

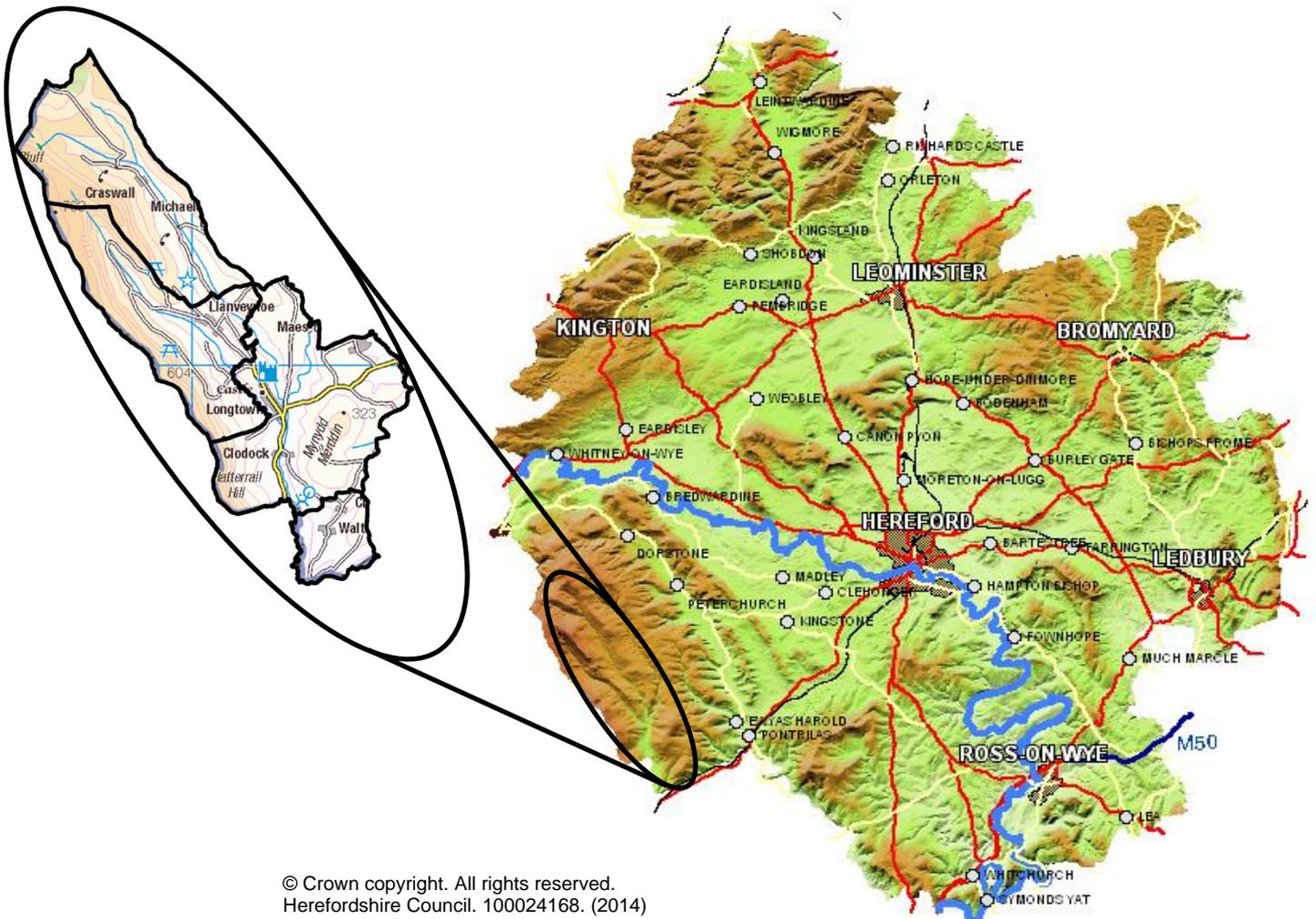
# Local Housing Needs Survey for Longtown Group Parish

Including the parishes of Craswall, Llanveynoe, Longtown, Walterstone

Version 1.0

Herefordshire Council Strategic Intelligence Team

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## Executive Summary

- ❑ Questionnaires were mailed out to all households in Longtown Group Parish, a total of 434 households. 13 questionnaires were returned that contained information about 14 households who wish to move into another home within the next three years.
- ❑ Of the 14 households who wish to move, 11 wish to remain within Longtown Group Parish and 3 were excluded from the reported total.
- ❑ Of the 11 households that wish to move to a home in Longtown Group Parish; 2 were found to have a need for affordable accommodation, 4 were found to have a need for a home on the open market, 4 were found to have an undetermined<sup>1</sup> need and 1 was found to have a 'Mixed tenure'<sup>2</sup> need.

## Introduction

- ❑ In January 2014, Herefordshire Council's Housing Partnerships division commissioned a postal survey of Longtown Group Parish to assess the need for housing over the next 3 years. It forms part of a rolling programme of surveys across the county, as a statutory duty to assess housing needs under the Housing Act 1985.
- ❑ Definitions of the different housing types referred to within this report can be found in [appendix 2](#).
- ❑ The Group Parish comprises the 4 parishes of Craswall, Llanveynoe, Longtown and Walterstone.
- ❑ The following background information about the Group Parish is extracted from the Longtown Group Parish Council website<sup>3</sup> -

“The Longtown Group of Parishes – Longtown with Clodock, Craswall, Llanveynoe and Walterstone – is a rural community in the southwest corner of Herefordshire...Although extending over approximately 10 miles by 3 miles, there are no main roads or railways and no industrial estates or shopping centres. There are no doctors' surgeries or dental practices. The parish is served by only one school (pre-school and primary) and only one shop/post office, both at Longtown. Public transport is virtually non-existent. The nearest shopping centres, markets, hospitals and railway stations are 10 miles away at Abergavenny or 18 miles away at Hereford.”
- ❑ As of April 2014, Council Tax records show that there were 3 vacant dwellings within the Group parish.

## Methodology

- ❑ A self-completion questionnaire was posted to every household in the parishes of Craswall, Llanveynoe, Longtown and Walterstone together with a reply-paid envelope for responses. Only residents who are likely to have a need for housing within the next 3 years were requested to respond. A copy of the questionnaire can be found at the end of this report. Residents were given 4 weeks in total to respond.
- ❑ Respondents were asked whether they were happy to provide contact details, so that they may be contacted at a later date in order to assess their housing needs in more detail.

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<sup>1</sup> Where it has not been possible to classify a household as having a clearly defined affordable or open market housing requirement they have been incorporated into the 'Not determined' category.

<sup>2</sup> Eligible for more than one tenure option.

<sup>3</sup> Longtown Group Parish Council website - [www.longtown-gpc.org.uk/index.php](http://www.longtown-gpc.org.uk/index.php)

- In furtherance of the Council's Empty Property Strategy, each household was sent a slip of paper with the main questionnaire, asking if they know of any properties that appear to have been empty for a long period.

## Need for housing as found from the survey

- The process used to classify housing need is illustrated in Figure 1 on page 5. Figure 2 on page 6 shows the resulting analysis of the housing needs. 'Existing' households are those that intend to move together. The 'newly forming' households are usually formed by an adult child leaving the parental home to become independent.
- Respondents were asked whether they know of any households with a 'local connection'<sup>4</sup> who wish to move to Longtown Group Parish, if so, they were given the opportunity of completing a separate needs form. There were no responses from this type of household.
- Questionnaires were mailed out to a total of 434 households. 13 questionnaires were returned that contained information about 14 households who wish to move to another home within the next 3 years.
- Of the 14 responding households 11 were found to have a need for accommodation, all of which wish to remain within the Group Parish.
- 3 households were excluded from the reported total; of which 2 were considered not to have a tenable need and 1 wish to adapt their current home to meet the needs of an elderly or disabled person.
- Of the 11 households that wish to move to a home in Longtown Group Parish –
  - 2 were found to have a need for affordable accommodation; both of which currently reside in Longtown.
  - 4 were found to have a need for a home on the open market; of which 3 currently reside in Longtown and 1 in Craswall.
  - The needs of 4 households were 'Not determined'<sup>5</sup>; of which 1 currently resides in Longtown, 1 currently resides in Llanveynoe and 2 in Walterstone.
  - 1 was found to have a 'Mixed tenure'<sup>6</sup> need; this household currently resides in Longtown.
- From January 2012, single people under the age of 35 who are on a low income (whether working or not) and need financial help to pay all or part of their rent will no longer receive Housing Benefit based on one-bed self-contained accommodation. It may therefore be more appropriate to consider people who are in this situation for a bed-sit or a room in shared accommodation. None of the households that specified 'rent from a Housing Association' as one of their preferred tenure options is a single person household and under the age of 35.

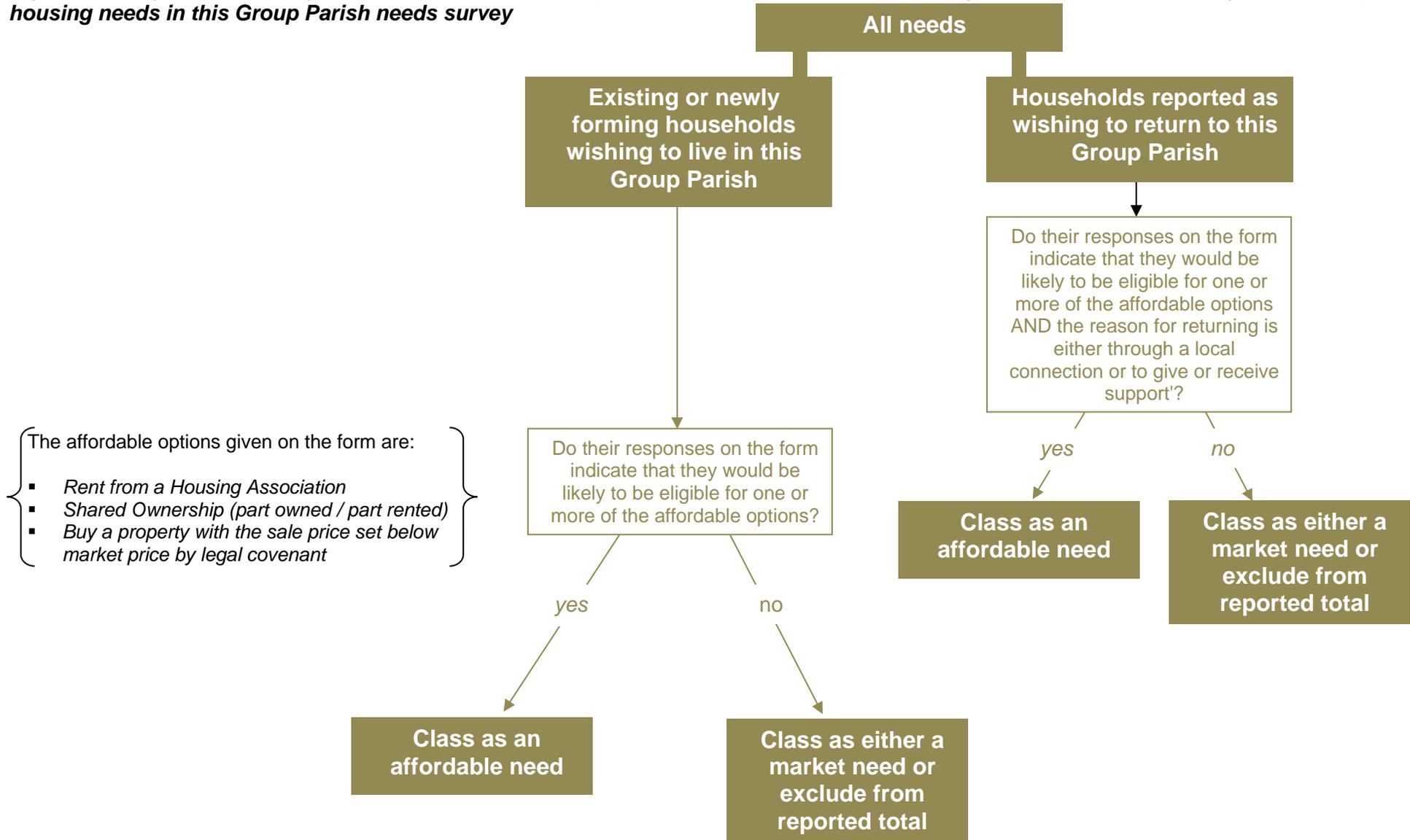
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<sup>4</sup> Is (or in the past was) normally resident there, is employed there, has a family association there, has a proven need to give or receive support.

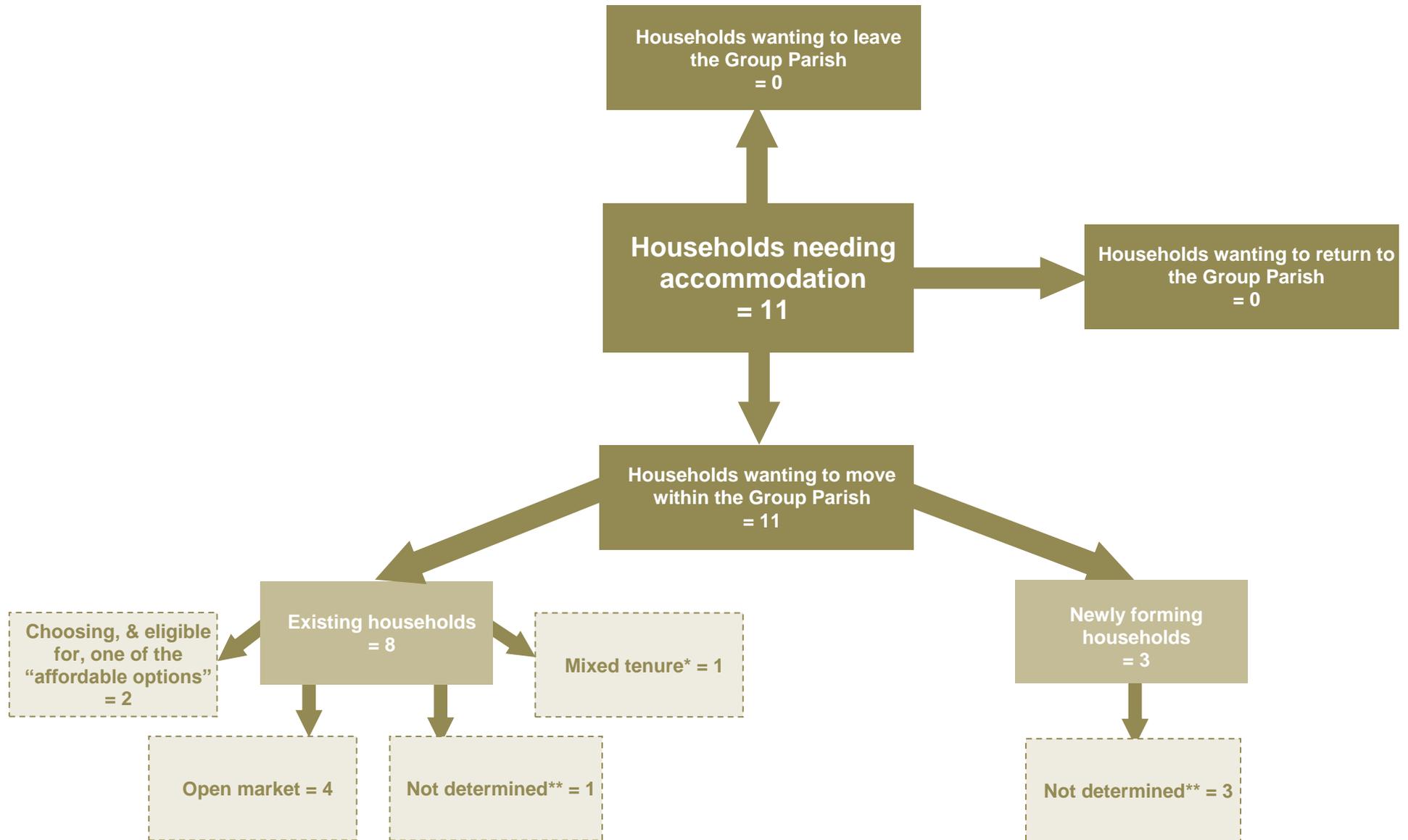
<sup>5</sup> Where it has not been possible to classify a household as having a clearly defined affordable or open market housing requirement they have been incorporated into the 'Not determined' category.

<sup>6</sup> Eligible for more than one tenure option.

**Figure 1 – Diagram illustrating the process used to classify housing needs in this Group Parish needs survey**



**Figure 2 – Pattern of housing need in Longtown Group Parish from survey results**



\*Eligible for more than one tenure option

\*\*Where it has not been possible to classify a household as having a clearly defined affordable or open market housing requirement they have been incorporated into the 'Not determined' category

- Table 1 below summarises the requirements of each responding household in more detail. Note that this table refers to a *specified* and a *required* number of bedrooms; the former corresponds to the desired number of bedrooms as specified by the respondent. The latter is an adjusted figure that reflects the need based on household composition and is used when considering the distribution of house sizes of the “affordable” component. This does not apply to those wishing to purchase a home on the open market as this is influenced by their resources and aspirations.

Table 1: Housing need requirements in the Group Parish. *Each row corresponds to a single household.*

Parish	Number of bedrooms required <sup>(i)</sup>	Assessed tenure <sup>(ii)</sup>	Tenure options chosen by respondent	Number of bedrooms specified by respondent	Other requirements	Can afford to purchase
Longtown	1	affordable	n/s	1	need to meet the needs of an elderly/disabled person; supported living accommodation <sup>(iii)</sup>	-
		open market	n/s	2	-	n/s
		open market	open market	2	need to meet the needs of an elderly/disabled person	Over £200,000
		open market	open market	3	-	Over £200,000
		not determined <sup>(iv)</sup>	n/s	1	-	Up to £50,000
	2	mixed tenure <sup>(v)</sup>	open market; low cost market housing; private rent shared ownership;	3	need to meet the needs of an elderly/disabled person	Up to £50,000
	3	affordable	rent from a Housing Association	3	-	-
Craswall	1	open market	open market	n/s	-	Over £200,000
Llanveynoe	3	not determined <sup>(iv)</sup>	low cost market housing	3	live/work unit for the self employed	Up to £50,000
Walterstone	1	not determined <sup>(iv)</sup>	open market	2		n/s
	1	not determined <sup>(iv)</sup>	open market	n/s		n/s

<sup>(i)</sup> Adjusted figure which reflects the household composition.

<sup>(ii)</sup> Based on the criteria given in Figure 1.

<sup>(iii)</sup> Specialist accommodation for older persons with some level of support/care.

<sup>(iv)</sup> Where it has not been possible to classify a household as having a clearly defined affordable or open market housing requirement.

<sup>(v)</sup> Eligible for more than one tenure option.

## Potential Supply of housing within Longtown Group Parish

- 8 of the respondents needing to move are *existing households*. Table 2 summarises the dwelling sizes and tenures of the properties that would be released should these households move home.

Table 2: Potential homes that would be released within the Group Parish should the need of the 'existing' households be met.

Current parish	No of bedrooms in current home	current tenure	No of properties that could be released
Longtown	1	Open market	1
	2	Housing Association rent	1
	3	Private rent	1
	4	Open market	2
	5	Open market	1
	Total Longtown		
Craswall	not specified	Open market	1
	Total Craswall		
Walterstone	3	Open market	1
	Total Walterstone		

- The release of any properties in Table 2 does not necessarily mean that they can be set against the need found in the survey, as they would not necessarily fulfil the requirements of households identified as having a housing need. Furthermore, any properties released would not necessarily go to local people.

## Need outside of Longtown Group Parish

- Respondents were asked whether they wish to move to another home within the parish but were given the option of specifying any other areas that they would also be prepared to move to. 2 households specified a choice of alternative areas within Herefordshire. *A breakdown of household requirements by area can be found in [appendix 1](#).*

## Current Housing Association stock

- ❑ There are 6 units of Housing Association stock within the surveyed area (located in Longtown) all of which are rented.
- ❑ All 6 units are restricted to elderly and/or disabled people. None are subject to a section 106 Local Connection restriction<sup>7</sup>.
- ❑ Since 2002, Herefordshire has been operating a “Choice based lettings” scheme whereby people who are seeking affordable housing register with an agency called Home Point. They then submit “bids of interest” for properties where they would like to live. In March 2014, the number of applicants on the Home Point database stood at 4,464. *According to the survey, 1 of the households classified as having an affordable need within Longtown Group Parish was registered with Home Point.*
- ❑ Between October 2002 and March 2014, 13 Housing Association properties in Longtown Group Parish were advertised for rent (can refer to the same unit advertised more than once). Table 3 shows the numbers of “bids of interest” received for these, with the overall median number of bids across Herefordshire for comparison.

Table 3: Housing Association properties in Longtown Group Parish advertised for rent by Home Point from October 2002 to March 2014

Property type	Current stock in parish	No. of properties advertised*	Number of bids of interest received	Median number of bids across the county
one-bed bungalow	3	<b>1</b> (restricted to people aged 40 or over)	18	13
two-bed bungalow	3	<b>2</b> (1 restricted to people aged 40 or over; 1 restricted to people with a medical condition)	7 & 31	9

\*Can refer to the same unit advertised more than once.

Note: This table only refers to properties that are advertised for rent, it does not include the Low Cost Market Housing properties.

## Empty properties

- ❑ As mentioned under ‘Methodology’, each household was sent a slip of paper asking about empty properties. 3 such empty property slips were returned that yielded information about addresses in Longtown Group Parish. These have been forwarded to the relevant officer for further investigation.

<sup>7</sup> Is (or in the past was) normally resident there, is employed there, has a family association there, has a proven need to give or receive support.

## Conclusions

- Questionnaires were mailed out to a total of 434 households in Longtown Group Parish. 13 questionnaires were returned that contained information about 14 households who wish to move to another home within the next 3 years.
- The survey **found 11 households that would need accommodation within Longtown Group Parish in the next 3 years**; 2 were found to have a need for affordable accommodation, 4 were found to have a need for a home on the open market, 4 were found to have an undetermined<sup>8</sup> need and 1 was found to have a 'Mixed tenure'<sup>9</sup>
- 2 households specified a choice of alternative areas within Herefordshire that they would also be prepared to move to.
- 3 households were excluded from the reported total; of which 2 were considered not to have a tenable need and 1 need to adapt their current home to meet the needs of an elderly or disabled person.

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<sup>8</sup> Where it has not been possible to classify a household as having a clearly defined affordable or open market housing requirement they have been incorporated into the 'Not determined' category.

<sup>9</sup> Eligible for more than one tenure option.

## Appendix 1 – Need outside of the parish

Respondents were asked whether they wish to move to another home within Longtown Group Parish, but were given the option of specifying up to three alternative areas outside the parish that they would also be prepared to move to. Out of the total of 11 households found to have a potential need for housing from the survey, 2 provided a choice of alternative areas.

Table A below breaks the requirements down for each household. **Note that if a respondent specifies more than one area of preference, the details of that household will be duplicated in the table.**

Table A: Needs of households who stated an area of preference outside of Longtown Group Parish – breakdown by size, tenure and the amount a household can afford up to if specifying one or more of the purchase options.

Area of preference	Number of bedrooms required <sup>(i)</sup>	Number of bedrooms specified by respondent	Assessed tenure <sup>(ii)</sup>	Tenure options chosen by respondent	Can afford
Hereford	1	1	not determined	not specified	Up to £50,000
Ewyas Harold	1	1	not determined	not specified	Up to £50,000
	2	3	mixed tenure	open market; low cost market housing; private rent; shared ownership	Up to £50,000
Garway	2	3	mixed tenure	open market; low cost market housing; private rent; shared ownership	Up to £50,000

## Appendix 2 – Housing definitions

- ❑ **Open market housing** - (including buying on the open market and housing rented from a private landlord / lettings agent) can be bought or rented by anyone at the full market cost.
- ❑ **Rented from a Housing Association** - provided at a rent lower than open market rents. Any vacancies are generally advertised through Home Point 01432 260300, web site [www.home-point.info](http://www.home-point.info).
- ❑ **Shared ownership** - an option where the householder is able to purchase a 25-75% share in the property. Ownership of the other portion remains with a Housing Association, who charge rent on their “share”. Properties are generally advertised through Home Point (as above) or local estate agents.
- ❑ **Low cost market housing** - the sale price is set at below market value by legal covenant. This type of property is generally advertised through an estate agent.

## LOCAL HOUSING NEEDS SURVEY FOR YOUR PARISH

If your household (or a member of your household) considers they may have a need for housing in the parish within the next 3 years we would be grateful if you would take the time to complete this form.  
**If in doubt, you are encouraged to fill it in.**

**Q1 to Q6 collect details about your household and your current home.**

**Q1 How would you describe your current home?**

- House or cottage  
 Bungalow  
 Flat / apartment  
 Sheltered / retirement housing  
 Other, please state

**Q2 Is this home? (Tick one box only)** *See page 4 for definitions of housing type*

- Owner occupied (with or without a mortgage)  
 Rented from a private landlord  
 Rented from a Housing Association  
 Shared ownership (part owned / part rented)  
 Low cost market  
 Provided rent free or at a subsidised rent as part of employment  
 Other, please state

**Q3 How many bedrooms does your home have?**

**Q4 Please enter the details of age and gender of each person in your current household.**

**Person 1**

Male  Female

AGE:  0-15  16-24  25-29  30-34  35-44  45-64  65+

**Person 2**

Male  Female

AGE:  0-15  16-24  25-29  30-34  35-44  45-64  65+

**Person 3**

Male  Female

AGE:  0-15  16-24  25-29  30-34  35-44  45-64  65+

**Person 4**

Male  Female

AGE:  0-15  16-24  25-29  30-34  35-44  45-64  65+

**Person 5**

Male  Female

AGE:  0-15  16-24  25-29  30-34  35-44  45-64  65+

**Person 6**

Male  Female

AGE:  0-15  16-24  25-29  30-34  35-44  45-64  65+

**Q5a Does anyone in your household work within the parish?**

Yes  No

**Q5b Does anyone in your household work outside of the parish but within Herefordshire?**

Yes  No

If so, please state the approximate distance from your home to your place of work \_\_\_\_\_

**Q6 How long have you lived in your current home?** \_\_\_\_\_

Please look at questions 7a to 7c to see which of the coloured pages you need to fill in.

**Q7a** If your household needs to move to another home within the next 3 years, please tick where you would need to live (*you may tick both options*) and then answer the questions on the GREEN pages that follow

- This parish  Other area(s)\*, please state where
- Preference 1 \_\_\_\_\_
- Preference 2 \_\_\_\_\_
- Preference 3 \_\_\_\_\_

**Q7b** If anyone in your household is likely to be leaving to form a new household within the next 3 years, and will be looking for a home, please tick where they would need to move to (*you may tick both options*) and then answer the questions on the PINK pages that follow

- This parish  Other area(s)\*, please state where
- Preference 1 \_\_\_\_\_
- Preference 2 \_\_\_\_\_
- Preference 3 \_\_\_\_\_

\*You may need to have a local connection (people who are normally resident there, people who are employed there, people who have a close family connection or people needing to give/receive support from family members) to be eligible for some properties that become available in certain areas

*If there will be more than one new household, please contact us for a second pink sheet (contact details below)*

**Q7c** Is there a family member or someone you know who has moved away but wishes to return to the parish?

*If there is someone you know who would like to move back to the local area but may have difficulties in finding a suitable home locally, please ask them to contact us for a separate questionnaire so that they can be included in the needs survey*

**If you need help with filling in this questionnaire please contact:**

Strategic Intelligence Team, telephone 01432 383069

e-mail: [researchteam@herefordshire.gov.uk](mailto:researchteam@herefordshire.gov.uk)

Address: Herefordshire Council, PO Box 4, Plough Lane, Hereford HR4 0XH

### Housing definitions used in Herefordshire.

**Open market housing** - (including *buying on the open market* and *housing rented from a private landlord / lettings agent*) can be bought or rented by anyone at the full market cost or rent without subsidy.

**Rented from a Housing Association** - provided at a rent lower than market rents. Any vacancies are generally advertised through Home Point 01432 260300, web site [www.home-point.info](http://www.home-point.info)

**Shared ownership** - an option where the householder is able to finance a 25-75% share in the property. Ownership of the other portion remains with a Housing Association, who charge rent on their "share". Properties are generally advertised through Home Point (as above) or local estate agents.

**Low cost market housing** - the sale price is pegged at below market value by legal covenant. This type of property is generally advertised through an estate agent, but purchasers must be registered with Home Point.

For further information on any affordable options, please contact, the Housing Needs and Development Team on 01432 260269 or email [housingdevelopment@herefordshire.gov.uk](mailto:housingdevelopment@herefordshire.gov.uk) or visit the website at <https://www.herefordshire.gov.uk/> and search for 'Housing advice'.

## MAIN HOUSEHOLD - ACCOMMODATION NEEDS

Please only complete the green pages if your household wishes to move within the next 3 years

### Q8 Who will form your household?

- All the people in your current household  
 Other, please describe

### Q9 Why does this household need to move? (Tick all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> To move to a smaller home  | <input type="checkbox"/> To meet the needs of an elderly person (see Q9a)           |
| <input type="checkbox"/> To move to a cheaper home  | <input type="checkbox"/> To meet the needs of a disabled person (see Q9a)           |
| <input type="checkbox"/> To move to a larger home   | <input type="checkbox"/> Want to move from rented into owner occupied accommodation |
| <input type="checkbox"/> To be nearer other members of the family   | <input type="checkbox"/> To be nearer employment                                    |
| <input type="checkbox"/> The property is not well maintained by the landlord (please provide details below) | <input type="checkbox"/> Need to leave tied accommodation                           |
| <input type="checkbox"/> Lack of amenities / facilities (please provide details below)                      | <input type="checkbox"/> Other, please state  |

### Q9a If you ticked that you need to move to meet the needs of an elderly or disabled person, could your current home be adapted to meet your needs (with or without financial assistance)

- Yes  No

### Q10a What type of accommodation would you prefer (tick all that apply)?

*Definitions of the different accommodation types are provided on page 4*

- |  |  |
|--|--|
| <input type="checkbox"/> Buy on the open market            | <input type="checkbox"/> Rented from a private landlord / lettings agent |
| <input type="checkbox"/> Rented from a Housing Association | <input type="checkbox"/> Shared ownership (part owned / part rented)     |
| <input type="checkbox"/> Low cost market housing           | <input type="checkbox"/> Other, please state                             |

### Q10b Is this household a first time buyer?

- Yes  No

### Q10c Would this household require Government assistance to pay for housing costs e.g. Housing Benefit?

- Yes  No  Don't know

### Q10d Is this household currently registered with Home Point? You will need to be registered with Home Point to be considered for affordable housing.

- Yes  No

For more information about Home Point ring 01432 260300 or visit the web site www.home-point.info

### Q11 What sort of home does this household need (tick all that apply)?

- |  |   |
|--|---|
| <input type="checkbox"/> House   | <input type="checkbox"/> Live / Work unit for the self employed (some work space provided in a residential unit)                      |
| <input type="checkbox"/> Bungalow  | <input type="checkbox"/> Supported living (specialist accommodation for older persons with some level of support/care)                |
| <input type="checkbox"/> Flat / apartment                                      | <input type="checkbox"/> Supported accommodation (e.g. for people with learning difficulties, physical or mental health disabilities) |
| <input type="checkbox"/> Specially adapted home (please provide details below) |   |
| <input type="checkbox"/> Other, please state below                             |   |

### Q12 How many bedrooms does this household need?

### Q13 If interested in renting, what weekly rent can this household realistically afford out of income?

- |                                    |                                      |                                     |
|------------------------------------|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> Under £60 | <input type="checkbox"/> £80 - £89   | <input type="checkbox"/> Over £150  |
| <input type="checkbox"/> £60 - £69 | <input type="checkbox"/> £90 - £99   | <input type="checkbox"/> Don't know |
| <input type="checkbox"/> £70 - £79 | <input type="checkbox"/> £100 - £150 |                                     |

### Q14 If interested in purchasing, up to what amount towards the price of a home could this household afford (with a mortgage or savings or both)?

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Up to £50,000     | <input type="checkbox"/> £90,000 - £119,999  | <input type="checkbox"/> Over £200,000 |
| <input type="checkbox"/> £50,000 - £69,999 | <input type="checkbox"/> £120,000 - £149,999 | <input type="checkbox"/> Don't know    |
| <input type="checkbox"/> £70,000 - £89,999 | <input type="checkbox"/> £150,000 - £200,000 |  |

**As you have expressed an interest in housing within the local area, it may be useful for us to get back to you at a later date. If you are happy for us to do this, please could you provide contact details. Your details will be held securely and confidentially and will only be used in order to contact you again to assess your housing needs in more detail.**

Name

Address

Tel.  Email

Now please go back to Question 7b and 7c, to see if you need to complete the pink pages or request a separate survey form for people who wish to return to the local area

## NEWLY FORMING HOUSEHOLD - ACCOMMODATION NEEDS

Please complete the pink pages for anyone who lives in your household at the moment but will be setting up a new household of their own in the next 3 years

### Q15a Who will form this household?

- A person who will be living alone  
 A couple without children  
 One or more adults with children under 16  
 An adult wishing to share with others.  
 Other, please state

### Q15b Please state the number of people within each age range.

- 0-15  16-24  25-29  30-34  35-44  45-64  65+

### Q16 Why does this household need to move? (Tick all that apply)

- To be independent  
 Family / relationship break up  
 To meet the needs of an elderly person  
 To meet the needs of a disabled person  
 To be nearer other members of the family  
 To be nearer employment  
 Other, please state

### Q17a What type of accommodation would they prefer? (Definitions of the different accommodation types are provided on page 4)

- Buy on the open market  Rented from a private landlord / lettings agent  
 Rented from a Housing Association  Shared ownership (part owned / part rented)  
 Low cost market housing  Other, please state

### Q17b Is this household a first time buyer?

- Yes  No

### Q17c Would this household require Government assistance to pay for housing costs e.g. Housing Benefit?

- Yes  No  Don't know

### Q17d Is this household currently registered with Home Point? They will need to be registered with Home Point to be considered for affordable housing.

- Yes  No

For more information about Home Point ring 01432 260300 or visit the web site [www.home-point.info](http://www.home-point.info)

### Q18 What sort of home does this household need (tick all that apply)?

- House  Live / Work unit for the self employed (some work space provided in a residential unit)  
 Bungalow  Supported living (specialist accommodation for older persons with some level of support/care)  
 Flat / apartment  Supported accommodation (e.g. for people with learning difficulties, physical or mental health disabilities)  
 Specially adapted home (please provide details below)  
 Other, please state below

### Q19 How many bedrooms does this household need?

### Q20 If interested in renting, what weekly rent can this household realistically afford out of income?

- Under £60  £80 - £89  Over £150  
 £60 - £69  £90 - £99  Don't know  
 £70 - £79  £100 - £150

### Q21 If interested in purchasing, up to what amount towards the price of a home could this household afford (with a mortgage or savings or both)?

- Up to £50,000  £90,000 - £119,999  Over £200,000  
 £50,000 - £69,000  £120,000 - £149,999  Don't know  
 £70,000 - £89,999  £150,000 - £200,000

As you have expressed an interest in housing within the local area, it may be useful for us to get back to you at a later date. If you are happy for us to do this, please could you provide contact details. Your details will be held securely and confidentially and will only be used in order to contact you again to assess your housing needs in more detail.

Name   
Address   
Tel.  Email

Now please go back to Question 7c, to see if you need to request a separate survey form for people who wish to return to the local area

**Thank you for your time and effort in completing this form**  
**Please return it in the pre-paid envelope provided**