>		<input type="checkbox"/>

Q11) Please estimate your total savings. Please tick one only.

No savings available	<input type="checkbox"/>	£10,001 - £20,000	<input type="checkbox"/>
Under £5000	<input type="checkbox"/>	£20,001 - £40,000	<input type="checkbox"/>
£5,001 - £10000	<input type="checkbox"/>	More than £40,000	<input type="checkbox"/>

Lavenham Housing Survey 2018

Q12) If you own your home, please estimate its current value. Please tick one only.

Not applicable	<input type="checkbox"/>	£300,000 – £350,000	<input type="checkbox"/>
£50,000 - £100,000	<input type="checkbox"/>	£350,000 – £400,000	<input type="checkbox"/>
£100,000 – £150,000	<input type="checkbox"/>	£400,000 - £500,000	<input type="checkbox"/>
£150,000 – £200,000	<input type="checkbox"/>	£500,000 – £600,000	<input type="checkbox"/>
£200,000 – £250,000	<input type="checkbox"/>	£600,000+	<input type="checkbox"/>
£250,000 – £300,000	<input type="checkbox"/>	Don't know	<input type="checkbox"/>

Q13) If you own your own home, how much money (equity) would you get if you sold your home after paying off your mortgage (or debts). Please tick one only.

Not applicable	<input type="checkbox"/>	£50,000 - £74,999	<input type="checkbox"/>
Less than £0 (negative equity)	<input type="checkbox"/>	£75,000 - £99,000	<input type="checkbox"/>
Up to £9,999	<input type="checkbox"/>	£100,000 - £199,999	<input type="checkbox"/>
£10,000 - £29,999	<input type="checkbox"/>	£200,000 - £499,000	<input type="checkbox"/>
£30,000 - £49,999	<input type="checkbox"/>	£500,000 or more	<input type="checkbox"/>
Don't know	<input type="checkbox"/>		

Q14) Please estimate your household income. Annual gross (before tax) income, including any income from investments and benefits. Please tick one only.

Up to £10,000	<input type="checkbox"/>	£25,000 - £30,000	<input type="checkbox"/>
£10,000 - £15,000	<input type="checkbox"/>	£30,000 - £40,000	<input type="checkbox"/>
£15,000 - £20,000	<input type="checkbox"/>	£40,000 - £50,000	<input type="checkbox"/>
£20,000 - £25,000	<input type="checkbox"/>	£60,000 +	<input type="checkbox"/>

Lavenham Housing Survey 2018

Q15) What new housing would the household like to see in your Parish?

Please tick one or more of the following and comment if you wish.

OPINIONS

Homes for single people (1 bedroom)	<input type="checkbox"/>
Homes for couples (1-2 bedrooms)	<input type="checkbox"/>
Small family homes (2-3 bedrooms)	<input type="checkbox"/>
Large family homes (4+ bedrooms)	<input type="checkbox"/>
Housing suitable for older people	<input type="checkbox"/>
Other Please Specify	<input type="checkbox"/>

Q16) Does the household own or have any suggestions for:

(a) Suitable development sites in the Parish?
(b) Empty homes in the Parish?
(c) Redundant buildings in the Parish?

Lavenham Housing Survey 2018

Q17) Are any members of the current household living with you because they are unable to find or afford suitable accommodation of their own?

If so, Please indicate their gender and age, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

GENDER & AGE

FEMALE 0-15 yrs	<input type="checkbox"/>	MALE 0-15 yrs	<input type="checkbox"/>
FEMALE 16-24 yrs	<input type="checkbox"/>	MALE 16-24 yrs	<input type="checkbox"/>
FEMALE 25-44 yrs	<input type="checkbox"/>	MALE 25-44 yrs	<input type="checkbox"/>
FEMALE 45-59 yrs	<input type="checkbox"/>	MALE 45-59 yrs	<input type="checkbox"/>
FEMALE 60-74 yrs	<input type="checkbox"/>	MALE 60-74 yrs	<input type="checkbox"/>
FEMALE 75 - 84 yrs	<input type="checkbox"/>	MALE 75 - 84 yrs	<input type="checkbox"/>
FEMALE 85+	<input type="checkbox"/>	MALE 85+	<input type="checkbox"/>

Q18) Has anyone in your household been wanting to move to another property in the Parish but not been able to do so?

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

No	<input type="checkbox"/>	Yes, for 2-3 years	<input type="checkbox"/>
Yes, for less than a year	<input type="checkbox"/>	Yes, for 3-5 years	<input type="checkbox"/>
Yes, for 1-2 years	<input type="checkbox"/>	Yes, for 5-10 years	<input type="checkbox"/>
Yes, for 10 years plus	<input type="checkbox"/>		

Q19) How many years have you lived in the Parish?

Please tick one of the following...

NUMBER OF YEARS LIVED IN PARISH

Less than 1 year	<input type="checkbox"/>	4-10 years	<input type="checkbox"/>
1-3 years	<input type="checkbox"/>	10 + years	<input type="checkbox"/>

Q20) If anyone wishes or needs to move but cannot, what is preventing them?

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

Cannot afford the monthly cost of a mortgage	<input type="checkbox"/>	Family reasons	<input type="checkbox"/>	Negative equity	<input type="checkbox"/>
Cannot afford the deposit for a mortgage	<input type="checkbox"/>	Location of employment	<input type="checkbox"/>	Unsure of options available to help you move (e.g. Shared Ownership, Help to Buy)	<input type="checkbox"/>
Cannot afford moving costs	<input type="checkbox"/>	Lack of affordable housing	<input type="checkbox"/>		
Can afford to move but cannot find the right property	<input type="checkbox"/>	Rent/mortgage arrears	<input type="checkbox"/>	Would need emotional and practical support from friends or a third party organisation in order to move	<input type="checkbox"/>
Local education choices	<input type="checkbox"/>	Unable to sell	<input type="checkbox"/>		

Lavenham Housing Survey 2018

Q21) Has anyone moved out of the Parish because they have been unable to find or afford accommodation locally?

If so, Please indicate their gender and age, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

GENDER & AGE

FEMALE 0-15 yrs	<input type="checkbox"/>	MALE 0-15 yrs	<input type="checkbox"/>
FEMALE 16-24 yrs	<input type="checkbox"/>	MALE 16-24 yrs	<input type="checkbox"/>
FEMALE 25-44 yrs	<input type="checkbox"/>	MALE 25-44 yrs	<input type="checkbox"/>
FEMALE 45-59 yrs	<input type="checkbox"/>	MALE 45-59 yrs	<input type="checkbox"/>
FEMALE 60-74 yrs	<input type="checkbox"/>	MALE 60-74 yrs	<input type="checkbox"/>
FEMALE 75-84 yrs	<input type="checkbox"/>	MALE 75 - 84 yrs	<input type="checkbox"/>
FEMALE 85+	<input type="checkbox"/>	MALE 85+	<input type="checkbox"/>

PART 2 - CURRENT HOUSEHOLD NEEDS

In this section the Housing Survey asks for current financial & employment details. All information provided will be treated in the strictest confidence and will only be used for the purpose of identifying the type of tenure, for example rent or shared ownership, which would be suitable for the applicant(s) in their financial circumstances. **Each person or household in need MUST complete a separate form.**

Q22) Does the current household or anyone in the current household require accommodation within the next 5 years?

If so, Please indicate their current gender and age, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

GENDER & AGE

FEMALE 0-15 yrs	<input type="checkbox"/>	MALE 0-15 yrs	<input type="checkbox"/>
FEMALE 16-24 yrs	<input type="checkbox"/>	MALE 16-24 yrs	<input type="checkbox"/>
FEMALE 25-44 yrs	<input type="checkbox"/>	MALE 25-44 yrs	<input type="checkbox"/>
FEMALE 45-59 yrs	<input type="checkbox"/>	MALE 45-59 yrs	<input type="checkbox"/>
FEMALE 60-74 yrs	<input type="checkbox"/>	MALE 60-74 yrs	<input type="checkbox"/>
FEMALE 75-84 yrs	<input type="checkbox"/>	MALE 75 – 84 yrs	<input type="checkbox"/>
FEMALE 85+	<input type="checkbox"/>	MALE 85+	<input type="checkbox"/>

Q23) If the current household has indicated a need in question 13, please identify when this need is likely to be.

Please tick one of the following:

WHEN REQUIRED

Yes – Now	<input type="checkbox"/>	3-5 years	<input type="checkbox"/>
1-2 years	<input type="checkbox"/>	5-10 years	<input type="checkbox"/>

Q24) Please indicate the relationship of all those in housing need to the Head of the Household, and the numbers of people using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

RELATIONSHIP

Grandparent(s)	<input type="checkbox"/>	Children (who will be over 16)	<input type="checkbox"/>	Partner/spouse/civil partner	<input type="checkbox"/>
Parent(s)	<input type="checkbox"/>	Lodger	<input type="checkbox"/>	Member of armed forces	<input type="checkbox"/>
Siblings (brothers & sisters)	<input type="checkbox"/>	Friend	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Lavenham Housing Survey 2018

Q25) Please indicate the 'make-up' of the future household in need, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

MAKE-UP OF FUTURE HOUSEHOLD

Single Person	<input type="checkbox"/>	Two Parent Family (with or expecting children)	<input type="checkbox"/>
Single Parent Family (with or currently expecting children).	<input type="checkbox"/>	Siblings (brothers & sisters)	<input type="checkbox"/>
Couple	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Q26) Please indicate with a tick why there is a need for future housing of the current household or those needing additional accommodation of their own.

REASON(S)

Need larger home	<input type="checkbox"/>	Employment reasons	<input type="checkbox"/>	Health / Mobility reasons	<input type="checkbox"/>
Need smaller home	<input type="checkbox"/>	Insecurity of tenure	<input type="checkbox"/>	To give or receive Care & Support	<input type="checkbox"/>
Setting up own home	<input type="checkbox"/>	Financial reasons	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Q27) Where will the future household require accommodation?

If the household requires more than one additional house to meet housing need, please contact the Rural Housing Enabler for an additional Housing Survey.

Please tick one of the following...

LOCATION

In Parish	<input type="checkbox"/>	Elsewhere within the District	<input type="checkbox"/>
In adjoining Parish	<input type="checkbox"/>	Outside the District	<input type="checkbox"/>

Q28) What type of accommodation will the future household require?

If the need requires more than one dwelling, please contact the Rural Housing Enabler for an additional Housing Survey. **Each person or household requiring additional housing MUST complete a separate form.**

TENURE & PROPERTY TYPE Please tick one of the following...

House – Social Rent	<input type="checkbox"/>	Bungalow – Open Market sale	<input type="checkbox"/>	Sheltered Housing – Shared Ownership	<input type="checkbox"/>
House – Private Rent	<input type="checkbox"/>	Flat – Social Rent	<input type="checkbox"/>	Sheltered Housing – Open Market Sale	<input type="checkbox"/>
House – Shared Ownership	<input type="checkbox"/>	Flat – Private Rent	<input type="checkbox"/>	Very Sheltered Housing – Social Rent	<input type="checkbox"/>
House – Discount Market Sale	<input type="checkbox"/>	Flat – Shared Ownership	<input type="checkbox"/>	Very Sheltered Housing – Private Rent	<input type="checkbox"/>
House – Open Market Sale	<input type="checkbox"/>	Flat - Discount Market Sale	<input type="checkbox"/>	Very Sheltered Housing Shared Ownership	<input type="checkbox"/>
Bungalow – Social Rent	<input type="checkbox"/>	Flat – Open Market Sale	<input type="checkbox"/>	Very Sheltered Housing – Open Market sale	<input type="checkbox"/>
Bungalow – Private Rent	<input type="checkbox"/>	Sheltered Housing – Social Rent	<input type="checkbox"/>	Mobile home / Caravan	<input type="checkbox"/>
Bungalow – Shared Ownership	<input type="checkbox"/>	Sheltered Housing – Private Rent	<input type="checkbox"/>	Self Build	<input type="checkbox"/>
Other (please specify)					<input type="checkbox"/>

Lavenham Housing Survey 2018

Q29) Please indicate the current employment status of all those in need of housing.

Please rate the following by writing the relevant number in the box...

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

EMPLOYMENT STATUS

Employed	<input type="checkbox"/>	Student	<input type="checkbox"/>
Self –Employed	<input type="checkbox"/>	Retired	<input type="checkbox"/>
Unemployed	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Q30) Ideally, how many bedrooms would you like to have?

Would like to have

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

Q31) Please indicate the total savings available which could contribute towards a mortgage

Please tick one of the following

SAVINGS

No savings available	<input type="checkbox"/>	£10,001- £20,000	<input type="checkbox"/>
Under £5,000	<input type="checkbox"/>	£20,001-£40,000	<input type="checkbox"/>
£5,001- £10,000	<input type="checkbox"/>	More than £40,000	<input type="checkbox"/>

Q32) Please indicate the total equity available which could contribute towards a mortgage

Please tick one of the following

Equity

No equity available	<input type="checkbox"/>	£10,001 - £20,000	<input type="checkbox"/>
Under £5,000	<input type="checkbox"/>	£20,001 - £40,000	<input type="checkbox"/>
£5,001 - £10,000	<input type="checkbox"/>	More than £40,000	<input type="checkbox"/>

Lavenham Housing Survey 2018

Q33) How much could the household afford to pay in rent or mortgage per week or per month?

If the need requires more than one household, please contact the Rural Housing Enabler for an additional Housing Survey.

Please tick one of the following...

WEEKLY AFFORDABILITY

Band 1 - Nothing	<input type="checkbox"/>
Band 2 - Less than £40	<input type="checkbox"/>
Band 3 - £40 - £59	<input type="checkbox"/>
Band 4 - £60 - £79	<input type="checkbox"/>
Band 5 - £80 - £99	<input type="checkbox"/>
Band 6 - £100 - £119	<input type="checkbox"/>
Band 7 - £120 - £199	<input type="checkbox"/>
Band 8 - £200 - £299	<input type="checkbox"/>
Band 9 - £300 - £399	<input type="checkbox"/>
Band 10 - £400 or more	<input type="checkbox"/>
Don't know	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>

MONTHLY AFFORDABILITY

Band 1 - Nothing	<input type="checkbox"/>
Band 2 - Less than £175	<input type="checkbox"/>
Band 3 - £175 - £249	<input type="checkbox"/>
Band 4 - £250 - £349	<input type="checkbox"/>
Band 5 - £350 - £429	<input type="checkbox"/>
Band 6 - £430 - £519	<input type="checkbox"/>
Band 7 - £520 - £864	<input type="checkbox"/>
Band 8 - £865 - £1299	<input type="checkbox"/>
Band 9 - £1300 - £1749	<input type="checkbox"/>
Band 10 - £1750 or more	<input type="checkbox"/>
Don't know	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>

Q34) Have you registered your interest with any of the following?

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

HOUSING WAITING LIST

Local Authority	<input type="checkbox"/>	Another housing register outside Suffolk	<input type="checkbox"/>
Housing Association (please specify)	<input type="checkbox"/>	Estate Agent	<input type="checkbox"/>
	<input type="checkbox"/>	Not registered but browsing / looking for properties	<input type="checkbox"/>

Q35) Please indicate the ethnicity of all those in need of accommodation, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

Please note, this question is optional

ETHNICITY

White British	<input type="checkbox"/>	White & Asian	<input type="checkbox"/>	Other Asian	<input type="checkbox"/>	Gypsy or Traveller	<input type="checkbox"/>
White Irish	<input type="checkbox"/>	Indian	<input type="checkbox"/>	Black Caribbean	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>
White Other	<input type="checkbox"/>	Pakistani	<input type="checkbox"/>	Black African	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>
White & Black Caribbean	<input type="checkbox"/>	Bangladeshi	<input type="checkbox"/>	Other Black background	<input type="checkbox"/>		
White & Black African	<input type="checkbox"/>	Chinese	<input type="checkbox"/>	Other Mixed background	<input type="checkbox"/>		

PART 3 RETURNING TO OR WISHING TO LIVE IN THE PARISH

Part 3 is an opportunity to indicate close family members who want to either return to, or live in your parish and requests current financial & employment details. All information provided will be treated in the strictest confidence. It will only be used to help clarify the local demand for and the type of new housing suitable for meeting the needs of people who want to live in our Parish.

Q36) Would any other member of your close family (not currently living in the household) wish to live in the Parish?

If so, Please indicate their gender and age. , using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

GENDER & AGE

FEMALE 0-15 yrs	<input type="checkbox"/>	MALE 0-15 yrs	<input type="checkbox"/>
FEMALE 16-24 yrs	<input type="checkbox"/>	MALE 16-24 yrs	<input type="checkbox"/>
FEMALE 25-44 yrs	<input type="checkbox"/>	MALE 25-44 yrs	<input type="checkbox"/>
FEMALE 45-59 yrs	<input type="checkbox"/>	MALE 45-59 yrs	<input type="checkbox"/>
FEMALE 60-74 yrs	<input type="checkbox"/>	MALE 60-74 yrs	<input type="checkbox"/>
FEMALE 75 - 84 yrs	<input type="checkbox"/>	MALE 75-84 yrs	<input type="checkbox"/>
FEMALE 85 + yrs	<input type="checkbox"/>	MALE 85 + yrs	<input type="checkbox"/>

Q37) If a need has been indicated in question 25, please identify when this need is likely to be, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

WHEN REQUIRED

Yes - Now	<input type="checkbox"/>	3-5 years	<input type="checkbox"/>
1-2 years	<input type="checkbox"/>	5-10 years	<input type="checkbox"/>

Q38) Please indicate the relationship to the head of the household of those in need of Housing, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

RELATIONSHIP

Grandparent(s)	<input type="checkbox"/>	Children	<input type="checkbox"/>
Parent(s)	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>
Siblings (brothers & sisters)	<input type="checkbox"/>		<input type="checkbox"/>

Lavenham Housing Survey 2018

Q39) Please indicate the 'make-up' of the future household wanting to move back to the parish.

Please tick one of the following...

MAKE-UP OF FUTURE HOUSEHOLD

Single Person	<input type="checkbox"/>	Two Parent Family (with or expecting children)	<input type="checkbox"/>
Single Parent Family (with or currently expecting children)	<input type="checkbox"/>	Siblings (brothers & sisters)	<input type="checkbox"/>
Couple	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Q40) Please indicate why there is a need for future housing.

Please tick one of the following...

REASON(S)

Need larger home	<input type="checkbox"/>	Insecurity of tenure	<input type="checkbox"/>
Need smaller home	<input type="checkbox"/>	Financial reasons	<input type="checkbox"/>
Setting up own home	<input type="checkbox"/>	Health / Mobility reasons	<input type="checkbox"/>
Employment reasons	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Q41) What type of accommodation will the future household require?

Please tick one or more of the following...

TENURE & PROPERTY TYPE

House – Social Rent	<input type="checkbox"/>	Flat – Social Rent	<input type="checkbox"/>	Very Sheltered Housing – Social Rent	<input type="checkbox"/>
House – Private Rent	<input type="checkbox"/>	Flat – Private Rent	<input type="checkbox"/>	Very Sheltered Housing – Private Rent	<input type="checkbox"/>
House – Shared Ownership	<input type="checkbox"/>	Flat – Shared Ownership	<input type="checkbox"/>	Very Sheltered Housing Shared Ownership	<input type="checkbox"/>
House – Discount Market Sale	<input type="checkbox"/>	Flat - Discount Market Sale	<input type="checkbox"/>	Very Sheltered Housing – Open Market sale	<input type="checkbox"/>
House – Open Market Sale	<input type="checkbox"/>	Flat – Open Market Sale	<input type="checkbox"/>	Mobile home / Caravan	<input type="checkbox"/>
Bungalow – Social Rent	<input type="checkbox"/>	Sheltered Housing – Social Rent	<input type="checkbox"/>	Self Build	<input type="checkbox"/>
Bungalow – Private Rent	<input type="checkbox"/>	Sheltered Housing – Private Rent	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>
Bungalow – Shared Ownership	<input type="checkbox"/>	Sheltered Housing – Shared Ownership	<input type="checkbox"/>		
Bungalow – Open Market sale	<input type="checkbox"/>	Sheltered Housing – Open Market Sale	<input type="checkbox"/>		

Lavenham Housing Survey 2018

Q42) Please indicate the employment status of all those in need of housing, using the examples below:

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

EMPLOYMENT STATUS

Employed	<input type="checkbox"/>	Student	<input type="checkbox"/>
Self –Employed	<input type="checkbox"/>	Retired	<input type="checkbox"/>
Unemployed	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Q43) Please indicate the total savings available which could contribute towards a mortgage.

Please tick one of the following...

WEEKLY AFFORDABILITY

Band 1 - Nothing	<input type="checkbox"/>
Band 2 - Less than £40	<input type="checkbox"/>
Band 3 - £40 - £59	<input type="checkbox"/>
Band 4 - £60 - £79	<input type="checkbox"/>
Band 5 - £80 - £99	<input type="checkbox"/>
Band 6 - £100 - £119	<input type="checkbox"/>
Band 7 - £120 - £199	<input type="checkbox"/>
Band 8 - £200 - £299	<input type="checkbox"/>
Band 9 - £300 - £399	<input type="checkbox"/>
Band 10 - £400 or more	<input type="checkbox"/>
Don't know	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>

MONTHLY AFFORDABILITY

Band 1 - Nothing	<input type="checkbox"/>
Band 2 - Less than £175	<input type="checkbox"/>
Band 3 - £175 - £249	<input type="checkbox"/>
Band 4 - £250 - £349	<input type="checkbox"/>
Band 5 - £350 - £429	<input type="checkbox"/>
Band 6 - £430 - £519	<input type="checkbox"/>
Band 7 - £520 - £864	<input type="checkbox"/>
Band 8 - £865 - £1299	<input type="checkbox"/>
Band 9 - £1300 - £1749	<input type="checkbox"/>
Band 10 - £1750 or more	<input type="checkbox"/>
Don't know	<input type="checkbox"/>
Prefer not to say	<input type="checkbox"/>

Q44) Are any members of the future household already on a Housing waiting list?

Please rate the following by writing the relevant number in the box...

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

HOUSING WAITING LIST

Local Authority	<input type="checkbox"/>	Another housing register outside Suffolk	<input type="checkbox"/>
Housing Association (please specify)	<input type="checkbox"/>	Estate Agent	<input type="checkbox"/>
Gateway to HomeChoice https://www.gatewaytohomechoice.org.uk/ - http://www.Home-Link.org.uk/	<input type="checkbox"/>	Not registered but browsing / looking for properties	<input type="checkbox"/>

Lavenham Housing Survey 2018

Q45) Please indicate the ethnicity of those in need of Housing.

This question is optional.

Please rate the following by writing the relevant number in the box...

1 = 1 Person 2 = 2 People 3 = 3 People 4 = 4 People 5 = 5 People

ETHNICITY

White British	<input type="checkbox"/>	White & Asian	<input type="checkbox"/>	Other Asian	<input type="checkbox"/>	Gypsy or Traveler	<input type="checkbox"/>
White Irish	<input type="checkbox"/>	Indian	<input type="checkbox"/>	Black Caribbean	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>
White Other	<input type="checkbox"/>	Pakistani	<input type="checkbox"/>	Black African	<input type="checkbox"/>		<input type="checkbox"/>
White & Black Caribbean	<input type="checkbox"/>	Bangladeshi	<input type="checkbox"/>	Other Black background	<input type="checkbox"/>		<input type="checkbox"/>
White & Black African	<input type="checkbox"/>	Chinese	<input type="checkbox"/>	Other Mixed background	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>

Appendix B: Community Sustainability

Completed by, Lavenham Parish Council June 2018

A. Community Sustainability

1. How many shops are there in this parish? (Tick one box)

1	<input type="checkbox"/>
2	<input type="checkbox"/>
3 or more;	<input checked="" type="checkbox"/>
If none please indicate nearest available	

2. Which of the following services or facilities are within this parish? (Tick all that apply)

A library	<input checked="" type="checkbox"/>
A mobile library service	<input type="checkbox"/>
A grocery / general store	<input checked="" type="checkbox"/>
A stand alone post office	<input type="checkbox"/>
A post office within another shop / facility	<input type="checkbox"/>
A GP's surgery	<input checked="" type="checkbox"/>
One or more pubs	<input checked="" type="checkbox"/>
One or more places of worship	<input checked="" type="checkbox"/>
A village hall	<input checked="" type="checkbox"/>
Playing fields/tennis courts	<input checked="" type="checkbox"/>
Children's play area	<input checked="" type="checkbox"/>
A primary school	<input checked="" type="checkbox"/>
Pre-school service provision	<input checked="" type="checkbox"/>
Car repair workshop / garage	<input checked="" type="checkbox"/>
Other - Two Hairdressers	<input checked="" type="checkbox"/>

3. Which of the following statements best describes the public transport links this parish has to its nearest town(s). (Tick one box)

This parish has no public transport service	<input type="checkbox"/>
There is an hourly or better weekday public transport service to the nearest town	<input checked="" type="checkbox"/>
There is a two hour weekday public transport service to the nearest town	<input type="checkbox"/>
There is a weekday public transport service but it is less frequent than two hourly	<input type="checkbox"/>
There is a weekday public transport service But only on certain days	<input type="checkbox"/>

Lavenham Housing Survey 2018

4. Please list active community clubs and groups:
5. Does this parish have to rely on volunteer or community transport services for people needing to get to hospital and/or GP appointments?
- Yes for some of the older residents []
No []

B. Housing

6. Which of the following descriptions most closely reflect the development potential within this parish? (Tick one only)
- Potential for edge of settlement development []
Potential for in-fill development only []
Potential limited to windfall sites []
Some combination of the above []
Development potential not known []
7. What land within this parish has been allocated for housing ¹ in the Local Plan?
- An allocation of (hectares, if none please enter 0) [3]
- If an allocation has been made, how many homes are likely to be brought forward? If none, not known or unable to say then please enter 0
- Anticipated number homes in total [93]
- If you know how many of these are likely to be in the affordable sector please indicate here
- Anticipated number of affordable homes [42]
8. Is this village subject to an exceptions site policy?
- Yes []
No []
9. Is there a housing register for this parish?
- Yes Gateway to HomeChoice []
No []

Completed by Carroll Reeve June 2018

¹ If an allocation has been made in the Local Plan please check that your answer to Q5 is consistent with the type of site available

Appendix C: Potential sites for Housing

Suitable sites in the Parish

- Lavenham hall barns
- Rear of Howlett's Garage on Melford Road
- former gas works, Brick works
- Old Gas Works
- Complete the numerous and approved sites before further decisions
- Melford Road
- Don't know but suggest you also consider the present residents. Building in Bears Lane will make it difficult for us to get in and out of our own houses!
- Sites adjoining but outside the village envelopes. Also gas meter site in Water St.
- Lavenham Nursing/ Convalescent Home
- next to Howlett's garage
- should be used for parking in the village centre
- lower road, junction with water street
- There are several sites - the space where the gasometer was, the chicken houses now redundant.
- old gas works, rear of Heaton's garage, Melford road, Former railway land to NE of Frogs Hall road could lend itself to new (smaller) homes, would need careful development.
- Beyond the tennis club
- Between 45 Water Street and Lavenham Press
- Tenterpiece
- ex factory site on lower road
- areas on outskirts of village e.g. Melford Road between Butfield and Harwood Place - good road access
- field adjacent to Howlett's
- Melford road behind Howlett's Garage

Empty Homes in the Parish

- Helping people to restore/maintain buildings particularly valued listed buildings to keep the character of Lavenham
- One in Prentice Street in a very disgusting state.
- market lane next to no.5
- yes
- Sudbury Road, Lavenham. Present owner for some years now leaves it unoccupied as "he can't afford to sell it". Disgraceful, I believe he is an estate agent.
- homeless refugees, troubled families, locals
- holiday properties
- 36 prentice street
- possibility of moving elderly into smaller 1 bed homes to free up the larger houses for families in need.

Redundant buildings in the Parish

- Turning them into properties people can live in rather than being derelict
- The Gas Holder, Water Street
- yes
- build a new school and sell off the current one
- homeless refugees, troubled families, locals
- Gas works on Water Street, beyond the press. Single storey building on the right leaving the village opposite the green
- stop buy to let! If buy to let a heavier tax should be paid!
- community events for families and children