

**MOLE VALLEY
DISTRICT**

HOUSING NEEDS STUDY

**FINAL REPORT
2007**



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1 SURVEY METHODOLOGY

1.1 Purpose, Aims and Objectives

- 1.1.1 Mole Valley District Council formally commissioned DCA in April 2007 to carry out a district-wide Housing Needs Survey.
- 1.1.2 The purpose of the study was to undertake a comprehensive and robust housing needs assessment, to obtain high quality information about current and future housing needs at a local authority level and to inform the development of policies and underpin local housing strategies.
- 1.1.3 The objective of the project was to provide a robust and comprehensive analysis and data base to:-
- Support future housing strategy to meet the criteria set out by the DCLG in its good practice guidance and the Housing Strategy Guidance and to prioritise investment decisions;
 - Co-ordinate housing and community care strategies;
 - Confirm the Council's affordable housing policies in the Local Development Framework and assist in target setting for site development briefs and for negotiation in accordance with PPS3;
 - To provide valid and robust information to feed into a wider Housing Market Assessment for East Surrey.

1.2 Methodology

- 1.2.1 The study consisted of the following elements:-
- A postal questionnaire to 7,000 households across 6 sub-areas;
 - A housing market survey utilising the Land Registry and Halifax databases and a telephone survey of estate agents on the cost of access level property and on the supply and cost of private rented housing;
 - Secondary data analysis drawing upon Housing Strategy Statistical Appendix (HSSA) and Housing Register data on the flow of social stock and need, 2001 Census, household and population projections and other national research.
- 1.2.2 The questionnaire was designed in consultation with officers of Mole Valley District Council and based upon tried and tested questionnaires used in previous comparable assessments.
- 1.2.3 In our view, a large-scale postal survey is the most cost-effective means of identifying the general needs, aspirations and intentions of the population at sub-area level. Nearly all the housing needs studies undertaken by DCA have utilised postal questionnaire surveys as a means of primary data collection.
- 1.2.4 The questionnaire was designed to gather a comprehensive range of information on existing and newly forming households and was structured in three parts.
- 1.2.5 Part One sought information about the existing housing situation including:-
- household composition by gender, age and ethnicity;
 - house type and number of bedrooms;
 - adequacy of current housing to meet the households needs;
 - property repair and improvement requirements;
 - forms of heating and energy efficiency facilities;
 - housing costs and income;

- employment and travel to work;
- support and adaptation needs.

1.2.6 Part Two of the questionnaire collected information on the existing households' future moving intentions and Part Three on the moving intentions of newly forming or concealed/ hidden households. Questions in these two sections included:-

- when people expect to move;
- who is forming new households;
- how much they can afford, the household savings and income;
- preferred tenure, type, size and location of the housing they require;
- supported housing and support service requirements;

1.2.7 The survey questionnaire is provided as an Appendix to this report.

1.3 Sampling

1.3.1 Sample size depends on two key factors: the degree of accuracy required from the sample and the extent to which there is variation in the population with regard to key characteristics. The most important points to note about these issues are:-

- beyond a certain sample size, there is no benefit in a bigger sample in terms of accuracy;
- The size of the population is largely irrelevant for the accuracy of the sample. It is the absolute size of the sample that is important.

1.3.2 The Survey was structured to achieve a 95% confidence rate and to ensure that the results reflect the population. Using simple random sampling, the confidence interval with a sample size of 2,000 households is in the region of 2% at District level.

1.3.3 This means, for example, that if 53% of respondents in a survey do not have central heating then one can be 95% confident that 53% of households plus or minus 2% do not have central heating (i.e. 51% - 55%).

1.3.4 The postal sample was stratified into 6 sub-areas in the District and selected by random probability from the Council Tax Register.

1.3.5 The sample was 19.7% of resident households, determined to ensure statistical validity within each sub area. As shown in Table 1-1 based on a 6 sub-area structure a level of ± 2.36 was achieved in this survey.

1.3.6 The main issue is whether non-respondents are different in some crucial way to responders (e.g. low education, older etc.). However, increasing the sample size does not necessarily alleviate this problem if some groups of people systematically do not respond.

1.4 Promotion

1.4.1 A comprehensive promotion campaign of posters and press coverage was agreed with the Council to create awareness of the survey, and its importance to the Council. All Councillors in the District were contacted to inform them of the survey and enlist their assistance in publicising the survey and maximising the response rate.

1.5 Postal Survey Process and Response

1.5.1 The sample of questionnaires was dispatched for delivery on the 16th May 2007. The return deadline was 5th June 2007 allowing respondents a period of twenty one days, including three weekends for completion and return.

1.5.2 The final postal response of 1,796 questionnaires (25.7%) returned provides a robust sample for analysis.

- 1.5.3 All areas reached response levels based on household numbers adequate to ensure statistical validity at a confidence level of 95%. The confidence interval ranged from $\pm 5.25\%$ to $\pm 7.24\%$ at sub-area level and was $\pm 2.36\%$ at District level.
- 1.5.4 Around 5% of all households in Mole Valley District took part in the Survey. The response rate analysis by sub-area is detailed in Table 1-1 below.

Table 1-1 Response Rate by Sub area

Sub-area	Resident Households	Postal Sample	Postal Responses	Response Rate %	Confidence Interval \pm %
Rural South*	4,092	1,200	278	23.2	6.00
Rural Central*	5,096	1,200	282	23.5	5.95
Dorking / Holmwoods	7,967	1,250	331	26.5	5.50
Ashtead	5,427	1,250	363	29.0	5.25
Fetcham / Bookham	7,878	1,250	351	28.1	5.34
Leatherhead	5,162	850	191	22.5	7.24
Total	35,622	7,000	1,796	25.7	2.36

*Rural South – includes Charlwood / Hookwood / Leith Hill / Okewood / Capel, Leigh & Newdigate.

*Rural Central – includes Breare Green / Westcott / Brockham, Betchworth & Buckland / Mickleham, Westhumble & Pixham / Boxhill & Headley.

1.6 Survey Weighting

- 1.6.1 The data file was checked against the 2001 Census Tenure data and the Council's Housing Strategy Statistical Appendix for bias and re-weighted where necessary. A copy of the weighting carried out in this survey is provided with the Survey Data Tables.
- 1.6.2 Given the nature of the random sample of households within agreed sub-areas embodied in the postal survey, tenure type is expected to provide the main validation of the representativeness of the sample.
- 1.6.3 The data set out on household population and tenure at Table 1-2 is based on the Council Tax number of resident households. Private sector tenure has been re-weighted to be in line with the 2001 Census data, with allowance for six further years development. The social housing stock has been weighted to the number of units in the HSSA Statistical Appendix at March 2007 by sub-area.
- 1.6.4 The overall data set is therefore representative of the District population and is the basis for the calculation of all the subsequent tables i.e. all responses are given the weight appropriate to the actual tenure balance.

Table 1-2 Tenure of Existing Households
Question 2

Tenure	2007 Survey %	N ^{os} implied	Local Area Census 2001 *
Owner occupier - mortgage	40.4	14,383	39.4
Owner occupier - outright	37.4	13,358	37.3
Private rented	9.7	3,445	9.4
Council / HA Rented	11.7	4,164	12.9
Shared Ownership	0.1	34	0.3
Tied to employment / other	0.7	238	0.7
Total	100.0	35,622	100.0

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- 1.6.5 The private rented sector constitutes 9.7% of households, similar to the national level (10%). This group includes those renting from a private landlord or from a friend or relative.

1.7 Guidance Model

- 1.7.1 The Housing Needs Study has been undertaken in line with the 2000 DETR (now DCLG) research Local Housing Needs Assessment: A Guide to Good Practice in assessing people's preferences as well as their needs.

1.8 Definitions

- 1.8.1 DCA work to a definition of housing requirements which encompasses demand, need and preference. Households that can enter the general market without intervention of any sort can be defined as demand, whereas those households unable to enter the general market without some form of intervention can be defined as having a housing need.
- 1.8.2 Our methodology enables us to identify this distinction by asking for both a household's characteristics in terms of size, current property condition and income and a household's views on suitability of current housing and preferences for moving or modification. Affordability in our view is defined by the relationship between local incomes and the local general housing market.
- 1.8.3 The issue of affordability is central to our approach. Within the project a range of data on actual incomes and costs of housing and the likely level of incomes and the accessible costs of housing is captured for moving or newly forming households. Secondary data on incomes, house prices and rent levels is also examined. Thus a reliable indicator of affordability is derived that leads towards the identification of real options for meeting housing need.

1.9 Survey Household Data

- 1.9.1 It should be noted that the "numbers implied" column inserted in some of the tables is our assessment of the total numbers to be derived after applying the appropriate weighting factor based on Ward location and tenure responses to that Ward household numbers. Where multiple choice is not involved, this will generally equate to the household population of the Local Authority as a whole but some individual questions may not be answered by all respondents, giving a marginally lower total.
- 1.9.2 Where multiple choice questions are involved, two percentage columns are shown. The first percentage column relates each heading to the total number of actual responses. Those responses are set out at sub-area level in our accompanying data tables and are the basis of the 'numbers implied' column in the report. The second percentage column relates the same numbers to the number of households, which in the case of a multiple choice question is likely to give a total in excess of 100% depending on the level of multiple choice made.
- 1.9.3 All tables included in this report are extracted from the DCA Housing Survey data for the District of Mole Valley, unless otherwise indicated. A comparison is also provided for many results throughout this report to the average of over 225 DCA Housing Needs Assessment Surveys nationally and more specifically to the findings from comparable local housing need survey data in other local authorities in East Surrey.

2 ECONOMIC ANALYSIS

2.1 Key Findings

- 74.5% of those in employment are in managerial / technical or professional occupations; 14.5% are in manual, unskilled or partly skilled occupations.
- 45.1% of those in employment work within the District, a further 21.1% work in Greater London.
- 31.5% of the population are retired.
- The income and savings data in relation to concealed households showed a generally lower income profile than for existing households, as would be expected and that many will have difficulty accessing the local housing market.
- 8.9% of BME households had incomes below £10,000, compared to 9.8% in the whole population, well below the corresponding UK figure (20.3%). 66.0% of BME households, on the basis of the survey data, had incomes above £27,500 compared to 64.5% in the whole population.

2.2 Strategic Implications

- 31.5% of heads of households are currently retired, and population projections show this figure will increase further up to 2026. Although many retired people will have their own resources for housing and care, the data suggests a need for a strategic approach to the accommodation and support needs of older people in the District.
- Although incomes of existing households in Mole Valley are higher than the national average, 22.2% of households receive financial support. There is also a relatively high level of wealth, based on equity held in owner occupation.
- Occupation types are skewed slightly towards professional, managerial and technical (74.5%) suggesting a housing market weighted towards the middle / upper end.
- The needs of concealed / newly forming households need to be addressed. Incomes in this group are lower than the population as a whole and housing choices are consequently more limited with around 68.5% of new forming households being unable to afford to buy in the owner occupied market.
- Migration outflows in this group are heavily influenced by employment choices and education. New households are likely to remain mobile.

2.3 Introduction

2.3.1 This section draws together findings from both primary and secondary data sources to present an overview of the current economic climate and the impact on housing need and demand in Mole Valley District.

2.3.2 The economic climate, changes in national and regional economic policy, alongside labour market trends and local income trends sets the context in which households make decisions about their housing needs and preferences.

2.4 Employment, Occupation and Work Place Data

2.4.1 The survey of households in the District focused three questions on the employment status, occupation type, and work place of households. Further questions probed for more information on the location of the work place and travel to work patterns.

Table 2-1 Employment Status of Head of Household
Question 15e

Status	%	N ^{os.} implied
Full time employee (> 30 hours)	37.0	12,166
Wholly retired from work	31.5	10,371
Part time employee (< 30 hours)	12.6	4,141
Self-employed	10.7	3,522
Looking after the home	4.9	1,608
Permanently sick / disabled	1.5	509
Unemployed & available for work	1.1	362
On Government Training Scheme	0.4	119
Full-time education (age 16+)	0.3	83
Total	100.0	32,881

2.4.2 92.3% of heads of households responded to the question on employment. 60.3% (19,829 implied) of heads of households indicated that they were in employment, similar to the 60% average identified for heads of households in the Survey of English Housing 2001 / 02. This level was higher than that found in comparable local housing need surveys in East Surrey where the level of employment ranged from 54.3% in Reigate & Banstead to 58.6% in Tandridge.

2.4.3 31.5% of heads of household were retired – higher than the average in recent DCA survey experience. However this level is similar to that found in comparable East Surrey local housing needs studies where the level of retirement ranged from 32.6% in Tandridge to 36.3% in Reigate & Banstead.

2.4.4 1.1% indicated that they were unemployed and available for work, similar to recent DCA survey experience in which the average has been between 1 to 2%. This level of unemployment was also similar to the findings from the local housing need surveys in other East Surrey Districts, ranging from 0.7% in Tandridge to 1.9% in Elmbridge.

Table 2-2 Occupation Type of Head of Household
Question 15f

Occupation	%	N ^{os.} implied
Professional	55.3	12,417
Managerial & Technical	19.1	4,283
Other	8.0	1,782
Unskilled	3.1	686
Skilled, manual	6.0	1,345
Skilled, non-manual	4.5	1,003
Partially skilled	4.0	886
Total	100.0	22,402

- 2.4.5 In the case of occupation type there were 22,402 implied responses from heads of households in work as compared with the implied responses from those in work referred to at **Table 2-2** above (32,881), suggesting 62.9% in employment. Of those, 74.5% described themselves as professional or management / technical, 3.1% were unskilled.

Table 2-3 Workplace of Head of Household
Question 15h

Workplace	%	N ^{os.} implied
Within Mole Valley District	45.1	9,163
Elmbridge Borough	2.6	526
Epsom & Ewell Borough	4.6	932
Reigate & Banstead Borough	6.3	1,271
Tandridge District	0.4	81
Waverley Borough	0.2	49
Guildford Borough	3.6	739
Elsewhere in Surrey	6.2	1,265
Elsewhere in West Sussex	3.1	623
Greater London	21.1	4,280
Elsewhere in the South East	4.4	897
Elsewhere in the UK	1.9	380
Abroad	0.5	93
Total	100.0	20,299

- 2.4.6 90.6% of those in work responding to the question on occupation also responded to a further question on the location of their workplace. 45.1% of heads of household worked within Mole Valley District and a further 21.1% worked in Greater London.

Table 2-4 Travel to Work (Head of Household)
Question 14

Travel to work	%	N ^{os.} implied
Car	64.4	12,788
Bus	1.3	258
Train	17.1	3,405
Cycle	2.6	509
Walk	9.1	1,816
Other	5.5	1,101
Total	100.0	19,877

- 2.4.7 88.7% (19,877 implied) of those in work responded to a question regarding how they travel to work. The majority travel to work by car (64.4%) and a further 17.1% travel by train.

2.5 Incomes and Housing Costs

- 2.5.1 Income is a core factor in the assessment of the scale of housing need and in determining affordability in the local housing market. The DETR 2000 Good Practice Guidance states:-

“An accurate estimate of household income is one of the most important pieces of information that has to be obtained from a housing needs survey, but it is often the topic that causes the most controversy. Experience from Government surveys (e.g. SEH) has shown that by asking the right questions and using good interviewing technique it is possible to get a high response rate and reasonably accurate answers. The decision of the Government not to include an income question in the 2001 Census is one reason why HN surveys, including income questions, will continue to be valuable.”

- 2.5.2 The availability of good secondary data has not improved and the 2005 Draft Practice Guidance on Housing Market Assessments states:-

“Ideally, income data should be linked to house price data to assess affordability but data on household incomes is poor. Consequently, information on household incomes obtained from a robust household survey with a high response rate can be better than secondary income data.”

- 2.5.3 The survey data was gathered through 1,796 questionnaires. The response rate on the income question was 79.2% from existing households and all concealed households. This results in over 1,547 household income responses. As a comparison, the Annual Survey of Hours and Earnings (ASHE) which provides information about the levels, distribution and make-up of earnings and hours paid for employees within industries, occupations and regions, for 2001 was based on only 1,962 responses for the whole of Surrey. Additionally 83.8% of existing households and 97.9% of concealed households provided data on savings.

- 2.5.4 The 2000 Good Practice Guidance (page 62) presents a conflict in that having said it is important for surveys to gather income data it then suggests “it is difficult to estimate the incomes of future newly forming households”. New households at this point may have circumstances which change quickly. It suggests therefore that the incomes of households who recently formed should be examined, although even this is not without difficulty.

- 2.5.5 Particularly in areas where there are shortages of affordable housing and with high house prices, households who accessed the market are only those with adequate income or financial support from parents or family.

- 2.5.6 As the guide states (page 25) *“these are likely to be more reliable, although even here care is needed. Some potential households may not have been able to form owing to lack of suitable, affordable accommodation.”*

2.6 Existing Households

2.6.1 The following group of tables relate to savings, equity and income of existing households, beginning with a question on savings held which was answered by 83.8% of households (29,865 implied).

Table 2-5 Household Savings

Question 16a

Savings	%	Cum %
Below £ 5,000	30.3	30.3
£ 5,000 - £10,000	12.0	42.3
£10,001 - £15,000	6.0	48.3
£15,001 - £20,000	5.8	54.1
£20,001 - £30,000	5.8	59.9
Above £30,000	40.1	100.0

2.6.2 The table indicates that 30.3% of the sample had less than £5,000 in savings. However, 40.1% had savings in excess of £30,000.

2.6.3 The percentage breakdown of savings for the five main tenures was as follows:-

Table 2-6 Savings Level / Tenure (%)

Question 16a by Question 2

Savings	Owner Occupied with Mortgage	Owner Occupied with No Mortgage	Private Rented	Council / Housing Association Rented	Shared Ownership
Below £ 5,000	34.5	8.6	58.1	62.0	77.4
£ 5,000 - £10,000	13.1	8.2	11.8	22.2	0.0
£10,001 - £15,000	8.5	4.2	5.7	2.5	0.0
£15,001 - £20,000	7.3	4.5	4.4	5.8	0.0
£20,001 - £30,000	7.6	5.6	3.2	1.1	22.6
Above £30,000	29.0	68.9	16.8	6.4	0.0
Total	100.0	100.0	100.0	100.0	100.0

2.6.4 Generally, the breakdown produced the results which might be expected with 62.0% of Council Housing / Housing Association tenants holding savings below £5,000 as compared with 8.6% of owner occupiers without a mortgage, of whom 68.9% had savings above £30,000. However, the savings of 34.5% of owner occupiers with mortgage were also below £5,000. Highest levels of savings were found among owner occupiers without a mortgage and a significant proportion of retired households will have some capital to support their housing and care needs.

Table 2-7 Level of Equity in Present Accommodation

Question 16b

Level of Equity	%	Cum %
Below - £ 10,000	2.1	2.1
£10,000 - £ 30,000	1.8	3.9
£30,001 - £ 50,000	2.6	6.5
£50,001 - £ 75,000	3.9	10.4
£75,001 - £100,000	4.5	14.9
£100,001 - £200,000	17.6	32.5
£200,001 - £250,000	11.0	43.5
Above £250,000	56.5	100.0

- 2.6.5 56.5% of this group of respondents indicated equity ownership of over £250,000. Cross-tabulation indicated that 76.5% of owner occupiers without a mortgage had an equity holding of over £250,000 as compared with 40.9% of owner occupiers with a mortgage.
- 2.6.6 Cross tabulation of income of equity by income (excluding retired households) shows that 86.9% of those who earn below £27,500 have equity ownership of over £50,001 compared to 93.8% of those who earn above £50,001.

Table 2-8 Gross Annual Income of all Existing Households

Question 16c

Annual income	All Existing Households		Excluding Retired Households	
	%	Cum %	%	Cum %
Below £10,000	9.8	9.8	5.9	5.9
£10,000 - £15,000	8.6	18.4	4.5	10.4
£15,001 - £20,000	5.8	24.2	4.6	15.0
£20,001 - £27,500	11.3	35.5	9.7	24.7
£27,501 - £32,500	7.8	43.3	7.6	32.3
£32,501 - £40,000	7.9	51.2	8.4	40.7
£40,001 - £50,000	9.2	60.4	9.7	50.4
£50,001 - £60,000	7.7	68.1	8.9	59.3
£60,001 - £75,000	10.7	78.8	12.8	72.1
Above £75,000	21.2	100.0	27.9	100.0

Note: Excluding benefits / allowances

- 2.6.7 The response rate to the income question was 79.7% and should give a good picture of the income levels in the District. The table shows that 9.8% of households had incomes below £10,000. The total proportion in the District earning below the approximate national average household income of £27,500 per annum was 35.5%, well below the average for the UK as a whole (62.3%) according to the Department for Work and Pensions (DWP) Family Resources Survey 2003 – 2004. This proportion of households earning below £27,500 was similar to that found in local housing needs surveys in other Districts in East Surrey, ranging from 34.6% in Elmbridge to 43.9% in Epsom & Ewell.

- 2.6.8 56.7% of the households in the District on the basis of the survey data had incomes above £40,000 per annum.
- 2.6.9 When retired households were excluded, gross annual household income was found to be higher with 24.7% of households in work earning below £27,500, compared to 35.5% for the whole household population.
- 2.6.10 The average income of all existing households in the survey was £41,965 per annum and £48,116 per annum when retired households are excluded.
- 2.6.11 Cross-tabulation produced the following split of income levels by tenure for the four main tenure types.

Table 2-9 Annual Income by Tenure

Question 16c by Question 2

Annual income	Owner Occupier with Mort.	Owner Occupier no Mort.	Council / HA Rented	Private Rented
Below £10,000	2.8	10.0	39.7	16.8
£10,000 - £15,000	2.7	13.2	18.8	11.1
£15,001 - £20,000	2.7	8.2	12.6	5.4
£20,001 - £27,500	6.3	14.3	15.9	17.6
£27,501 - £32,500	6.8	9.1	5.0	9.1
£32,501 - £40,000	8.7	8.1	5.6	6.1
£40,001 - £50,000	11.7	9.1	1.5	4.3
£50,001 - £60,000	10.3	7.1	0.0	4.6
£60,001 - £75,000	15.4	6.8	0.0	12.7
Above £75,000	32.8	14.0	0.8	12.3

- 2.6.12 The profiles were largely as would be expected as between owner-occupiers and renters, especially bearing in mind that a significant proportion of owner-occupiers without mortgage would be people with limited pension income. Council / HA rented sector incomes were concentrated (87.0%) below the national average of £27,500 with 39.7% having household incomes below £10,000 per annum.
- 2.6.13 Private rented sector incomes were higher than social rented sector incomes, with 49.1% having incomes above £27,500, compared to 12.1% in the Council / HA rented sector.
- 2.6.14 The findings are also broadly consistent with the findings of the Family Spending Review 2000/01. The review found the average gross income of owners without a mortgage to be £21,944 compared to £36,712 for those with a mortgage. Lowest incomes were found among local authority tenants (£12,168) and housing association tenants (£13,468). 54.8% of households with incomes in the lowest income group (up to £5,564 per year) were social housing tenants; 24.4% were outright owners.

- 2.6.15 22.2% of households were in receipt of financial support (7,911 implied), lower than the average found in recent DCA surveys (around 26%). A similarly low level has been found in comparable local housing needs surveys in East Surrey, where the level of households claiming financial support has ranged from 20.7% in Epsom & Ewell to 22.0% in Tandridge. The results from those responding to a multiple-choice question are set out in Table 2-10 below. On average, each respondent indicated around 1.7 forms of financial support.

Table 2-10 Financial Support

Question 16d

Support	Responses %	Households %	N ^{os} . Implied (all choices)
Housing Benefit	20.1	34.9	2,763
Income Support	5.6	9.8	774
Job Seekers Allowance	1.4	2.4	190
Working Family Tax Credit	13.5	23.4	1,854
Pension Credits	9.6	16.6	1,316
Disability Allowance	13.4	23.3	1,840
Council Tax Benefit	22.9	39.6	3,133
Other	13.5	23.3	1,840
Total	100.0		13,710

- 2.6.16 39.6% of households received Council Tax benefit and 34.9% of households responding were in receipt of Housing Benefit (2,763 implied).

2.7 BME Households

- 2.7.1 7.0% of households in the survey were from BME communities (2,437 implied). The incomes of these households are compared with the whole population below.

Table 2-11 Gross Annual Income of BME Households

Question 16c

Annual income	%	Cumulative %	All Existing households %
Below £10,000	8.9	8.9	9.8
£10,000 - £15,000	5.1	14.0	8.6
£15,001 - £20,000	4.6	18.6	5.8
£20,001 - £27,500	15.4	34.0	11.3
£27,501 - £32,500	2.6	36.6	7.8
£32,501 - £40,000	9.1	45.7	7.9
£40,001 - £50,000	6.0	51.7	9.2
£50,001 - £60,000	9.0	60.7	7.7
£60,001 - £75,000	15.3	76.0	10.7
Above £75,000	24.0	100.0	21.2

2.7.2 The response rate to the income question from BME households was 80.4% (1,960 implied households). The table shows that the incomes of BME households are slightly higher than those of all households in the sample. 66.0% of BME households earn above the national average income of £27,500, compared to 64.5% of all households.

2.7.3 8.9% of BME households had incomes below £10,000, compared to 9.8% in the whole population, lower than the corresponding UK figure (20.3%).

2.8 Key Worker Households

Table 2-12 Annual Household Income of Key Workers (%)
Question 16c (Where Head of Household is Key Worker)

Income	Unitary / County / Local Authority	Nurses & other NHS Clinical	School / FE / College Teacher	Police Officer*	Fire Fighter*	All households in sample %
Below £10,000	1.7	9.4	7.0	0.0	0.0	9.8
£10,000 - £15,000	10.6	0.0	12.7	0.0	100.0	8.6
£15,001 - £20,000	6.2	8.9	1.6	44.5	0.0	5.8
£20,001 - £27,500	9.4	28.7	24.5	55.5	0.0	11.3
£27,501 - £32,500	4.9	6.2	6.3	0.0	0.0	7.8
£32,501 - £40,000	24.5	0.0	12.3	0.0	0.0	7.9
£40,001 - £50,000	12.7	0.0	2.3	0.0	0.0	9.2
£50,001 - £60,000	3.2	0.0	3.5	0.0	0.0	7.7
£60,001 - £75,000	12.1	9.1	14.8	0.0	0.0	10.7
Above £75,000	14.7	37.7	15.0	0.0	0.0	21.2
Total	100.0	100.0	100.0	100.0	100.0	100.0

* Small sample

2.8.1 Of 1,830 implied existing household key workers (heads of household), 1,753 heads of household gave details of their total income (i.e. including spouse and partner's income). This data is detailed in Table 2-12 above to show total household incomes for key worker households. This data can then be compared to data on household incomes for the sample as a whole.

2.8.2 Access to the owner-occupied market in the District through the cheapest 1-bed flats requires an income of at least £41,200 and the proportions who could not afford to owner occupy in the District were as follows:-

- 58.8% of Unitary / County / Local Authority staff;
- 53.2% of Nurses and other NHS Clinical staff;
- 64.7% of Teachers;
- 100.0% of Police Officers;
- 100.0% of Fire Fighters.

2.9 Existing Households Intending to Move Within Mole Valley

Table 2-13 Gross Annual Income of Existing Households Moving Within the District

Question 16c by 17a&b

Annual income	%	Cumulative %	All Existing households %
Below £10,000	3.0	3.0	9.8
£10,000 - £15,000	7.6	10.6	8.6
£15,001 - £20,000	4.8	15.4	5.8
£20,001 - £27,500	13.6	29.0	11.3
£27,501 - £32,500	11.4	40.4	7.8
£32,501 - £40,000	9.3	49.7	7.9
£40,001 - £50,000	8.1	57.8	9.2
£50,001 - £60,000	6.4	64.2	7.7
£60,001 - £75,000	11.3	75.5	10.7
Above £75,000	24.5	100.0	21.2

2.9.1 The incomes of existing households intending to move within Mole Valley in the next three years were higher than the population as a whole. 3.0% had incomes below £10,000 compared to 9.8% in the general population. 50.3% had incomes above £40,000 compared to 48.8% in the general population.

2.10 Concealed Households

2.10.1 The incomes of concealed households were, as would be expected, significantly lower than those for existing households in the District. Low incomes, coupled with a low level of savings will hinder access to the market for new forming households.

Table 2-14 Annual Income of Concealed Households

Question 36d

Annual Income	All concealed households forming – 2007-2010			New Households formed – 2006-2007		All Existing Households %
	%	Cum %	N ^{os.} implied	%	Cum %	
Below £10,000	19.2	19.2	523	14.2	14.2	9.8
£10,000 - £15,000	16.9	36.1	460	9.5	23.7	8.6
£15,001 - £20,000	22.7	58.8	619	2.3	26.0	5.8
£20,001 - £27,500	28.1	86.9	765	10.8	36.8	11.3
£27,501 - £32,500	5.0	91.9	135	12.4	49.2	7.8
£32,501 - £40,000	4.5	96.4	122	13.2	62.4	7.9
£40,001 - £50,000	0.0	96.4	0	2.0	64.4	9.2
£50,001 - £55,000	0.7	97.1	19	10.2	74.6	7.7
£55,001 - £60,000	1.6	98.7	44			
Above £60,000	1.3	100.0	37	25.4	100.0	31.9

2.10.2 A response was received from all concealed households moving within the District. Generally incomes of new households who formed in the last year are higher than those about to form over the next three years.

- 2.10.3 The proportion of concealed households with annual incomes above the approximate average UK annual household income of £27,500 was 13.1%, lower than the average in recent DCA surveys (around 18%). This was also lower than the proportion found in comparable local housing needs surveys in East Surrey.
- 2.10.4 63.2% of households who formed in the District over the last year earned above £27,500. Importantly 27.6% earned between £27,500 and £50,000, compared to 9.5% of households about to form, reflecting therefore a greater ability to access the housing market.
- 2.10.5 Even though these households are up to a year more mature in career and household formation, their income levels are those used in the Assessment Model calculation in Section 9.
- 2.10.6 Access to the owner-occupied market in the District through the cheapest 1-bed flat, requires a total household income of at least £41,200, and the proportion of new forming households who could not afford to owner occupy in the District was 68.5%.
- 2.10.7 97.9% of concealed households moving responded to a question asking about the level of savings available to meet deposit, stamp duty and legal costs on their new home. 50.3% had less than £1,000 savings, adequate only to meet a rent deposit and first months rent in the private sector.
- 2.10.8 Only 9.9% had over £10,000 savings, the minimum level needed to purchase one and two bedroom accommodation.

Table 2-15 Savings of 'Concealed' Households
Question 36b

Savings	All concealed households moving	
	%	Cum %
Under £1,000	50.3	50.3
£1,000 - £5,000	29.9	80.2
£5,001 - £10,000	9.9	90.1
£10,001 - £15,000	3.0	93.1
£15,001 - £20,000	2.9	96.0
Above £20,000	4.0	100.0

3 THE CURRENT HOUSING STOCK

3.1 Key Findings

- Survey data revealed that the property type profile is skewed towards detached and semi-detached houses. The stock of flats / maisonettes is 15.0%, with the majority being in the rented sector, around 36% in the social rented sector. 20% of flats / maisonettes are in the private rented sector.
- In DCA survey experience, over occupation was generally at a low level at 1.6% overall. However this was a similar level to that found in the East Surrey authorities of Elmbridge (1.6%) and Reigate & Banstead (1.8%). The level of over occupation in Mole Valley rose to 4.2% in the Council / HA sector and to 3.8% in the private rented sector.
- 87.2% of respondents to the household survey said their home was adequate for their needs; 12.8% considered their home inadequate.

3.2 Strategic Implications

- 3.2.1 2001 Census data revealed that the property type profile in Mole Valley District shows significant variance from the national levels with 68.6% of properties either detached or semi-detached (England 55%) and 29.1% terraced houses or flats (England 45%). In view of changing demographic and household formation patterns and the increase in need for small units there will be a longer term need to address this stock imbalance to meet the requirements of the future population.
- 3.2.2 Flats / maisonettes appear to represent a somewhat lower than average proportion in the current housing stock at 15.0% but 56.7% of concealed households moving and seeking affordable housing require flats / maisonettes. In the case of concealed households moving and seeking market housing the proportion is 65.8 %.
- 3.2.3 The total need for bedsit / studio / room only in the market sector is 8.1% (231 units) for existing households and 11.2% (135 units) for concealed households, a total of 366 (122 each year).
- 3.2.4 12.8% of households felt their home was inadequate and problems with repairs and improvements should be addressed through the Private Sector Renewal Strategy. Resources should be focused on inspection and grants, as well as information and support to both landlords and tenants to improve standards within the private rented sector. Home Improvement Agency Services should be encouraged to give extra support to older and vulnerable households.
- 3.2.5 Owner occupation is clearly the tenure of choice for the majority of existing households moving but for concealed households moving the split between ownership and rental choice was fairly even. Average house prices in Mole Valley are higher than the majority of neighbouring areas. According to Land Registry data (Quarter 2, 2007), the average property price in Mole Valley was £378,150, higher than the East Surrey authorities of Epsom & Ewell, Reigate & Banstead and Tandridge. According to Land Registry (Q2, 2007), the property prices in Mole Valley rank the 14th highest in the country. With rising house prices locally and sub-regionally this creates significant problems for lower income and new forming households trying to access the market. This problem is escalating as house prices continue to rise in excess of local income growth.

3.3 Current Housing in Mole Valley District

3.3.1 This section sets the scene for later examination of the housing market, outlining current housing circumstances in the District. The household survey asked a range of questions about the current housing circumstances of people living in Mole Valley.

3.3.2 Table 3-1 below indicates the type of accommodation occupied by existing households responding to the question.

Table 3-1 Type of Accommodation

Question 1

Type	2007 Survey %	N ^{os.} implied	Local Area Census 2001 *
Whole House or Bungalow (Semi-detached)	29.3	10,384	28.8
Whole House or Bungalow (Detached)	41.1	14,571	39.8
Whole House or Bungalow (Terraced)	11.4	4,050	12.0
Flat / maisonette	15.0	5,327	17.1
Bedsit / Studio / Room Only	1.5	529	
Houseboat / Caravan / Mobile home	1.7	616	2.3
Total	100.0	35,477	100.0

* © Crown Copyright (Census)

3.3.3 The proportion of semi detached and detached houses and bungalows at 70.4% was far higher than the national level of 55%. Flats / maisonettes represent 15.0% of the existing stock but analysis of concealed households found 56.7% of expressed need in the affordable housing sector to be for flats / maisonettes; 65.8% in the market housing sector.

Table 3-2 Property Type by Tenure (%)

Question 2 by Question 1

Tenure	Detached	Semi-Detached	Terraced	Flat / Mais.	Bedsit / Studio / Room Only	Houseboat / Caravan / Mobile Home	Total
Owner Occupied with Mortgage.	44.5	34.3	12.5	8.3	0.2	0.2	100.0
Owner Occupied no Mortgage.	56.2	23.1	8.4	8.4	0.0	3.9	100.0
Private rented	17.4	32.6	13.8	32.1	2.1	2.0	100.0
Council / HA rented	1.9	28.3	13.7	45.9	10.2	0.0	100.0
Shared Ownership *	0.0	0.0	32.3	45.1	0.0	22.6	100.0
Tied to employment*	40.1	18.5	13.1	25.3	3.0	0.0	100.0
Living rent free *	0.0	61.2	38.8	0.0	0.0	0.0	100.0

* Low volume of data.

- 3.3.4 A cross-tabulation relating property type to form of tenure shows that the majority of properties in the owner occupied sector relates to detached and semi-detached houses and bungalows. The majority of flats / maisonettes are in the Council / HA rented sector where nearly half of the stock consists of this property type (45.9%).

Table 3-3 Number of Bedrooms

Question 3

Bedrooms	%	N ^{os} . implied
Bed-sit	1.9	689
One	11.6	4,083
Two	19.7	6,933
Three	35.6	12,551
Four	22.4	7,894
Five or more	8.8	3,087
Total	100.0	35,237

- 3.3.5 The average number of bedrooms across the stock in the District was 3.4, slightly above the average found in other recent DCA surveys (2.8). The breakdown of size by number of bedrooms in percentage terms between the ownership and rental sectors was assessed by cross-tabulation with the following results.

Table 3-4 Number of Bedrooms by Tenure

Question 3 by Question 2

Tenure	Bed-sit	One	Two	Three	Four	Five+	Total
Properties owned	0.3	4.7	18.4	38.3	27.1	11.2	100.0
Private rented	4.6	27.0	27.9	31.0	9.5	0.0	100.0
Council / HA rented	10.8	45.5	21.4	20.5	1.8	0.0	100.0

- 3.3.6 The proportion of small units, bedsits / 1 and 2-bed properties (23.4%), is low in the owner occupied sector. 38.3% of this sector are 4+ bedroom units. 45.5% of Council / HA rented properties are 1 bedroom units, with a higher proportion in the 2 - 4 bedroom categories within the private rented sector.
- 3.3.7 A broad assessment of 'under-occupation' and 'over-occupation' was conducted based on a detailed analysis of the family composition data. The number of bedrooms required in each household was established allowing for age and gender of occupants as defined by the 'bedroom standard'. In the case of over-occupation any dwelling without sufficient bedrooms to meet that requirement has been categorised as over-occupied. In the case of under-occupation, any dwelling with more than one 'spare' bedroom above requirement has been categorised as under-occupied.
- 3.3.8 The overall over-occupation level of 1.6% (578 implied households), was below the average UK level indicated by the Survey of English Housing 2001/2 (3%), and in line with the high proportion of larger properties referred to at 3.3.3 above. This is a similar level to that found in comparable local housing need surveys in Elmbridge (1.6%) and Reigate & Banstead (1.8%).
- 3.3.9 The overall under-occupation figure of 44.3% was somewhat higher than the average found in recent DCA surveys (around 40%), again in line with the property size profile. This is a similar level to that found in comparable local housing need surveys in Elmbridge (45.5%), Reigate & Banstead (44.1%) and Tandridge (43.3%).

3.3.10 The assessment of under / over occupation by tenure revealed some disparity between tenure types as indicated at below.

Table 3-5 Under / Over Occupation by Tenure
Question 15a by Question 3 & Question 1

Tenure	% under occupied	% over occupied
Owner occupied with mortgage	43.5	1.8
Owner occupied no mortgage	64.2	0.1
Private rented	15.2	3.8
Council / HA rented	7.9	4.2
Shared Ownership*	0.0	0.0
Tied to employment*	19.1	0.0
Living rent free*	46.5	0.0

* Low volume of data

3.3.11 The levels of over-occupation were generally low as referred to at 3.3.8 above but were higher in the Council / HA and private rented sectors (4.2% and 3.8% respectively). Under occupation within the owner occupied no mortgage sector (64.2%), which will include a higher proportion of elderly households, was above the level of around 61% found in recent DCA surveys. Under-occupation in the Council / HA rented sector (7.9%) was low in comparison to the all tenure average and the owner occupied forms of tenure, as might be expected.

3.4 The Condition of the Existing Stock

3.4.1 Respondents were asked a series of questions regarding the facilities and condition of their home.

3.4.2 98.8% of households (35,210) responded to a question regarding how their home is heated.

Table 3-6 Home Heating by Tenure
Question 6

Form of Heating	All tenures %	Owner occupier with mortgage	Owner occupier no mortgage	Private rented	Council / HA rented	Shared ownership *	Tied to employment *	Living rent free*
Gas Central Heating -Full	79.7	86.5	83.7	62.2	59.1	45.1	59.4	61.2
Gas Central Heating - Partial	4.7	4.6	4.5	9.7	1.5	0.0	5.5	0.0
Gas Fires	1.2	0.6	0.7	4.2	1.5	0.0	6.7	15.5
Electric (night storage heaters)	6.7	2.9	3.9	9.8	26.7	32.3	5.5	8.4
Electric Room Heaters	2.3	0.9	1.8	5.2	6.5	0.0	11.4	0.0
Open Fires	0.6	0.5	0.5	0.9	0.6	22.6	0.0	0.0
Other	4.8	4.0	4.9	8.0	4.1	0.0	11.5	14.9
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

* Low volume of data

- 3.4.3 The majority of households (84.4%) indicated that their home was heated by some form of Gas Central Heating (including all rooms or partial).
- 3.4.4 The HA / Council rented sector was significantly below the all tenure average with 60.6% of homes having Gas Central Heating. A further 26.7% of Council / HA tenants had electric heaters to heat their home.
- 3.4.5 Respondents were asked to indicate when their heating system was last renewed. 26.3% indicated that this had occurred in the last 5 years and a further 18.4% between 5 and 10 years ago.
- 3.4.6 The HA / Council rented sector was significantly below the all tenure average with 19.0% of homes having had their heating system installed in the last five years and a further 11.4% in the last 5 to 10 years.
- 3.4.7 A high level of respondents in the Council / HA rented sector and the private rented sector were not sure of the age of their heating system (44.0% and 55.4% respectively). Cross tabulation revealed that 40.9% of Council / HA tenants had lived in their property for less than five years rising to 70.2% of private rented tenants.

Table 3-7 Age of Heating System

Question 7a

	All tenures %	Owner occupier with mortgage	Owner occupier no mortgage	Private rented	Council / HA rented	Shared ownership *	Tied to employment *	Living rent free*
In the last 5 years	26.3	31.6	26.0	15.0	19.0	45.1	12.6	14.9
5-10 years ago	18.4	20.9	19.3	14.5	11.4	0.0	5.9	14.9
10-15 years	12.2	11.4	16.6	3.0	8.7	0.0	5.9	15.4
15-25 years	14.6	13.0	19.2	8.0	10.8	0.0	19.1	22.4
Over 25 years	6.3	4.5	8.4	4.2	6.1	22.6	15.6	8.5
Not sure	22.2	18.6	10.5	55.4	44.0	32.3	40.9	23.9
Total	100.0	100.0	100.0	100.10	100.0	100.0	100.0	100.0

* Low volume of data

- 3.4.8 89.9% of respondents whose property had loft or roof space indicated that they had loft insulation. Cross tabulation by tenure revealed that this was highest in the Shared Ownership sector, with all respondents indicating that they had loft insulation and in the owner occupied mortgage and no mortgage sectors (92.7% and 93.4% respectively). The private rented and Council / HA sectors had significantly lower levels of loft insulation (73.4% and 74.0% respectively).
- 3.4.9 84.6% of the sample responded to the question on cavity wall insulation indicating that their home is of a cavity wall construction type. 29.4% of respondents stated that their home has cavity wall insulation. The highest levels were found in the Owner Occupied (no mortgage) and Owner Occupied (with mortgage) sectors (37.3% and 28.6% respectively) and in the Shared Ownership sector (29.1%). The lowest level of cavity wall insulation was found in the private rented sector (10.1%).
- 3.4.10 High levels of respondents in the private rented and Council / HA rented sectors were not sure whether their home had cavity wall insulation (70.4% and 58.0% respectively).
- 3.4.11 Respondents were asked when their kitchen was last replaced. 29.4% indicated that this had occurred in the last 5 years and a further 20.7% between 5 and 10 years ago.

3.4.12 The HA / Council rented sector was higher than the all tenure average with 31.2% of homes having had their kitchen replaced in the last five years and a further 10.8% in the last 5 to 10 years. In contrast the private rented sector was lower with only 13.0% stating that their kitchen had been replaced in the last five years and 16.1% between 5 and 10 years ago. A high proportion of private rented tenants were not sure when the kitchen was replaced.

Table 3-8 When was your Kitchen last replaced?

Question 7e

	All tenures %	Owner occupier with mortgage	Owner occupier no mortgage	Private rented	Council / HA rented	Shared ownership *	Tied to employment *	Living rent free*
In the last 5 years	29.4	37.7	23.6	13.0	31.2	45.1	40.8	14.9
5-10 years ago	20.7	24.5	21.4	16.1	10.8	0.0	0.0	8.4
10-15 years	13.8	13.3	17.2	11.1	6.3	0.0	20.2	30.3
15-20 years	11.2	9.8	15.0	7.1	7.7	0.0	5.5	22.4
20-30 years	8.2	4.3	12.5	6.1	10.6	0.0	9.1	0.0
Over 30 years	3.1	1.7	4.2	4.1	4.0	22.6	0.0	8.4
Not sure	13.6	8.7	6.1	42.5	29.4	32.3	24.4	15.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

* Low volume of data

3.4.13 Respondents were asked when their bathroom was last replaced. Overall, 47.6% of respondents indicated that this had occurred in the last 10 years and a further 20.4% between 10 and 20 years ago.

3.4.14 The owner occupied no mortgage and mortgage sector was higher than the all tenure average with 43.7% and 64.3% respectively of homes having had their bathroom replaced in the last ten years. In contrast the private rented sector and Council / HA rented sector was lower with only 20.4% of private sector tenants and 26.1% of Council / HA rented tenants indicating that their bathroom had been replaced in the last ten years. A high proportion of private rented tenants and Council / HA tenants were not sure when the kitchen was replaced (46.5% and 39.5% respectively).

Table 3-9 When was your Bathroom last replaced?

Question 7f

	All tenures %	Owner occupier with mortgage	Owner occupier no mortgage	Private rented	Council / HA rented	Shared ownership *	Tied to employment *	Living rent free*
In the last 10 years	47.6	64.3	43.7	20.4	26.1	45.1	9.3	30.3
10-20 years ago	20.4	17.9	24.8	21.0	14.3	0.0	30.9	14.9
20-30 years	10.0	5.2	15.1	9.0	10.3	0.0	27.4	22.4
30-40 years	3.3	1.3	5.1	1.9	6.1	22.6	0.0	0.0
Over 40 years	2.7	2.0	3.4	1.2	3.7	0.0	0.0	16.9
Not sure	16.0	9.3	7.9	46.5	39.5	32.3	32.4	15.5
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

* Low volume of data

3.5 Adequacy of Present Dwelling / Improvement Required

- 3.5.1 Respondents were asked if their current accommodation was adequate for their needs. On the basis of an 83.7% response, 87.2% indicated that their accommodation was adequate, a similar level to that found in comparable housing need surveys in East Surrey. A level in the region of 89% has been a typical result in recent DCA surveys. The level of adequacy ranged from 87.0% in Elmbridge to 90.7% in Tandridge.
- 3.5.2 12.8% of households in Mole Valley (3,798 implied) that their accommodation was inadequate. This equates to 4,538 implied if the same percentage is applied to the whole sample. The Guidance test of inadequacy causing a housing need is based on those households in this situation actually needing to move to another dwelling. Some households may technically need to move but decide not to do so.
- 3.5.3 Some variation was evident in satisfaction by tenure. The satisfaction level for Council / HA rented accommodation (75.8%) was below the average emerging for social rented accommodation from recent DCA surveys (around 82%). Satisfaction in the private rented sector (72.1%) was well below the all tenure average as might be expected, given the tendency identified in similar DCA surveys towards a significantly lower level of amenities available in that sector.

Table 3-10 Adequacy by Tenure

Question 8a by Question 2

Tenure	% adequate
Owner occupied with mortgage	85.3
Owner occupied no mortgage	96.3
Private rented	72.1
Council / HA rented	75.8
Shared ownership *	77.4
Tied to employment *	81.8
Living rent free *	100.0

* Low volume of data

- 3.5.4 Responses on the reason for inadequacy were also invited. 6,548 implied households actually responded suggesting an inadequacy level of 18.5% rather than the 12.8% referred to at 3.5.1 above.
- 3.5.5 The results in response to a multiple choice question are shown in Table 3-11 below with respondents making 1.9 choices each on average.

Table 3-11 Reason For Inadequacy

Question 8b

Reasons	% responses	% households	N ^{os} . implied (all choices)
Needs repair / improvement	24.1	44.9	2,938
Too small	22.1	41.1	2,694
Insufficient number of bedrooms	17.5	32.6	2,132
Rent / Mortgage too expensive	7.7	14.3	936
Too costly to heat	7.4	13.7	895
Inadequate facilities	7.1	13.2	865
Housing affecting health	3.9	7.2	472
Too large	3.7	6.9	451
Tenancy insecure	2.6	4.8	316
Suffering harassment	2.4	4.5	295
No heating	1.5	2.8	182
Total	100.0		12,176

- 3.5.6 40.1% of all responses (4,880 implied) identified an 'in house' solution relating to repairs, improvements, inadequate facilities and heating. 44.9% of households (2,938 implied) selected the need for improvement or repairs as one of their choices.
- 3.5.7 Cross tabulation of reason for inadequacy by tenure revealed that the property being too large was a significant concern for those in the owner occupied (no mortgage sector), a level of 27.3% of households. These respondents are likely to consist of older households whose family have moved away from the home and now need to downsize to a smaller property. The property being too small was a majority concern for those in the private rented sector and in the Council / HA rented sector (60.5% and 39.0%).

Table 3-12 Reason for Inadequacy by Tenure
Question 8b by Question 2

	All tenures %	Owner occupier with mortgage	Owner occupier no mortgage	Private rented	Council / HA rented	Shared ownership *	Tied to employment *
Needs repair / improvement	44.9	47.4	30.7	48.7	46.5	0.0	62.5
Too small	41.1	39.1	28.1	60.5	39.0	0.0	37.5
Insufficient number of bedrooms	32.6	40.5	11.6	31.2	31.5	100.0	49.8
Rent / Mortgage too expensive	14.3	14.0	1.8	35.5	6.3	0.0	0.0
Too costly to heat	13.7	9.9	11.7	18.6	18.8	0.0	24.9
Inadequate facilities	13.2	11.6	20.9	16.0	8.8	0.0	0.0
Housing affecting health	7.2	2.5	5.3	13.3	14.1	0.0	0.0
Too large	6.9	2.8	27.3	2.6	4.0	0.0	0.0
Tenancy insecure	4.8	0.0	1.3	19.2	3.0	0.0	62.5
Suffering harassment	4.5	1.9	1.8	5.8	11.4	0.0	0.0
No heating	2.8	0.6	0.0	6.5	5.7	0.0	24.9

* Low volume of data

- 3.5.8 59.9% of responses (7,296 implied) indicated a solution requiring a move. The largest single issues in this group were that the home was too small referred to by 41.1% of households as one of their choices, implying 2,694 cases or had an insufficient number of bedrooms (referred to by 32.6% of households as one of their choices, implying 2,132 cases). These households were tested on whether they are actually over-occupied by the national bedroom standard. There are around 578 households in this situation, (21.5%) of those stated their home was too small.
- 3.5.9 This suggests that around 2,116 households (2,694 implied households that said their accommodation was too small minus 578 households that have been calculated as over-occupied) may well be expecting additional children or perhaps have an elderly parent coming to live with them which would make their house too small in their view, but equally it could be a desire for more space in general.

- 3.5.10 Although some of them could become over-occupied they have been eliminated from the calculations of those needing to move for this reason in the CLG model later in the report.
- 3.5.11 Overall 47.4% of households said that a move was necessary to resolve any inadequacy but 64.3% of those households indicated that they could not afford a home of suitable size in the District. Of those households in private rented accommodation 80.9% said that a move was necessary to resolve any inadequacy.
- 3.5.12 Arguably, the main finding from the basic question on adequacy is the high degree of satisfaction expressed but some caveat has to be drawn in relation to the degree to which respondents may be reluctant to describe their accommodation as unsuitable.

4 MIGRATION

4.1 Introduction

4.1.1 This section looks at the patterns of migration for Mole Valley District. In the first part of the section, the 9,046 implied households (25.5% of the sample) who had moved in the last 3 years were asked where they had moved from. 45.6% had previously lived within Mole Valley; 54.4% had moved from outside the area (4,918 implied households).

4.2 In-Migration to Mole Valley District

4.2.1 Of the 4,918 households which had in-migrated to Mole Valley over the last three years, 25.1% had moved from Greater London; 12.6% from Elsewhere in Surrey. 32.3% had moved from other Districts / Boroughs adjacent to Mole Valley.

Table 4-1 Location of Previous Dwelling (In-migrants)

Question 5a

Location	%	N ^{os.} implied
Greater London	25.1	1,232
Elsewhere in Surrey	12.6	620
Epsom & Ewell Borough	10.7	524
Reigate & Banstead Borough	10.3	508
Elsewhere in UK	9.7	477
Elsewhere in South East	7.8	386
Abroad	7.3	359
Elmbridge Borough	6.4	315
Elsewhere in West Sussex	5.2	254
Guildford Borough	4.9	243
Total	100.0	4,918

No data for Tandridge District and Waverley Borough

- 4.2.2 Those who had moved into the area within the last 3 years were then asked what the most important reason was for moving home. 93.0% (4,572 implied) of the group indicating a move responded to the question.

Table 4-2 Reason for the Moving Within Last 3 Years for those Question 5c Moving into Mole Valley

Reason	%	N ^{os.} implied
Needed more space	24.7	1,128
New job	16.7	765
To be near a relative	13.4	613
Closer / easier to commute	8.1	369
Wanted own home	6.4	291
Wanted to buy	6.3	290
Education	5.4	248
Need less space	5.1	232
Relationship / family break down	4.8	220
To move to a cheaper home	4.2	190
Retirement	3.1	142
Health reasons	1.8	84
Total	100.0	4,572

- 4.2.3 24.8% moved to the area due to employment reasons (which is usually the major reason in DCA surveys embracing new job / easier to commute together) and a similar proportion (24.7%) moved because they needed more space. Only 3.1% had moved due to retirement.
- 4.2.4 84.9% (7,684 implied) of all in-migrant households answered a further question on whether their move was to start their first home as an adult. Only 13.4% said that it was their first independent home as an adult.

4.3 Out - Migration from Mole Valley District

- 4.3.1 Out-migration is expected to account for 35.3% of all moves for existing moving households (1,730 implied) and 41.3% of concealed households over the next 3 years (1,029 moves implied).

- 4.3.2 Those moving out of the area were asked where they were thinking of relocating. In this case 1,649 implied existing households (95.3%) and 996 implied concealed households (96.5%) responded to this question.

Table 4-3 Location of Move for those Moving Outside Mole Valley District
Question 17c

Location	Existing households		Concealed households	
	%	N ^{os.} implied	%	N ^{os.} implied
Elsewhere in UK	34.5	569	51.3	511
Elsewhere in South East	22.4	369	6.5	65
Elsewhere in Surrey	11.1	183	1.7	16
Abroad	9.5	157	7.3	73
Guildford Borough	6.1	101	4.0	40
Greater London	5.1	84	23.6	235
Elsewhere in West Sussex	5.1	85	2.9	29
Waverley Borough	2.9	48	0.0	0
Epsom & Ewell Borough	2.2	36	0.0	0
Reigate & Banstead Borough	1.1	17	2.7	27
Total	100.0	1,649	100.0	996

No data for Elmbridge Borough and Tandridge District

- 4.3.3 In the case of existing households moving, the main single interest was in moving elsewhere in the UK (outside the South East) at 34.5% with a further 22.4% opting for Elsewhere in the South East. Guildford was the most favoured specific District / Borough location at 6.1%.
- 4.3.4 In the case of concealed households moving, 51.3% were interested in moving elsewhere in the UK (outside the South East). In this case, 23.6% were interested in moving to Greater London with minimal interest in neighbouring Districts / Boroughs.

4.3.5 Those moving out of the area were asked their reasons for moving away. 1,657 implied existing households (95.8% of those intending to move out of the area) and 925 implied concealed households (89.9% of those intending to move outside the area) responded to a multiple choice question, offering around 1.3 choices on average in the case of both existing households and new households.

Table 4-4 Reason for Moving Out of Mole Valley District
Question 17d

Reason	Existing Households		Concealed households	
	% households	N ^{os.} implied	% households	N ^{os.} implied
Family reasons	31.3	519	9.4	87
Employment / access to work	29.0	480	51.6	478
Unable to buy	21.2	351	22.4	207
Quality of neighbourhood	18.6	309	2.9	27
Retirement	18.0	299	2.9	27
Lack of affordable rented housing	8.3	138	16.5	153
Education	0.0	0	23.5	217
Total		2,096		1,196

4.3.6 For existing households reasons given for moving out of the area were focused primarily on family reasons (31.3%), ahead of employment / access to work (29.0%). In the case of concealed households moving, choices were much more focused on employment issues (51.6%) and education (23.5%), as might be expected from a group likely to have a younger profile.

4.3.7 Table 5-4 above shows that 29.5% of existing households stated as one of their choices, that they were leaving the area due to lack of affordable rented housing or an inability to buy. The percentage rose to 38.9% for concealed households, with 22.4% unable to buy.

4.4 Migration Summary

4.4.1 This table reflects the net migration patterns for existing Mole Valley District households.

Table 4-5 Net Migration Patterns

Migration Areas	Elmbridge Borough	Epsom & Ewell Borough	Reigate & Banstead Borough	Waverley Borough	Guildford Borough	Elsewhere in Surrey	Elsewhere in West Sussex	Greater London	Elsewhere in South East	Elsewhere in UK	Abroad
Moving into Mole Valley District	315	524	508	0	243	620	254	1,232	386	477	359
Moving out of Mole Valley District	0	36	17	48	101	183	85	84	369	569	157
Net Migration	+ 315	+ 488	+ 491	- 48	+ 142	+ 437	+ 169	+ 1,148	+ 17	- 92	+ 202

No data for Tandridge

4.4.2 There is net in-migration to Mole Valley of 3,409 households from all the specifically nominated areas in Surrey with the exception of Waverley. Reigate & Banstead (491), Epsom & Ewell (488) and Elmbridge (315) are the most significant, but in-migration from Greater London alone (1,148; 33.7%) is almost as much as all these areas together.

Reasons	Retirement	Employment	Education
Moving into Mole Valley District	142	1,134	248
Moving out of Mole Valley District	299	480	0
Net Impact	- 157	+ 654	+ 248

4.4.3 There is a positive net level of in-migration relating to employment of 654 existing households but a negative net level due to retirement (157).

5 HOUSEHOLDS MOVING WITHIN MOLE VALLEY

5.1 Introduction

5.1.1 Sections 5.4 and 5.5 analyse the responses from the household survey in relation to the future intentions and plans of both existing and newly forming households within the District over the next three years. Section 6 focuses on those households specifically requiring market housing, while Section 7 looks at those requiring affordable housing.

5.2 Households Moving within Mole Valley District

5.2.1 Moving intentions were tested in the survey questionnaire with an emphasis on future plans to move within the District for existing households and also a more focused study on concealed households who represent pent up demand for housing.

5.2.2 Respondents were asked to say whether they or any members of the household were currently seeking to move or will do so in the next three years. 19.3% of all households responding (6,894 implied) planned a move. A further 6.8% (2,426 implied) indicated that they wished to move but were unable to do so.

5.2.3 The scale of movement implied, at an average of around 6.4% per annum, was higher to that found in other recent surveys carried out by DCA in which an average annual figure of 4.9% has emerged (though this figure includes periods of up to 5 years in some cases). This proportion would rise to 8.6% if all those wishing to move in the period were able to do so.

5.3 Households Prevented from Moving

5.3.1 Those indicating a wish to move but an inability to do so offered the following reasons for not being able to move. Respondents offered around 1.6 choices on average. However, the number of implied households responding was 3,553, not 2,426 as indicated by the basic responses on moving referred to above.

5.3.2 It would seem clear from below that affordability was by far the most important factor with 71.3% of households indicating an inability to afford to buy a home as one of the reasons and 27.3% indicating that there was a lack of affordable rented housing. 25.3% indicated that they were unable to afford the cost of moving.

Table 5-1 **Reasons Preventing a Move**

Question 17e

Reason	% responses	% households	N ^{os.} implied
Unable to afford to buy a home	42.4	71.3	2,533
Lack of affordable rented housing	16.1	27.3	969
Unable to afford moving costs	15.0	25.3	900
Other	9.1	15.3	544
Family reasons	7.7	13.1	465
Location of employment	6.3	10.9	386
Local education choices	3.4	5.7	201
Total	100.0		5,998

5.4 Demand for Existing Moving Households

5.4.1 Table 5-2 below shows preferred tenure for existing moving households by current tenure.

Table 5-2 Current Tenure / Tenure Needed (Existing Households)

Question 2 / 22

Tenure Needed	Current Tenure												Total
	O/O with mortgage		O/O no mortgage		Private rent		Council / HA rented		Shared Ownership *		Tied to Employment *		
	N ^{os}	%	N ^{os}	%	N ^{os}	%	N ^{os}	%	N ^{os}	%	N ^{os}	%	N ^{os}
Owner occupation (inc Leaseholder)	1,307	93.8	634	90.9	664	60.0	43	6.7	0	0.0	0	0.0	2,648
Private rent	44	3.2	12	1.7	142	12.8	0	0.0	0	0.0	0	0.0	198
Tied to employment	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0
Council / HA rent	18	1.3	33	4.7	206	18.7	571	88.0	0	0.0	35	72.6	863
HA Shared Ownership	24	1.7	19	2.7	93	8.5	35	5.3	0	0.0	13	27.4	184
Total	1,393	100.0	698	100.0	1,105	100.0	649	100.0	0	0.0.0	48	100.0	3,893

* Low sample

5.4.2 In total, **2,846** existing households require market housing, this group is analysed in detail in Section 7.56. A further **1,047** existing households require affordable housing, this group is analysed in detail in Section 7.

5.5 Demand for Concealed Moving Households

- 5.5.1 This section examines in detail those people living in an existing household but who are described as a 'concealed' household which is taken as a proxy for the extent of 'concealment' of housing need within the District because these households represent a pent up and unmet demand for housing.
- 5.5.2 The questionnaire allowed for up to 2 concealed households to be identified within each existing household, each intending to form a new home within the District. A total of **2,386** concealed households planning to form in the next 3 years were identified from an average of 1st and 2nd concealed households in the detailed data tables.
- 5.5.3 The majority (80.6%) of the total of concealed households consisted of people described as children of the household; a further 8.7% were described as a parent / grandparent

Table 5-3 Person Looking to Form Concealed Households
Question 26

Persons forming household	%	N ^{os.} implied
Parent / Grandparent	8.7	207
Child (16+)	80.6	1,923
Partner / Spouse	2.4	57
Lodger	0.8	19
Friend	5.4	129
Other Relative	2.1	51
Total	100.0	2,386

Table 5-4 Number of Children
Question 27d

Children	%	N ^{os.} implied
Child due	7.6	181
One	4.7	112
Two or more	6.0	144
None	81.7	1,949
Total	100.0	2,386

- 5.5.4 The survey found that children (under the age of 16) were present (or due) in 18.3% of all cases (437 implied). This is a much higher level than the DCA survey average of around 8%. However this is a similar level to that found in the Tandridge local housing need survey (20.5%).
- 5.5.5 New households were asked whether they were being formed as a single or couple household. 65.3% (1,558 implied) indicated formation as a couple household.
- 5.5.6 Households indicating a couple household were also asked where their partner was currently living. In 29.0% of cases the partner was living elsewhere within Mole Valley resulting in a potential double count which is addressed in the CLG Assessment Model Calculation. In 41.6% of those cases the partner was living in the existing household; in 29.4% of cases outside the District.

Table 5-5 Time of Move - New Forming Households

Question 28

When required	%	N ^{os.} implied
Now	14.2	339
Within 1 year	24.2	577
1 - 2 years	31.3	747
2 - 3 years	30.3	723
Total	100.0	2,386

5.5.7 The Good Practice Guidance recommends that for model purposes the scale of annual new household formation is calculated as an average of the first two years numbers (1,663 / 2) identified in the survey in the table above. The annual average in Mole Valley is 832, utilised in the CLG model in Section 10.

5.5.8 Table 5-6 below shows tenure needed and preferred for concealed moving households in the District.

Table 5-6 Tenure Needed / Preferred

Question 29a / Question 29b

	Tenure	Needed		Preferred	
		%	N ^{os.} implied	%	N ^{os.} implied
MARKET	Owner occupation	31.2	744	66.3	1,582
	Private rent	17.8	425	1.4	33
	Tied to employment	1.4	33	0.0	0
AFFORDABLE	Council / HA rent	34.1	814	16.6	396
	HA Shared Ownership	15.5	370	15.7	375
	Total	100.0	2,386	100.0	2,386

5.5.9 In terms of the needs of concealed households forming in the District, the largest proportion require Council / HA rented accommodation (34.1%), followed by owner occupation (31.2%). Preference however shifts significantly towards owner occupation (66.3%) with few new forming households specifying a preference for private rent (1.4%).

5.5.10 In total, **1,202** concealed households need market housing, this group is analysed in detail in Section 6.2. A further **1,184** concealed households require affordable housing, this group is analysed in detail in Section 7.5.

6 FUTURE MARKET HOUSING REQUIREMENTS

6.1 Demand for Market Housing for Existing Moving Households

- 6.1.1 As seen in Table 6-2, 2,648 existing households are planning to move into owner occupied housing and 198 are planning to move into private rented housing, giving a total demand of **2,846 for market housing within the District in the next 3 years**. This is the control total used in the analysis for this section.
- 6.1.2 Some tables in this section include a column showing figures for “all tenures” i.e. including those existing households needing affordable housing, as a comparison.

Table 6-1 *When is the Accommodation Required*

Question 18

Time	Market Housing %	N ^{os} . implied	All Tenures %
Now	21.6	615	21.6
Within 1 year	28.5	811	29.8
1 - 2 years	17.6	501	16.7
2 - 3 years	32.3	919	31.9
Total	100.0	2,846	100.0

- 6.1.3 The table above shows that 50.1% of potential movers to market housing sought to do so now or within one year.

Table 6-2 *Type of Accommodation Required*

Question 19

Type	Market Housing %	N ^{os} . implied	All Tenures %
Detached	37.3	1,062	30.0
Semi-detached	33.8	962	31.9
Bungalow	13.7	390	17.2
Flat / maisonette	8.1	231	11.7
Terraced	3.5	100	5.0
Sheltered Housing	2.0	57	3.0
Bedsit / Studio / Room Only	1.6	45	1.2
Total	100.0	2,846	100.0

No data for houseboat / caravan / mobile home

- 6.1.4 Table 6-2 indicates that 37.3% of these respondents felt that they required detached houses, above the proportion of all existing households moving (30.0%). Interest in flats / maisonettes at 8.1% was low and below the figure for all existing households (11.7%), which is in line with expectations that more of the demand for flats / maisonettes will be for social and subsidised housing.

Table 6-3 *Number of Bedrooms Required*

Question 21

Bedrooms	Market Housing %	N ^{os} . Implied	All Tenures %
One	6.4	182	10.8
Two	30.4	865	34.6
Three	35.8	1,019	32.2
Four	13.2	376	11.9
Five or more	14.2	404	10.5
Total	100.0	2,846	100.0

No data for bed-sit

6.1.5 63.2% of existing households moving to market housing indicated that they required three+ bedroom units.

6.1.6 Cross-tabulation relating type of property required to size required for market housing showed the following results.

Table 6-4 *Type Required by Size Required*

Question 19 by Question 21

Type	One bed		Two bed		Three bed		Four beds		Five+ bed		Total
	%	N ^{os} .	%	N ^{os} .	%	N ^{os} .	%	N ^{os} .	%	N ^{os} .	N ^{os} .
Semi-detached	0.0	0	30.2	290	56.8	546	13.0	125	0.0	0	961
Detached	0.0	0	14.7	156	23.1	246	24.0	256	38.2	407	1,065
Terraced	0.0	0	55.6	55	44.4	44	0.0	0	0.0	0	99
Flat / maisonette	51.5	118	43.2	99	5.3	12	0.0	0	0.0	0	229
Bungalow	4.9	19	54.3	212	40.8	159	0.0	0	0.0	0	390
Bedsit / Studio / Room Only	100.0	46	0.0	0	0.0	0	0.0	0	0.0	0	46
Supported Housing	0.0	0	66.1	37	33.9	19	0.0	0	0.0	0	56
Total		183		849		1,026		381		407	2,846

no data for caravan / mobile home

6.1.7 62.2% of detached demand favoured 4+ bed units; 56.8% of semi-detached demand was for 3-bed accommodation. 54.3% of bungalow demand was for 2-bedrooms as was 43.2% of flat / maisonette demand.

6.1.8 Cross-tabulation to compare type of property required with tenure preferred showed the following results.

Table 6-5 Type Required by Preferred Tenure

Question 19 by Question 22

Type	Owner occupation		Private rented		Total
	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Semi-detached	96.7	929	3.3	32	961
Detached	94.4	1,002	5.6	60	1,062
Terraced	100.0	101	0.0	0	101
Flat/ maisonette	87.8	201	12.2	28	229
Bungalow	91.8	358	8.2	32	390
Bedsit / Studio / Room Only	0.0	0	100.0	46	46
Supported housing	100.0	57	0.0	0	57
Total		2,648		198	2,846

no data for houseboat / caravan / mobile home and tied to employment

- 6.1.9 37.8% of demand in the owner occupied sector was for detached houses; 35.1% for semi-detached houses. Demand in the private rented sector was very low.
- 6.1.10 Existing households moving were asked where accommodation was required. Up to 2 choices were offered but on average only 1.6 choices were made.

Table 6-6 Where is Accommodation Required

Question 24

Location	% responses	% households	N ^{os.} implied	All tenures
				% households
Dorking / Holmwoods	30.6	47.8	1,143	47.1
Westcott / Brockham / Betchworth / Buckland / Mickleham / Westhumble / Pixham	18.6	29.1	696	27.6
Fetcham / Bookham	16.1	25.2	601	26.9
Leatherhead	13.6	21.2	507	26.7
Ashted Common / Village / Park	13.5	21.2	506	20.9
Leith Hill / Okewood / Capel / Leigh / Newdigate	5.0	7.8	186	9.4
Beare Green	2.2	3.4	82	4.4
Charlwood	0.4	0.6	14	1.3
Total	100.0		3,735	

- 6.1.11 Dorking / Holmwoods (47.8%) was by far the most popular choice. Interest was otherwise quite widely spread across four of the other nominated locations.

- 6.1.12 The final question in this section asked respondents why they preferred a particular location. The average number of choices was 1.8. Quality of neighbourhood (61.8%) was by far the most common choice with other choices spread widely across the other nominated reasons with the exception of greater availability of cheaper housing which was not a significant issue.

Table 6-7 Reason for Preferred Location

Question 25

Reason	% responses	% households	N ^{os.} implied (all choices)	All tenures %
Quality of neighbourhood	34.3	61.8	1,493	52.7
Always lived here	14.5	26.1	630	31.3
Employment / closer to work	11.2	20.2	488	27.0
Nearer / better shopping / leisure facilities	10.9	19.7	475	21.2
Better / nearer schools / colleges	10.6	19.1	461	20.8
Nearer family	9.3	16.8	405	22.6
Better public transport	7.5	13.5	326	15.4
Greater availability of cheaper housing	1.7	3.0	73	3.8
Total	100.0		4,351	

6.2 Demand for Market Housing for Concealed Households

- 6.2.1 Table 6-8 shows that 744 concealed households intend to move to owner occupation, 425 to private rent and 33 to tied to employment accommodation. In total, **1,202 concealed households over the next three years require market housing in Mole Valley**. This is the control total used in the analysis for this section.
- 6.2.2 The data for “preference” rather than demand is included as a comparison, to show the gap between needs and aspirations for this group.

Table 6-8 Type of Accommodation Needed / Preferred

Question 30a / Question 30b

Type	Needed		Preferred	
	%	N ^{os.} implied	%	N ^{os.} implied
Flat / maisonette	65.8	791	40.8	490
Bedsit / Studio / Room Only	11.2	135	1.9	23
Semi-detached	9.1	109	15.6	187
Detached	8.8	106	11.7	141
Terraced	3.2	38	30.0	361
Bungalow	1.9	23	0.0	0
Total	100.0	1,202	100.0	1,202

No data for other types

- 6.2.3 The results from the survey showed a different profile from existing households moving, as might be expected for a generally younger group. 65.8% of concealed households moving required flats / maisonettes. The more aspirational view usually reflected amongst concealed households moving to market housing on preference for type (i.e. more houses; fewer flats) was evident in Mole Valley as is usually found in DCA surveys but with an emphasis on smaller terraced units.

Table 6-9 *Number of Bedrooms Needed / Preferred*
Question 31a / Question 31b

Bedrooms	Needed		Preferred	
	%	N ^{os.} implied	%	N ^{os.} implied
One	49.8	599	1.4	17
Two	35.4	425	83.9	1,008
Three	6.3	76	7.8	94
Four or more	8.5	102	6.9	83
Total	100.0	1,202	100.0	1,202

- 6.2.4 Given that two thirds of need is for flats / maisonettes (Table 6-8) the proportion of those needing 2 bedrooms (35.4%) suggests that a fairly even split between those requiring 1 bed or 2 bed flats / maisonettes as confirmed at Table 6-10 below. The preference results for concealed households moving to market housing reflected the additional interest in smaller houses rather than flats, referred to at 6.2.3 above but also indicates a preference for 2-bed flats.
- 6.2.5 The data was analysed regarding concealed households moving, relating to the type of property needed by both the size needed and the tenure needed. The results are shown in the tables below.

Table 6-10 *Type Needed by Size Needed*
Question 30a by Question 31a

Type	Bed-sit / 1-bed		2-bed		3-bed		4+ bed		Total
	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Semi-detached	0.0	0	16.0	15	84.0	79	0.0	0	94
Detached	0.0	0	0.0	0	0.0	0	100.0	107	107
Terraced	0.0	0	100.0	39	0.0	0	0.0	0	39
Flat / maisonette	57.5	461	42.5	341	0.0	0	0.0	0	802
Bedsit / Studio / Room Only	100.0	137	0.0	0	0.0	0	0.0	0	137
Bungalow	0.0	0	100.0	23	0.0	0	0.0	0	23
Total		598		418		79		107	1,202

no data for other types

- 6.2.6 57.5% of flatted accommodation demand was for a 1-bed property, 42.5% was for a 2-bed. All the limited need for detached houses was for 4+ bed accommodation.

Table 6-11 Type Needed by Tenure Needed

Question 30a by Question 28a

Type	Owner Occupation		Private rented		Total
	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Semi-detached	64.5	71	35.5	39	110
Detached	100.0	106	0.0	0	106
Terraced	100.0	39	0.0	0	39
Flat / maisonette	53.4	422	46.6	368	790
Bedsit / Studio / Room Only	43.0	58	57.0	77	135
Bungalow	100.0	22	0.0	0	22
Total		718		484	1,202

No data for other types and tied to employment

6.2.7 Owner occupied demand was split 58.8% for flats / maisonettes; 14.8% for detached houses; 9.9% for semi-detached houses. 76.0% of demand in the private rented sector was for flats / maisonettes. Of the demand for flats / maisonettes 53.4% was for owner occupation; 46.6% for private rent.

6.2.8 Concealed households were asked the same questions on location as existing households moving. Two choices were offered but on average concealed households moving made 1.5 choices each.

Table 6-12 Choice of Location

Question 32

Location	Concealed households moving to Market Housing		
	% responses	% households	N ^{os.} implied (all choices)
Leatherhead	29.7	45.0	454
Fetcham / Bookham	24.1	36.4	368
Dorking / Holmwoods	17.7	26.8	271
Ashted Common / Village / Park	11.0	16.7	169
Beare Green	5.9	8.9	90
Charlwood	4.1	6.2	63
Westcott / Brockham / Betchworth / Buckland / Mickleham / Westhumble / Pixham	4.0	6.0	61
Leith Hill / Okewood / Capel / Leigh / Newdigate	3.5	5.3	54
Total	100.0	151.3	1,530

6.2.9 In the case of concealed households moving, Leatherhead was the most popular location with 45.0% selecting that location as one of their choices. There was also significant interest in Fetcham / Bookham (36.4%) and Dorking / Holmwoods (26.8%), the latter being the most popular choice for existing households moving.

Table 6-13 Reason for Preferred Location
Question 33

Reason	Concealed households moving to Market Housing		
	% responses	% households	N ^{os.} implied (all choices)
Nearer family	25.8	57.9	596
Employment / closer to work	21.5	48.3	497
Always lived here	18.6	41.6	428
Quality of neighbourhood	10.6	23.8	245
Nearer / better shopping / leisure facilities	10.1	22.6	233
Better public transport	9.9	22.3	229
Greater availability of smaller houses	2.1	4.7	48
Better / nearer schools and colleges	1.4	3.1	32
Total	100.0		2,308

No data for greater availability of cheaper housing

- 6.2.10 The most popular reason given for moving was nearness to family (57.9%) but employment / closer to work and familiarity with the area were also significant choices at 48.3% and 41.6% respectively. There was no interest in the availability of cheaper housing and only minimal interest in the availability of smaller houses.

6.3 Households Unable to Move

- 6.3.1 The report details in Section 5.3 that there are over 3,553 households who wish to move but are unable to do so for a range of reasons. Analysis shows that there are 2,863 households currently living in market housing who wish to buy in Mole Valley but cannot afford to do so because of the local house price and incomes, savings and equity relationship.
- 6.3.2 1,654 of these are existing owner occupiers, and 1,100 households wish to buy but currently live in the private rented sector.
- 6.3.3 Households wishing to move but unable to do so represent a pent-up market demand unable to be addressed whose needs should be met through intermediate housing.

6.4 Total Demand for Market Housing in Mole Valley

6.4.1 Table 6-14 below shows total demand for market housing in Mole Valley District by property type and size.

Table 6-14 Total Demand for Market Housing in Mole Valley (3 years)

		Semi-Detached	Detached	Terraced	Flat / maisonette / bedsit	Bungalow	Supported Housing	Houseboat / Caravan / Mobile Home	Total
Existing H/h	1-bed	0	0	0	164	19	0	0	183
	2-bed	290	156	55	99	212	37	0	849
	3-bed	546	246	44	12	159	19	0	1,026
	4+ bed	125	663	0	0	0	0	0	788
Concealed H/h	1-bed	0	0	0	598	0	0	0	598
	2-bed	15	0	39	341	23	0	0	418
	3-bed	79	0	0	0	0	0	0	79
	4+ bed	0	107	0	0	0	0	0	107
In-Migrant H/h	1-bed	39	0	46	608	42	0	28	763
	2-bed	340	32	219	546	156	0	39	1,332
	3-bed	761	374	387	49	181	0	0	1,752
	4+ bed	239	728	63	0	16	0	8	1,054

6.4.2 The data incorporates existing household demand, concealed household demand and in-migrant household demand for market housing, based on the profile of recent in-migrants to Mole Valley over the last three years.

6.4.3 It is assumed that the in-migrant market demand will be similar in Mole Valley over the next three year period to 2010.

6.4.4 Further analysis of this market demand by location preference in sub-areas within Mole Valley is also provided in Appendix I.

7 FUTURE AFFORDABLE HOUSING REQUIREMENTS

7.1 Key Findings

- Demand for affordable housing from existing moving households was 1,047 units, 863 implied for Council / HA rented accommodation and 184 implied for shared/affordable ownership.
- 21.5% of existing moving households plan to move now and a further 34.2% plan to move within 12 months.
- 1,184 concealed households are looking for affordable housing. 60.7% of need from this group was for 1 bed accommodation; 28.1% for 2 bed accommodation.
- For existing households, 30.2% of demand in the Council / HA rented sector was for bungalows; 26.1% for semi-detached houses and 25.2% for flats / maisonettes. For concealed households, 50.1% of interest in the Council / HA rented sector was for flats / maisonettes.
- Dorking / Holmwoods and Leatherhead were the most popular locations for both existing and concealed households. Access to family and familiarity with the area were the most common factors influencing choice of decision of concealed and existing households respectively, with employment issues the second most common choices in both cases.

7.2 Strategic Implications

- 7.2.1 Housing strategy needs to consider the need of both newly forming and existing households for social housing. This need must be assessed in the context of a market which is increasingly beyond the reach of low income existing and new forming households; also demand will increase over time as the population ages. The current market situation is creating pressure for social housing for flats / maisonettes for new households.
- 7.2.2 DCA recommend that strategic thinking should focus on bringing the existing stock up to the decent homes standard, and that additional resources should be sought to bring homes up to a "decent homes plus" standard, in particular to help meet the needs of an ageing population for aids and adaptations.
- 7.2.3 Over occupation within the social housing sector may be a function of the price of owner occupation and private renting within Mole Valley, as well as the shortage of social housing. Allocations policy should take account of the needs of over crowded households.
- 7.2.4 Looking ahead there may be a need to allocate resources to fund restructuring of some social housing stock to better meet the needs of elderly and disabled households, including support services.

7.3 Introduction

- 7.3.1 Determining the net shortfall or surplus of affordable housing, in order to meet existing and predicted housing need is a key part of the Housing Market and Needs Assessment. This section examines the need for affordable housing and how this is broken down by size of property (i.e. number of bedrooms) and type of affordable housing (i.e. intermediate and social rented housing). The CLG Needs Assessment Model in Section 10 of this report sets out the final figures for housing need across the District.
- 7.3.2 This section is divided into elements exploring the housing needs of existing households, concealed households, households with special needs for adaptation or support and BME households.

7.4 Affordable Housing Need of Existing Households

7.4.1 The percentages in all tables in this section (except cross tabulations) have been applied to the control total of 1,047 implied existing households moving within Mole Valley over the next three years who require affordable housing.

7.4.2 Of existing households needing affordable housing, 863 needed Council / HA rented accommodation and 184 needed shared ownership. A column showing “% all tenures” i.e. including market demand is shown as a comparison.

Table 7-1 When is the Accommodation Required

Question 18

Time	Affordable Housing %	N ^{os} . implied	% All Tenures
Now	21.5	225	21.6
Within 1 year	34.2	358	29.8
1 - 2 years	13.5	141	16.7
2 - 3 years	30.8	323	31.9
Total	100.0	1,047	100.0

7.4.3 The table shows that 55.7% of potential movers sought to do so within one year, slightly above the level for all movers (51.4%).

7.4.4 27.6% of respondents felt that they required bungalows; 26.2% semi-detached houses. Interest in bed-sit / flat / maisonette accommodation was 22.8% (238 implied).

7.4.5 46.3% of existing households needing affordable housing indicated that they required two bedroom units; 22.1% three bedroom accommodation.

7.4.6 The requirement for one bedroom units was 23.4% (244 implied), being 1-bed flat / maisonette, bungalow and supported housing demand as shown in Table 7-2 below. Requirement for 4+ bedroom accommodation was only 8.1%.

7.4.7 Cross-tabulation relating type of property required to size required in terms of bedrooms showed the following results.

Table 7-2 Type Required by Size Required

Question 19 by Question 21

Type	One bed		Two bed		Three bed		Four+ beds		Total
	%	N ^{os} .	%	N ^{os} .	%	N ^{os} .	%	N ^{os} .	N ^{os} .
Semi-detached	0.0	0	43.9	123	46.1	129	10.0	28	280
Detached	0.0	0	20.0	18	40.0	36	40.0	36	90
Terraced	0.0	0	43.4	43	28.3	28	28.3	28	99
Flat / maisonette	53.3	129	38.8	94	7.9	19	0.0	0	242
Bungalow	24.8	73	63.3	186	11.9	35	0.0	0	294
Supported Housing	100.0	42	0.0	0	0.0	0	0.0	0	42
Total		244		464		247		92	1,047

no data for bedsit /studio / room only and houseboat / caravan / mobile home

- 7.4.8 63.3% of bungalow demand was for 2-bed accommodation; 24.8% for one bedroom accommodation. 53.3% of flat / maisonette demand was for 1-bed accommodation; 38.8% for 2-bed accommodation. 56.1% of demand for semi-detached houses was for 3+ bed accommodation.
- 7.4.9 Cross-tabulation comparing type of property required with type of tenure preferred showed the following results.

Table 7-3 Type Required by Preferred Tenure

Question 19 by Question 22

	Council / HA rented		Shared Ownership		Total
	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Semi-detached	80.0	220	20.0	55	275
Detached	0.0	0	100.0	88	88
Terraced	100.0	96	0.0	0	96
Flat / maisonette	89.1	213	10.9	26	239
Bungalow	88.2	255	11.8	34	289
Supported Housing	100.0	60	0.0	0	60
Total		844		203	1,047

no data for bedsit / studio / room only houseboat / caravan / mobile home

- 7.4.10 30.2% of demand in the Council / HA rented sector was for bungalows; 26.1% for semi-detached houses and 25.2% for flats / maisonettes. 43.3% of demand for shared ownership was for detached houses.
- 7.4.11 74.6% of existing households moving to affordable housing (781 implied) were registered on a housing waiting list, of which 96.9% indicated registration on the Mole Valley District Council list.
- 7.4.12 Existing households moving were asked where accommodation was required.

Table 7-4 Where is Accommodation Required

Question 24

Location	% Responses	% Households	Nos. implied	All tenures%
Dorking / Holmwoods	24.7	45.3	460	47.1
Leatherhead	21.6	39.6	402	26.7
Fetcham / Bookham	16.9	30.9	314	26.9
Westcott / Brockham / Betchworth / Buckland / Mickleham / Westhumble / Pixham	13.1	23.9	243	27.6
Ashtead Common / Village / Park	11.1	20.4	207	20.9
Leith Hill / Okewood / Capel / Leigh / Newdigate	7.2	13.2	134	9.4
Beare Green	3.7	6.8	69	4.4
Charlwood	1.7	30.1	31	1.3
Total	100.0		1,860	

- 7.4.13 Interest in affordable housing amongst existing moving households was focused primarily on Dorking / Holmwoods (45.3%) and Leatherhead (39.6%) but with quite significant interest in three of the other nominated locations.
- 7.4.14 The final question in this section asked respondents why they preferred a particular location. The average number of choices was 2.3. Familiarity with the area (44.4%) was the largest single choice, just ahead of employment / closer to work (43.9%). Generally, choices were widely spread across the categories apart from availability of cheaper housing which attracted limited interest.

Table 7-5 Reason for Preferred Location
Question 23b

Reason	% responses	% households	N ^{os.} implied (all choices)	All tenures %
Always lived here	19.2	44.4	436	31.3
Employment / closer to work	19.0	43.9	432	27.0
Nearer family	16.0	36.9	363	22.6
Quality of neighbourhood	13.1	30.3	298	52.7
Better / nearer schools / colleges	10.8	25.0	246	20.8
Nearer / better shopping / leisure facilities	10.8	24.9	245	21.2
Better public transport	8.7	20.0	197	15.4
Greater availability of cheaper housing	2.4	5.7	56	3.8
Total	100.0		2,273	

7.5 Needs of Concealed Households Moving Within Mole Valley

- 7.5.1 Table 5-6 showed that 814 concealed households intend to move to Council / HA rented accommodation; 370 to shared ownership. In total, 1,184 concealed households over the next three years require affordable housing in Mole Valley. This is the control total used in the analysis for this section.
- 7.5.2 A column is included in some tables for "all concealed households %", i.e. including those needing market housing, as a comparison.
- 7.5.3 The results from the survey showed a different profile from existing households moving, as might be expected for a generally younger group. 56.7% (672 implied) of concealed households moving to affordable housing required flats / maisonettes as compared with 22.8% for existing households moving.
- 7.5.4 The proportion needing 1-bed accommodation is 60.7% (718 implied). 28.1% need 2-bed accommodation. In terms of preference, there is no apparent demand for houses rather than flats as often found in our surveys, but the proportion of demand for 2-bed flats was higher.

7.5.5 Two cross-tabulations for concealed households moving on need only relating to the type of property needed by the size needed showed the following results.

Table 7-6 Type Needed by Size Needed
Question 30a by Question 31a

Type	1-bed		2-bed		3-bed		4-bed		Total
	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Semi-detached	23.0	37	46.6	75	30.4	49	0.0	0	161
Detached	0.0	0	0.0	0	100.0	70	0.0	0	70
Terraced	0.0	0	100.0	14	0.0	0	0.0	0	14
Flat / maisonette	63.7	429	36.3	244	0.0	0	0.0	0	673
Bedsit / studio / room only	100.0	230	0.0	0	0.0	0	0.0	0	230
Supported Housing	61.1	22	0.0	0	0.0	0	38.9	14	36
Total		718		333		119		14	1,184

No data for other categories

7.5.6 63.7% of flats / maisonettes demand was for a 1-bed property; 36.3% for a 2-bed property. 32.0% of 1-bed demand was for bedsit / studio / room only accommodation.

Table 7-7 Type Needed by Tenure Needed
Question 30a by Question 28a

	Council / HA rented		Shared ownership		Total
	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Semi-detached	100.0	163	0.0	0	163
Detached	62.0	44	38.0	27	71
Terraced	0.0	0	100.0	14	14
Flat / maisonette	59.3	398	40.7	273	671
Bedsit / studio / room only	73.5	169	26.5	61	230
Supported Housing	60.0	21	40.0	14	35
Total		795		389	1,184

No data for other categories

7.5.7 50.1% of interest in Council / HA rented accommodation was for flats / maisonettes; 21.3% for bedsit / studio / room only; 20.5% for semi-detached houses. 70.2% of shared ownership was for flats / maisonettes.

7.5.8 29.4% of concealed households moving to social housing (348 implied) were registered on a housing waiting list, 87.4% being on the Mole Valley District Council list.

7.5.9 Concealed households were asked the same questions on location as existing households moving. Two choices were offered and on average concealed households made 1.7 choices each.

Table 7-8 **Choice of Location**
Question 32

Location	Moving to affordable housing			All tenures %
	% responses	% households	N ^{os.} implied (all choices)	
Leatherhead	28.4	49.4	511	47.2
Dorking / Holmwoods	24.9	43.3	448	35.2
Fetcham / Bookham	20.0	34.8	360	35.6
Beare Green	8.5	14.9	154	11.9
Leith Hill / Okewood / Capel / Leigh / Newdigate	7.8	13.7	142	9.6
Westcott / Brockham / Betchworth / Buckland / Mickleham / Westhumble / Pixham	5.3	9.2	95	7.6
Ashted Common / Village / Park	5.1	8.9	92	12.8
Charlwood	0.0	0.0	0	3.1
Total	100.0		1,802	

7.5.10 49.4% indicated interest in Leatherhead as one of their choices just ahead of Dorking / Holmwoods (43.3%) with Fetcham / Bookham (34.8%) the third most popular location.

Table 7-9 **Reason for Preferred Location**
Question 33

Reason	Moving to affordable housing			All tenures %
	% responses	% households	N ^{os.} implied (all choices)	
Nearer family	29.1	83.3	853	70.6
Employment / closer to work	20.6	58.9	603	53.6
Better public transport	13.7	39.1	400	30.6
Always lived here	13.1	37.6	385	39.6
Quality of neighbourhood	10.5	30.0	307	26.9
Nearer / better shopping / leisure facilities	5.7	16.3	167	19.5
Better / nearer schools / colleges	3.9	11.2	115	7.2
Greater availability of smaller houses	1.9	5.5	56	5.1
Greater availability of cheaper housing	1.5	4.2	43	2.1
Total	100.0		2,929	

7.5.11 2.9 choices were made on average with by far the most popular reason given for moving being nearer to family (83.3%). The second most popular reason was employment / closer to work (58.9%). Availability of cheaper / smaller houses was not a significant issue.

8 SUPPORTED AND ADAPTED HOUSING

8.1 Key Findings

- 14.5% (4,789 implied) households in Mole Valley included a member with a disability.
- 47.5% of those with a disability suffered from walking difficulties; 8.2% contained a member who was a wheelchair user.
- 44.3% of people with a disability indicated that they also had a support need. Support was provided primarily by friends and family (85.4%).
- 8.5% of properties have been adapted. The survey found some mismatch between wheelchair adapted homes and the properties where people using a wheelchair actually live.
- Demand for supported accommodation (other than sheltered accommodation) from existing households within Mole Valley is predominantly for independent accommodation with external support.
- In total, the data suggests a combined requirement for sheltered accommodation from older people currently living in Mole Valley (304 households) and those who may in-migrate to be beside their family (1,043 households) of 1,347 units, 546 in the affordable sector and 801 in the private sector.
- The level of need expressed for extra care accommodation is 374 units over the next three years and relates only to meeting the needs of in-migrating parents / relatives. Projecting the need over a 10 year period highlights a requirement of 1,247 units.

8.2 Strategic Recommendations

- 8.2.1 With the retired population (65+ age group) forecast to rise by 5,700 and the 85+ population by 2,400 people by 2026, the housing and support needs of older and disabled households both now and in the future must be considered at a strategic level. Development of an older persons commissioning strategy and separate accommodation strategy could provide a platform for future development of accommodation and support services for older people with disabilities.
- 8.2.2 Demand from existing households is primarily for sheltered housing in the social housing sector and independent accommodation with external support. Resources should focus on the provision of home based support services and adaptations for older people living at home in both social rented and owner occupied housing and providing more older persons accommodation.
- 8.2.3 Support services rely heavily on help provided by family and friends. Carer support networks should be recognised and used to complement rather than replace statutory provision.
- 8.2.4 The population profile would suggest an increasing future need for extra care provision. Although a high proportion of older people may have their own resources to meet their accommodation and care needs and provision should not be exclusively in the social rented housing sector, others will need financial support to enable them to access housing support services.

8.3 Needs of Disabled People

- 8.3.1 Issues relating to households with one or more member affected by a disability or long-term illness were addressed through a series of questions. This section draws together the findings from these questions.
- 8.3.2 14.5% of households in the area contain somebody with a disability, suggesting 4,789 households in Mole Valley were affected in some way. This is similar to the levels found in comparable local housing need surveys in East Surrey. The level of households containing somebody with a disability ranged from 14.3% in Tandridge to 16.7% in Epsom & Ewell.
- 8.3.3 Assessment of the UK average for the proportion of households affected is difficult both because of the impact of multiple disability and the tendency to express statistics in terms of population rather than households. The Department of Social Security report of 1998 (based on a 1996 / 97 survey) suggested as many as 8.6 million disabled adults in private households - around 14 - 15% of the population. However, DCA survey results have indicated a consistently higher level in the region of 20%.
- 8.3.4 The comparative figures for the various tenures were as per the table below. The level for owner occupiers with no mortgage (43.2%) reflects the older age profile in this sector. The level in the Council / HA rented sector (29.1%) was around 2.5 times the proportion of total stock represented by Council / HA rented accommodation.

Table 8-1 Incidence of Disability by Tenure

Question 9 by Question 1

Tenure	Tenure in Sample %	Tenure of those with disability %	N ^{os} . implied
Owner occupied with mortgage	40.3	19.3	924
Owner occupied without mortgage	37.5	43.2	2068
Private rented	9.1	7.9	380
Council / HA rented	11.7	29.1	1,392
Shared ownership *	0.1	0.2	8
Tied to employment *	0.7	0.0	0
Living rent free*	0.6	0.3	17

* Low level of data

- 8.3.5 On the basis of an 89.6% response, in 83.5% of cases only one household member had a disability; in 16.5% two members had a disability. On this basis 5,579 individuals in Mole Valley with a disability were identified assuming a full response in the same proportions. However, the age profile and nature of disability data suggest a somewhat higher total.
- 8.3.6 Data for the age groups of all disabled household members showed 63.5% of all disabled household members were over the age of 60 including 42.2% over 75; 18.3% were under 45.
- 8.3.7 The next table shows the nature of the disability of members of the household. 5,212 implied responses were received to a multiple response question from the 1st household member with a disability and 844 implied responses from the 2nd member, giving an average of 1.6 responses for first members and 1.7 for second members.

Table 8-2 Nature of Disability
Question 10c

Disability	1 st Member			2 nd Member		
	% responses	% households	N ^{os.} implied (all choices)	% responses	% households	N ^{os.} implied (all choices)
Walking difficulty	30.9	47.5	2,476	19.7	34.3	289
Limiting long-term illness	15.9	24.5	1,275	20.0	34.8	294
Other physical disability	13.9	21.3	1,109	19.5	33.9	286
Visual / hearing impairment	12.5	19.2	999	14.4	25.1	211
Asthmatic / respiratory problem	12.2	18.9	983	11.9	20.7	175
Learning disability / mental health problem	8.4	12.8	669	6.5	11.4	96
Wheelchair User	5.4	8.2	429	5.3	9.2	77
Drug and alcohol abuse	0.8	1.3	66	2.7	4.6	39
Total	100		8,006	100.0		1,467

8.3.8 By far the largest group of people were those with a walking difficulty (47.5%). 8.2% of households contained a member who was a wheelchair user suggesting 429 in Mole Valley as a whole.

8.3.9 Only 19.5% (123 of the 632 at Table 8-4 below) of properties, in which people using a wheelchair lived, had been adapted suggesting a mismatch between houses adapted and those where wheelchair users lived. By extension, it would appear that 306 households with a wheelchair user (71.3%) did not live in suitably adapted premises (viz. 429 in the table above less 123).

8.4 Support Needs

8.4.1 6,419 implied household members responded to the question on need for care or support. 44.3% indicated a need for care or support (2,846 implied).

8.4.2 75.0% of those with a care or support need felt they were getting enough support, the data implying 25.0% (777 implied) with outstanding support needs.

8.4.3 Those with an outstanding care or support need were asked what types of support they needed. Responses were in fact received from 1,059 respondents, each making an average of 1.7 choices each.

8.4.4 A wide range of care and support needs was identified. 51.3% of respondents needed help with personal care; 35.0% with looking after the home; 30.6% with claiming welfare benefit / managing finances; 25.6% with establishing social contact.

8.4.5 The Supporting People programme was introduced in April 2003, and provides a structure for funding the housing related support services outlined above. New services developed after April 2003 have to compete for resources with established schemes within Mole Valley. The local authority will need to develop plans to meet outstanding needs through the Supporting People programme.

8.4.6 Those who currently received sufficient care and support services were asked who provided their support. In 25.8% of cases (600 implied) support was provided by Social Services / Voluntary Body. In the majority of cases (85.4% or 1,983 implied cases), support was provided by family / friends / neighbours, with some receiving support from both sources.

8.5 Adaptations

8.5.1 Three questions sought information from all households in Mole Valley on the degree to which the home had been built or adapted to meet the needs of disabled persons.

8.5.2 8.5% of properties (2,835 implied) had been adapted, below the average level found in other recent DCA surveys (around 11%). This is similar to the levels found in comparable local housing need surveys in East Surrey. The level of properties which had been adapted to meet the needs of a disabled household member ranged from 6.9% in Tandridge to 9.2% in Reigate & Banstead.

8.5.3 The split by tenure in Mole Valley District is set out in the table below.

Table 8-3 Adaptations by Tenure

Question 11a by Question 1

Tenure	%	N ^{os.} implied
Owner occupied with mortgage	4.8	678
Owner occupied no mortgage	9.8	1,198
Private rented	4.7	147
Council / HA rented	21.4	768
Shared Ownership*	45.1	15
Tied to employment / other *	13.0	29

* Low level of data

8.5.4 Adaptation in the Council / HA rented sector was significantly higher than that in the owner occupied sector. Adaptations for owner occupied properties with no mortgage (9.8%) were only slightly above the average for Mole Valley, despite the fact that a higher proportion of older persons tend to be within that sector.

8.5.5 3,497 implied households actually responded to the question on which adaptations had been provided, suggesting an adaptation level of 9.9% (rather than 8.5% in 8.5.2 above, this may be as some people do not consider small adaptations i.e. handrails as an adaptation). The following adaptations were identified based on responses to a multiple-choice question, respondents making around 2.1 choices on average.

Table 8-4 Types of Adaptations Provided / Needed

Question 11b & 12

Adaptations	Provided		Needed	
	% households	N ^{os.} implied (all choices)	% households	N ^{os.} implied (all choices)
Handrails / grabrails	51.8	1,811	19.9	1,316
Bathroom adaptations	39.2	1,372	38.4	2,540
Access to property	37.4	1,309	10.6	703
Ground floor toilet	34.5	1,206	14.9	983
Wheelchair adaptations	18.1	632	15.4	1,018
Vertical lift / stair lift	17.3	605	17.5	1,156
Extension	7.4	259	20.5	1,356
Other	5.0	125	23.5	1,556
Total		7,369		10,628

- 8.5.6 Wheelchair adaptations at 18.1% (632 implied) were above the average level found in recent DCA surveys (around 15%). The level of properties with wheelchair adaptations in Mole Valley is similar to the levels found in comparable local housing need surveys in East Surrey. The level of properties with wheelchair adaptations ranged from 13.7% in Epsom & Ewell to 21.3% in Reigate & Banstead.
- 8.5.7 The data taken in conjunction with 8.3.9 above suggests that 509 adapted premises are no longer occupied by wheelchair users.
- 8.5.8 51.8% had handrails / grabrails fitted, usually the most common type of adaptation in DCA survey experience; 39.2% had bathroom adaptations; 37.4% had access adaptations; 34.5% had a ground floor toilet.
- 8.5.9 6,613 implied households responded to a further question on what facilities still needed to be provided to ensure current members of the household can remain in the property now or for the next 3 years. Respondents made 1.6 choices on average.
- 8.5.10 Three of the four main adaptations referred to as provided featured less prominently in the list of adaptations still needed, as might be expected but there remains a relatively high level of need for bathroom adaptations (38.4%). Interest in extension was quite significant at 20.5%. 23.5% opted for the 'other' category as one of their choices.

8.6 Supported Accommodation

- 8.6.1 Existing households moving were asked if they were interested in supported housing and what type of supported housing they required, in the next three years to 2010. 555 responses were received with each offering an average of 1.3 choices.

Table 8-5 Type of Supported Accommodation Required

Question 20

Type	% responses	N ^{os.} Implied
Council / HA sheltered housing	46.5	258
Independent accommodation (with external support)	42.8	238
Extra care housing	17.5	97
Residential / nursing home	12.6	70
Private sheltered housing	8.6	46
Independent accommodation (with live in carer)	7.0	39
Total		748

- 8.6.2 Over the next three years, demand for supported accommodation (other than sheltered accommodation) is predominantly for independent accommodation (with external support). The very limited data did not allow meaningful cross-tabulation to respondents with different disabilities or long-term illness.
- 8.6.3 The balance of bedroom requirement across all types of supported and sheltered housing is 42.1% for 2-bedroom; 29.1% for 3-bedroom properties and 28.8% for 1-bedroom.

8.7 Housing Needs of Older People

8.7.1 Based on a 93.5% response, 7.5% of existing households (2,478 implied) indicated that they had older relatives (over 60) who may need to move to Mole Valley in the next three years. 2,570 implied households responded to a further question on the type of accommodation required.

Table 8-6 Accommodation Required by Older Relatives in Next 3 Years

Question 13b

	% responses	N ^{os} . implied
Private sheltered housing	29.4	755
Private housing	28.9	742
Live with respondent (need extension / adaptation)	28.7	737
Residential care / nursing home	24.5	629
Council / HA sheltered housing	11.2	288
Extra Care housing	10.8	277
Council / HA Property	8.4	216
Live with respondent (existing home adequate)	6.6	169
Total	100.0	3,813

8.7.2 Demand for this group was predicted by the children of older people and, as would be expected, it shows a different pattern to that normally seen among older respondents in DCA surveys.

8.7.3 DCA experience shows that older people seek to remain in their own homes and prefer to receive support at home. In contrast, the children of older parents tend to predict the need for supported housing. In this survey, 29.4% of demand was for private sheltered housing; 11.2% for Council / HA sheltered housing. 24.5% of demand was for residential / nursing home accommodation.

8.7.4 35.3% (906 households implied) indicated that their relative could live with them but in 81.3% of those cases (737 implied) the home would need adaptation or extension to accommodate an older relative.

8.7.5 The sheltered housing needs of older people within Mole Valley were captured within the question on supported housing for existing households moving within Mole Valley on supported housing (see Table 8-6 above).

8.7.6 The combined requirement for sheltered housing in both sectors from existing households living in Mole Valley and in-migrating parents / relatives is shown below.

Table 8-7 Sheltered Housing Demand

	Private Market	Affordable Sector	All Sectors
Existing Households	46	258	304
In-migrant Households	755	288	1,043
Total	801	546	1,347

N.B. Figures taken from Table 9-5 and Table 9-6 and exclude 374 sheltered housing units with extra care.

- 8.7.7 The higher level of accommodation for older people moving into Mole Valley is common to other DCA Surveys. As discussed in Sections 8.7.2 and 8.7.3 above generally, the forecast is being made by their children who assist in the moving process. Conversely, the indigenous older population prefer to continue in the area / surroundings they know and within their own home as long as possible.
- 8.7.8 In total, the data suggests a combined requirement for sheltered accommodation from older people currently living in Mole Valley (304 households) and those who may in-migrate to be beside their family (1,043 households) of 1,347 units, 546 in the affordable sector and 801 in the private sector.
- 8.7.9 Some of this requirement will be addressed by turnover of the existing sheltered stock, but acceptability of existing stock to meet today's standards will need to be assessed in calculating the scale of new development.

8.8 Extra Care Accommodation

- 8.8.1 Extra Care accommodation is housing which offers self-contained accommodation together with communal facilities and where care, as well as support, services are provided from a team based on a site.
- 8.8.2 The level of need expressed for extra care accommodation is 374 units over the next three years and relates only to meeting the needs of in-migrating parents / relatives. Projecting the need over a 10 year period highlights a requirement of 1,247 units.
- 8.8.3 This sector of the older persons housing market is relatively new and the growth forecast in the population projections over the next decade to 2017 of those over 80 years of age will increase the need for this type of unit. This accommodation is normally provided through 1-bed flats with meals and other support service provision.

9 BLACK AND MINORITY ETHNIC NEEDS

9.1 Key Findings

- 103 Black and Minority Ethnic (BME) returns, representing 2,437 implied households have been drawn from the Survey and analysed separately to give an insight into the specific housing needs of BME households in the District. The BME returns include the categories of 'White Irish' and 'White Other' which represent 1,520 implied households across the District.
- 28.3% of BME households who responded to the survey are living in detached accommodation, 24.6% live in flat / maisonette / bedsit accommodation.
- 25.9% of those BME households, who said their home was inadequate, cited that their accommodation was too small compared to 49.3% of all households.
- Over-occupation affects 1.7% of households in this community, only marginally higher than the level in the whole population (1.6%).
- 48.4% cited that their accommodation was in need of improvement / repair, higher than the whole population (44.9%).
- 11.5% of BME households had a member with a disability, a lower level to that found for the whole population (14.5%). 47.5% had a walking difficulty and 31.6% had an asthmatic / respiratory problem.
- 73.1% of BME households, who wished to move but cannot, stated this was due to being unable to afford to buy a home similar to the whole population (71.3%).
- 8.9% of BME households had incomes below £10,000, compared to 9.8% in the whole population, significantly below the corresponding UK figure (20.3%). 66.0% of BME households, on the basis of the survey data, had incomes above £27,500 compared to 64.5% in the whole population. Income levels are therefore very similar to the levels in the whole population.
- Being unable to buy a home, employment / access to work reasons and lack of affordable rented housing (50.0%, 38.8% and 32.2% respectively) were the main reasons for leaving Mole Valley compared to 27.0%, 33.6% and 12.9% respectively in the whole population.
- The majority of existing BME households moving within the District in the next three years stated they required semi-detached or detached accommodation with two or three bedrooms and the majority stated owner occupation as their preferred tenure.
- 219 concealed BME households are forming within Mole Valley over the next three years. The majority require flat / maisonette accommodation with one bedroom. It should be noted that responses relate to a low sample.

9.2 Strategic Recommendations

- 9.2.1 Legislation and guidance require local authorities to adopt a strategic approach to delivering housing services to meet the differing needs of local communities.
- 9.2.2 The need of BME elders for independent accommodation should be further examined. In the context of an ageing population, the needs of BME elders should be considered alongside the needs of all older people in the District.
- 9.2.3 In general however, the BME population have similar incomes and new housing requirements which should be met through initiatives to address the needs of the whole population.

9.3 Introduction

- 9.3.1 This section looks at the specific housing needs of BME households living in Mole Valley District. As well data on future housing needs and preferences this section also includes an overview of the current housing circumstances of the group.
- 9.3.2 In the case of ethnic origin, the breakdown provided in Table 9-1 below refers to the ethnicity of the household in which the respondent lives. This provides numerical and percentage breakdown of all ethnic household groups who were interviewed or responded to the postal survey. Based on a 97.6% response rate to the ethnicity question, Table 9-1 shows that 32,338 (93.0%) of households ethnic origin was British.
- 9.3.3 The remaining 2,437 (7.0%) household's ethnic origin fall into the other ethnic origin categories. 2001 Census Household Reference Person (HRP, Tables S106) figures are provided as an illustration; however, it should be taken into account that the Census is now 6 years old so the figures are not directly comparable.

Table 9-1 Ethnic Origin

Ethnic Origin		%	N ^{os.} implied	Local Area Census 2001 *
White	British	93.0	32,338	94.2
	Irish	0.8	285	1.3
	Other White	3.7	1,235	2.8
Mixed	White & Black Caribbean	0.1	47	0.1
	White & Black African	0.0	0	0.1
	White & Asian	0.3	98	0.1
	Other Mixed	0.6	222	0.1
Asian or Asian British	Indian	0.2	86	0.4
	Pakistani	0.2	54	0.1
	Bangladeshi	0.2	60	0.1
	Other Asian	0.1	51	0.1
Black or Black British	Caribbean	0.1	37	0.1
	African	0.1	36	0.1
	Other Black	0.0	0	0.0
Chinese	Chinese	0.3	109	0.2
Any other	Any other	0.3	117	0.2
Total		100.0	34,775	100.0

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- 9.3.4 103 Black and Minority Ethnic (BME) household respondents within the whole sample provide statistical validity of $\pm 9.85\%$. This sample, after tenure weighting, represents 2,437 implied households which have been drawn from the survey and analysed separately to give an insight into the specific housing needs of BME households in the District. The BME responders include categories of 'White Irish' and 'White Other' (in line with the Census definition) which represents 1,520 (4.1%) of BME implied households across the District.

9.4 Current Housing

9.4.1 It should be noted that in all cross-tabulations, data is included only where the respondent has answered each element (question) involved; hence there may be some small discrepancies when compared with the tables relating to a single data source.

Table 9-2 Property Type by Number of Bedrooms
Question 1 by Question 3

Type	1-bed		2-bed		3-bed		4-bed		5+ bed		Total
	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	%	N ^{os.}	N ^{os.}
Semi-detached	8.2	39	11.6	54	68.5	321	7.8	37	3.9	18	469
Detached	0.0	0	4.7	32	11.6	79	65.2	443	18.6	126	680
Terraced	12.3	59	50.2	242	37.5	180	0.0	0	0.0	0	481
Bungalow	15.5	28	0.0	0	67.8	123	7.8	14	8.9	16	181
Bedsit / Flat / maisonette	51.9	306	45.3	267	2.8	17	0.0	0	0.0	0	590
Total		432		595		720		494		160	2,401

9.4.2 The majority of respondents live in detached accommodation (28.3%) and Bedsit / flat / maisonettes (24.6%) 65.2% of respondents living in detached accommodation have four + bedrooms. 51.9% of those in bedsit / flat / maisonettes have 1-bedroom.

9.4.3 74.1% of respondents indicated that their homes were adequate. 508 (25.9%) of BME households indicated their home was inadequate. Respondents were asked to indicate the reasons why the accommodation was not suitable, and these are outlined in Table 9-3 below. A total of 878 BME households answered the question with 1,724 responses, giving an average of 2.0 choices per respondent.

Table 9-3 Inadequacy of Present Accommodation
Question 8b

Reasons	N ^{os.}	BME (%)	All households (%)
Too Small	49.3	433	41.1
Needs improvements / repairs	48.4	425	44.9
Insufficient number of bedrooms	35.7	314	32.6
Rent / mortgage too expensive	15.4	135	14.3
Inadequate Facilities	13.7	121	13.2
Tenancy Insecure	9.0	79	4.8
Too costly to heat	8.9	78	13.7
Housing affecting health	8.1	71	7.2
Suffering Harassment	5.0	44	4.5
Too Large	2.7	24	6.9
No heating	0.0	0	2.8
Total		1,724	

9.4.4 The largest issues for BME households were the dwelling was too small (49.3%) compared to 41.1% of the whole population and that the property needed improvements / repairs (48.4%) compared to 44.9% of the whole population. The third largest issue mentioned by BME households was insufficient number of bedrooms mentioned by 35.7% of respondents, higher than the whole population at 32.6%.

9.4.5 Over-occupation affects 1.7% of households in this community, slightly higher than the level in the whole population (1.6%).

9.5 Disability / Limiting Long Term Illness

9.5.1 Respondents were asked to indicate if any member of the household had a disability or long term limiting illness. 11.5% of the BME sample had a member of their household with a disability or long-term illness, a lower level to that found for the whole population (14.5%). In the majority of cases only one person was affected and in 13.9% of cases, 2 members of the household had a disability or long term illness.

9.5.2 BME households were asked about the nature of their disability. The majority of respondents (44.3%) had a walking difficulty, similar to the general population where the majority of respondents with a disability were also those with a walking difficulty (47.5%). 78 respondents (31.6%) had an asthmatic / respiratory problem, 17.6% (44 implied) had a learning disability and 16.0% (44 implied) a visual / hearing impairment. Of the respondents who had a walking difficulty, 45.0% were aged 60 years or over.

9.6 Moving plans of BME households

9.6.1 Respondents were asked about their moving intentions within the next 3 years. 14.4% (336 implied) BME households stated that they wish to move but cannot. The reasons that prevented them moving and the results are shown in Table 9-4 below. The majority of the BME households said that they were unable to afford to buy a home (73.1%) similar to the whole population (71.3%). Unable to afford moving costs (31.8%) and lack of affordable rented housing (26.3%) were also significant reasons for BME households, compared to 25.3% and 27.3% respectively in the whole population.

Table 9-4 **Reasons Preventing a Move**

Question 17e

	N ^{os} .	BME %	All households %
Unable to afford to buy a home	398	73.1	71.3
Unable to afford moving costs	173	31.8	25.3
Lack of affordable rented housing	143	26.3	27.3
Location to Employment	110	20.2	10.9
Other	93	17.0	15.3
Family Reasons	47	8.7	13.1
Local education choices	16	2.9	5.7
Total	980		

9.6.2 Respondents were also asked to indicate the reasons for moving out of Mole Valley District. 420 respondents gave 641 responses making an average of 1.5 choices each. The results are shown in Table 9-5 below.

Table 9-5 Reasons for Moving Out of Mole Valley District

Question 17d

	N ^{os} .	BME %	All households %
Unable to buy	210	50.0	27.0
Employment / access to work	163	38.8	33.6
Lack of affordable rented housing	135	32.2	12.9
Family Reasons	74	17.6	23.1
Quality of Neighbourhood	27	6.3	13.8
Retirement	18	4.4	12.5
Education	14	3.3	7.1
Total	641		

9.6.3 Reasons for leaving the District were spread across the options. The most significant reasons for BME households leaving the District was unable to buy with half of BME households leaving the District mentioning this, compared to 27.0% for the whole population. The second most significant reason for BME households leaving the District was employment / access to work mentioned by 38.8% of BME households responding. This was followed by lack of affordable rented housing mentioned by 32.2% of BME respondents.

9.7 Existing BME Households Moving

9.7.1 325 BME existing households indicated they would be moving within the District in the next 3 years, however 563 responses were given regarding questions on type and size of accommodation required. 31.5% indicated they required detached accommodation of which 41.8% required three bedrooms. 29.2% of moving BME household's required semi-detached accommodation, of which 68.9% require four bedrooms.

Table 9-6 Type Required by Number of Bedrooms

Question 19 by Question 21

	Detached	Semi-detached	Flat / Maisonette	Bungalow	Terraced	Bedsit / Studio / Room Only	Total
One	0	0	35	0	0	46	81
Two	46	113	35	71	0	0	265
Three	74	51	17	0	17	0	159
Four	39	0	0	0	0	0	39
Five or more	18	0	0	0	0	0	18
Total	177	164	87	71	17	46	562

No data available for houseboat / caravan / mobile home.

- 9.7.2 An assessment was made regarding the type of accommodation required, by preferred tenure. The main preference made by BME households moving was for owner occupation (59.4%; 334 implied).

Table 9-7 Type Required by Tenure Preferred
Question 19 by Question 22

	Detached	Semi-detached	Flat / Maisonette	Bungalow	Terraced	Bedsit / Studio / Room Only	Total
Owner Occupation	177	82	19	39	17	0	334
Private Rent	0	32	0	0	0	46	78
Council / HA Rent	0	0	68	33	0	0	101
HA Shared Ownership	0	50	0	0	0	0	50
Total	177	164	87	72	17	46	563

No data available for houseboat / caravan / mobile home or tied to employment.

- 9.7.3 As Table 9-7 above shows, of those requiring detached accommodation and terraced accommodation, all required owner occupation. Of those requiring semi-detached accommodation, 50% required owner occupation, 30.5% required HA shared ownership and 19.5% required private rent. Of those requiring a flat / maisonette, the majority preferred Council / HA rented (78.2%) and the remaining 21.8% required owner occupation. 54.2% of those requiring bungalow accommodation required owner occupation and 45.8% Council / HA rented. All of those requiring a bedsit / studio / room only required private rented.

9.8 New / Concealed Households Moving

- 9.8.1 219 concealed BME households are forming within the District over the next three years. 21.0% of them are forming now, 36.1% are forming within 1 year and the remaining 42.9% are forming between 2 and 3 years. In comparison to the general population where 14.2% are forming now, 24.2% are forming within 1 year, 31.3% between 1-2 years and 30.3% between 2-3 years. (Please note overall responses gained from BME households moving were based on a low level of data).
- 9.8.2 BME households were asked how many children would be in each newly forming household. Of the 218 BME households responding, 26.1% had a child due, 11.0% had two or more children. This is compared to the general population in which of the 2,211 respondents responding to the question, 7.6% had a child due, 4.7% had one child and 6.0% had two or more.
- 9.8.3 36.6% of concealed BME households said that they required a flat / maisonette, 18.9% require a bedsit / studio / room only. 18.1% said that they require a semi-detached house, 13.6% require a bungalow accommodation and 12.8% a detached house. There was no requirement for other types.
- 9.8.4 50.1% of concealed BME respondents said that they require one bedroom accommodation, 26.9% said they needed two bedrooms, 20.1% require 3 bedrooms and the remaining 2.9% require four or more bedrooms.
- 9.8.5 43.4% of demand from concealed BME households moving was for owner occupation, 28.1% required Council / Housing Association rented accommodation, 20.1% required private rented and 8.4% required HA shared ownership.

10 CLG NEEDS ASSESSMENT MODEL

10.1 Model Structure

10.1.1 The model is structured on a 'flows' basis, taking account of recent experience over the previous three years and examining projections over the next two years. It has to be assumed that this 'annualised' data will occur each year to 2017. The primary data gathering will of course be undertaken again before 2017, but unless there are major changes in house prices and incomes it is unlikely that there will be much variation in the overall situation.

10.2 Affordable Housing Needs Assessment Model

10.2.1 The overall assessment of housing need is calculated using the CLG Basic Needs Assessment Model, which is structured from the survey data to take account of the key demand sources, households requiring subsidised housing, homeless households not assessed in the survey, households living in unsuitable housing whose needs can only be resolved in a different dwelling and concealed household formation emanating from demographic change.

10.3 Income Requirement Assumptions

10.3.1 Each category has been adjusted to ensure that proper account is taken of households who can buy the lowest quartile stock in the owner occupied market without assistance (income > £41,200 to £79,200 subject to location). The private rent sector costs are estimated at an access cost of £525 / £825 per month for the vast majority of households in this sector, requiring an annual income of at least £25,200 / £39,600 per annum, subject to location.

10.4 Basic Model Structure

10.4.1 There are a total of 18 'stages' in the needs assessment model, combined into three distinct sections assessing:-

- B - The Backlog of Existing Housing Need;
- N - Newly Arising Need;
- S - Supply of Affordable Units;
- **(B + N) – S = Overall annual net shortfall (or surplus) of affordable housing.**

10.5 B – The Backlog of Existing Housing Need

10.5.1 The first stage of the backlog calculation identifies existing households living in accommodation unsuitable for their needs who need to move to resolve their difficulty. Stage 1 identifies the number of households who specified one or more reasons why their accommodation was inadequate. There were a total of 12,176 reasons for inadequacy given, relating either to property size, condition, heating, affecting health, cost or insecurity of tenure, as detailed in Table 10-1.

10.5.2 Households who stated their accommodation was too small, without specifying any other reason, were tested against the CLG 'Bedroom Standard' to determine whether they are actually overcrowded and only those households who are overcrowded are assessed to be in inadequate housing.

10.5.3 6,548 households specified unsuitability issues. A group of 1,955 households gave "Too Small" as their only reason for inadequacy. A separate group of 578 households are overcrowded by the national Bedroom Standard, 57 of whom are moving to a new home outside the District. This leaves a figure of 521 overcrowded households (578 minus 57), of whom 284 have other reasons than "Too Small" and are overcrowded and are already included in the total household number.

Table 10-1 Inadequate Households Test

Households specifying unsuitability issues		6,548
MINUS Reason "Too Small" <u>only</u>	1,955	4,593
PLUS Technically 'overcrowded'	521	5114
MINUS Duplication	284	4,830
Assessed in inadequate housing		4,830

- 10.5.4 The net figure of 4,830 is used in **Stage 1** of the model.
- 10.5.5 The second stage of the unsuitability assessment removes Council / HA rented tenants from the calculation of those in inadequate housing, because any move would release a unit of affordable housing, and it is therefore assumed that there would be no overall net effect on the annual flow model. The only exception to this Council / HA rented households whose overcrowding issue could not be resolved by the stock flow.
- 10.5.6 There are 239 Council / HA rented households living in unsuitable accommodation. Of these there are no households who are technically overcrowded by the 'bedroom standard'. None of these households contain a new household about to form which will resolve the overcrowding situation.
- 10.5.7 Only 1.1% of the Council / HA rented stock of 3,505 units are 4+ bedroom i.e. 38 units, and in the year to 2007 no re-lets of these units became available and therefore there is a need to develop further 4+ bedroom stock to address the needs of these households.
- 10.5.8 Therefore all of the Council / HA households living in unsuitable accommodation can expect to have their issues resolved by the normal process of stock turnover (i.e. 239 – 0) and need to be removed from the total of households with an unsuitability, and the figure of 239 is applied in the model at **Stage 2**.
- 10.5.9 The next stage of the unsuitability assessment removes from the total those households whose unsuitability can be resolved 'in situ' (i.e. in their current accommodation). This is derived from HNS data, testing the reason for inadequacy of those households who stated their accommodation was inadequate, mainly relating to repairs or improvements to the home.
- 10.5.10 Households who are overcrowded, were suffering harassment, those whose rent / mortgage was too expensive, housing was affecting their health, whose tenancy was insecure or whose home was too large are all assessed to require a move.
- 10.5.11 The calculation results in a total of 2,771 cases where an 'in situ' solution is most appropriate and this figure is also applied at **Stage 2**, giving a total of 3,010 households who need to be removed from the unsuitability calculation at this stage (2,771 plus 239).
- 10.5.12 The final stage of the unsuitability assessment takes the sub-total calculated above (**Stage 1** MINUS **Stage 2**) and applies to the proportion of households unable to afford to buy or rent a home of a suitable size in order to resolve their difficulty.
- 10.5.13 The 2000 Guidance states that "for existing owner occupiers in unsuitable housing it is important to take account of the existing equity owned" as this would assist a move to suitable accommodation. The 2004 SEERA Guidance however acknowledges that this is extremely complex and the data gathered might not be very accurate and suggests that best practice is to ask the specific question asked in this survey that if the household needs to move to resolve their difficulty, could they afford a home of a suitable size within the District. The SEERA best practice recommendation is that if they say they can resolve their requirements they should be excluded.

- 10.5.14 The question was asked of the 1,820 households in unsuitable housing who need to move living in the private sector, owners and tenants. The result showed that 25.1% of these households could afford to buy or rent a home of a suitable size in the District. The figure of 74.9% who could not do so is therefore applied at **Stage 3**.
- 10.5.15 Homeless households are counted in Newly Arising Need and in the Backlog of Need although it is ensured that they are not double counted. Although the number of those accepted as homeless is much higher over a year, it is important to test how many households at the timing of the survey are in accommodation where they could be included in the household survey. Council records at March 2007 (HSSA) show that 10 households are in temporary accommodation, but only 6 are in a hostel, refuge or Bed & Breakfast. Those "homeless at home" or in other Council, HA or general stock should be captured in the survey. 6 is therefore the figure applied at **Stage 4**.
- 10.5.16 The total resultant calculated backlog having taken into account unsuitability, homeless and potential households is then multiplied by a 20% quota at **Stage 6** to progressively eliminate the backlog calculated over a five year period, in accordance with Government Guidance, although the Council can make a Policy decision to eliminate the backlog over a longer period (e.g. 10 years or 20 years to the end of the LDF period).
- 10.5.17 Guidance recognises that the 'backlog' is not a finite group of households. Household circumstances change constantly and even if the needs of the 1,369 households were met through a range of initiatives, they will be replaced by different households at the next main assessment by new households whose housing has become inadequate or they have become homeless. The number will almost certainly be different but it will not be zero.

Table 10-2 Backlog of Need – Basic Needs Assessment Model

B - BACKLOG OF NEED		
1.	Households in unsuitable housing	4,830
2.	MINUS – Council & RSL tenants	239
	MINUS – in-situ solution most appropriate or leaving District	2,771
		3,010
	<i>Households in unsuitable housing and need to move</i>	<u>1,820</u>
3.	TIMES - Proportion unable to afford to buy or rent	74.9%
4.	PLUS - Backlog - homeless households	6
5.	TOTAL BACKLOG NEED	1,369
6.	TIMES - Quota to progressively reduce backlog	(20%)
7.	ANNUAL NEED TO REDUCE BACKLOG	274

10.6 N – Newly Arising Need

- 10.6.1 The first calculation involved in assessing newly arising need is to establish how many new households intend to form each year, then determine how many of these households have insufficient income to buy or rent in the market and therefore fall into need.
- 10.6.2 Good Practice Guidance recommends that the total of concealed households identified in the survey is annualised at the average level of those forming in the next two years.

Table 10-3 Time of Move – Concealed Households

Time of Move	Nos. implied	Annual Average
Now / Within 1 year	916	832
1 - 2 years	747	

- 10.6.3 The table shows that the annual average new household formation level is 832 households per annum.
- 10.6.4 In order to avoid double counting due to two-person household formation, duplication is removed. 65.3% of concealed households forming over the next three years specified formation as a couple, but only 29.0% of these were with a partner who lived separately elsewhere in the District, which would cause a double count.
- 10.6.5 However data on recently formed households suggests that couple formation might decrease to 61.3% and the 29.0% has therefore been removed from this lower level in the table below ($61.3\% \times 29.0\% = 17.7\%$).

Table 10-4 Double Counting Removal

New household formation (gross p.a.)	832
MINUS - Two person formation (17.7%) x 0.5	74
Total	758

- 10.6.6 This results in an annual average formation level of 758 households per annum, used at **Stage 8** of the model.
- 10.6.7 The income of recently formed households has been used to test the ability of future concealed households to both purchase in the lower quartile stock and access the private market to rent 1, 2 and in some cases 3 bedroom units suitable for their requirements. 68.5% of concealed households are considered to be unable to purchase in the market, with 49.2% unable to rent, based on the incomes of those who recently formed.
- 10.6.8 Detailed analysis of the private rented sector shows a level of supply, particularly of small units, inadequate to address any new formation households. Despite this the rental sector proportion of 49.2% is used in **Stage 9** of the Model even though there may be a supply issue and that those who could not buy but could rent in the private sector may not wish to do so.
- 10.6.9 The data on recently formed households' income was based on responses from those who formed their first home in the District over the last year. It is likely that income levels of this group at the point of actual access to the market may be lower in some cases than it is now, and the proportion used is therefore an under-estimate of those who cannot access housing without assistance.
- 10.6.10 The Council data shows that no ex-institutional population moved into the community over the year. The total figure of zero is used in **Stage 10** of the model.
- 10.6.11 Stage 11 of the model identifies households who fell into priority need during the last year. Priority need is those households whose circumstances need to be addressed quickly and usually these households are homeless or overcrowded, in high medical need, suffering harassment, living accommodation which is unfit or in high levels of disrepair or need to be re-housed or have insecure tenancies.
- 10.6.12 The Council calculation of existing households falling into priority need found that of new registrations on the waiting list, there were 11 homeless household acceptances in priority need and a further 591 households with other reasons for priority need, a total of 602 over the year used at **Stage 11**.

- 10.6.13 The survey data identified 191 in-migrant households in the last three years who live in social rented accommodation (64 annually). Additionally there was an annual average over the last three years of 411 in-migrant households living in the private rented sector, of which 21 were in receipt of housing benefit. An average annual figure of 85 (64 + 21) households unable to afford market housing is used at **Stage 12**.

Table 10-5 Newly Arising Need – Basic Needs Assessment Model

N - NEWLY ARISING NEED		
8.	New household formation	758
9.	TIMES Proportion unable to access private market	(49.2%) 373
10.	PLUS - Ex-institutional population moving into community	0
11.	Existing households falling into priority need	602
12.	In-migrant households unable to afford market housing	<u>85</u>
13.	TOTAL NEWLY ARISING NEED	1,060

10.7 S – Supply of Affordable Units

- 10.7.1 The annual supply of affordable units over the last three years is used in the model as a prediction for future annual affordable housing supply which is likely to arise.
- 10.7.2 It is important firstly to establish the average stock re-let level and data from both the HSSA returns and CORE has been studied for the three years to 31/03/2007, which shows the following:-

Table 10-6 2005 to 2007 Affordable Housing Supply (HSSA)

Council Re-lets	2004 / 05	2005 / 06	2006 / 07	Average
HSSA Return	185	213	241	213

* HSSA

- 10.7.3 The overall average re-let figure for the Council stock for the three year period to 2006/07 is 213 units per annum.

Table 10-7 2005 to 2007 Affordable Housing Supply (HSSA & CORE)

RSL Re-lets	2004 / 05	2005 / 06	2006 / 07	Average
HSSA Return	32	55	31	39
CORE Data	37	26	13	25

* © CORE, Housing Corporation

- 10.7.4 Although an average of both HSSA and CORE data for HA re-lets could be used, the HSSA data re-let levels appear more consistent and reliable and the HSSA average of 39 units per annum has been used added to the 213 Council re-lets to make a total of 252 at **Stage 14** of the model.
- 10.7.5 Shared ownership units are estimated at 346, based on 2001 Census numbers of 114 plus 232 units built up to March 2007. Assuming a resale rate based at 4.5%, the same as market stock turnover, 16 units would become available each year and this number is also incorporated at **Stage 14**.
- 10.7.6 **Stage 15** of the needs model involves assessing how increased vacancies and units taken out of management will have an effect on the annual flow of affordable housing. The calculation takes the average annual right to buy level, multiplied by the average re-let rate of the stock. The table below shows the right to buy and demolition levels from Council data for the three years to 31/03/2007.

Table 10-8 2005 to 2007 Right to Buy & Demolition Levels

	2004 / 05	2005 / 06	2006 / 07	Average
Right to Buy	31	24	13	23
Demolition	35	59	40	45
Total	66	83	53	67

- 10.7.7 The average loss of units through demolition and annual right to buy is 67 units per annum. House price increases have reduced RTB levels since 2004/05. With an average stock re-let rate of 5.7% per annum this leads to a total of 4 units per annum, applied at **Stage 15**.
- 10.7.8 **Stage 16** of the needs model takes account of the annual new affordable housing supply. The HSSA returns for the three years to 31/03/2007 show the following recent new unit trends:-

Table 10-9 2005 to 2007 New Affordable Housing Supply (HSSA)

Supply	2004 / 05	2005 / 06	2006 / 07	Average	%
New HA Rent	6	20	65	31	35
Shared Ownership	9	35	128	57	65
Other New Supply	0	0	0	0	0
Total	15	55	193	88	100

- 10.7.9 If there is a consistent level of recent and immediate future new delivery it is normal practice to take account of the average annual level.
- 10.7.10 The average annual new supply total is 88 units per annum, but with significant variance in supply over the period.
- 10.7.11 Future new delivery over the next two years is expected to be 95 units in 2007 / 08 and 100 in 2008 / 09, and an average of 98 units has been applied to **Stage 16** of the model. It will be important to monitor actual delivery levels in future annual updates.

Table 10-10 Supply of Affordable Units – Basic Needs Assessment Model

S - SUPPLY OF AFFORDABLE UNITS		
14.	Supply of social re-lets (252) and Shared Ownership re-sales (16)	268
15.	MINUS Increased vacancies (if applicable) and units taken out of management. Right to Buy	<u>4</u>
	<i>Net social re-lets</i>	264
16.	PLUS - Committed units of new affordable supply	98
17.	AFFORDABLE SUPPLY	362

10.8 Affordable Housing Needs Assessment Model

B - BACKLOG OF NEED		
1.	Households in unsuitable housing	4,830
2.	MINUS – Council & RSL tenants	239
	MINUS – in-situ solution most appropriate or leaving District	2,771
		3,010
	<i>Households in unsuitable housing and need to move</i>	<u>1,820</u>
3.	TIMES - Proportion unable to afford to buy or rent	74.9%
4.	PLUS - Backlog - homeless households	6
5.	TOTAL BACKLOG NEED	1,369
6.	TIMES - Quota to progressively reduce backlog	(20%)
7.	ANNUAL NEED TO REDUCE BACKLOG	274
N - NEWLY ARISING NEED		
8.	New household formation	758
9.	TIMES Proportion unable to access private market	(49.2%)
10.	PLUS - Ex-institutional population moving into community	0
11.	Existing households falling into priority need	602
12.	In-migrant households unable to afford market housing	<u>85</u>
13.	TOTAL NEWLY ARISING NEED	1,060
S - SUPPLY OF AFFORDABLE UNITS		
14.	Supply of social re-lets (252) and Shared Ownership re-sales (16)	268
15.	MINUS Increased vacancies (if applicable) and units taken out of management. Right to Buy	<u>4</u>
	<i>Net social re-lets</i>	264
16.	PLUS - Committed units of new affordable supply	98
17.	AFFORDABLE SUPPLY	362
	Annual need to reduce backlog (B)	274
	Newly arising need (N)	<u>1,060</u>
	TOTAL AFFORDABLE NEED (B + N)	1,334
	Affordable supply (S)	<u>362</u>
18.	OVERALL ANNUAL SHORTFALL (B + N) - S	<u>972</u>

* Elimination over a five year period is recommended in the Guidance for model purposes but the Council can make a Policy decision to do so over a longer period (e.g. 10 years or years to the end of the Local Plan period).

10.9 Needs Assessment

- 10.9.1 The total affordable housing need annually is for 1,334 units. Net re-lets of the existing social stock, after Right to Buy (RTB) impact, average 268 units and are the major means of addressing the scale of need identified.
- 10.9.2 After allowing for existing stock net re-let supply and new delivery, there will still be a total annual affordable housing shortfall of 1,070 units, (972 shortfall + 98 assumed new units each year), 10,700 units in total over the ten years to 2017. It is difficult to make finite predictions of annual need beyond five years.
- 10.9.3 Around 95 units a year are planned in 2007 / 08 and 100 units in 2008 / 09 and it will be important to monitor actual delivery levels in annual updates.
- 10.9.4 Based on the average new unit supply of around 98 units over the next 2 years, this level of annual need is nearly 11 times the number of units able to be provided from new delivery and conversions resulting in growing levels of unmet need each year.
- 10.9.5 The assessment will under new Guidance need to be monitored annually to reflect changes in demand and achieved supply and additionally it will be necessary to undertake a full Market and Needs Assessment by 2012 and each five years thereafter.
- 10.9.6 The impact of the changing demographic profile, particularly the large growth in younger people, is likely to have a significant effect on the scale of need for affordable housing within the period to 2019, unless there are major beneficial changes in the house price to income relationship in the District. The monitoring process should continuously take account of these key market drivers.
- 10.9.7 New delivery over the previous 3 years has averaged 24% of total supply and is a high level bearing in mind that existing stock turnover is normally expected to meet 90% to 95% of housing requirements.
- 10.9.8 A higher annual average of 98 new units is planned over the next two years to 2009, 27% of total affordable supply, and it will be important to monitor actual delivery levels in future annual updates.
- 10.9.9 Additionally, 138 existing households and 153 concealed households intend to leave the District over the next three years because of a lack of affordable rented housing, and 558 households (351 existing and 207 concealed) are planning to leave due to being unable to buy in the District. These are not included in the needs assessment calculation, although this could be justified.

11 PLANNING AND DELIVERY

11.1 Land and Affordable Housing Delivery

- 11.1.1 Land supply is crucial to the provision of housing. Land available at a discount is often the key to making a social housing scheme viable, particularly given the limited funding available. Therefore, local authority housing and planning strategies need to ascertain the availability of sites and propose ways of bringing sites forward.
- 11.1.2 The inter-relationship of the land and subsidy issues is important in the negotiation process. It is clear from the scale of affordable need identified in the survey that the Council will need to negotiate with private landowners and developers to be able to deliver the scale of housing required.
- 11.1.3 Whilst the survey data provides identified demand levels in each strategic housing area, the Council must apply its own judgement as to the suitability of sites for affordable housing for low income families and concealed households unable to enter the private market, particularly related to the nature of the area, provision of services and other planning policy requirements.

11.2 Affordable Housing

- 11.2.1 The PPS3 definition of affordable housing is:-

“Affordable housing includes social rented housing and intermediate housing, provided to specified eligible households whose needs are not met by the market”

- 11.2.2 Basically all affordable housing is subsidised in some way and it is important to clarify what subsidy is because it has been wrongly attributed to public sector grant only in the past. Subsidy includes not only public funding but also the provision of service land by developers either free or at a substantial discount.
- 11.2.3 The word ‘subsidy’ has been followed in the Good Practice Guidance published in January 2004 by the South East Regional Assembly (SEERA) and has also been followed in Policy H4 of the Draft South East Plan, which mentions “subsidy” three times in the policy text.
- 11.2.4 The types of affordable housing comply with the definition and which DCA have used for over 5 years are as follows:-

Social Rent

- ◆ *HA (or other body approved under the Housing Act 2004) units for rent; and*

Intermediate Housing

- ◆ *shared ownership (now New Build HomeBuy);*
- ◆ *shared equity where land value is retained to provide housing for sale at below market levels and where control of the ‘equity discount’ can be retained as long as they are needed;*
- ◆ *discounted market housing for rent, also using land value.*

- 11.2.5 These definitions are also those provided in the Housing Market Assessments – Draft Practice Guidance December 2005. These definitions differ in wording in PPS3 Annex B, but have the same core meaning.
- 11.2.6 The policy guidance gives the Council the power to negotiate with developers on all new permissions, subject to the ability to provide defensible data to justify need following a rigorous and up to date assessment provided in this survey.

11.3 Perpetuity

11.3.1 It is important that additional affordable housing units provided through acquisition, conversion or new delivery add to the available affordable stock in the long term. Many past initiatives have provided subsidy which has been of benefit to the first occupier only and perpetuity providing control of the subsidy element, whether provided by free land, grant or discount is vital if the benefit is to be passed to subsequent occupiers for as long as it is needed. Capital receipts from right to Buy sales and staircasing of shared ownership should be re-cycled into new provision to ensure that capital investment is retained within the sector.

11.4 Overall Target Levels

11.4.1 The annual level of outstanding affordable need of 1,066 units, after allowing for current re-let and new supply is clearly not economically deliverable or sustainable, bearing in mind future new supply levels averaging 98 units each year.

11.4.2 Despite the evidence of the scale of need from existing and concealed households, there are wider issues to consider when setting targets for delivery of affordable housing from new developments. Primarily there is a need to build viable, sustainable developments.

11.4.3 The Draft South East Plan allocation for Mole Valley is 3,420 units from 2006 to 2026 (171 per year). Not all of these will be on qualifying sites, nor does this total take account of completions or outline consents. However the total outstanding affordable need of sixteen times the full annual allocation.

11.4.4 The South East Plan allocation for East Surrey is 21,640 units from 2006 to 2026 (1,066 a year). Not all of these will be on qualifying sites, nor does this total take account of completions or outline consents.

11.4.5 It is the responsibility of local authorities to set targets to address local need supported by a robust Housing Needs Assessment.

11.4.6 The Housing Needs Study is not the only basis for the Council decision on target levels, but it is the major element and it has identified a scale of affordable need which justifies a target requirement in the District.

11.4.7 Based on the evidence found in this assessment, the Council could consider an overall affordable housing target of at least 40% of new units of the total of all future suitable sites, subject to site viability.

11.4.8 In view of the scale of need, subsidised affordable units should be negotiated on all suitable sites. The Council should set a 'target' for each site taking into account existing affordable supply, survey demand and other regeneration, planning, sustainability and economic viability factors.

11.4.9 Meeting the total need for affordable housing involves a range of initiatives making best use of the existing stock, by bringing empty houses back into use, bringing social sector stock up to Decent Homes Standard, conversions of existing buildings as well as new delivery through the planning system.

11.5 Future Affordable Housing Delivery - Tenure Mix

11.5.1 The social rented stock in the District at 12.9% is low relative to the national average of 19.3% and the regional average of 14.0%. It does not, however, provide adequate turnover to meet the scale of need identified.

11.5.2 In determining the balance of tenure mix, the number of households who would be able to enter the market through intermediate housing but cannot afford private rent has to be taken into account.

- 11.5.3 The tenure balance of new affordable delivery over the last three years has averaged 35% social rented units and 65.0% intermediate market housing and levels of 60% intermediate units are planned for 2007 / 08 and 2008 / 09.
- 11.5.4 The increases in house prices over the last five years have excluded many 'first-time buyers' from the owner occupied market. DCA believe therefore that the proportion of affordable housing provided on new sites should encompass more subsidised intermediate market housing than would have been the case five years ago when it was a more marginal element of affordable need.
- 11.5.5 The whole housing allocation could be for social rent or for intermediate housing and still not address the scale of need of either group of households. There is a need to create viable, balanced developments.
- 11.5.6 The overall target has also to consider the tenure mix within affordable housing provision and the evidence in the assessment suggests that the Council could consider an overall balance of 50% social rent and 50% intermediate housing to meet the needs of low income households, key workers and those on average incomes now unable to purchase.

11.6 Affordable Rented Accommodation

- 11.6.1 The local relationship between house prices and incomes is such that around 68.5% of concealed households are unable to purchase in their own right depending on location. The availability of rented stock through re-lets is marginally low relative to the expectation that existing stock flows should address 90% of all need.
- 11.6.2 A large proportion of affordable units are required as social rented properties, both for concealed households and existing families. However in stock availability from turnover, the social rented sector provides almost 16 times the scale of units (252) to those from shared ownership (16) each year.
- 11.6.3 The survey data however suggests a total demand for social rent from both existing and concealed households of 1,677 units compared to 554 for intermediate housing, a ratio of 3 to 1 compared to supply of 16 to 1. There is therefore a need to deliver an high level of intermediate housing to provide a more balanced affordable stock.
- 11.6.4 There is no other obvious solution other than a severe market crash or significant increases in incomes above inflation to solve access to the market for people on average incomes in Mole Valley.

11.7 Intermediate Market Housing

- 11.7.1 Concealed households forming express a need (31.2%) or preference (66.3%) for owner occupation but generally around 68.5% of them have incomes inadequate to be able to purchase. The sustained period of high house price inflation has impacted on concealed households' ability to buy and requires a supply of intermediate housing to assist those on middle incomes including key workers who previously would have purchased without assistance.
- 11.7.2 There is an expressed preference for 186 shared ownership units a year, from concealed (125 p.a.) and existing households (61p.a.). This is double the scale of past new total affordable housing delivery of 87 units, a significant level. The data identifies 12 existing Council or RSL tenants who wish to purchase through shared ownership each year and would free up rented stock for re-letting.

11.8 Shared Ownership

- 11.8.1 Shared ownership supply from stock turnover is low relative to preference expressed by existing and concealed households over the next 3 years of 554 units (184 existing households and 370 concealed households), 185 per year.
- 11.8.2 Current supply of shared ownership units are estimated at 346, based on 2001 Census numbers of 114 plus 232 units built up to March 2007. These generate re-sales of around 20 units per annum (i.e. around 2 per month).
- 11.8.3 To assess the scale of viability of intermediate housing, recent examples of new build HA shared ownership schemes in the District were studied, outlined in the following table. The household income data of moving households has been checked against the market values of 2 and 3-bed units in these developments.

Table 11-1 Shared Ownership Cost Examples in the District

Property Type	Full Sale Price	Share price	Monthly Cost				Single Income Required	Joint Income Required
			Rent	Mortgage	Service Charge *	Total		
1-bed flat	£160,000	£64,000 (40%)	£240	£407*	£100	£747	£23,772	£27,353
1-bed flat	£162,500	£65,000 (40%)	£244	£414*	£80	£738	£23,895	£27,531
2-bed flat	£195,000	£78,000 (40%)	£293	£496*	£100	£889	£28,710	£33,074
2-bed flat	£205,000	£82,000 (40%)	£308	£522*	£100	£929	£30,121	£34,708
2-bed house	£250,000	150,000 (60%)	£208	£622**	£19	£809.	£45,664***	£52,807***
2-bed house	£240,000	144,000 (60%)	£200	£597**	£19	£816	£43,850***	£50,707***
3-bed house	£280,000	168,000 (60%)	£233	£697**	£20	£950	£51,123***	£59,123***
3-bed house	£289,000	173,400 (60%)	£240	£719**	£20	£979	£52,765***	£61,022***

* Mortgage costs are based on 100% capital and interest repayment mortgage and 5.57% gross over 25 years

**Mortgage costs are based on 100% capital and interest repayment mortgage and 5.5% gross over 25 years

***Based on a 3.5 x single salary, 3 x joint salary and rent payable at 2.5%

- 11.8.4 Generally the income levels required to purchase on a shared ownership basis exceed the levels needed to access the private rented market. However there is clearly a wider stock renewal and regeneration strategy requirement to develop more high quality housing in the District compared to the lower quality prevailing in the current private rented sector.
- 11.8.5 19.4% of concealed households about to form, around 180 each year, earn between £23,000 and £30,000 per annum, and could achieve access to shared ownership through 1 and 2-bed flats in the above examples of recent projects in the District.
- 11.8.6 Based on the incomes of recently formed households, a further 11%, around 85 households a year could gain access to 2 or 3 bed houses. This could be of value to key workers or those who already have family and need to move to larger accommodation.
- 11.8.7 Additionally 35 households currently live in the social rented sector but express a need for shared ownership who could be assisted through New Build or Open Market Homebuy, potentially freeing up 12 rented units a year over the next three years.
- 11.8.8 The following analysis is based from an income band viewpoint to identify those who qualify for intermediate housing i.e. earning above social rents but below market rents.

Table 11-2 Social Rents / Income Required vs. Private Rents / Income Required

	Cost Per Week			Income Required (rounded to nearest £100)		
	1-bed	2-bed	3-bed	1-bed	2-bed	3-bed
Social Rent *	65.65	68.56	84.31	13,650	14,250	17,500
Private Rent **	121.15	173.00	213.46	25,200	36,000	44,400

* Source: CORE (2007), includes new lettings and re-lets in the HA sector

** Source: DCA Housing Market Survey (2007)

- 11.8.9 The table above shows the average cost per week and income required for social rented units in the District and for entry-level private rented housing, the cheapest market access.
- 11.8.10 Those needing 1-bed units require an income of between £13,650 and £25,200 to be eligible for intermediate housing. Households needing 2-bed units require to earn £14,250 to £36,000 to qualify, while for 3-bed units the income band is £17,500 to £44,400.
- 11.8.11 However it is clear from the practical cost of new housing delivery in the area that a greater proportion of households in these categories could be assisted at 25% equity purchase levels. However, those in the lower half of these income bands are unlikely to be able to be assisted for any property size through intermediate housing except at very marginal levels of equity purchase.

11.9 Intermediate Rent

- 11.9.1 Around 66 existing households and 142 new households, 208 in total express a need for private rental per annum. Initiatives to deliver discounted market rent could well assist households, including key workers unable to afford full market costs. This is also an option for new unit delivery without grant support.
- 11.9.2 Intermediate market rented housing can only be delivered provided that there is an adequate cost margin between social rent and market rent. Given that average private rents across the District are £573 to £810 per month for 1 and 2 bedroom units there may be the potential to deliver intermediate housing in this way, increasing access to the rental sector. This could focus on the 2 bed unit sector and should be examined in detail as an element of future intermediate market housing delivery.
- 11.9.3 The private rented sector is around 9% of the housing stock but an increase in higher quality housing provided in this sector could also address the short term needs of key worker and other middle income households expressing interest in shared ownership, especially those at the early stages of their careers or on limited employment contracts who are looking for flexibility in their housing arrangements.

11.10 Needs Distribution by Sub-Area, Tenure Type, Size and Location

- 11.10.1 There will be variance at local level between demand and existing stock supply and the localised balancing housing markets report will be valuable in setting site targets, both to address affordable housing and in particular by house type and size.
- 11.10.2 The survey data disks contain a breakdown of the whole of the future housing needs section of the questionnaire, which can be used by officers to identify specific needs by sub-area by cross-tabulation.
- 11.10.3 The data tables provided give a localised breakdown of each question, analysed both by existing households planning to move and the “concealed” households and facilitates the preparation of localised housing type and size requirements.
- 11.10.4 Appendix I contains a detailed analysis from the survey data of the type and size of units required by both existing and concealed households over the next three years analysed by tenure and location.

11.11 Site Thresholds

- 11.11.1 The national indicative minimum threshold level in PPS3 is set at 15 units. In all areas across the District DCA believe that the significant level of need identified is unlikely to be met even at the threshold of 15 units in the new Guidance.
- 11.11.2 The annual scale of affordable need is nearly 11 times the average annual new unit delivery over the next two years and justifies an exceptional case for a lower threshold. However it is critical to test the level of increased supply which any threshold level below 15 dwellings would generate from a Strategic Land Assessment taking viability into account.
- 11.11.3 PPS3 now provides for the consideration of a range of site thresholds within the District to address localised need, particularly in rural areas. This is discussed in the Strategic Housing Market Assessment Report.

APPENDIX I

Type, Size & Tenure Requirements for Moving Households by Sub-Area

Charlwood and Hookwood (Gatwick fringe)

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to Employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	0	12	12	24
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	0	34	0	34
2 Bed Bungalows	0	0	0	0
2 Bed Houses	0	0	0	0
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	10	0	0	10
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	0	0	0	0
Total	10	46	12	68

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	Council Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	0	0	0
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	0	0	0
2 Bed Bungalows	0	0	0
2 Bed Houses	0	0	0
3+ Bed Flats	0	0	0
3+ Bed Bungalows	0	17	17
3+ Bed Houses	0	0	0
Total	0	17	17

Leith Hill/ Okewood/ Capel / Leigh / Newdigate**Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	10	12	0	22
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	0	12	0	12
2 Bed Bungalows	50	0	0	50
2 Bed Houses	0	0	0	0
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	18	0	0	18
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	64	0	0	64
Total	142	24	0	166

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	Council Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	11	26	38
1 Bed Bungalows	20	0	20
1 Bed Houses	0	0	0
2 Bed Flats	0	16	16
2 Bed Bungalows	11	0	11
2 Bed Houses	0	20	20
3+ Bed Flats	0	0	0
3+ Bed Bungalows	0	0	0
3+ Bed Houses	27	25	52
Total	87	157	0

Beare Green (Dorking urban overspill)**Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	14	0	0	14
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	0	0	0	0
2 Bed Bungalows	0	0	0	0
2 Bed Houses	9	0	0	9
3 Bed Flats	0	0	0	0
3 Bed Bungalows	0	0	0	0
3 Bed Houses	37	0	0	37
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	23	0	0	23
Total	83	0	0	83

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	Council Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	9	13	22
1 Bed Bungalows	0	0	0
1 Bed Houses	18	0	18
2 Bed Flats	36	0	36
2 Bed Bungalows	0	0	0
2 Bed Houses	25	11	35
3+ Bed Flats	0	0	0
3+ Bed Bungalows	0	0	0
3+ Bed Houses	0	0	0
Total	88	24	111

Westcott/Brockham/Betchworth/Buckland/Mickleham/ Westhumble/Pixham**Private Sector Type / Size Required for All Households Moving**

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	31	9	0	40
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	10	0	0	10
2 Bed Bungalows	55	0	0	55
2 Bed Houses	123	23	0	146
3 Bed Flats	0	0	0	0
3 Bed Bungalows	24	0	0	24
3 Bed Houses	121	0	0	121
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	158	0	0	158
Total	522	32	0	554

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	Council Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	31	0	31
1 Bed Bungalows	17	0	17
1 Bed Houses	0	0	0
2 Bed Flats	40	0	40
2 Bed Bungalows	24	0	24
2 Bed Houses	0	17	17
3+ Bed Flats	0	0	0
3+ Bed Bungalows	0	0	0
3+ Bed Houses	28	21	49
Total	140	38	178

Dorking North/South & Holmwoods

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	159	46	0	205
1 Bed Bungalows	14	0	0	14
1 Bed Houses	0	0	0	0
2 Bed Flats	23	31	0	54
2 Bed Bungalows	103	0	0	103
2 Bed Houses	192	23	0	215
3 Bed Flats	0	0	0	0
3 Bed Bungalows	19	23	0	42
3 Bed Houses	139	23	0	162
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	213	20	0	233
Total	862	166	0	1,028

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	Council Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	95	60	155
1 Bed Bungalows	17	0	17
1 Bed Houses	0	0	0
2 Bed Flats	141	0	141
2 Bed Bungalows	27	0	27
2 Bed Houses	56	17	73
3+ Bed Flats	0	0	0
3+ Bed Bungalows	0	0	0
3+ Bed Houses	49	25	75
Total	385	102	488

Ashted Common/ Village & Park

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	77	46	0	123
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	61	0	0	61
2 Bed Bungalows	50	0	0	50
2 Bed Houses	0	0	0	0
3 Bed Flats	0	0	0	0
3 Bed Bungalows	31	0	0	31
3 Bed Houses	129	0	0	129
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	85	0	0	85
Total	433	46	0	479

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	Council Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	37	10	47
1 Bed Bungalows	0	0	0
1 Bed Houses	0	0	0
2 Bed Flats	0	19	19
2 Bed Bungalows	18	0	18
2 Bed Houses	28	0	28
3+ Bed Flats	10	0	10
3+ Bed Bungalows	0	0	0
3+ Bed Houses	22	13	35
Total	115	42	157

Fetcham West/ East & Bookham North/ South

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{OS}	N ^{OS}	N ^{OS}	N ^{OS}
1 Bed Flats	34	151	0	185
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	57	24	0	81
2 Bed Bungalows	42	0	0	42
2 Bed Houses	109	0	0	109
3 Bed Flats	0	0	0	0
3 Bed Bungalows	28	0	0	28
3 Bed Houses	141	0	0	141
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	94	0	0	94
Total	505	175	0	680

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	Council Rent	HA Shared Ownership	Total
	N ^{OS}	N ^{OS}	N ^{OS}
1 Bed Flats	74	87	161
1 Bed Bungalows	14	0	14
1 Bed Houses	18	0	18
2 Bed Flats	0	16	16
2 Bed Bungalows	11	0	11
2 Bed Houses	20	9	29
3+ Bed Flats	10	0	10
3+ Bed Bungalows	0	0	0
3+ Bed Houses	55	18	73
Total	202	130	332

Leatherhead North/ South

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	28	89	0	117
1 Bed Bungalows	0	0	0	0
1 Bed Houses	0	0	0	0
2 Bed Flats	66	38	0	104
2 Bed Bungalows	42	0	0	42
2 Bed Houses	20	0	0	20
3 Bed Flats	0	0	0	0
3 Bed Bungalows	9	0	0	9
3 Bed Houses	177	0	0	177
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	196	0	0	196
Total	538	127	0	665

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	Council Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	150	67	217
1 Bed Bungalows	0	0	0
1 Bed Houses	18	0	18
2 Bed Flats	30	10	40
2 Bed Bungalows	36	0	36
2 Bed Houses	58	17	76
3+ Bed Flats	10	0	10
3+ Bed Bungalows	0	0	0
3+ Bed Houses	62	7	69
Total	364	101	466

Mole Valley District

Private Sector Type / Size Required for All Households Moving

Property Type / Size	Owner Occupation	Private Rented	Tied to employment	Total
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	352	364	12	728
1 Bed Bungalows	14	0	0	14
1 Bed Houses	0	0	0	0
2 Bed Flats	217	139	0	356
2 Bed Bungalows	343	0	0	343
2 Bed Houses	453	47	0	500
3 Bed Flats	0	0	0	0
3 Bed Bungalows	110	23	0	133
3 Bed Houses	772	23	0	795
4+ Bed Flats	0	0	0	0
4+ Bed Bungalows	0	0	0	0
4+ Bed Houses	833	20	0	853
Total	3,094	616	12	3,722

Affordable Sector Type / Size Required for All Households Moving

Property Type / Size	Council Rent	HA Shared Ownership	Total
	N ^{os}	N ^{os}	N ^{os}
1 Bed Flats	407	264	671
1 Bed Bungalows	68	0	68
1 Bed Houses	55	0	55
2 Bed Flats	247	61	308
2 Bed Bungalows	128	0	128
2 Bed Houses	187	92	279
3 Bed Flats	29	0	29
3 Bed Bungalows	0	17	17
3 Bed Houses	243	109	352
Total	1,364	543	1,907

APPENDIX II

Survey Questionnaire

MOLE VALLEY HOUSING SURVEY



Dear Householder

I am writing to ask for your help with an important survey which is being carried out in Mole Valley. Households are being asked to take part in this survey which will help Mole Valley District Council develop its housing and planning policies to meet the needs of people in the coming years.

The Council have appointed **DCA**, independent consultants, to carry out the study. 7,000 randomly selected residents have been sent the attached questionnaire and we would be grateful if you could spare a few moments to fill it in. Whether you own or rent your home, live in a large or a small property, **we need your views**. Even if you are not planning to move or change your personal circumstances, **please reply**.

I would like to assure you that the survey is confidential and no name or address is required, although the form is coded to identify your area of residency. None of the completed questionnaires will be seen by Mole Valley District Council. The data will be seen by the Council only in generalised statistical form and will be used for research and planning purposes on an area basis.

If you have any queries or need help or advice in completing the form, please contact James Beale at **Mole Valley District Council on 01306 879265**. Alternatively contact the **DCA Research Team free on 0800 169 7865**.

We would be most grateful for your assistance and a pre-paid envelope is provided for your reply. **PLEASE RETURN THE COMPLETED FORM BY TUESDAY 5TH JUNE 2007.**

Yours sincerely

J. Beale

James Beale
Housing Strategy and Enabling Manager
Mole Valley District Council

If you would like this survey form in another format or language, please visit the Council's main reception in Dorking or the Leatherhead Helpshop.

Alternatively you can contact us by e-mail at:

alternative.formats@molevalley.gov.uk



9503630657

TO BE COMPLETED BY THE HOUSEHOLDER

9013630653

Please answer the questionnaire on behalf of everyone in the household - that is everyone for whom this is their main residence (including any children away at college and lodgers).

Cross one box only for each question unless instructed otherwise, using a black pen.

e.g.

A: ABOUT YOUR EXISTING HOUSING**1 What type of property is your home?**

Detached house ¹ Semi - Detached house ² Terraced house ³ Detached bungalow ⁴ Semi - Detached bungalow ⁵
 Terraced bungalow ⁶ Flat / Maisonette ⁷ Bed-sit / Studio / Room Only ⁸ Houseboat / Caravan / Mobile home ⁹

2 Is your present home :-

Owner occupied (paying mortgage) ¹ Owner occupied (no mortgage) ² Private rented ³ Council / Housing Association rented ⁴
 Shared Ownership (part rent / part buy) ⁵ Tied to your employment ⁶ Living rent free ⁷

3 How many bedrooms are in your current home?

Bed-sit ¹ One ² Two ³ Three ⁴ Four ⁵ Five or more ⁶

4 How long have you lived at your present address?

Less than 1 year ¹ Between 1 and 2 years ² Between 2 and 3 years ³ Between 3 and 5 years ⁴ Between 5 and 10 years ⁵ Over 10 years ⁶

GO TO 6

GO TO 6

GO TO 6

5a If you have moved in the last three years, where did you previously live?

Within Mole Valley District ¹ Elmbridge Borough ² Epsom & Ewell Borough ³ Reigate & Banstead Borough ⁴ Tandridge District ⁵ Waverley Borough ⁶ Guildford Borough ⁷
 Elsewhere in Surrey ⁸ Elsewhere in West Sussex ⁹ Greater London ¹⁰ Elsewhere in the South East ¹¹ Elsewhere in the UK ¹² Abroad ¹³

5b If you have moved in the last three years, was this your first home of your own as an adult?

Yes ¹ No ²

5c If you have moved in the last three years, what was the most important reason for moving? (please cross one box)

New job ¹ Closer / easier to commute ² To be near a relative ³ Education ⁴ Needed more space ⁵ Needed less space ⁶
 Relationship / family break down ⁷ Retirement ⁸ Wanted own home ⁹ To move to a cheaper home ¹⁰ Wanted to buy ¹¹ Health reasons ¹²

6 How is your home heated? Please cross one box

Gas Central heating (all rooms) ¹ Gas Central heating (some rooms) ² Gas Fires ³ Electric (night) storage heaters ⁴
 Electric room heaters ⁵ Open Fires ⁶ Other ⁷

7a When was the last time your heating system was renewed? Please cross one box

within the last 5 years ¹ 5 - 10 years ago ² 10-15 years ago ³ 15-25 years ago ⁴ over 25 years ⁵ Not sure ⁶

7b If your home has a loft or roof space, does it have loft insulation? Please cross one box

Yes ¹ No ² Not sure ³

7c If yes, do you know the thickness of the insulation? Please cross one box

200mm or over ¹ 150mm ² 100mm ³ under 100mm ⁴ not sure ⁵

7d If your home is of cavity wall construction type, does it have cavity wall insulation?

Yes ¹ No ² Not sure ³

7e When was the last time your kitchen was replaced?

within the last 5 years ¹ 5 - 10 years ago ² 10-15 years ago ³ 15-20 years ago ⁴ 20-30 years ago ⁵ over 30 years ⁶ Not sure ⁷

7f When was the last time your bathroom was replaced?

within the last 10 years ¹ 10 - 20 years ago ² 20 - 30 years ago ³ 30 - 40 years ago ⁴ over 40 years ⁵ Not sure ⁶

8a In your opinion, is your present accommodation adequate for your household's needs?

Yes ¹ No ²

GO TO 9

GO TO 8b

8b If in your opinion, your present accommodation is not adequate for your needs, what are the reasons?

Please cross **all** that apply

Needs improvements / repairs <input type="checkbox"/>	Too costly to heat <input type="checkbox"/>	² Too large <input type="checkbox"/>	³ Too small <input type="checkbox"/>	Insufficient no. of bedrooms <input type="checkbox"/>	Housing affecting health of any household member <input type="checkbox"/>
Rent / mortgage too expensive <input type="checkbox"/>	⁷ Tenancy insecure <input type="checkbox"/>	⁸ Suffering harassment <input type="checkbox"/>	Inadequate facilities <input type="checkbox"/>	¹⁰ No heating <input type="checkbox"/>	¹¹ <input type="checkbox"/>

8c If your present accommodation is not adequate for your needs, do you need to move to resolve the difficulty?

Yes ¹ No ²
GO TO 8d **GO TO 9**

8d If yes, could you afford a home of a suitable size in Mole Valley District?

Yes ¹ No ²

9 Does any member of your existing household have a disability or a limiting long term illness?

Yes ¹ No ²
GO TO 10a **GO TO 11a**

10a If yes, how many members of your household have a disability or have a limiting long-term illness?

One ¹ Two ²

10b What age groups are they?

Member 1	0 - 15 <input type="checkbox"/> ¹	16 - 24 <input type="checkbox"/> ²	25 - 44 <input type="checkbox"/> ³	45 - 59 <input type="checkbox"/> ⁴	60 - 74 <input type="checkbox"/> ⁵	75+ <input type="checkbox"/> ⁶
Member 2	0 - 15 <input type="checkbox"/> ¹	16 - 24 <input type="checkbox"/> ²	25 - 44 <input type="checkbox"/> ³	45 - 59 <input type="checkbox"/> ⁴	60 - 74 <input type="checkbox"/> ⁵	75+ <input type="checkbox"/> ⁶

10c What is the nature of the disability or limiting long-term illness? Please cross **all** that apply

Member 1	Member 2	Member 1	Member 2	Member 1	Member 2	Member 1	Member 2
Wheelchair User <input type="checkbox"/> ¹	<input type="checkbox"/> ²	Walking difficulty (not in wheelchair) <input type="checkbox"/> ³	<input type="checkbox"/> ⁴	Learning Disability / Mental health problem <input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	Drug & Alcohol abuse <input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸
Visual / hearing impairment <input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	Asthmatic / respiratory problem <input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	Other physical disability <input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴	Limiting long-term illness <input type="checkbox"/> ¹⁵	<input type="checkbox"/> ¹⁶

10d Do any members of the household require care / support?

Yes ¹ ² No ³ ⁴
GO TO 11a

10e If yes, are they currently receiving sufficient care / support?

Yes ¹ ² No ³ ⁴

10f If they are currently receiving sufficient care / support, who provides it?

Social Services / voluntary body ¹ ² Family / neighbour / friend ³ ⁴

10g If they are not receiving sufficient care / support, which of the following do you / they require help with:

Please cross **all** that apply

Member 1	Member 2	Member 1	Member 2	Member 1	Member 2	Member 1	Member 2
Claiming welfare benefit / managing finances <input type="checkbox"/> ¹	<input type="checkbox"/> ²	Someone to act for you <input type="checkbox"/> ³	<input type="checkbox"/> ⁴	Establishing social contact / activities <input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	Personal care <input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸
Establishing personal safety / security <input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	Looking after your home <input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	Accessing training / employment <input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴		

11a Has your home, or the access to it, been built or adapted to meet the needs of a disabled resident?

Yes ¹ No ²
GO TO 11b **GO TO 12**

11b If yes, what facilities have been provided? Please cross **all** that apply

Wheelchair adaptations <input type="checkbox"/> ¹	Access to property <input type="checkbox"/> ²	Vertical lift /stair lift <input type="checkbox"/> ³	Bathroom adaptations <input type="checkbox"/> ⁴
Extension <input type="checkbox"/> ⁵	Ground floor toilet <input type="checkbox"/> ⁶	Handrails / grabrails <input type="checkbox"/> ⁷	Other <input type="checkbox"/> ⁸

12 What facilities, if any, need to be provided to ensure current members of your household can remain in your property, now or in the next three years?

Please cross **all** that apply

Wheelchair adaptations <input type="checkbox"/> ¹	Access to property <input type="checkbox"/> ²	Vertical lift /stair lift <input type="checkbox"/> ³	Bathroom adaptations <input type="checkbox"/> ⁴
Extension <input type="checkbox"/> ⁵	Ground floor toilet <input type="checkbox"/> ⁶	Handrails / grabrails <input type="checkbox"/> ⁷	Other <input type="checkbox"/> ⁸

13a Do you have elderly relatives who may need to move to Mole Valley District within the next three years?

Yes ¹ No ²
GO TO 13b **GO TO 14**

13b If yes, what kind of accommodation might they need?

Please cross **all** that apply

Live with you (existing home adequate) <input type="checkbox"/> ¹	Live with you (need extension / adaptation) <input type="checkbox"/> ²	Private sheltered housing <input type="checkbox"/> ³	Council / HA sheltered housing <input type="checkbox"/> ⁴
Residential care / nursing home <input type="checkbox"/> ⁵	Private housing <input type="checkbox"/> ⁶	Council / Housing Association property <input type="checkbox"/> ⁷	Extra Care housing (for frail elderly people) <input type="checkbox"/> ⁸

14 How many cars do you have available within the household?

One ¹ Two ² Three or more ³ None ⁴

e.g.

15a How many people live in your home (including yourself)? Please put number.

15b Which of these categories best describes the ethnic origin of your household? Please **cross** the appropriate box

- | | | | | |
|---|---|---|---|--|
| White | Mixed | Asian or Asian British | Black or Black British | Other Ethnic |
| British <input type="checkbox"/> ¹ | White & Black Caribbean <input type="checkbox"/> ⁴ | Indian <input type="checkbox"/> ⁸ | Caribbean <input type="checkbox"/> ¹² | Chinese <input type="checkbox"/> ¹⁵ |
| Irish <input type="checkbox"/> ² | White & Black African <input type="checkbox"/> ⁵ | Pakistani <input type="checkbox"/> ⁹ | African <input type="checkbox"/> ¹³ | Gypsy / Traveller <input type="checkbox"/> ¹⁶ |
| Other White <input type="checkbox"/> ³ | White & Asian <input type="checkbox"/> ⁶ | Bangladeshi <input type="checkbox"/> ¹⁰ | Other Black Background <input type="checkbox"/> ¹⁴ | Any other <input type="checkbox"/> ¹⁷ |
| | Other Mixed Background <input type="checkbox"/> ⁷ | Other Asian Background <input type="checkbox"/> ¹¹ | | |

PLEASE COMPLETE ONE LINE PER PERSON IN THE TABLE BELOW FOR EACH PERSON LIVING IN YOUR HOME, WHETHER MEMBERS OF YOUR FAMILY OR NOT (E.G. INCLUDE LODGERS). INSTRUCTIONS ARE BELOW.

Household Member	C Gender		D Age							E Employment	F Occupation	G Key worker	H Work Place	I Travel to work
	M	F	0-10	11-15	16-24	25-44	45-59	60-74	75+					
EXAMPLE	<input type="checkbox"/> ¹	<input checked="" type="checkbox"/> ²	<input type="checkbox"/> ³	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁵	<input checked="" type="checkbox"/> ⁶	<input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹	<input type="text"/> ¹⁰	<input type="text"/> ¹¹	<input type="text"/> ¹²	<input type="text"/> ¹³	<input type="text"/> ¹⁴
Self	<input type="checkbox"/> ¹	<input type="checkbox"/> ²	<input type="checkbox"/> ³	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	<input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	<input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴
Spouse/Partner	<input type="checkbox"/> ¹	<input type="checkbox"/> ²	<input type="checkbox"/> ³	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	<input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	<input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴
Child 1	<input type="checkbox"/> ¹	<input type="checkbox"/> ²	<input type="checkbox"/> ³	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	<input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	<input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴
Child 2	<input type="checkbox"/> ¹	<input type="checkbox"/> ²	<input type="checkbox"/> ³	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	<input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	<input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴
Child 3	<input type="checkbox"/> ¹	<input type="checkbox"/> ²	<input type="checkbox"/> ³	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	<input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	<input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴
Child 4	<input type="checkbox"/> ¹	<input type="checkbox"/> ²	<input type="checkbox"/> ³	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	<input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	<input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴
Partner of Child	<input type="checkbox"/> ¹	<input type="checkbox"/> ²	<input type="checkbox"/> ³	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	<input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	<input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴
Grandchild 1	<input type="checkbox"/> ¹	<input type="checkbox"/> ²	<input type="checkbox"/> ³	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	<input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	<input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴
Grandchild 2	<input type="checkbox"/> ¹	<input type="checkbox"/> ²	<input type="checkbox"/> ³	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	<input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	<input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴
Parent 1	<input type="checkbox"/> ¹	<input type="checkbox"/> ²	<input type="checkbox"/> ³	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	<input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	<input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴
Parent 2	<input type="checkbox"/> ¹	<input type="checkbox"/> ²	<input type="checkbox"/> ³	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	<input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	<input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴
Lodger 1	<input type="checkbox"/> ¹	<input type="checkbox"/> ²	<input type="checkbox"/> ³	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	<input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	<input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴
Lodger 2	<input type="checkbox"/> ¹	<input type="checkbox"/> ²	<input type="checkbox"/> ³	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	<input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	<input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴
Other	<input type="checkbox"/> ¹	<input type="checkbox"/> ²	<input type="checkbox"/> ³	<input type="checkbox"/> ⁴	<input type="checkbox"/> ⁵	<input type="checkbox"/> ⁶	<input type="checkbox"/> ⁷	<input type="checkbox"/> ⁸	<input type="checkbox"/> ⁹	<input type="checkbox"/> ¹⁰	<input type="checkbox"/> ¹¹	<input type="checkbox"/> ¹²	<input type="checkbox"/> ¹³	<input type="checkbox"/> ¹⁴

Column C (Gender) Please **cross** the appropriate box

Column D (Age) Please **cross** the appropriate box

Column E (Employment) Please write the number which best describes each member's employment type from the following list

- | | | |
|---|--|--|
| Full time employee (30+ hours) 1 | Part time employee (up to 30 hours) 2 | Self - employed 3 |
| On Government Training Scheme 4 | Full time education (age 16+) 5 | Unemployed & available for work 6 |
| Permanently sick / disabled 7 | Wholly retired from work 8 | Looking after the home 9 |

Column F (Occupation) Please write the number which best describes each member's occupation type from the following list

- | | | | |
|----------------------------|---------------------------------|------------------------------|--------------------------|
| Professional 1 | Managerial & Technical 2 | Skilled, non-manual 3 | Skilled, manual 4 |
| Partially skilled 5 | Unskilled 6 | Other 7 | |

Column G (Key Worker) If a household member works in the Public Sector, please write the number which describes the area of employment from the following list

- | | | |
|---|--|--|
| Unitary / County / Local Authority 1 | Nurses & Other NHS Clinical Staff 2 | School / FE / College Teacher 3 |
| Police Officer 4 | Fire Fighter 5 | |

Column H (Location Of Place Of Work) Please write the number which best describes each member's place of work from the following list

- | | | | | |
|---------------------------------------|-------------------------------|---------------------------------|--------------------------------------|------------------------------|
| Within Mole Valley District 01 | Elmbridge Borough 02 | Epsom & Ewell Borough 03 | Reigate & Banstead Borough 04 | Tandridge District 05 |
| Waverley Borough 06 | Guildford Borough 07 | Elsewhere in Surrey 08 | Elsewhere in West Sussex 09 | Greater London 10 |
| Elsewhere in South East 11 | Elsewhere in the UK 12 | Abroad 13 | | |

Column I (Travel to Work) Please write the number which best describes how each member of the household travels to work / college from the following list

- | | | | | | |
|--------------|--------------|----------------|----------------|---------------|----------------|
| Car 1 | Bus 2 | Train 3 | Cycle 4 | Walk 5 | Other 6 |
|--------------|--------------|----------------|----------------|---------------|----------------|

HOUSE PRICES ARE A RECOGNISED ISSUE IN MOLE VALLEY DISTRICT AND WE WOULD BE GRATEFUL IF YOU WOULD COMPLETE THE FOLLOWING QUESTION(S) ON SAVINGS AND INCOME. THE INFORMATION PROVIDED IS CONFIDENTIAL AND CANNOT BE LINKED TO ANY INDIVIDUAL HOUSEHOLD.

16 Please advise what savings and equity your household has by completing columns A, B and C

a) How much does your household have in savings? (please estimate)

- Under £5,000 ¹
- £5,000 - £10,000 ²
- £10,001 - £15,000 ³
- £15,001 - £20,000 ⁴
- £20,001 - £30,000 ⁵
- Above £30,000 ⁶

b) If you are a home owner, roughly how much equity value do you own? (i.e. estimated current value minus mortgage owed)

- Under £10,000 ¹
- £10,000 - £30,000 ²
- £30,001 - £50,000 ³
- £50,001 - £75,000 ⁴
- £75,001 - £100,000 ⁵
- £100,001 - £200,000 ⁶
- £200,001 - £250,000 ⁷
- Above £250,000 ⁸

c) Please give total annual income of combined self & partner only (before tax and deductions, but not including benefits / allowances).

- Under £10,000 ¹
- £10,000 - £15,000 ²
- £15,001 - £20,000 ³
- £20,001 - £27,500 ⁴
- £27,501 - £32,500 ⁵
- £32,501 - £40,000 ⁶
- £40,001 - £50,000 ⁷
- £50,001 - £60,000 ⁸
- £60,001 - £75,000 ⁹
- Above £75,000 ¹⁰

16d If your household receives any financial support, please indicate what type:- Please cross all that apply

- Housing Benefit ¹
- Income Support ²
- Job Seekers Allowance ³
- Working Family Tax Credit ⁴
- Pension Credits ⁵
- Disability Allowance ⁶
- Council Tax Benefit ⁷
- Other ⁸

WE WOULD NOW LIKE TO ASK ABOUT THE FUTURE HOUSING REQUIREMENTS OF YOU AND THE OTHER MEMBERS OF YOUR HOUSEHOLD

17a Are you intending to move, or is any member of your household currently, or likely to require their own accommodation over the next three years?

- Yes ¹ **GO TO 17b**
- Wish to move but cannot ² **GO TO 17e**
- No ³ **THANK YOU FOR COMPLETING THE QUESTIONNAIRE PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED**

17b If YES, please cross the appropriate box(es) below:-

Moving within Mole Valley District

- The existing household is moving ¹ **GO TO SECTION B ON PAGE 5**
- Of those currently living with you a member is forming a new home ² **GO TO SECTION C ON PAGE 6**

Moving outside Mole Valley District

- The existing household is moving ³ **GO TO 17 c+d**
- Of those currently living with you a member is forming a new home ⁴ **GO TO 17 c+d**

17c If moving outside Mole Valley District, where are you thinking of moving to?

- Elmbridge Borough ¹
- Epsom & Ewell Borough ²
- Reigate & Banstead Borough ³
- Tandridge District ⁴
- Waverley Borough ⁵
- Guildford Borough ⁶
- Elsewhere in Surrey ⁷
- Elsewhere in West Sussex ⁸
- Greater London ⁹
- Elsewhere in South East ¹⁰
- Elsewhere in the UK ¹¹
- Abroad ¹²

17d If moving outside Mole Valley District, please indicate your reasons for moving away:- Please cross all that apply

- Family reasons ¹
- Employment / access to work ²
- Education ³
- Retirement ⁴
- Lack of affordable rented housing ⁵
- Unable to buy ⁶
- Quality of Neighbourhood ⁷

THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED

17e If you wish to move, but cannot do so, which of the following reasons are preventing you? Please cross all that apply

- Unable to afford to buy a home ¹
- Unable to afford moving costs ²
- Local education choices ³
- Family reasons ⁴
- Location of employment ⁵
- Lack of affordable rented housing ⁶
- Other ⁷

THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED

B: EXISTING HOUSEHOLD MOVING

Complete this section ONLY if your existing household intends to move WITHIN Mole Valley District in the next three years

18 When do you plan to move?

Now ¹ Within 1 year ² Between 1 and 2 years ³ Between 2 and 3 years ⁴

19 What type of accommodation is required?

Semi - Detached house ¹ Detached house ² Terraced house ³ Flat / maisonette ⁴
 Bungalow ⁵ Bed-sit / studio / room only ⁶ Houseboat / Caravan / mobile home (permanently sited) ⁷ Supported housing (including sheltered) ⁸

20 If you require supported housing, which of the following types do you require?

Please cross **all** that apply

Independent accommodation with external support ¹ Independent accommodation with live-in carer ² Residential / nursing home ³
 Extra care housing (self contained units with facilities and 24hr support) ⁴ Private sheltered housing ⁵ Council / Housing Association sheltered housing ⁶

21 How many bedrooms are required?

One ¹ Two ² Three ³ Four ⁴ Five or more ⁵

22 What tenure is preferred?

Owner occupation (inc. Leaseholder) ¹ Private rent ² Council/ HA rented ³ Housing Association shared ownership (part rent / part buy) ⁴ Tied to employment ⁵

23 Are you registered on any of the following Housing Waiting Lists?

Please cross **all** that apply

Mole Valley District Council ¹ Housing Association ² Another Council ³

24 Where is accommodation required?

Please cross **up to two** boxes only

Charlwood ¹ Leith Hill / Okewood / Capel / Leigh / Newdigate ² Beare Green ³ Westcott / Brockham / Betchworth / Buckland / Mickleham / Westhumble / Pixham ⁴ Dorking / Holmwoods ⁵
 Ashtead Common / Village / Park ⁶ Fetcham / Bookham ⁷ Leatherhead ⁸

25 Why are the above locations preferred?

Please cross **all** that apply

Always lived here ¹ Nearer family ² Employment / closer to work ³ Nearer / better shopping / leisure facilities ⁴
 Greater availability of cheaper housing ⁵ Better / nearer schools and colleges ⁶ Better public transport ⁷ Quality of neighbourhood ⁸

IF A NEW HOUSEHOLD IS ALSO FORMING, GO TO SECTION C ON PAGE 6

OTHERWISE THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED

C: NEW FORMING HOUSEHOLDS

If a member, or members, of your household intend to set up a home of their own WITHIN Mole Valley District within the next three years, please provide details for up to two "new" households likely to form. The shaded boxes are provided for a second household forming, if required.

26 Who is looking / likely to look for accommodation in the next three years?

	Household	
	1	2
Parent / Grandparent.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Child (16+).....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Partner / Spouse.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Lodger.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Friend.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>
Other Relative.....	6 <input type="checkbox"/>	2 <input type="checkbox"/>

27a Is the "new" household being formed as a single person or with a partner?

	Household	
	1	2
Single.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Couple.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>

27b If a couple household is being formed, is the partner currently living :-

	Household	
	1	2
In your existing household.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Elsewhere within Mole Valley District.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Outside Mole Valley District.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>

27c What is the age of each adult in each "new" household

	Household 1		Household 2	
	Adult 1	Adult 2	Adult 1	Adult 2
16 - 19.....	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
20 - 24.....	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
25 - 44.....	3 <input type="checkbox"/>	1 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
45 - 59.....	4 <input type="checkbox"/>	1 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>
60 - 74.....	5 <input type="checkbox"/>	1 <input type="checkbox"/>	5 <input type="checkbox"/>	2 <input type="checkbox"/>
75+.....	6 <input type="checkbox"/>	1 <input type="checkbox"/>	6 <input type="checkbox"/>	2 <input type="checkbox"/>

27d How many children under 16 will be in each "new" household?

	Household	
	1	2
Child due.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
One.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Two or more.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>
None.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>

28 What tenure is a) needed, and b) preferred for each "new" household?

	Needed		Preferred	
	1	2	1	2
Owner occupation (inc. Leaseholder)...	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Private Rent.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Council / Housing Association Rent..	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Housing Assoc. shared ownership (part rent / part buy).....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Tied to employment.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>	5 <input type="checkbox"/>	2 <input type="checkbox"/>

29 When will each "new" household need their home?

	Household	
	1	2
Now.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Within 1 year.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Between 1 and 2 years.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Between 2 and 3 years.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>

30 What type of accommodation is a) needed, and b) preferred for each "new" household?

	Needed		Preferred	
	1	2	1	2
Semi - Detached house.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Detached house.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Terraced house.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Flat / Maisonette.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Bed-sit / Studio / Room Only.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>	5 <input type="checkbox"/>	2 <input type="checkbox"/>
Bungalow.....	6 <input type="checkbox"/>	2 <input type="checkbox"/>	6 <input type="checkbox"/>	2 <input type="checkbox"/>
Supported housing (including sheltered).....	7 <input type="checkbox"/>	2 <input type="checkbox"/>	7 <input type="checkbox"/>	2 <input type="checkbox"/>
Private Sheltered Housing.....	8 <input type="checkbox"/>	2 <input type="checkbox"/>	8 <input type="checkbox"/>	2 <input type="checkbox"/>
Houseboat / Caravan / Mobile home (permanently sited).....	9 <input type="checkbox"/>	2 <input type="checkbox"/>	9 <input type="checkbox"/>	2 <input type="checkbox"/>

31 How many bedrooms are a) needed, and b) preferred for each "new" household?

	Needed		Preferred	
	1	2	1	2
One.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Two.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Three.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Four or more.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>

32 Where is accommodation required?

Please cross **up to two** locations for each household

	Household	
	1	2
Charlwood.....	<input type="checkbox"/>	<input type="checkbox"/>
Leith Hill / Okewood / Capel / Leigh / Newdigate.....	<input type="checkbox"/>	<input type="checkbox"/>
Beare Green.....	<input type="checkbox"/>	<input type="checkbox"/>
Westcott / Brockham / Betchworth / Buckland / Mickleham / Westhumble / Pixham.....	<input type="checkbox"/>	<input type="checkbox"/>
Dorking / Holmwoods.....	<input type="checkbox"/>	<input type="checkbox"/>
Ashtead Common / Village / Park.....	<input type="checkbox"/>	<input type="checkbox"/>
Fetcham / Bookham.....	<input type="checkbox"/>	<input type="checkbox"/>
Leatherhead.....	<input type="checkbox"/>	<input type="checkbox"/>

33 Why are the locations above preferred?

Please cross **all** that apply

	Household	
	1	2
Always lived here.....	<input type="checkbox"/>	<input type="checkbox"/>
Nearer family.....	<input type="checkbox"/>	<input type="checkbox"/>
Employment / closer to work.....	<input type="checkbox"/>	<input type="checkbox"/>
Nearer / better shopping / leisure facilities.....	<input type="checkbox"/>	<input type="checkbox"/>
Greater availability of cheaper housing.....	<input type="checkbox"/>	<input type="checkbox"/>
Better / nearer schools and colleges.....	<input type="checkbox"/>	<input type="checkbox"/>
Better public transport.....	<input type="checkbox"/>	<input type="checkbox"/>
Greater availability of smaller houses.....	<input type="checkbox"/>	<input type="checkbox"/>
Quality of neighbourhood.....	<input type="checkbox"/>	<input type="checkbox"/>

34 Is the "new" household registered on any Housing Waiting Lists? Please cross **all** that apply

	Household	
	1	2
Mole Valley District Council.....	<input type="checkbox"/>	<input type="checkbox"/>
Housing Association.....	<input type="checkbox"/>	<input type="checkbox"/>
Another Council.....	<input type="checkbox"/>	<input type="checkbox"/>

35 Is the "new" household likely to be claiming Housing Benefit?

	Household	
	1	2
Yes.....	<input type="checkbox"/>	<input type="checkbox"/>
No.....	<input type="checkbox"/>	<input type="checkbox"/>

36a How much would each "new" household be able and willing to pay in rent and mortgage costs per month?

	Household	
	1	2
Below £50 pw / £215 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£50 - £60 pw / £215 - £260 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£61 - £70 pw / £261 - £300 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£71 - £80 pw / £301 - £350 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£81 - £100 pw / £351 - £430 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£101 - £150 pw / £431 - £650 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£151 - £200 pw / £651 - £865 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
Above £200 pw / £865 pm.....	<input type="checkbox"/>	<input type="checkbox"/>

36b What savings does each household have to meet a deposit and legal costs?

	Household	
	1	2
Under £1,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£1,000 - £5,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£5,001 - £10,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£10,001 - £15,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£15,001 - £20,000.....	<input type="checkbox"/>	<input type="checkbox"/>
Over £20,000.....	<input type="checkbox"/>	<input type="checkbox"/>

36c Will each "new" household get help with a deposit from parents / relatives?

	Household	
	1	2
By a loan.....	<input type="checkbox"/>	<input type="checkbox"/>
By a gift.....	<input type="checkbox"/>	<input type="checkbox"/>
No need.....	<input type="checkbox"/>	<input type="checkbox"/>

36d Please give total annual HOUSEHOLD income for the person or couple in each new household (including benefits & allowances but before tax and deductions)

	Household	
	1	2
Under £10,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£10,000 - £15,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£15,001 - £20,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£20,001 - £27,500.....	<input type="checkbox"/>	<input type="checkbox"/>
£27,501 - £32,500.....	<input type="checkbox"/>	<input type="checkbox"/>
£32,501 - £40,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£40,001 - £50,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£50,001 - £55,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£55,001 - £60,000.....	<input type="checkbox"/>	<input type="checkbox"/>
Above £60,000.....	<input type="checkbox"/>	<input type="checkbox"/>

THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED TO:

DAVID COUTTIE ASSOCIATES
 FREEPOST HF2416
 HUDDERSFIELD
 HD1 2XY



APPENDIX III

Promotional Poster

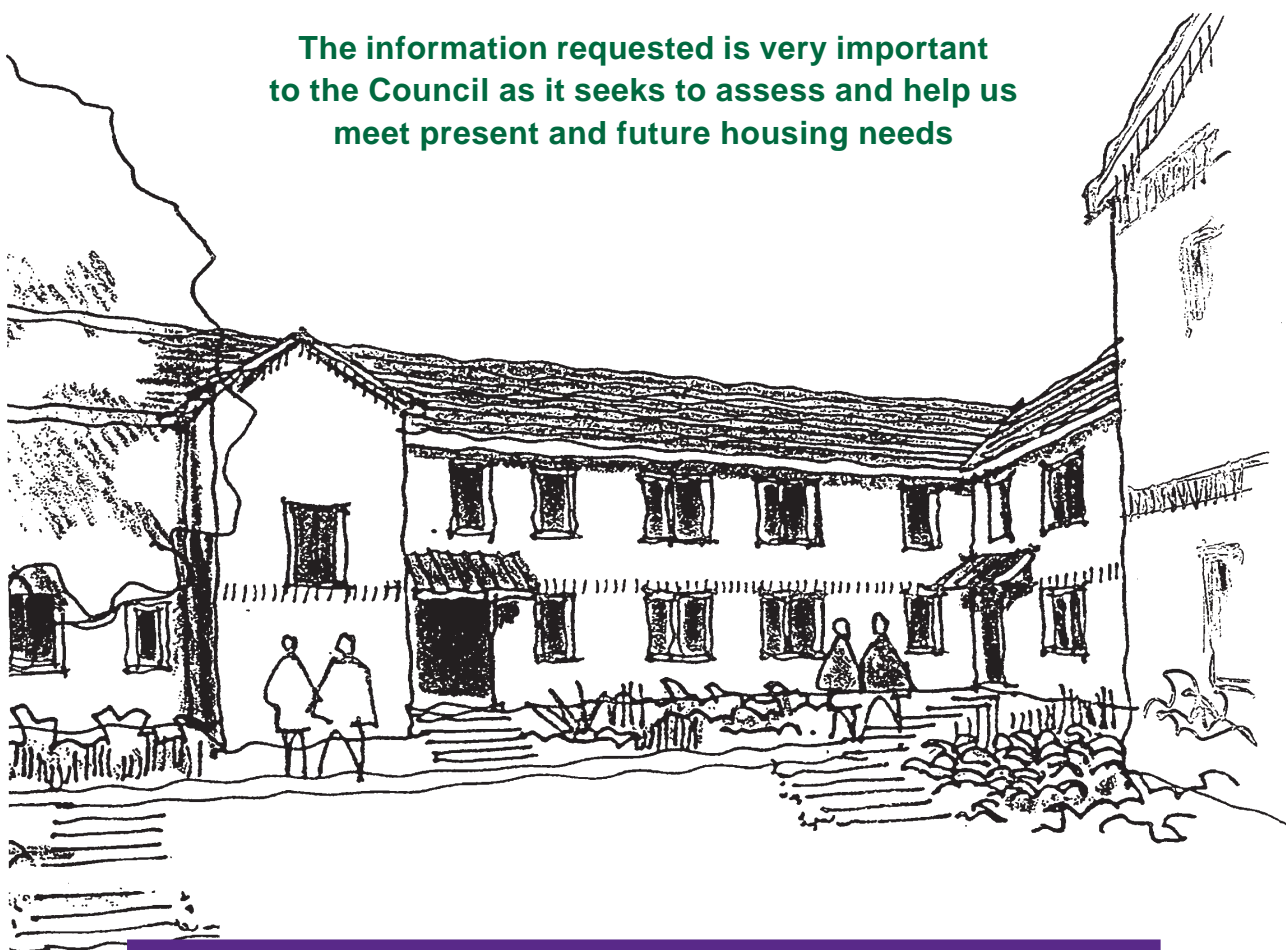
Housing Survey



We Need Your Help!

We are sending questionnaires to 7,000 households
in the District during May 2007

The information requested is very important
to the Council as it seeks to assess and help us
meet present and future housing needs



Completed forms need to be
returned by 5th June 2007

Thank you for your support

APPENDIX IV

Land Registry Data

LAND REGISTRY HOUSE PRICE DATA

House Price Inflation Mole Valley

% change in prices for the period Apr - Jun 2006 to Apr - Jun 2007 inclusive

	Detached Price		Semi Detached Price		Terraced Price		Flat/Maisonette Price		Overall Price	
Apr - Jun 2006	£556,264	+ 22.1%	£305,271	+ 2.0%	£246,374	+ 12.5%	£190,619	+ 11.7%	£357,476	+ 5.8%
Apr - Jun 2007	£679,460		£311,288		£277,220		£212,993		£378,150	

Source: Land Registry, © Crown Copyright

House Price Inflation Surrey

% change in prices for the period Apr - Jun 2006 to Apr - Jun 2007 inclusive

	Detached Price		Semi Detached Price		Terraced Price		Flat/Maisonette Price		Overall Price	
Apr - Jun 2006	£558,437	+ 12.5%	£281,773	+ 10.7%	£247,155	+ 8.9%	£202,288	+ 5.8%	£328,762	+ 10.4%
Apr - Jun 2007	£628,120		£311,846		£269,070		£214,077		£362,888	

Source: Land Registry, © Crown Copyright

House Price Inflation South East

% change in prices for the period Apr - Jun 2006 to Apr - Jun 2007 inclusive

	Detached Price		Semi Detached Price		Terraced Price		Flat/Maisonette Price		Overall Price	
Apr - Jun 2006	£384,875	+ 10.3%	£222,986	+ 9.2%	£186,741	+ 8.3%	£159,922	+ 5.5%	£237,016	+ 8.1%
Apr - Jun 2007	£424,356		£243,555		£202,266		£168,657		£256,149	

Source: Land Registry, © Crown Copyright

House Price Inflation England & Wales

% change in prices for the period Apr - Jun 2006 to Apr - Jun 2007 inclusive

	Detached Price		Semi Detached Price		Terraced Price		Flat/Maisonette Price		Overall Price	
Apr - Jun 2006	£300,280	+ 9.3%	£180,170	+ 8.0%	£158,492	+ 9.2%	£185,700	+ 7.7%	£199,183	+ 8.5%
Apr - Jun 2007	£328,340		£194,594		£173,048		£200,035		£216,100	

Source: Land Registry, © Crown Copyright

Average House Prices by Property Type Mole Valley

Apr - Jun 2007

Detached		Semi Detached		Terraced		Flat/Maisonette		Overall	
Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales
£679,460	131	£311,288	118	£277,220	74	£212,993	146	£378,150	469

Source: Land Registry, © Crown Copyright

Average House Prices by Property Type Surrey

Apr - Jun 2007

Detached		Semi Detached		Terraced		Flat/Maisonette		Overall	
Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales
£628,120	1,883	£311,846	1,806	£269,070	1,316	£214,077	1,907	£362,888	6,912

Source: Land Registry, © Crown Copyright

Average House Prices by Property Type South East

Apr - Jun 2007

Detached		Semi Detached		Terraced		Flat/Maisonette		Overall	
Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales	Av. Price	Sales
£424,356	16,674	£243,555	18,746	£202,266	19,885	£168,657	17,112	£256,149	72,417

Source: Land Registry, © Crown Copyright

APPENDIX V

Glossary of Terms

GLOSSARY

ADP – Approved Development Programme	This is the Housing Corporation's total capital programme in any one year. It is normally broken down into rented housing, shared ownership and other home ownership initiatives. This is now called the National Affordable Housing Programme.
Affordability	<p>A measure of whether households can access and sustain the costs of private sector housing. DCA use two types of affordability: mortgage and rental.</p> <p><u>Mortgage affordability</u> measures whether households can afford a deposit and a mortgage; <u>rental affordability</u> measures whether a household can afford a private rental.</p> <p>Mortgage affordability is based on conditions set by mortgage lenders - a minimum level of household income and savings. We use a 3 times multiple of gross income. Rental affordability is defined as the rent being less than a proportion of a household's gross income. We use a 25% level of rental affordability.</p>
Affordable Housing	Affordable housing is that provided, with subsidy ¹ , for people who are unable to resolve their housing requirements, in the general housing market because of the relationship between local housing costs and incomes. This definition covers housing for social rent and intermediate housing through shared ownership, shared equity and sub-market rent.
Bedroom Standard²	<p>The standard number of bedrooms allocated to each household in accordance with its age/sex/marital status composition and the relationship of the members to one another.</p> <p>A separate bedroom is allocated to each married couple, any person aged 21 or over, each pair of adolescents aged 10 – 20 of the same sex, and each pair of children under 10. Any unpaired person aged 10 – 20 is paired, if possible with a child under 10 of the same sex, or, if that is not possible, he or she is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms available for the sole use of the household and the differences are tabulated.</p>
Concealed Household	A Concealed Household is someone living within a household wanting to move to their own accommodation and form a separate household (e.g. adult children living with their parents).
Cost rented housing	Housing let at rents which are set to cover development and management costs only, i.e. not for profit. Cost rents are above the Housing Corporation's rent caps but below market rents.
Data Entry Checks	Checks on errors in keying survey data into computer systems.
Data Processing and Analysis	The process by which the responses on a questionnaire are converted into numbers or categories. These are then used to produce outputs such as tables and charts.

¹ This subsidy is not always public subsidy.

² This definition is taken from the Survey of English Housing, DCLG.

DCLG	Department for Communities and Local Government. DCLG has responsibility for local and regional government, housing, planning, fire, regeneration, social exclusion and neighbourhood renewal with the ambition to create sustainable communities for all. Previously known as DETR, DTLR and ODPM.
DETR	Government body superseded by DCLG. (See DCLG)
Discounted Market Rented Housing	New Units utilising the equity from the discounted or free land from the planning process where Housing Associations could build at only development cost and provide, without grant, units which would be available at lower than private rented market cost but above Housing Corporation rent caps.
Existing Household	An existing household encompasses the household in its entirety.
Existing Household In Unsuitable Accommodation	Refers to all circumstances where households are living in housing which is in some way unsuitable, whether because of its size, type, design, location, condition, security or cost.
Focus Group	A type of qualitative research in which the views of respondents are sought and recorded in a group setting. Also known as a 'group discussion'.
Homeless Household	A household is accepted as statutorily homeless by the authority if it meets the criteria set out in the Housing Act 1996.
Household	The Census definition of a household is:- <i>"A household comprises either one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing at least one meal a day or sharing a living room or sitting room."</i>
Households In Unregistered Need	Households in unregistered need are those households that are in need but not registered on the Council's Waiting or Transfer List.
Housing Demand	Is the quantity and type / quality of housing which households wish to buy or rent and are able to afford. It therefore takes account of preferences and ability to pay.
Housing Need	Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the local housing market without some assistance.
Housing Register	A register of people waiting for affordable housing. It may have two components: a list for those not currently occupying affordable housing (more properly known as the Housing Register) and a Transfer List for those tenants who wish to move to another affordable home within the same District.

Inadequate Housing	Housing which is inadequate or unsuitable in meeting the needs of the household, comprising a range of criteria on house condition, size, cost and security of tenure. These criteria are used to assess whether the unsuitability can be resolved by improvements to the dwelling, or whether the household has to move to another home.
Intermediate Housing	Housing at prices or rents above those of social rented but below market prices or rents. This includes shared ownership, shared equity and sub-market renting.
Key Worker ³	A Key Worker is a key worker is someone: <ul style="list-style-type: none"> - employed by the public sector - in a frontline role delivering an essential public service - in a sector where there are serious recruitment and retention problems.
ODPM	Government body superseded by DCLG. (See DCLG)
ONS	Office for National Statistics.
Over Occupation	Over occupation occurs when, using the bedroom standard , there are insufficient bedrooms in the property based on the number of residents and their age/sex/marital status composition. Over occupation is more common in the public sector than the private sector.
Qualitative Research	A type of research designed to reveal a full range of views and circumstances of the population under study, giving an in-depth picture. Examples of this approach are depth interviews and focus groups . It differs from quantitative research in not providing statistically reliable numerical data.
Quantitative Research	Research designed to provide numerical information about a topic which is statistically reliable. If carried out using adequate methodology, quantitative data from a sample of the population can be extrapolated to assume that the results apply to the population as a whole, to greater or lesser degrees of reliability. Data is usually collected by post, telephone or by face-to face interview.
Random Sample	A sample where no member of the target population has a greater chance of being of being chosen than any other. Also known as Simple Random Sampling .
Relets	Local Authority or RSL rented accommodation that becomes vacant due to the departure of a previous tenant; therefore the accommodation can be re-let to another tenant or new applicant on the Housing Register.

³ Source: DCLG

RSL – Registered Social Landlords	A Housing Association or a not-for-profit company, registered by the Housing Corporation, providing social housing.
SO – Shared Ownership	Either newly built or existing properties purchased by a housing provider, which are then sold on a part rent / part buy basis under a shared ownership lease. The shared owner buys a percentage of the property, funded by mortgage and / or savings. The remaining percentage is still owned by the housing provider who charges a rent on it.
SDS – Scheme Development Standards	A set of standards published by the Housing Corporation setting out the essential and desirable standards for SHG-funded property acquired or developed as affordable housing.
SHG – Social Housing Grant	Capital provided by the Housing Corporation, or Local Authority, to fully or partially fund RSLs when developing social housing. SHG is paid under s18 of the Housing Act 1996.
Section 106 sites (S106 of the Town and County Planning Act 1990)	A general term to describe a housing site which is large enough to require a developer to contribute affordable housing as part of a development scheme. S106 of the Act allows Planning Authorities to negotiate planning obligations as part of a development and could include, among other things, a proportion of affordable housing.
Transfer List	A list of Local Authority and RSL tenants that have applied for alternative Local Authority housing. Housing Associations may keep their own Transfer Lists.
Under Occupation	A household is under-occupying if more than one spare bedroom is available, using the bedroom standard as a test. Under-occupation is common in the private sector.