

Uttlesford Over 50s Housing Needs Survey

September 2011



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Background

Uttlesford District Council is a mostly rural district on Essex, East of England. The district has a population of around 71,400 (ONS 2006) and covers an area of just over 245 square miles. The main settlements are Saffron Walden, Great Dunmow and Stansted Mountfitchet.

Context and Methodology

In June 2011, Council officers recommended that a piece of work be undertaken to determine the level of housing need in the district for the over 50s. This was in response to the deterioration of several pieces of Council Housing Stock for the over 60s, and to determine if there was a need for additional stock for the over 50s, both affordable and private market.

Over 50s was chosen as an age band due to the time required to implement strategic and development changes, and for these changes to come into place.

A Survey was delivered to every household in the district within the Uttlesford Life magazine. This asked a series of questions about residents current and future need. The survey was supplied with a pre-paid envelope for participants to return to the Council. Contact details for Council Officers were also included on the survey form for any residents that had additional needs in completing the form.

The closing date for the survey was 31 August 2011. Forms were distributed to all households in the district. 749 forms were returned, containing information for 1,116 over 50s residents of Uttlesford. Estimates (ONS 2006) show that there are around 21,000 over 50s residents in Uttlesford. This means that the Over 50s Housing Needs Study 2011 had a response rate of around 5.25%. The response rate from residents aged 60 and over was around 7.25%.

The full table of results can be seen in the Appendix. Percentages shown are the percentages of returned forms (749 = 100%) unless stated. Figures are rounded up or down to the nearest 0.1% for ease of calculation. At no time does any other organisation see the completed forms because of their confidential nature.

About Uttlesford

Uttlesford is located in the North West corner of Essex. The district borders Hertfordshire to the West and Cambridgeshire to the North. It is the largest district in Essex at 63,752 hectares, and is mainly rural in character with four market towns - Saffron Walden, Great Dunmow, Stansted Mountfitchet and Thaxted, and 56 parishes. There are 3,751 listed buildings and 34 conservation areas.

Uttlesford has a population of 71,400 (ONS, 2006) which is set to increase over the next 10-15 years with new housing development. 45% of residents are aged 30-59, with relatively few residents aged 20-29 (9%) compared with the county average. The proportion of younger (0-19) and older (60 plus) residents is on par with the county (2001 Census).

76.2% of households are owner-occupied. Average household size is 2.46. Single person households make up 9.9% of the district total (2001 Census). The median house price in Uttlesford in Q1 2009 was £249k, (Land Registry 2009). Uttlesford has a housing affordability ratio (lower level) of 12, above the regional average of 8.5.

The Indices of Multiple Deprivation (IMD) rank for Uttlesford falls in the fourth quartile at 341, which makes it one of the most affluent areas in the country. Uttlesford is the least deprived district in Essex. However, due to its rural nature there are areas which are amongst the 25% most 'access deprived' wards in England (IMD, 2004).

Uttlesford has 34 primary and 6 secondary schools (2 of which are independent). Post-16 learning opportunities are diverse and providers include Adult Community Colleges and the Youth Service Alternative Education Programme. There are no Further Education Colleges and post-16 students who do not remain at one of the three post-16 educational establishments need to travel out of the district. Uttlesford has seen an increase in the number of pupils achieving five or more A* to C grades from 52.8% in 1997 to 69.6% in 2006 (DoE, 2006). This is well above the county average of 59.0%. Uttlesford has also seen an increase in the number of 14 year olds reaching the required literacy level from 71% in 1997 to 84% in 2005, 10% above the national average of 74% (DoE, 2005). Overall educational attainment is high. 30.2% of 16-74 year olds have NVQ level 4/5, significantly above the regional and national average. However, 21.8% have no formal qualifications. This is significantly above the regional and national averages (ONS, 2006).

Uttlesford has a working age population of 43,100. There are 39,700 economically active, of which 32,200 are in employment and 6,800 are self-employed. There are 7,000 economically inactive, of which 6,000 do not want a job (ONS, 2007). There are 34,100 jobs in Uttlesford. 24,700 are full-time and

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9,400 are part-time (ONS, 2006). 81.1% are in the service sector (2001 Census) - distribution, hotels and restaurants (22.1%), transport and communications (20.3%), finance, IT, other business activities (17.1%), public administration, education and health (17.8%), other services (3.8%). Unemployment is low at 1%. 0.8% claim Jobseekers Allowance, of which more than half are aged 25-49. The majority (73.6%) claim for less than 6 months (ONS, 2008). There are 4,110 VAT registered businesses (ONS, 2006). 12% of the resident workforce commute to London and a further 13% work from home (2001 Census). Weekly average earnings are £577.70, much higher than the regional and national averages (ONS, 2007). 45% of people working within the district live outside the area (2001 Census). Workplace average earnings are £491.6 (ONS, 2007).

Key Findings & Recommendations

This Housing Needs Study was carried out in Uttlesford in 2011. Forms were sent out within the Uttlesford Life magazine to ensure district wide coverage.

The study had 1,116 respondents, representing a useable amount of information.

Only 6.9% of respondents stated that they did not feel Uttlesford required more housing for the over 60s. 45.8% were unsure and 47.2% thought that more housing for the over 60s was needed.

Over 38% of households were either in affordable housing, renting, or still had a mortgage. 93% of households were living in a home with two or more bedrooms, and three quarters of respondents were currently living in a house.

44% of respondents said that they would consider downsizing in the next 10 years, and 32% of households said that if they were to move, they would be looking to move into affordable housing. If the sample size is representative of the district, this could potentially equate to around 3,000 people over 60, looking to move to affordable housing in Uttlesford in the next ten years.

18.5% of households stated that they were currently in receipt of benefits, and over 40% of respondents are currently marginally able to afford, or cannot afford the costs of running their household.

This report makes two key recommendations:

- 1. There is a considerable need for new over 60s housing in Uttlesford. Given the need for affordable over 60s housing, the Council's 40% LDF target should apply to new over 60s developments.**
- 2. The apparent gap in the condition and quantity of the affordable and private stock in Uttlesford that requires further study, investigation and planning. A long-term Older Persons Housing Strategy should be produced that contains plans on how to upgrade, expand and develop stock that is more suited to the demands of residents as shown through this study. In order for this to be effective, a supply side background study should be undertaken to compare with this demand side study.**

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Section One – Current Housing Situation

Almost all people (97.5%) of households completed their forms for themselves, or themselves and a spouse or significant other. All of the completed forms were completed on paper and posted back to the Council.

Figure 1: Household residents by age group

Most of the respondents to the study (77.5%) were aged 60 or over. A significant amount of the respondents were aged 80 or over. (13.7%)

Please indicate the number of people over 50 in your household by age group	
50-59	22.5%
60-69	37.4%
70-79	26.4%
80+	13.7%

Figure 2: Tenure of property

Almost 75% of respondents owned their properties, and 61.5% of respondents owned their properties and had no mortgage. 17.5% of respondents were currently living in some form of affordable tenure.

Please indicate the tenure of your current home	
Owned (no mortgage)	61.5%
Owned (with mortgage)	14.4%
Private Rented	6.5%
Council Rented	11.5%
Shared Ownership	1.5%
Housing Association Rented	4.5%

Figure 3: Type of property

Nearly 90% of respondents were currently living in a house or bungalow. 5% were living in a house, with no respondents living in a care home.

Please indicate the type of your current home	
House	76.5%
Apartment	5.2%
Bungalow	12.8%
Sheltered Housing	2.4%
Care Home	0.0%
Other	3.1%

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Figure 4: Size of Property

Over 93% of respondents were living in a home that had two bedrooms or more.

Please indicate the size of your current home	
Studio	0.7%
One	6.6%
Two	23.4%
Three	33.7%
Four	27.4%
Five or more	8.2%

Figure 5: In Receipt of Benefits

The majority of respondents were not in receipt of any benefits, although there were a sizeable number of respondents (137) that were in receipt of benefits.

Are you current in receipt of any benefits	
Yes	18.6%
No	80.3%
Don't Know	1.1%

Figure 6: Time in Uttlesford

Over 80% of respondents had lived in Uttlesford for over 10 years, giving them a clear local connection to the area.

How long have you lived in Uttlesford	
0-2 Years	5.1%
3-5 Years	4.1%
6-10 Years	6.7%
11-20 Years	16.3%
21+ Years	65.5%
Other	2.3%

Figure 7: Mobility Needs

The majority of respondents did not have any disability related needs. The most common mobility needs were a wet room, mobility scooter, and level access.

Does your household have any disability related needs	
Wheelchair Level Access	3.3%
Hoist/Tracking	0.8%
Wet Room	4.4%
Kitchen Adaptations	1.1%
Stair Lift	1.7%
Mobility Scooter	3.9%
Other	4.5%
None	70.9%

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Figure 8: Costs of Running Household

Nearly 5% of respondents were not currently able to meet the costs of running their homes, another 10% said it varied from month to month, and 27% said that they could marginally afford their home.

Are you currently managing to maintain the costs of running your household	
Yes - Comfortably	58.1%
Yes - Marginally	26.8%
Varies Month to Month	9.6%
No	4.7%
Other	0.8%

Figure 9: Gross Household Income

29% of respondents were earning less than £250 per week, whilst 27% of respondents earned over £601 per week.

What is your current gross household income	
Up to £125 per week	3.7%
£126 to £250 per week	24.9%
£251 to £400 per week	24.3%
£401 - £600 per week	19.8%
£601 per week or more	22.7%
Other	4.6%

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Section Two – Future Housing Requirements

Figure 10: Need for over 60s housing

Only 7% of respondents categorically stated there was no need for additional over 60s housing in Uttlesford. 46% were not sure and 47% were in favour of more housing specifically for the over 60s.

Do you think Uttlesford Requires more housing specifically for over 60s	
Yes	47.2%
No	6.9%
Not Sure	45.8%

Figure 11: Factors for over 60s housing

The most important features in new housing for the over 60s are that it is built near shops/amenities (90%) and that there is good access to public transport (84%). Access to private or communal gardens was also important. (56%)

Please indicate important factors that should be considered for new older persons housing	
Near Shops/Amenities	89.7%
In Keeping With Surroundings	37.2%
Set Back From Main Road	36.3%
Good Access to Public Transport	84.1%
Gardens/Communal Gardens	56.1%
Other	7.2%

Figure 12: Interest in over 60s housing

The majority of households would not chose to live in housing specifically for the over 60s in the future (54%). 24% of respondents stated that they would like to move into affordable housing for the over 60s in the future.

Would you be interested in moving into some form of housing for the over 60s in the future	
Yes - Private Sheltered Housing	21.2%
Yes - Rented Affordable Housing	15.7%
Yes - Shared Ownership Housing	8.2%
No - Would Live with Family/Friends	2.3%
No - Stay in Own Home	45.5%
No - Wont live in over 60s Housing	5.0%
No - Other	2.0%

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Figure 13: Downsizing or Moving

Only 21% of respondents stated that they would not consider downsizing or moving to housing for the over 60s. 44% of people said they would consider moving either immediately or in the next 10 years.

When would you consider downsizing or moving to some form of over 60s housing	
Never	20.5%
Immediately	4.4%
0-5 Years	17.6%
6-10 Years	23.0%
11-20 Years	25.5%
21+ Years	8.9%

Figure 14: Future housing type

The most popular form of housing for the over 60s was an apartment (48%) closely followed by bungalows (47%).

What type of housing for the over 60s would you consider	
Apartment	15.9%
Bungalow	47.1%
House	12.8%
Warden Assisted Apartment	22.2%
Other	1.9%

Figure 15: Future housing size

The vast majority of respondents felt that the most appropriate size for a home of the over 60s would be two bed-roomed accommodation.

What would be a reasonable number of bedrooms per home in a development for the over 60s	
None - Studio	0.7%
One	13.0%
Two	76.3%
Three	9.7%
Four	0.4%
Five or more	0.0%

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Figure 16: Location of future over 60s housing

Most respondents felt that major towns and smaller villages were appropriate for the development of over 60s housing. Only 9% felt that rural locations were best suited for the development of over 60s housing.

Where should new housing for the over 60s be developed	
Anywhere in the District	29.0%
In Major Towns	34.5%
In Small Villages	19.5%
In Rural Locations	8.9%
Other	8.0%

Figure 17: Spending on over 60s housing

32% of respondents highlighted a need for some sort of affordable tenure. 29% of respondents would be able to afford over £200k on a home for the over 60s.

If you were to move to a home for the over 60s, what would you require or be prepared to spend?	
Council Rented	27.1%
Private Rented	7.6%
Shared Ownership	5.7%
Up to £150k	10.9%
£150-200k	18.3%
£200-250k	12.3%
£250-300k	9.4%
£300k or More	7.3%
Other	1.3%

Figure 18: Service Charges

The majority of respondents would be able to afford a service charge of around £30 per week. (52%)

How much would you be able to afford for over 60s service charges	
£0 per week	9.7%
£1-20 per week	28.4%
£21-40 per week	26.9%
£41-75 per week	19.4%
£76 or more per week	11.8%
Other	3.8%

Section Three – Additional Input from Survey

Figure 19 – What modern over 60s housing developments should include

- 24hr warden survive
- A room for hair dressers
- Access to easy transport
- Accessible light switches
- Accommodation for carers
- Adequate Parking
- Alarm system as standard
- Allotments nearby
- Ample storage space
- Assisted bathing facilities
- Balconies
- Banking
- Basic meals available
- Be embedded in local community
- Bowling Green
- Broadband facilities
- Built in grab rails for bathroom and Landry
- Built in oven
- Cafeteria with cooks on site
- Car parking
- Crafts room
- Carbon Monoxide Detectors
- Central Heating
- Central Landry facilities
- Chapel
- Chemist on site
- Chiropodist
- Cinema
- Coffee mornings
- Communal areas for laundry (and washing lines) and socialising
- Communal areas for groups to meet
- Computer room
- Cookers should be at eye level
- Cupboards at appropriate height
- Daily contact method/24 emergency cover/ panic buttons
- Dentist
- Diner
- Double glazing
- Easy access showers
- Easy maintenance of household
- Energy efficient
- Entertainment/library

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- Entry phone system
- Financial advice centre (help with banking etc.)
- Games room
- Garages/parking – 2 spaces per resident
- Gardens
- Gardener to oversee the grounds
- General store/grocers
- Good access to towns/public transport
- Good external lighting
- Good insulation
- Good local services and transport links
- Good views
- GP's surgery should be near by
- Greenhouses
- Gym
- Hairdressing facilities nearby or even on site
- Handles or perhaps opening baths
- Ironing board cupboard
- Jacuzzi
- Keep fit classes/gym/swimming pool
- Kitchen
- Large kitchens – for dishwashers etc.
- Level entry/easy access to buildings/wheelchair access with wider doorways
- Library
- Lift to all floors
- Lifts/stair lifts
- Living on ground floor
- Local doctors surgery
- Lockup shed
- Maintenance person
- Meal service
- Mini bus
- Mixed residency development to ensure a social mix
- Mobile library
- Mobile scooter storage area
- Mobile Shop if not shops on site
- No dogs barking
- Not too many stairs. If stairs then stair lifts and hand rails
- Open Plan designs
- Organised outings
- Outdoor tap and electrical socket
- Overnight guest facilities
- Patio or balconies
- Pet friendly
- Pleasant outlook/quiet surroundings/ not “council estate architecture”

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- Post office and boxes
- Private outdoor seating area
- Public transport
- Quiet areas
- Raised toilets
- Ramps instead of steps
- Refurbishment and conversion of existing properties
- Regular maintenance to buildings interior and exterior
- Restaurant/café
- Routine health checks
- Sauna
- Satellite connections
- Security for tenants
- Shallow stairs with turns to void long falls
- Should be soundproofed
- Showers
- Sizeable gardens/allotments
- Sky Tv
- Small holding of livestock to enable self sufficiency
- Small swimming pool
- Small swimming pool for elderly
- Super market
- Social club
- Social events
- Solar power energy/photovoltaic's/ more eco-friendly housing/ brown field sites
- Traffic Calming
- Visitor parking – free
- Waist high wall plugs and other housing adaptations for older people
- Warden assisted/nurse visits
- Water recycling
- Well insulated buildings/cheaper heating/ double glazing
- Well lit at night
- Wet room
- Wide doors for wheelchairs
- WiFi
- Window Cleaners

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Figure 20: Additional comments on older persons housing in Uttlesford

- 60's to 75 year olds should have the same housing. 75's housing should have a warden and lifts
- All villages should have such accommodation so people who have lived in a place their whole life can stay there after they retire
- Better insulated windows to combat rising gas and electricity prices
- Communal gardens
- Compliments given about Four Acres and Jan who works there.
- Concern over enough housing for the 'baby boomer' generation
- Council tax is high enough in the area that some would consider moving to cheaper areas.
- Current properties under Uttlesford District Council care are very impressive
- Desire for council and private association
- Desire for extra council tax to be paid on biggest homes to fund for homes for the elderly
- Desire for warden assisted houses as well as apartments
- Desire to remain as independent as possible whilst their being help there if needed
- Developments must not take up greenbelt land
- Doorways big enough for wheelchairs
- Every effort should be used to encourage the elderly to be active each day.
- Food retailing more suitable for older persons
- Good example suggested , Oakroyd House
- Homes must be near medical services
- Homes should be designed to be future proof i.e. have wheelchair access even if not needed by the current owner.
- How much it costs should reflect what one gets
- Improve bus service in Hadstock
- Is 60 too young a criteria for thinking about specialist housing? Perhaps focus on the elderly closer to the age of 75?
- Keep developments small and affordable
- Less public/private divides. Encourage mixing of people to ensure community feel.
- Local for families/friends
- Low rents and discounts from the water board
- Mixed ages not just over 60
- Multi tier rental system which is means tested desired
- Near quality pubs
- No backland development
- Not near schools and to too higher density
- Not too many high tech gadgets keep it simple
- Older people should be a part of the community – not separated
- Older persons need more one on one attention

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- On housing application form ask what are your requirements
- One person feels the age threshold should be reduced to 55.
- One or two homes with facilities for frail nursing as it becomes necessary will be built
- Outside activity e.g. putting green and BBQ
- Our circumstances currently are positive however we recognise that a significant proportion of the 60+ population need affordable provision
- Perhaps council rented or housing association
- Possible location suggested, Hatfield Broad Oak.
- Preference of Council run accommodation over private companies
- Preference to compact housing that blends in with surrounding
- Private courtyards
- Provisions should be made to try and support older people in an attempt to allow them to stay in their own homes as long as possible.
- Public transport should run on Sunday
- Should be a mix of properties to reflect age groups and their differing needs
- Should be secure
- Smaller detached houses needed in villages to facilitate 'downsizing'
- Some feel that mixing young and over 60s does not work
- Such housing should be mixed across the community
- Suggest that good example of such housing is that of "Sanctury House, Flaxfields, Linton
- Suggestion that give older people who can't manage their houses anymore due to stairs, garden etc. could have their houses rented out by the council to younger people in order to pay for quality council housing for older persons.
- Too little housing for older middle income earners
- Too many older people live in homes that are too big for their needs. Free up their housing by providing suitably sized (one bedroom) accommodation for those in retirement

Section Four: Assessment of Need and Recommendations

The evidence from the housing needs study for the over 50s shows a clear split in the types of need in Uttlesford. Whilst many respondents are comfortable, and able to afford higher costs of some premium over 60s housing, there are a considerable group of respondents who fall into the category of requiring affordable housing.

331 households were living on less than £400 per week, meaning that according to DCLG calculations, they should be spending no more on £100 per week on their accommodation – which, with local markets, would place them firmly in the requirements for affordable housing. (Providing they did not already own their own home)

Recommendation

The information gathered in this study should be compared to several factors, including current market rental levels, average house prices, development of housing for the over 60s, and the current condition and availability of the Council's housing stock.

According to this study, suitable housing for the over 60s should contain include the following features to be considered “desirable and suitable”:

- **Two Bedrooms**
- **Apartment/Bungalow**
- **Near Shops/Amenities**
- **Have Good Public Transport Links**
- **Have a Service Charge of under £40 per week**
- **Contain a mixture of private and affordable units**

As highlighted in the key recommendations, it is important that an Older Persons Housing Strategy is completed in order to assess the current condition and stock levels of existing housing, in order to plan redevelopment and influence future planning policy.

UTTLESFORD OVER 50S HOUSING NEEDS STUDY 2011
APPENDIX 1

APPENDIX ONE – SURVEY FORM

2011 Uttlesford District Council Over 50s Housing Needs Study

The Council is looking at the housing needs of the over 50s in the District, so that it can develop an Older Persons Housing Strategy. If you are over the 50, or a person over the age of 50 is in your household, we would be grateful if you could complete the short questionnaire and post it back to us. You do not need an envelope or a stamp.

The form is in line with the Data Protection Act your answers will be strictly confidential.

Please return this survey by **WEDNESDAY, 31 AUGUST 2011**. If you have any questions about the study, require it in another format, or need help completing it, please contact the Council's strategic housing section on 01799 510 633.

▶ SECTION ONE: CURRENT HOUSING SITUATION

Are you completing this survey for:

- | | | | |
|-------------------------|--------------------------|-------------------------------|--------------------------|
| Yourself | <input type="checkbox"/> | Yourself and a Spouse/Partner | <input type="checkbox"/> |
| On behalf of a relative | <input type="checkbox"/> | Other (please specify) | <input type="checkbox"/> |

Please indicate the number of persons over 50 in your household by age group:

- Aged 50–59 Aged 60–69 Aged 70–79 Aged 80+

Please indicate the tenure, type and size of your current home?

- | | | | |
|----------------------------|--------------------------|---------------------------------------|--------------------------|
| Owned (no mortgage) | <input type="checkbox"/> | Owned (with mortgage) | <input type="checkbox"/> |
| Private Rented | <input type="checkbox"/> | Council Rented | <input type="checkbox"/> |
| Shared Ownership | <input type="checkbox"/> | Other (please specify) | <input type="checkbox"/> |
| Housing Association Rented | <input type="checkbox"/> | Council/Housing Association Sheltered | <input type="checkbox"/> |

- | | | | |
|-----------|--------------------------|------------------------|--------------------------|
| House | <input type="checkbox"/> | Apartment | <input type="checkbox"/> |
| Bungalow | <input type="checkbox"/> | Sheltered Housing | <input type="checkbox"/> |
| Care Home | <input type="checkbox"/> | Other (please specify) | <input type="checkbox"/> |

- | | | | |
|---------------|--------------------------|-----------------------|--------------------------|
| Studio/Bedsit | <input type="checkbox"/> | One Bedroom | <input type="checkbox"/> |
| Two Bedrooms | <input type="checkbox"/> | Three Bedrooms | <input type="checkbox"/> |
| Four Bedrooms | <input type="checkbox"/> | Five or more Bedrooms | <input type="checkbox"/> |

Are you currently in receipt of any benefits?

- Yes No Don't know

How long have you lived in Uttlesford?

- | | | | |
|------------------|--------------------------|------------------------|--------------------------------|
| 0–2 Years | <input type="checkbox"/> | 3–5 Years | <input type="checkbox"/> |
| 6–10 Years | <input type="checkbox"/> | 11–20 Years | <input type="checkbox"/> |
| 21 or More Years | <input type="checkbox"/> | Other (please specify) | <input type="checkbox"/> _____ |

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APPENDIX 1**

Does your household have any mobility or disability related needs?

Wheelchair Level Access	<input type="checkbox"/>	Hoist/Tracking	<input type="checkbox"/>	Wet room	<input type="checkbox"/>
Kitchen Adaptations	<input type="checkbox"/>	Stair lift	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>
Mobility Scooter	<input type="checkbox"/>	_____			

Are you currently managing to maintain the costs of running your household (through pension/income or benefits)?

Yes – Comfortably Yes – Marginally Varies month to month
 No Other (please specify) _____

What is your current gross household income? (Before tax including benefit payments and state pension)

Up to £125 per week	<input type="checkbox"/>	£126 to £250 per week	<input type="checkbox"/>
£251 to £400 per week	<input type="checkbox"/>	£401 to £600 per week	<input type="checkbox"/>
£601 per week or more	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/> _____

SECTION TWO: FUTURE HOUSING REQUIREMENTS

Do you think Uttlesford requires more housing specifically for the over 60s?

Yes No Not Sure

Please tick important factors that should be considered for new older persons housing:

Near to Shops/Amenities	<input type="checkbox"/>	In keeping with the surroundings	<input type="checkbox"/>
Set back from a main road	<input type="checkbox"/>	Good access to public transport	<input type="checkbox"/>
Gardens/Communal Gardens	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

Either currently, or if you required more support in the future, would you be interested in moving into some form of housing for the over 60s in the future?

Yes – Private Sheltered Housing	<input type="checkbox"/>	Yes – Rented Affordable Housing	<input type="checkbox"/>
Yes – Shared Ownership Affordable Housing	<input type="checkbox"/>	No – I would like to live with family/friends	<input type="checkbox"/>
No – I would like to stay in my own home	<input type="checkbox"/>	No – Wouldn't live in over 60s housing	<input type="checkbox"/>
No – Other (please specify)	<input type="checkbox"/>	_____	

If applicable, when would you consider downsizing or moving to some form of over 60s housing?

Never	<input type="checkbox"/>	Immediately	<input type="checkbox"/>	0-5 Years	<input type="checkbox"/>
6-10 Years	<input type="checkbox"/>	11-20 Years	<input type="checkbox"/>	Over 21 Years	<input type="checkbox"/>

What type of Housing for the over 60s would you consider?

Apartment	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	House	<input type="checkbox"/>
Warden Assisted Apartment	<input type="checkbox"/>	Other (Please Specify)		<input type="checkbox"/>	_____

What would be a reasonable number of bedroom(s) per home in a development for the over 60s?

None – Studio/Bedsit	<input type="checkbox"/>	One	<input type="checkbox"/>	Two	<input type="checkbox"/>
Three	<input type="checkbox"/>	Four	<input type="checkbox"/>	Five or more	<input type="checkbox"/>

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APPENDIX 1

Where should new housing for the over 60s be developed?

Anywhere in the District	<input type="checkbox"/>	In major towns	<input type="checkbox"/>
In small villages	<input type="checkbox"/>	In rural locations	<input type="checkbox"/>
Other (please specify)	<input type="checkbox"/>	_____	

If you were to move to a home for the over 60s, what would you require or be prepared to spend?

Council Rented	<input type="checkbox"/>	Private Rented	<input type="checkbox"/>	Shared Ownership	<input type="checkbox"/>
Up to £150,000	<input type="checkbox"/>	£150,000–£200,000	<input type="checkbox"/>	£200,000–£250,000	<input type="checkbox"/>
£250,000–£300,000	<input type="checkbox"/>	£300,000 or more	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

If you were to move to a home for the over 60s in Uttlesford, how much would you be able to afford for service charges? (i.e. for Warden Services, Lifts, Communal Rooms etc.)

£0 per week	<input type="checkbox"/>	£1–£20 per week	<input type="checkbox"/>	£21–£40 per week	<input type="checkbox"/>
£41–£75 per week	<input type="checkbox"/>	£76 or more per week	<input type="checkbox"/>	Other (please specify)	<input type="checkbox"/>

SECTION THREE: ADDITIONAL INFORMATION

What should modern over 60s housing developments include?

Please provide any other comments about older persons housing in Uttlesford district:

Which Town or Parish do you currently live in?

Your Name: _____

Your Address: _____

Postcode: _____

Telephone Number: _____

We would like to conduct some further interviews relating to older persons need in the district, if you are happy to be contacted, please tick this box

UTTLESFORD OVER 50S HOUSING NEEDS STUDY 2011
APPENDIX 1

BUSINESS REPLY SERVICE
Licence No. CB 694

Planning and Housing Strategy
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