

**POSTAL QUESTIONNAIRE**

# STEVENAGE HOUSING SURVEY



Dear Householder

I am writing to ask for your help with an important survey which is being carried out in Stevenage. Households are being asked to take part in this survey which will help Stevenage Borough Council develop its housing and planning policies to meet the housing and support needs of local people in the coming years. It will also help provide evidence to back the Council's bids for government funding.

The Council have appointed independent consultants, **DCA**, to carry out the study. 6,500 randomly selected residents have been sent the attached questionnaire and we would be grateful if you could spare a few moments to fill it in. Whether you own or rent your home, live in a large or a small property, **we need your views**. Even if you are not planning to move or change your personal circumstances, **please reply**.

I would like to assure you that the survey **is confidential** and no name or address is required, although the form is coded to identify your area of residency. None of the completed questionnaires will be seen by Stevenage Borough Council. The data will be seen by the Council only in generalised statistical form and will be used for research and planning purposes on an area basis.

If you have any queries or need help or advice in completing the form, please contact Ruth Edwards on 01438 242 714 at **Stevenage Borough Council**. Alternatively contact the **DCA Research Team free on 0800 169 7865**.

We would be most grateful for your assistance and a pre-paid envelope is provided for your reply. **PLEASE RETURN THE COMPLETED FORM BY 16 January 2013**.

Yours sincerely

A handwritten signature in black ink, appearing to read "R. Protheroe".

Richard Protheroe  
Head of Housing, Community and Communications

	<b>DATA PROTECTION</b> The information you provide on this form will be kept strictly confidential and will not be used to identify you or your household. DCA are independent consultants, registered as a Data Controller with the Information Commissioner's Office (Registration Number Z4683342). For more information please visit <a href="http://www.dcauk.com/dataprotection">www.dcauk.com/dataprotection</a> , or contact us free on 0800 169 7865
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# TO BE COMPLETED BY THE HOUSEHOLDER

9517586494

Please answer the questionnaire on behalf of everyone in the household - that is everyone for whom this is their main residence (including any children away at college and lodgers).

Cross one box only for each question unless instructed otherwise, using a black pen.

e.g. 

## A: ABOUT YOUR EXISTING HOUSING

### 1 Is your present home :-

- Owner occupied (paying mortgage)  <sup>1</sup>    Owner occupied (no mortgage)  <sup>2</sup>    Private rented  <sup>3</sup>    Stevenage Homes  <sup>4</sup>  
Housing Association rented  <sup>5</sup>    Shared Ownership (part rent / part buy)  <sup>6</sup>    Tied to your employment  <sup>7</sup>    Living rent free  <sup>8</sup>

### 2 What type of property is your home?

- Detached house  <sup>1</sup>    Semi - Detached house  <sup>2</sup>    Terraced house  <sup>3</sup>    Detached bungalow  <sup>4</sup>    Semi - Detached bungalow  <sup>5</sup>  
Terraced bungalow  <sup>6</sup>    Flat / Maisonette / Bedsit  <sup>7</sup>    Houseboat / Caravan / Mobile home  <sup>8</sup>

### 3 How many bedrooms are in your current home?

- Bed-sit  <sup>1</sup>    One  <sup>2</sup>    Two  <sup>3</sup>    Three  <sup>4</sup>    Four  <sup>5</sup>    Five or more  <sup>6</sup>

### 4 How long have you lived at your present address?

- Less than 1 year  <sup>1</sup>    Between 1 and 2 years  <sup>2</sup>    Between 2 and 3 years  <sup>3</sup>    Between 3 and 5 years  <sup>4</sup>    Between 5 and 10 years  <sup>5</sup>    Over 10 years  <sup>6</sup>



GO TO 7



GO TO 7



GO TO 7

### 5 If you have moved in the last three years, where did you previously live?

- Within Stevenage Borough  <sup>1</sup>    Letchworth / Hitchin / Baldock  <sup>2</sup>    East Herts  <sup>3</sup>    Elsewhere in North Herts  <sup>4</sup>    Welwyn Hatfield  <sup>5</sup>    St Albans  <sup>6</sup>  
Elsewhere in Hertfordshire  <sup>7</sup>    Central Bedfordshire  <sup>8</sup>    Barnet / Enfield  <sup>9</sup>    Elsewhere in London / South East  <sup>10</sup>    Elsewhere in the UK  <sup>11</sup>    Abroad  <sup>12</sup>

### 6a If you have moved in the last three years, was this your first home of your own as an adult?

- Yes  <sup>1</sup>    No  <sup>2</sup>

### 6b If you have moved in the last three years, what was the most important reason for moving? (please cross one box)

- New job  <sup>1</sup>    Closer / easier to commute  <sup>2</sup>    To be near a relative  <sup>3</sup>    Education  <sup>4</sup>    Needed more space  <sup>5</sup>    Needed less space  <sup>6</sup>  
Relationship / family break down  <sup>7</sup>    Retirement  <sup>8</sup>    Wanted own home  <sup>9</sup>    To move to a cheaper home  <sup>10</sup>    Wanted to buy  <sup>11</sup>    Health reasons  <sup>12</sup>

### 7 Does your home have any of the following? Please cross all that apply

- Central heating (all rooms)  <sup>1</sup>    Central heating (partial)  <sup>2</sup>    Double glazing (all rooms)  <sup>3</sup>    Double glazing (partial)  <sup>4</sup>    Hot water tank jacket / no storage tank  <sup>5</sup>  
Cavity wall insulation  <sup>6</sup>    Loft insulation  <sup>7</sup>    Draught proofing  <sup>8</sup>    Water pipes insulated  <sup>9</sup>    Room heaters  <sup>10</sup>

### 8a In your opinion, is your present accommodation adequate for your household's needs?

- Yes  <sup>1</sup>    No  <sup>2</sup>



GO TO 9



GO TO 8b

### 8b If in your opinion, your present accommodation is not adequate for your needs, what are the reasons?

- Needs improvements / repairs  <sup>1</sup>    Too costly to heat  <sup>2</sup>    Too large  <sup>3</sup>    Too small  <sup>4</sup>    Insufficient no. of bedrooms  <sup>5</sup>    Housing affecting health of any household member  <sup>6</sup>  
Rent / mortgage too expensive  <sup>7</sup>    Tenancy insecure  <sup>8</sup>    Suffering harassment  <sup>9</sup>    Inadequate facilities  <sup>10</sup>    No heating  <sup>11</sup>

8c If your present accommodation is not adequate for your needs, do you need to move to resolve the difficulty?

Yes  1 No  2  
👉 GO TO 8d 👉 GO TO 9

8d If yes, could you afford a home of a suitable size in the Borough?

Yes  1 No  2

9 Does any member of your existing household have a disability or a limiting long term illness?

Yes  1 No  2  
👉 GO TO 10a 👉 GO TO 11a

The shaded boxes are provided for a second household member, if required

10a If yes, how many members of your household have a disability or have a limiting long-term illness?

One  1 Two  2

10b What age groups are they?

Member 1	0 - 15	<input type="checkbox"/> 1	16 - 24	<input type="checkbox"/> 2	25 - 44	<input type="checkbox"/> 3	45 - 59	<input type="checkbox"/> 4	60 - 74	<input type="checkbox"/> 5	75+	<input type="checkbox"/> 6
Member 2	0 - 15	<input type="checkbox"/> 1	16 - 24	<input type="checkbox"/> 2	25 - 44	<input type="checkbox"/> 3	45 - 59	<input type="checkbox"/> 4	60 - 74	<input type="checkbox"/> 5	75+	<input type="checkbox"/> 6

10c What is the nature of the disability or limiting long-term illness? Please cross **all** that apply

Member 1		Member 2		Member 1		Member 2		Member 1		Member 2		Member 1		Member 2	
Wheelchair User	<input type="checkbox"/> 1	<input type="checkbox"/> 1	Walking difficulty (not in wheelchair)	<input type="checkbox"/> 2	<input type="checkbox"/> 2	Learning Disability / Mental health problem	<input type="checkbox"/> 3	<input type="checkbox"/> 3	Drug & Alcohol abuse	<input type="checkbox"/> 4	<input type="checkbox"/> 4	Limiting long-term illness	<input type="checkbox"/> 8	<input type="checkbox"/> 8	
Visual / hearing impairment	<input type="checkbox"/> 5	<input type="checkbox"/> 5	Asthmatic / respiratory problem	<input type="checkbox"/> 6	<input type="checkbox"/> 6	Other physical disability	<input type="checkbox"/> 7	<input type="checkbox"/> 7							

10d Do any members of the household require care / support?

Yes  1  1 No  2  2  
👉 GO TO 11a

10e If yes, are they currently receiving sufficient care / support?

Yes  1  1 No  2  2  
👉 GO TO 10g

10f If they are currently receiving sufficient care / support, who provides it?

Social Services / voluntary body  1  1 Family / neighbour / friend  2  2

10g If they are not receiving sufficient care / support, which of the following do you / they require help with:

Please cross **all** that apply

Member 1		Member 2		Member 1		Member 2		Member 1		Member 2		Member 1		Member 2	
Claiming welfare benefit / managing finances	<input type="checkbox"/> 1	<input type="checkbox"/> 1	Someone to act for you	<input type="checkbox"/> 2	<input type="checkbox"/> 2	Establishing social contact / activities	<input type="checkbox"/> 3	<input type="checkbox"/> 3	Personal care	<input type="checkbox"/> 4	<input type="checkbox"/> 4				
Establishing personal safety / security	<input type="checkbox"/> 5	<input type="checkbox"/> 5	Looking after your home	<input type="checkbox"/> 6	<input type="checkbox"/> 6	Accessing training / employment	<input type="checkbox"/> 7	<input type="checkbox"/> 7							

11a Has your home, or the access to it, been built or adapted to meet the needs of a disabled resident?

Yes  1 👉 GO TO 11b No  2 👉 GO TO 12

11b If yes, what facilities have been provided? Please cross **all** that apply

Wheelchair adaptations	<input type="checkbox"/> 1	Access to property	<input type="checkbox"/> 2	Vertical lift /stair lift	<input type="checkbox"/> 3	Bathroom adaptations	<input type="checkbox"/> 4
Extension	<input type="checkbox"/> 5	Ground floor toilet	<input type="checkbox"/> 6	Handrails / grabrails	<input type="checkbox"/> 7	Other	<input type="checkbox"/> 8

12 What facilities, if any, need to be provided to ensure **current** members of your household can remain in your property, now or in the next three years? Please cross **all** that apply

Wheelchair adaptations	<input type="checkbox"/> 1	Access to property	<input type="checkbox"/> 2	Vertical lift /stair lift	<input type="checkbox"/> 3	Bathroom adaptations	<input type="checkbox"/> 4
Extension	<input type="checkbox"/> 5	Ground floor toilet	<input type="checkbox"/> 6	Handrails / grabrails	<input type="checkbox"/> 7	Other	<input type="checkbox"/> 8

13a Do you have elderly relatives who may need to move into the Borough within the next three years?

Yes  1 👉 GO TO 13b No  2 👉 GO TO 14

13b If yes, what kind of accommodation might they need? Please cross **all** that apply

Live with you (existing home adequate)	<input type="checkbox"/> 1	Live with you (need extension / adaptation)	<input type="checkbox"/> 2	Private sheltered housing	<input type="checkbox"/> 3	Housing Association sheltered housing	<input type="checkbox"/> 4
Residential care / nursing home	<input type="checkbox"/> 5	Private housing	<input type="checkbox"/> 6	Housing Association property	<input type="checkbox"/> 7	Extra Care housing (self contained units with facilities and 24hr support)	<input type="checkbox"/> 8

13c Do they have equity from the sale of their current home?

Yes  1 No  2

14 How many cars do you have available within the household?

One  1 Two  2 Three or more  3 None  4

15a How many people live in your home (including yourself)? Please put the number.

15b Which of these categories best describes the ethnic origin of your head of household? Please cross the appropriate box

<b>White</b>	<b>Mixed</b>	<b>Asian or Asian</b>	<b>Black or Black British</b>	<b>Other Ethnic</b>
British <input type="checkbox"/> 1	White & Black Caribbean <input type="checkbox"/> 5	Indian <input type="checkbox"/> 9	Caribbean <input type="checkbox"/> 14	Arab <input type="checkbox"/> 17
Irish <input type="checkbox"/> 2	White & Black African <input type="checkbox"/> 6	Pakistani <input type="checkbox"/> 10	African <input type="checkbox"/> 15	Any other ethnic group - please state <input type="checkbox"/> 18
Gypsy or Irish Traveller <input type="checkbox"/> 3	White & Asian <input type="checkbox"/> 7	Bangladeshi <input type="checkbox"/> 11	Other Black / Caribbean / African background <input type="checkbox"/> 16	
Any other White background <input type="checkbox"/> 4	Other Mixed Race Background <input type="checkbox"/> 8	Chinese <input type="checkbox"/> 12		
		Other Asian background <input type="checkbox"/> 13		

**PLEASE COMPLETE ONE LINE PER PERSON IN THE TABLE BELOW FOR EACH PERSON LIVING IN YOUR HOME, WHETHER MEMBERS OF YOUR FAMILY OR NOT (E.G. INCLUDE LODGERS). INSTRUCTIONS ARE BELOW.**

**Column C (Gender)** Please cross the appropriate box

**Column D (Age)**

Please cross the appropriate box

**Column E (Employment)** Please write the number which best describes each member's employment type from the following list

- |   |           |   |           |  |           |
|---|-----------|---|-----------|--|-----------|
| Working as an employee  | <b>01</b> | Self-employed or freelance                | <b>02</b> | Doing any other kind of paid work  | <b>03</b> |
| Working paid or unpaid for your own or your family's business | <b>04</b> | On a government sponsored training scheme | <b>05</b> | Away from work ill, on maternity leave, on holiday or temporarily laid off | <b>06</b> |
| Full / part time carer  | <b>07</b> | Wholly retired from work                  | <b>08</b> | Looking after the home   | <b>09</b> |
| Long-term sick or disabled                                    | <b>10</b> | Full time education (age 16+)             | <b>11</b> |  |           |

**Column F (Occupation)** Please write the number which best describes each member's occupation type from the following list

- |                   |          |                        |          |                     |          |                 |          |
|-------------------|----------|------------------------|----------|---------------------|----------|-----------------|----------|
| Professional      | <b>1</b> | Managerial & Technical | <b>2</b> | Skilled, non-manual | <b>3</b> | Skilled, manual | <b>4</b> |
| Partially skilled | <b>5</b> | Unskilled              | <b>6</b> | Other               | <b>7</b> |                 |          |

**Column G (Location Of Place Of Work)** Please write the number which best describes each member's place of work from the following list

- |                            |           |                              |           |                  |           |                                |           |                     |           |           |           |
|----------------------------|-----------|------------------------------|-----------|------------------|-----------|--------------------------------|-----------|---------------------|-----------|-----------|-----------|
| Within Stevenage Borough   | <b>01</b> | Letchworth/Hitchin / Baldock | <b>02</b> | East Herts       | <b>03</b> | Elsewhere in North Herts       | <b>04</b> | Welwyn Hatfield     | <b>05</b> | St Albans | <b>06</b> |
| Elsewhere in Hertfordshire | <b>07</b> | Central Bedfordshire         | <b>08</b> | Barnet / Enfield | <b>09</b> | Elsewhere in London South East | <b>10</b> | Elsewhere in the UK | <b>11</b> | Abroad    | <b>12</b> |

**Column H (Travel to Work)** Please write the number which best describes how each member of the household travels to work / college from the following list

- |                            |           |                     |           |                       |           |                       |           |       |           |
|----------------------------|-----------|---------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------|-----------|
| Work mainly at / from home | <b>01</b> | Driving a car / van | <b>02</b> | Passenger in car/ van | <b>03</b> | Bus, minibus or coach | <b>04</b> | Taxi  | <b>05</b> |
| Motorcycle, scooter, moped | <b>06</b> | Train               | <b>07</b> | Bicycle               | <b>08</b> | On foot               | <b>09</b> | Other | <b>10</b> |

Household Member	C Gender		D Age							E Employment	F Occupation	G Work Place	H Travel to Work	
	M	F	0-10	11-15	16-24	25-34	35-49	50-64	65-79					80+
<b>EXAMPLE</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>01</b>	<b>1</b>	<b>01</b>	<b>01</b>
Self	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spouse/Partner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Partner of Child	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grandchild 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grandchild 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parent 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parent 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lodger 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lodger 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**WE WOULD BE GRATEFUL IF YOU WOULD COMPLETE THE FOLLOWING QUESTIONS ON SAVINGS AND INCOME SO THAT WE CAN ESTIMATE WHAT TYPE OF HOUSING YOU COULD / CAN AFFORD. THE INFORMATION THAT YOU PROVIDE IS KEPT CONFIDENTIAL AND WILL NOT BE USED FOR ANY OTHER PURPOSES THAN ASSESSING HOUSING AFFORDABILITY.**

**16 Please advise what savings and equity your household has by completing columns A, B, C AND D**

<p><b>a) How much does your household have in savings? (please estimate)</b></p> <p>No Savings <input type="checkbox"/> <sup>1</sup></p> <p>Under £5,000 <input type="checkbox"/> <sup>2</sup></p> <p>£5,000 - £10,000 <input type="checkbox"/> <sup>3</sup></p> <p>£10,001 - £20,000 <input type="checkbox"/> <sup>4</sup></p> <p>£20,001 - £50,000 <input type="checkbox"/> <sup>5</sup></p> <p>Above £50,000 <input type="checkbox"/> <sup>6</sup></p>	<p><b>b) If you are a home owner, roughly how much equity value do you own? (i.e. estimated current value minus mortgage owed)</b></p> <p>Negative Equity <input type="checkbox"/> <sup>1</sup></p> <p>Under £30,000 <input type="checkbox"/> <sup>2</sup></p> <p>£30,001 - £50,000 <input type="checkbox"/> <sup>3</sup></p> <p>£50,001 - £100,000 <input type="checkbox"/> <sup>4</sup></p> <p>£100,001 - £200,000 <input type="checkbox"/> <sup>5</sup></p> <p>Above £200,000 <input type="checkbox"/> <sup>6</sup></p>	<p><b>c) Please give <u>total annual</u> income of combined self &amp; partner <u>only</u> (before tax and deductions, but not including benefits / allowances).</b></p> <p>None <input type="checkbox"/> <sup>1</sup></p> <p>Under £10,000 <input type="checkbox"/> <sup>2</sup></p> <p>£10,000 - £25,000 <input type="checkbox"/> <sup>3</sup></p> <p>£25,001 - £50,000 <input type="checkbox"/> <sup>4</sup></p> <p>£50,001 - £75,000 <input type="checkbox"/> <sup>5</sup></p> <p>Above £75,000 <input type="checkbox"/> <sup>6</sup></p>
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**16d If your household receives any financial support, please indicate what type:- Please cross all that apply**

Housing Benefit/ Local Housing Allowance <input type="checkbox"/> <sup>1</sup>	Income Support <input type="checkbox"/> <sup>2</sup>	Job Seekers Allowance / ESA <input type="checkbox"/> <sup>3</sup>	Working Family Tax Credit <input type="checkbox"/> <sup>4</sup>
Pension Credits <input type="checkbox"/> <sup>5</sup>	Disability Allowance <input type="checkbox"/> <sup>6</sup>	Council Tax Benefit <input type="checkbox"/> <sup>7</sup>	Other <input type="checkbox"/> <sup>8</sup>

**WE WOULD NOW LIKE TO ASK ABOUT THE FUTURE HOUSING REQUIREMENTS OF YOU AND THE OTHER MEMBERS OF YOUR HOUSEHOLD**



**17a Are you intending to move, or is any member of your household currently, or likely to require their own accommodation over the next three years?**

Yes  <sup>1</sup>  **GO TO 17b**



No  <sup>2</sup>  **THANK YOU FOR COMPLETING THE QUESTIONNAIRE PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED**

**17b If YES, please cross the appropriate box(es) below:-**

**Moving within Borough**

The existing household is moving <input type="checkbox"/> <sup>1</sup>  <b>GO TO SECTION B ON PAGE 5</b>	Of those currently living with you a member is forming a new home <input type="checkbox"/> <sup>2</sup>  <b>GO TO SECTION C ON PAGE 6</b>
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**Moving outside Borough**

The existing household is moving <input type="checkbox"/> <sup>3</sup>  <b>GO TO 17 c+d</b>	Of those currently living with you a member is forming a new home <input type="checkbox"/> <sup>4</sup>  <b>GO TO 17 c+d</b>
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**17c If moving outside the Borough, where are you thinking of moving to?**

Letchworth / Hitchin / Baldock <input type="checkbox"/> <sup>1</sup>	East Herts <input type="checkbox"/> <sup>2</sup>	Elsewhere in North Herts <input type="checkbox"/> <sup>3</sup>	Welwyn Hatfield <input type="checkbox"/> <sup>4</sup>	St Albans <input type="checkbox"/> <sup>5</sup>	Elsewhere in Hertfordshire <input type="checkbox"/> <sup>6</sup>
Central Bedfordshire <input type="checkbox"/> <sup>7</sup>	Barnet / Enfield <input type="checkbox"/> <sup>8</sup>	Elsewhere in London / South East <input type="checkbox"/> <sup>9</sup>	Elsewhere in the UK <input type="checkbox"/> <sup>10</sup>	Abroad <input type="checkbox"/> <sup>11</sup>	

**17d If moving outside the Borough, please indicate your reasons for moving away:- Please cross all that apply**

Family reasons <input type="checkbox"/> <sup>1</sup>	Employment / access to work <input type="checkbox"/> <sup>2</sup>	Education <input type="checkbox"/> <sup>3</sup>	Retirement <input type="checkbox"/> <sup>4</sup>	Lack of affordable rented housing <input type="checkbox"/> <sup>5</sup>	Unable to afford to buy a home <input type="checkbox"/> <sup>6</sup>	Quality of Neighbourhood <input type="checkbox"/> <sup>7</sup>
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 **THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED**

## B: EXISTING HOUSEHOLD MOVING

Complete this section **ONLY** if your existing household intends to move **WITHIN** the Borough in the next three years

18 When do you plan to move?

Within 1 year  <sup>1</sup>

Between 1 and 2 years  <sup>2</sup>

Between 2 and 3 years  <sup>3</sup>

19 What type of accommodation is required?

Semi - Detached house  <sup>1</sup>

Detached house  <sup>2</sup>

Terraced house  <sup>3</sup>

Flat /  
Maisonette /  
Bedsit  <sup>4</sup>

Bungalow  <sup>5</sup>

Houseboat / Caravan / mobile  
home (permanently sited)  <sup>6</sup>

Supported housing  
(including sheltered)  <sup>7</sup>

20 If you require supported housing, which of the following types do you require? Please cross **all** that apply

Independent accommodation  
with external support  <sup>1</sup>

Independent accommodation  
with live-in carer  <sup>2</sup>

Residential / nursing home  <sup>3</sup>

Extra care housing  
(self contained units with facilities  
and 24hr support)  <sup>4</sup>

Private sheltered housing  <sup>5</sup>

Housing Association  
sheltered housing  <sup>6</sup>

21 How many bedrooms are required?

One  <sup>1</sup>

Two  <sup>2</sup>

Three  <sup>3</sup>

Four  <sup>4</sup>

Five or more  <sup>5</sup>

22 Are you moving specifically because your housing benefit will be reduced in April 2013? Yes  <sup>1</sup> No  <sup>2</sup>

23 What tenure is preferred?

Owner occupation  
(inc. Leaseholder)  <sup>1</sup>

Private  
rent  <sup>2</sup>

Steveng  
Homes  <sup>3</sup>

Housing  
Association  
Rent  <sup>4</sup>

HA shared  
ownership  
(part rent / part  
buy)  <sup>5</sup>

Tied to  
employment  <sup>6</sup>

24 Are you registered on any of the following Housing Waiting Lists? Please cross **all** that apply

Stevenage Homes  <sup>1</sup>

Another Housing Association  <sup>2</sup>

Another Council  <sup>3</sup>

25 Where is accommodation required? Please cross **up to two** boxes

Bandle Hill  <sup>1</sup>

Bedwell  <sup>2</sup>

Chells  <sup>3</sup>

Great Ashby  <sup>4</sup>

Longmeadow  <sup>5</sup>

Manor  <sup>6</sup>

Martins Wood  <sup>7</sup>

Old Town  <sup>8</sup>

Pin Green  <sup>9</sup>

Roebuck  <sup>10</sup>

St Nicholas  <sup>11</sup>

Shephall  <sup>12</sup>

Symonds Green  <sup>13</sup>

Woodfield  <sup>14</sup>

26 Why are the above locations preferred? Please cross **all** that apply

Always lived here  <sup>1</sup>

Nearer family  <sup>2</sup>

Employment /  
closer to work  <sup>3</sup>

Nearer / better  
shopping / leisure facilities  <sup>4</sup>

Greater availability of  
cheaper housing  <sup>5</sup>

Better / nearer  
schools and colleges  <sup>6</sup>

Better  
public transport  <sup>7</sup>

Quality of  
neighbourhood  <sup>8</sup>

IF A NEW HOUSEHOLD IS ALSO FORMING,  GO TO SECTION C ON PAGE 6

OTHERWISE THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED

# C: NEW FORMING HOUSEHOLDS

If a member, or members, of your household intend to set up a home of their own WITHIN the Borough within the next three years, please provide details for up to two "new" households likely to form.

The shaded boxes are provided for a second household forming, if required.

**27 Who is looking / likely to look for accommodation in the next three years?**

	Household	
	1	2
Parent / Grandparent.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Child (16+).....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Partner / Spouse.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Lodger.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Friend.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>
Other Relative.....	6 <input type="checkbox"/>	2 <input type="checkbox"/>

**28a Is the "new" household being formed as a single person or with a partner?**

	Household	
	1	2
Single.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Couple.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>

**28b If a couple household is being formed, is the partner currently living :-**

	Household	
	1	2
In your existing household.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Elsewhere within the Borough.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Outside the Borough.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>

**28c What is the age of each adult in each "new" household**

	Household 1		Household 2	
	Adult 1	Adult 2	Adult 1	Adult 2
16 - 19.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
20 - 24.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
25 - 34.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
35 - 45.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>
45 - 59.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>	5 <input type="checkbox"/>	2 <input type="checkbox"/>
60 - 74.....	6 <input type="checkbox"/>	2 <input type="checkbox"/>	6 <input type="checkbox"/>	2 <input type="checkbox"/>
75+.....	7 <input type="checkbox"/>	2 <input type="checkbox"/>	7 <input type="checkbox"/>	2 <input type="checkbox"/>

**28d How many children under 16 will be in each "new" household?**

	Household	
	1	2
Child due.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
One.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Two or more.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>
None.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>

**29 What tenure is a) needed, and b) preferred for each "new" household?**

	Needed		Preferred	
	1	2	1	2
Owner occupation (inc. Leaseholder)...	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Private Rent.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Stevenage Homes.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Housing Association Rent.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Housing Assoc. shared ownership (part rent / part buy).....	5 <input type="checkbox"/>	2 <input type="checkbox"/>	5 <input type="checkbox"/>	2 <input type="checkbox"/>
Tied to employment.....	6 <input type="checkbox"/>	2 <input type="checkbox"/>	6 <input type="checkbox"/>	2 <input type="checkbox"/>

**30 When will each "new" household need their home?**

	Household	
	1	2
Within 1 year.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Between 1 and 2 years.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Between 2 and 3 years.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>

**31 What type of accommodation is a) needed, and b) preferred for each "new" household?**

	Needed		Preferred	
	1	2	1	2
Semi - Detached house.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Detached house.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Terraced house.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Flat / Maisonette / Bedsit.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Bungalow.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>	5 <input type="checkbox"/>	2 <input type="checkbox"/>
Supported housing (including sheltered).....	6 <input type="checkbox"/>	2 <input type="checkbox"/>	6 <input type="checkbox"/>	2 <input type="checkbox"/>
Private Sheltered Housing.....	7 <input type="checkbox"/>	2 <input type="checkbox"/>	7 <input type="checkbox"/>	2 <input type="checkbox"/>
Houseboat / Caravan / Mobile home (permanently sited).....	8 <input type="checkbox"/>	2 <input type="checkbox"/>	8 <input type="checkbox"/>	2 <input type="checkbox"/>

**32 How many bedrooms are a) needed, and b) preferred for each "new" household?**

	Needed		Preferred	
	1	2	1	2
One.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Two.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Three.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Four or more.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>



**33 Where is accommodation required?**

Please cross **up to two** locations for each household

	Household	
	1	2
Bandley Hill.....	1	<input type="checkbox"/>
Bedwell.....	2	<input type="checkbox"/>
Chells.....	3	<input type="checkbox"/>
Great Ashby.....	4	<input type="checkbox"/>
Longmeadow.....	5	<input type="checkbox"/>
Manor.....	6	<input type="checkbox"/>
Martins Wood.....	7	<input type="checkbox"/>
Old Town.....	8	<input type="checkbox"/>
Pin Green.....	9	<input type="checkbox"/>
Roebuck.....	10	<input type="checkbox"/>
St Nicholas.....	11	<input type="checkbox"/>
Shephall.....	12	<input type="checkbox"/>
Symonds Green.....	13	<input type="checkbox"/>
Woodfield.....	14	<input type="checkbox"/>

**34 Why are the locations above preferred?**

Please cross **all** that apply

	Household	
	1	2
Always lived here.....	1	<input type="checkbox"/>
Nearer family.....	2	<input type="checkbox"/>
Employment / closer to work.....	3	<input type="checkbox"/>
Nearer / better shopping / leisure facilities.....	4	<input type="checkbox"/>
Greater availability of cheaper housing.....	5	<input type="checkbox"/>
Better / nearer schools / colleges.....	6	<input type="checkbox"/>
Better public transport.....	7	<input type="checkbox"/>
Greater availability of smaller houses.....	8	<input type="checkbox"/>
Quality of neighbourhood.....	9	<input type="checkbox"/>

**35 Is the "new" household registered on any Housing Waiting Lists?** Please cross **all** that apply

	Household	
	1	2
Stevenage Homes.....	1	<input type="checkbox"/>
Another Housing Association.....	2	<input type="checkbox"/>
Another Council.....	3	<input type="checkbox"/>

**36 Is the "new" household likely to be claiming Housing Benefit?**

	Household	
	1	2
Yes.....	1	<input type="checkbox"/>
No.....	2	<input type="checkbox"/>

**37a How much would each "new" household be able and willing to pay in rent and mortgage costs per month?**

	Household	
	1	2
Below £70 pw / £300 pm.....	1	<input type="checkbox"/>
£71 - £80 pw / £301 - £350 pm.....	2	<input type="checkbox"/>
£81 - £100 pw / £351 - £430 pm.....	3	<input type="checkbox"/>
£101 - £150 pw / £431 - £650 pm.....	4	<input type="checkbox"/>
£151 - £200 pw / £651 - £865 pm.....	5	<input type="checkbox"/>
Above £200 pw / £865 pm.....	6	<input type="checkbox"/>

**37b What savings does each household have to meet a deposit and legal costs?**

	Household	
	1	2
Under £1,000.....	1	<input type="checkbox"/>
£1,000 - £2,000.....	2	<input type="checkbox"/>
£2,001 - £20,000.....	3	<input type="checkbox"/>
£20,001 - £40,000.....	4	<input type="checkbox"/>
Over £40,000.....	5	<input type="checkbox"/>

**37c Will each "new" household get help with a deposit from parents / relatives?**

	Household	
	1	2
By a loan.....	1	<input type="checkbox"/>
By a gift.....	2	<input type="checkbox"/>
No need.....	3	<input type="checkbox"/>
No help available.....	4	<input type="checkbox"/>

**37d Please give total annual HOUSEHOLD income for the person or couple in each new household (including benefits & allowances but before tax and deductions)**

	Household	
	1	2
Under £10,000.....	1	<input type="checkbox"/>
£10,000 - £25,000.....	2	<input type="checkbox"/>
£25,001 - £40,000.....	3	<input type="checkbox"/>
£40,001 - £60,000.....	4	<input type="checkbox"/>
£60,001 - £75,000.....	5	<input type="checkbox"/>
Above £75,000.....	6	<input type="checkbox"/>

**THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IT IN THE PRE-PAID ENVELOPE PROVIDED TO:**

**DAVID COUTTIE ASSOCIATES  
FREEPOST HF2416  
HUDDERSFIELD  
HD1 2XY**



**SHMA SECONDARY DATA SOURCES**

## Secondary Data Sources

DATA SOURCE	DESCRIPTION	SOURCE LOCATION	COVERAGE	FREQUENCY OF RELEASE	NEXT RELEASE DATE	SAMPLE	COST
<b>2012 Annual Survey of Hours and Earnings (ASHE)</b>	<p>The Annual Survey of Hours and Earnings (ASHE) provides information about the level, distribution and make-up of earnings and hours paid for employees within industries, occupations and regions.</p> <p>The ASHE contains UK data on earnings for employees by sex and full-time/part-time workers. Further breakdowns include by region, occupation, industry, region by occupation and age-groups. These breakdowns are available for the following variables: gross weekly pay, weekly pay excluding overtime, basic pay including other pay, overtime pay, gross hourly pay, hourly pay excluding overtime, gross annual pay, annual incentive pay, total paid hours, basic paid hours and paid overtime hours.</p>	National Statistics Online / NOMIS	Nationally	Annually	December 2013	Approximately 1% sample of employees on the Inland Revenue PAYE register	Free
<b>2011 Annual Business Inquiry</b>	The Annual Business Inquiry (ABI) is conducted in two parts: one dealing with employment, the other with financial information. The financial inquiry covers about two thirds of the UK economy including: production; construction; distribution and service industries; agriculture (part), hunting, forestry and fishing. The coverage of the employment inquiry is wider.	National Statistics Online / NOMIS	Local Authority and above	Annually	December 2013 (ABI year 2011)	(ABI) estimates cover all UK businesses registered for (VAT) and/or (PAYE), classified to the 1992 / 2003 standard industrial Classification.	Limited data from NOMIS available free Full access to ABI data is restricted. You must first obtain a Chancellor of the Exchequer's Notice from ONS.
<b>2010/11 ONS Annual Population Survey</b>	The ONS Annual Population Survey is a residence based labour market survey encompassing population, economic activity, economic inactivity and qualifications.	National Statistics Online / NOMIS	Local Authority and above	Annually and Updated Quarterly	January 2013	There are approx 170,000 households and 360,000 persons per dataset. but varies from year to year.	Free

DATA SOURCE	DESCRIPTION	SOURCE LOCATION	COVERAGE	FREQUENCY OF RELEASE	NEXT RELEASE DATE	SAMPLE	
<b>Census 2011</b>	The Census is a count of all people and all households. It is the most complete source of information about the population that we have. The most recent census was on 27 March 2011. It covers everyone at the same time and asks the same core questions which makes it easy for comparisons in different parts of the country.	Office for National Statistics	Nationally	Every 10 years			
<b>Census 2001</b>	The Census is a count of all people and all households. It is the most complete source of information about the population that we have. The most recent census was on 29 April 2001. It covers everyone at the same time and asks the same core questions which makes it easy for comparisons in different parts of the country.	Office for National Statistics	Nationally	Every 10 years	Census undertaken 27th March 2011. Data available generally two years later (2013)		Free
<b>Census 1991</b>	See description above	Office for National Statistics	Nationally	Every 10 years	As above		Free
<b>Core HA New Lettings Data 2010/11</b>	CORE records information on the characteristics of both HA and LA new social housing tenants and the homes they rent and buy. A Housing Association with more than 250 units or 250 bedspaces is required by the Tenant Services Authority to complete CORE logs fully and accurately.	CORE website <a href="http://www.core.ac.uk">www.core.ac.uk</a>	Nationally	Updated each time a letting or sale is made	Ongoing		Free
<b>Tenant Services Authority (TSA) (Formerly Housing Corporation)</b>	The TSA regulates social housing landlords and sets high standards of management across housing association homes and in the future Local Authority social homes. .	<a href="http://www.tenantservicesauthority.org">www.tenantservicesauthority.org</a>	Nationally	N/A			Free
<b>Homes and Community Agency (HCA) (Formerly Housing Corporation)</b>	The HCA will make sure that homes are built in an economically, socially and environmentally sustainable way, as well as promoting good design. It also has a key role in regenerating communities and will base its approach on the Government's regeneration framework – Transforming Places; Changing Lives.	<a href="http://www.homesandcommunities.co.uk">www.homesandcommunities.co.uk</a>	Nationally	N/A			Free

DATA SOURCE	DESCRIPTION	SOURCE LOCATION	COVERAGE	FREQUENCY OF RELEASE	NEXT RELEASE DATE	SAMPLE	COST
<b>Housing Strategy Statistical Appendix (HSSA)</b>	The HSSA contains 14 sections of Local Authority statistical information. It is a handy reference document which brings together data items from many different housing areas. The purpose of the Appendix is to bring together statistical information relevant to the formulation of the Housing Strategy.	<a href="http://www.communities.gov.uk">www.communities.gov.uk</a>	Nationally	Annually	Generally available from June each year – 2013 HSSA available June 2013		Free
<b>Land Registry House Price Index</b>	The Land Registry House Price Index is the most accurate independent house price index available. It includes figures at national, regional, county and local authority level. It allows you to obtain lists of average house prices from 1995 onwards in any area of England and Wales for any range of months.	<a href="http://www.landregistry.gov.uk">www.landregistry.gov.uk</a>	Postcode, Local Authority and above	Monthly & Quarterly	Quarterly		Monthly updated data is free but quarterly data available for a fee. Contact land Registry
<b>P1(e) Returns</b>	P1(e) returns are the primary source of data for statutorily homeless households. The purpose of the P1(e) returns is to collect information on applications, acceptances by priority need groups, households provided with temporary accommodation and households leaving temporary accommodation..	Local Authority	Local Authority	Quarterly	-		Free
<b>April 2013 ONS Claimant Count</b>	The claimant count records the number of people claiming Jobseekers Allowance (JSA) broken down by age, duration and their sought or usual occupation.	National Statistics Online / NOMIS	Local Authority and above	Monthly	-		Free

**GLOSSARY OF TERMS**

## GLOSSARY

<b>ABI</b>	Annual Business Inquiry.
<b>Affordability</b>	<p>A measure of whether households can access and sustain the costs of private sector housing. DCA use two types of affordability: mortgage and rental.</p> <p><u>Mortgage affordability</u> measures whether households can afford a deposit and a mortgage; <u>rental affordability</u> measures whether a household can afford a private rental.</p> <p>Mortgage affordability is based on conditions set by mortgage lenders - a minimum level of household income and savings. We use a 3 times multiple of gross income. Rental affordability is defined as the rent being less than a proportion of a household's gross income. We use a 25% level of rental affordability.</p>
<b>Affordable Housing</b>	<p>Affordable housing is that provided, with subsidy<sup>1</sup>, for people who are unable to resolve their housing requirements, in the general housing market because of the relationship between local housing costs and incomes.</p> <p>The definition in PPS3 is:-</p> <p><i>“Affordable housing includes social rented housing and intermediate housing, provided to specified eligible households whose needs are not met by the market”</i></p> <p>This definition covers housing for social rent and intermediate housing through shared ownership, shared equity and sub-market rent.</p>
<b>Affordable Rent</b>	A form of social housing, involving homes being made available at a rent level of up to 80% of market rent (inclusive of service charges).
<b>CLG Bedroom Standard<sup>2</sup></b>	<p>The standard number of bedrooms allocated to each household in accordance with its age/sex/marital status composition and the relationship of the members to one another.</p> <p>A separate bedroom is allocated to each married couple, any person aged 21 or over, each pair of adolescents aged 10 – 20 of the same sex, and each pair of children under 10. Any unpaired person aged 10 – 20 is paired, if possible with a child under 10 of the same sex, or, if that is not possible, he or she is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms available for the sole use of the household and the differences are tabulated.</p>
<b>BME</b>	Black & Minority Ethnic.
<b>Choice Based Lettings (CBL)</b>	Choice Based Lettings allows applicants for social housing (and tenants who want to transfer) to apply for vacancies which are advertised widely in the neighbourhood. Applicants can see the full range of available properties and can apply for any home to which they are matched.
<b>CLG</b>	Communities and Local Government. CLG has responsibility for local and regional government, housing, planning, fire, regeneration, social exclusion and neighbourhood renewal with the ambition to create sustainable communities for all. Previously known as DETR, DTLR, ODPM and DCLG.

<sup>1</sup> This subsidy is not always public subsidy.

<sup>2</sup> This definition is taken from the Survey of English Housing, CLG.

<b>CML</b>	Council of Mortgage Lenders
<b>Concealed Household</b>	A Concealed Household is someone living within a household wanting to move to their own accommodation and form a separate household (e.g. adult children living with their parents).
<b>CORE</b>	The Continuous Recording System (Housing Association and Local Authority Lettings / New Tenants).
<b>DETR</b>	Government body superseded by CLG. (See <b>CLG</b> )
<b>DfT</b>	Department for Transport
<b>Discounted Market Rented Housing</b>	New Units utilising the equity from the discounted or free land from the planning process where Housing Associations could build at only development cost and provide, without grant, units which would be available at lower than private rented market cost but above Housing Corporation rent caps.
<b>Existing Household</b>	An existing household encompasses the household in its entirety.
<b>FTB</b>	First Time Buyer – Term used for people who have not previously owned a home
<b>HMO</b>	House in Multiple Accommodation – A house which is occupied by persons who do not form a single household
<b>Homeless Household</b>	A household is accepted as statutorily homeless by the authority if it meets the criteria set out in the Housing Act 1996.
<b>Household</b>	The Census definition of a household is:- <i>“A household comprises either one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing at least one meal a day or sharing a living room or sitting room.”</i>
<b>Housing Demand</b>	Is the quantity and type / quality of housing which households wish to buy or rent and are able to afford. It therefore takes account of preferences and ability to pay.
<b>Housing Need</b>	Refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the local housing market without some assistance.
<b>Housing Register</b>	A register of people waiting for affordable housing. It may have two components: a list for those not currently occupying affordable housing (more properly known as the Housing Register) and a Transfer List for those tenants who wish to move to another affordable home within the same District.
<b>HRA</b>	Habitat Regulations Assessment –Some areas of Morecambe/Heysham are part of a Special Area of Conservation and this regulation has to be considered by planners on any application.



<b>HSSA</b>	The Housing Strategy Statistical Appendix.
<b>Implied Numbers</b>	The “numbers implied” column inserted in some of the tables is DCA’s assessment of the total numbers to be derived after applying the appropriate weighting factor based on sub area location and tenure responses to that sub-areas household numbers. Where multiple choice is not involved, this will generally equate to the household population of the Local Authority as a whole but some individual questions may not be answered by all respondents, giving a marginally lower total.
<b>Inadequate Housing</b>	Housing which is inadequate or unsuitable in meeting the needs of the household, comprising a range of criteria on house condition, size, cost and security of tenure. These criteria are used to assess whether the unsuitability can be resolved by improvements to the dwelling, or whether the household has to move to another home.
<b>Intermediate Housing</b>	Housing at prices or rents above those of social rented but below market prices or rents. This includes shared ownership, shared equity and sub-market renting.
<b>LA</b>	Local Authority.
<b>LCHO</b>	Low Cost Home Ownership.
<b>LDF</b>	Local Development Framework. This is a folder of local development documents that outlines how planning will be managed within a Local Authority area.
<b>LTV</b>	Loan to Value - the percentage of loan a person needs against the value of the property.
<b>Nuclear NPS</b>	Nuclear National Policy Statement - The Government wanted a planning system for major infrastructure which is rapid, predictable and accountable. The energy National Policy Statements (NPSs) will be a blueprint for decision-making on individual applications for development consent for nationally significant energy infrastructure.
<b>NOMIS</b>	National On-line Manpower Information System.
<b>ONS</b>	Office for National Statistics.
<b>Over Occupation / Over occupation</b>	Over occupation / Overcrowding occurs when, using the <b>bedroom standard</b> , there are insufficient bedrooms in the property based on the number of residents and their age/sex/marital status composition. Over occupation is more common in the public sector than the private sector.
<b>PPS</b>	Planning Policy Statement. PPSs are prepared by the government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.
<b>PPS3</b>	Planning Policy Statement 3 Housing (June 2010)

<b>Relets</b>	RSL rented accommodation that becomes vacant due to the departure of a previous tenant; therefore the accommodation can be re-let to another tenant or new applicant on the Housing Register.
<b>Registered Social Landlords (RSL)</b>	A Housing Association or a not-for-profit company, registered by the Tenants Services Authority (TSA), providing social housing.
<b>Right to Buy (RTB)</b>	The Right To Buy Scheme gives eligible council tenants the right to buy their property from their council at a discount. Many RSL tenants have similar rights under the Right To Acquire.
<b>Survey of English Housing (SHE)</b>	The Survey of English Housing is a continuous household survey that collects information from nearly 20,000 households about the characteristics of their housing and their attitudes to housing and related issues.
<b>Sheltered Accommodation</b>	Sheltered Accommodation is housing which is purpose built for older people with associated facilities and services.
<b>SHG – Social Housing Grant</b>	Capital provided by the HCA, or Local Authority, to fully or partially fund RSLs when developing social housing. SHG is paid under s18 of the Housing Act 1996.
<b>SO – Shared Ownership</b>	Either newly built or existing properties purchased by a housing provider, which are then sold on a part rent / part buy basis under a shared ownership lease. The shared owner buys a percentage of the property, funded by mortgage and / or savings. The remaining percentage is still owned by the housing provider who charges a rent on it. Purchasers can, in some cases ‘staircase out’ to full ownership.
<b>SSA</b>	Strategic Siting Assessment – the name of the assessment made by the Department for Trade and Industry on the appraisal of potential sites for Nuclear Power Stations
<b>Transfer</b>	A local Authority or RSL tenant who have transferred to another LA or RSL property
<b>Transfer List</b>	A list of Local Authority and RSL tenants that have applied for alternative Local Authority housing. Housing Associations may keep their own Transfer Lists and some authorities may combine transfer applicants in one Housing Register.
<b>Under Occupation</b>	A household is under-occupying if more than one spare bedroom is available, using the <b>bedroom standard</b> as a test.  Under-occupation is common in the private sector.

**AFFORDABLE RENT LEVELS**

## **AFFORDABLE RENT LEVELS – STEVENAGE 2013**

<b>NORTH WEST</b>	<b>AVERAGE LA RENT</b>	<b>AVERAGE PRIVATE RENT</b>	<b>60% of PRS</b>	<b>70% of PRS</b>	<b>80% of PRS</b>
1-Bed	£307	£600	£360	£420	£480
2-Bed	£372	£793	£476	£555	£634
3-Bed	£417	£874	£525	£612	£700

<b>NORTH EAST</b>	<b>AVERAGE LA RENT</b>	<b>AVERAGE PRIVATE RENT</b>	<b>60% of PRS</b>	<b>70% of PRS</b>	<b>80% of PRS</b>
1-Bed	£307	£545	£327	£382	£436
2-Bed	£372	£513	£308	£359	£411
3-Bed	£417	£898	£539	£628	£718

<b>CENTRAL</b>	<b>AVERAGE LA RENT</b>	<b>AVERAGE PRIVATE RENT</b>	<b>60% of PRS</b>	<b>70% of PRS</b>	<b>80% of PRS</b>
1-Bed	£307	£554	£333	£388	£444
2-Bed	£372	£479	£288	£336	£384
3-Bed	£417	£878	£527	£614	£702

<b>SOUTH</b>	<b>AVERAGE LA RENT</b>	<b>AVERAGE PRIVATE RENT</b>	<b>60% of PRS</b>	<b>70% of PRS</b>	<b>80% of PRS</b>
1-Bed	£307	£565	£339	£396	£452
2-Bed	£372	£745	£447	£522	£596
3-Bed	£417	£873	£524	£611	£698

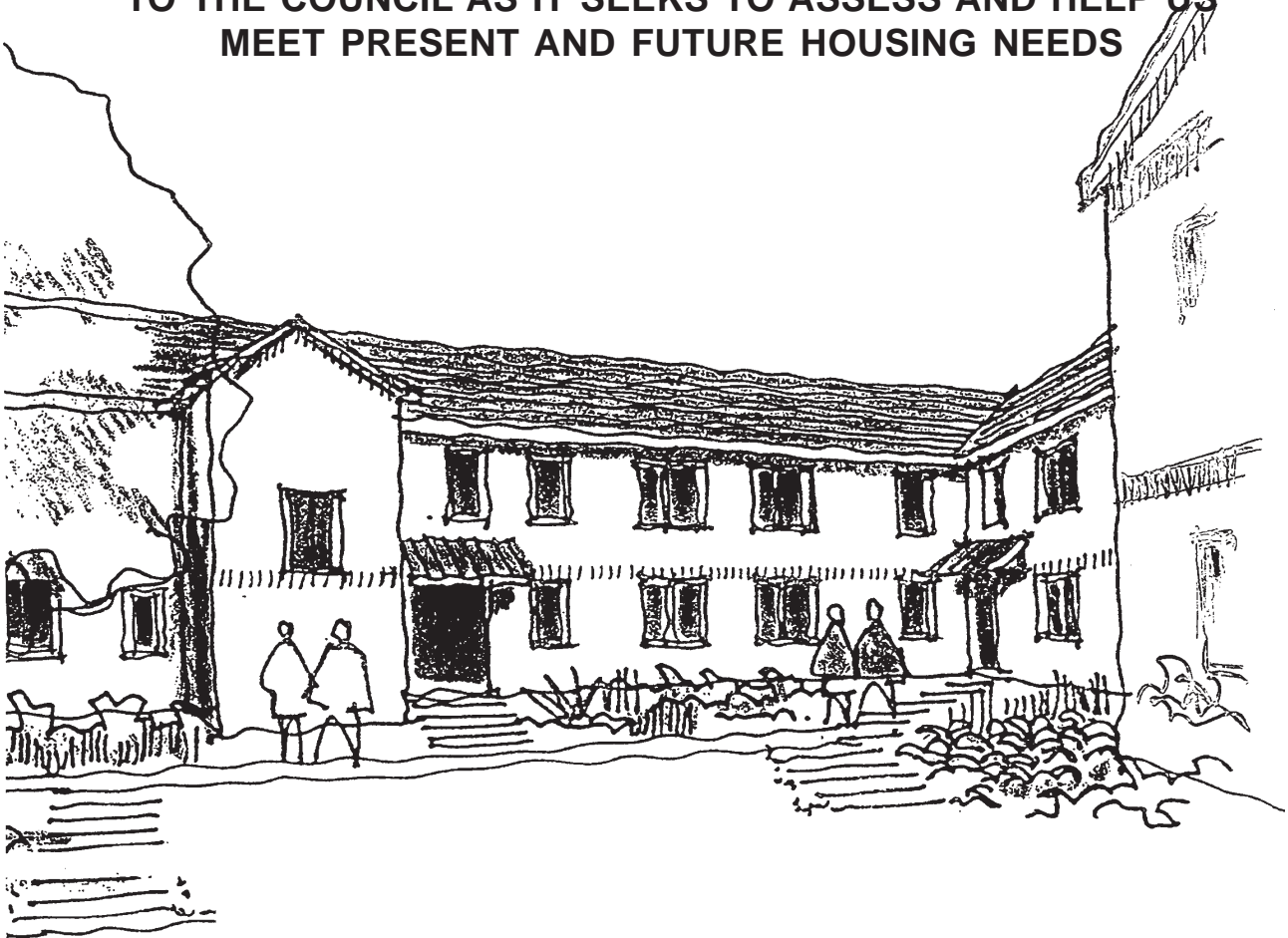
<b>BOROUGH WIDE</b>	<b>AVERAGE LA RENT</b>	<b>AVERAGE PRIVATE RENT</b>	<b>60% of PRS</b>	<b>70% of PRS</b>	<b>80% of PRS</b>
1-Bed	£307	£570	£342	£399	£456
2-Bed	£372	£765	£459	£535	£612
3-Bed	£417	£881	£528	£617	£705

**POSTER**

# **WE NEED YOUR HELP!**

**WE ARE SENDING QUESTIONNAIRES TO OVER  
6,500 HOUSEHOLDS IN THE BOROUGH DURING JANUARY 2013**

**THE INFORMATION REQUESTED IS VERY IMPORTANT  
TO THE COUNCIL AS IT SEEKS TO ASSESS AND HELP US  
MEET PRESENT AND FUTURE HOUSING NEEDS**



**COMPLETED FORMS NEED TO BE  
RETURNED BY 16 JANUARY 2013**

**THANK YOU FOR YOUR SUPPORT**