



The Occupier

Reference number: XXXX
(Please note and quote in all
correspondence)

Freshford Parish Council Housing Survey

Dear resident,

Freshford Parish Council has commissioned CNB Housing Insights to undertake a Housing Survey to find out how much additional housing is needed in the parish, if any, to meet the future needs of local households.

Message and logo from the council awaited

How to take the survey

Please take a few minutes to complete this questionnaire on behalf of your household. It is being sent to all households in the parish of Freshford. Please complete parts 1 and 2 of the questionnaire. Part 3 should only be completed if your entire household is planning to move home at some point over the next 5 years. Part 4 should only be completed if a member of your household is planning to find a place of their own within the next 5 years. Please use the enclosed pre-paid envelope to return your completed questionnaire by the 4th April 2025. It is quicker and easier to complete the questionnaire online on a PC, tablet or smartphone by scanning the QR code below or entering www.xxxxxxxxxxx in the browser. If they prefer, individual members of your household e.g. children planning to find a place of their own can take part 4 of the survey, separately, online. They must quote the above reference number.

Essential information about this survey

If you run a business in the parish and have employees who travel to your place of work from outside the parish, please bring this questionnaire to their attention and suggest that they consider completing the online version.

Can someone who lives outside the parish take the survey? Yes, if they have a strong local connection to the parish. Please use the above link or QR code below to access the questionnaire.

What companies are involved in running the survey? CNB Housing Insights is an experienced housing consultancy whose staff have worked all over England and Wales providing independent and impartial housing needs surveys and assessments.



Will my personal information be shared? CNB Housing Insights guarantees your privacy and the security of the data. We will not pass it on to anyone. We are registered with the Information Controller's Office (reg. no. ZA773915). We comply with data protection legislation and GDPR. Only generalised findings will be published in our report.

Can I get help with the survey? Answers to FAQ appear on CNB Housing Insights' website www.cnbhousing.co.uk. You can also get help by emailing us at enquiries@cnbhousing.co.uk or calling our freephone helpline 0800 644 0017.

The deadline for responding is 4th April 2025. Please use the reply envelope or complete online.

Yours faithfully,

Chris Broughton

Partner, CNB Housing Insights





Questionnaire Part 1: About you, your current home and household:

1. Where do you live currently?		Please tick one box only:	
Within the parish of Freshford	<input type="checkbox"/>		
Outside the parish but within Bath and North East Somerset district	<input type="checkbox"/>		
Anywhere else	<input type="checkbox"/>		

2. How many years have you lived in Freshford parish continuously to date?	
Please enter number of years:	<input type="text"/>

3. Please provide further information. We are asking this question as we need to know if you have a local connection to the parish potentially.		Please tick all boxes that apply to you:	
Have you or your partner been in permanent paid employment in Freshford parish for a minimum of 1 year?	<input type="checkbox"/>		
Do you have family associates in Freshford parish that are currently resident and have lived in the parish for at least 5 years?	<input type="checkbox"/>		
Do you currently live in an adjoining parish to Freshford parish?	<input type="checkbox"/>		
If you have (a) child(ren) living with you, does he/she/they attend Freshford School or Preschool?	<input type="checkbox"/>		
Have you lived in an adjoining parish to Freshford parish for a minimum of 5 years?	<input type="checkbox"/>		
If you currently live outside Freshford parish what is your current postcode	<input type="text"/>		

4. How would you describe your current accommodation?		Please tick one box:	
Detached house or bungalow	<input type="checkbox"/>	Caravan or mobile home	<input type="checkbox"/>
Semi-detached house or bungalow	<input type="checkbox"/>	Living with another household and sharing facilities	<input type="checkbox"/>
Terraced House or bungalow	<input type="checkbox"/>	Lodging or renting a room in someone's house	<input type="checkbox"/>
Flat or maisonette (ground floor)	<input type="checkbox"/>	Refuge or temporary accommodation	<input type="checkbox"/>
Flat or maisonette (upper floor)	<input type="checkbox"/>	Hotel	<input type="checkbox"/>
Studio or bedsit flat	<input type="checkbox"/>	Other (please write in):	<input type="text"/>

5. Please tick if your present accommodation is a bungalow or dormer bungalow	
<input type="checkbox"/>	

6. How many bedrooms do you have in your current accommodation?			
Please enter a number aside each option:			
Single bedrooms	<input type="text"/>	Double bedrooms	<input type="text"/>
Total bedrooms	<input type="text"/>		


7. How would you describe the tenure of your current accommodation? Please tick one box:

Owner-occupier (own outright)	<input type="checkbox"/>	Council or housing association rented	<input type="checkbox"/>
Owner-occupier (with a mortgage or loan)	<input type="checkbox"/>	Shared ownership (affordable housing)	<input type="checkbox"/>
Rented privately	<input type="checkbox"/>	Lodger	<input type="checkbox"/>
I am part of a separate household living with family or friends seeking a place of our own	<input type="checkbox"/>		

8. How would you describe the circumstance of you and any partner? Please tick all that apply:

	Self	Partner
Employed or self-employed: working full time	<input type="checkbox"/>	<input type="checkbox"/>
Employed or self-employed: working part time	<input type="checkbox"/>	<input type="checkbox"/>
Home-maker or unpaid carer	<input type="checkbox"/>	<input type="checkbox"/>
Unemployed	<input type="checkbox"/>	<input type="checkbox"/>
Full time student	<input type="checkbox"/>	<input type="checkbox"/>
Permanently retired	<input type="checkbox"/>	<input type="checkbox"/>
Undertake unpaid voluntary work on a regular basis	<input type="checkbox"/>	<input type="checkbox"/>

9. Does any member of your household in paid employment, work from home? Please tick all that apply:

	Self	Partner	Other household member 1	Other household member 2
I/we only work from home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I/we work from home up to 3-days per week	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I/we work from home less than 3-days per week	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I/we rarely or never work from home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Please enter information for each person currently living in your accommodation

	Relationship to you (e.g. partner/spouse, parent, son/daughter, lodger, friend, carer)	Age	Gender (M/F/other)
Person 1	YOU		
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			
Person 7			

11. Please tell us if you or your partner (if any) have your name(s) down on any of the following waiting lists or registers
Please tick all that apply:

The Bath and North East Somerset housing waiting list (sometimes called the housing register)	<input type="checkbox"/>
A register of interest for affordable home ownership maintained by a local housing association	<input type="checkbox"/>
The Bath and North East Somerset self and custom housebuilding register	<input type="checkbox"/>



12. If your household moved home <u>into</u> the parish in the last 5 years, why did you move home? <i>Please tick any that apply:</i>	
Employment in the parish	
Easier commuting from the parish	
To obtain more suitable housing	
Lack of housing I/we could afford	
To give or receive care or support from or to a family member	
To live nearer family and/or friends	
To live within a school catchment area	
To live in a rural area	
Other, please write in:	

If you or your partner are aged 60 years or more, please tell us about the housing options you would consider later in life in questions 13 and 14:

13. If you are aged 60-years or over, please tell us about any future options you would realistically consider or expect. <i>Please tick any that apply:</i>		
	Consider	Expect
Continue to live in your current accommodation for the foreseeable future with support or adaptations when needed		
Live independently, closer to health and essential services		
Live independently, in a smaller or more manageable dwelling		
Live in age restricted sheltered housing		
Rent or buy age-restricted flats or apartments with on site support and community facilities		
Rent or buy housing with a high level of care and support provided on site		
Live in an annexe to my children's accommodation		
Live with children, other relative or friend who would provide support		
Live in a care or nursing home		
Other <i>Please write in:</i>		

14. If you are aged 60-years or over and are thinking of moving home would you expect to remain living within the parish?		Yes/No
<i>Please write in the main reason for your response:</i>		



Questionnaire Part 2: Your views about priorities for the future house building in the parish

15. If new homes were to be built in the parish in future, which house types would you consider a priority?
Please tick one level of priority for each option:

Description	Not needed ✓	Some priority ✓	High priority ✓
Small homes for single person households or couples			
Small family homes (2 or 3-bedroom)			
Larger family homes (4 or 5-bedroom)			
Homes that facilitate working from home			
Smaller homes to enable older people to downsize			
Supported living (sheltered housing or extra care)			
Houses with a garage			
Detached houses			
Semi-detached houses			
Terraced houses			
Town houses (3-storey)			
Bungalows			
Flats or apartments			
Live/work (workshop) units			
Energy efficient sustainable homes			

16. Which household groups should be considered a priority?

Please tick one level of priority for each option:

Description	Not needed ✓	Some priority ✓	High priority ✓
Homes to rent (private landlord), affordable to average income households			
Homes to rent (social landlord) affordable to low-income households			
Housing suited to frail elderly or disabled people			
Shared ownership (part buy/part rent from a council or housing association)			
Discounted sale prices for first time buyers			
Discounted sale for anyone that cannot afford market prices			
Those wishing to build or commission their own homes (self-build)			
Homes for multi-generational families (including annexes)			
Other priority groups – please state:			



17. Would you support the building of a small number of affordable homes in the parish if occupancy was restricted to local people?		Yes/No
Please write in the main reason for your response:		

Questionnaire Part 3: If your entire household plans to move home in the next 5 years

Please only complete this section if your household plans or needs to move home in the next 5 years. Please also answer Part 3 if you need to move home but cannot for any reason. (Note that the next part (part 4) is where you can tell us if some members of your household or people living with you plan to move home separately).

18. Does your <u>entire household</u> plan to move home in the next 5 years?		
<i>Please tick one box and continue from question as directed:</i>		
Yes		<i>Please continue from Q19</i>
I/We would like or need to move home but are unable to		<i>Please continue from Q19</i>
No		<i>Please continue from part 4</i>

19. When are you likely to move home if suitable housing you could afford was available						Please tick one box:
Imminently		1 to 2 years		3 to 5 years		

20. Where would you ideally like to move home to?		Please tick one box:
Within the parish if suitable accommodation I could afford was available		
Elsewhere in the the Bath and North East Somerset district		
Elsewhere in or outside the UK		

21. What is the main reason you are planning to move home within the next 5 years?		Please tick the main reason:
1. Current house is overcrowded (e.g. to avoid children over 10-years of opposite sex sharing a bedroom)		
2. Living in temporary accommodation and need permanent accommodation		
3. Forced to move (e.g. eviction, repossession or tenancy ending)		
4. Suffering harassment, threat of harassment, crime or domestic abuse		
5. Need a larger house i.e. too few bedrooms for your family		
6. Need a smaller house i.e. have rooms that you don't need or cannot manage		
7. Cannot afford the rent or mortgage payments		
8. Health problems and/or need housing suitable for older/disabled person		
9. Current house is in severe disrepair I cannot afford/my landlord won't rectify		
10. Need to live closer to family or friends to give or receive care or support		
11. Need to move home because of a relationship breakdown		
12. Need to re-locate for employment in the parish		
13. None of the above		



22. If in Q21 'none of the above' apply, which of the following would be the main reason for you moving home? Please tick one box only:

Want to live in a nicer house or area	
Would like to live closer to family or friends	
Plan to permanently move into my friend or my partner's accommodation	
Would like to live closer to shops or doctors or other services	
To reduce journey time or distance to work	
Would like to be in a particular school catchment area	
Other reason	

23. How would you describe the accommodation you are seeking? Please tick one box:

1. House		5. House, flat or bungalow suitable for a wheelchair dependent user	
2. Bungalow		6. A nursing or care home	
3. Flat or maisonette		7. Caravan, mobile home or houseboat	
4. Ground floor flat or bungalow suitable for elderly or disabled occupant(s)		8. Lodgings	
9. Accommodation provided by an employer including the armed forces			
10. Other (please state):			

24. What level of support would you need to live in the accommodation you are seeking? Please tick all that apply:

1. No support needed		2. Occasional support from a family member or friend that you would live with	
3. Occasional support from a family member or friend who lives elsewhere		4. Regular care and support in your own home provided by a family member, social services or the NHS	
5. Age restricted sheltered housing with an on-call warden that you rent or buy		6. Age restricted housing you rent or buy with more intense care available (called extra care housing)	
7. Full time care and support in a nursing or care home		8. Other (please state):	

25. How many bedrooms would your household need as a minimum?

Single bedrooms		Double bedrooms		Total bedrooms	
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26. What tenure would your new home be (if applicable)?

Please tick one box:

Owner occupied (outright i.e. no mortgage or loan)	
Owner occupied (with a mortgage or loan) including shared ownership or dwellings sold at a discount	
Rented privately (private tenancy, tenancy tied with employment or living rent free)	
Rented from a council or housing association	



27. If you cannot afford local market house prices or private rents would you prefer any of the following affordable home ownership options? <i>Please tick any that are of interest:</i>	
1. Discounted sale (minimum 20% discount off market price but also applies to resales)	<input type="checkbox"/>
2. Shared ownership (you jointly own part of the dwelling with a housing association and pay rent on the part you don't own)	<input type="checkbox"/>
3. Rent to buy (you rent a dwelling from a housing association for a set amount of time before exercising an option to buy as a shared owner or full owner)	<input type="checkbox"/>

28. If you have responded to Q27 what is your main preference? <i>Enter no. 1, 2 or 3:</i>	<input type="text"/>
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When considering the following questions please be assured that your personal information will not be published, shared or sold to anyone. The information would help us to assess the quantity tenure and type of housing needed in future.

29. What is the maximum amount you would pay for your future housing? <i>Please fill in the corresponding box or tick the last option if applicable:</i>	
House purchase – purchase price	£ <input type="text"/>
House purchase - deposit amount (savings and/or equity)	£ <input type="text"/>
Private rental - monthly cost	£ <input type="text"/>
If private or social renting I would need to claim housing benefit or universal credit housing element if yes, please tick:	<input type="checkbox"/>

If you cannot afford market housing prices for sale or rent, it is vital that you supply the following information:

30. What is the combined gross annual income of yourself and any partner? <i>Please tick one box:</i>					
Less than £22,000 p.a.	<input type="checkbox"/>	£22,000 to £35,999 p.a.	<input type="checkbox"/>	£36,000 to £49,999 p.a.	<input type="checkbox"/>
£50,000 to £59,999 p.a.	<input type="checkbox"/>	£60,000 to £69,999 p.a.	<input type="checkbox"/>	£70,000 to £79,999 p.a.	<input type="checkbox"/>
Over £80,000 p.a.	<input type="checkbox"/>				



Part 4: People planning to leave your household and get a place of their own. Please complete on their behalf *.

This may be a child or any other member of your household or someone that is living with you temporarily, moving permanently away from your home. Please complete on their behalf the questions for each person or household likely to leave from your household in the next 5 years. Please do not include people that plan to leave temporarily, or form student households.

** If a member of the family wishes to complete this section personally, please refer them to the online version of the questionnaire. It is important that they quote the reference number on page 1 so we can comply with GDPR (i.e. data protection rules).*

31. Do any members of your household plan to move home to a place of their own permanently in the next 5 years? Please tick one box and continue from question as listed:

They want to move home but are unable to	<input type="checkbox"/>	Please continue from Q32
Yes	<input type="checkbox"/>	Please continue from Q32
No	<input type="checkbox"/>	The survey is complete. Thank you.

32. If they are unable to move home, please tell us the main reason?

	New household 1	New household 2
Lack of suitable accommodation they can afford	<input type="checkbox"/>	<input type="checkbox"/>
Because of support needs or health reasons	<input type="checkbox"/>	<input type="checkbox"/>
Any other reason	<input type="checkbox"/>	<input type="checkbox"/>

33. How would you describe the new household?

	Household 1	Household 2
Single person household	<input type="checkbox"/>	<input type="checkbox"/>
Couple, without children	<input type="checkbox"/>	<input type="checkbox"/>
Single parent or couple with children	<input type="checkbox"/>	<input type="checkbox"/>
What is the current age of the oldest person in the new household?	<input type="text"/>	<input type="text"/>

34. Will the new household need a place of their own or move in with someone else?

Please tick one box per household:

	Household 1	Household 2
A member of your household is planning to live alone or live with someone who is also seeking a place of their own. If this option is selected, please continue with the survey at question 35.	<input type="checkbox"/>	<input type="checkbox"/>
A member of your household is planning to move in with someone who already has a place of their own (as a partner, house share etc.). If this option is selected, there is no need to complete further questions for this person or household.	<input type="checkbox"/>	<input type="checkbox"/>
A member of your household is planning to live in a care home or nursing home. If this option is selected, there is no need to complete further questions for this person or household.	<input type="checkbox"/>	<input type="checkbox"/>

**35. Where would the new household(s) ideally like to move home to?***Please tick one box per household:*

	Household 1	Household 2
In the parish if suitable accommodation they could afford was available		
Elsewhere in the Bath and North East Somerset district		
Elsewhere in or outside the UK		

36. What type of accommodation would they realistically seek?*Please tick one box per household:*

	Household 1	Household 2
House		
Flat or maisonette		
Ground floor flat or bungalow suitable for elderly or disabled occupant		
A room with shared facilities		
Leasehold retirement living		
A nursing or care home		
Caravan, mobile home or houseboat		
Accommodation provided by employer including the armed forces		

37. How many bedrooms would they need as a minimum?

New household 1:	Single bedrooms		Double bedrooms		Total bedrooms	
New household 2:	Single bedrooms		Double bedrooms		Total bedrooms	

38. What tenure would they prefer?*Please tick one box per household:*

	Household 1	Household 2
Owner occupied (outright)		
Owner occupied (with a mortgage or loan) including shared ownership or dwellings sold at a discount <i>(if shared ownership or discounted sale please also answer questions 39 and 40)</i>		
Rented privately (private landlord tenancy or tied with employment)		
Rented from a council or housing association		

39. If they cannot afford local market house prices would they prefer any of the following affordable home ownership options?*Please tick any of interest:*

	Household 1	Household 2
1. Shared ownership (they jointly own part of the dwelling with a housing association and pay rent on the part they don't own)		
2. Discounted sale (minimum 20% discount (also applies to resales))		
3. Rent to Buy (they rent a dwelling from a housing association for a set amount of time then buy as a shared or full owner).		

40. If you have responded to Q39 what is their main preference?*Enter no. 1, 2 or 3:*

Household 1:		Household 2:	
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When considering the following questions please be assured that your personal information will not be published, shared or sold to anyone. The information would help us to assess the quantity tenure and type of housing needed in future.

41. What amount could they afford to pay for their housing costs?		
	Household 1	Household 2
House purchase – purchase price:	£	£
House purchase – deposit amount:	£	£
Private rental – monthly cost:	£	£
If private or social renting, would they need to claim housing benefit or universal credit housing element (if yes, please tick):		

If you believe that they cannot afford market housing prices for sale or rent it is vital that you supply the following information:

42. <u>NEW HOUSEHOLD 1</u> , what is the gross annual income of the new household? Please tick one box:					
Less than £22,000 p.a.		£22,000 to £35,999 p.a.		£36,000 to £49,999 p.a.	
£50,000 to £59,999 p.a.		£60,000 to £69,999 p.a.		£70,000 to £79,999 p.a.	
Over £80,000 p.a.					

43. <u>NEW HOUSEHOLD 2</u> , what is the gross annual income of the new household? Please tick one box:					
Less than £22,000 p.a.		£22,000 to £35,999 p.a.		£36,000 to £49,999 p.a.	
£50,000 to £59,999 p.a.		£60,000 to £69,999 p.a.		£70,000 to £79,999 p.a.	
Over £80,000 p.a.					

44. Do any of the following apply to any member of the new household(s)? Please tick any that apply:		
	Household 1	Household 2
Care or support in the home would be needed		
Ground floor or level access accommodation would be needed		
Wheelchair mobility in the home would be needed		

Thank you for completing this questionnaire. Please return it in the envelope provided by the 4th April 2025

If you want to enter the prize draw (a £100 voucher for the Hop Pole Inn) please enter your contact details below:

First name or nickname
(not your full name to protect your privacy) _____

Email or telephone number _____