



Fingringhoe Housing Needs Survey Results

It is vital there are homes that are affordable to everyone in rural areas. Land values and house prices remain incredibly high and the gap between rural property prices and local wages continues to widen. Coupled with higher costs of living and rising energy prices, this leaves many unable to remain where they grew up or have support networks. As a result, earlier this year, Fingringhoe Parish Council worked with the RCCE's Rural Housing Enabler to carry out an independent Housing Needs Survey.

The aim of this survey was to determine the existing and future levels of housing need for local people in the parish. All households in the parish received a survey to complete and return, alongside the option to complete the survey online. Thank you to all residents who responded to this piece of work.

KEY FINDINGS

- The survey had an excellent response rate of 41% (Essex average is 25%).
- There was good support for a small development, with 52% stating they would be supportive of a small development (4 - 8 homes) which is primarily affordable housing for local people.
- There was general support for housing for the local community, more particularly the younger local generation and their families, whilst hoping any development will not be too large and unsympathetic to its surroundings.
- Sixteen households declared that family members had been forced to move out of the parish due to a lack of suitable accommodation in the parish.
- In Part 1 of the survey, 14 households (10%) indicated that they or someone in their household had a need to move to alternative accommodation within the next 5 years; of those, 15 wished to remain in the parish.
- The main reason respondents had a desire to move to alternative accommodation was to set up their first / independent home (33%) followed by those looking for a cheaper home (25%)
- Two-bedroom houses were the most preferred property size (83%)
- Recommended local affordable housing need is therefore assessed at;
 - 4 affordable rented properties
 - 2 shared ownership properties
 - 2 discounted market sale properties

The information contained in the report will assist in assessing the viability and appropriateness of any schemes that may be proposed in the future to provide additional affordable housing in the village. Should any such proposals emerge then, as with all other planning applications, the Parish Council will keep residents fully informed.

If you have any questions or concerns at this stage, please do contact the Parish Council in the first instance.