



Housing Needs Survey

Bures

May 2022

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Rural Affordable Housing Officer

RCCE (Rural Community Council of Essex) is an **independent charity** helping people and communities throughout rural Essex build a sustainable future.

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Background

The Rural Community Council of Essex (RCCE) is an independent charity helping people and communities throughout rural Essex build a sustainable future.

RCCE's mission is to provide local communities with the skills, resources and expertise necessary to achieve a thriving and sustainable future.

This means helping communities come together to identify their own needs and priorities and provide them with advice and support in developing practical solutions. We strive to provide a voice for rural communities, representing their interests to government at local, regional and national level.

RCCE employs a Rural Housing Enabler (RHE) and Community Led Housing advisor to work with rural communities, usually through the parish council, to identify if there is a need for a small development of affordable housing for local people.

Context and Methodology

In early 2022, the Bures Neighbourhood Plan Steering Group worked with the RCCE's RHE and Community Led Housing Advisor to carry out a Housing Needs Survey. The aim of this survey was to determine the existing and future levels of housing need for local people. The survey pack included a covering letter, a questionnaire and a freepost envelope for forms to be returned directly to the RHE at no cost to the respondent. The survey was also available on Survey Monkey so residents could complete it online.

The survey was divided into two sections. Part 1 of the survey form was to be completed by everyone and contained questions on resident's future housing needs, the level of development required, household composition and was to be completed by everyone regardless of need. Households experiencing or expecting to be in housing need in the future were asked to also complete Part 2 of the survey, which gave the opportunity to provide more detailed information. Additional hard copy forms were made available, on request, from the RHE.

The closing date for the survey was 27th March 2022, **785 forms were distributed and 271 forms were returned**. The survey had a 35% response rate which is higher than the county average of 25%.

In Part 1 of the survey, 44 respondents (6%) indicated that there was a need to move to alternative accommodation; however, we only had sufficient information on the completed forms to assess 29 out of those 44. The full table of results can be seen in Appendix 3.

Percentages shown are percentages of returned forms (271=100%) unless otherwise stated. Please note that the percentages have been individually rounded and therefore may not total 100.

Bures

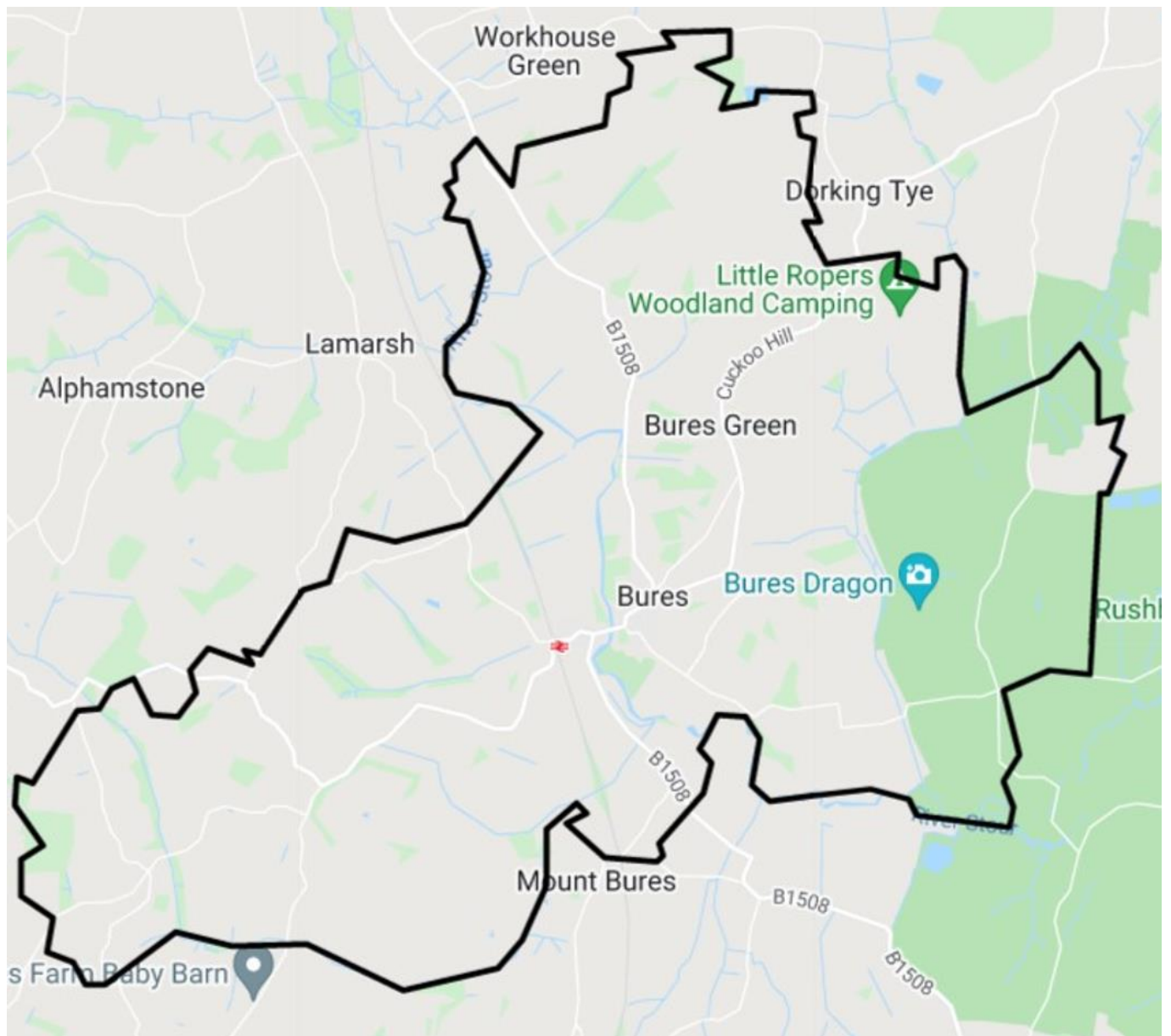
The village of Bures is on the border between South Suffolk and North Essex in the heart of Constable Country and in the Dedham Vale Area of Outstanding Beauty.

Bures St Mary is the civil parish in the Babergh district of Suffolk and covers the eastern part of the village. **Bures Hamlet** is the civil parish in the Braintree district of Essex and covers the western part of the village, the two parishes are divided by the river Stour.

The area has a very long history and is recorded in the Domesday Book of 1086. It was previously an industrial village with many different industries located there and the river was once used to transport these goods. The railway opened in 1849 and is still in operation to the present day.

The village contains 2 churches: St Mary's Church of England and a Baptist church, a number of pubs and a number of farms as the surrounding area is agricultural.

The village contains the Bures CEVC Primary School which is rated 'Outstanding' by OFSTED in its most recent inspection. Children requiring high school level education will have to travel outside the village.

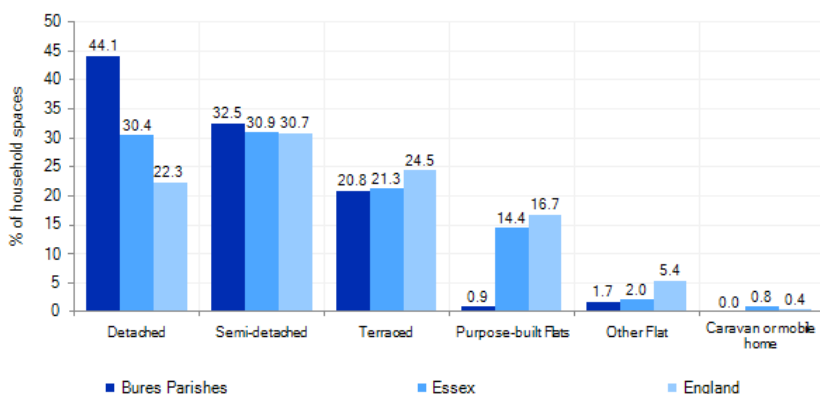


Housing types in Bures as of 2011 Census compared to the national average.

Detached	Semi-detached	Terraced	Purpose built flat
335	247	158	07
44.1% (England average = 22.3%)	32.5% (England average = 30.7%)	20.8% (England average = 24.5%)	0.9% (England average = 16.7%)
Flat (in converted house)	Flat (in commercial property)	Caravan or other temporary dwelling	Second homes (2001)
09	04	00	03
1.2% (England average = 4.3%)	0.5% (England average = 1.1%)	0.0% (England average = 0.4%)	0.4% (England average = 0.6%)

Source: Census 2011

Figure: Dwellings type breakdown
Source: Census 2011

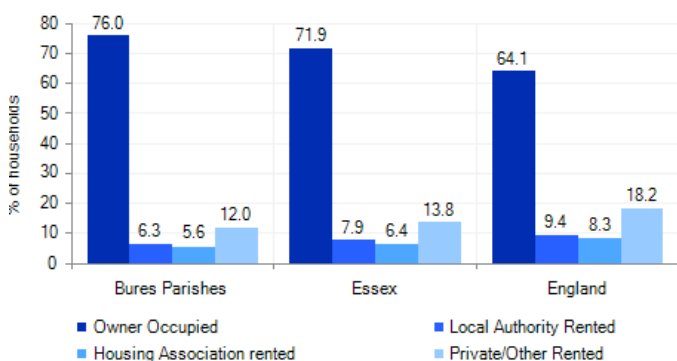


Housing tenure in Bures as of 2011 Census compared to the national and county averages.

Owner occupied	Owner-occupied: owned outright	Owner-occupied owned: with mortgage or loan
552	324	227
76.0% (England average = 64.1%)	44.6% (England average = 30.6%)	31.3% (England average = 32.8%)
Owner-occupied: shared ownership	Social rented households	Rented from Council
01	87	46
0.1% (England average = 0.8%)	12.0% (England average = 17.7%)	6.3% (England average = 9.4%)
Rented from Housing Association or Social Landlord	Rented from private landlord or letting agency	Other rented dwellings
41	53	34
5.6% (England average = 8.3%)	7.3% (England average = 15.4%)	4.7% (England average = 2.8%)

Source: Census 2011

Figure: Housing tenure breakdowns
Source: Census 2011



Population of Bures as of 2011 Census compared to the national average.

Total Population	Aged 0-15	Working age population	Aged 65+	Dependency ratio
1,752	331	955	466	0.83
48.3% male; 51.7% female	18.9% (England average = 19.2%)	54.5% (England average = 62.3%)	26.6% (England average = 18.5%)	England average = 0.60

Source: Mid-Year Estimates (ONS) 2020

Figure: Population estimates by 5-year age band

Source: Mid-Year Estimates (ONS) 2020

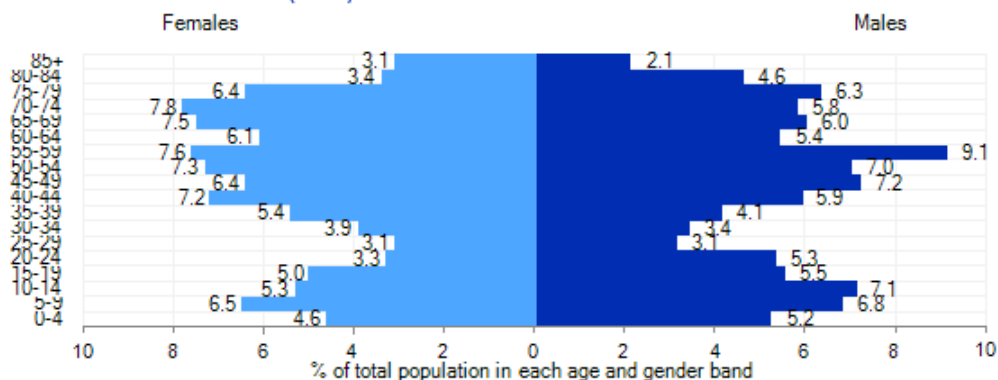
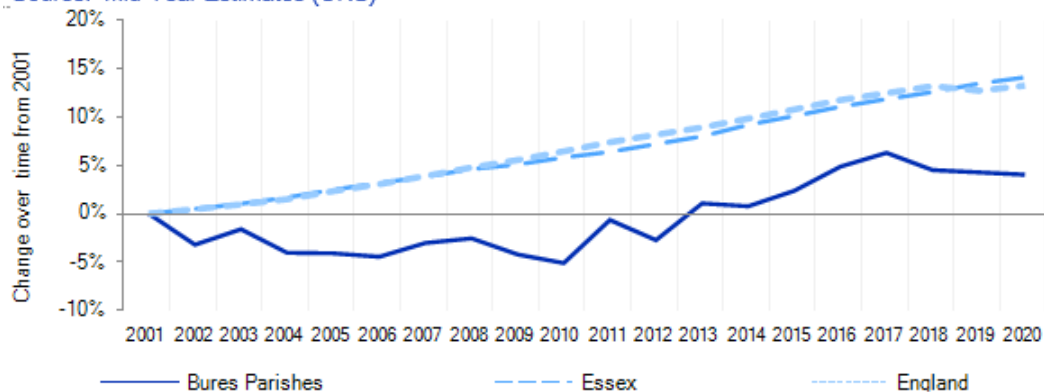


Figure: % change in total population from 2001-2020

Source: Mid-Year Estimates (ONS)



Key Findings and Recommendations

This Housing Needs Survey was carried out early 2022 by the Bures Neighbourhood Plan Steering Group and the Rural Housing Enabler at RCCE. The steering group arranged for the delivery of the forms. The survey had a **35%** response rate (271/785). There was support for a small development, with **79%** stating they would be supportive of a small development (4 - 8 homes) which is primarily affordable housing for local people. Only **41%** of respondents would be supportive of further developments of houses for sale on the open market. There were comments around the sustainability and suitability of any further development in the parish, especially with regards to protecting surrounding fields/landscapes, existing schemes and concerns over the lack of local infrastructure particularly shops, school place availability and doctor's surgery capacity. There was general support for housing for the local community, more particularly the younger generation and families, whilst hoping any development will not be too large and unsympathetic (in both cost and design) to its surroundings. There were suggestions for possible development sites which can be referenced in the Appendix 4.

In Part 1, forty-four households indicated that they had a need to move to alternative accommodation. Three of these did not progress to answering Part 2 of the survey as they did not complete the form and twelve of these aspired to move out of the parish. This therefore leaves the total number of respondents, expressing a housing need and who completed Part 1 and Part 2 at **twenty-nine**. There is also evidence of a younger generation coming through, whose needs are hard to identify at this time due to lack of finances. Eleven households were considered capable of accessing open market housing, one self-building a home, three shared ownership and one private renting which left ten households seeking some form of affordable rented housing; all of which are required within the next 5 years. Three respondents did not provide sufficient information to assess their need.

The main reason respondents had a desire to move to alternative accommodation was they needed a **smaller home/downsizing** with twelve out of the twenty-nine (41%) households citing this option. Two-bedroom households were the most preferred property size (59%). Three households confirmed they are on the local authority housing register.

As a result of our analysis of the data provided, we would suggest an **affordable rented** recommendation of **up to ten units** of mixed size. We would recommend that the neighbourhood plan steering group raise awareness of the need to be on the Braintree and Babergh District Council Housing Register, amongst the residents of Bures, in order for them to be considered for local needs affordable housing schemes in the future. 40% of those in need of affordable accommodation were younger residents looking to move out on their own. Some aspired to open market but the level of finances declared (salary, savings and equity) would not be sufficient, given the house prices in the area. It is worth noting that at the time of writing this report there was an emerging affordable home ownership product called "First Homes" which might help some of the first-time buyer residents of the parish (if the level of discount applied is suitable). Given the levels of support for housing prioritized and appropriate for those already living in the parish, a Community Led Housing project might also be suitable and is worth investigating further, particularly because twenty-five residents who completed the survey expressed an interest in being personally involved in a project of this type.

Upon reviewing the financial situation of those households aspiring to open market, discounted market sale, self-build, and shared ownership properties, we have assessed potentially eleven would be suitable for **open market**, three for **shared ownership** and one would be suitable for **self-build**. A discounted sale model (including First Homes) might be useful to keep the costs below normal market value for this area, which seem to anecdotally be proving out of reach for many residents already living in the parish.

Six respondents answered that they have **special housing needs** leading to a recommendation that if any affordable housing come forward, two one-bedroomed bungalows and one 2-bedroomed house be fully wheelchair accessible.

This report provides information on open market and affordable housing. For any affordable housing schemes discussions on finalizing the size and tenure should take place with the parish council, the housing association partner and the local authority at an appropriate time should a scheme go ahead.

Housing Need Survey Property Requirement Size Summary

Size	Open Market	Shared Ownership	HA/Council Rented	Self Build	Private Rent	Not enough information
Size breakdown	1 x 1 bed	3 x 2 bed	8 x 1 bed**	1 x 2 bed any	1 x 3 bed	3
	7 x 2 bed		2 x 2 bed*			
	3 x 3 bed					

* One home is required to be specially adapted for a disability.

** Two homes required to be ground floor.

Residency

Two hundred and fifty-eight respondents (95%) stated that the property to which the survey was delivered and in relation to, was their main home. Three people (1%) stated that it was not their main home whilst ten people (4%) did not answer the question.

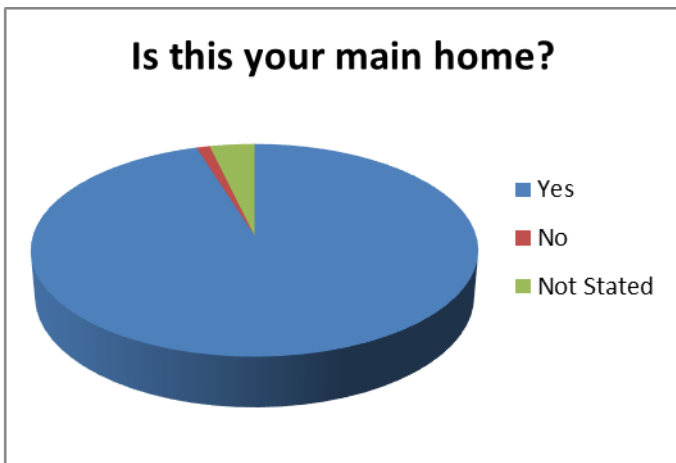


Figure 1: Type of residence

PART 1 – You and Your Household

Property Type and Size

The majority of respondents, two hundred and fourteen people (80%) described their home as a house and thirty-one (12%) described their home as a bungalow. Three people (1%) stated they lived in a flat/maisonette/apartment etc, and five people (2%) described their home as 'Other'. Fifteen people (6%) did not answer the question.

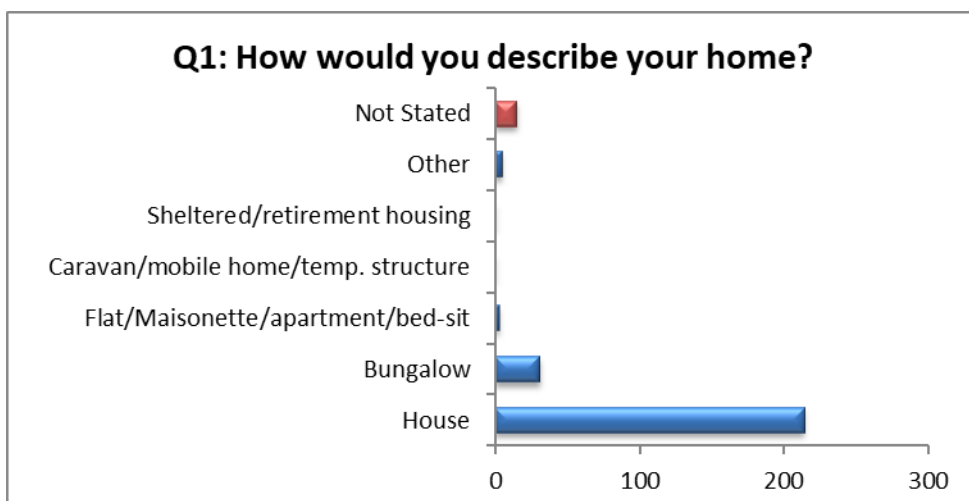


Figure 2: Property type

One hundred and forty-three respondents (53%) owned a detached home, sixty-nine (26%) had a semi-detached. Thirty-six (13%) lived in a terraced house and five (2%) described their home as 'Other'. Fifteen people (6%) did not answer the question.

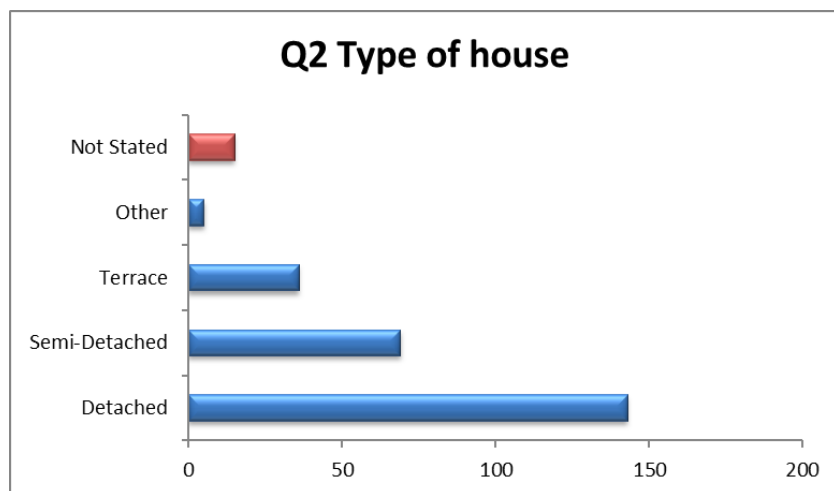


Figure 3: Housing type

Five respondents (2%) live in a one-bedroom property, forty-nine (18%) live in a two-bedroom property and one hundred and twelve respondents (42%) live in a property with 3 bedrooms. Sixty-one (23%) live in a property with 4 bedrooms and twenty-five (9%) of people have 5 or more bedrooms. Sixteen people (6%) did not answer the question.

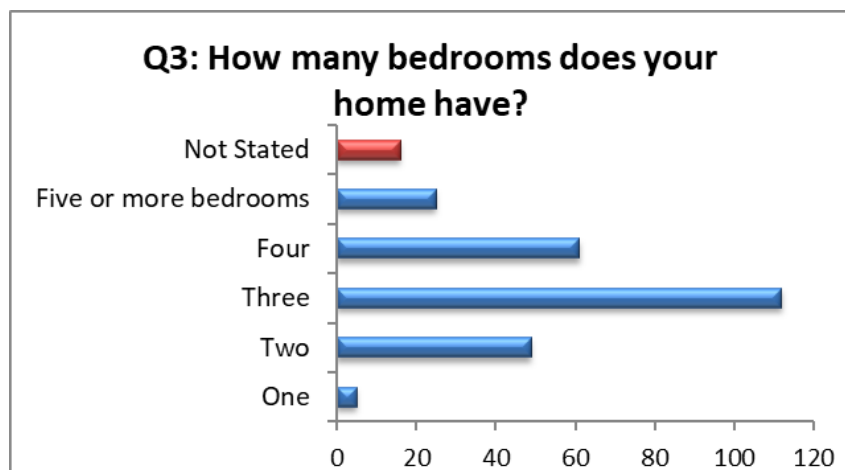


Figure 4: Size of property

Tenure

The majority of respondents, one hundred and seventy-one (64%) stated that their property was owned outright by a household member, forty-eight (18%) stated that the property was owned with a mortgage and ten people (4%) rent from the local council. Six people (2%) rent from a Housing association, fourteen respondents (5%) stated they rented from a private landlord and three people's (1%) homes were tied to their job. One person (0%) described their tenure as "other" and fifteen people (6%) did not answer the question.

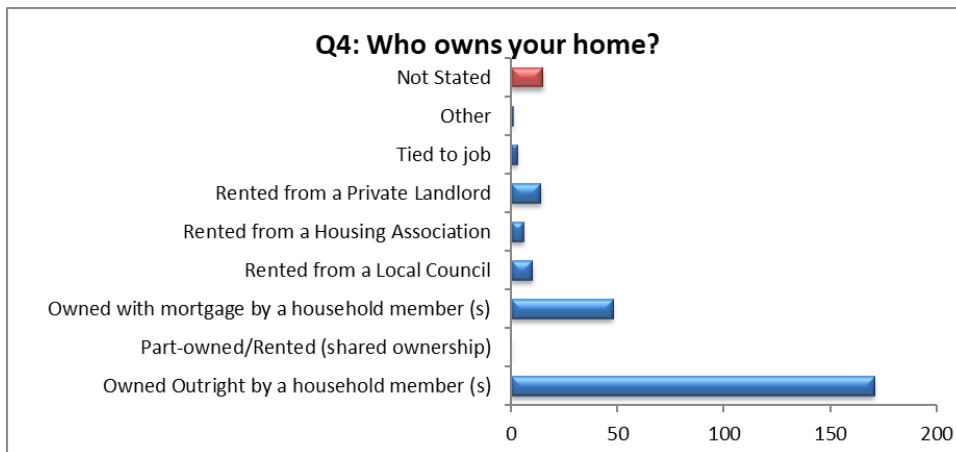


Figure 5: Tenure

Two hundred and forty-six (92%) homes had one family living in them and two (1%) homes had two families in them whilst one (0%) had three families. Three (1%) described the household as “other” and sixteen (6%) households did not answer the question.

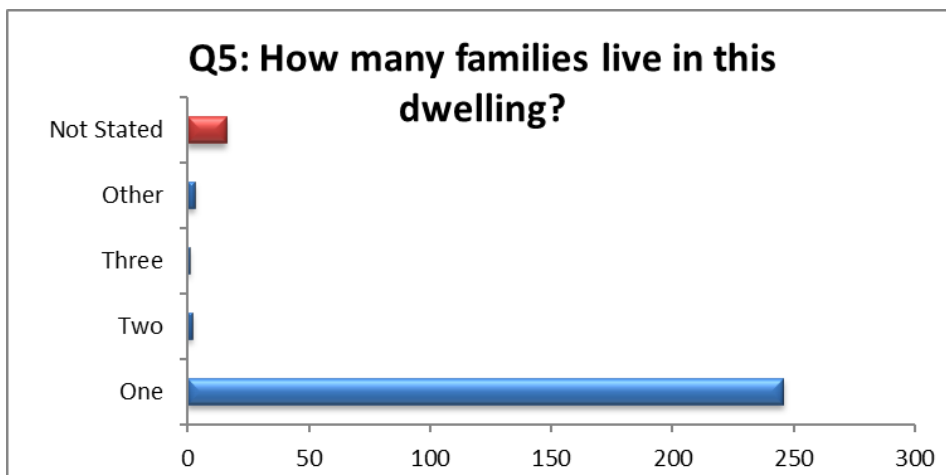


Figure 6: Families in Household

Years in the parish

Fifty-eight (22%) had lived in the parish for 0-5 years and twenty-four (9%) for 6-10 years. Thirty-six people (13%) had been in the parish for 11-20 years, forty-two (16%) for 21-30 years and sixty-four (24%) for 31-50 years. Nineteen respondents (7%) lived in the parish for 51-70 years and eleven households (4%) had lived in the parish for over 70 years. Fourteen people (5%) did not answer the question.

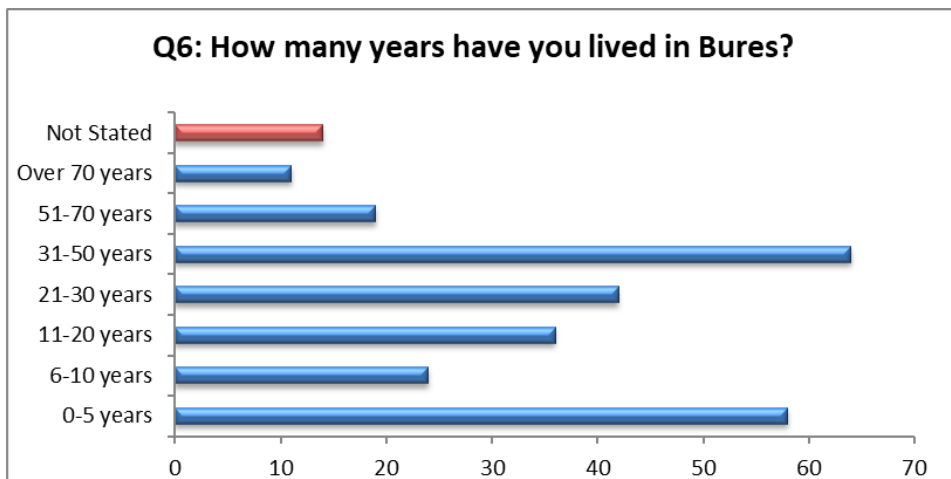


Figure 7: Years of residence in the parish

Number of people living in the property

Sixty-three respondents (24%) live alone but the majority of respondents, one hundred and thirty (49%) live with one other person and twenty-four (9%) households have three people. Thirty-three (12%) have four people and five households (2%) had five people. Two households (1%) have six people and eleven (4%) did not answer the question.

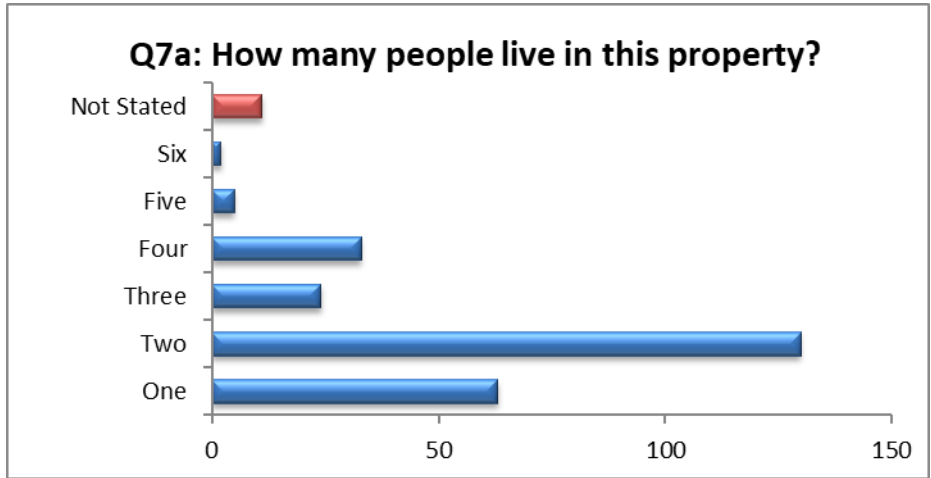


Figure 8: Size of Households

Age and Gender

The total number of people within the households responding to the survey was 576. For the purposes of the question relating to age and gender the percentages used are of 2576 i.e. 576=100%.

There were twenty-five recorded children (4%) aged 0-5, twenty-four (4%) 6-10 years old and twenty-one (4%) children were aged between 11-15 years. Twenty-nine (5%) were between 16-24 years and twenty-six people (5%) were between 25-35 years old. Sixty-two people (11%) were aged 36-45, ninety-four people (16%) were aged 46-59, and one hundred and sixteen people (20%) were between 60-70 years old. One hundred and sixty-five people (29%) were aged 71 and over. Fourteen people (2%) did not declare their age.

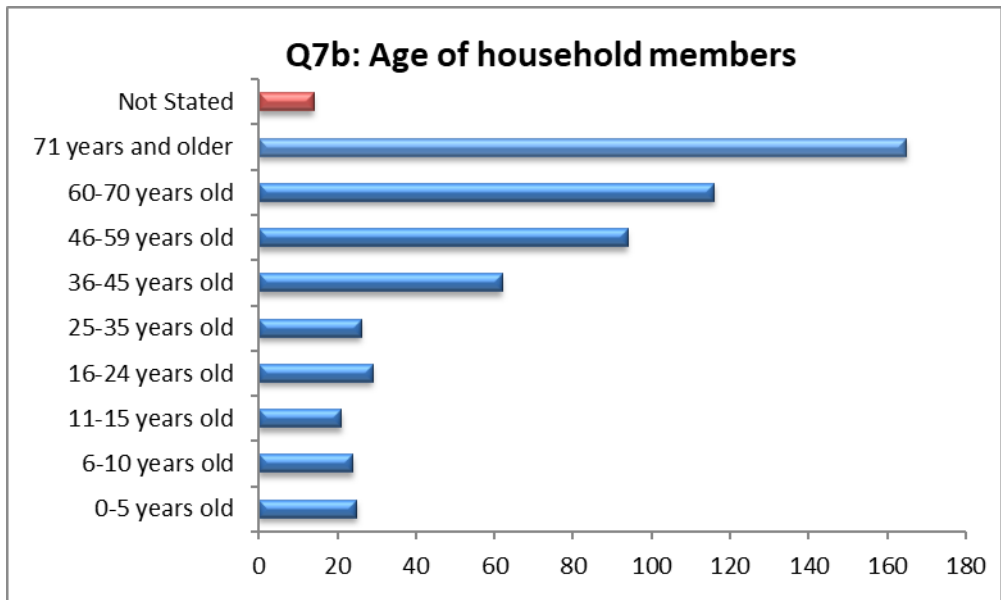


Figure 9: Age of residents

The responding population is made up of two hundred and eighty-six (50%) females and two hundred and sixty-five (46%) males. Twenty-five (4%) people did not declare their gender.

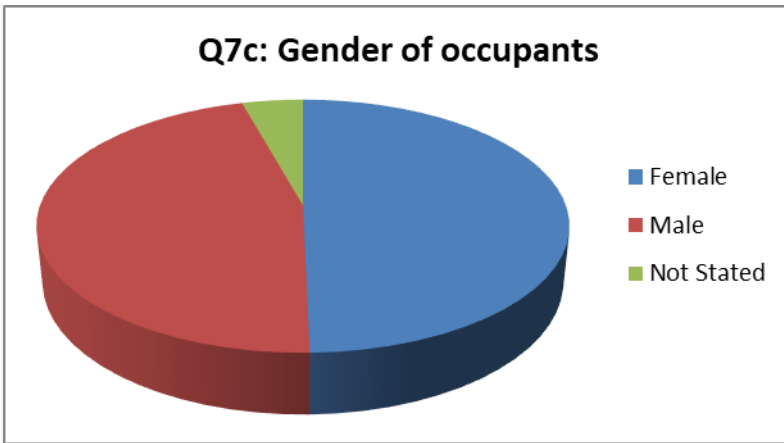


Figure 10: Gender of respondents

Housing and development

There were twelve respondents (4%) who had family members who had moved away in the last 5 years because they had been unable to find suitable accommodation in the parish however the majority, two hundred and forty-three (91%) answered no. Thirteen people (5%) did not answer the question.

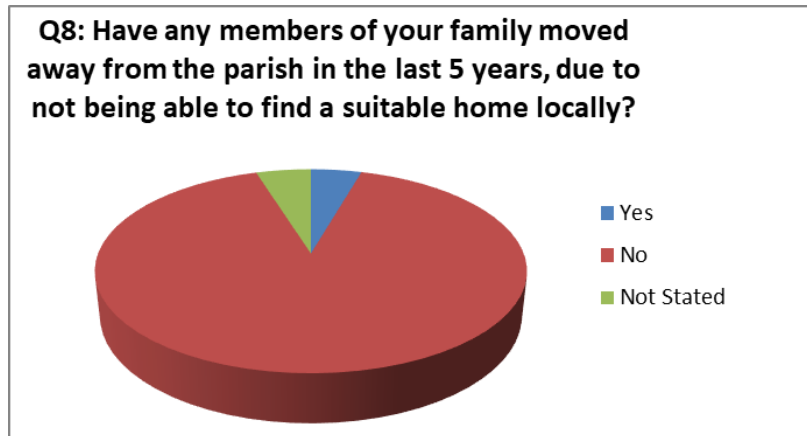


Figure 11: Family moving away

Your own housing need

Thirty-four respondents (13%) said that they or someone in their household needed to move to alternative accommodation within the next 5 years, ten respondents (4%) stated a need to move in 5 years or more and two hundred and ten (78%) said no. Fourteen people (5%) did not answer the question.

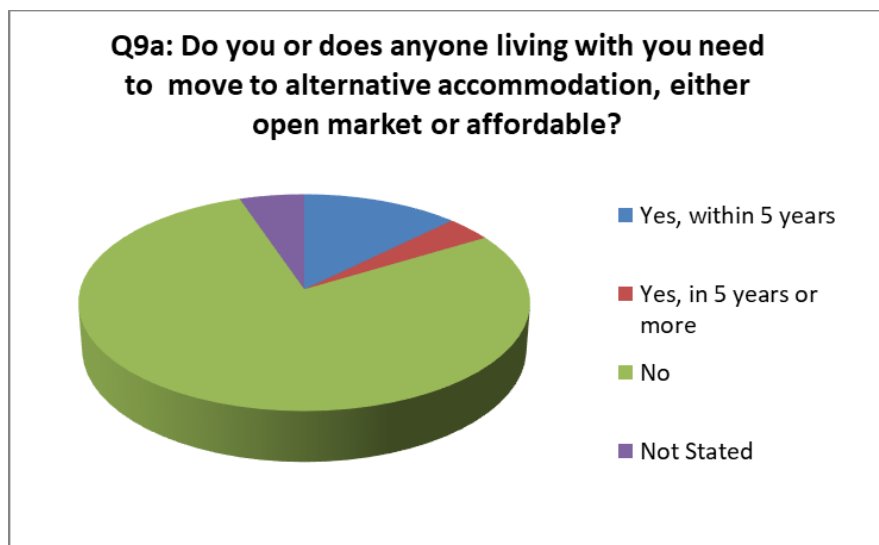


Figure 12: Housing need

Of those expressing a need to move, thirty-two respondents (70%) said they wished to remain within Bures, six (13%) said they wish to move outside Bures but remain within Braintree/Babergh District and Eight (17%) wished to move outside Braintree/Babergh District.

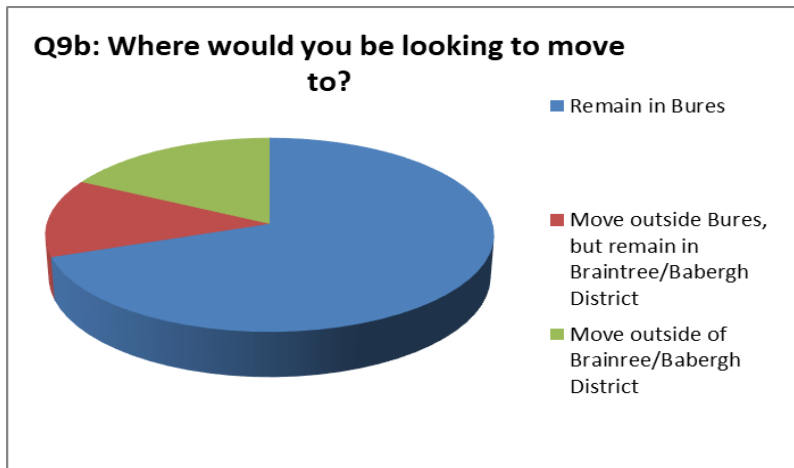


Figure 13: Where to move to

Support for development

Two hundred and thirteen respondents (79%) would support a small development (typically 4-8 homes) of affordable housing for local people, thirty-six (13%) would not be supportive, and nineteen respondents (7%) did not answer the question.

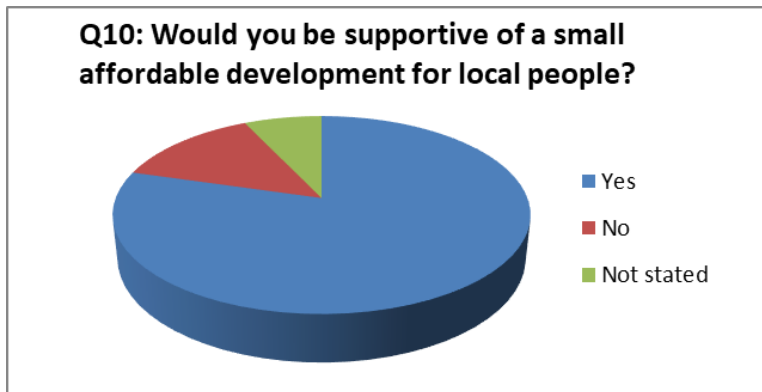


Figure 14: Small affordable development

One hundred and sixty-nine respondents (63%) would be supportive of a development of affordable homes which included a small number for sale on the open market, eighty-one (30%) would not be supportive, and eighteen (7%) respondents did not answer the question.

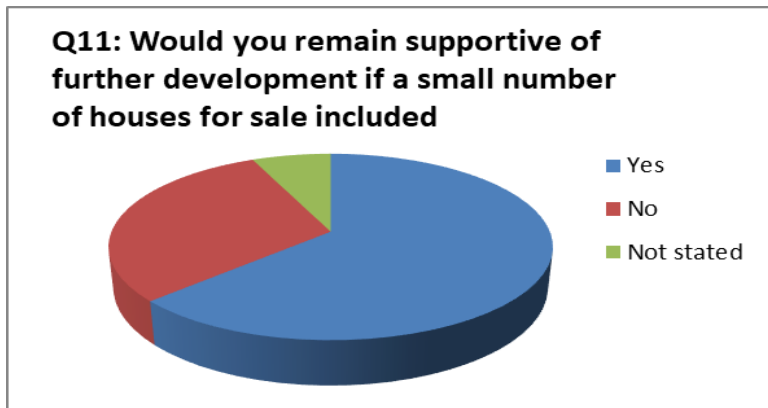


Figure 15: Small affordable development which included a small number of homes for sale

One hundred and nine respondents (41%) would support further developments of housing for sale on the open market whilst the majority, one hundred and thirty-nine respondents (52%) would not be supportive. Twenty respondents (7%) did not answer the question.

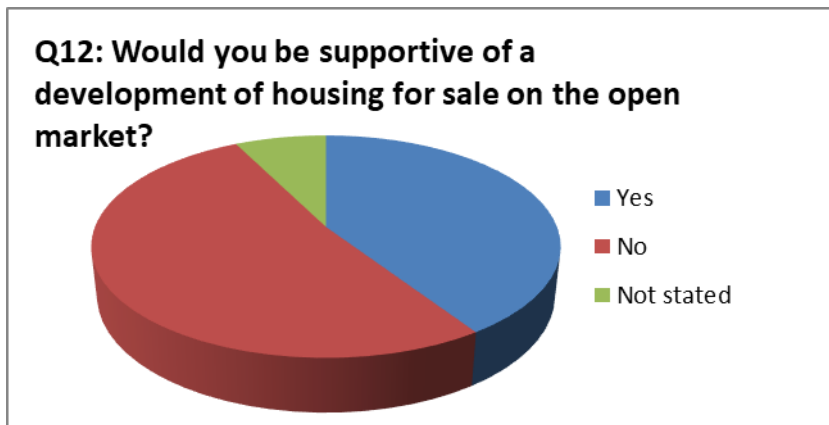


Figure 16: Further developments of open market housing

One hundred and eighty-eight (70%) respondents were supportive of a Community Led Housing Scheme (not for profit). Fifty-two (19%) were not supportive whilst twenty-eight (10%) people did not answer the question.

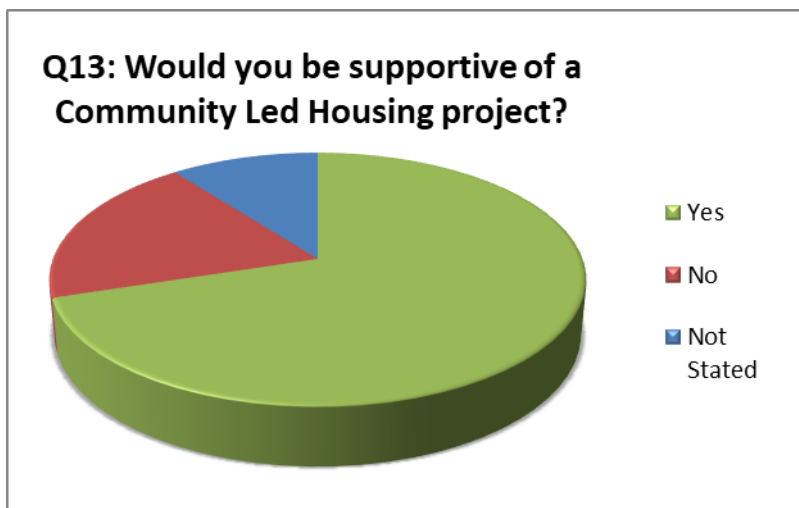


Figure 17: Community Led Housing Scheme (not for profit)

Twenty-five respondents (9%) would be interested in being personally involved in a community led housing scheme whilst two hundred and twenty-two (83%) would not be interested. Twenty-one people (8%) did not answer the question.

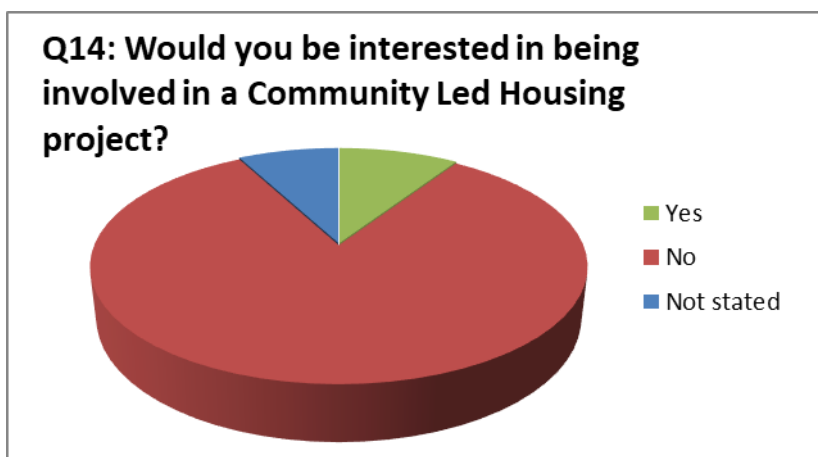


Figure 18: Personally involved in a Community Led Housing scheme

For Question 15 please see Appendix 4: Site Suggestions

Housing in the Parish

Respondents were asked their opinion on what type of housing they felt the Parish would benefit from; housing for younger people had the most support at one hundred and forty-eight (19%), next was family housing which had one hundred and twenty-five (16%) support followed by houses for older/retired people which had one hundred and nine (14%) support. Housing for affordable/social rent had eighty-seven (11%) support, next was Care Home or Supported Living which had seventy-five (10%) and shared ownership had forty-seven (6%) support. The New Government First Homes Scheme had thirty (4%) whilst Housing for self build plots had twenty-six (3%), housing for discounted Market sale and Live/Work units had twenty-four (3%), outright open market sale and housing for private rent each had twenty-three (3%) support. Twelve households (2%) felt the Parish wouldn't benefit from any housing and thirty (4%) did not answer the question.

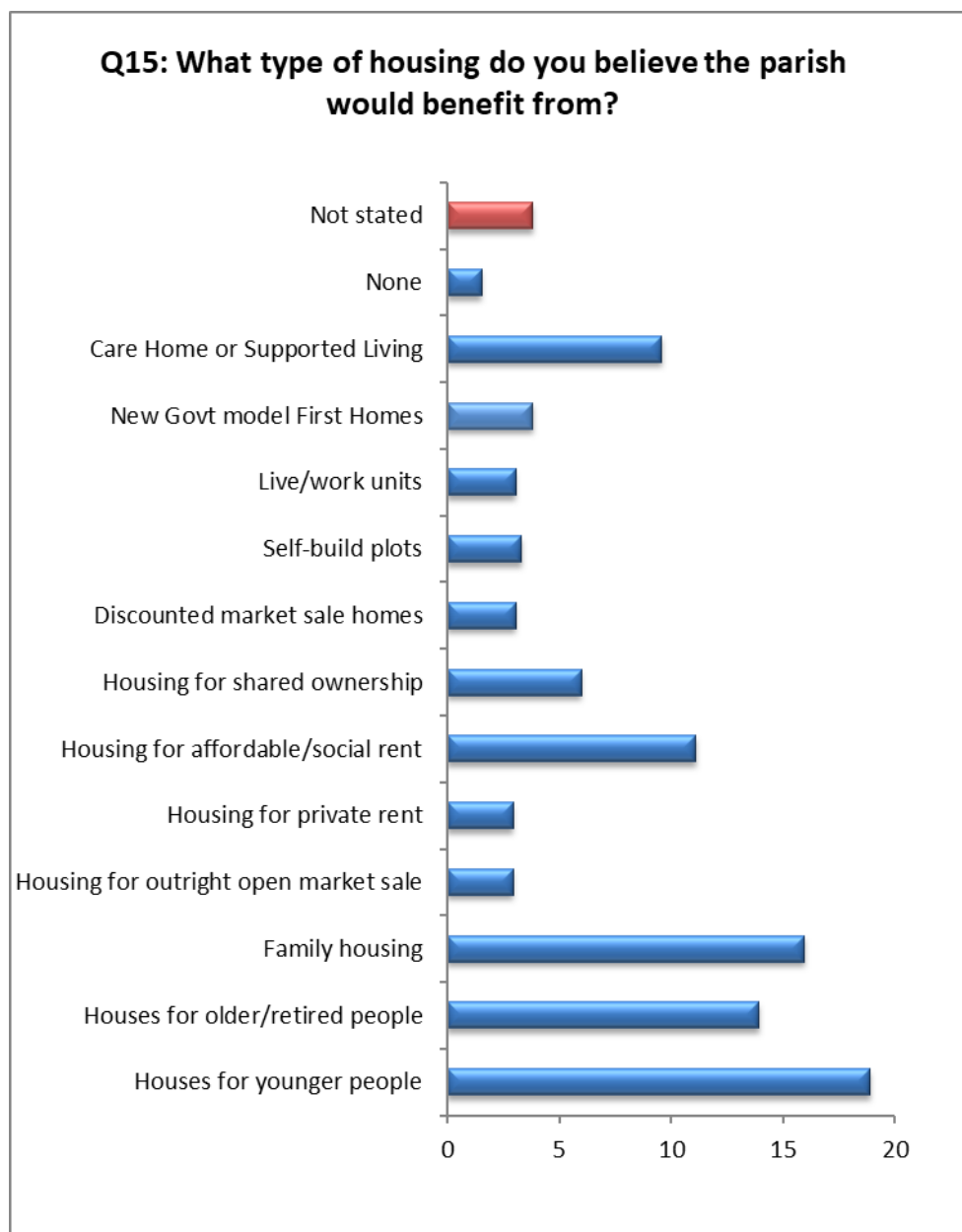


Figure 19: Housing for the Parish

For Question 16 please see Appendix 5: Comments

PART Two – Housing Need

Forty-four households indicated they had a need for alternative accommodation by answering “Yes” to question 9a in part 1 of the form. From the forty-four households who indicated a need in part 1 of the form, thirty-two wished to remain within Bures although only twenty-nine went onto complete part 2 and this section will focus on the responses of those twenty-nine households.

For the purposes of Part 2 of this report therefore, the percentage shown is the percentage of the **twenty-nine** respondents who expressed and filled in a housing need (29=100%) unless otherwise stated.

Timescale for moving

Two people (7%) wanted to move now and eight people (28%) wished to move within 2 years. Ten (34%) wished to move in 2-5 years and nine (31%) wished to move in over 5 years’ time.

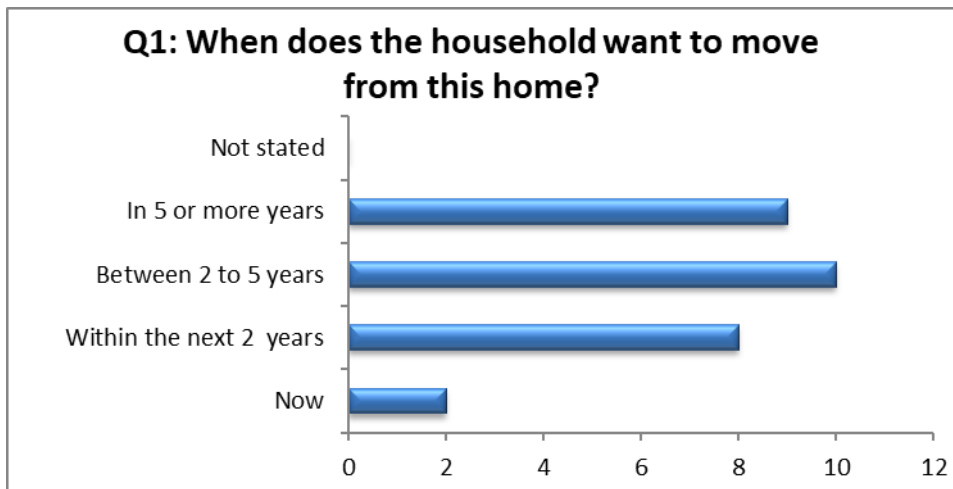


Figure 20: Timeframe for moving

Current Tenure

Eight respondents (28%) stated that they lived with their parents, twelve (41%) are members of a household and two people (7%) have a home tied to their job. Five (17%) stated that they rented from a private landlord, one (3%) rented from the council/housing association and one respondent (3%) did not answer the question.

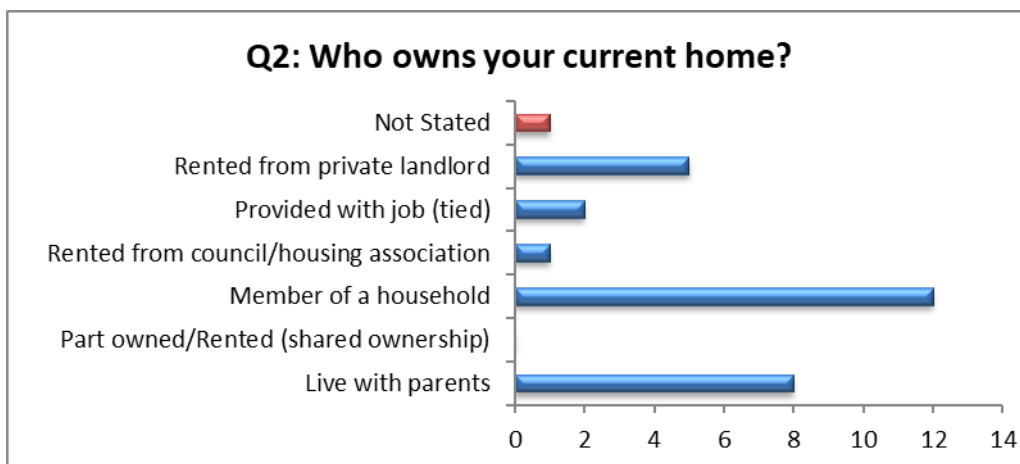


Figure 21: Current Tenure

Preferred Tenure

Seven (24%) respondents wanted to rent from a council/housing association, fifteen respondents (52%) indicated that they would prefer to purchase a property on the open market and three (10%) would prefer to part own/rent (shared ownership). One respondent (3%) would prefer a discounted market sale home, one (3%) wishes to buy under the new Government First Homes scheme and one person (3%) wished to self-build whilst one (3%) described their preferred tenure as “other”.

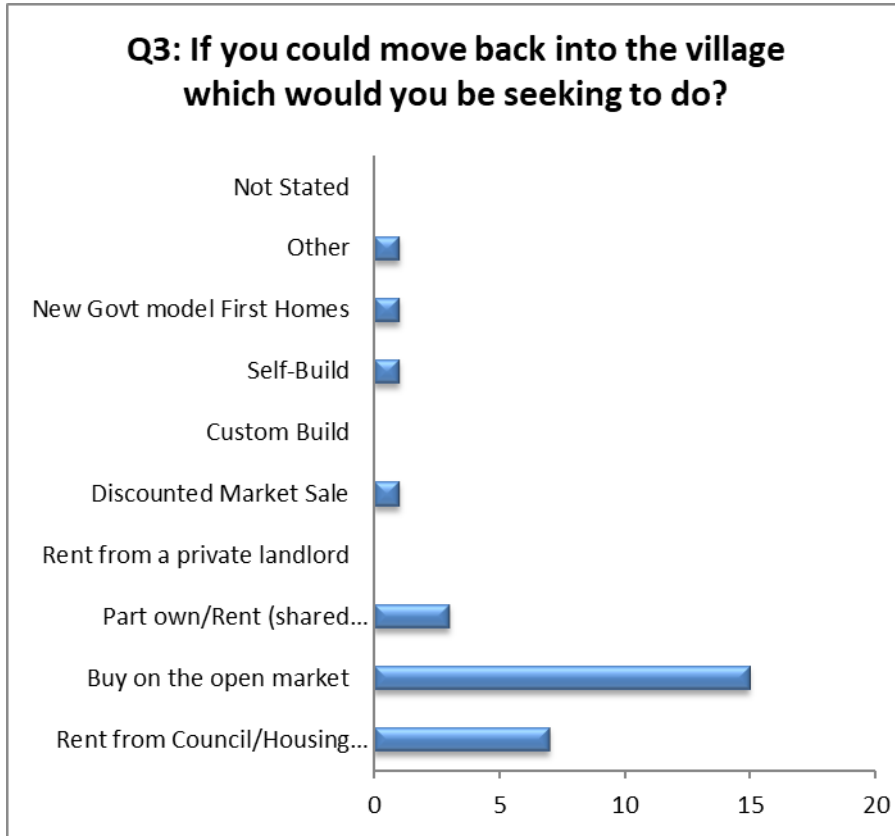


Figure 22: Preferred Tenure

Housing Register

Three respondents (10%) confirmed they were on the housing register whilst twenty-five respondents (86%) stated they were not on the housing register. One person (3%) did not answer the question.



Figure 23: Registered on any housing register waiting list

Accommodation Required

Thirteen respondents (45%) expressed houses as their preferred choice, eight people (28%) require a bungalow and three people (10%) stated they require a flat. Two people (7%) require sheltered/retirement housing whilst three people (10%) would be happy with any type of housing.

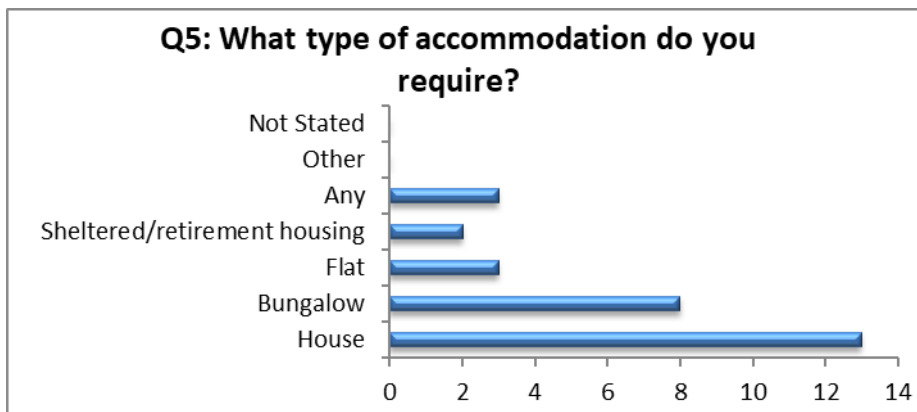


Figure 24: Types of Accommodation Required

Four respondents (14%) wanted a one-bedroom property, seventeen respondents (59%) wanted a 2-bedroom property and eight respondents (28%) wanted a 3-bedroom property.

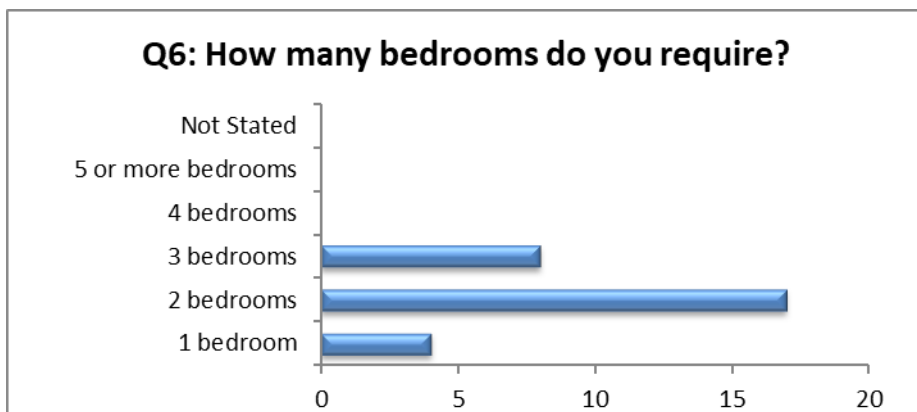


Figure 25: Number of Bedrooms Required

Special Needs and Adaptations

This question looks to identify specific housing needs including requirements for those suffering with a long-term illness or disability, such as layout & design adapted for access e.g. wheelchair access, ground floor etc.

Six people (21%) stated they had specific housing needs and twenty-two (76%) respondents stated that they had no need whilst one person (3%) did not answer the question.

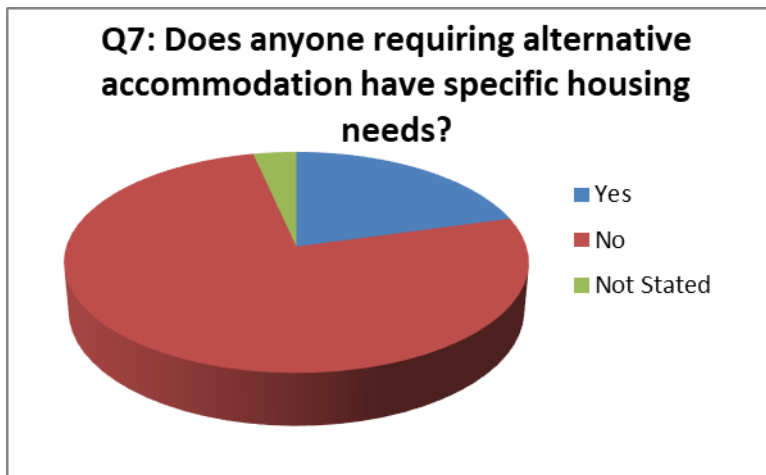


Figure 26: Special Needs & Adaptations

Reason for requiring alternative accommodation

Twelve households (41%) needed a smaller home, two households (7%) needed a larger home. One household (3%) needs a secure home, seven households (24%) said that they needed to set up their first/independent home and one household (3%) needs a physically adapted home. One household (3%) needed to be nearer work, one household (3%) is threatened with homelessness and one household (3%) advises the current home is affecting their health. Three households (10%) described the reason as “other”.

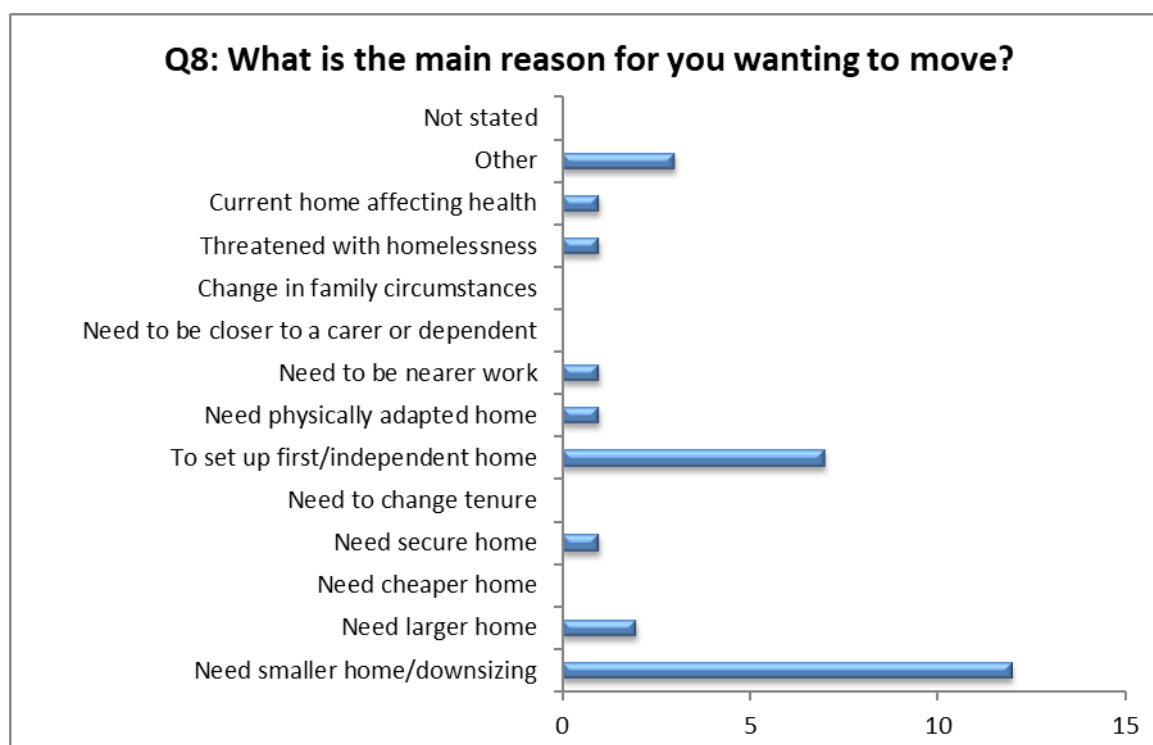


Figure 27: Reason for moving to alternative accommodation

Age and Gender

The total number of people needing to move to a new household from the 29 households was fifty in the following age groups (percentage figure for age and gender are of total people i.e. 50= 100%).

Three (6%) children aged under five and three children (6%) aged 6-10 years. Two people (4%) needing to move were between 16-19 years old and eleven people (22%) are aged between 20-30 years old. Five people (10%) are aged 31-40 years old, one person (2%) needing to move are between 41-50 and six (12%) people were aged between 51-60 years old. Eleven people (22%) are aged between 61-74 years old, six people (12%) are aged 75 and over whilst two people (4%) did not answer the question.

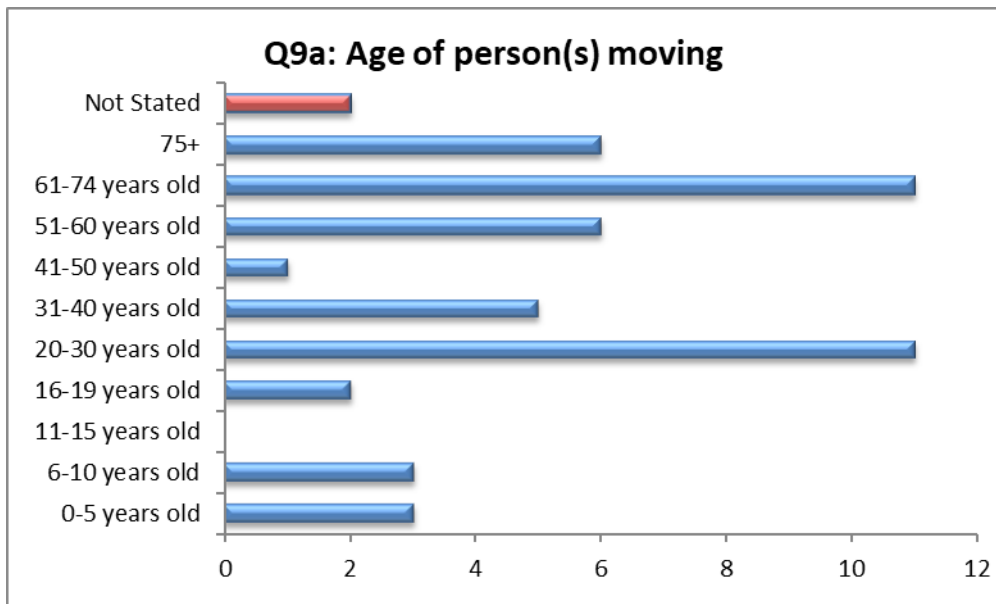


Figure 28: age of respondents in housing need

Twenty-four (48%) people needing to move were female and twenty-two (44%) were male. Four people (8%) did not answer the question.

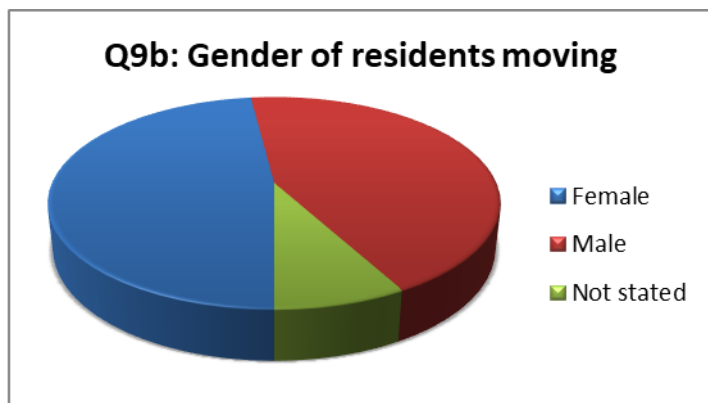


Figure 29: Gender of respondents

Out of the twenty-nine people recorded for part two, there were twenty-one additional people in the households, five (24%) of these people was the spouse of the first person and six (29%) was a partner. Two people (10%) were a sister/brother, one person (5%) was the child of the first person whilst seven (33%) did not answer the question.

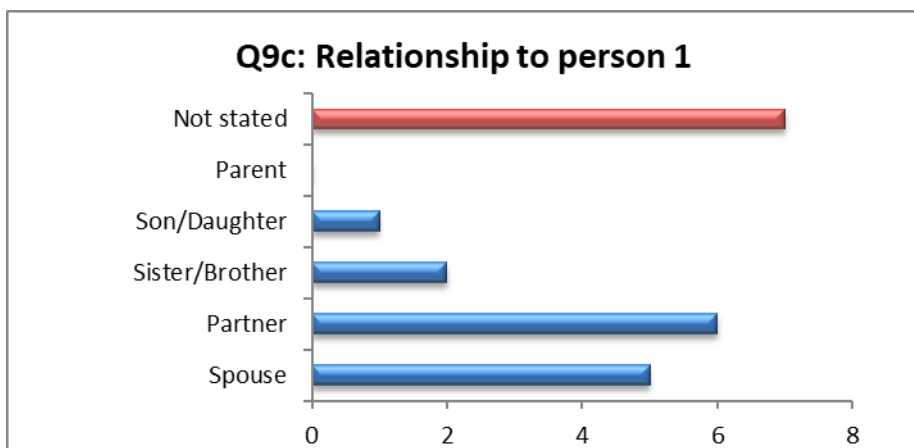


Figure 30: Relationship to person 1 of respondents

Type of household

Nine of the new twenty-nine households (31%) would be living alone, ten (34%) households are older persons households, four (14%) are parents with children and six households (21%) were described as a couple.

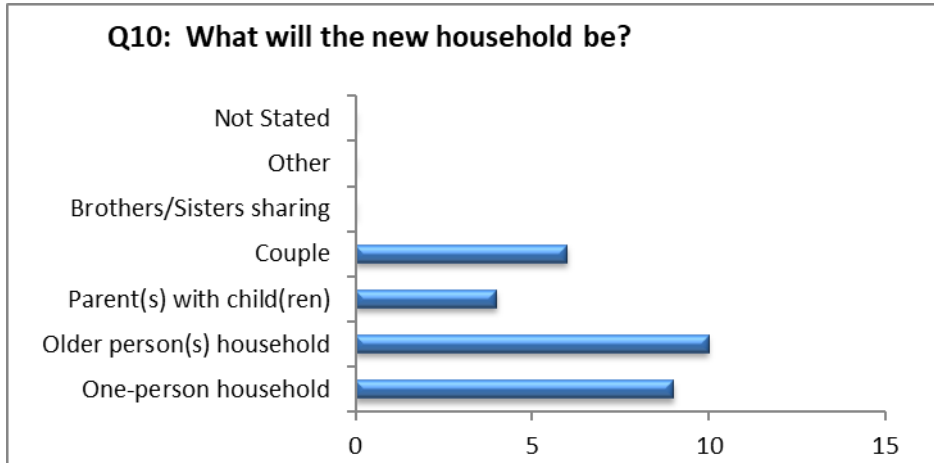


Figure 31: New household composition

Housing benefit

Three household (10%) would be claiming housing benefit/universal credit, one (3%) would be claiming partially, twenty-two of the twenty-nine households (76%) would not be claiming any benefits or credits and three (10%) did not know.

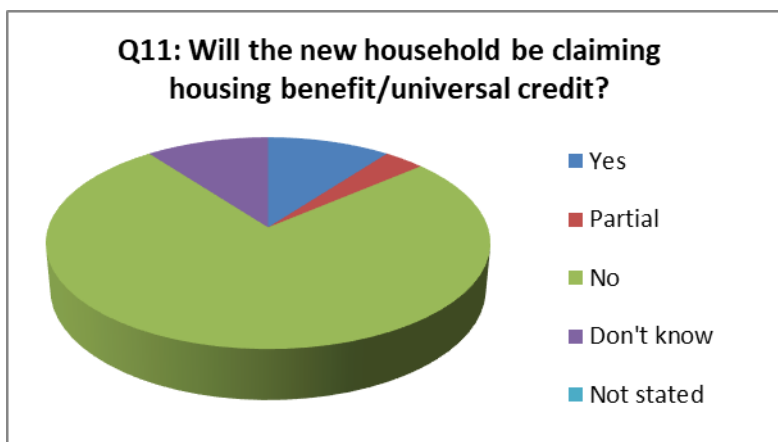


Figure 32: Housing Benefit

Current Situation

Twenty-one households (72%) live in Bures St Mary at present and six (21%) live in Bures Hamlet. One household (3%) has close family living in Bures and one (3%) described their situation as “other”.

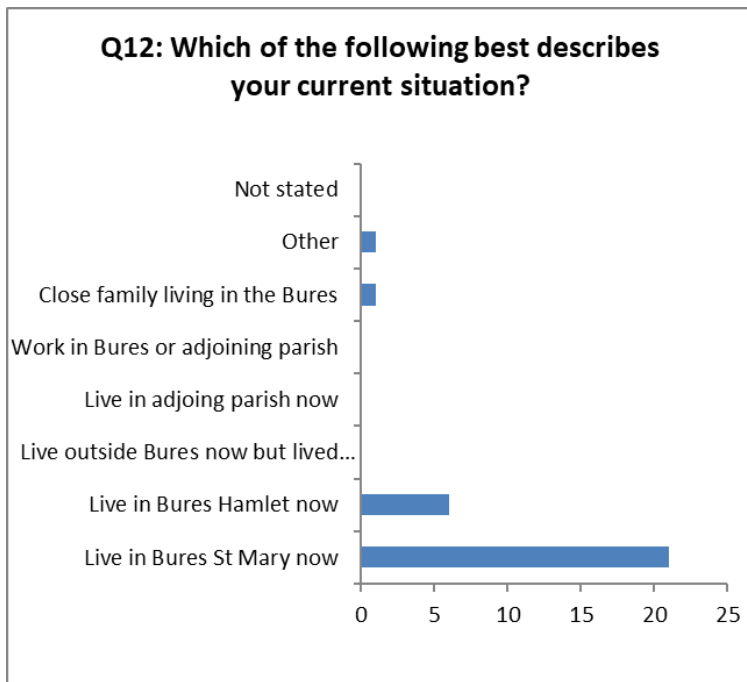


Figure 33: Current situation

Affordability

Income

Respondents were asked to indicate the gross annual income available for the new household living costs excluding housing and council tax benefit.

Five respondents (17%) stated their income was below £10,000, two respondents (7%) stated their annual income was between £11,000 - £15,000 and four (14%) household had an income of £16,000 - £20,000. Two households (7%) had an income of £21,000 - £25,000, one household (3%) had an income of £26,000 - £30,000, two (7%) had an income of £31,000 - £35,000 whilst three (10%) had an income of £36,000 - £40,000. Three households (10%) had an income of £46,000 - £50,000, four (14%) had an income of £61,000 and above whilst three households (10%) did not answer the question.

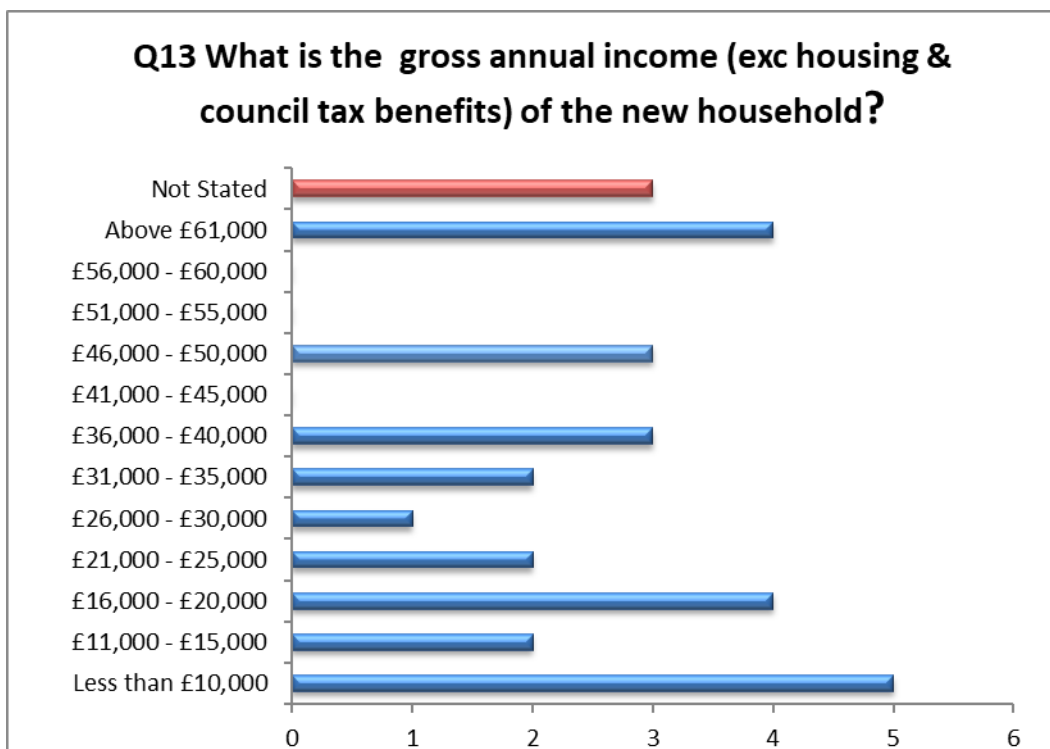


Figure 34: Gross monthly income

Savings

Respondents were asked if they had any savings or equity which could be used towards outgoings for a home. This is particularly relevant to those seeking affordable housing as high levels of savings can, in some cases, prevent an applicant being able to access this type of housing. It is also important for those respondents seeking shared ownership or purchasing their own property on the open market since they will most likely require a mortgage and will need savings to cover the deposit and legal costs.

Five respondents (17%) indicated that they had no savings, three households (10%) had savings of under £5,000 and six households (21%) had savings of £5,000 - £10,000. Four households (14%) had savings of between £10,000 - £20,000, one (3%) had between £30,000 - £40,000 and seven (24%) had savings of £50,000 and above. Three people (10%) did not answer the question.

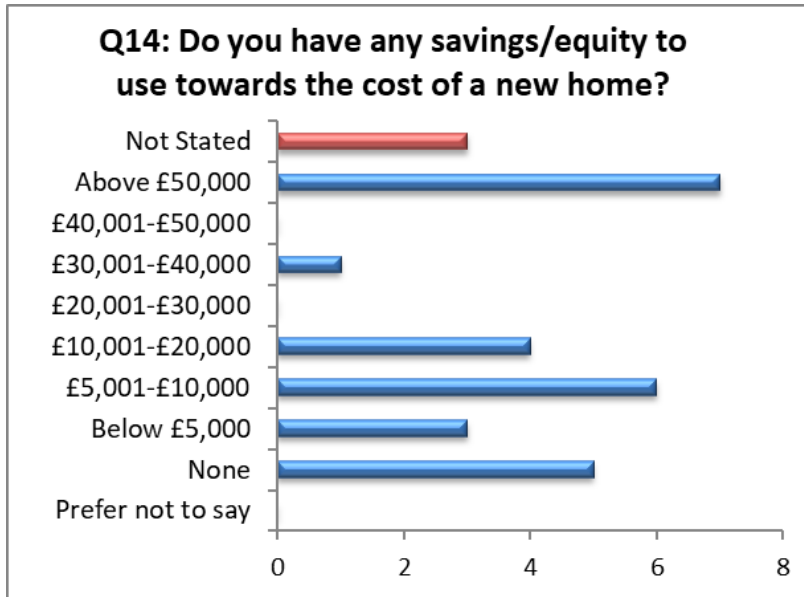


Figure 35: Savings

Sixteen people (55%) did not have any equity, one household (3%) stated they had equity of below £20,000, one (3%) had equity of between £80,000 - £100,000 whilst seven households (24%) had equity of £100,000 and above. Four respondents (14%) did not answer the question.

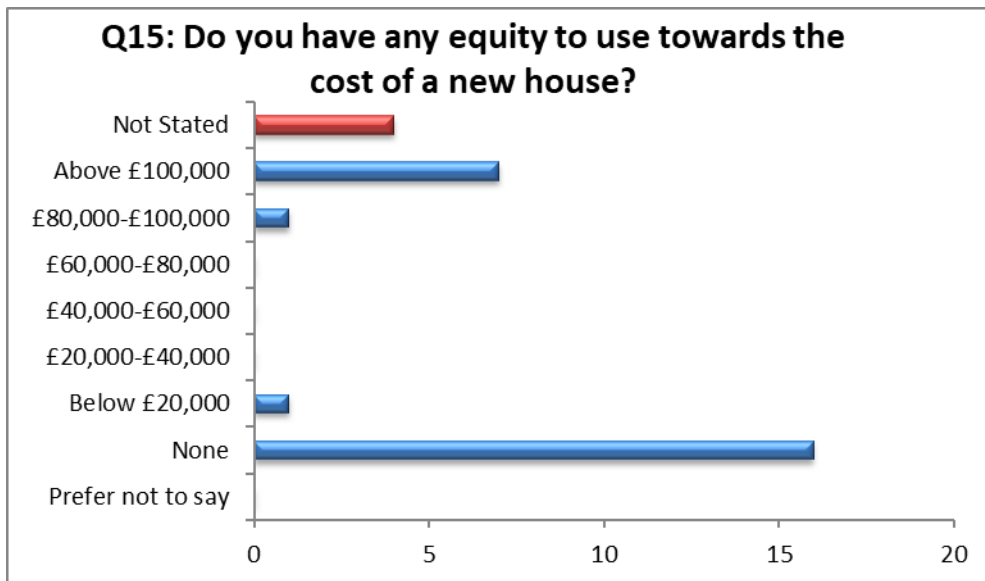


Figure 36: Equity

PART THREE: Assessment of Need

Analysis has been carried out to assess the levels of affordability of open market and affordable housing from the information provided by the respondents. The assessment of need notes the preferred accommodation type and tenure, however, whilst analysing the results to provide a recommendation, practical considerations were also taken into account, such as the current age of respondents and their financial situation.

As previously stated, **twenty-nine respondents** stated they had a housing need and went on to complete all or part of Part 2 and wished to remain in the parish. Therefore, only the need of **twenty-nine** respondents could be assessed and a recommendation provided.

Some respondents aspire to own a share of their home but, cost may still be prohibitive given their current financial position and this has been taken into account in this analysis. Sixteen (55%) of those respondents in need stated they did not have any equity and five (17%) had no savings which will be highly influential in their ability to purchase part or all a property.

The tables below show the preferred tenure type selected by each respondent and the recommendations based on a number of factors including income levels and savings.

Indicated tenure of those stating they have a need (29)	
Type	Number
Open Market	16
Discounted Market Sale	1
Housing Association / Council rented	7
Self-build	1
New Govt First Homes	1
Shared Ownership	3

Recommended tenure (29)	
Type	Number
Open Market	11
Housing Association / Council rented	10
Self-Build	1
Shared Ownership	3
Private Rent	1
<i>Not enough information</i>	<i>3</i>

Recommendation

The need for **affordable rented** housing units was eight 1 bed units and two 2 bed units - a recommended need of **up to ten units**. Some of the respondents who wanted affordable housing aspired to more bedrooms than their current needs suggested by the data. With regards to this recommendation, housing associations also tend to think of the long-term sustainability of the scheme, therefore there may be further exploration around the possibility of bringing forward more 2 bed units rather than any 1 bed units. For any affordable housing schemes discussions on finalizing the size, tenure and design should take place with the parish council, the housing association partner and the local authority at an appropriate time should a scheme go ahead, to ensure that the right mix is selected.

Sixteen respondents expressed a desire for **open market properties** with a further one for self-build, three for **shared ownership**, one for **discounted market sale** and one for **New Government First Homes scheme**. Upon a basic financial review of their situation, given the information they provided, we have assessed eleven would have the potential to buy on the open market; a further one would be suitable for self-build, resulting in a recommendation for a property of this tenure. We would also recommend three shared ownership and one private rent.

Six respondents answered that they have a **special housing need** for a physically adapted home leading to a recommendation that if any affordable housing come forward, two one-bedroomed bungalows and one 2-bedroomed house be fully wheelchair accessible.

Three of the households that completed part 2 are currently on either the local authority **housing register** or Housing Association register. We would recommend that the Parish Councils raise awareness of the need to be on the register amongst the residents of the parish, in order for them to be considered for affordable housing schemes in the future.

As of January 2021, data taken from the Braintree Housing StatNav data indicate there were currently 4 households on the housing register who are resident or have possible connections to Bures Hamlet; further investigation on local connection would be undertaken once a vacancy arises. As of May 2022, there are currently 8 applicants registered on the Babergh District Council's system who have expressed an interest to live in Bures St Mary and who have a local connection. These are split as follows –

One bedroom – 1 in Band B and 1 in Band E

Two bedroom – 1 in Band B, 1 in Band C and 2 in Band E

Three bedroom – 1 in Band E

Four bedroom – 1 in Band B

The table overleaf sets out the size of units required based on the Choice Based Lettings Scheme called Home Option Allocations Policy for affordable homes. Braintree District Council and Babergh District Council operates under these policy guidelines. These criteria cannot be applied to those whose needs can be met on the open market or respondents under the heading of "Not Enough Information". The number of bedrooms stated is based on current household composition. The timescales provided on the below table are as stated on the completed housing needs survey.

Table 2: Size & Timescales

Total ASPIRATION of the 29 households analysed

Size	Open Market	Discounted Market sale	HA/Council rented	Self-Build	New Govt First Homes	Shared Ownership
Identified No. of units	16	1	7	1	1	3
Size Breakdown	1 x 1 bed flat 5 x 2 bed house 5 x 3 bed house 3 x 2 bed bungalow 1 x 3 bed bungalow 1 x 3 bed Sheltered	1 x 2 bed house	1 x 1 bed any 1 x 1 bed flat 4 x 2 bed bungalow 1 x 3 bed house	1 x 2 bed any	1 x 2 bed house	1 x 1 bed flat 1 x 2 bed any 1 x 2 bed sheltered
Timescale						
Now				1 x 2 bed any	1 x 2 bed house	
0-2 years	1 x 2 bed house 2 x 3 bed house 1 x 3 bed bungalow		1 x 1 bed flat 2 x 2 bed bungalow 1 x 3 bed house			
2-5 years	1 x 1 bed flat 2 x 2 bed house 1 x 3 bed sheltered		1 x 1 bed any 2 x 2 bed bungalow			1 x 1 bed flat 1 x 2 bed any 1 x 2 bed sheltered
over 5 years	2 x 2 bed house 3 x 2 bed bungalow 3 x 3 bed house	1 x 2 bed house				

Total NEED of the 29 households analysed

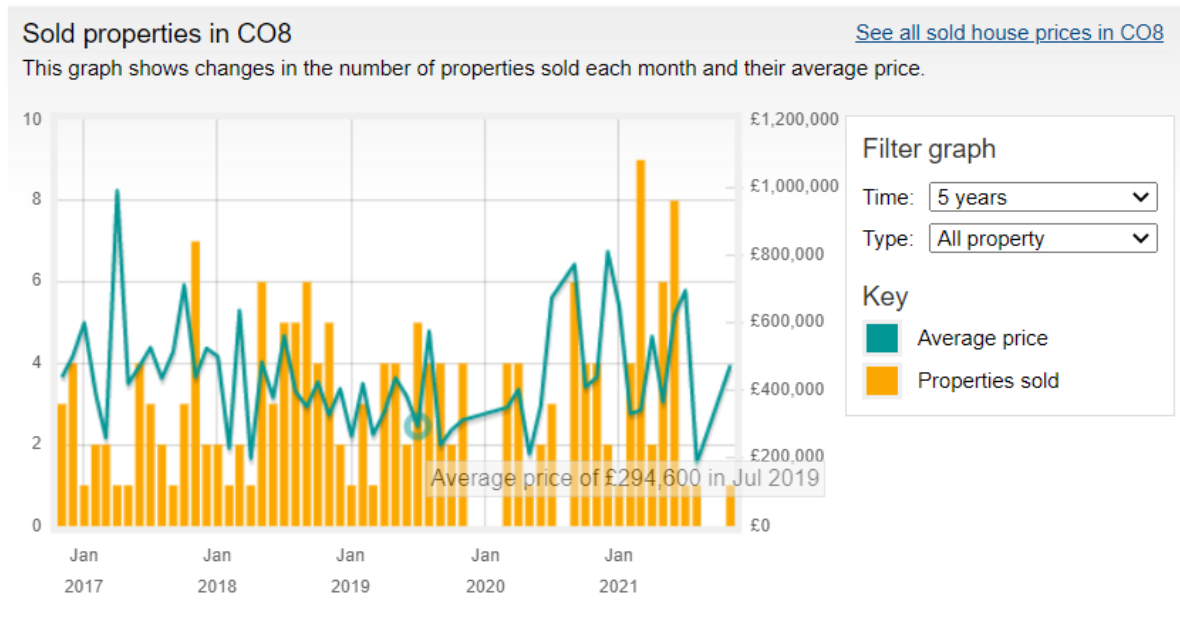
Size	Open Market	Shared Ownership	HA/Council Rented	Self-Build	Private Rent	Not enough information
Identified No. of units	1 x 1 bed flat 5 x 2 house 2 x 2 bed bungalow 2 x 3 bed house 1 x 3 bed bungalow	1 x 2 bed any 1 x 2 bed house 1 x 2 bed Sheltered /retirement	2 x 1 bed any 2 x 1 bed flat 4 x 1 bed bungalow 2 x 2 bed house	1 x 2 bed any	1 x 3 bed house	3
Size breakdown	1 x 1 bed 7 x 2 bed 3 x 3 bed	3 x 2 bed	8 x 1 bed** 2 x 2 bed*	1 x 2 bed any	1 x 3 bed	3

* One home is required to be specially adapted for a disability.

** Two homes required to be ground floor.

Appendix 1
Local Housing Stock

Average property values in Bures over last 5 years



This table shows the average price and the amount (in brackets) of properties sold for the last available 6 months:

	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21
Detached	£781,500 (5)	£695,000 (1)	£186,000 (1)	£0 (0)	£0 (0)	£0 (0)
Semi Detached	£358,333 (3)	£0 (0)	£0 (0)	£0 (0)	£0 (0)	£475,000 (1)
Terraced	£0 (0)	£0 (0)	£0 (0)	£0 (0)	£0 (0)	£0 (0)
Flat	£0 (0)	£0 (0)	£0 (0)	£0 (0)	£0 (0)	£0 (0)
All	£622,812 (8)	£695,000 (1)	£186,000 (1)	£0 (0)	£0 (0)	£475,000 (1)

Source acknowledgement: House price data produced by Land Registry

Properties in Bures had an overall average price of £508,342 over the last year. The majority of sales in Bures during the last year were detached properties, selling for an average price of £624,850, terraced properties sold for an average of £218,000, with semi-detached properties selling for an average of £426,714. Overall, sold prices in Bures over the last year were 8% up on the previous year and 2% up on the 2017 peak of £497,793. (Rightmove)

Affordability in Bures

To put the issue of affordability into context it is important to understand the local property market to show the issues families on modest incomes would face whilst seeking housing in Bures in order to remain living in the parish.

At the time of writing, there were five properties on the open market including new builds: zero 1-bedroom properties, zero 2-bedroom properties, two 3-bedroom properties (price £375k & £430k), two 4-bedroom properties for sale (price £500k & £775k) and one 7-bed room property (price £3m).

To fully purchase this cheapest advertised house (3 bed property at £375,000) assuming the availability of 10% deposit for a first-time buyer and assuming a multiple of 4 x annual salary for a mortgage, the buyer would need a salary of around £84,375. To fully purchase the cheapest 4 bed family home based on the criteria above, the household would need to earn around £112.5k.

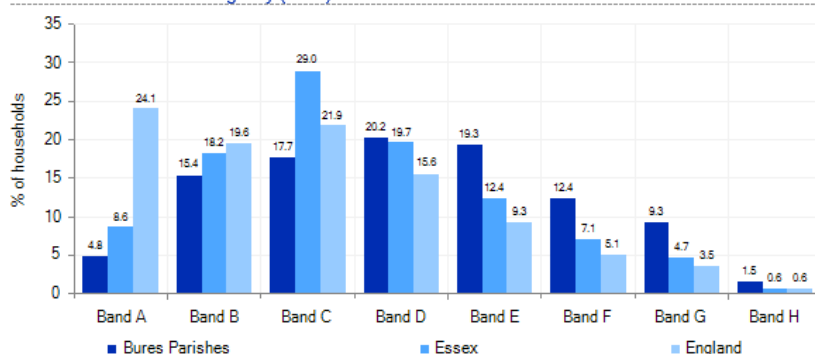
There were no properties advertised for private rent in the parish.

(data sources, Zoopla, Rightmove)

Housing affordability, council tax and house prices in Bures compared to the national average.

Average house price (all types of housing) (Land registry Dec-20 to Nov-21)	Average house price (detached) (Land registry Dec-20 to Nov-21)	Average house price (flats) (Land registry Dec-20 to Nov-21)
£376,240	£538,714	£205,000
England average = £350,964	England average = £495,591	England average = £310,435
Average house price (semi-detached) (Land registry Dec-20 to Nov-21)	Average house price (terraced) (Land registry Dec-20 to Nov-21)	Households in Council Tax Band A (Valuation Office Agency (VOA) 2021)
£369,727	£227,167	38
England average = £310,255	England average = £288,314	4.8% (England average = 24.1%)
Households in Council Tax Band B (VOA 2021)	Households in Council Tax Band C (VOA 2021)	Households in Council Tax Band F-H (VOA 2021)
122	140	184
15.4% (England average = 19.6%)	17.7% (England average = 21.9%)	23.2% (England average = 9.2%)

Figure: Dwelling stock by council tax band
Source: Valuation Office Agency (2021)



Employment sectors in Bures.

Largest employment sector	Second largest employment sector	Third largest employment sector
Education	Retail	Health & social work
100 employees (12% of 807 of people in employment)	100 employees (12% of 807 of people in employment)	75 employees (9% of 807 of people in employment)

Appendix 1

Deprivation data for Bures compared to national average

All 32,844 neighbourhoods in England have been ranked on a range of deprivation topics. The most deprived neighbourhood in England has a rank of 1. Overall Bures St Mary (in the Bures St Mary Babergh 006A ward) were ranked 16,671 out of 32,844 where 1 was the most deprived and 32,844 was the least deprived.

Overall: 50% Better than 50% of areas in England



Income Deprivation: 65% Better than 65% of areas in England



Employment: 61% Better than 61% of areas in England



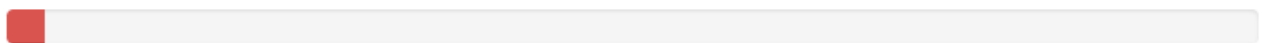
Health: 74% Better than 74% of areas in England



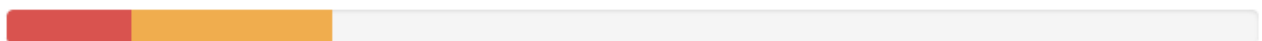
Education: 56% Better than 56% of areas in England



Barriers to Services: 3% Better than 3% of areas in England



Living Environment: 26% Better than 26% of areas in England



Crime: 73% Better than 73% of areas in England

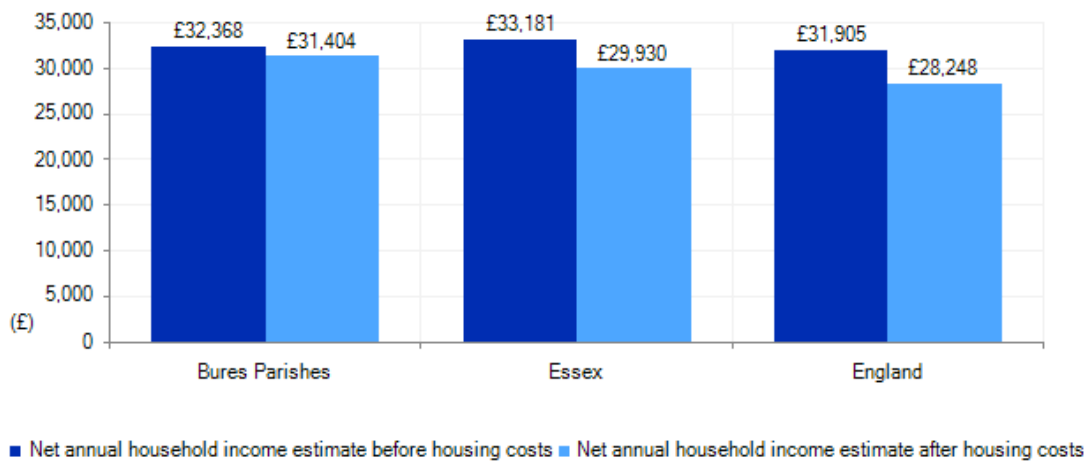


Full details of the Index of Deprivation are available from the UK Government Website [English indices of deprivation 2015](#).

Income deprivation Bures compared to county and national average.

Universal Credit claimants – in Employment (Jan-22)	Universal Credit claimants – Unemployed (Jan-22)	
31	64	
3.2% (England average = 5.6%)	6.7% (England average = 8.2%)	
Income Support (IS) claimants (Aug-21)	Housing Benefit claimants (Nov-21)	Universal Credit claimants (Feb-22)
03	60	109
0.3% (England average = 0.6%)	7.9% (England average = 9.9%)	11.4% (England average = 14.0%)
Source: Department for Work and Pensions (DWP)		

Figure: Annual household earnings (£)
Source: Office for National Statistics (2017/18)





**Bures
Neighbourhood Plan**

www.buresneighbourhoodplan.com



February 2022

Dear Resident,

Bures Neighbourhood Plan, Housing Needs Survey

As part of their evidence gathering, the Bures Neighbourhood Plan Steering Group are working with the Rural Community Council of Essex (RCCE) to look at residents' housing needs in the parishes of Bures St Mary and Bures Hamlet. RCCE is an independent charity, established in 1929 and works with rural communities in a variety of areas, including housing for local people.

Bures Neighbourhood Plan is being produced by local people and will contain planning policies local to our village. Once the plan is agreed, it will become part of the legal process when determining planning applications and when considering future development in Bures. This survey will look at determining the specific housing needs of those living in Bures St Mary and Bures Hamlet including those people with a strong local connection to Bures.

This is a great opportunity to express your views on the future housing needs for Bures, so please take a few minutes to complete the attached Housing Needs Survey **as fully as possible** and return it in the Freepost envelope provided, by **Sunday 27th March** at the latest. Alternatively, please complete online either using the link www.surveymonkey.co.uk/r/Bures or alternatively please use the QR code.

We are very keen that the outcomes of this survey are properly representative of the views of the people of Bures. **Let's exceed the expected response rate! If your response is the 20th form or the 300th processed by RCCE you will receive a £25 voucher.**

All returned forms will be dealt with by the Rural Housing Enabler at the Rural Community Council of Essex **in strict confidence**. The Neighbourhood Plan Steering Group will be provided with a summary report but will not see the completed forms, nor be made aware of any personal details.

If you have any questions about completing the form or would like additional forms please contact Laura Atkinson, Rural Housing Enabler on 01376 574330 or by email at laura.atkinson@essexrcc.org.uk

Finally, you can view the work to date on the Neighbourhood Plan by attending feedback sessions on Saturday 9 April on the Common, during the market, or on Sunday 10 April in the Community Centre. Please also look out for information on our website, www.buresneighbourhoodplan.com (where you can also contact the Steering Committee), in the Parish Magazine, on Beautiful Bures Facebook page, and on Posters around the village.

Paul Scott
Bures Neighbourhood Plan Steering Committee

Laura Atkinson
Rural Housing Enabler, Rural Community Council of Essex





Housing Needs Survey for Bures

Please read the accompanying letter before completing this form and use the pre-paid envelope to **return the completed form by SUNDAY 27th MARCH 2022**



*To assist **Bures Neighbourhood Plan Steering Group** in their evidence gathering, this survey is asking about people's housing needs in Bures Hamlet and Bures St Mary. It will be answered anonymously, but please answer as many questions as you can. If you need any additional forms please contact the Rural Housing Enabler. (Details at the end of the survey)*

YOU CAN ALSO COMPLETE THIS SURVEY ONLINE AT <https://www.surveymonkey.co.uk/r/Bures>

RCCE - Registered Charity No. 1097009. Company registered in England and Wales No. 4609624

Part 1 – You and Your Household

(A household is one person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area)

To be completed by
all respondents

Please note that if you wish to be included in the survey returns prize promotion you must enter your name and contact number below:

Name:

Contact Number:



**Housing Needs Survey for
Bures**

Please read the accompanying letter before completing this form and use the pre-paid envelope to **return the completed form by**
SUNDAY 27th MARCH 2022



*To assist **Bures Neighbourhood Plan Steering Group** in their evidence gathering, this survey is asking about people's housing needs in Bures Hamlet and Bures St Mary. It will be answered anonymously, but please answer as many questions as you can. If you need any additional forms please contact the Rural Housing Enabler. (Details at the end of the survey)*

RCCE - Registered Charity No. 1097009. Company registered in England and Wales No. 4609624

Is this your main home? Yes, main home No, second home
(If this is your second home do not complete the rest of the form but please do return it)

PART 1 - You and Your Household
(A household is one person living alone or a group of people (not necessarily related) living at the same address)

1. How would you describe your home? *(Tick one box only)*

- House..... Bungalow.....
- Flat/maisonette/bed-sit..... Caravan/mobile home/temp.structure.....
- Sheltered/retirement housing Other (please specify).....

2. Please confirm the type of house. *(Tick one box only)*

- Detached..... Semi-detached.....
- Terrace Other (please specify).....

3. How many bedrooms does your home have? *(Tick one box only)*

- 1 bedroom or bedsit..... 2 bedrooms.....
- 3 bedrooms..... 4 bedrooms.....
- 5 bedrooms..... Other (please state).....

4. Who owns your home? *(Tick one box only)*

- Outright by a household member(s)... Shared ownership (part rent, part own).....
- Owned with mortgage or loan..... Rented from the local council.....
- Rented from a housing association..... Rented from a private landlord.....
- Tied to job..... Other (please state).....

5. How many families are living in this dwelling?.....

6. How many years have you lived in Bures?.....

7. Please complete the table to show the age and gender of all those living in your home.

	Age	Gender
Person 1		
Person 2		
Person 3		
Person 4		
Person 5		
Person 6		
Person 7		
Person 8		

8. Have any members of your family moved away from the parish in the last 5 years, due to not being able to find a suitable home locally?

Yes..... No.....

If you answered 'Yes' and the family members wish to move back to parish, please contact the Rural Housing Enabler for an additional survey form (contact details at the end of this form) or complete the survey online <https://www.surveymonkey.co.uk/r/Bures>

9a. Do you or does anyone living with you need to move to alternative accommodation?

Yes, within 5 years..... Yes, in 5 or more years..... No.....

9b. If you answered 'Yes' to question 9a, please specify where you would be looking to move to;

Remain in Bures.....

Move outside Bures but within the Braintree or Babergh District.....

Move outside the Braintree or Babergh District

If you answered 'Yes' to Question 9a and you wish to remain within Bures then please complete Part 2 of this questionnaire (about your housing needs). A separate form will be required for each new home needed. (e.g. if two people living with you need to move to alternative accommodation and would be seeking a home each they should complete separate forms).

10. If a need should be identified, would you be supportive of a small development (typically 4-8 homes) of affordable homes for people from Bures or connected to Bures? **Information on the different housing types (tenures) can be found at the end of survey.*

Yes..... No.....

11. Would you remain supportive (in principle, if this survey identifies such a need), for a development (typically 4-8 homes) that is primarily affordable housing for people from Bures or connected to Bures, but also includes a small number of houses for sale if a need was proven?

Yes..... No.....

12. Would you be supportive for a small development (4 - 8 homes) of housing for sale on the open market?

Yes..... No.....

13. Would you be supportive of a Community Led Housing project (not for profit)? (as per Community Led Housing information at the end of the survey)

Yes..... No.....

14. Would you or a member of your household be interested in being personally involved in a community led housing scheme?

Yes..... No.....

15. Can you suggest a site/location where any such a development could be built?

16. In general, what type of housing do you believe Bures would benefit from?

(Please tick all that apply) * see Key Terms document at end of survey for more detail

- Houses for younger people..... Houses for older/retired people.....
- Family housing..... Housing for outright open market sale.....
- Housing for private rent..... Housing for affordable/social rent.....
- Housing for shared ownership..... Discounted Market Sale homes
- Self-build plots..... Live / work units...
- New Government model First Homes... Care Home or Supported Living.....
- Other, please specify.....

17. Does anyone in your Household usually work from home?

Yes part time..... Yes, full time No.....

18. Does anything limit the ability to work from home?

- Lack of Space / Privacy.....
- Internet availability.....
- Mobile Phone signal availability.....

Other, please specify.....

19. What local support services would you use?

- Meeting Room Space.....
- Shared Office Space
- Printing and Photocopy Facilities

Other, please specify.....

20. Any comments. (these will be recorded anonymously in the report)

THANK YOU FOR TAKING THE TIME TO COMPLETE PART 1 OF THIS SURVEY
If no-one in your household is in need of alternative accommodation (i.e. indicated 'No' in question 9a) you do not have to complete Part 2 of this form. Please return in the freepost envelope provided.



Housing Needs Survey for Bures

Please read the accompanying letter before completing this form and use the pre-paid envelope to **return the completed form by**
SUNDAY 27th MARCH 2022



*To assist **Bures Neighbourhood Plan Steering Group** in their evidence gathering, this survey is asking about people's housing needs in Bures Hamlet and Bures St Mary. It will be answered anonymously, but please answer as many questions as you can. If you need any additional forms please contact the Rural Housing Enabler.
(Details at the end of the survey)*

RCCE - Registered Charity No. 1097009. Company registered in England and Wales No. 4609624

Part 2 – Open Market and Affordable Housing Needs

Only to be completed by respondents who have indicated a housing need by answering 'Yes' to question 9a in Part 1

PART 2 - Open market & affordable housing needs

EITHER: If you have no housing need, DO NOT COMPLETE THIS SECTION.

Please return Part 1 in the Freepost envelope provided. Thank you.

OR: If you indicated a housing need by answering 'Yes' to question 9a in Part 1 PLEASE COMPLETE THIS PART. Please provide more detailed information only for those who need to move, i.e. the new household. If more than one house is needed please request extra form(s)

1. When do those requiring accommodation need to move from this home?

Now..... Within the next 2 years..... Within 2 – 5 years..... Over 5 years.....

2. Who owns your current home? (Tick one box only)

Live with parents..... Member of the household
Shared ownership (part own, part rent) Rented from council/housing association
Provided with job (tied)..... Rented from private landlord.....

3. If you could stay in/move back to the village which option would you choose?

* see Key Terms document at end of survey for more detail on each

(Tick one box only)

Rent from council/housing assoc..... Buy on the open market
Shared ownership (part own, part rent) Rent from a private landlord.....
Discounted Market Sale..... Custom Build
Self-Build..... New Government model "First

Other, (e.g. an extension / annexe to existing home) please specify

4. Are you on the local council housing register or waiting list?

Yes..... No.....

To be considered for affordable housing you must also register on the relevant District Council's housing register. If you would like to register, please visit <https://www.gatewaytohomechoice.org.uk/>

5. What type of accommodation would meet your needs? (Tick one box only)

House..... Bungalow
Flat..... Sheltered/retirement housing
Any..... Other, please specify.....

6. How many bedrooms do you require?

Please note that for affordable housing bedroom allocation is decided by need and set by the local authority's allocations policy. This is available on their website. **(Tick one box only)**

1..... 2..... 3..... 4 5 or more.....

7. Does anyone requiring alternative accommodation have specific* housing needs?

* including specific housing needs for those suffering with a long term illness or disability, such as layout & design adapted for access e.g. wheelchair access, ground floor etc.

No..... Yes.....

If yes, please give brief details:

8. What is your main reason for needing to move? (Tick one box only)

- | | | | |
|--|--------------------------|--|--------------------------|
| Need smaller home/ <u>downsizing</u> | <input type="checkbox"/> | Need larger home..... | <input type="checkbox"/> |
| Need cheaper home..... | <input type="checkbox"/> | Need secure home..... | <input type="checkbox"/> |
| Need to change tenure..... | <input type="checkbox"/> | Need to set-up first/independent home | <input type="checkbox"/> |
| Need <u>physically-adapted</u> home..... | <input type="checkbox"/> | Need to be nearer work..... | <input type="checkbox"/> |
| Need to be closer to a carer / dependant... | <input type="checkbox"/> | Change in family circumstances..... | <input type="checkbox"/> |
| | | <i>(i.e. widowed/divorce/separation)</i> | |
| I am homeless/ threatened with homelessness----- | <input type="checkbox"/> | Current home affecting health..... | <input type="checkbox"/> |
| Other, please specify..... | | | |

9. Please indicate the age, gender and relationship of each person needing to move. (i.e. those who will make up the new household) If more than one house is needed please request extra forms

	Age	Gender	Relationship to person 1 (<u>e.g.</u> son, daughter, partner, husband etc.)
Person 1			
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

10. What type of household will the new household be? (Tick one box only)

- | | | | |
|--|--------------------------|--------------------------------------|--------------------------|
| One-person household..... | <input type="checkbox"/> | Older person(s) household..... | <input type="checkbox"/> |
| Parent(s)/ Carers with child(ren)..... | <input type="checkbox"/> | Couple without children..... | <input type="checkbox"/> |
| Brothers/sisters sharing..... | <input type="checkbox"/> | Other (<u>please specify</u>)..... | <input type="checkbox"/> |

11. Will the new household be claiming Housing Benefit / Universal Credit?

Yes..... Partial..... No..... Don't know.....

12. Which of the following best describes your current situation? (Tick one box only)

- Live in Bures St Mary now..... Live in Bures Hamlet now...
- Outside the Bures but have lived in the community in the last 5 years..... Live in adjoining parish now.....
- Have close family living in Bures..... Work in Bures or adjoining parish.....
- Other, please specify.....

To enable a **basic financial assessment** to be carried out on those in housing need and suitability of tenure it would be very useful if you could complete the following questions on the financial situation of the **new** household. Those seeking shared ownership or open market housing will require enough savings to cover costs such as deposit, legal fees, etc.

13. Please indicate the total gross (before tax) average annual income of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit. (Tick one box only)

- £10,000 or less..... £36,000 - £40,000.....
- £11,000 - £15,000..... £41,000 - £45,000.....
- £16,000 - £20,000..... £46,000 - £50,000.....
- £21,000 - £25,000..... £51,000 - £55,000.....
- £26,000 - £30,000..... £56,000 - £60,000.....
- £31,000 - £35,000..... More than £61,000.....

14. Do you have SAVINGS which may be used to contribute towards the cost of a new home?

None.....	<input type="checkbox"/>	£20,001 - £30,000.....	<input type="checkbox"/>
Below £5,000	<input type="checkbox"/>	£30,001 - £40,000.....	<input type="checkbox"/>
£5,001 - £10,000.....	<input type="checkbox"/>	£40,001 - £50,000.....	<input type="checkbox"/>
£10,001 - £20,000.....	<input type="checkbox"/>	Above £50,000.....	<input type="checkbox"/>

15. Would you expect to have any EQUITY from your current home(s) which may be used to contribute towards the cost of a new home? (Please provide an estimated figure) (Equity is roughly how much of your home that you "own". It is the amount that you've paid off your mortgage, plus how much you paid for your deposit)

YES £.....
NO

If you would like us to pass your personal details to the relevant Housing Association [in the event that an affordable housing scheme goes ahead](#), please provide your contact details in the boxes provided below. This will help make sure your household's needs are considered. We will not share other details and there is no commitment. Whilst completing the analysis, RCCE might also contact you to provide advice or clarification on the information you have provided in the survey.

By completing this section, you are giving consent to RCCE to securely store your personal details and to provide this information to our partnering Housing Association ONLY for use in connection with this survey. RCCE will not pass your data to any other third parties and the information you provide to us is protected under the GDPR regulations 2018. For further information, please see the Privacy Notice on RCCE website www.essexrcc.org.uk

Name	
Address	
Postcode	
Tel. no.	
E-mail	

I give permission for you to share my contact details

Contact Details for Rural Housing Enabler:

Rural Community Council of Essex
Threshelfords Business Park
Inworth Road, Feering
Essex CO5 9SE
Telephone: 01376 574330

Email: laura.atkinson@essexrcc.org.uk

Key Terms

Affordable Housing

The following tenures come under the current government definition of Affordable Housing in the National Planning Policy Framework (NPPF).

Tenure	Definition
Rented - Housing Association / Council	Housing rented through a Housing Association that is lower than local market rents. This can be “affordable” rent (80% of market rent) or “social” rent (40-60% of market rent) depending on viability of the scheme and grant funding available. This type of housing is much more secure than private rented housing.
Shared ownership – Housing Association	Part rent/part buy. This allows first time buyers/non-homeowners who cannot afford 100% ownership of a home to buy a percentage of it; rent is also paid to the Housing Association for the part they do not own. A smaller deposit is required than buying a full market cost home. It is necessary to be able to obtain and afford a mortgage, if required, on the share that is bought. (NB the maximum share a buyer can own on a Rural Exception Site scheme would be 80%; this prevents the home being sold onto the open market and keeps it available for local people in perpetuity)
Discounted market sale	The property is sold at least 20% lower than local open market values. When the homes are sold on, the discount remains in place for new buyers in perpetuity. For eligibility you must not already own a home and your income should not exceed 45% of the discounted sale price of the property. It is necessary to be able to obtain and afford the mortgage on the property.
First Homes	The government’s new flagship discounted affordable sale model which is just about to come into the market; strictly for first time buyers only. Minimum discount of open market value will be 30% (Local Authority discretion to increase discount to 40% or 50%).

Other Housing Tenures

Open market housing	Housing that is open for anyone to purchase at the full market value for the area.
Private Rented	Property owned by a landlord and leased to a tenant. The landlord could be an individual, a property company or an institutional investor. Market renters occupy the properties under a tenancy agreement and pay market rents.
Self-build / Custom Build	There are various types of self-build. Most commonly, the buyer acquires a serviced plot of land on which to either build their home themselves or use a contractor. Custom build is access to a serviced plot where a home is built and is then finished off by the purchaser using a menu of options.
Rural Exception Site	A plot of land abutting the development boundary, well connected to services & facilities with the aim of providing affordable local needs housing in the village. This land will only receive planning permission for affordable housing with a local connection in perpetuity. It is an “exception” to the development sites detailed in the local plan. A small amount of open market may be permitted, only if required for cross subsidy.

Community Led Housing

Community led housing is a growing movement of normal people taking action within their communities and managing housing projects that build the decent and affordable homes.

Anyone can start, volunteer and deliver a community led housing project. You don't need to work in housing, you don't need a degree in architecture, you don't need to be a builder. If you think a change is needed in your community, you can lead that change.

Community led housing offers something for everyone.

- For people on a range of different incomes
- For specific groups of people
- For people who want to rent or buy
- For groups wanting to build new homes or refurbish existing buildings

Community led housing is where:

1. Open and meaningful community participation and consent takes place throughout the process.
2. The community group or organisation owns, manages or stewards the homes in whichever way they decide to.
3. The housing development is of true benefit for the local community, a specific group of people (an intentional community), or both. These benefits should also be legally protected in perpetuity.

There are **six main types of community led housing**: cohousing, community land trusts (CLTs), community self-build, development trusts, housing co-operatives and self-help housing.



Eastern Community Homes has been established to provide essential support for communities across the East of England wishing to pursue successful community led housing projects. <https://easterncommunityhomes.com/>

Its aim is to increase the supply of community led housing, primarily affordable homes, to meet local needs in the areas covered by the partners in the Hub.

This is achieved through advice, support and guidance – increasing knowledge, developing skills and building capacity to realise development opportunities.

Our advisors can provide a range of services to community-led housing groups. Whether you have already started your journey, or you are taking the first steps to establishing a community-led group, we can help.

Examples of a selection of successful projects can be found here; <https://easterncommunityhomes.com/projects/>

□

Appendix 3

Is this your main home?

	Frequency	Valid Percentage
Yes	258	95
No	3	1
Not Stated	10	4
Total	271	100

PART 1

Question 1

How would you describe your home?

	Frequency	Valid Percentage
House	214	80
Bungalow	31	12
Flat/Maisonette/apartment/bed-sit	3	1
Caravan/mobile home/temp. structure	0	0
Sheltered/retirement housing	0	0
Other	5	2
Not Stated	15	6
Total	268	100

Question 2

Please confirm the type of house.

	Frequency	Valid Percentage
Detached	143	53
Semi-detached	69	26
Terrace	36	13
Other	5	2
Not Stated	15	6
Total	268	100

Question 3**How many bedrooms does your home have?**

	Frequency	Valid Percentage
One	5	2
Two	49	18
Three	112	42
Four	61	23
Five or more bedrooms	25	9
Not Stated	16	6
Total	268	100

Question 4**Who owns your home?**

	Frequency	Valid Percentage
Owned Outright by a household member (s)	171	64
Part-owned/Rented (shared ownership)	0	0
Owned with mortgage by a household member (s)	48	18
Rented from a Local Council	10	4
Rented from a Housing Association	6	2
Rented from a Private Landlord	14	5
Tied to job	3	1
Other	1	0
Not Stated	15	6
Total	268	100

Question 5**How many families are living in this dwelling?**

	Frequency	Valid Percentage
One	246	92
Two	2	1
Three	1	0
Other	3	1
Not Stated	16	6
Total	268	100

Question 6**How many years have you and your household lived in Bures?**

	Frequency	Valid Percentage
0-5 years	58	22
6-10 years	24	9
11-20 years	36	13
21-30 years	42	16
31-50 years	64	24
51-70 years	19	7
Over 70 years	11	4
Not Stated	14	5
Total	268	100

Question 7a**How many people live in this property?**

	Frequency	Valid Percentage
One	63	24
Two	130	49
Three	24	9
Four	33	12
Five	5	2
Six	2	1
Not Stated	11	4
Total	268	100

Question 7b**Age of household members**

	Frequency	Valid Percentage
0-5 years old	25	4
6-10 years old	24	4
11-15 years old	21	4
16-24 years old	29	5
25-35 years old	26	5
36-45 years old	62	11
46-59 years old	94	16
60-70 years old	116	20
71 years and older	165	29
Not Stated	14	2
Total	576	100

Question 7c
Gender of occupants

	Frequency	Valid Percentage
Female	286	50
Male	265	46
Not Stated	25	4
Total	576	100

Question 8

Have any members of your family moved away from the parish in the last 5 years, due to not being able to find a suitable home locally?

	Frequency	Valid Percentage
Yes	12	4
No	243	91
Not Stated	13	5
Total	268	100

Question 9a

Do you or does anyone living with you need to move to alternative accommodation, either open market or affordable?

	Frequency	Valid Percentage
Yes, within 5 years	34	13
Yes, in 5 years or more	10	4
No	210	78
Not Stated	14	5
Total	268	100

Question 9b

If you answered "Yes" to question 9a, please specify where you would be looking to move to

	Frequency	Valid Percentage
Remain in Bures	32	70
Move outside Bures, but remain in Braintree/Babergh District	6	13
Move outside of Braintree/Babergh District	8	17
Not Stated	0	0
Total	46	100

Question 10**Would you be supportive of a development of affordable homes for people from Bures or connected to Bures?**

	Frequency	Valid Percentage
Yes	213	79
No	36	13
Not stated	19	7
Total	268	100

Question 11**Would you remain supportive of a development if a small number of houses for sale included?**

	Frequency	Valid Percentage
Yes	169	63
No	81	30
Not stated	18	7
Total	268	100

Question 12**Would you be supportive of a development of homes for sale on the open market?**

	Frequency	Valid Percentage
Yes	109	41
No	139	52
Not stated	20	7
Total	268	100

Question 13**Would you be supportive of a Community Led Housing project?**

	Frequency	Valid Percentage
Yes	188	70
No	52	19
Not stated	28	10
Total	268	100

Question 14**Would you be interested in being involved in a Community Led Housing project?**

	Frequency	Valid Percentage
Yes	25	9
No	222	83
Not stated	21	8
Total	268	100

Question 16**What type of housing do you believe the parish would benefit from?**

	Frequency	Valid Percentage
Houses for younger people	148	19
Houses for older/retired people	109	14
Family housing	125	16
Housing for outright open market sale	23	3
Housing for private rent	23	3
Housing for affordable/social rent	87	11
Housing for shared ownership	47	6
Discounted market sale homes	24	3
Self-build plots	26	3
Live/work units	24	3
New Govt model First Homes	30	4
Care Home or Supported Living	75	10
None	12	2
Not stated	30	4
Total	783	100

Question 17**Does anyone in your household usually work from home ?**

	Frequency	Valid Percentage
Yes part time	57	20
Yes full time	33	11
No	181	62
Not stated	20	7
Total	291	100

Question 18**Does anything limit the ability to work from home?**

	Frequency	Valid Percentage
Lack of Space/Privacy	16	6
Internet availability	18	6
Mobile Phone signal availability	46	16
Other	23	8
None	21	8
Not stated	155	56
Total	279	100

Question 19**What local support services would you use?**

	Frequency	Valid Percentage
Meeting Room Space	18	6
Shared Office Space	15	5
Printing and Photocopying facilities	29	10
Other	5	2
None	19	7
Not stated	192	69
Total	278	31

PART 2**Question 1****When do those requiring accommodation need to move from this home?**

	Frequency	Valid Percentage
Now	2	7
Within the next 2 years	8	28
Between 2 to 5 years	10	34
In 5 or more years	9	31
Not stated	0	0
Total	29	100

Question 2**Who owns your current home?**

	Frequency	Valid Percentage
Live with parents	8	28
Part owned/Rented (shared ownership)	0	0
Member of a household	12	41
Rented from council/housing association	1	3
Provided with job (tied)	2	7
Rented from private landlord	5	17
Not Stated	1	3
Total	29	100

Question 3**If you could move back/stay in the village which would you be seeking to do?**

	Frequency	Valid Percentage
Rent from Council/Housing Association	7	24
Buy on the open market	15	52
Part own/Rent (shared ownership)	3	10
Rent from a private landlord	0	0
Discounted Market Sale	1	3
Custom Build	0	0
Self-Build	1	3
New Govt model First Homes	1	3
Other	1	3
Not Stated	0	0
Total	29	100

Question 4**Are you on the local council or Housing Association register or waiting list?**

	Frequency	Valid Percentage
Yes	3	10
No	25	86
Not Stated	1	3
Total	29	100

Question 5**What type of accommodation would meet your needs?**

	Frequency	Valid Percentage
House	13	45
Bungalow	8	28
Flat	3	10
Sheltered/retirement housing	2	7
Any	3	10
Other	0	0
Not Stated	0	0
Total	29	100

Question 6**How many bedrooms do you require?**

	Frequency	Valid Percentage
1 bedroom	4	14
2 bedrooms	17	59
3 bedrooms	8	28
4 bedrooms	0	0
5 or more	0	0
Not Stated	0	0
Total	29	100

Question 7**Does anyone requiring alternative accommodation have specific housing needs?**

	Frequency	Valid Percentage
Yes	6	21
No	22	76
Not Stated	1	3
Total	29	100

Question 8**What is your main reason for needing to move?**

	Frequency	Valid Percentage
Need smaller home/downsizing	12	41
Need larger home	2	7
Need cheaper home	0	0
Need secure home	1	3
Need to change tenure	0	0
To set up first/independent home	7	24
Need physically adapted home	1	3
Need to be nearer work	1	3
Need to be closer to a carer or dependent	0	0
Change in family circumstances	0	0
Threatened with homelessness	1	3
Current home affecting health	1	3
Other	3	10
Not stated	0	0
Total	29	100

Question 9a
Age of each person moving (cumulatively)

	Frequency	Valid Percentage
0-5 years old	3	6
6-10 years old	3	6
11-15 years old	0	0
16-19 years old	2	4
20-30 years old	11	22
31-40 years old	5	10
41-50 years old	1	2
51-60 years old	6	12
61-74 years old	11	22
75+	6	12
Not Stated	2	4
Total	50	100

Question 9b
Gender of each person moving

	Frequency	Valid Percentage
Female	24	48
Male	22	44
Not stated	4	8
Total	50	100

Question 9c
Relationship to person 1

	Frequency	Valid Percentage
Spouse	5	24
Partner	6	29
Sister/Brother	2	10
Son/Daughter	1	5
Parent	0	0
Not stated	7	33
Total	21	100

Question 10**What type of household will the new household become?**

	Frequency	Valid Percentage
One-person household	9	31
Older person(s) household	10	34
Parent(s) with child(ren)	4	14
Couple	6	21
Brothers/Sisters sharing	0	0
Other	0	0
Not Stated	0	0
Total	29	100

Question 11**Will the new household be claiming Housing Benefit/universal Credit?**

	Frequency	Valid Percentage
Yes	3	10
Partial	1	3
No	22	76
Don't know	3	10
Not stated	0	0
Total	29	100

Question 12**Which of the following best describes your current situation?**

	Frequency	Valid Percentage
Live in Bures St Mary now	21	72
Live in Bures Hamlet now	6	21
Live outside Bures now but lived in the community in last 5 years	0	0
Live in adjoining parish now	0	0
Work in Bures or adjoining parish	0	0
Close family living in the Bures	1	3
Other	1	3
Not stated	0	0
Total	29	100

Question 13**What is the gross annual income, not including benefits, of those in the new household?**

	Frequency	Valid Percentage
Less than £10,000	5	17
£11,000 - £15,000	2	7
£16,000 - £20,000	4	14
£21,000 - £25,000	2	7
£26,000 - £30,000	1	3
£31,000 - £35,000	2	7
£36,000 - £40,000	3	10
£41,000 - £45,000	0	0
£46,000 - £50,000	3	10
£51,000 - £55,000	0	0
£56,000 - £60,000	0	0
Above £61,000	4	14
Not Stated	3	10
Total	29	100

Question 14**Do you have savings which may be used to contribute towards your outgoings for a home?**

	Frequency	Valid Percentage
None	5	17
Prefer not to say	0	0
Below £5,000	3	10
£5,001-£10,000	6	21
£10,001-£20,000	4	14
£20,001-£30,000	0	0
£30,001-£40,000	1	3
£40,001-£50,000	0	0
Above £50,000	7	24
Not Stated	3	10
Total	29	100

Question 15**Do you have equity which may be used to contribute towards your outgoings for a home?**

	Frequency	Valid Percentage
Prefer not to say	0	0
None	16	55
Below £20,000	1	3
£20,000-£40,000	0	0
£40,000-£60,000	0	0
£60,000-£80,000	0	0
£80,000-£100,000	1	3
Above £100,000	7	24
Not Stated	4	14
Total	29	100

Site Suggestions

Appendix 4

- If land became available on Cuckoo Hill adjacent to the new development "Apple mews" (currently there is a scrap yard & a wood yard. Fysh House Farm has an area close to the road of works units , not all the sheds are perhaps in use, this area might accomodate new homes
- Next to caravan park (near ferriers) Colchester Rd, The garage
- Don't know the area well enough, but there is a dilapidated gagrage area in the town/village
- No
- No
- Proberts land on the Nayland Rd. might be available for sale if planning allowed development there
- No
- No
- No, don't know area well enough to response
- Bus station
- disused gagrage oppositem 8 Belles pub
- Nayland rd adjacent to Claypits, Cuckoo Hill beyond cemetary left side, Colne Rd opposite tenterfields
- No. having recently moved to Bures, I am unable to obtain a place in the local primary school for my daughter. How will further housing & development work if at the present time there are no school places
- Site of old filling staction
- Sudbury, Colchester, Gt Horkesley
- Yes on site where Chambers bus station was for affordable low cost housing for young folk to stay in the village as we are on a commuter belt, with buses & trains
- Behind Cambridge Way, Cockoo Hill, fields at the top of Station hill
- Land off Normandy Way
- Opposite Eight Bells PH, old "Chambers" site
- No. Bures has had too much development already, & does not need any more
- Colne Rd on left before Bakers Farm
- On the diused petrol station site up the road
- Old garage site - brownfield
- In view of above answers - no
- Garage site. All other obvious re-use areas have been built on relatively recently
- Sheltered housing on the Chambers bus depot site
- Must be within village envelope where walking to centre is simple & safe. Infil better than fields & green space. Old bus or petrol station
- Old garage site , Colchester Rd, Chambers bus gagrage, Both current eye sore
- The old bus depot & grounds around & at the rear
- Not on green belt please use brown site, old garage (Bures Hamlet)
- Replacing old garage/petrol station
- Where the old pterol station is
- On the Gladman site
- I do not think that Bures should expand further
- Lamarsh Hill (field) next to Hill farm Lamarsh

- Areas such as the disused garage opposite the Eight Bells. I understand the vendor has applied for planning permission but seems unable to sell it due to the unrealistic reserve price (personal opinion). Not on Green field/agricultural land
- Up Lamarsh hill on left side
- Adjacent to Claypits Ave (Bures St Mary), Adjacent to Normandie Way/Cambridge Way (Bures Hamlet)
- On Chambers bus depot site or old garage site opp 8 Bells pub
- Encourage developers/housing associations to buy up properties for sale & convert them into affordable accommodation. Willow house in the High St would be an ideal opportunity
- The house next to the old Chambers site on the corner. The derelict house opposite the church that was recently sold at auction twice
- The old garage site
- Petrol garage, bus garage Chambers
- No
- Derelict garage opposite Eight bells pub
- Something needs to happen to the old petrol station across the Eight bells
- The garage opposite the Eight bells pub which still lays empty
- Eight bells garage site
- No
- No
- No
- Colchester road as you leave village on right. Nayland road.
- The garage site in Bures Hamlet..an eyesore and ripe for development
- Old garage on Colchester Road
- Old Garage site on colchester road
- The old garage.
- No
- No
- Bures cannot support any new housing developments given that A) The existing infrastructure (eg road network, doctors surgery) is at full capacity B) There are very few local amenities (eg shops, restaurants) C) local employment opportunities are extremely limited which will give rise to additional car use, increasing pollution & CO2 emissions. If deemed absolutely necessary, any very limited development should be close to the village centre and must not give rise to sprawl or be allowed to desecrate the visual beauty of the Stour valley landscape in the vicinity of Bures
- Chambers Bus site, only areas which have previously been developed NOT fields, The old petrol station
- Lamarsh hill
- The old garage on Colchester Rd
- No
- No
- Sorry no idea. Homes needed especially for local people. Whenever they go it will upset someone
- Old garage site - Colchester Rd

- The disused garage opposite the 8 Bells pub. It is an eyesore. Any other brownfield location in the village
- No
- The old garage site opposite the Eight Bells pub is a eyesore fit for development
- No - as village itself seems crowded with housing. I wouldn't want to see green fields being developed if this is the only way to build 4-8 homes
- Chambers bus station - but there must be plenty of parking as Bures, as a village, has no extra parking - The entrance would have to be carefully considered
- Chambers old bus park the other side of the river. Rather than housing, personally we feel a Co-op would benefit the local area. Something similar to Coggeshall town Co-op. Parking could be facilitated too.
- If they must be built then either/and A) site of former garage B) site of former Chambers bus station
- No Bures hamlet. Not ideal place for young people to live -weekends/eves no buses, commuting by train too expensive - no work
- Alongside Normandie way, Friends Field or Eves orchard
- opposite the Eight Bells Pub
- No
- 1) old garage site Colchester Rd 2) Adjacent to Tenterfield new build
- The old Chambers site
- No
- Between Mount Bures & Bures
- Petrol station site - already brownfield
- No. Its an area of outstanding beauty & part of Dedham Vale. This village has already had several developments & a latter one with problems
- Land going up Parsonage hill opposite Parsonage Grove (Weavers Land). Chambers yard - smaller houses instead of 4-5 bedroom ones
- Chambers bus garage - Bures St Mary, Old petrol station - Bures Hamlet
- The old garage opposite the Eight Bells pub
- Chambers bus depot
- Green field site along Colchester Rd? opposite the recreation park
- No
- Unused garage site on Colchester Rd
- I had objections to the proposal to build on field coming into Bures from Colchester on Colchester Rd. I am strongly against building outside the village envelope (as per planning application for ferries - not opposed by Parish Council)
- The area of the workshop on (illegible) Hill next to cemetery
- Garage site (Hamlet), Bus garage site (St Marys), Bures actually needs sheltered housing scheme or a small retirement home. Residents then remain in the community & at the same time, release underused housing stock
- The old garage Colchester Rd Bures
- Next to Cambridge Way
- On the site where wood in the garden is located in Cuckoo Hill. Ex Chambers bus depot. On the site of the garage on Colchester Rd opposite the 8 Bells
- No
- On land next to Cambridge Way

- Old petrol station
- No
- On old petrol station, Colchester Road
- Suffolk side
- Chambers yard
- The garage site
- No
- Old gagrae site (Bures Hamlet), down track by Larmarsh Hill bungalows, part of allotment site owned by church (just small plot), back of cemetry, field opposite school, site of rejected housing development (Bures Hamlet)

Other Comments

Appendix 5

- Bure's demographic on age and social class is excellent & well balanced. No more housing development is required
- Superfast broadband needed in outlying areas. Upstairs at Benk House would be good for meeting room/shared office space
- We moved to Bures from Colchester 1 yr ago due to constant housing developments increasing. We wanted a quieter life with less people, a place to come home from the busy work life we have
- There is an acute shortage of business premises in the area to rent or buy
- Additional properties would destroy our small community. It would be like a London over-spill
- All future building to enhance the spirit of the two villages, to provide a feeling of caring for the existing lovely atmosphere. Do not encourage second homes or occupiers who do not intend contributing to the village
- Even in the time we have lived here, Bures has suffered far too much new development (Tawneys ride, Cuckoo Hill (very very bad), Colne Rd, Tenterfield). The only type of new development acceptable would be on brown field sites, such as the old Chambers bus station. Meanwhile, an absolute eyesore at the centre of the village, in the old petrol station opposite the Eight Bells, remains undeveloped. That is the only type of site upon which development should be permitted
- Affordable housing needs conditions applied to keep it affordable, so that people don't extend & development them. Houses need to create communities, either by being shareable or by being designed well in groups
- Bures has a good range of housing stock. Young people trying to get on the ladder are prevented by wealthy residents buying 2 bed properties as buy to let. We are not short of 2 bed properties they are privately let.
- Commercial working space and coffee socialising space
- A good small supermarket would be ideal in the village
- Building is all well & good but things need improving eg doctors, school, maybe petrol station, volunteer special police constable etc.
- Increased GP capacity, increased school capacity, increased parking facilities
- Petrol station is an eye sore. Care home/assisted living good idea. Need activities for children with disabilities
- Let's try & preserve the Stour Valley for future generations & stop construction of more houses
- Since we have lost Chambers/Pizza firm & several other local employers it would be good to see a dedicated industrial area for local employment to help climate change & encourage people to work in village rather than commute & spend money
- Any new development just needs to be proportionate to the size & current/future facilities here
- Internet availability & mobile phone signal poor. No fibre broadband where we are
- As I am 94yrs old above questions do not concern me
- I don't feel Bures needs anymore social housing. I think we need affordable houses that people can buy and get themselves on the housing ladder.
- Better Wi-Fi

- We had to leave the village - moved to Mount Bures. We desperately wanted to stay in the village but wanted a 4+ bed with a proportionate size garden. There is very little housing which meets this need in the village. Also believe needs to be more 3 bed family housing. Ensuring decent garden sizes is important.
- The problem with any further housing is infrastructure being able to cope such as Doctors Surgery, Early education, school and main utilities.
- Nothing limits my ability to work from home, I have everything I need. I can work from home perfectly well
- Both internet and mobile availability! thank you for undertaking this...very valuable work for the future of the Parish
- We also need to make sure the bus and rail services are maintained. We could do with more local shops.
- We do not believe there is currently a need to build on fields
- We live outside the village & the broadband speed is very slow. Would benefit from the high speed cable (above ground)
- My own children x3, brought up in the village had to move out of area - worked hard to buy their own houses! No affordable houses here.
- Both past retirement age & will soon have to vacate. Both have medical conditions to consider: no public services as out of village & no bus routes
- 1) No further development of any kind in the village would be preferable 2) Since the (illegible) in favour of a free market in housing, the consequences should be accepted
- Very expensive train line at peak time. Property is available at cheaper local areas ie Sudbury for younger families. If retired people had good local options to move either to downsize or more bungalow & family size properties would become available
- Be good to have accommodation options for young people to stay in village, but also housing for older/retired people to downsize
- A café/coffee shop to see other faces during the day
- A café would be great, co-working hub
- As Nayland has a care home & Bures has also expanded considerably, so could consider a care home so families do not have to travel to visit loved ones
- We are in desperate need of small flats & bungalows 1-2 bedroom for older people who want to downsize. We also need basic 3-bedroom semis (no ensuite & no utility rooms just basic affordable 3 bedrooms
- Smaller homes so elderly can downsize or first-time buyers can purchase
- I would not be in a position to use myself, but shared office space has potential
- No more houses required in Bures we cannot sustain more people
- There is a great need for houses/flats for retired people who wish to remain in the village & to downsize thus freeing up larger housing for families
- New homes are not the only issue Bures needs a real centre with shops, cafe, decent family pub. Currently it is stuck in the past it needs rejuvenating
- Bures doesn't need any big developments but a small social housing one would be helpful
- Desperate need to move to the Suffolk side for SEN and School reasons
- Only just moved to area so not clear on local needs

- Newish local shop is fantastic. I would love to see community led or co-housing for both first home/young/family & retirement age. My parents wanted to move to Bures but couldn't