

REPORT OF HOUSING NEEDS SURVEY

BROCKHAM PARISH

JULY 2009

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Surrey Community Action

Commissioned by

**SIDNEY MICHAEL POLAND CHARITY
FOR A HOME AND RECREATION GROUND**

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Report Summary

Introduction - The Rural Housing Enabler Project

The Rural Housing Enabler for Surrey came into post at Surrey Community Action in June 2006. The purpose of the Rural Housing Enabler project is to work with rural parishes to help them to identify local housing need, and where a need exists, to liaise between the community, the local authority and other appropriate experts (such as Housing Associations) and landowners to facilitate the development of affordable housing to meet the needs of rural communities.

Context of the Housing Needs Survey

The aim of carrying out the survey was to investigate the affordable housing need for local people (or those who have a need to live in the parish or the locality) of Brockham, and to gauge local opinion about a small development of affordable housing.

- 'Housing need' can be defined as the need for an individual or household to obtain housing which is suitable to their circumstances;
- It implies that there are problems or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector;
- Such problems may be concerned with housing costs, size, location, layout, state of repair or security of tenure;
- This need may be immediate or anticipated in the near future.

Sources of land for affordable housing

There are a number of ways in which land can be made available for affordable housing. The list below includes the most common ones (however please note that this list is not exhaustive):

- Public Authority land (Local Authority, County Council, Highways Agency etc)
- Private Estate land (land gifted or disposed of at low cost by charitable landowners)
- As the Council's standard policy for affordable housing attached to open market housing development: Specifically in relation to rural sites, in considering proposals for housing development, the Council will negotiate with landowners and developers for the inclusion of a proportion of affordable housing on sites of 5 or more net dwellings, or are 0.2ha or larger in area in rural settlements below 3,000 population. The exact level of provision will be a matter of negotiation, but as a broad guideline, the Council will expect 30% of new dwellings that are proposed on sites meeting the above criteria should be in the form of affordable housing.¹
- Rural Exception Sites: sites that would not normally qualify for planning permission may be given exceptional planning permission provided the development meets a proven local demand and is small-scale. Only households with an agreed local connection defined by a Section 106 Agreement would be eligible for affordable housing on a Rural

¹ Mole Valley Local Plan – Alterations to Policy HSG9 – Affordable Housing

Exception Site and any dwellings must remain low-cost in perpetuity. Local need is proven by means of a current Housing Need Survey which can be undertaken by the Rural Housing Enabler, usually in partnership with the Parish Council, or another locally based organisation.²

Housing Need in Brockham

A Housing Need Survey of Brockham took place during April / May 2009. A brief summary of the findings follows.

There was a 23% return of the survey forms, which were distributed to all households in the Parish of Brockham. Across the country, a 10-35% response rate is generally recorded.

Part 1 of the survey is designed to gather general information about the existing residents and homes in Brockham and views of the residents regarding current levels of housing availability and development. Part 2 measures the level of existing need within Brockham.

From the responses the following can be determined:

- There is a need for affordable housing in Brockham. The need is a mixture of 1 and 2 bedroom units and a smaller number of 3-bedroom units. In total, 29 households are in need. Out of these, combining the open market property prices with the respondents' income and likely mortgage, it appears that six would be suited for shared ownership with the rest more likely to be more suited for social rent.
- Attitudes towards development of affordable housing are very supportive, with 88% in support of a local needs scheme and 10% against.
- The general comments are concerned with the need for protecting the greenbelt and the need to keep Brockham rural, as well as a need to provide affordable housing for local people.

Full details of the research follow.

² Mole Valley Local Plan 2001 Policy RUD5 'Low-cost Rural Housing' – for full text please see appendix.

Brockham Background



The Parish of Brockham is located near Box Hill within a mile of the A25 route between Dorking and Reigate. Brockham village has a range of facilities and services including one primary School, one Church, two pubs, a Village Hall, General Stores, a Post Office, Playing Fields, Recreation Grounds, Allotments and a Doctor's Surgery. Bus services 21 and 32 operate daily Monday until Saturday, from early morning until 7pm connecting Brockham to Guildford, Reigate, Redhill and Dorking.

Household Characteristics of Brockham³

The 2001 census shows that the parish has a population of 2,798 people, or 1,152 households.

Data from Census 2001 provides the latest update on the existing housing stock in the parish. In line with most rural areas, semi-detached and detached dwellings dominate, representing 43% and 32% respectively of the total housing stock. Just over 15% of the housing stock consists of terraced houses and 8% (or 13 dwellings) are flats. 1% of households live in non-permanent accommodation (such as caravans). Just under 2% of dwellings are vacant.⁴

In terms of tenure, the majority of residents are owner occupiers at 85% and 10% live in social housing. 5% households live in tied accommodation or rent privately.

Housing characteristics of Brockham

Open market housing for sale is characterised by larger semi-detached and detached properties. At a search for properties for sale undertaken on 29 June 200 suggests that 10 properties were for sale, starting at £250,000 for a 2-bed flat, £320,000 for a 3-bed semi-detached house and detached houses starting at £525,000.⁵

³ This and all other statistical information (unless otherwise stated) obtained from 2001 Census Data – available on: www.molevalley.gov.uk

⁴ Census 2001

⁵ www.findaproperty.com and www.rightmove.com.uk search undertaken on 29 June 2009

Private rentals do not appear to range widely in terms of the different options available, with only 2 properties available, a 3-bedroom house for £950 / month and a 4-bedroom detached house for £1,495 / month.⁶ Private rentals, therefore, are highly priced and do not present an affordable option for households on an average or low income. The cost of rent negates any opportunity to save for any future deposit for a home purchase.

There are 110 affordable units in total in the parish, provided by a number of registered social landlords:

There are 89 affordable homes in Brockham provided by Mole Valley Housing Association, characterised as follows:

- 3 x studio flats (leasehold)
- 8 x studio flats (sheltered)
- 28 x 1-bedroom units (sheltered)
- 4 x 1-bedroom bungalow (general needs)
- 5 x 2-bedroom flat (general needs)
- 23 x 2-bedroom houses (general needs)
- 18 x 3-bedroom houses (general needs)

There are 12 rented units provided Surrey Federation Charitable Housing Association.

There are 9 sheltered units provided by the Sydney Michael Poland Trust.

Out of all affordable units, regardless of provider, only 1 of the 2 and 3 bedroom homes and 6 of the sheltered units became void in the past year. This means that access to the existing affordable housing stock in Brockham is very hard for local households in housing need.

As of May 2009 there were 26 households on Mole Valley District Council's Housing Needs Register who live in the Parish. The registered need is for

- 19 x 1 bedrooms
- 7 x 2/3 bedrooms

Mole Valley District Council's Housing Strategy 2006-2010 highlights the documented need for affordable housing in villages:

"A number of Rural Housing Need Surveys have been carried out in the last few years. Carried out by the Rural Housing Trust working closely with the Parish Councils, the evidence has been used to justify developments in rural villages as exceptions to planning policy. This policy is known as a rural exceptions policy and, where exceptional housing need is demonstrated within a village locality, it allows small scale development within the Green Belt adjoining village boundaries. The findings are summarised in the Mole Valley Rural Housing Statement published in November 2003. The evidence found at a local village level is that the Right to Buy legislation has proved particularly popular in villages, leading to a higher than average erosion of the social housing stock. This is exacerbated by the difficulty of finding suitable development sites within villages."⁷

⁶ Ibid

⁷ Housing Strategy 2006-09 p. 18

Research undertaken for the East Surrey Housing Market Update Report 2009 shows that whilst affordability may have improved for the District as a whole, the restrictions in access to mortgage products means that in reality, accessing the open housing market is still very hard for first time buyers. Indeed, the Report states that *there will only be few first time buyers with significant deposit to be able to secure a 90% mortgage*⁸. It also states that *Housing waiting lists have been rising for some time....the impact of unemployment and repossession will further add to the pressure on the need for affordable housing.*⁹

A search of properties sold in Brockham from June 2008-June 2009 suggests that 30 homes have been sold in that time, the majority of which were detached and semi-detached homes, and that the cheapest home to have been sold in the parish was a semi-detached home for £228,000. A couple on a joint income would require an annual income of £76,000 and a single person would need to earn £65,142 to be able to afford this. Typically, a household would expect to need a deposit of at least 10% of the total price and as such would also need savings of at least £22,800. The data suggests that there are very few properties in Brockham that could be considered by first-time buyers or people on modest incomes.

Land Registry figures for Mole Valley District for Quarter one 2009¹⁰ provide an overview of prices for different property prices across the District. Rural areas such as Brockham tend to be more expensive than the average price across a District.

Property	Price (£)
Flat:	193,023
Terraced	271,994
Semi-detached	265,500
Detached	478,702
Average Cost	329,698

The chart below shows the Land Registry average sale prices for postcode RH3 between 2000-2009. As can be seen, property prices have consistently been higher here than elsewhere in the country.

⁸ DCA East Surrey Housing Market Update Report 2009, p. 11

⁹ Ibid, p.15

¹⁰ Land Registry Residential Property price Report, Quarter 1 2009



Flats | Terraced | Semi-detached | Detached | RH3 average | UK average

All of the above factors play an important role in shaping the housing market in Brockham.

Housing Needs Survey – Background and Method

It is to be expected that the majority of people living in the area are well housed and would not necessarily respond to any survey seeking information about housing needs.

In the experience of the Rural Housing Enabler, the majority of responses in any survey of this kind come from:

- People who feel themselves to be in need of housing now or in the near future;
- Their relatives;
- People involved in some way in community affairs who probably have an appreciation of the problems affecting the community as a whole, even if they are not in housing need;
- People who feel strongly that there should not be no more development in the village.

A Parish Plan questionnaire was distributed to every household in the Parish in 2007, asking residents to give their views on all aspects of life in the parish. The response rate was high, with 47% of the questionnaires returned. The results have been or are in the process of being adopted by the relevant organisations and individuals and now form a plan for local community action. Some actions have already been progressed.

One of the priorities highlighted by the Parish Plan exercise was the lack of affordable housing and small family homes. The exercise showed that there had been a sharp fall in the younger age groups, in particular, the 18-24 segment. There appeared to be little or no organic population growth in the parish, with young people forced out of the parish to find cheaper accommodation. The plan highlighted that this was having drastic effects on the community, in particular in regards to supportive social networks and the inhabitants sense of belonging to the parish.

Asked whether they thought there was a need for more accommodation in the parish, just over 500 respondents, or 25%, felt that there was a great need for affordable housing for local

people with 11% wishing to restrict the sale of open market homes to local people. Just over 10% thought that there was a need for Housing Association rented accommodation.

Thus, the Parish Plan exercise had indicated that there appeared to be a need for affordable housing amongst local people, but lacking information on the type and quantity required, one of the recommended actions of the Plan was to undertake a Housing Needs Survey to ascertain this need in detail.

Sidney Michael Poland contacted the Rural Housing Enabler to investigate the possibility of undertaking a Parish Housing Needs Survey to help provide the information required. The Rural Housing Enabler attended a meeting with the Trustees on 26 January 2009 to discuss further, and as a result, with the support of Brockham Parish Council, they decided to take the idea of a survey forward.

Part 1 of the questionnaire is designed to survey all residents about their views towards development and the availability of affordable housing in the village.

Part 2 is aimed specifically at those people who consider themselves to be in housing need and is designed to help measure the level of need for affordable housing by those people with a local connection to Brockham.

Whilst the questionnaires were sent to all households in Brockham, the survey results do not purport to be representative of all residents; no information is available on non-respondents and it is not possible to gross up results to the entire population.. Nor does the survey purport to assess the entirety of housing need in the area. Further information on general housing needs is also available through from Mole Valley District Council's Housing Advice Service.

The forms were sent via second-class post to all households in the parish on Friday 24 April. No additional forms were requested from the Rural Housing Enabler.

It was asked that completed forms be returned in prepaid envelopes to the Rural Housing Enabler by the 22nd May. 269 forms were returned, representing 23% of the parish as a whole.

The Rural Housing Enabler has collected all data from all returned forms and analysed it as follows.

Survey Findings

Total Forms Distributed	1,152
Total Returns	269
% Returns	23%

PART 1 – ATTITUDES TOWARDS HOUSING

Q1 Would you be in favour of an affordable housing project to meet, in perpetuity, the needs of Brockham residents or those with strong connections to the village such as close family, several years' past residency or employment?

The majority of respondents were in support of a development for local people, with 238, or 88%, answering yes, and 27, or 10%, being opposed. 4 respondents (1%) were undecided.

Q2 Has anyone from your family moved away from Brockham in the last 5 years because they were unable to buy or rent property in the village?

45 respondents indicated that this was the case.

Additional Comments:

A large number of comments were made, 54 in favour, 10 opposed and 5 which were undecided. These are all listed in appendix 1.

PART 2 – HOUSING NEED

Current accommodation

38 households filled out section 2. 8 could not be included as being in housing need, for the following reasons:

- Two student households-these cannot be included as it is hard to assess whether these would wish to remain in Brockham
- Six households indicated that they may, in the future, be requiring alternative accommodation but that they were not currently in housing need. These were for four couples and 2 single people.

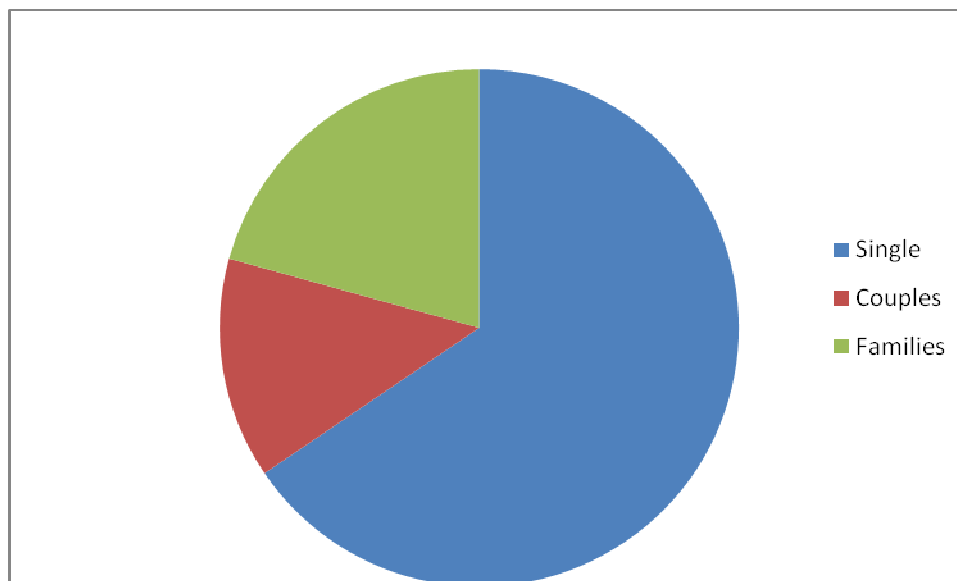
The details of these households has been recorded so as to ensure that they can be contacted at a later date should a scheme be built, and their circumstances may have changed.

One household, owner-occupiers without a mortgage, indicated that they needed alternative accommodation due to disability, but as no financial information or contact details were provided, this form could not be assessed and so is not included.

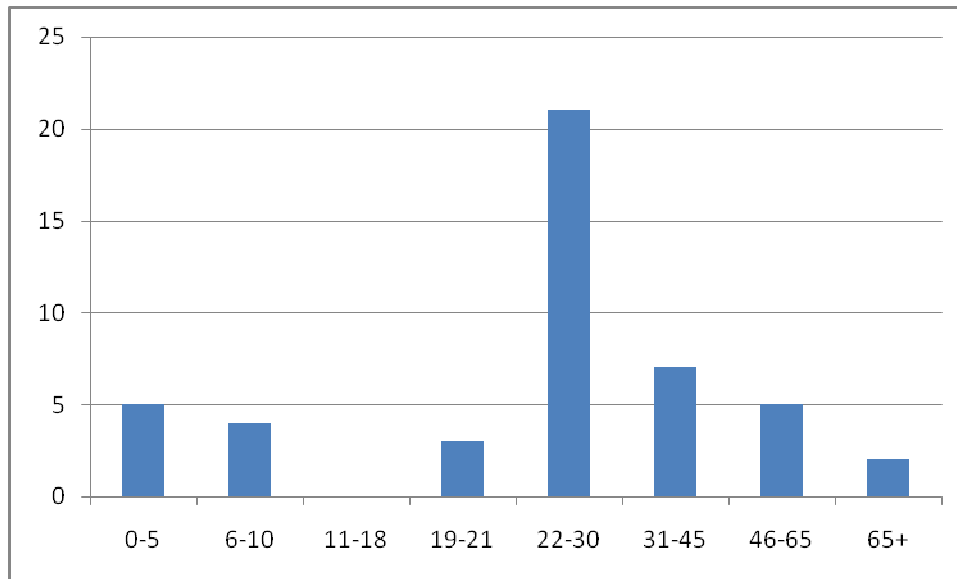
29 households have been identified as being in housing need. The households in need are a mixture of people living with family (15), renting from private landlords (5) social landlords (4) and owner-occupiers with mortgages who are no longer able to meet the demands of their mortgages due to changed circumstances (5).

Who is in housing need?

The majority are single young people wishing to start out on the property ladder. In total, there are 19 single people households, 6 families and 4 couples.



A total of 47 people form part of the households in need. The majority are aged between 22 and 30 years old and 9 are children under 10 years old. Two are retired.

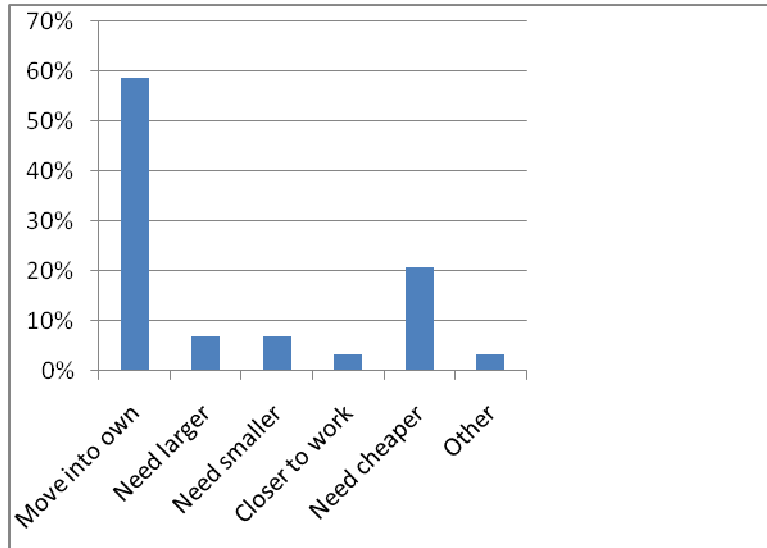


Reasons for housing need

The survey form asks for details of why respondents consider themselves to be in housing need, but these statements are self assessed and have not been verified in any other research. However, in the experience of the Rural Housing Enabler, these surveys are relatively accurate, as people do not bother to reply if they feel they could satisfy their housing requirements in any other way.

The principal reason for the need recorded is a demand for affordable homes for young people seeking to get on the housing ladder (17 households). 6 households require cheaper accommodation, 1 wishes to move back due to back, two would like smaller homes and two would like larger homes. One household simply states they wish to return to Brockham.

The graph below illustrates the reasons given by the respondents:

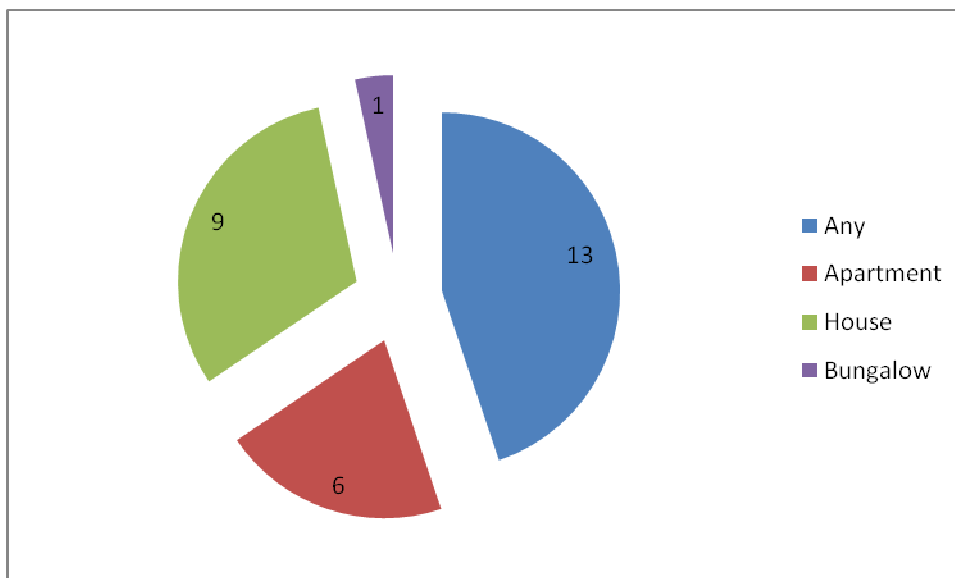


Registration on District Council Housing Needs Register

Out of the 29 households in need, 8 indicated that they were on the waiting list. It is essential that all households are registered with Mole Valley District Council, so as to ensure eligibility in any future scheme.

Type of Accommodation Needed

As can be seen, the majority (13) of households do not specify which type of accommodation they would prefer. A slightly smaller number (9) prefer a house, mainly because of young children or pets, and 6 prefer a maisonette or apartment, often because of mobility problems. One household prefers a bungalow because they are unable to use stairs.



When being allocated affordable rented accommodation there are rules that are applied with regards to the size of property allocated. The size of any allocated property will be determined by Council's published allocation policies. The allocations criteria are based on a combination of factors including the age and sex of children in a household, and are subject to availability.

The amount of bedroom space available to the household is compared to the amount of bedroom space needed. The amount of bedroom space available to a household is determined according to the size of each available bedroom and the age of household members (e.g. children). Where more than one living room is available, the bedroom space provided by each additional living room will also be included.

Size of room	Bedroom space
50 – 70 sq ft	1/2
70 – 90 sq ft	1
90 – 110 sq ft	1 1/2
More than 110 sq ft	2

Age of household member	Bedroom space allowance
Child under 8 years	1/2 bedspace
Person aged 8 years or more	1 bedspace

In addition a separate bedroom is allowed for each of the following groups:

- Each adult couple living together as partners
- Each single adult who is not a child of the applicant and is not living as a partner of another person
- Children of opposite sex where one of them is over 8 years of age
- Children where there is an age gap between them of more than 10 years

All households of more than one person should have a living room in addition to any bedrooms needed.

For those people eligible for Shared Ownership properties the allowance is slightly less rigid. A couple may qualify for 2 bedrooms to account for potential future growth etc.

Local Connection

Rural exception sites require affordable dwellings to meet the needs identified within the rural area in question. There may also be other rural sites where it is considered preferable to allocate to meet the needs of the rural community. Local lettings policies negate the need for complex cascade arrangements within planning agreements. A planning agreement would just need to reference that dwellings should be let in accordance with the local lettings policy.¹¹

Applicants having a local need would normally fall into one of the following categories:

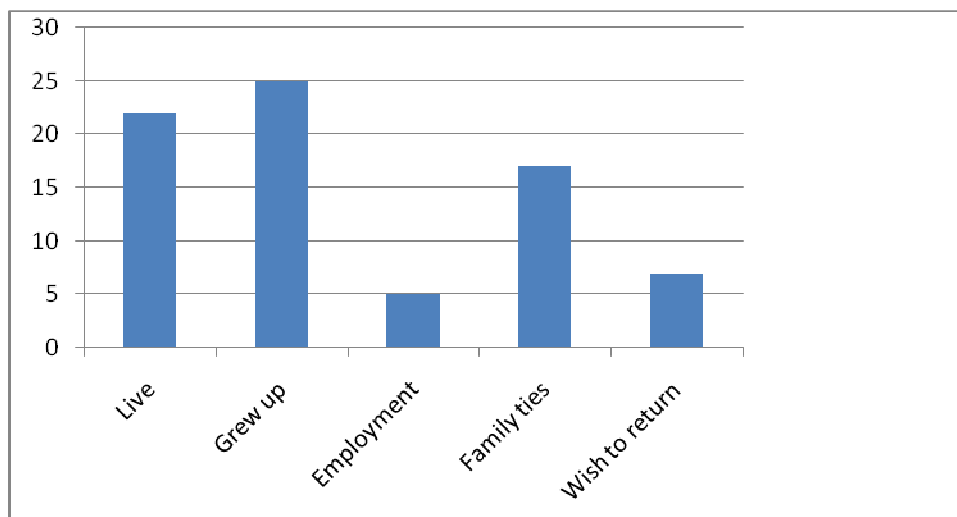
¹¹ Mole Valley District Council, Housing Operations Department, Housing Allocations Policy (June 2007) 11.6 Local Allocation Policies

- Resident in the Parish
- Employment within the Parish
- Previously resident but unable to return because of a lack of affordable housing
- Having a close family association e.g. Mother/Father/Brother/Sister

Local connection is normally defined within any Condition on Planning Consent or a Section 106 Agreement agreed between Mole Valley District Council and the developer of any new housing site.

Should a tenant or part-owner move on then subsequent tenants are expected to meet the same criteria. If there is no one from the local community that meets the criteria, eligibility cascades out to the neighbouring communities. Local Connection takes precedence over priority need on a rural exception site.

When asked the nature of their local connection, respondents were asked to tick as many options as applied to them, and many did. Of the households in housing need, 7 do not currently live in Brockham but wish to return to the parish. 25 households grew up in the parish, 5 are connected to Brockham through work and 17 have close family ties.



Only one household has lived in the parish for less than 5 years, and four have lived in the parish for less than 20 years. 24 have lived in Brockham for over 20 years.

Professions and work locations

Some of the professions listed were: Admin assistant, Gardener, carer, teacher and professions related to the equestrian industry. One household is looking for work, and one is retired.

Some of the work locations were: Leatherhead, Epsom, Dorking, Reigate, Redhill, Beare Green, Albury and Brockham itself. All work in Surrey or the surrounding area.

Tenure

69% (or 20) of the households interested in Shared Ownership, with 31% (or 9) not interested in this tenure option.

- Social rent – affordable rents provided by either a Council or a housing association that is provided with a subsidy in order to keep the rents substantially lower than prevailing local market prices
- Shared ownership allows resident(s) to purchase a share of their home, usually from a housing association, and pay rent on the remaining share. (There are variations on this model that differ between housing associations and not all housing associations charge rent on top).



Affordability Calculations

Shared Ownership provides opportunities for people who cannot afford open market housing to access the housing ladder and build a share in the equity on the property. This option however can still be unaffordable and even a 40% share can be too expensive for people on below average incomes.

To determine whether households could afford to buy a house on the open market in the survey area, the information on house prices in the parish as of June 2009 was used along with information on household income.

40% of £250,000 (2-bed flat) = £100,000

Mortgage of £100,000 x 1 income = £28,571

Mortgage of £100,000 x 2 incomes = £33,333

(minimum deposit 10% = £10,000)

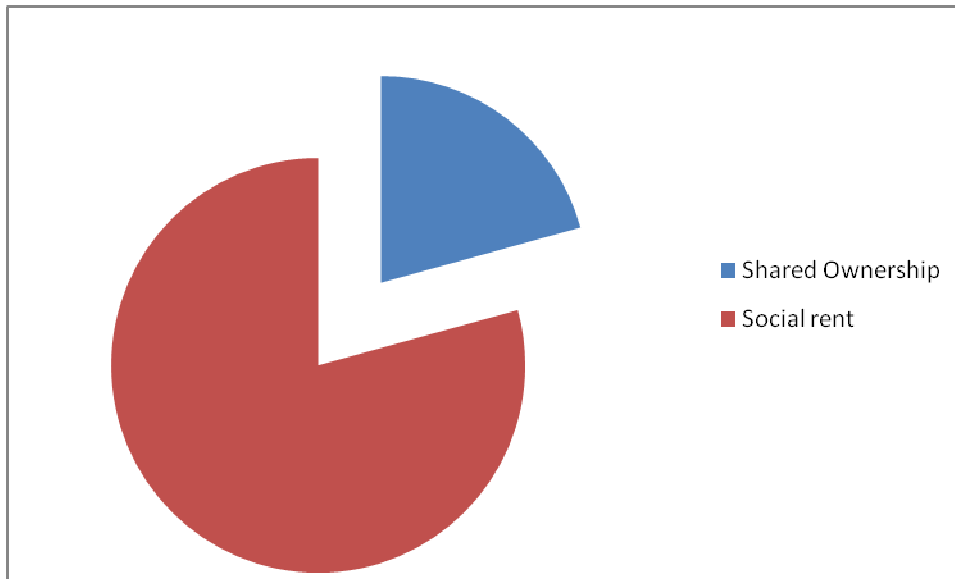
Minimum mortgage capacity plus deposit required = £110,000

40% of £320,000 (3-bed semi-detached house) = £128,000

Mortgage of £128,000 x 1 income = £36,571

Mortgage of £128,000 x 2 incomes = £42,666

In terms of the household's capacity to take on a shared ownership mortgage, 6 would be able to afford to do so, and 23 would be more suited for social rent.



Income

Incomes of respondents with need¹²

Ref	Household Size	Income	Mortgage	Savings	Total mortgage + Savings/Equity	Likely tenure
3	1	27500	96250	17000	113250	S/O
28	1	17,000	59500	120000	179500	S/O
29	1	18000	63000	100000	163000	S/O
25	3	18360	64260	100000	164260	S/O
20	3	36000	108000	5000	113000	S/O
13	3	32000	112000	500	112500	S/O
18	1	25000	87500	15000	102500	rent
1	2	25000	75000	20000	95000	rent
8	1	25000	87500	11000	98500	rent
2	4	18000				rent
4	1	15000				rent
5	1	25000	87500	2000	89500	rent

¹² As per the recommendations by the Department for Communities and Local Government, a household is considered able to afford to buy a home if it costs 3.5 times the gross household income for a single earner household, or three times the household income for dual income households.

6	1	18000	63000	10000	73000	rent
7	2	17000	51000	6000	57000	rent
9	1	19000				rent
10	1	15000				rent
11	1	24000	84000			rent
12	2	15,500				rent
14	1	22000	77000	2500	79500	rent
15	1	17000	59500	3000	62500	rent
17	3	25,400	76200	5000	81200	rent
19	1	14000	49000	10000	59000	rent
21	1	16000	56000	10000	66000	rent
22	1	25000	87500			rent
23	2	19000	57000			rent
24	4	25236	88326			rent
26	1	24800	86800			rent
27	1	15769				rent
16	1	0	0			rent

An assessment of the information provides on incomes combined with prevailing prices on the open market suggests that most of the respondents, regardless of their tenure preference, would not be able to afford the standard share (40%) required for a shared ownership property as well as having sufficient savings (10%) for a deposit. From the information provided, it appears that 6 households may be able to afford shared ownership, whereas the remaining would probably be more suited for social rented accommodation. Broken down by percentage this represents 21% for shared ownership and 79% for social rent.

The preference for shared ownership could be explained by the national preference for owner occupation overall, which the high take-up of Right to Buy so effectively illustrates.

Anyone in housing need must register with the Mole Valley District Council's Housing Needs Register who can confirm eligibility criteria.

Indicated incomes of those who registered a need are not sufficient to buy on the open market and may not be sufficient to qualify for shared ownership. Income information can only be verified when applicants register on the Common Housing Register. The income levels indicated on this survey provide guidance only.

Combining all of the above information, in summary, there is a need for the following accommodation:

Rented accommodation: 23 units

- 20 x 1 bedrooms
- 1 x 2 bedrooms
- 2 x 3 bedrooms

Shared Ownership: 6 units

- 3 x 1 bedroom

2 x 2 bedrooms
1 x 3 bedrooms

Recommendations

This survey has shown that there is a substantial level of need for affordable housing in Brockham (29 households) and that there is a good level of support from the community to justify a local needs scheme.

The need would be accommodated by a mixture of one and two-bedroom units and a smaller number of three bedroom units. The responses indicate that 79% of units should consist of social rented accommodation and 21% of shared ownership accommodation. This tenure breakdown is indicative of trends nationally, where most areas display a similar trend with shared ownership in high demand. However, due to the current high property prices on the open market, and high deposits required, the majority of households in need are often unable to afford either of these options and as such would be more suited for social rented accommodation.

While the survey indicates that there is a level of housing need equating to 29 units it must be taken into consideration that at such a time as units become available many of those with a registered need may have had their needs met elsewhere. In addition, it is possible that some of those registered will not actually qualify for housing and do not represent a genuine need.

The total number of homes to be built should be a reflection of the need identified in this survey report, the current level of need recorded on the District Council's Housing Register and the number of homes that would be an appropriate number to build in the parish. The total number therefore requires liaison between the Sidney Michael Poland Charity, the Parish Council, the District Council, and wider community in Brockham itself.

Suggested Actions

Sidney Michael Poland Charity

- Adopt report and make available to the community.
- Inform community that households in need can register at any point with the Rural Housing Enabler.
- Remind community that it is essential to become registered on the district register to be eligible for any form of affordable housing offer.
- Begin to identify potential exception sites and initiate dialogue with landowners and planners to assess viability i.e. willingness to sell / planning policy context.

RHE

- Make report available to respondents in need.
- Make report available to Parish Council and District Council
- Assist the Trust with site investigations.
- All site submissions need to be passed in map form to the RHE for discussion with the Planners.

For queries please contact:

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APPENDIX ONE

ADDITIONAL COMMENTS:

Please note: all comments listed below are those made by households responding to the survey. No attempt has been made by Surrey Community Action to censor or amend these comments, unless they identify a particular person or persons, or are of a very offensive or abusive nature. Surrey Community Action and Sidney Michael Poland Charity cannot be held accountable for any of the views expressed.

Comment/s received in favour of a local affordable housing development

1. We have a daughter who moved out 7 years ago but who would dearly love to move back to Brockham with her family but it is far too expensive.
2. Some of my family have moved out of the village in the past 20 years as they could not afford to stay. Those who have managed to stay have done so through family connections and purchases in the past 20-100 years. My husband and I cannot see our children, nephews and cousins of the next generation being able to afford to stay in Brockham.
3. I support the idea of helping those on lower incomes maintain their connection with the village. I believe the village needs a full cross-section of incomes and occupations in order to remain viable and vibrant, I do however think the development needs to be undertaken with great care. It should not be large, and should only be available to those who already have a strong connection with the village and preferably be focussed on people who will make a pro-active contribution to maintaining and enhancing Brockham's special character.
4. While I am in favour of such a project, I feel extreme care is necessary in how it is approached. There is a big difference between moving with the times and changing character, and the village is in severe danger of the latter. One very sad way in which this has already happened is the way in which 'Green' has been dropped from the village's name, the far more rural sounding Brockham Green is now almost invariably referred to as Brockham. Yes, let's have some affordable housing, but let's not become some impersonal outpost of suburbia.
5. At present daughter not able to return as work commitments prevent it. Has moved to Sussex where lower house prices enabled her to buy own property.
6. Whilst we are in favour of such an idea in theory, we feel that in practice some difficulties could arise, such as: What figure would it be fair to call affordable? If a person gained entitlement to property in Brockham, in this scheme, would it then pass down to his family & descendants?
7. We feel that it is important to provide affordable housing in villages to keep the community cohesion and ensure that there is a place for younger people.

8. I live in the bungalow on the ground where Sidney Poland's Manor House was and I am very impressed with the good work Poland House does and I think it would be great to have more similar accommodation available in Brockham
9. Although no immediate need I have two teenage children who in current circumstances would be unlikely to be able to stay in Brockham
10. My wife and I live in our own x-bedroomed semi detached house which has a medium / sized garden. As we are both x years old, the time may come when we may wish to move into a smaller more easy to maintain home in Brockham
11. Affordable homes to buy seems like a good idea in theory but once they have been bought the owner will expect the market price when selling it on. So it is only affordable the first time it is purchased
12. The enlargement of the local school and the increased workload of the doctor's surgery should be taken into account if a significant number of new houses were built
13. It is a wonderful idea. I hope it happens. I'll have to move away when I retire next year.
14. Good luck!
15. I very much support this survey and an affordable housing project should it be established. I would be willing to help if help is needed (Name & address supplied)
16. More affordable housing is needed in Brockham to halt it becoming a satellite commuter village. It is essential to maintain the quality of the community as demonstrated by the 'Shop at Strood Green'. Brockham children are the ones who should be entitled to the high quality of Brockham primary school-not the children driven in at high speed down Wheeler's Lane. Somehow it seems as if the school is treated as a free 'private' school
17. There is a very real need for affordable housing for young local residents in the village. I do not think being employed in the village should give someone priority to housing. It should be for children / young adults of local families.
18. Support as long as it fits in with local area and doesn't cheapen or downgrade the area
19. There is a need for 2 bedroom cottages / flats for retired couples with family who have left home, having married, like my children, who had to seek accommodation elsewhere. My three adult children were unable to get accommodation in the village.[Paragraph detailing local connection to Parish because of long-term employment locally] There were not any suitable 2-bedroom places going.[Paragraph detailing current life circumstances] ...In some circumstances retired couples need 2 bedrooms when they have family to stay over.
20. I would like to see some sort of control criteria introduced
21. An excellent idea to provide affordable housing in Brockham for younger people. The older population is very well served both in Brockham village and its environs.

22. I would only be in favour of this project if it were on a very limited scale, say no more than half a dozen-we already have far too many cars coming through the village.
23. Yes, if the house always remained the property of the Poland Charity
24. Yes, as long as it is affordable in perpetuity
25. Yes, if the development doesn't affect open green spaces and the design was of a high standard
26. I am in favour of a project for elderly or disabled people. I am not in favour of cheaper housing for people who choose not to work and have large families. I moved here x years ago to live in a village not a housing estate.
27. Yes if perfect site found
28. We feel that an affordable housing scheme in Brockham could help the young people who have grown up in the village, to stay on in adult life. However, due consideration must be given to the size and location of the development so that existing residents are able to continue to enjoy the nature of the village as it is now.
29. An excellent idea!
30. As chairman of a small voluntary housing association providing rented accommodation for elderly people with a strong link to Brockham, I support and commend this initiative!
31. I do not need rehousing, but more housing in Brockham would be welcome
32. As far as housing is concerned I think it a good idea so long as it is for local people and not for someone just trying to get to the local school. I am not too sure about apartments or flats as these might stick out like a sore thumb in this locality
33. We personally are not in need of housing but I know lots of elderly people in Brockham who would like to downsize to a home with 2 bedrooms and some garden area. At the moment there is only Anthony West House or Kenward Court, which are both 1 bedroom flats and bungalows and Poland House. There is very little available for a single person (but who wants an extra bedroom) to buy. They normally have the money to buy after selling their larger house, but nothing to buy.
34. I have elderly parents currently living in x. At some time in the near future, it may be necessary to look at moving them closer to Brockham, for help when they need it. It would be good if they could be considered at such time for this new affordable housing.
35. Brockham is a small rural village. I would not be in favour of more than say 2 houses for families or four apartments for elderly people. Otherwise with a larger development we should need more doctors and nurses (another surgery) more school places (another classroom) and Brockham would no longer be the delightful village it is now

36. I don't know where such additional housing would be sited, Brockham already being rather large to be designated a village. Obviously planning permission needed. But I am thoroughly in sympathy with this idea.
37. I think that a local housing scheme to enable young people to stay in the village in which they were born and raised is the only way to maintain a healthy community with a mixture of all ages and incomes. Without a scheme such as this, there would be a danger of the village losing its character
38. Should be for elderly residents only, say over 65
39. I think it is particularly hard for young people to rent / buy in the area. There are a number of options in Brockham for older residents (Poland House, Anthony West House) but younger people, just starting out, have few options available and less income. Key workers should also be considered. The village needs to maintain a broad range of residents not squeeze out one section
40. Yes depending on the site
41. Though we personally have no requirement for affordable housing, for those residents who wish to remain in Brockham, we fully support such a scheme
42. No objection in principle, but am concerned at the quality of housing to be provided: it should not be a pseudo-character pastiche a la Poundbury. It can be a 21st century development, yet designed with sensitivity to the village; it should be low-energy consuming etc. With the most up-to-date methods, it should be unobtrusive, e.g. planted roofs, yet a very well-designed landscape integrated as part of the design. It should not be a cheap 'developers off the shelf' production. An excellent architect should be challenged to do this-otherwise my answer to Q1 would be 'no'.
43. This could be just the lifeline that is needed by young village people and those like myself who find themselves as a single parent family struggling to afford to keep the family home on. Brockham is my home and as soon as we moved out of the village we knew that it was our only hope to get onto the property ladder and get back asap! I hope that my children love the village and the community as much as I do when they get old enough to appreciate it.
44. It would be good to remain in the village in my own accommodation, but cannot afford to. I am involved in both the scouts as a leader and the bonfire. Have never considered applying to go on council waiting list, but will if necessary!
45. This would enable me to manage money better as worried how long I can carry on working. Love living in Brockham and would otherwise have to leave
46. There is a need for small affordable places in the village for single people who find local work but cannot afford to move from the family home.
47. I think it is important that this type of scheme is made available for people who have grown up in the village and do not want to move away (but can't afford to stay) rather than Mole valley residents. My friend and I have all lived in the village our whole lives

and are now starting to get married and start families etc and are being forced to move to areas which are cheaper. These properties should not just be 1-bed flats as this does not reflect the needs of young families. It would be useful to have some feedback on the timescales of such schemes as we are very keen to stay in Brockham but are currently having to look elsewhere due to the serious lack of affordable housing in the area. This type of project would be ideal for us.

48. Due to loss of employment I have to sell my part-owned home. I wish to stay in Brockham as I have lived here all my life. I am currently seeking work but if able to I wish to not move away.
49. There is far too little property for young Brockham residents. They are being forced further and further away from where they have grown up! Private rents are far too high for them!
50. I want to stay in Brockham because I have family living here
51. My family has lived in Brockham for many generations now and I would love to remain living here myself if the properties were affordable for first-time buyers
52. I would like to stay living in Brockham as my family has for generations before me
53. I am interested in local housing for the elderly-not immediately but in the future I may need it
54. After living in Brockham for as many years as I have, the village becomes part of you! Both my children attend school and nursery in the village, so their friends are there also. We would dearly love to move back to Brockham.

Comment/s received not in favour of a local affordable housing development

1. With house prices falling then more properties are becoming affordable reducing the current need.

The problem with any small development is that it will only be available for the selected few.

There is no particular reason why anyone needs to remain in Brockham, travel from parts of Dorking with more affordable housing is easy.

Brockham does not need any further expansion, is it a village or a town?

Although the survey states 'forever for the accommodation of Brockham residents', the accompanying letter talk about 'shared' ownership. Unfortunately history shows that in areas such as Brockham sooner or later social housing is purchased by the residents at

knock-down prices and large personal profit. This in turn only exacerbates the problem with people trying to then sell the 'affordable' property for as much as possible.

2. Unsure that employment should be included as a lot of people have to travel to work. Perhaps distance should be a deciding factor. If they are for shared ownership how will they be reserved exclusively and forever for Brockham residents? What happens when they want to move? If people wit young families, can the school accommodate them, little point in living in the village if you have to drive your children to Leigh or Dorking to go to school. The school already finds it difficult to meet the village needs. The river in Brockham is already a problem the more land we build on there is less to soak up the rain and possibly this will cause additional flooding problems. This could be a real negative for this project.
3. I moved here because I very much enjoy the fields around me. I would be heartbroken along with my neighbours to see estates on those fields in the future. I also believe that in the current climate that the government have not handled things very well. And that many poor people have lost their homes thus providing enough homes vacant.
4. as a family with established roots in Brockham we are already concerned about the fact that village children struggle to get into our village school due to others (non-village residents) taking up the limited places. Additional housing will further add to this problem. The local services would also suffer (e.g. doctors) if additional demands were made on them. Water supplies would also be stretched and the hosepipe ban would probably be extended as the existing reservoirs would struggle with increased demands.
5. No place suitable to build
6. How naïve. In my experience such developments quickly become run down / neglected and bring the vicinity 'down'.
7. I believe the facilities and services of Brockham cannot cater for extra residents of Brockham-especially the school which is always over subscribed and the doctors surgery
8. The beauty of this village needs to be preserved. Local amenities and services do not need swamping. Affordable housing within the village as a new development will not help either of the above
9. The schools and doctors would not be able to take any more families in the village. It is a nightmare already. We have a few families that have to go out of the village, which is not fair, as we pay a lot of money to live in the village and to stay as a village community
10. As a home owner in Brockham, we have probably paid a premium for living in this village, since it is such a lovely location. Therefore we are very concerned where this affordable housing would be built and whether it would in fact lower the value of the houses within the village and therefore when we homeowners sell our property we may be disappointed with our return-perhaps you should detail the site first and then we may come back with a more positive response if it do not affect us!

Comment/s received that are undecided

1. Before any further housing is built, the whole infrastructure of the village must be considered e.g. would the village school be enlarged to accommodate more children? (It is already unable to cope with current demand for places from children living within the village), what would the traffic and parking implications be? What other amenities would need to be expanded to cope with a higher population?

I feel strongly that the greenbelt must be preserved so would not support any housing scheme that threatened this. Brockham is a desirable place to live because it is surrounded by beautiful countryside any new housing development which was built upon the surrounding fields would destroy this.

If Brockham really does need more affordable housing and this can be built with regard to the points above, I would have no objection. Personally, the housing needs of my family are met and it is highly unlikely that any of our family will need new housing in the future, which is not already available within the existing housing stock.

2. I suppose the answer to question 1 would depend on the issue of the 'small' development. There is a big difference between 50 new homes and 1000. The bigger the development the more I would say no. A village is about being a village. A small community, that's why I live in Brockham! We have children and the idea of 'shared' ownership would seem attractive if they wanted to stay in Brockham.
3. Undecided-the principle is good but the devil is in the detail
4. Affordable by whom? All houses are affordable by someone! Otherwise building would be out of business. If you mean 'cheap' or 'lower quality' why don't you just say so? Please be clear about what you refer to as 'affordable'. Ambiguity will invalidate the survey, don't you think?
5. How small is small when referring to proposed development and where is the proposed development likely to take place within the village?

APPENDIX THREE

MOLE VALLEY DISTRICT COUNCIL LOCAL PLAN 2000

POLICY RUD5 – LOW-COST RURAL HOUSING

Proposals for very limited low-cost housing may exceptionally be permitted:

- a) within or adjoining the Green Belt villages identified in Policy RUD1,
- b) adjoining the villages excluded from the Green Belt identified in Policy RUD2,
- c) adjoining the villages which lie beyond the Green Belt identified in Policy RUD3 on land which would not otherwise be released for housing provided that:
 1. the development is consistent with the functions of the Green Belt in the case of a) and b) above;
 2. the proposed scheme is justified on the basis of identified local rural needs arising out of a village or a parish;
 3. the proposed scheme only provides dwellings at low-cost relative to prevailing market rents/prices;
 4. there are adequate management arrangements to ensure that:
 - (i) initial and successive occupiers of the dwellings are limited to local people who need to live in the villages.
 - (ii) the dwellings remain low-cost in perpetuity.
 5. the development is small scale, respects the form and historic character of the village and the local style of building and would not materially harm the openness of the Green Belt or the character of the countryside;
 6. adequate services and infrastructure exist in the village and additional public resources will not be required to improve services;
 7. the traffic generated is compatible with the environmental character of the village and can be adequately accommodated on the surrounding road network.

Dwellings provided under this Policy will contribute retrospectively towards provision under Policy HSG3.