



# **Housing Needs Survey Report – Rocklands**

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## Key Findings

A Housing Needs Survey was distributed in Rocklands in July 2018, generating a return rate of 27%.

In this survey 88.89% of respondents were in favour of continuing to adopt a policy of reflecting the views of the majority of residents in respect of planning applications that could adversely affect the traditional rural character of the parish or establish an unwelcome local planning precedent that might subsequently pave the way for larger housing development, with 11.11% not in favour.

This survey also highlighted that 69.14% of respondents were in favour of a small development of affordable homes specifically for people with a local connection to the parish, with 30.86% not in favour.

Respondents, both in favour and against, highlighted that to make an informed decision on affordable housing proposals further consultation would be needed on location, size, access etc.

Consideration of infrastructure, capacity of services and current issues surrounding flooding and drainage ahead of any development was frequently highlighted.

"I cannot support any potential development (small or otherwise) until existing issues within the village such as flooding and pressure on existing infrastructure e.g. electricity & sewerage/drainage is addressed. In addition, affordable housing may be aimed at encouraging young families to move into the village, but they would not be supported once here i.e. there is already over subscription of the primary school and an absence of public transport."

"Our only comment is does our village have the infrastructure to support development of any sort i.e. we are on outside of village and no main drainage. There have been serious flooding issues over the years in main village area, we feel that the pressure on councils to allow housing needs from main government maybe does not look to basics as much as adding the numbers?"

Respondents also referred to the need for long term affordable housing through small developments, particularly for first time buyers and families, and not large "executive" homes.

"Developments of 3 houses / bungalows in small areas more suitable to the village rather than larger "estate" type developments."

"To keep young families we need some homes for them, not large homes and large groups of homes. This is a small rural parish and long may it remain so."

In this survey one respondent stated that their current home is not suitable for their household and would like to be considered for one of the new homes however limited information was provided.

2 households are on the Rocklands housing register (General Needs) and an additional 8 households are on the housing registers of adjoining parishes (General Needs). Therefore, our recommendation is that 5 affordable 1, 2 or 3 bedroomed homes should be built in Rocklands or adjoining parishes, considering those on local housing registers, however further research would need to be carried out to establish how these housing needs can best be met.

5% of respondents, 6, were interested in helping with some of the design and management needs of the new housing development. Contact details can be provided on request.

## Survey Method

The Housing Needs Survey used was compiled by Community Action Norfolk and Rocklands Parish Council. The survey was distributed to eligible households within the Rocklands Parish boundary in July 2018. One survey form was provided per household, Appendix C, and the closing date was 18<sup>th</sup> July 2018. 81 completed surveys were returned, in the post or online, generating a return rate of 27%.

The aim of this survey was to understand the housing needs of Rocklands residents across all tenure types and to understand whether current housing stock is affordable to local people.

The data from this survey has been analysed by Community Action Norfolk, in addition to data from other sources, and is presented in this report.

## Housing Need

One respondent stated that their current home is not suitable for their household (too large) and would like to be considered for one of the new homes, with Rocklands their preferred place to live having lived there for 75 years.

“I have lived in Rockland all my married life and do not want to move but could do with a smaller house.” (Retired, 65+ and living alone)

Currently living in a 3-bed house without a mortgage they are looking to buy on the open market a 2-bed bungalow. No financial details were provided.

Figure 1 highlights the spread of ages in Rocklands and Figure 2 shows weekly household earnings.

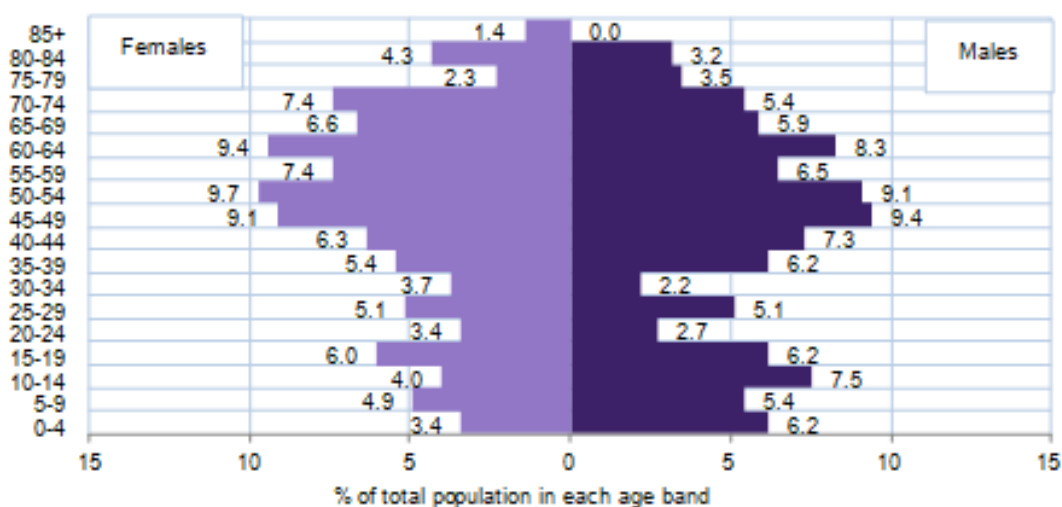


Figure 1: Population estimates by 5 year age band (ACRE Rocklands Rural Profile using 2011 census data)

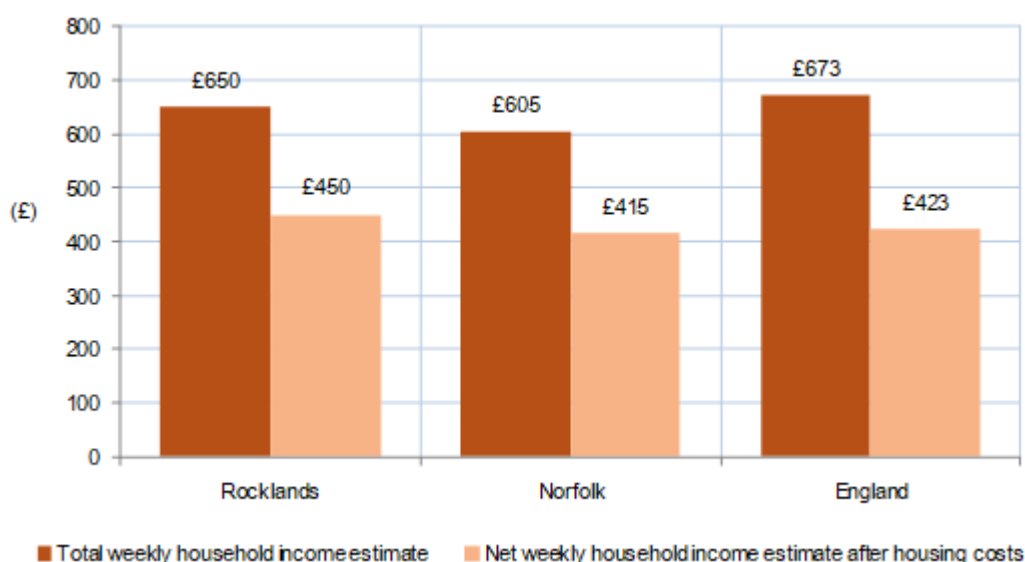


Figure 2: Weekly household earnings £ (ACRE Rocklands Rural Profile)

This household is not on the local Housing Register, approved for Shared Ownership or any other Low Cost Home Ownership Scheme by the Help to Buy Agent (bpha).

There are currently 2 households in Rocklands on the local Housing Register (General Needs) with 1 needing 1 bedroom and 1 needing 3 bedrooms. An additional 8 households in the adjoining parishes of Great Ellingham, Scoulton, Shropham and Stow Bedon are on local Housing Registers (General Needs) with the majority needing 2 bedrooms (5).

<b>Housing Register (General Needs)</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>	<b>Total</b>	<b>Ground Floor</b>
Great Ellingham	0	2	1	0	3	1 (1 bed)
Scoulton	0	1	0	1	2	1 (1 bed)
Shropham	1	1	0	0	2	0
Stow Bedon	0	1	0	0	1	0
<b>Total</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>8</b>	<b>2 (1 bed)</b>

Rocklands has an average house price of £418,333 with only 3 properties sold in the last year (Rightmove<sup>1</sup>). The mix of detached, semi-detached and terraced homes is reflected in Figure 3.

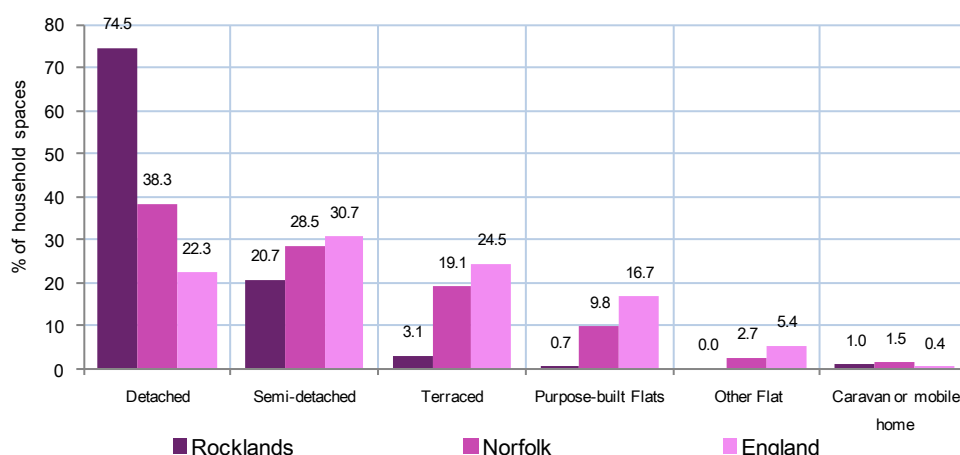


Figure 3: Dwelling type breakdowns (ACRE Rocklands Rural Profile)

In Breckland 390 permanent dwellings (30 housing association and 360 private enterprise) were started in year ending 31/03/18 with 390 permanent dwellings (20 housing association and 370 private enterprise) completed in the same timeframe (OpenDataCommunities<sup>2</sup>). It is therefore important to consider whether the housing needs identified in this survey will be met by current housing development or incorporated into planned developments before any proposals are made.

<sup>1</sup> <https://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=REGION%5E20990&searchLocation=Rocklands&year=1>

<sup>2</sup> <http://opendatacommunities.org/def/concept/folders/themes/house-building>

## Recommendation

No clear housing need was identified in the Housing Needs Survey distributed however our analysis suggests that there is a demand across the wider area based on the levels of need identified by the housing registers for Rocklands and its surrounding areas. The identified 'General Needs' being 2 in Rocklands and an additional 8 in the adjoining parishes of Great Ellingham (3), Scoulton (2), Shropham (2) and Stow Bedon (1). Half of which were 2 bedroomed properties.

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

Therefore, our recommendation is that 5 affordable 2 bedroomed homes should be built in Rocklands or the identified adjoining parishes, with further research needed to establish the most appropriate location and size of any development.

The exact size, type & tenure of dwellings will need to be agreed with the Parish Council/s, Local Authority, and appointed Registered Provider considering any current and planned housing development.

# Appendix A – Survey Comments

## **For**

- We need family homes to sustain the school, church, post office, shop, pub.
- A small development for local people in the right location I feel would be acceptable.
- Rocklands needs to grow to ensure continued presence of shop / P.O. and pub, and to provide housing for more people of working age. Else as the existing, mainly 55+ population age it will lose its vibrancy and ability to continue as a viable community.

## **Mixed**

- Above all, we need social - rented housing - other forms of affordable housing are beyond the means of our younger residents. The housing must be rigorously managed to avoid unacceptable conditions arising, and any anti-social consequences must be quashed promptly. The social-rented housing must hold this status in perpetuity - and also be highly energy efficient.
- Ref Q2 - If you could you ensure that the homes remain for local people if there is a change of ownership?
- Small one off developments are fine as long as there is appropriate access to the road and won't cause any issues such as on Chapel St on the bend.
- Q2 - I would be in favour of this if the so called private houses weren't necessary to make it "economically viable". All too often these schemes end up with very few social housing mainly all private houses.
- Q2 - But only a very small development - any larger than 5 or 6 would be inappropriate and would highlight fact it was affordable / rented accommodation and would ostracise residents living there. Although no member of my own family has need of a home in Rocklands I recognise that there are others less fortunate who would love to remain in the village where they grew up. However there is little employment opportunity in the village so any new resident would need to have his/her own transport to work.
- Q2 - Yes but it depends on where they are sited. Affordable housing needs to be where access to public transport is easily available. The only place in Rocklands is near to the main road. Therefore houses should be at the start of the street. To position houses somewhere such as Low Lane (as mentioned by various people) would be totally wrong! Its bog land and in the middle of nowhere, no good for older residents or young families. Affordable housing needs to be in the middle of existing residential homes and not in lanes! The lanes are far too small for additional traffic.
- Q2 - Providing the need for such homes can be shown. Our own children did not want to stay in Rocklands. They were anxious to go where the jobs are.
- Q2 - We need more homes - I have lived in this village for 68 yrs, it means so very much to me, having had the shop here too. This community is special & I would ask that we retain the wonderful spirit of caring & care for one village. Therefore I ask people who would want to live here for these special reasons.
- My personal view is that there should be more smaller properties built in the area. Some people have plots of land that would be suitable but are being turned down due to stupid reasons like you need a car to get into town!! No street lighting etc. Anyone living in a rural area knows this when they purchase the property. They are doing it in Ellingham so why not Rocklands and surrounding areas.
- I am a long time resident of Rocklands - close to 40 years - and appreciate the rural solitude and relatively unchanging aspect of our village. Whilst I understand that local government policy imposes on us a requirement to increase our housing stock, any such development should respect the traditional character of our community and should not impose further strains on what is already a very fragile infrastructure.
- You don't have to look too far to see how to ruin a once beautiful village ... Ellingham ... what a mess!! I am all for keeping the young in Rockland but all the new build that has been passed by planning officers has been 3 & 4 bed houses, no 2 up 2 down, this is affordable for young people. A typical example is the builder / owner of 15 The Street mentioned at the village hall meeting that he wanted to keep the young here but his houses are for monied people i.e. Londoners/Cambridge etc. The village still suffers from flooding when there is a down pour. Planners need to consider this problem first, and consider all new build only 2 beds to keep the young in Rockland.

## **Against**

- The village is a lovely rural setting and will be spoilt if housing continues. There are plenty of places in a close proximity where housing is plentiful. The need to stay in the place of birth / childhood is not a priority in



today's age of transport. I feel planners use this as an excuse to build, count the families that have always lived here! The roads and drainage also not capable of more homes.

- We do not feel there is any need for more housing in Rocklands. There is enough traffic in the village already. Keep Rocklands rural.
- No infrastructure to support development. Flooding issues with existing housing would be worse if any additional land was built over. No public transport, bad internet service, water pressure already low, school is full with a waiting list. Rocklands is not suitable for low cost housing or any development for above reasons. People who would need low rental / affordable housing also need good transport and internet links.
- We / the village should remain as it is. There are plenty of affordable houses in nearby towns like Attleborough and Watton. There is no need for these in Rocklands!!
- I don't think we need anymore houses in Rockland, let's keep Rockland rural, I have lived in this village for approx 50 years and that's the way I like it.
- Rockland St Peter is a small hamlet really with no room for further development and it would spoil the integrity of the village.
- Q1 - Where it does not adversely affect the village i.e. flooding the main street. Rocklands prides itself on being a RURAL village. Having witnessed the desecration of our neighbouring village Gt Ellingham the thought of Rocklands going the same way is abhorrent! I moved to Rocklands from Gt Ellingham several years ago and am so glad I did. I wish to remain living in Rocklands and wish it to remain RURAL. We have already had so called 'affordable' houses built in our village. They are not affordable as intended, it was an excuse to build, enough is enough. One leads to two, two to four etc and the village gets ruined!!
- My husband and I specifically chose this village for its location, peacefulness, community spirit and not full of housing estates. We most certainly do not want more housing to interfere with these reasons. I believe it will damage the social structure of the village and add unnecessary intrusions along with eradication of greenfield land. There are enough houses here already, more would ruin the nature of the village life and "affordable homes" would not fit in with our community. I fear it would attract the wrong kind of people, sorry but past experience doesn't lie.
- My view is we do not need any houses built in Rocklands not now or in the future, we need to keep Rocklands rural. Our village floods & this would increase with more dwellings,. More cars mean more chaos through the village & we have the school children to think of. Siblings I don't think would like to live in Rockland as there is nothing for them to do. If children are unable to leave school until they are approx 18 years of age I can't see that they would be able to buy what you call affordable housing. Please leave our village as it is. Don't give it to the developers.
- I object to the building of rental or shared ownership developments, where the council has the right, if they are prepared to pay the rent, to put in tenants of their choice. This practice could result in the council putting in tenants for whom they can't find accommodation elsewhere. These tenants could have anti-social behaviour problems, or be ex-offenders - what screening process would be in place to vet the potential tenants.

### **Other Comments**

- I am a wheelchair user and would like to add input from my perspective.
- Current plan of allowing very small numbers of properties to be built is much more in keeping with a small parish. Do not want Rocklands to follow the same path as Great Ellingham.

# ROCKLANDS PARISH COUNCIL

## HOUSING NEEDS SURVEY

Please take a few minutes to complete this survey and help us to identify the needs of future generations of residents.

### PART ONE – TO BE COMPLETED BY ALL HOUSEHOLDS

We are interested in your views on the principle of providing affordable homes for local people in your parish. Please use the comments section to explain your response.

**Q1. In recent years, Rocklands Parish Council has adopted a policy of reflecting the views of the majority of residents in respect of planning applications that could adversely affect the traditional rural character of our parish or establish an unwelcome local planning precedent that might subsequently pave the way for larger housing development. *On average, during the last six years, we will have added approximately 2 – 3 new dwellings to the parish every year (inclusive of new build, conversions and replacement dwellings).***

Please indicate whether or not you are in favour of this policy continuing.

Yes

☐

No

☐

**Q2. Would you be in favour of a small development of affordable homes specifically for people with a local connection to your parish?** *(Any potential development would be wholly or largely affordable homes – rental or shared ownership. Any private homes would be the minimum required to make the scheme economically viable)*

Yes

☐

No

☐

- **Would you be interested in helping with some of the design and management needs of the new housing development?** *(If yes you can add your contact details below – your details will not be shared with anyone without contacting you first)*

Yes

No

- **Would you like to be considered for one of the new homes?**

Yes

No

Please add any comments you would like to make here (*These may be included, anonymously, in our report*):

Please indicate whether you or any member of your household (e.g. older children or other dependents) is in housing need by answering Q2. You should look ahead up to the next two years when answering this question.

**Q3. My current home is suitable for my household?** Yes ☐ No ☐

If no, please tick all boxes that apply to your household:

Too small (overcrowded)	<input type="checkbox"/>	Too expensive	<input type="checkbox"/>
Too large	<input type="checkbox"/>	In the wrong place	<input type="checkbox"/>
Needs repairing	<input type="checkbox"/>	Medical problem	<input type="checkbox"/>
Can't manage the stairs	<input type="checkbox"/>	Needs adapting to suit needs	<input type="checkbox"/>
Need own home	<input type="checkbox"/>	Family circumstances are changing	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	Want to move but there are no suitable homes available locally	<input type="checkbox"/>

***If you answered 'No' to Q3 please continue and complete Part Two.***

***If you answered 'Yes' to Q3 you do not need to complete Part Two.***

***Please return this survey in the FREEPOST envelope provided by Wed 18<sup>th</sup> July. If you do not have the envelope provided, please post the survey free of charge in any envelope (no stamp required) to:***

***Freepost COMMUNITY ACTION NORFOLK***

**Q4a. Do you live in Rocklands?**  
(tick):

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>

**Q4b. If yes, how long have you lived in Rocklands?**

<input type="text"/>	<input type="text"/>
Years	Months

**Q5. Do you or another member of your household have close family (parents, children or siblings) living in Rocklands?**

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>

Please specify the relationship:

.....

**Q6. Is Rocklands your preferred place to live?**

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>

Please tell us more about your reasons for needing to live in Rocklands.

**Q7a. Who lives in your home?** Please provide details of everyone living in your home at present including yourself

Relationship to self, eg. partner, son	Gender	Status	Age							
	Male/ Female	Employed/ Economically inactive <sup>3</sup> / Unemployed/ Student/ Child/ Retired	Please specify age if under 25	25-29	30-39	40-49	50-54	55-59	60-64	65+
Self										

**Q7b. Who would be in the new household?**

Please tick this box if the household will be the same as above.

☐

If not, please complete the table below.

Relationship to self, eg. partner, son	Gender	Status	Age							
	Male/ Female	Employed/ Economically inactive/ Unemployed/ Student/ Child/ Retired	Please specify age if under 25	25-29	30-39	40-49	50-54	55-59	60-64	65+

<sup>3</sup> Economically inactive includes: looking after home/ family, temporary or long term sick


**Q8a. What type and size of property do you currently live in?**

Type	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/maisonette/ apartment/ bedsit					
Sheltered/ retirement housing					
Caravan/ mobile home/ temp. structure					
Other (please specify):					

**Q8b. What type of property would best suit your new household's needs?**

	1 bed	2 bed	3 bed	4 bed	5+ bed
House					
Bungalow					
Flat/maisonette/ apartment/ bedsit					
Sheltered/ retirement housing					
Other (please specify):					

**Q9a. What are your current living arrangements?**

Live with parents

☐

Rent from Housing Association

☐

Rent from Local Authority

☐

Live in tied accommodation

☐

Rent from private landlord

☐

Shared ownership (part own/ rent)

☐

Own with or without mortgage

☐

Other (please specify below)

☐

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**Q9b. What living arrangements are you looking for? (You can choose more than one)**

Buy on the open market	<input type="checkbox"/>	Buy in shared ownership	<input type="checkbox"/>
Buy a 'starter home'	<input type="checkbox"/>	Rent from a Housing Association or	<input type="checkbox"/>
Rent from a private landlord	<input type="checkbox"/>	Local Authority	

**Q10a. Have you been accepted onto the local Housing Register?**

Yes ☐ No ☐

**Q10b. If yes, what priority banding have you been given?**

Emergency ☐ Gold ☐ Silver ☐ Bronze ☐

**Q10c. Have you been approved for Shared Ownership or any other Low Cost Home Ownership scheme by the Help to Buy Agent (bpha)?**

Yes ☐ No ☐

When designing affordable housing schemes it is helpful to understand what people can afford. It is therefore important that you complete the following questions. This information is confidential and will not be published in any public report.

**Q11a. What is your planned household's combined annual income (before tax)?** Tick one box only

Less than £10,000	<input type="checkbox"/>	£25,000 - £29,999	<input type="checkbox"/>
£10,000 - £14,999	<input type="checkbox"/>	£30,000 - £39,999	<input type="checkbox"/>
£15,000 - £19,999	<input type="checkbox"/>	£40,000 - £59,999	<input type="checkbox"/>
£20,000 - £24,999	<input type="checkbox"/>	£60,000 or over	<input type="checkbox"/>

**Q11b. What is the maximum monthly payment your planned household can afford for a mortgage and/or rent? Tick one box only**

Less than £200


£400 - £599


£200 - £399

£600 or over

**Q11c. What is the maximum initial payment your planned household can afford as a deposit on a property? (Please include any equity you have in your current home)**

None


£10,000 - £19,999


Below £1,000

£20,000 - £29,999

£1,000- £4,999

£30,000 - £49,999

£5,000 - £9,999

£50,000 or over

**Thank you for taking the time to complete this survey. Please return it in the pre-paid envelope provided by the Wed 18<sup>th</sup> July 2018.**

**If you do not have the envelope you can post it back to us for free using the address below on the envelope (no stamp required):**

**Freepost address:**

**Freepost COMMUNITY ACTION NORFOLK**

