



Housing Needs Survey Report

Prepared for Great Easton, Tilty & Duton Hill Steering Group

April 2026

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

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Executive Summary

In early 2026, the Great Easton, Tilty & Duton Hill Steering Group partnered with the Rural Community Council of Essex (RCCE) to carry out a Housing Needs Survey. The survey aimed to understand current and future housing needs within the parish and to provide robust evidence to inform community-led planning.

Survey Highlights

- **Response Rate:** 25%, in line with the Essex average, with 103 households participating.
- **Local Need Identified:** 35 households indicated a housing need in Part 1 of the survey. Of these, 16 completed Part 2 and expressed a clear desire to remain living in Great Easton, Tilty & Duton Hill.
- **Affordability Challenges:** Local house prices significantly exceed what many residents can afford, even those on moderate incomes, limiting access to both market and intermediate housing.
- **Community Support:** 64% of respondents supported a small development of 8–10 homes for local people. While concerns were raised around infrastructure capacity, traffic, and village character, there was conditional support for modest, well-planned affordable housing.

Recommended Housing Mix

Based on the survey evidence and housing register data, a small, sensitively designed development of **up to 10 homes** is recommended. An indicative mix could include:

- **4 affordable rented homes** (1–2 bedrooms), including provision suitable for older residents.
- **5 shared ownership homes** (2–3 bedrooms) for financially eligible local households.
- **1 discounted market sale home** (3 bedrooms) to provide a lower-cost open market option for a local household unable to afford full market prices.

This mix reflects the diversity of identified local need and aligns with community preferences for smaller, more affordable homes that support younger residents, families, and people wishing to downsize while remaining in the parish.

Next Steps for the Steering Group

- Endorse the principle of a **small affordable housing scheme** focused on local people.
- Work collaboratively with RCCE, Uttlesford District Council, and a housing association to explore potential sites and design options.
- Encourage residents in housing need to register with the Uttlesford Housing Register to help strengthen and evidence demand.
- Maintain strong community engagement to ensure any future development protects village character and is supported by appropriate infrastructure improvements.

With careful planning, partnership working, and a focus on genuine local need, Great Easton, Tilty & Duton Hill has a clear opportunity to deliver housing that supports a sustainable, inclusive rural community.

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Introduction

The Rural Community Council of Essex (RCCE) is an independent charity supporting people and communities across rural Essex to build sustainable and thriving places. RCCE works with local communities to help identify housing needs and, where appropriate, supports the development of small-scale affordable housing schemes for local people through its Rural Housing Enabler (RHE) service.

Context and Methodology

In early 2026, the Great Easton, Tilty & Duton Hill Steering Group worked with RCCE's Rural Housing Enabler and Project Officer to carry out a Housing Needs Survey. The purpose of the survey was to identify existing and future housing need within the parish and to provide an evidence base to inform local discussion and decision-making.

The Steering Group played an active role in supporting the survey, helping to ensure that all households within the parish were reached and encouraging residents to participate. This parish-led approach reflects a commitment to understanding local housing challenges and ensuring that any future housing provision responds directly to community-identified needs.

Survey packs were distributed to all households and included a covering letter, questionnaire, and freepost envelope for direct return to the RHE. An online version of the survey was also available via SurveyMonkey to maximise accessibility. The questionnaire was divided into two sections. Part 1 was completed by all respondents and gathered information on current housing circumstances, future intentions, and views on housing and development. Households indicating a current or potential housing need were invited to complete Part 2, which collected more detailed information to allow an assessment of affordability, tenure, and housing requirements. A total of 420 survey forms were distributed. The survey initially closed on 13 March 2026, with the deadline extended to 2 April 2026 to allow for additional responses. 103 completed surveys were returned, representing a 25% response rate, which is in line with the Essex County average.

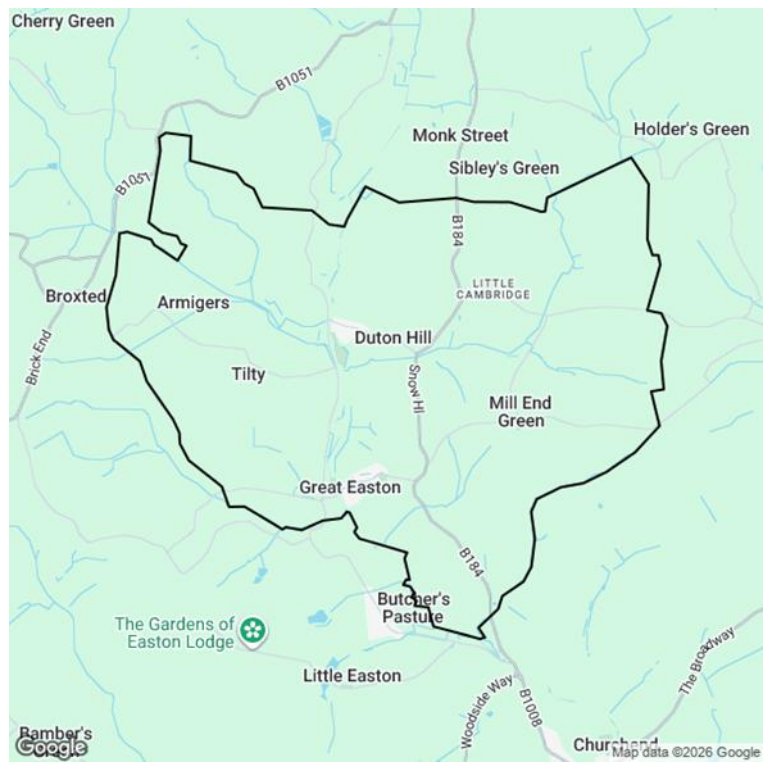
Responses to Part 1 of the survey indicate that 35 households anticipate needing or wishing to move to alternative accommodation at some point. Of these, 22 households expect this need to arise within the next five years. Among households expressing a housing need, 16 respondents stated a clear preference to remain living within Great Easton, Tilty & Duton Hill. These households form the basis of the locally relevant housing need assessed in detail within this report. Full results are provided in

Appendix 3: Data.

Unless otherwise stated, percentages shown throughout the report are based on the total number of surveys returned (103 = 100%). Percentages have been rounded and may not total exactly 100%.

Local Insight of Great Easton, Tilty & Duton Hill.

Great Easton, Tilty & Duton Parish Map



Key Findings and Recommendations

Introduction

This section summarises the main findings of the Housing Needs Survey and outlines the implications for future housing provision within Great Easton, Tilty & Duton Hill.

Survey responses demonstrate a clear level of support for a small, locally focused affordable housing scheme, with 64% of respondents supporting a development of 8–10 affordable homes for local people. In contrast, support for further open market housing was significantly lower, at 29%.

While respondents raised concerns regarding infrastructure capacity, traffic, village character, and the cumulative impact of development in nearby areas, many expressed conditional support for modest, well-designed housing that addresses genuine local need. There was particular support for homes aimed at younger people and families and for older residents wishing to downsize in order to remain living within the parish. Community comments relating to potential development locations are summarised later in the report, with a full list provided in **Appendix 4: Site Suggestions**.

Housing Needs

Responses to Part 1 of the survey identified **35 households** who may need or wish to move to alternative accommodation in the future. Of these households, **16 completed Part 2 of the survey and confirmed a desire to remain within the parish**, enabling a more detailed assessment of locally arising housing need.

Housing Preferences

Among the 16 households expressing a local housing need:

- 9 households (56%) aspire to purchase a home on the open market.
- 2 households (13%) indicated a need to rent a council or housing association property.

Reasons for Moving

The principal reasons given for seeking alternative accommodation were:

- Downsizing to a smaller home (50%)
- Establishing a first independent home (44%)

A preference for **three-bedroom homes** was most common, expressed by **56%** of households. Only **two households** confirmed that they were currently registered on the local authority housing register.

Review of individual responses highlights a range of local circumstances, including young adults seeking to form their own household, families wishing to remain within the parish, and older residents seeking more manageable accommodation. While some households were financially eligible for affordable rent or shared ownership, many faced constraints related to affordability, limited savings or equity, or a mismatch between household composition and available housing options.

Taken together, these findings align with the wider survey results and help explain the strong community support for a **small-scale affordable housing scheme**, particularly one focused on smaller homes suitable for younger households and those on lower incomes.

Affordability and Local Market Context

The assessment of housing need has been informed by local property values alongside information provided by survey respondents about income, savings, and equity.

As of **April 2026**, estimated prices for two-, three-, and four-bedroom homes in Great Easton, Tilty, and Duton Hill are outlined below. These figures are based on recent sold prices and current asking prices from Rightmove and Zoopla and vary according to property type, condition, and location.

Area	2 bed	3 bed	4 bed
Great Easton	£430k–£460k	£450k–£500k	£700k–£760k
Tilty	£380k–£450k	£500k–£650k	£650k–£800k
Duton Hill	£260k–£320k	£350k–£450k	£650k–£900k

Evidence from the survey indicates that a single applicant earning **£31,000–£35,000 per annum**, with no or limited savings, would be unable to afford either discounted market sale or shared ownership housing at local prices. For households in this position, **affordable rented housing** is likely to be the only genuinely viable option.

This illustrates the significant gap between local incomes and prevailing market prices and reinforces the importance of offering a range of affordable housing products that reflect realistic financial circumstances and household needs.

Recommended Development Size and Mix

Based on the survey evidence and wider contextual data, it is recommended that a **small, sensitively designed development of up to 10 homes** be considered to meet identified local housing need.

Housing register data identifies **nine applicants** with a recognised local connection to Great Easton and Tilty seeking affordable housing within the wider area. However, only **two survey respondents** confirmed that they are currently registered, suggesting that locally arising demand may be under-represented within the survey results alone.

Taken together, the survey findings and housing register evidence indicate a broader level of local need and provide justification for considering a development slightly larger than that identified through the survey responses alone. A scheme of this scale would meet immediate need, allow limited flexibility for future demand, and support the longer-term sustainability of the parish.

An **indicative housing mix** could include:

- **2 × 1-bedroom maisonettes (Affordable Rent)** – suitable for single applicants with limited income
- **1 × 1-bedroom house (Affordable Rent)** – suitable for single applicants or couples
- **1 × 2-bedroom bungalow (Affordable Rent)** – suitable for older residents
- **4 × 2-bedroom homes (Shared Ownership)** – for financially eligible first-time buyers
- **1 × 3-bedroom home (Shared Ownership)** – for growing households
- **1 × 3-bedroom house (Discounted Market Sale)** – providing a lower-cost ownership option for a local household unable to afford full market prices

This mix reflects the range of needs identified and aligns with community preferences for modest, well-integrated development that prioritises local people.

Summary of Community Feedback and Site Suggestions

Community Sentiment

Survey responses demonstrate a strong attachment to the rural character, tranquillity, and sense of identity of Great Easton, Tilty & Duton Hill. Many residents value the villages as safe, close-knit communities surrounded by countryside and expressed pride in maintaining their distinctiveness rather than becoming extensions of nearby towns.

Alongside this, respondents recognised the challenges faced by younger people, families, and those with long-standing local connections who are increasingly unable to afford to live locally. There was a clear desire to help younger generations remain within the community.

Concerns Raised

Infrastructure concerns were a consistent theme throughout the survey. Key issues included:

- Overdevelopment and loss of rural character, particularly relating to nearby large-scale growth around Great Dunmow.
- Insufficient infrastructure, including access to healthcare, education, shops, public transport, water, sewerage, and drainage.
- Highway and safety concerns, especially on narrow roads, single-track lanes, and areas without footways.
- Environmental and agricultural impacts, including flood risk in the Chelmer Valley and loss of productive farmland.
- Doubts over whether new housing would genuinely benefit those with a local connection.
- General opposition to further development among some respondents.

Supportive Views and Opportunities

Despite these concerns, there was notable support for a limited, carefully planned approach to housing that genuinely addresses local needs. Supportive comments emphasised:

- The need for affordable housing for younger adults, families, and those unable to compete in the private market.
- A preference for smaller homes, bungalows, and lower-cost properties.
- Support for small-scale, well-designed development that respects village character.
- Interest in alternatives such as annexes, extensions, or self-build opportunities for family members.
- Support for sustainable construction, including energy-efficient design and renewable technologies.

Many respondents stressed that any development must be accompanied by meaningful investment in infrastructure to be acceptable.

Summary of Suggested Development Sites

Community feedback identified a range of potential locations for future housing development. These suggestions reflect community comments only and do not imply suitability, availability, or deliverability.

Frequently Mentioned Locations

- **Land behind Great Easton Village Hall (towards the Primary School)**
- **Land opposite or near Great Easton Primary School**
- **Pickfords Yard, The Endway (brownfield)**
- **Snow Hill / Snow Hill Nursery site (B184)**

Other Notable Suggestions

- Old barns opposite The Swan Pub
- The Old Forge, Duton Hill Road
- Adjoining east boundary of Brock's Mead
- Gallows Green
- Behind Most House
- Village outskirts, subject to road safety and access

General Themes

- Strong preference for brownfield or previously developed land.
 - Support for small-scale, affordable housing only.
 - Widespread concern about infrastructure capacity and flood risk.
 - Desire for development to be closely connected to the existing community.
 - Significant opposition or uncertainty from some residents.
-

Conclusion

While there is understandable caution about further development within the parish, the survey evidence indicates that a **modest, targeted approach** focused on affordability, smaller homes, and genuine local need could secure community support. Careful site selection, protection of village character, consideration of infrastructure capacity, and a clear focus on homes for people with a local connection will be essential.

With a sensitive, community-led approach, Great Easton, Tilty & Duton Hill can continue to thrive as a balanced and inclusive rural parish.

Residency

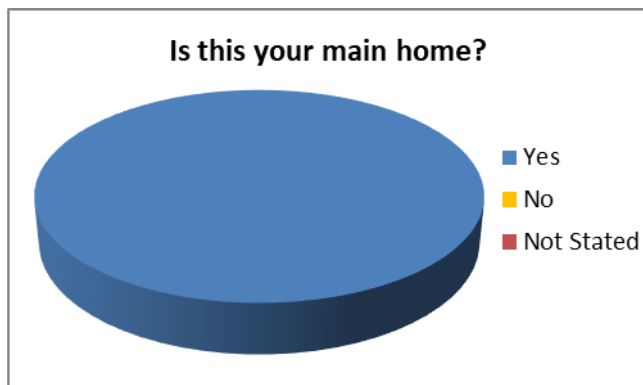


Figure 1: Type of residence

One hundred and three respondents (100%) stated that the property to which the survey was delivered and in relation to, was their main home.

Part One – You and Your Household

Property Type and Size

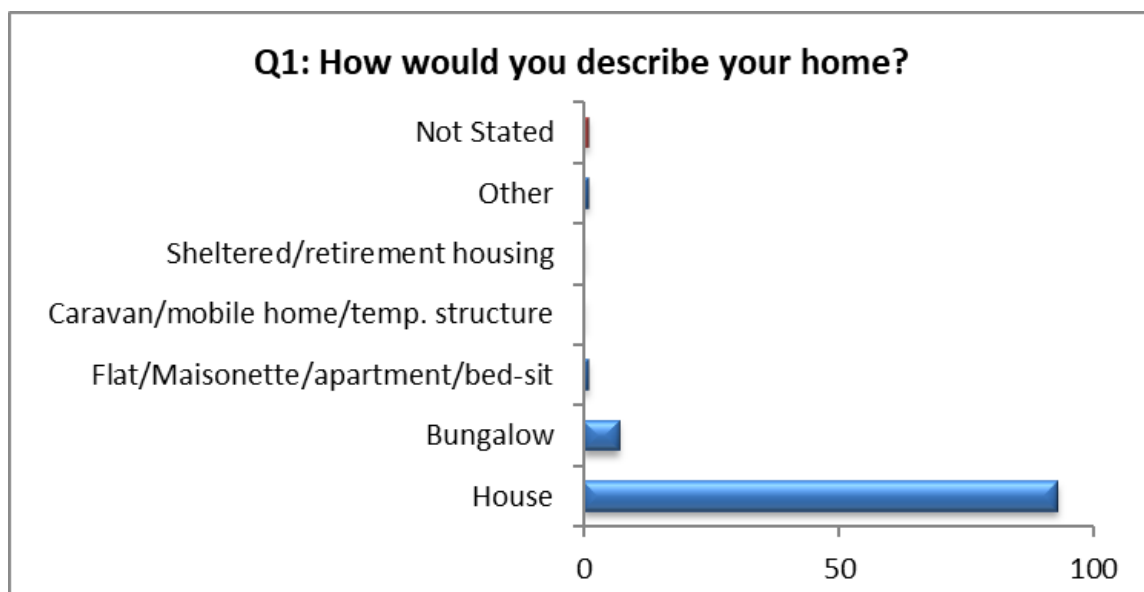


Figure 2: Property type

The majority of respondents, ninety-three people (90%), described their home as a house, while seven respondents (7%) reported living in a bungalow. One respondent (1%) as a flat/maisonette/apartment/bed-sit. A further one respondent (1%) selected 'other', and one respondent (1%) did not answer the question.

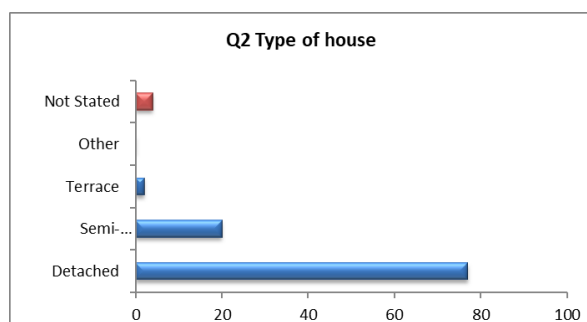


Figure 3: Housing type

Seventy-seven respondents (75%) live in a detached home, twenty (19%) in a semi-detached and two (2%) lived in a terrace. Four (4%) did not answer the question.

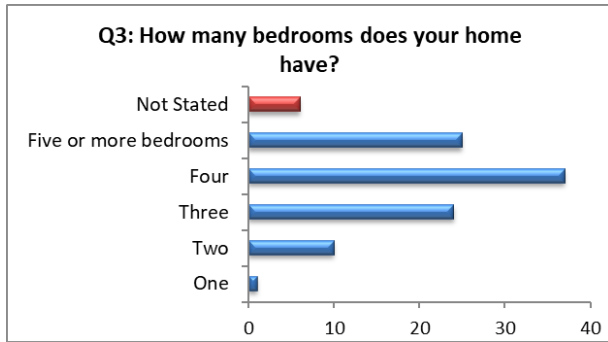


Figure 4: Size of property

One respondent (1%) lives in a one-bedroom property, ten respondents (10%) live in a two-bedroom property, twenty-four (23%) live in a three-bedroom property and thirty-seven (36%) live in a property with four bedrooms. Twenty-five (24%) live in a property with five or more bedrooms. Six (6%) did not answer the question.

Tenure

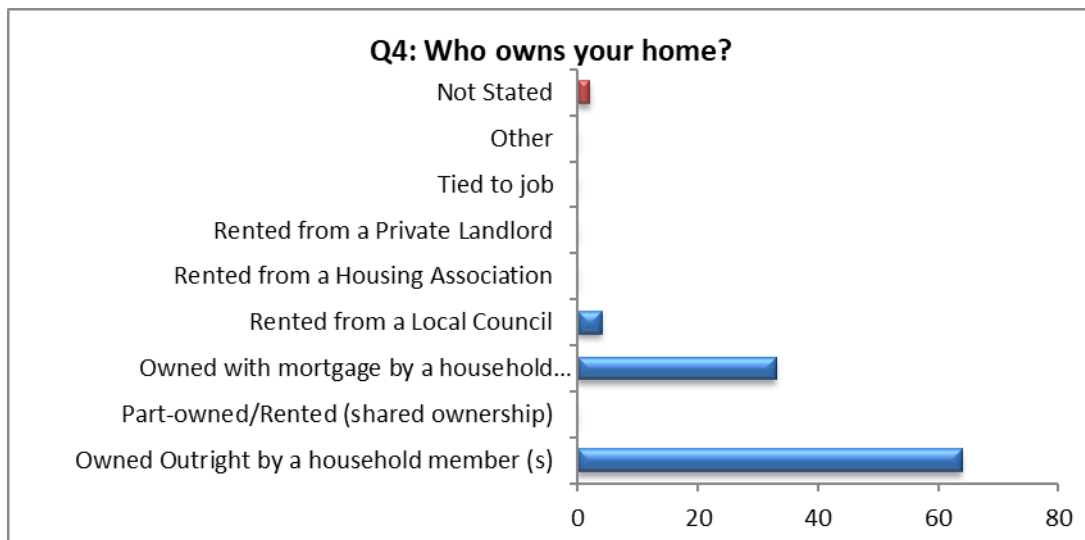


Figure 5: Tenure

Sixty-four respondents (62%) owned their home outright, while thirty-three (32%) had a mortgage. Four (4%) rent from the council, and two (2%) did not answer the question.

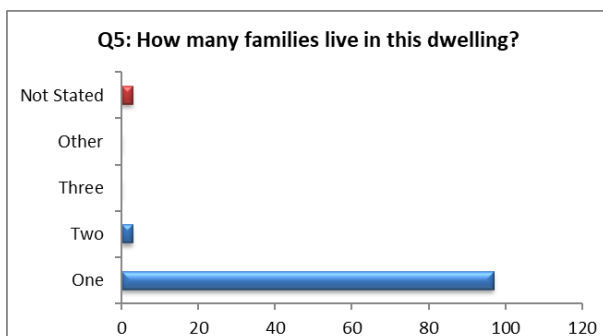


Figure 6: Families in Household

Ninety-seven households (94%) reported that one family lived in the home, while three households (3%) reported two families living in the same property. A further three respondents (3%) did not answer the question.

Years in the Parish

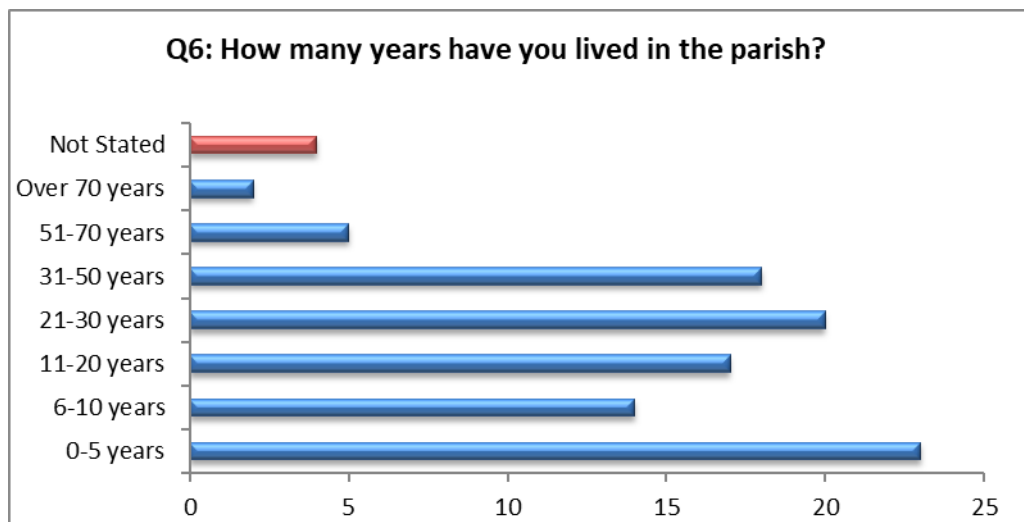


Figure 7: Years of residence in the parish

Twenty-three (22%) had lived in the parish for 0-5 years and fourteen (14%) for 6-10 years. Seventeen households (17%) were in the parish for 11-20 years, twenty (19%) for 21-30 years and eighteen (17%) for 31-50 years. Five respondents (5%) lived in the parish for 51-70 years and two households (2%) lived in the parish for over 70 years. Four people (4%) did not answer the question.

Number of people living in the property

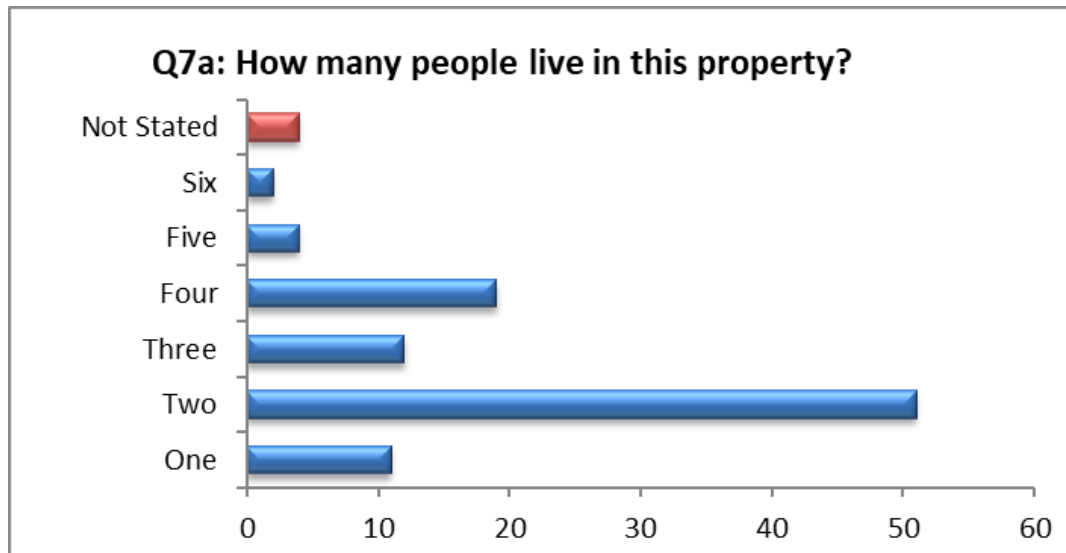


Figure 8: Size of Households

Eleven respondents (11%) live alone but most respondents, fifty-one (50%) live with one other person and twelve (12%) households have three people. Nineteen (18%) had four people, four (2%) had five people, two (2%) had six people and four households (4%) did not answer the question.

Age and Gender

The total number of people within the households responding to the survey was 103. For the purposes of the question relating to age and gender the percentages used are 103 i.e. 103=100%.

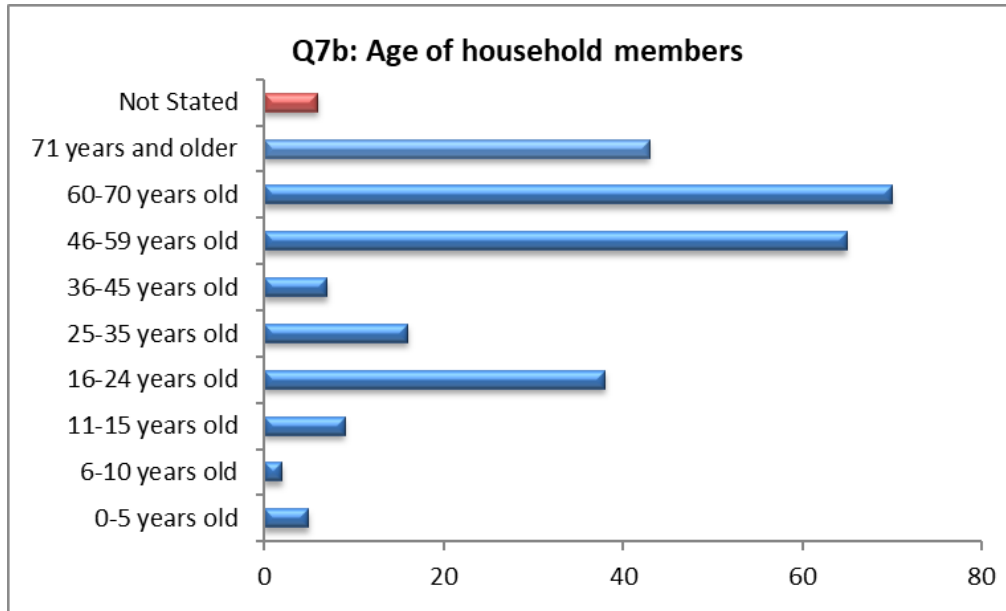


Figure 9: Age of residents

There were five children (2%) aged 0–5, two (1%) aged 6–10, and nine (3%) aged 11–15. Thirty-eight respondents (15%) were aged 16–24, while sixteen (6%) were aged 25–35. Seven respondents (3%) fell within the 36–45 age group. The largest groups were those aged 60–70 (seventy respondents, 27%) and 46–59 (sixty-five respondents, 25%). A further forty-three respondents (16%) were aged 71 and over, while six people (2%) did not declare their age.

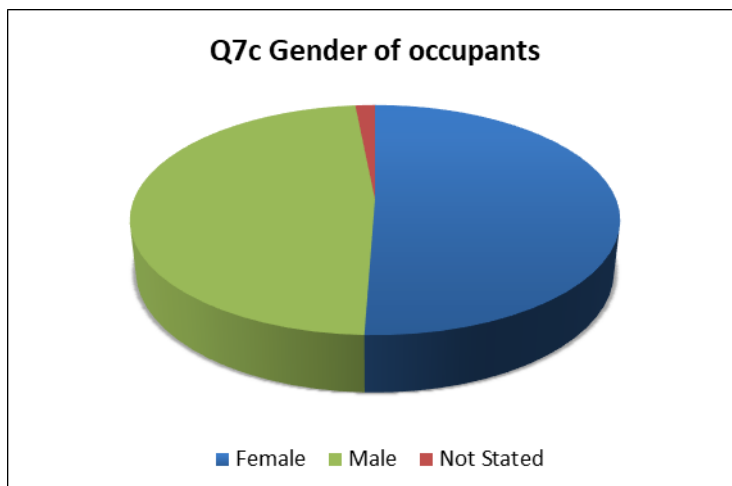


Figure 10: Gender of respondents

The responding population is made up of one hundred and thirty-two (51%) females and one hundred and twenty-five (48%) males. Four (2%) people did not declare their gender.

Housing and development



Figure 11: Family moving away.

Nine respondents (9%) indicated that family members had moved away from the parish in the past five years due to a lack of suitable accommodation. However, the vast majority, ninety-two respondents (89%) reported no such issue. Two (2%) did not answer the question.

Housing need

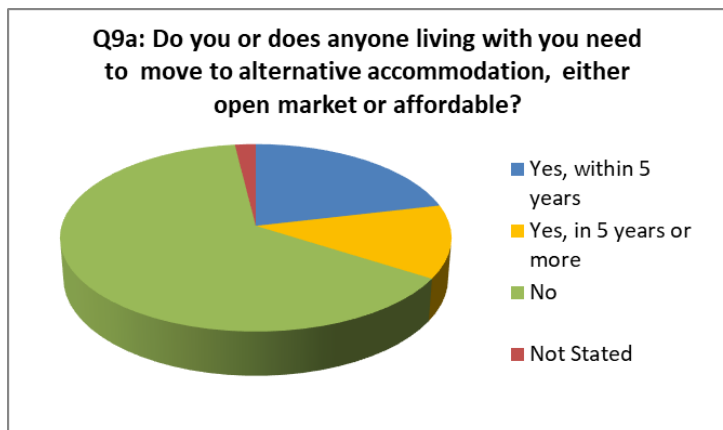


Figure 12: Housing need

Twenty-two respondents (21%) indicated that they or someone in their household would need to move to alternative accommodation within the next five years. A further thirteen respondents (13%) anticipated a need to move in five years or more, while the majority sixty-six respondents (64%) reported no such need. Two (2%) did not answer the question.

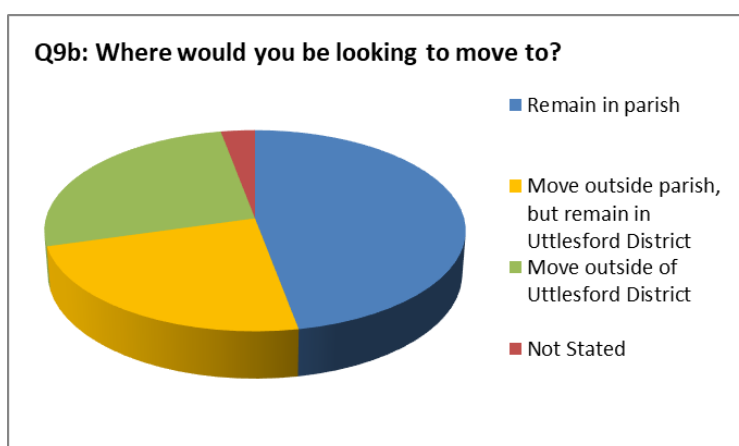


Figure 13: Choice of location

Of those who expressed a need to move, sixteen respondents (47%) wished to remain within the parish. Eight (24%) preferred to relocate elsewhere within Uttlesford District, while nine households (26%) intended to move outside the district. One respondent (3%) did not answer the question.

Support for development

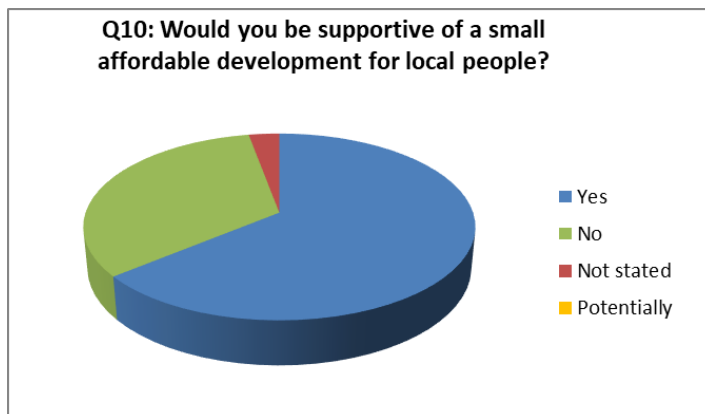


Figure 14: Small affordable development

Sixty-six (64%) would support a small development (typically 8-10 homes) of affordable housing for local people, thirty-four (33%) would not be supportive, and three respondents (3%) did not answer the question.

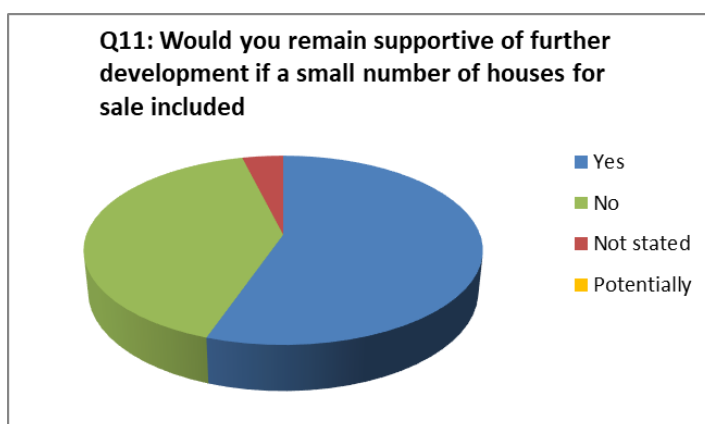


Figure 15: Small affordable development which included a small number of homes for sale

Seventy-four (56%) would be supportive of a development of affordable homes which included a small number for sale on the open market, fifty-three (40%) would not be supportive, and four respondents (3%) did not answer the question.

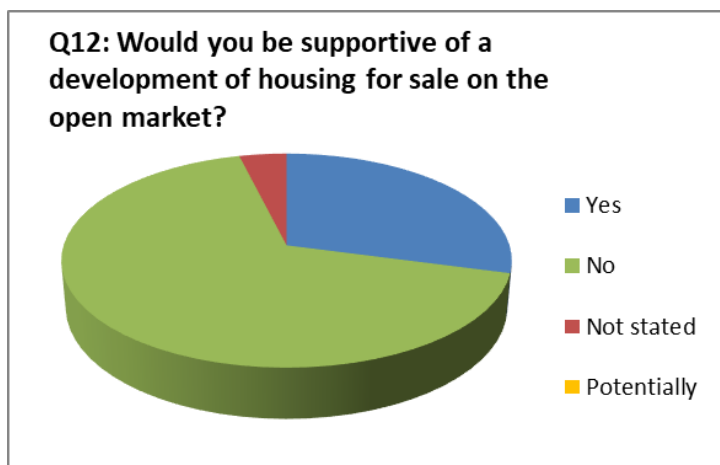


Figure 16: Further developments of open market housing

Thirty (29%) would support further developments of housing for sale on the open market whilst the majority, sixty-nine respondents (67%), would not be supportive. Four respondents (4%) did not answer the question.

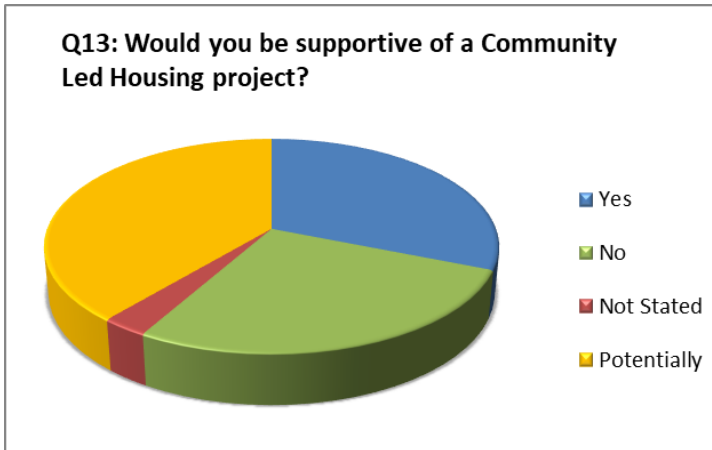


Figure 17: Support for a Community Led Housing scheme

Thirty-two respondents (31%) would be supportive of a community-led housing scheme whilst twenty-eight (27%) would not. Forty (39%) stated potentially and four (3%) did not answer the question.

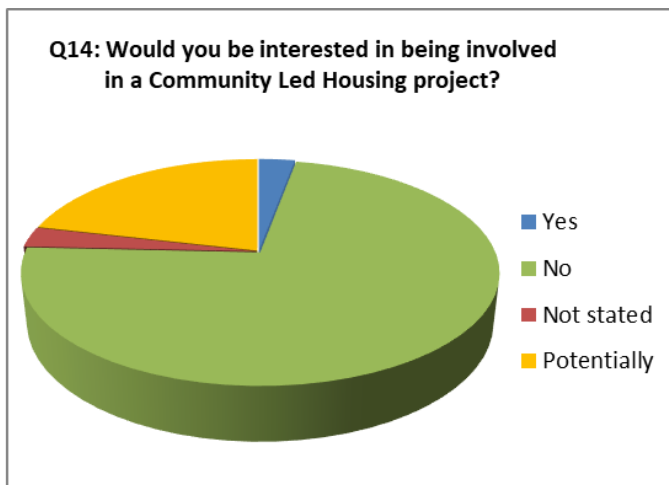


Figure 18: Personally involved in a Community Led Housing scheme

Three respondents (3%) would be interested in being personally involved in a community-led housing scheme whilst seventy-five (73%) would not be interested. Twenty-two (21%) stated potentially whilst three (3%) did not answer the question.

For Question 15 please see Appendix 5: Site Suggestions

Housing in the Parish

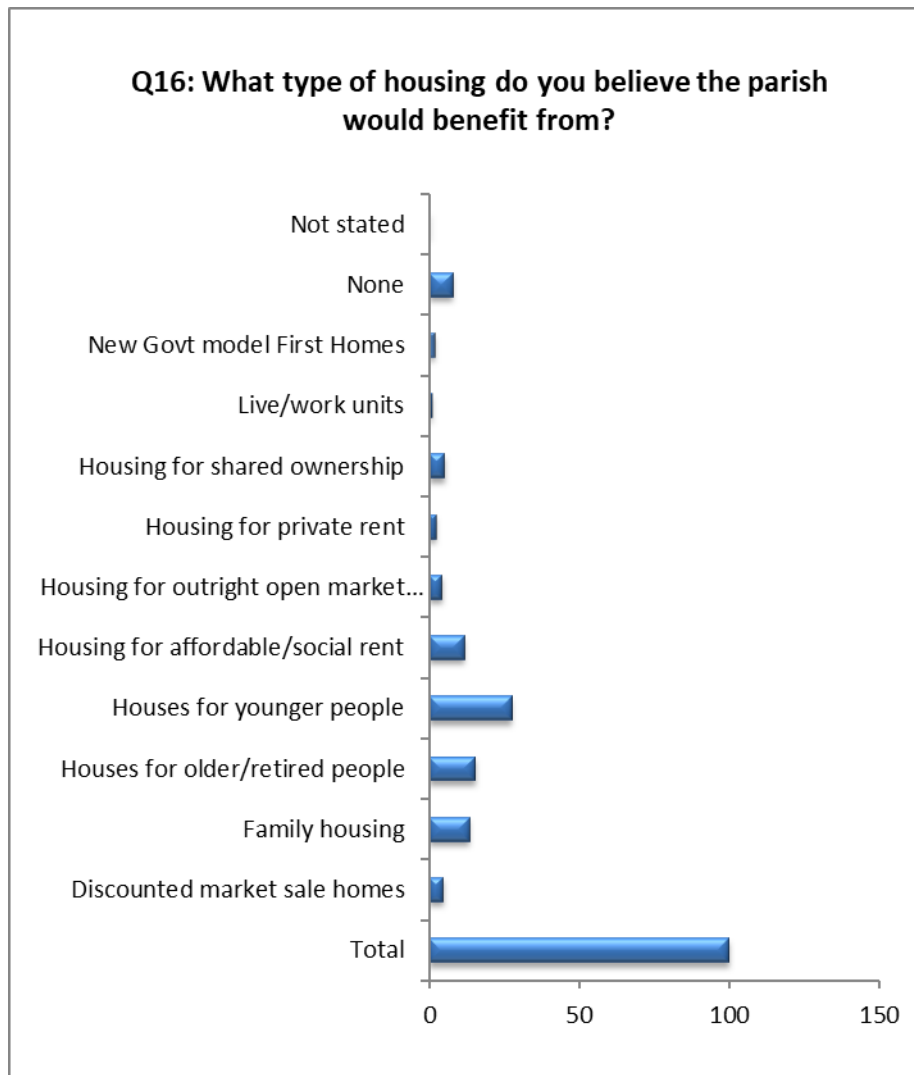


Figure 19: Housing for the Parish

Respondents were asked for their views on the type of housing they felt the Parish would benefit from. Housing for younger people received the greatest level of support, with fifty-nine households (28%) in favour. However, seventeen households (8%) felt that the Parish would not benefit from any new housing.

Housing for older or retirement living received the next highest level of support, with thirty-three households (16%) in favour, followed by family housing, supported by twenty-nine households (14%). Affordable or social rented housing was supported by twenty-five households (12%).

Support was also expressed for self-build plots (eleven households, 5%), shared ownership housing (eleven households, 5%) and discounted market sale homes (ten households, 5%). Open market housing received support from nine households (4%), private rented housing from five households (2%), four respondents (2%) expressed support for the Government's First Homes model and live-work units from two households (1%).

For Question 17 please see Appendix 6: Additional Comments

Part Two – Housing Need

Thirty-five households indicated a need for alternative accommodation by answering "Yes" to question 9a in Part 1 of the form. Out of the thirty-five households who expressed a need in Part 1, sixteen proceeded to complete Part 2 and expressed a desire to remain in the parish. This section focuses on the responses from the sixteen households who completed Part Two and expressed a desire to remain within the parish.

For the purposes of Part 2 of this report therefore, the percentage shown is the percentage of the **sixteen** respondents who expressed and filled in a housing need (16=100%) unless otherwise stated.

Timescale for moving

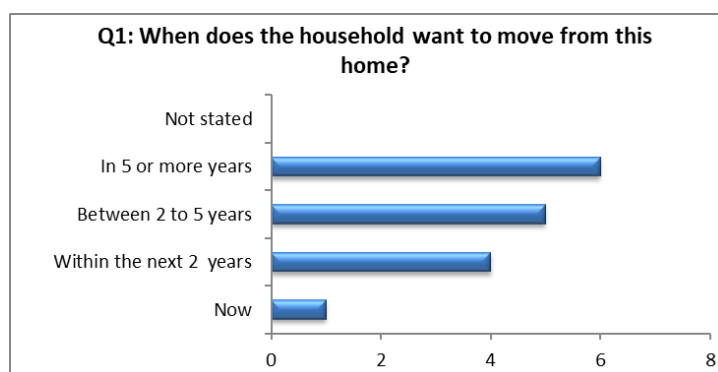


Figure 20: Timeframe for moving

One person (6%) wanted to move now, four (25%) wanted to move within two years. Five (31%) wished to move in two-five years and six (38%) wished to move in over five years' time.

Current Tenure

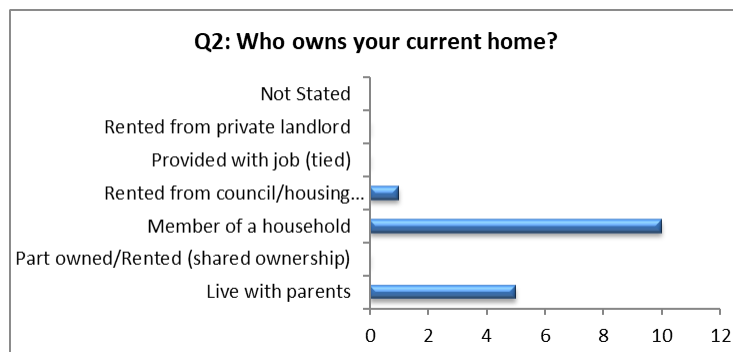


Figure 21: Current Tenure

Five respondents (31%) stated that they lived with their parents. Ten respondents (63%) were members of a household, and one respondent (17%) rented from a council or housing association.

Preferred Tenure

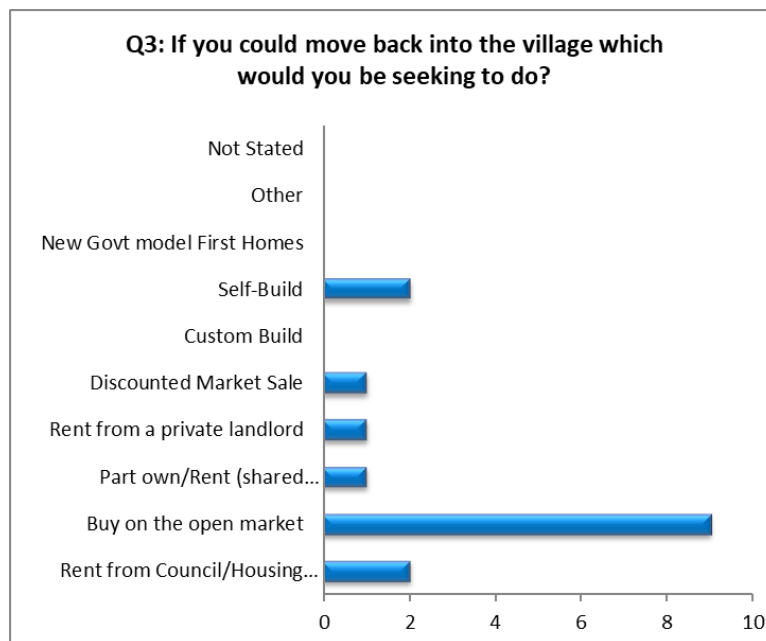


Figure 22: Preferred Tenure

Nine respondents (56%) expressed a preference to buy on the open market. Two respondents (13%) preferred to rent from a council or housing association, while a further two (13%) indicated a preference to self-build. One respondent (6%) favoured shared ownership, one (6%) preferred to rent from a private landlord, and one (6%) would like a discounted market sale housing.

Housing Register



Figure 23: Registered on any housing register waiting list

Two respondents (13%) confirmed they were on the housing register, whilst thirteen (81%) said they were not. One respondent did not answer the question.

Accommodation Required

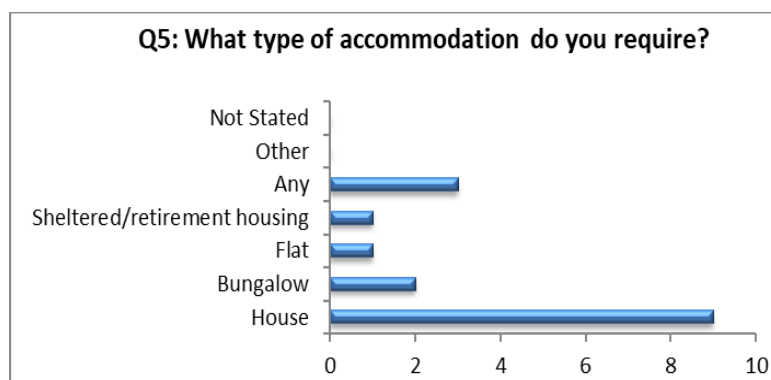


Figure 24: Types of Accommodation Required

Nine respondents (56%) expressed a preference for houses, while two respondents (13%) preferred a bungalow. One respondent (6%) indicated a preference for a flat, and one (6%) for sheltered or retirement housing. A further three respondents (19%) stated 'any'.

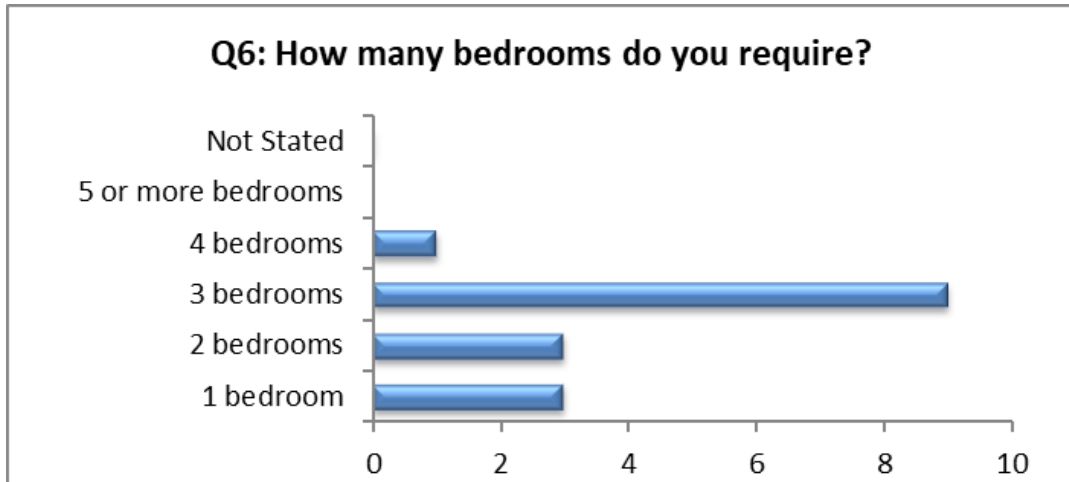


Figure 25: Number of Bedrooms Required

Nine respondents (56%) expressed a preference for houses, while two respondents (13%) preferred a bungalow. One respondent (6%) indicated a preference for a flat, and one (6%) for sheltered or retirement housing. A further three respondents (19%) stated 'any'.

Special Needs and Adaptations

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

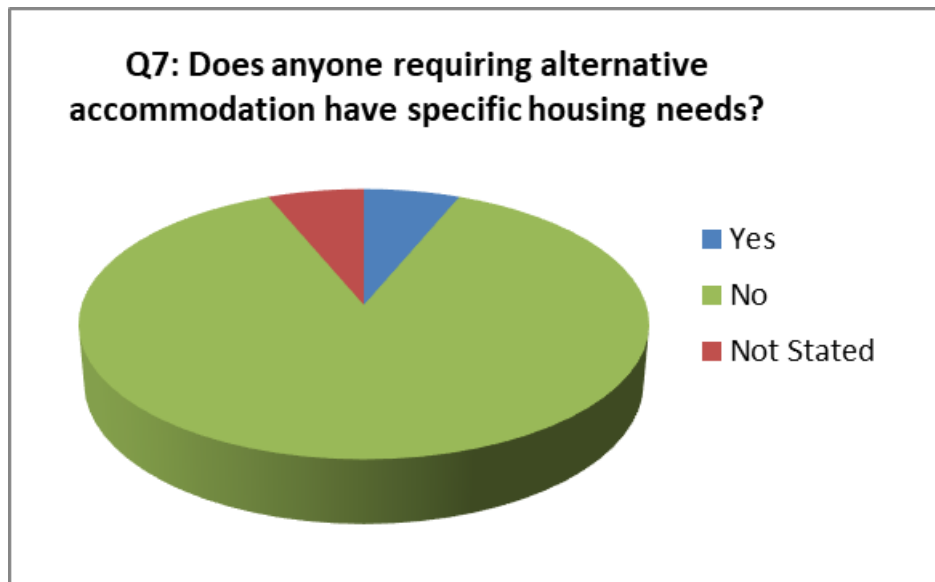


Figure 26: Special Needs & Adaptations

One respondent (6%) stated they had specific housing needs, fourteen (88%) respondents stated that they had no need and one (6%) did not answer the question.

Reason for requiring alternative accommodation

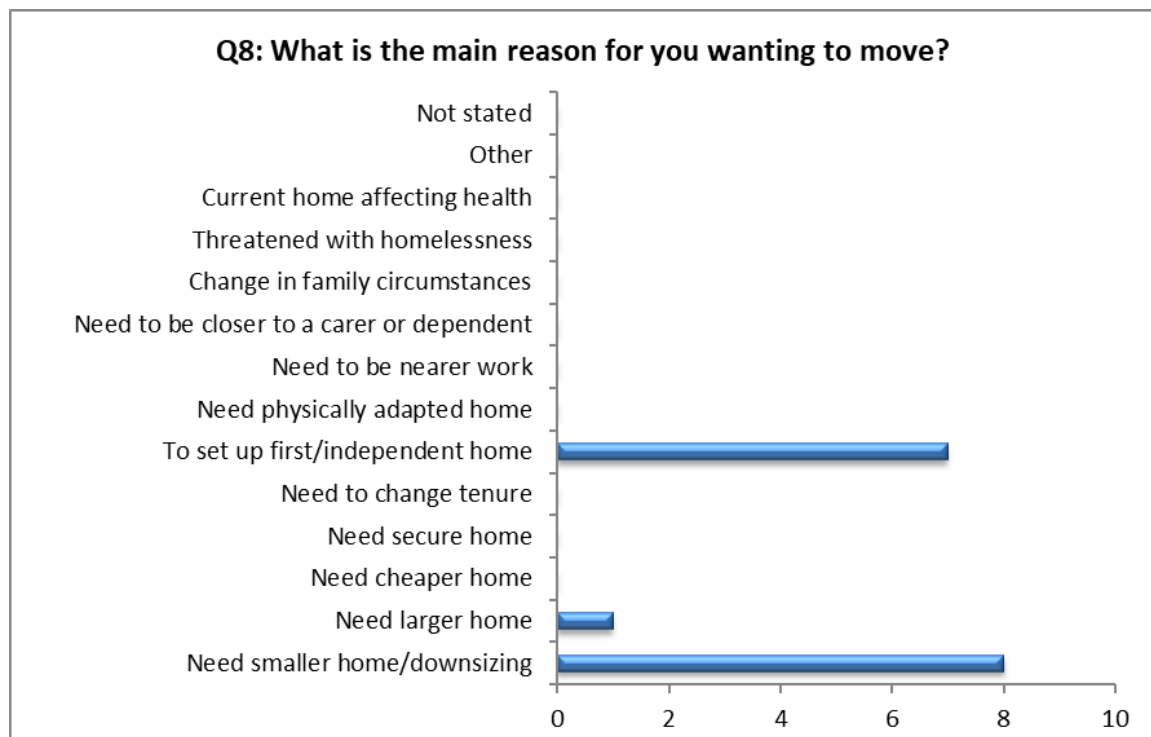


Figure 27: Reason for moving to alternative accommodation.

Three households (50%) indicated a need for a smaller home to downsize, while two (33%) wished to set up their first independent home, additionally, one household (17%) is threatened with homelessness.

Age and Gender

The total number of people needing to move to a new household from the sixteen households was thirty-five in the following age groups (percentage figure for age and gender are of total people i.e. 35 = 100%).

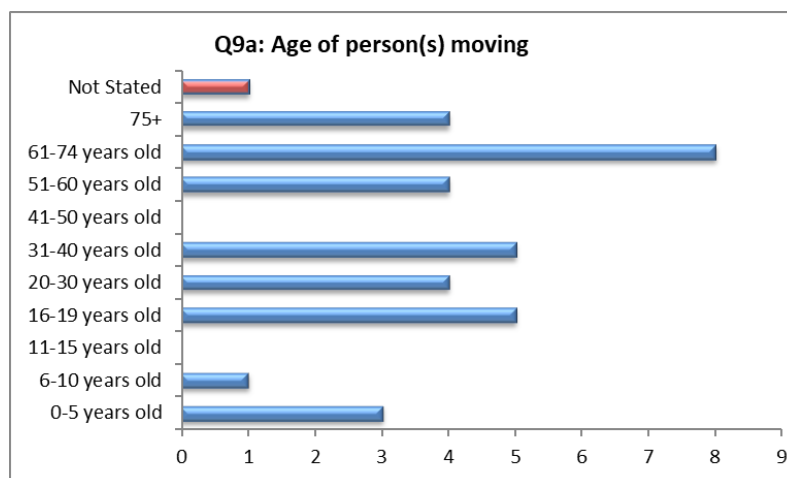
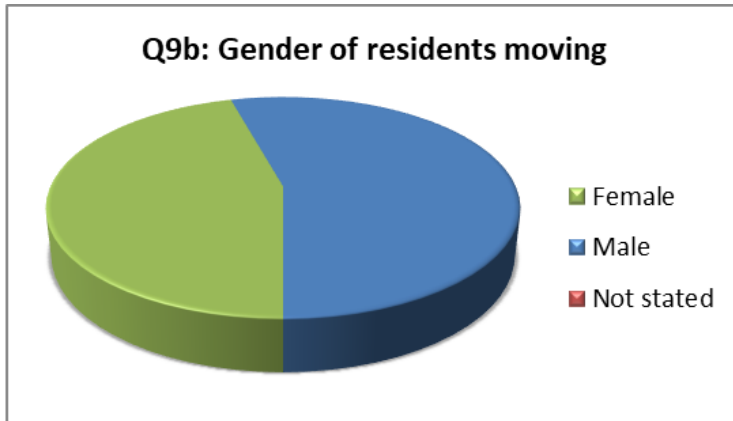


Figure 28: age of respondents in housing need

Three respondents (9%) were aged 0–5, one (3%) was aged 6–10, and five respondents (14%) were aged 16–19. Four respondents (11%) were aged 20–30, while five (14%) were aged 31–40. Four respondents (11%) were aged 51–60, and eight (23%) were aged 61–74. Four respondents (11%) were aged 75 or over, and one respondent (3%) chose not to answer the question.



Sixteen (46%) people needing to move were female and nineteen (54%) were male.

Figure 29: Gender of respondents

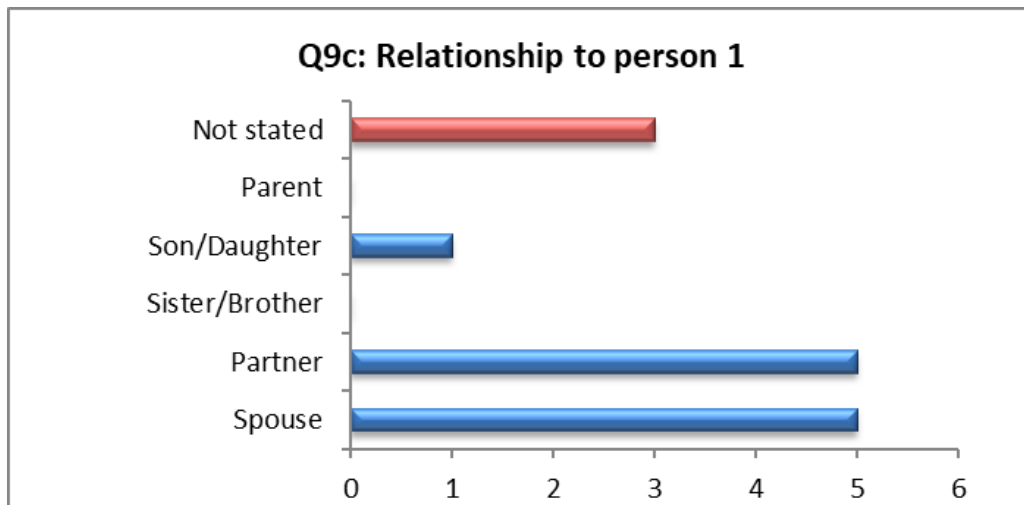


Figure 30: Relationship to person 1 of respondents

Of the individuals recorded in Part Two from the sixteen households, five respondents (36%) identified as the spouse of the first named person, while a further five (36%) identified as a partner. One respondent (7%) stated they were a child, and three respondents (21%) did not answer the question.

Type of household

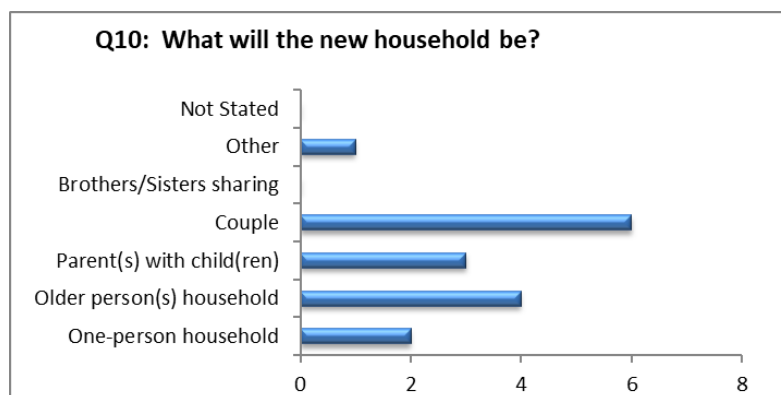


Figure 31: New household composition

Of the sixteen new households, two (13%) would consist of individuals living alone, four (25%) would be older person households, three (19%) would be a parent or parents with children, and six (38%) would be a couple. One (6%) would be 'other'.

Housing benefit

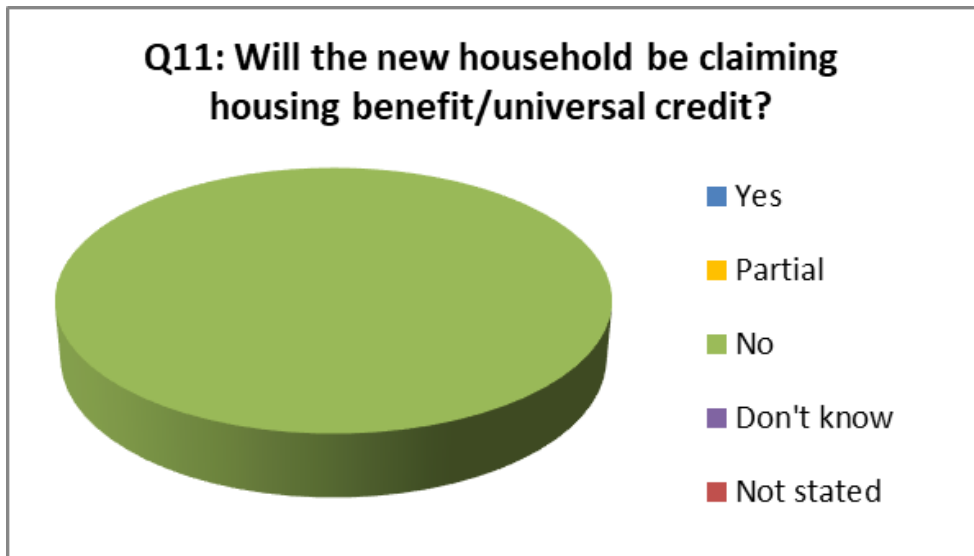


Figure 32: Housing Benefit

None of the sixteen households (100%) would be claiming housing benefit/universal credit.

Current Situation

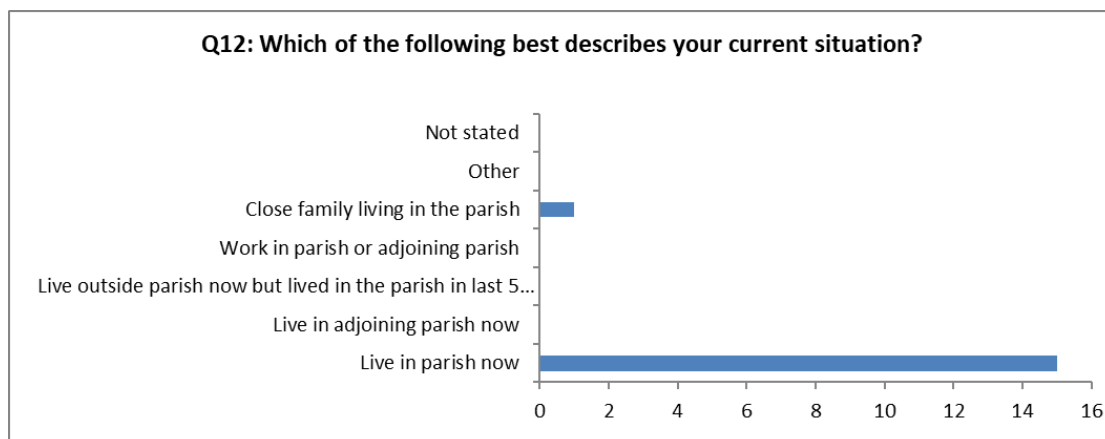


Figure 33: Current situation

Currently, fifteen households (94%) who completed part two reside in the parish. One (6%) have close family living in the parish.

Affordability

Income

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

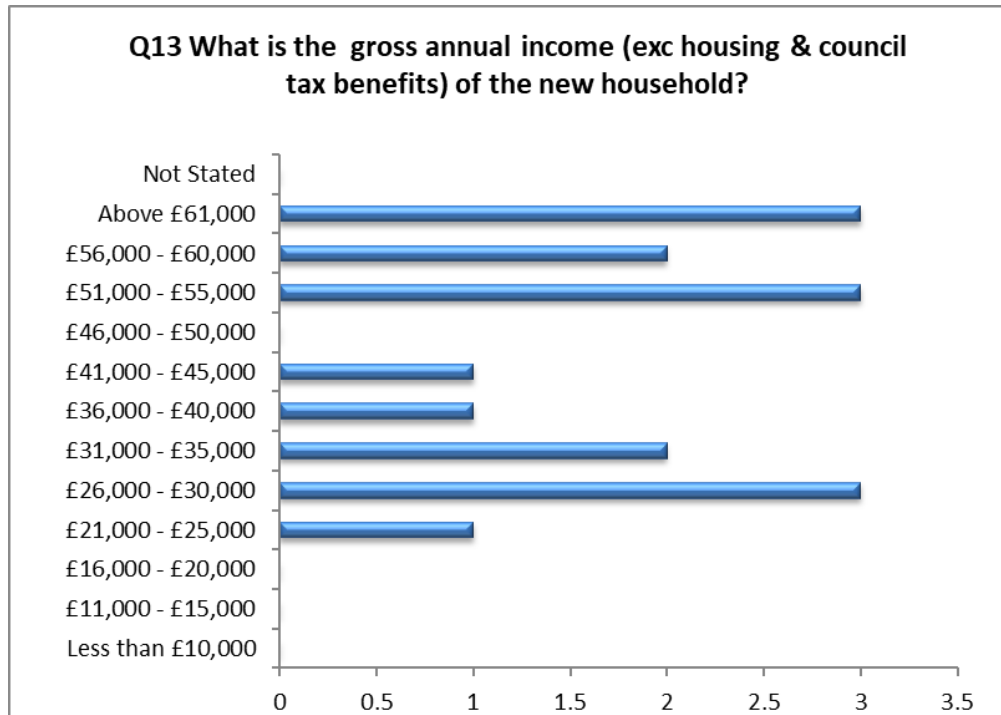


Figure 34: Gross monthly income

One household (6%) reported an annual income of £21,000–£25,000. Three households (19%) reported incomes between £26,000 and £30,000, while two households (13%) reported incomes between £31,000 and £35,000. One household (6%) had an income of £36,000–£40,000, and three households (19%) reported earnings of £51,000–£55,000. Two households (13%) reported incomes of £56,000–£60,000, while a further three households (19%) stated an income over £61,000.

Savings

Respondents were asked if they had any savings or equity that could be used towards home-related expenses. This is particularly relevant for those seeking affordable housing, as high levels of savings can sometimes prevent applicants from accessing this type of housing. It is also important for respondents interested in shared ownership or purchasing their own property on the open market, as they will likely need a mortgage and savings to cover the deposit and legal costs.

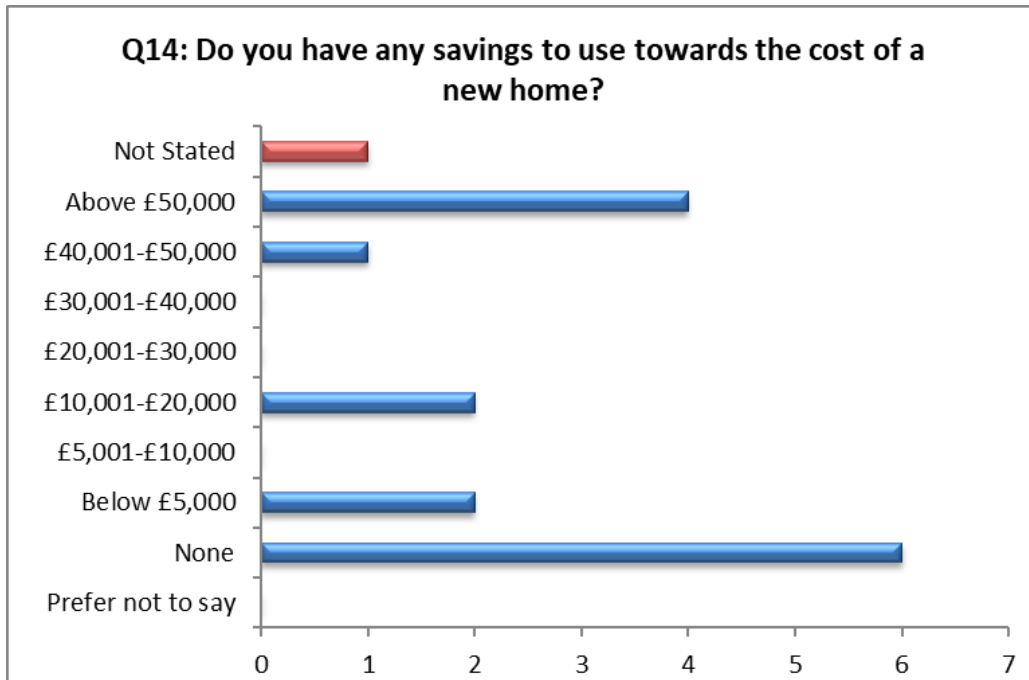


Figure 35: Savings

Six households (38%) reported having no savings, two households (13%) were below £5,000, while two others (13%) had savings between £10,001 - £20,000. One household (6%) had savings in the range of £40,001 to £50,000. Five households (25%) stated they have above £50,00 and one household chose to not to answer the question.

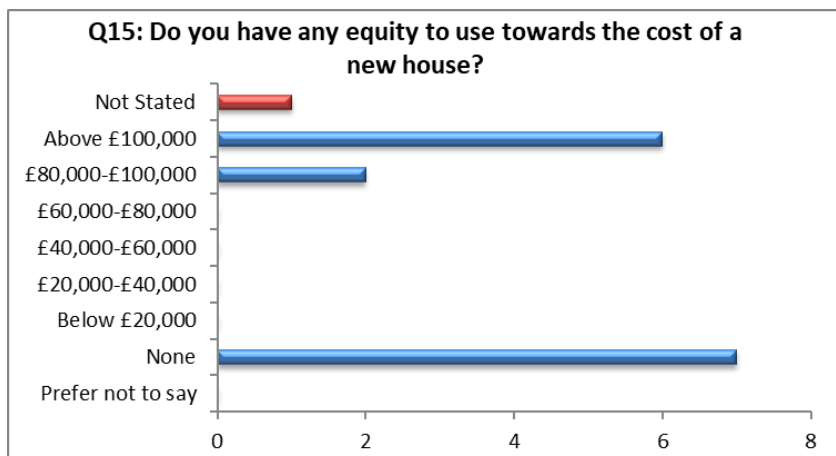


Figure 36: Equity

Seven respondents (44%) reported having no equity to contribute towards the cost of a new home. Two respondents (13%) indicated equity of £80,000–£100,000, while six respondents (38%) reported equity of over £100,000. One respondent (6%) did not answer the question.

Part Three: Assessment of Need

An analysis has been undertaken to assess the affordability and availability of both open market and affordable housing options, drawing on the information provided by survey respondents. The assessment considers respondents' preferred accommodation types and tenures alongside practical constraints affecting housing choice, including age, household composition, financial circumstances, and the availability of suitable homes within the parish. It also recognises wider local market limitations, such as the limited supply of appropriately sized open market properties, the lack of available land for self-build opportunities, and a shortage of suitable homes for residents wishing to downsize.

Sixteen respondents identified themselves as being in housing need, completed Part Two of the survey, and expressed a clear desire to remain living within the parish. While many respondents wish to remain locally, several indicated that the limited availability of appropriate housing, particularly smaller homes and bungalows, restricts their ability to do so. This was most evident among older households seeking to downsize and younger households attempting to access their first independent home.

Although some respondents aspired to purchase a home on the open market or through shared ownership, affordability assessments identified significant barriers for many households. A number of respondents reported having little or no equity or savings, limiting their ability to buy outright or purchase even a share of a property. Where aspirations were not considered realistic in practice, alternative tenures have therefore been recommended. In addition, the limited availability of smaller open market homes within the parish further reduces realistic options for those wishing to remain locally.

The tables on page 32 compare respondents' indicated tenure preferences with recommended tenures, taking account of income, savings, equity, and overall affordability, as well as the practical availability of suitable housing types within the local market. This approach ensures that recommendations reflect both household aspirations and the realities of local housing supply and affordability.

Indicated Tenure Compared with Recommended Tenure

(Households in Housing Need: 16)

Indicated Tenure	Number	Recommended Tenure	Number
Open Market	9	Open Market	4
Housing Association / Council Rented	2	Housing Association / Council Rented	4
Shared Ownership	1	Shared Ownership	5
Discounted Market Sale	1	Discounted Market Sale	1
Self-Build	2	Self-Build	2
Rent from Private Landlord	1	Rent from Private Landlord	0

Private rented housing has not been recommended as a long-term solution due to affordability concerns and the lack of security of tenure.

Recommendation

The evidence identifies a need for affordable rented housing in Great Easton, Tilty & Duton Hill, with specific demand for one- and two-bedroom homes, totalling up to four units. In some cases, respondents expressed a preference for more bedrooms than their current household size would typically justify. As housing associations consider long-term sustainability and flexibility when allocating homes, there may be merit in prioritising two-bedroom units over one-bedroom homes to better accommodate both current and future needs.

Final decisions on the size, tenure, and design of any affordable housing scheme should be made collaboratively between the Steering Group, the housing association partner, and the local authority, ensuring that the final mix reflects identified need, deliverability, and long-term community benefit.

Open Market and Intermediate Housing

In addition to the identified affordable rented need, nine respondents expressed an aspiration to purchase a home on the open market; however, only four appear financially able to proceed at this time. Based on an assumed borrowing capacity of up to four times household income, combined with declared savings and equity, shared ownership represents a more realistic route into home ownership for the remaining households.

Only two of the households who completed Part Two are currently registered with the local authority or a housing association. Promoting awareness of the Uttlesford Housing Register is therefore important, as registration is essential for residents to be considered for future affordable housing opportunities.

Housing Register Evidence

The housing register does not allow applicants to specify Duton Hill as an area of choice. To provide an indication of housing demand in the local area, housing register data for the neighbouring parishes of Great Easton and Tilty has been reviewed.

Great Easton

At the time of reporting, 122 applicants had identified Great Easton as an area of choice on the housing register. The majority of applicants (79 households) are assessed as Band E (adequately housed), while 43 households fall within Bands A–C, representing a higher level of housing need. (Band D is not used by the local authority.)

Demand is primarily focused on one- and two-bedroom accommodation, with fewer applicants requiring larger family-sized homes. Of the 122 applicants, eight households have a recognised local connection to Great Easton, the majority of whom are in Band E, with one applicant in Band B. One application is subject to confirmation of bedroom need.

Tilty

There were 26 applicants on the housing register for Tilty. As with Great Easton, most applicants (20 households) are in Band E, with six applicants in Bands A–C.

Only one applicant has a recognised local connection to Tilty. This household requires a two-bedroom property and is categorised within Band E.

Summary and Implications

Overall, the housing register data indicates that:

- The majority of registered households in both parishes are assessed as being adequately housed (Band E).
- Only a small proportion of applicants have a recognised local connection to either parish.
- Demand is weighted towards smaller properties, particularly one- and two-bedroom homes.

While the housing register does not provide a precise picture of need specific to Duton Hill, it offers useful contextual evidence of housing pressures within the surrounding rural area. The findings suggest that locally arising high-priority housing need is limited, reinforcing the appropriateness of a **small-scale, locally focused housing scheme** rather than larger-scale development.

(Data source: Housing Register data provided by the local housing authority, April 2026.)

Context: Home Options Allocations Policy

The following section provides context on how affordable housing is allocated by the local authority, as this framework has informed the assessment of housing need and the recommendations set out in this report.

The tables found on page 36 set out the recommended unit size requirements, based on the Home Options Allocations Policy as applied through the Choice-Based Lettings Scheme. These criteria are relevant only to households whose needs cannot be met on the open market or where sufficient supporting information has been provided. Bedroom requirements are assessed based on the current composition of each household, rather than household aspirations, and the timescales reflect responses gathered through the Housing Needs Survey.

The Home Options Allocations Policy is the framework used by local authorities in England to allocate social and affordable housing. It is governed by Part 6 of the Housing Act 1996 and must comply with statutory guidance issued by central government.

Key elements of the policy include:

Eligibility and Qualification

Applicants must meet defined criteria to join the housing register, such as residency requirements and immigration status. Some applicants may be excluded based on income, previous tenancy behaviour, or lack of a local connection.

Assessment and Banding

Applicants are assessed according to their level of housing need and placed into priority bands, reflecting factors such as homelessness, overcrowding, medical or welfare needs. (The housing authority does not operate a Band D.)

Choice-Based Lettings

Eligible applicants can express interest in available properties. Homes are typically allocated to the highest-priority applicant who has placed a bid.

Local Lettings Policies

These allow the local authority to prioritise specific groups within certain developments, such as households with a local connection, older residents, or key workers.

Reasonable Preference

Councils are required to give reasonable preference to:

- People who are homeless
- Those living in overcrowded or unsanitary conditions
- Individuals who need to move on medical or welfare grounds

Reviews and Appeals

Applicants have the right to request a review if they disagree with decisions made about their eligibility, banding, or priority.

Table 1: Total Aspiration of the 16 households analysed (Size & Timescales).

	Open Market	HA/Council Rented	Rent from a Private Landlord	Shared Ownership	Discounted Market Sale	Self-Build	Total
Identified No of Units	9	2	1	1	1	2	16
Size Breakdown	3 x 2 beds 6 x 3 beds	2 x 1 bed	1 x 1 bed	1 x 3 beds	1 x 3 beds	1 x 3 beds 1 x 4 beds	3 x 1 bed 3 x 2 beds 9 x 3 beds 1 x 4 beds

Table 2: Total Aspiration of the 16 households analysed (Timescales).

Timescale							Total
Now	0	1 x 1 bed	0	0	0	0	1 x 1 bed
0-2 years	1 x 2 beds	1 x 1 bed	1 x 1 bed	0	0	1 x 3 beds	2 x 1 bed 1 x 2 beds 1 x 3 beds
2-5 years	4 x 3 beds	0	0	1 x 3 beds	0	0	5 x 3 beds
Over 5 years	2 x 2 beds 2 x 3 beds	0	0	0	1 x 3 beds	1 x 4 beds	2 x 2 beds 3 x 3 beds 1 x 4 beds

Table 3: Assessed Need of the 16 households analysed (Size).

	Open Market	HA/Council Rented	Shared Ownership	Discounted Market Sale	Self-Build	Total
Identified No of Units	4	4	5	1	2	16
Size Breakdown	1 x 2 beds 3 x 3 beds	3 x 1 beds 1 x 2 beds	4 x 2 beds 1 x 3 beds	1 x 3 beds	1 x 3 beds 1 x 4 beds	3 x 1 beds 6 x 2 beds 6 x 3 beds 1 x 4 beds

Appendix 1: Local Housing Market Context and Affordability Analysis

Housing (Characteristics)

The following data visualisations show key metrics related to housing characteristics. It includes dwelling types, tenure, number of rooms, and property age. These indicators offer an insight into the types of dwelling people are living in to support policymakers, stakeholders, and individuals to better understand the challenges and opportunities related to the housing stock of an area.

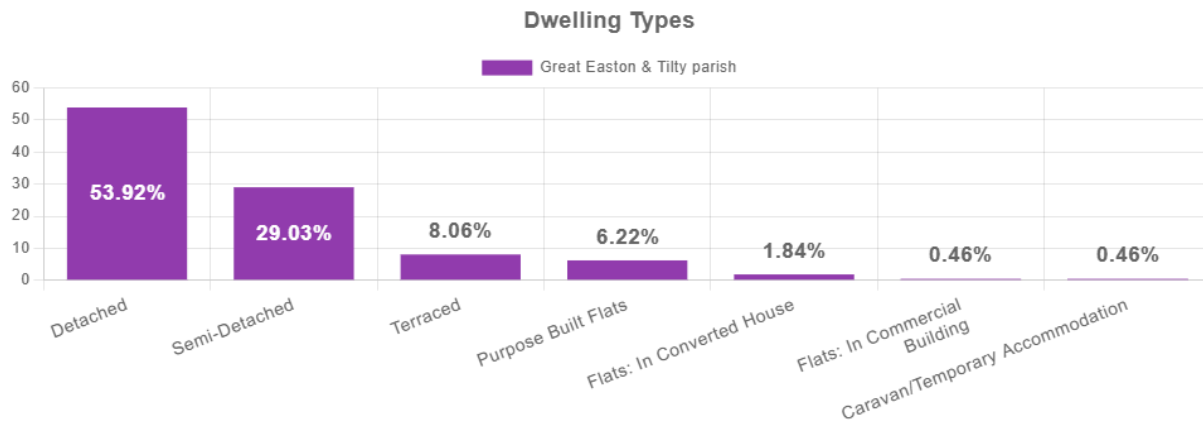
Dwelling Types

The table below shows the type of dwelling space people live in. A dwelling space is defined as the accommodation occupied by an individual household or, if unoccupied, available for an individual household, for example the whole of a terraced house, or a flat in a purpose-built block of flats. Figures are taken from the 2021 Census.

In Great Easton & Tilty parish 1.84% of homes are flats in converted houses. This is similar to the proportion in Essex (1.06%) and lower than the proportion in England (3.5%).

Dwelling Types						
Indicator	Great Easton & Tilty parish		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Detached	234	53.92%	191,338	30.54%	5,368,859	22.91%
Semi-Detached	126	29.03%	197,039	31.45%	7,378,304	31.48%
Terraced	35	8.06%	124,599	19.89%	5,381,432	22.96%
Purpose Built Flats	27	6.22%	93,638	14.95%	3,999,771	17.07%
Flats: In Converted House	8	1.84%	6,623	1.06%	821,153	3.50%
Flats: In Commercial Building	2	0.46%	4,034	0.64%	197,967	0.84%
Caravan/Temporary Accommodation	2	0.46%	5,241	0.84%	99,894	0.43%

Source: Census 2021



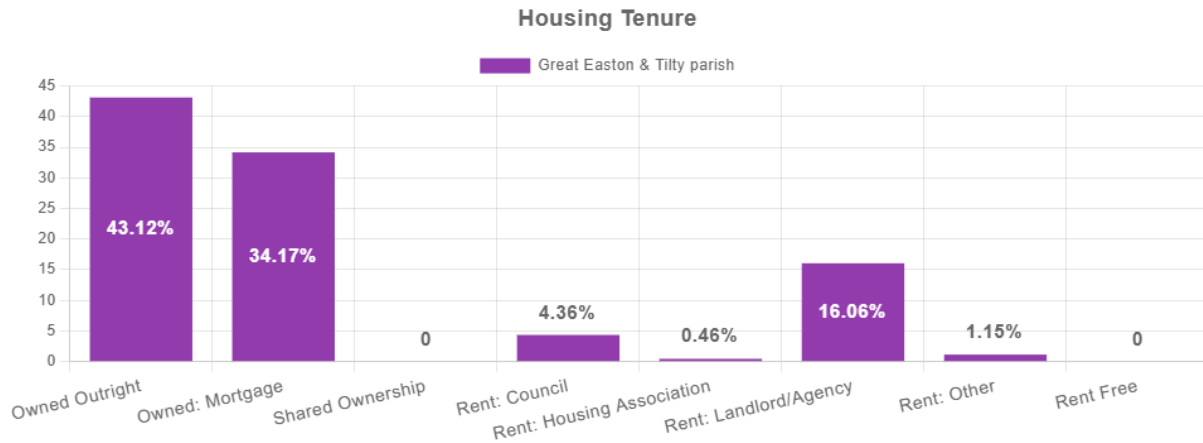
Source: Census 2021

Housing Tenure

The table below provides both the proportion of the area's population and the overall count for different housing tenures. The tenure of a household is derived from the response to the 2021 Census question asking whether the household owns or rents its accommodation and, if rented, from the response to the question asking who is the landlord.

Housing Tenure						
Indicator	Great Easton & Tilty parish		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Owned Outright	188	43.12%	227,592	36.33%	7,624,693	32.53%
Owned: Mortgage	149	34.17%	204,778	32.69%	6,744,372	28.78%
Shared Ownership	0	0.00%	5,259	0.84%	235,951	1.01%
Rent: Council	19	4.36%	45,368	7.24%	1,945,152	8.30%
Rent: Housing Association	2	0.46%	43,161	6.89%	2,060,511	8.79%
Rent: Landlord/Agency	70	16.06%	87,593	13.98%	4,273,689	18.24%
Rent: Other	5	1.15%	12,171	1.94%	521,200	2.22%
Rent Free	0	0.00%	548	0.09%	30,517	0.13%

Source: Census 2021



Source: Census 2021

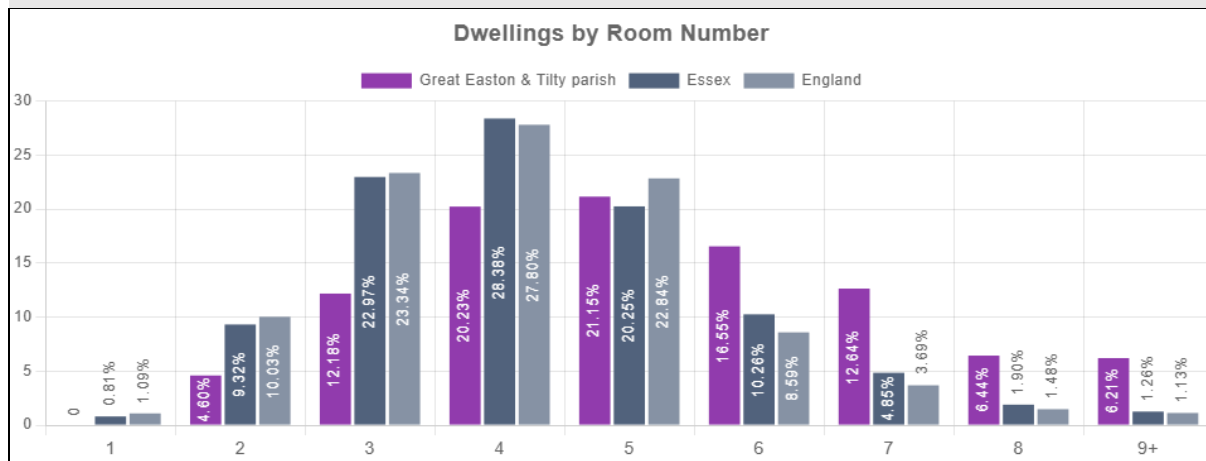
Dwellings by Room Number

The bar chart below shows dwellings by number of rooms. This count excludes bathrooms, toilets, halls/landings, or rooms that can only be used for storage. Figures are self reported from the 2021 Census.

The proportion of one room dwellings in Great Easton & Tilty parish is 0%. This is similar to the proportion in Essex (0.81%) and lower than the proportion in England (1.09%).

For comparison, the proportion of dwellings with nine or more rooms in Great Easton & Tilty parish is 6.21%. This is higher than the proportion in Essex (1.26%) and higher than the proportion in England (1.13%).

Dwellings by Room Number



Source: Census 2021

Age of Housing Stock

The table below shows data from the Valuation Office Agency (VOA) about the age of the housing stock in the area. It displays the number and proportion of dwellings in the local area that were built prior to 1900 and each subsequent decade. A dwelling in this case refers to the accommodation itself, for example a house or a flat and includes second homes that are not let out commercially. Counts are rounded to the nearest 10 at source, with counts between 1 and 4 suppressed.

The proportion of dwellings built in Great Easton & Tilty parish between 2020 and 2024 was 5.77%. This is higher than the proportion in Essex (3.82%) and higher than the proportion in England (3.5%).

For comparison, the proportion of dwellings in Great Easton & Tilty parish built prior to 1900 was 38.54%. This is higher than the proportion in Essex (7.28%) and higher than the proportion in England (15.06%).

Age of Housing Stock

Indicator	Great Easton & Tilty parish		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Before 1900	204	38.54%	49,020	7.28%	3,849,740	15.06%
1900 to 1918	13	2.48%	15,520	2.30%	1,300,800	5.09%
1919 to 1929	20	3.75%	22,140	3.29%	1,230,390	4.81%
1930 to 1939	28	5.34%	38,950	5.78%	2,589,160	10.13%
1945 to 1954	28	5.34%	48,010	7.13%	1,641,930	6.42%
1955 to 1964	30	5.77%	101,690	15.10%	2,515,800	9.84%
1965 to 1972	28	5.34%	87,890	13.05%	2,406,960	9.42%
1973 to 1982	22	4.14%	78,270	11.62%	2,269,250	8.88%
1983 to 1992	22	4.10%	60,620	9.00%	1,769,910	6.92%
1993 to 1999	26	4.95%	45,700	6.79%	1,281,050	5.01%
2000 to 2009	29	5.42%	49,270	7.32%	1,793,070	7.01%
2010 to 2019	33	6.16%	47,810	7.10%	1,792,420	7.01%
2020 to 2024	30	5.77%	25,750	3.82%	895,220	3.50%

Source: Valuation Office Agency (VOA)

Housing (Affordability)

The following data visualisations show key metrics related to housing costs and affordability. It includes average house prices, the evolution of property prices over time, a ratio of property churn, the Indices of Deprivation owner affordability and renter affordability scores, and finally, proportions of dwellings within each of the different council tax bands. These indicators offer an insight into housing costs and affordability to enable policymakers, stakeholders, and individuals to better understand the challenges and opportunities within the housing market of an area.

Average House Prices

The boxes below show the mean house prices by accommodation type across Great Easton & Tilty parish and comparator areas for four key dwelling types (detached houses, semi-detached houses, terraced houses and flats). Data on house prices is from the [Land Registry open data, price-paid dataset](#). The Land Registry collect data on all housing transactions, published by individual property and date with the average house-price for all property types calculated on a rolling 12 months total.

The average property price for all dwelling types in Great Easton & Tilty parish was £575,333 between Dec-2024 to Nov-2025. This is higher than within Essex (£412,573) and higher than the average within England (£355,490).

Note: Some small areas may not have had a transaction recorded within the twelve month period leading to gaps in the boxes below.

<p>Average House Price</p> <p>£575,333</p> <p>(Essex = £412,573, England = £355,490)</p>

Average House Price: Detached	Average House Price: Semi-Detached	Average House Price: Terraced	Average House Price: Flats
£875,000	£370,000	N/A	£228,500
(Essex = £574,705, England = £505,149)	(Essex = £396,899, England = £323,895)	(Essex = £339,264, England = £294,936)	(Essex = £222,617, England = £307,989)

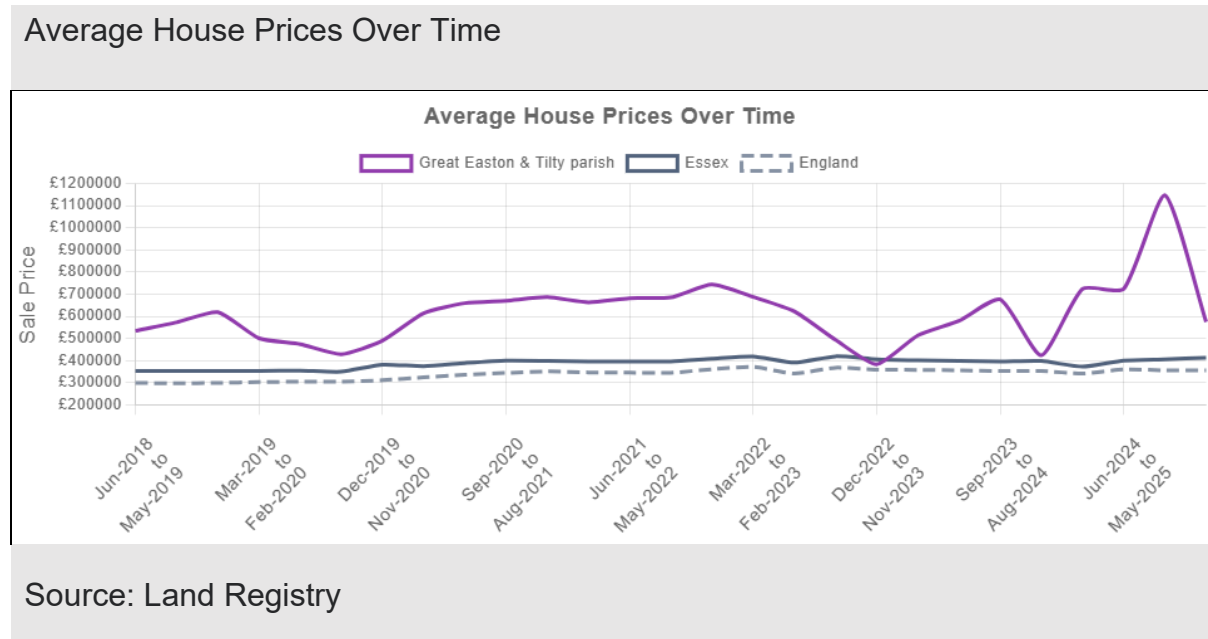
Source: Land Registry (Dec-2024 to Nov-2025)

Average House Prices Over Time

The line chart below shows a time series of property price changes over time for the four key dwelling types.

In the 12 months from Dec-2024 to Nov-2025, the most recent figures for Great Easton & Tilty parish, the average property price was £575,333. This is an increase from the average amount in the 12 months from Jun-2018 to May-2019 (£534,471).

Note: Some small areas may not have had a transaction recorded within the twelve month period leading to gaps in the chart below.

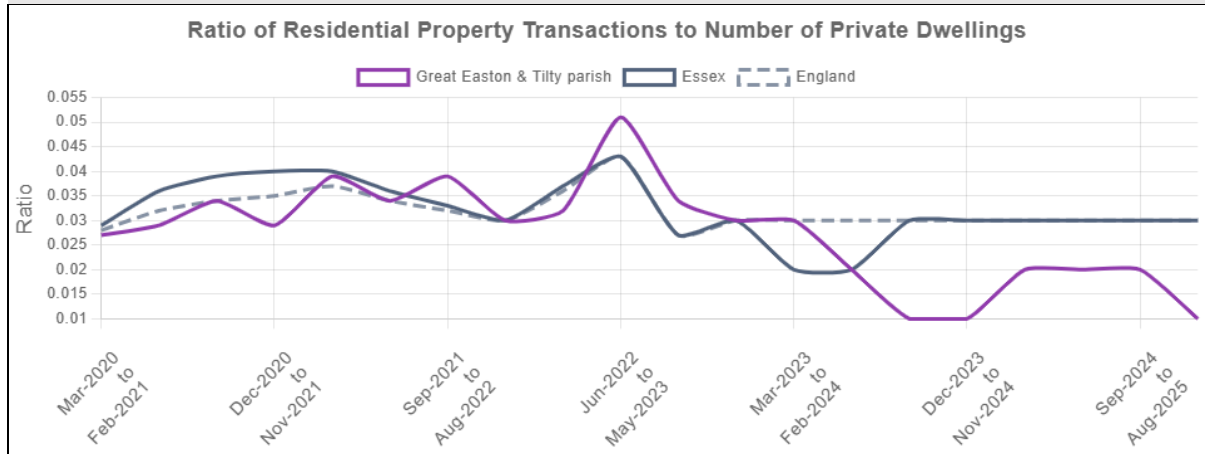


Property Transaction Ratio

The line chart below shows a time series of the property transaction ratio over time, for the four key dwelling types, as a proportion to the number of private dwellings. Private housing dwelling stock are properties that are privately rented or owner occupied and is used as an estimate of the pool of housing potentially available for sale. A high value indicates areas that have seen high numbers of property transactions compared to the number of available properties.

In the 12 months from Dec-2024 to Nov-2025, the most recent figures for Great Easton & Tilty parish, the number of property transactions was 6, a ratio of 0.01. This has remained stable in comparison to the 12 months from Mar-2020 to Feb-2021 (11 transactions, a ratio of 0.027).

Property Transaction Ratio



Source: Land Registry

IoD Housing Affordability

The boxes below show two indicators from the 2025 Indices of Deprivation (IoD) where a **higher score indicates an area is less affordable**. This includes the 2025 owner-occupation affordability indicator which measures the inability of the local population to afford to enter owner-occupation. It also includes the 2025 private rental affordability indicator which measures the inability to afford to enter the private rental market. The private rental component considers whether people can afford to rent in the market without assistance from housing benefit.

In Great Easton & Tilty parish the score for private rental affordability is 0.20. This is lower than the score in Essex (0.28) and lower than the score in England (0.34).

If we also look at owner-occupation affordability in Great Easton & Tilty parish, the score is 0.46. This is lower than the score in Essex (0.58) and lower than the score in England (0.58).

<p>IoD 2025 Owner-Occupation Affordability</p> <p>0.46</p> <p>(Essex = 0.58, England = 0.58)</p>	<p>IoD 2025 Private Rental Affordability</p> <p>0.20</p> <p>(Essex = 0.28, England = 0.34)</p>
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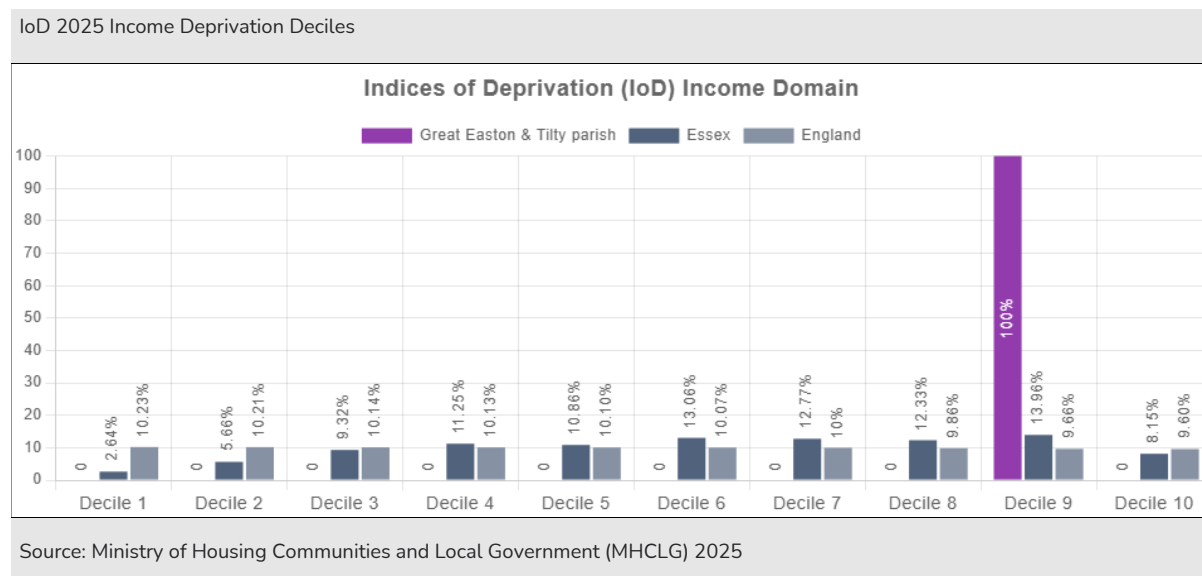
Economy (Deprivation and Low Income)

The following data focuses on deprivation and low incomes within Great Easton & Tilty parish, Essex and England, exploring a range of different indicators from the Indices of Deprivation (IoD) income deprivation domain and from DWP benefit claimant data. These visualisations provide insight into the nature and extent of poverty in these areas and to identify where targeted intervention and support may be required.

Indices of Deprivation (IoD) Income Domain

The bar chart below shows the proportion of people living in neighbourhoods grouped into deciles according to level of deprivation derived from the IoD 2025 Income Domain. A higher score indicates that an area is experiencing greater levels of deprivation relating to low income. To clarify, all neighbourhoods in England are grouped into ten equal sized groups referred to as “deciles”. Neighbourhoods in decile 1 fall within the most deprived 10% of neighbourhoods nationally, whilst neighbourhoods in decile 10 fall within the least deprived 10% of neighbourhoods nationally.

The definition of low income used includes people who are dependent upon the state for some form of means-tested benefit, and includes both those people that are out-of-work, and those that are in work but who have low earnings and are claiming a means tested benefit. The following indicators are included: Adults and children in Income Support benefit units; Adults and children in income-based Jobseeker's Allowance benefit units; Adults and children in income-based Employment and Support Allowance benefit units; Adults and children in Pension Credit (Guarantee) benefit units; Adults and children in Universal Credit benefit units in 'Out of work' conditionality categories (No work requirements, Planning for work, Preparing for work, Searching for work); Adults and children in Universal Credit benefit units in 'In work' conditionality categories (Working with requirements, Working no requirements); Adults and children in Housing Benefit claimant benefit units; Adults and Children in Tax Credit claimant benefit units; Asylum seeker adults and children in dispersed accommodation receipt of support.



Benefit Claimants

The boxes below show the count and proportion of people receiving Department for Work and Pensions (DWP) benefits in Great Easton & Tilty parish, Essex and England. The data is provided for three age groups: 16-64, 16-24 and 65+. DWP Benefits are payable to eligible people who need additional financial support due to low income, worklessness, poor health, caring responsibilities, bereavement or disability. The following benefits are included: Universal Credit, Bereavement Benefit, Carers Allowance, Incapacity Benefit/Severe Disablement Allowance, Income Support, Jobseekers Allowance, Pension Credit and Widows Benefit. The aim of these is to provide statistics on the number of individuals claiming a DWP benefit in total (i.e. only counting each individual claimant once).

In Great Easton & Tilty parish, 11.98% of people aged 16-64 are claiming DWP benefits. This is lower than the proportion in Essex (20.14%) and lower than the proportion in England (23.49%).

Note: The benefit combinations are recorded as quarterly snapshots. They do not cover every possible combination.

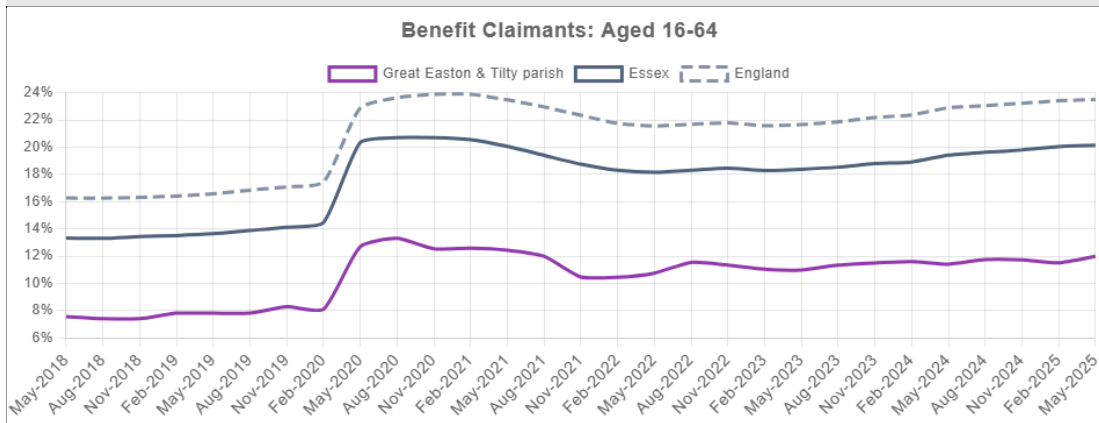
Benefit Claimants: Aged 16-64	Benefit Claimants: Aged 16-24	Benefit Claimants: Aged 65+
78	5	67
11.98% (Essex = 20.14%, England = 23.49%)	4.73% (Essex = 15.18%, England = 14.77%)	22.76% (Essex = 28.88%, England = 31.46%)

Source: Department for Work and Pensions (DWP; May-2025)

The line graph below shows a time series for the proportion of working age people receiving DWP benefits in Great Easton & Tilty parish, Essex and England. Working age DWP Benefits are benefits payable to all people aged 16-64 who need additional financial support due to low income, worklessness, poor health, caring responsibilities, bereavement or disability.

In Great Easton & Tilty parish the proportion of people aged 16-64 claiming DWP benefits has increased, from 7.57% in May-2018 to 11.98% in May-2025. This latest figure is lower than the proportion in Essex (20.14%) and lower than the proportion in England (23.49%).

Benefit Claimants: Aged 16-64



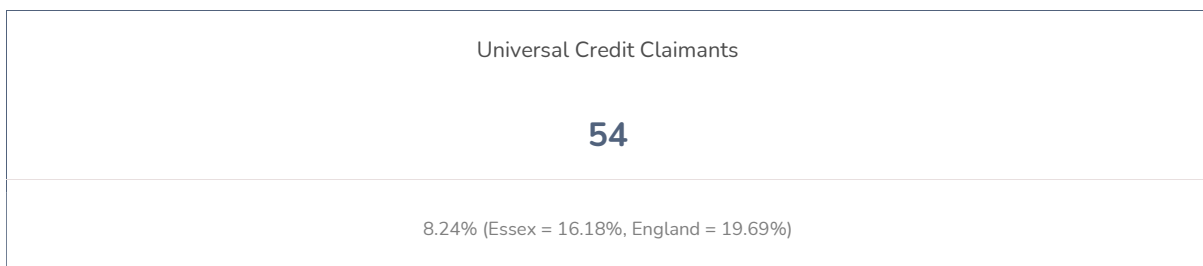
Source: Department for Work and Pensions (DWP)

Universal Credit Claimants

The visualisations below provide insight into Universal Credit (UC) claimants. It shows the count and proportion of claimants within the area for each UC conditionality regime in Dec-2025.

For context, UC provides a single payment based upon the circumstances of the household to provide support for housing costs, children and childcare costs with additions for disabled people and carers. The following benefits will be abolished as UC rolls out: Income-based Jobseekers Allowance, Income-related Employment and Support Allowance, Income Support, Working Tax Credit, Child Tax Credit and Housing Benefit. The main differences between UC and the previous welfare system are: UC is available to people who are in work and on a low income, as well as to those who are out-of-work, Most people will now apply online and manage their claim through an online account, UC will be responsive as people on low incomes move in and out of work, they will get ongoing support. Most claimants on low incomes will still be paid UC when they first start a new job or increase their part-time hours. Claimants will receive a single monthly household payment, paid into a bank account in the same way as a monthly salary, support with housing costs will usually go direct to the claimant as part of their monthly payment.

In Great Easton & Tilty parish, 8.24% of people are claiming UC. This is lower than the proportion in Essex (16.18%) and lower than the proportion in England (19.69%).



Source: Department for Work and Pensions (DWP; Dec-2025)

Universal Credit Claimants by Conditionality Regime

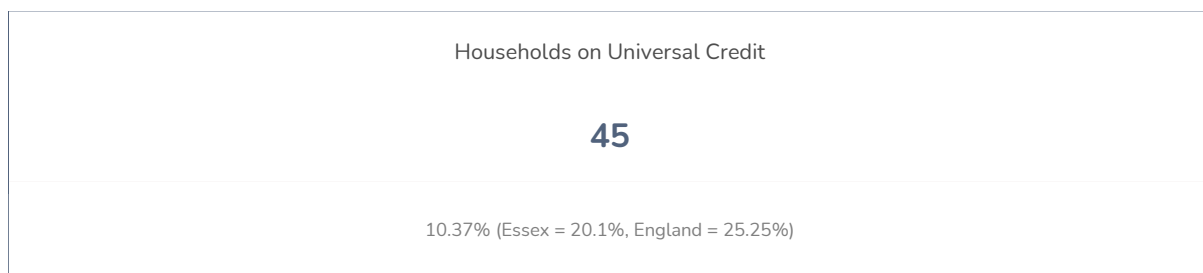
Indicator	Great Easton & Tilty parish		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Universal Credit claimants - Conditionality Regime: No work requirements	24	3.71%	77,004	8.15%	3,522,309	9.55%
Universal Credit claimants - Conditionality Regime: Planning for work	0	0.00%	1,775	0.19%	82,130	0.22%
Universal Credit claimants - Conditionality Regime: Preparing for work	2	0.33%	7,166	0.76%	333,973	0.91%
Universal Credit claimants - Conditionality Regime: Searching for work	14	2.20%	26,441	2.80%	1,385,646	3.76%
Universal Credit claimants - Conditionality Regime: Working (No requirements)	11	1.73%	25,747	2.72%	1,137,697	3.09%
Universal Credit claimants - Conditionality Regime: Working (With requirements)	6	0.88%	14,818	1.57%	798,645	2.17%

Source: Department for Work and Pensions (DWP)

Households on Universal Credit

The visualisations below offers further insight into Universal Credit claims by showing the total number and proportion of households on UC in Aug-2025. This is then further broken down into relevant sub-categories.

In Great Easton & Tilty parish, 0.91% of households are on UC and receiving the disabled child entitlement. This is lower than the proportion in Essex (2.05%) and lower than the proportion in England (2.03%).



Source: Department for Work and Pensions (DWP; Aug-2025)

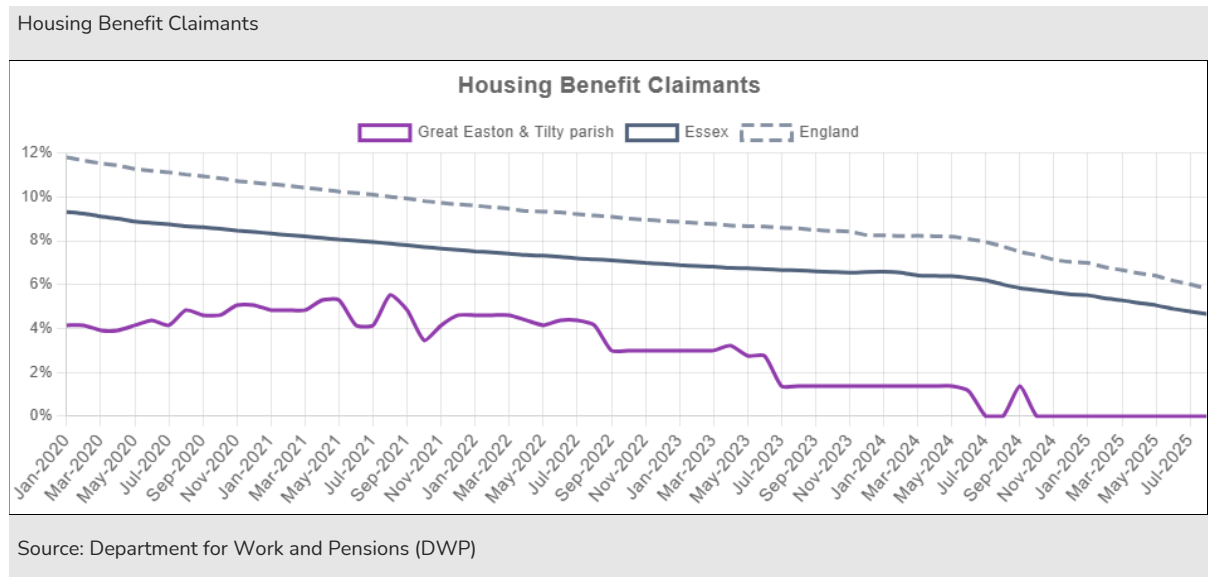
Households on Universal Credit by Type						
Indicator	Great Easton & Tilty parish		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Households on Universal Credit, Family type, single with dependent children	13	2.92%	44,928	7.17%	1,939,659	8.28%
Households on Universal Credit, Carer Entitlement	7	1.56%	22,822	3.64%	962,260	4.11%
Households on Universal Credit, Child Entitlement	17	3.83%	57,445	9.17%	2,577,241	11.00%
Households on Universal Credit (Disabled Child Entitlement)	4	0.91%	12,821	2.05%	476,854	2.03%
Households on Universal Credit (Limited Capability for Work Entitlement)	14	3.13%	42,909	6.85%	2,037,089	8.69%
Households on Universal Credit with Housing Entitlement	22	5.04%	79,804	12.74%	3,719,407	15.87%
Households on Universal Credit, Housing Entitlement, Social rented	7	1.61%	43,960	7.02%	2,064,909	8.81%

Source: Department for Work and Pensions (DWP)

Housing Benefit Claimants

The line chart below shows a time series of housing benefit (HB) claimants. This is the proportion of households receiving HB which can be claimed by a person if they are living on a low income and are liable to pay rent.

In Great Easton & Tilty parish, the proportion of households claiming Housing Benefit has decreased, from 4.15% in Jan-2020 to 0% in Aug-2025. This latest figure is lower than the proportion in Essex (4.66%) and lower than the proportion in England (5.82%).



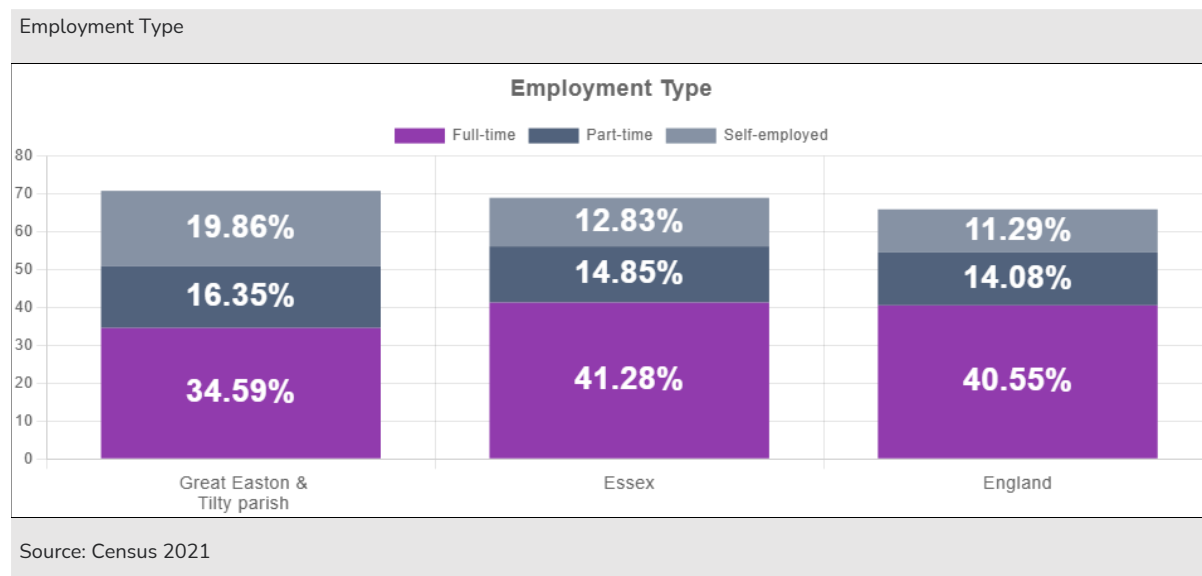
Economy (Economic Activity)

The following selection of data visualisations present key indicators related to economic activity from the most recent UK Census. These indicators encompass various aspects of employment status, including part-time, full-time, and self-employed, as well as different classifications of economically active or inactive individuals. Additionally, there is data on working hours distribution among adults and the proportions of adults in different occupational groups. The combination of these indicators provide a valuable insight into notable trends and patterns for informing policy decisions related to workforce development and planning.

Employment Type

The chart below shows the percentage of part-time, full-time and self-employed people in Great Easton & Tilty parish, Essex and England. Figures reflect responses to the 2021 Census economic activity question and are presented as a proportion of people aged 16+ in each respective area. Working part-time is defined as working 30 hours or less a week, full-time as working 31 hours or more a week, and being self-employed relates to the person's main job in the week before Census or, if not working in the week before Census, their last main job.

In Great Easton & Tilty parish, the proportion of those in full-time roles is 34.59%, which is lower than Essex (41.28%) and lower than England (40.55%).



Employment Status

The boxes below show the number and percentage of people in Great Easton & Tilty parish, Essex, England by employment status (excluding those who are in employment). Figures reflect responses to the 2021 Census economic activity question and are presented as a proportion of people aged 16+ in each respective area.

<p>Economically Active: Unemployed</p> <p>15</p> <p>2.03% (Essex = 3.04%, England = 3.38%)</p>	<p>Economically Active: Full-time Student</p> <p>8</p> <p>1.08% (Essex = 2.15%, England = 2.72%)</p>	<p>Economically Inactive: Retired</p> <p>268</p> <p>36.22% (Essex = 29.22%, England = 25.42%)</p>	
<p>Economically Inactive: Student</p> <p>49</p> <p>6.62% (Essex = 4.73%, England = 6.68%)</p>	<p>Economically Inactive: Looking After Home/Family</p> <p>38</p> <p>5.14% (Essex = 5.71%, England = 5.68%)</p>	<p>Economically Inactive: Long-term Sick/Disabled</p> <p>13</p> <p>1.76% (Essex = 3.96%, England = 4.82%)</p>	<p>Economically Inactive: Other</p> <p>23</p> <p>3.11% (Essex = 3.22%, Eng = 3.72%)</p>

Economy (Income and Debt)

The following collection of data visualisations focus on indicators related to income and debt. It contains data from key metrics including; household income, mortgage debt, SME borrowing debt, and unsecured personal debt. Together these indicators offer valuable insight into the financial landscape and the relationship between income distribution and debt burdens. This data can support policymakers and stakeholders to make informed decisions for fostering sustainable economic growth and enhancing financial stability of communities.

Household Income

The boxes below show measures of household income, including:

- The average total annual household income estimate. This is the sum of the gross income of every member of the household, plus any income from benefits such as Working Families Tax Credit.
- The average net annual household income estimate. Net annual household income is the sum of the net income of every member of the household. This includes income tax payments; national insurance contributions; domestic rates/council tax; contributions to occupational pension schemes; all maintenance and child support payments, which are deducted from the income of the person making the payments; and parental contribution to students living away from home.
- The average net annual household income estimate (equivalised to take into account variations in household size) before housing costs are taken into account.
- The average net annual household income estimate (equivalised to take into account variations in household size) after housing costs are taken into account. These housing costs include rent (gross of housing benefit); water rates, community water charges and council water charges; mortgage interest payments (net of any tax relief); structural insurance premiums (for owner occupiers); and ground rent and service charges.

Note: All figures are model-based small area income estimates.

In Great Easton & Tilty parish, the average net annual household income estimate is £48,426, which is higher than the average net household income in Essex (£43,933) and higher than in England (£41,304).

<p>Total Annual Household Income Estimate</p> <p>£68,870</p> <p>(Essex = £60,540, England = £56,218)</p>	<p>Net Annual Household Income Estimate</p> <p>£48,426</p> <p>(Essex = £43,933, England = £41,304)</p>	<p>Net Annual Household Income (Before Housing Costs)</p> <p>£40,319</p> <p>(Essex = £39,798, England = £38,218)</p>	<p>Net Annual Household Income Estimate (After Housing Costs)</p> <p>£40,751</p> <p>(Essex = £36,900, England = £34,862)</p>
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Source: Office for National Statistics (ONS; 2022/23)

Debt

The boxes below focus on different types of debt to provide a comprehensive understanding of borrowing patterns, financial risks, and economic conditions. Data has been modelled from postcode sector to Output Areas (OAs) using a weighted look-up built from the numbers of shared postcodes between a postcode sector and OA in combination with the relevant numerator per OA. The debt below includes:

- Mortgage debt per household - the total amount of borrowing outstanding on customer accounts for residential mortgages in Sep-2021, divided by the total number of households (according to the 2021 Census).
- SME lending debt per person aged 18+ - the total amount of borrowing outstanding on customer accounts for Small and Medium Sized Enterprises (SME) lending in Jun-2025, divided by the population aged 18+ (according to the 2024 ONS Mid-Year Estimates).
- Personal debt (unsecured loans) per person aged 18+ - the total amount of borrowing outstanding on customer accounts for unsecured personal loans in Sep-2021, divided by the population aged 18+ (according to the 2021 ONS Mid-Year Estimates).

In Sep-2021, the average mortgage debt per household in Great Easton & Tilty parish was £67,802, which is higher than the average mortgage debt in Essex (£56,916) and higher than the average in England (£43,138).

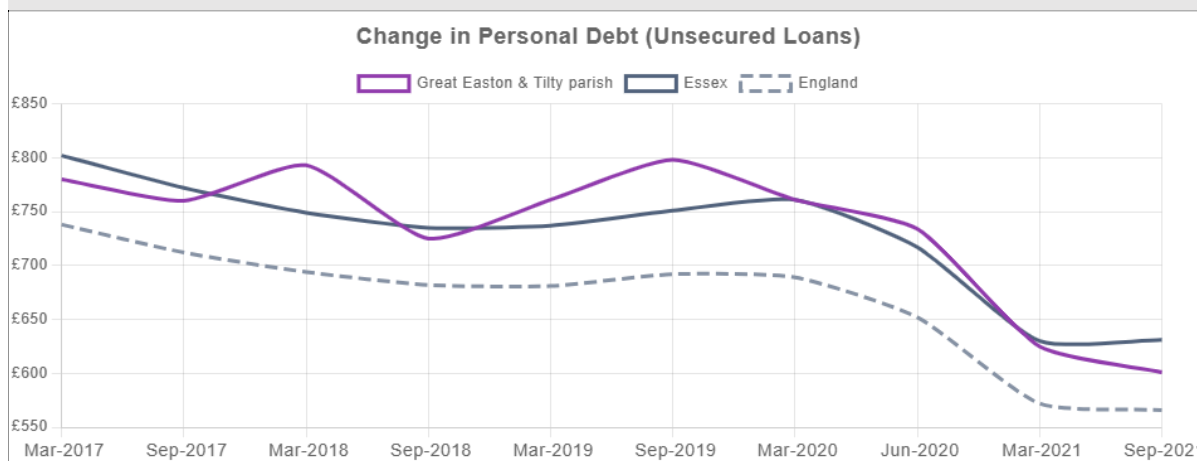
Mortgage Debt (per Household)	SME Lending Debt (per Person aged 18+)	Personal Debt (per Person aged 18)
£67,802	£1,214	£601
(Essex = £56,916, England = £43,138)	(Essex = £1,239, England = £1,244)	(Essex = £631, England = £566)

Source: UK Finance (Sep-2021/Jun-2025)

The line chart below provides a time series for comparison of personal debt (unsecured loans) over time.

In Sep-2021, people in Great Easton & Tilty parish had on average £601 of personal debt. This has decreased since Mar-2017, when Great Easton & Tilty parish had £780 of personal debt per person. The latest figure for Great Easton & Tilty parish is lower than Essex (£631) and higher than England (£566).

Change in Personal Debt (Unsecured Loans)



Source: UK Finance

Economy (Unemployment and Wider Worklessness)

The issue of unemployment and worklessness is a complex and multifaceted one that can have significant impacts on individuals, families, and communities. Understanding the extent and nature of these challenges is essential for policymakers, community leaders, and residents who are committed to promoting economic growth and social inclusion. The following data focuses on this issue of unemployment and wider worklessness within Great Easton & Tilty parish, Essex and England, exploring a range of different data points to provide insight into the local areas, and to support the identification of potential interventions or support mechanisms that can help to address these challenges.

IoD Employment Domain

The box below shows the Indices of Deprivation 2025 (IoD) score for the Employment Deprivation domain. It measures the proportion of the working age population in an area involuntarily excluded from the labour market as a proportion of the working age population. This includes people who would like to work but are unable to do so due to unemployment, sickness, disability, or caring responsibilities.

In Great Easton & Tilty parish, 6.29% of working age people are involuntarily excluded from the labour market. This is lower than the proportion in Essex (11.40%) and lower than the proportion in England (13.40%).

Note: The following indicators are included in the score; Claimants of Jobseeker's Allowance (both contribution-based and income-based); Claimants of Employment and Support Allowance (both contribution-based and income-based); Claimants of Incapacity Benefit; Claimants of Severe Disablement Allowance; Claimants of Invalid Care Allowance/Carer's Allowance; Claimants of Universal Credit aged 18-66 in the 'No work requirements', 'Searching for work', 'Planning for work' or 'Preparing for work' conditionality groups; Claimants of New Style Jobseeker's Allowance; Claimants of New Style Employment and Support Allowance; Claimants of Income Support.

IoD 2025 Employment Rate

6.29%

(Essex = 11.40%, England = 13.40%)

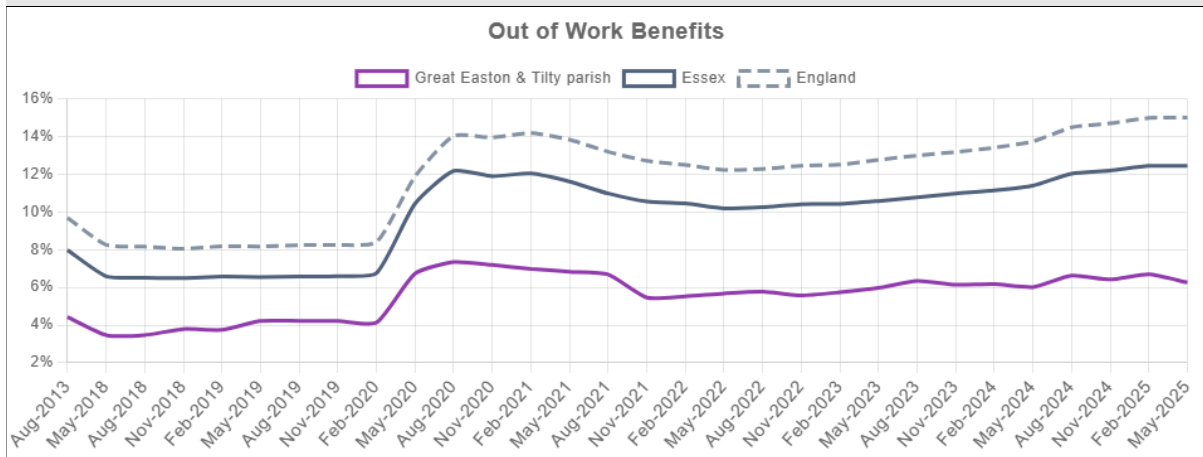
Source: Ministry of Housing Communities and Local Government (MHCLG; 2025)

Out of Work Benefits

The line chart below is a time series showing the total benefit combinations for individuals that claim out of work benefits as a proportion of the working age population and the changes over time. Please note this indicator is part of a temporary measure and is experimental in format. Out of work benefits are defined as being on at least one of the following benefits: Jobseekers Allowance (JSA), Employment and Support Allowance (ESA), Incapacity Benefit (IB), Severe Disablement Allowance (SDA), Income Support (IS) where Carers Allowance (CA) not also in payment, Pension Credit (PC) where Carers Allowance (CA) and Universal Credit (UC) conditionality regime is one of Searching for Work, Preparing for Work or Planning for Work. The categories of this field are mutually exclusive and therefore can be summed without double counting. Claimants may or may not be additionally in receipt of other benefits not listed here.

6.26% of the working age population were claiming out of work benefits in Great Easton & Tilty parish in May-2025. This is lower than the proportion in Essex (12.44%) and lower than the proportion in England (15.01%).

Out of Work Benefits



Source: Department for Work and Pensions (DWP)

People Out of Work

The boxes below show a snapshot from Dec-2025 of the number and proportion of people receiving benefits payable to people who are unemployed receiving either Jobseekers Allowance (JSA) or Universal Credit (UC) for those who are out of work. It then further divides this into age/sex related subcategories. This has replaced the number of people claiming JSA as the headline indicator of the number of people claiming benefits principally for the reason of being unemployed and is sometimes referred to as the monthly claimant count. JSA is payable to people under pensionable age who are out of work and available for, and actively seeking, work of at least 40 hours a week.

In Great Easton & Tilty parish, 2.17% of the working age population are claiming unemployment benefits (Jobseekers Allowance and out of work UC claimants). This is lower than the proportion in Essex (2.99%) and lower than the proportion in England (3.94%).

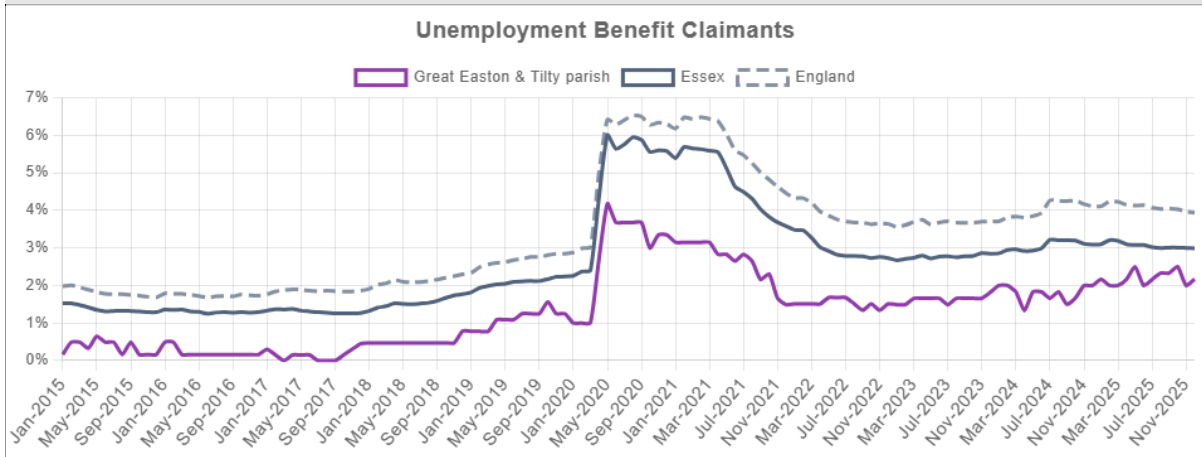
Note: There are differences in conditionality rules and eligibility criteria between UC and JSA. The phased roll-out of UC across the country, means that these differences in eligibility and conditionality affect geographical places differentially depending on how advanced the roll out is in that area. Until UC is fully rolled out, it is not possible to get a consistent measure of unemployment benefit claimant rate. Furthermore, the UC 'searching for work' conditionality group includes some individuals who would not have been previously eligible for JSA under the old benefits system e.g. those with work limiting illness awaiting a Work Capability Assessment.

Unemployment Benefit Claimants 14	Unemployment Benefit Claimants: Male 8	Unemployment Benefit Claimants Female 7
2.17% (Essex = 2.99%, England = 3.94%)	2.33% (Essex = 3.33%, England = 4.45%)	2.01% (Essex = 2.67%, England = 3.44%)
Unemployment Benefit Claimants: Aged 18-24 2	Unemployment Benefit Claimants: Aged 50+ 4	
2.85% (Essex = 5.58%, England = 5.76%)	0.72% (Essex = 1.03%, England = 1.48%)	

Source: Department for Work and Pensions (DWP; Dec-2025)

The line chart below offers further insight from this indicator by showing the proportion of people receiving unemployment benefits as a time series visualisation. 2.17% of the working age population in Great Easton & Tilty parish were claiming unemployment benefits (JSA and out of work UC claimants) as of Dec-2025. This is an increase from the 0.16% within Great Easton & Tilty parish in Jan-2015.

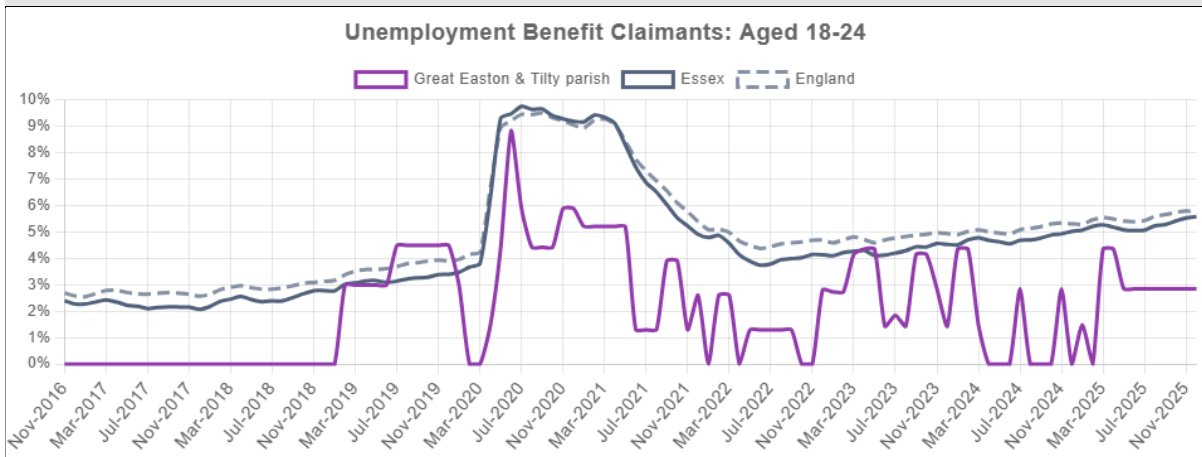
Unemployment Benefit Claimants



Source: Department for Work and Pensions (DWP)

The line chart below is a time series showing the proportion of young people receiving JSA Jobseekers Allowance (JSA) or Universal Credit (UC) for those who are out of work (in the 'searching for work' conditionality group) aged 18-24 (as a % of all 18-24 year olds). 2.85% of 18-24 year olds in Great Easton & Tilty parish were claiming unemployment benefits as of Dec-2025. This is an increase from the 0% within Great Easton & Tilty parish in Nov-2016.

Unemployment Benefit Claimants: Aged 18-24



Source: Department for Work and Pensions (DWP)

Population (Demographic Summary)

The following data visualisations offer insight into the summary demographics of the population. This includes; composition by age bands (both broad and detailed) and sex, population change over time, population density and household composition.

Population Composition

The table below provides insight into the population composition in Great Easton & Tilty parish. These population figures provide detail of the structure of the population by broad age bands and sex. This data is taken from the Office for National Statistics (ONS) 2024 Mid-Year Population Estimates.

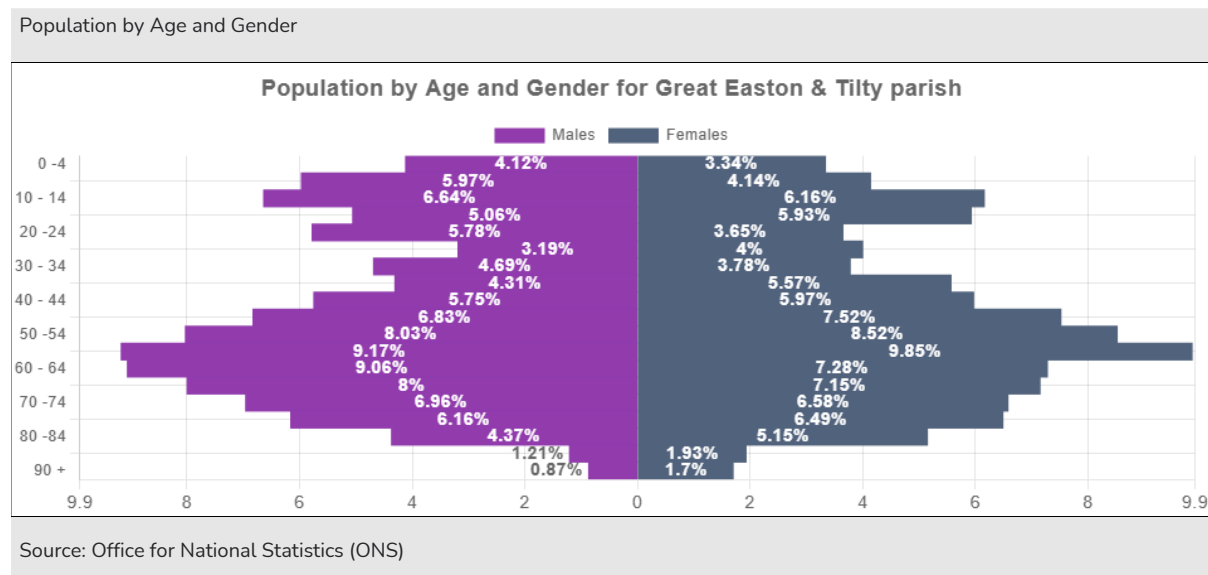
There are 1,133 people in Great Easton & Tilty parish. This is smaller than the population of Essex (1,563,365) and smaller than the population of England (58,620,101).

Population Composition						
Indicator	Great Easton & Tilty parish		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Total	1,133	-	1,563,365	-	58,620,101	-
Male	570	50.31%	760,936	48.67%	28,724,339	49.00%
Female	563	49.69%	802,429	51.33%	29,895,762	51.00%
0 to 15	182	16.06%	292,209	18.69%	10,768,248	18.37%
16 to 64	655	57.81%	945,295	60.47%	36,870,761	62.90%
65 and over	296	26.13%	325,861	20.84%	10,981,092	18.73%

Source: Office for National Statistics (ONS)

Population by Age and Gender

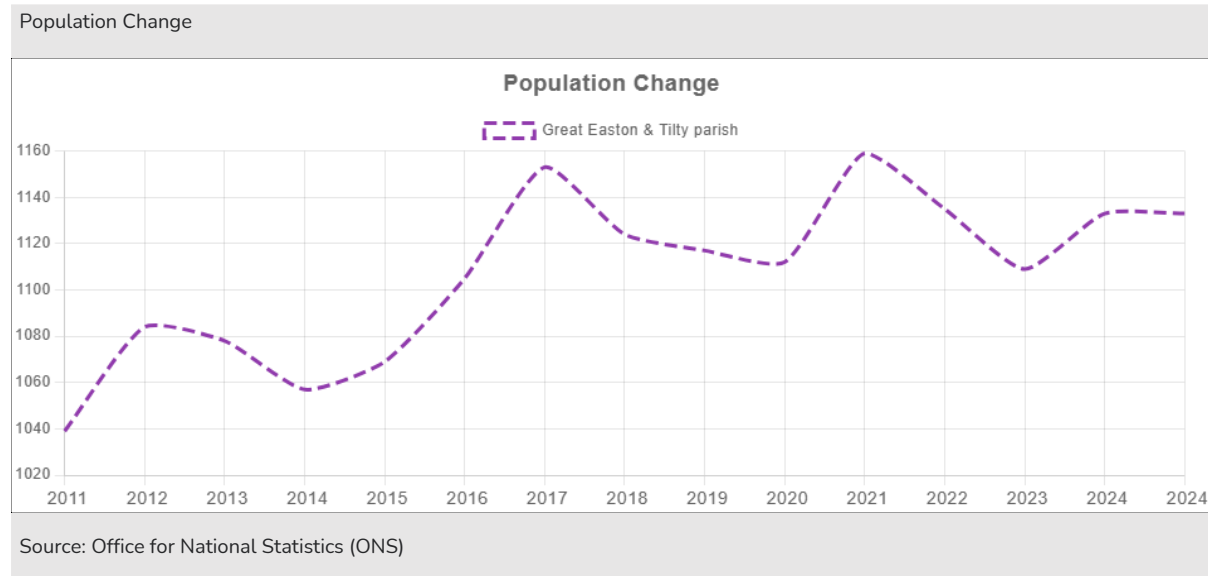
The population pyramid below shows how the population in Great Easton & Tilty parish is distributed by age and gender. This data is taken from the Office for National Statistics (ONS) 2024 Mid-Year Population Estimates.



Population Change

The line chart below shows a time-series of population change since 2011. These population figures are taken from the Office for National Statistics (ONS) Mid-Year Estimates.

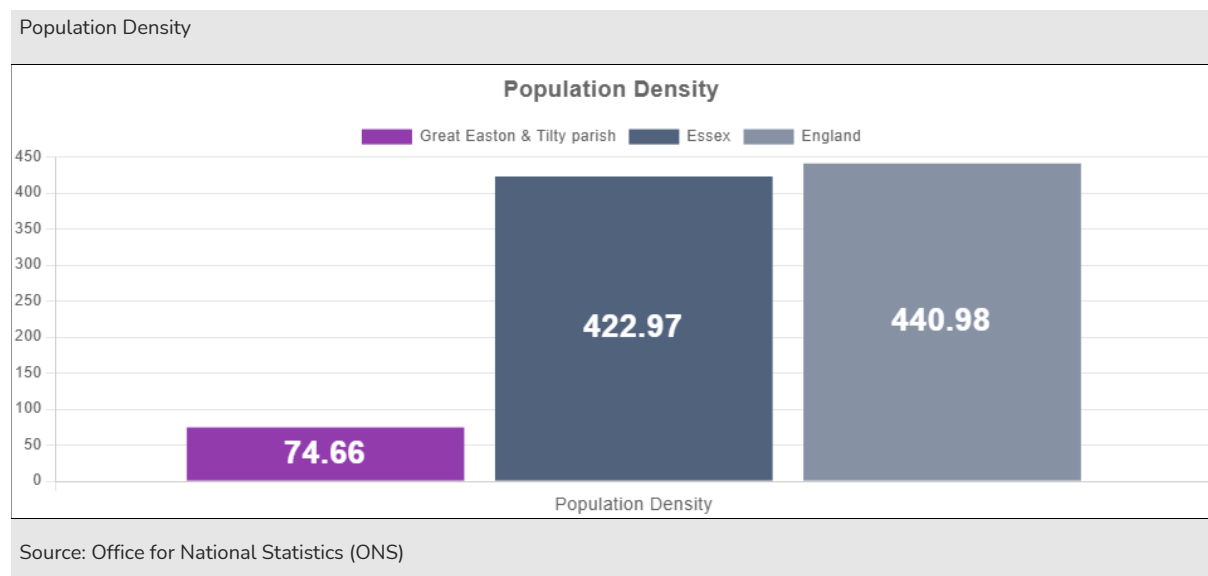
In Great Easton & Tilty parish the total population has remained stable, from 1,039 in 2011 to 1,133 in 2024.



Population Density

The bar chart below shows population density as person per square kilometre. These population figures are taken from the 2024 Office for National Statistics (ONS) Mid-Year Estimates.

In Great Easton & Tilty parish, the population density is 74.66 persons per square kilometre. This is lower than the population density in Essex (422.97) and lower than the population density in England (440.98).



Household Composition

The table below shows both the count and percentage of different household compositions. Figures are self-reported and taken from the household composition questions in the 2021 Census.

Household Composition						
Indicator	Great Easton & Tilty parish		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
One Person Household: Aged 66+	61	13.99%	87,055	13.90%	3,001,789	12.81%
One Person Household: Aged Under 66	32	7.34%	90,869	14.50%	4,050,440	17.28%
One Family: All Aged 66+	62	14.22%	68,372	10.91%	2,145,278	9.15%
Married/Civil Partnership: No Children	65	14.91%	66,843	10.67%	2,440,210	10.41%
Married/Civil Partnership: Dependent Children	90	20.64%	96,146	15.35%	3,375,402	14.40%
Married/Civil Partnership: Non-dependent Children	36	8.26%	40,723	6.50%	1,314,182	5.61%
Cohabiting Couple: No Children	21	4.82%	37,708	6.02%	1,486,961	6.34%
Cohabiting Couple: Dependent Children	18	4.13%	31,060	4.96%	1,053,001	4.49%
Cohabiting Couple: Non-dependent Children	4	0.92%	5,256	0.84%	169,017	0.72%
Lone Parent: Dependent Children	12	2.75%	39,995	6.38%	1,617,076	6.90%
Lone Parent: Non-dependent Children	9	2.06%	25,810	4.12%	977,825	4.17%

Demographics (Older People)

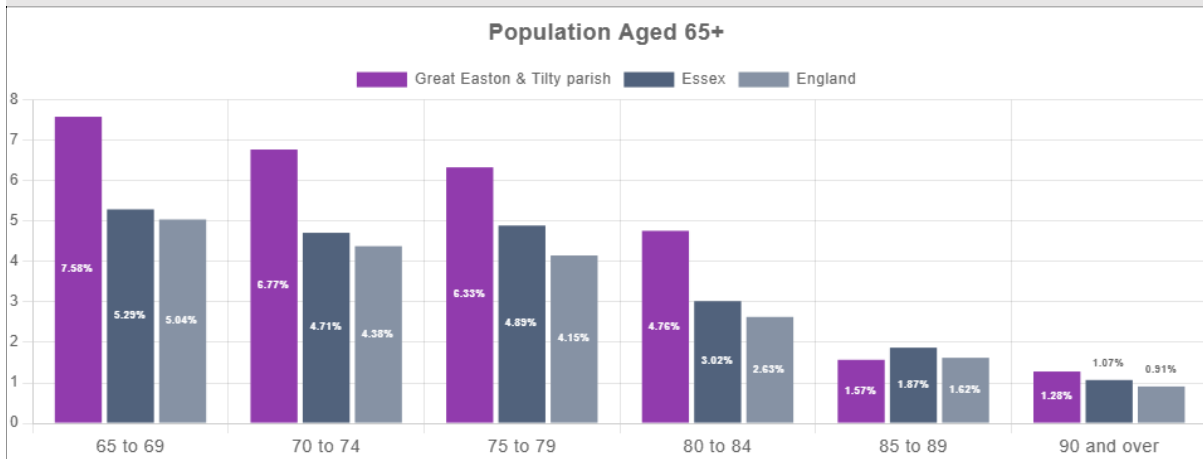
The following data visualisations focus on providing insight into the characteristics of the older population within Great Easton & Tilty parish. By analysing demographic data relating to individuals aged 65 and above, as well as insights into pension credit claimants and vulnerable pensioner households, this selection of indicators shed light on the challenges and opportunities associated with the older population.

Population Aged 65+

The chart below shows the proportion of the total population in Great Easton & Tilty parish, Essex and England who are aged 65+, broken down by 5-year age bands. These population figures are taken from the 2024 Office for National Statistics (ONS) Mid Year Estimates.

The overall proportion of people aged 65+ in Great Easton & Tilty parish is 26.13%. This is higher than the proportion of people aged 65+ in Essex (20.84%) and higher than the proportion of those aged 65+ in England (18.73%).

Population Aged 65+



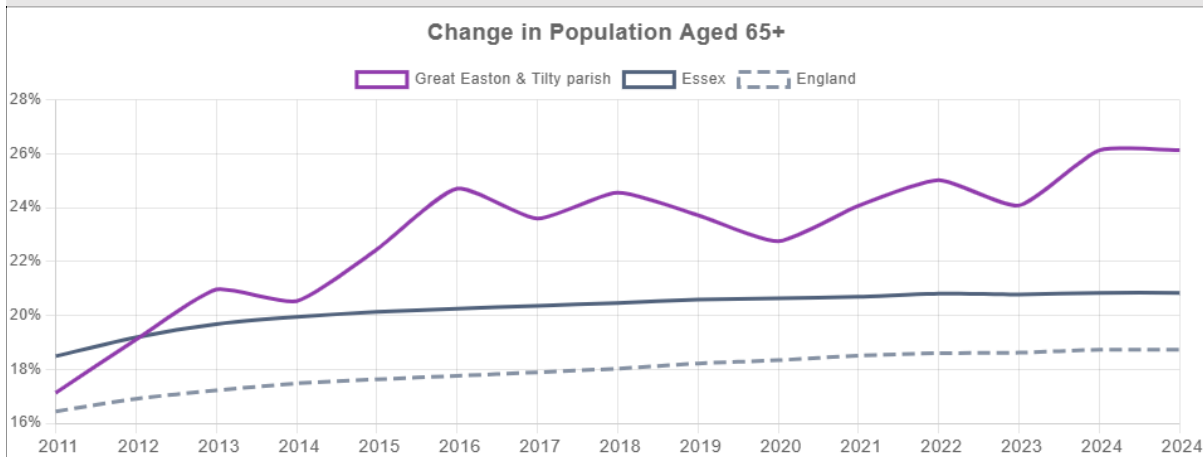
Source: Office for National Statistics (ONS)

Change in Population Aged 65+

The chart below shows the change in the percentage of people aged 65+ between 2011 and 2024 in Great Easton & Tilty parish, Essex and England. These population figures are taken from the Office for National Statistics (ONS) Mid Year Estimates and are presented as a proportion of the total population.

In Great Easton & Tilty parish the proportion of the population who are aged 65+ has increased since 2011, changing from 17.13% to 26.13%. This latest figure is higher than the proportion in Essex (20.84%) and higher than the proportion in England (18.73%) in 2024.

Change in Population Aged 65+



Source: Office for National Statistics (ONS)

Pension Credit Claimants

The boxes below look at the number and proportion of pensioners in poverty in Great Easton & Tilty parish, Essex, and England in May-2025. Pensioners in poverty are those in receipt of Pension Credit. Pension Credit provides financial help for people aged 60 or over whose income is below a certain level set by the law. The boxes break down Pension Credit claimants by sex, credit element and relationship status. There are two parts to Pension Credit: Guarantee element (which tops up a weekly income to a minimum amount) and Savings element (a small top-up for people who have a modest amount of income or savings).

13 people in Great Easton & Tilty parish are in receipt of Pension Credit. Of these, 9 are female and 4 are male. The proportion of those aged 65+ receiving Pension Credit in Great Easton & Tilty parish (4.27%) is lower than the proportion of claimants in Essex (8.64%) and lower than the proportion of claimants in England (10.76%).

In Great Easton & Tilty parish, a higher proportion of Pension Credit claimants are single (96.44%) compared to those who have a partner (20.43%).

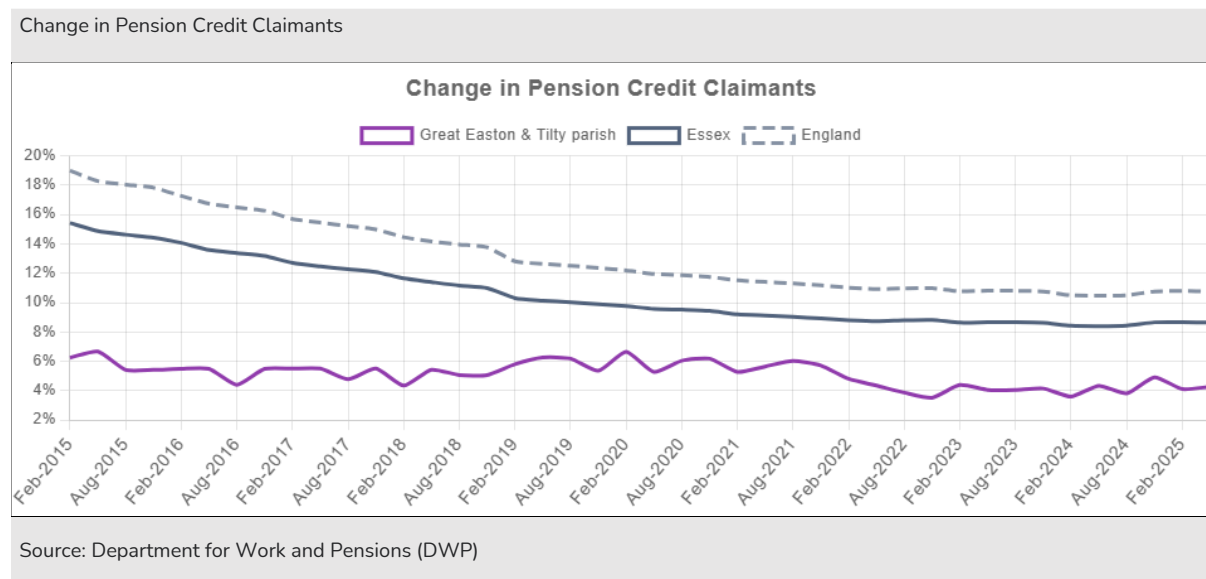
Pension Credit Claimants 13 4.27% (Essex = 8.64%, England = 10.76%)	Pension Credit Claimants: Female 9 68.73% (Essex = 68.39%, England = 66.15%)	Pension Credit Claimants: Male 4 33.05% (Essex = 31.63%, England = 33.85%)
Pension Credit Claimants: Guarantee Element 8 63.7% (Essex = 54.69%, England = 59.28%)	Pension Credit Claimants: Saving Element 1 8.9% (Essex = 13.4%, England = 11.86%)	Pension Credit Claimants: Guarantee & Saving Element 2 17.03% (Essex = 31.93%, England = 28.86%)
Pension Credit Claimants: Single 12 96.44% (Essex = 87.64%, England = 87.81%)	Pension Credit Claimants: With Partner 3 20.43% (Essex = 12.42%, England = 12.19%)	

Source: Department for Work and Pensions (DWP; May-2025)

Change in Pension Credit Claimants

The chart below shows a time series of the total percentage of Pension Credit claimants (as a proportion of all those aged 65+), giving insight into how this has changed in Great Easton & Tilty parish, Essex and England between Feb-2015 and May-2025.

In Great Easton & Tilty parish, the proportion of the population aged 65+ who are claiming Pension Credit has decreased, from 6.25% in Feb-2015 to 4.27% in May-2025. This latest figure is lower than the proportion in Essex (8.64%) and lower than the proportion in England (10.76%).



Vulnerable Pensioner Households

The table below looks at vulnerable pensioner households, including those that may face greater risks or who may have different types of need. Here pensioner loneliness is measured by the proportion of pensioners living alone (defined as households of one pensioner and no other household members). Pensioner vulnerability is also reflected in those with bad/very bad health, a long-term illness and no access to a car/van.

There are 61 pensioners living alone in Great Easton & Tilty parish, 13.99% of the population aged 65+ here. This is similar to the proportion in Essex (13.9%) and higher than the proportion in England (12.81%).

Additionally, 102 pensioners in Great Easton & Tilty parish have bad or very bad health (35.92%). This proportion is lower than the proportion in Essex (39.59%) and lower than the proportion in England (42.08%).

<p>One Person Household: Aged 66+</p> <p>61</p> <p>13.99% (Essex = 13.9%, England = 12.81%)</p>	<p>Bad or Very Bad Health: Aged 65+</p> <p>102</p> <p>35.92% (Essex = 39.59%, England = 42.08%)</p>	<p>Limiting Long-term Illness: Aged 65+</p> <p>59</p> <p>20.61% (Essex = 30.88%, England = 32.83%)</p>	<p>No Car or Van: Lone Pensioner Household</p> <p>15</p> <p>24.59% (Essex = 45.26%, England = 49.4%)</p>
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Source: Census 2021

Appendix 3: Data

Is this your main home?

	Frequency	Valid Percentage
Yes	103	100
No	0	0
Not Stated	0	0
Total	103	100

Part 1

Question 1

How would you describe your home?

	Frequency	Valid Percentage
House	93	90
Bungalow	7	7
Flat/Maisonette/apartment/bed-sit	1	1
Caravan/mobile home/temp. structure	0	0
Sheltered/retirement housing	0	0
Other	1	1
Not Stated	1	1
Total	103	100

Question 2

Please confirm the type of house.

	Frequency	Valid Percentage
Detached	77	75
Semi-detached	20	19
Terrace	2	2
Other	0	0
Not Stated	4	4
Total	103	100

Question 3

How many bedrooms does your home have?

	Frequency	Valid Percentage
One	1	1
Two	10	10
Three	24	23
Four	37	36
Five or more bedrooms	25	24
Not Stated	6	6
Total	103	100

Question 4**Who owns your home?**

	Frequency	Valid Percentage
Owned Outright by a household member (s)	64	62
Part-owned/Rented (shared ownership)	0	0
Owned with mortgage by a household member (s)	33	32
Rented from a Local Council	4	4
Rented from a Housing Association	0	0
Rented from a Private Landlord	0	0
Tied to job	0	0
Other	0	0
Not Stated	2	2
Total	103	100

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

	Frequency	Valid Percentage
One	97	94
Two	3	3
Three	0	0
Other	0	0
Not Stated	3	3
Total	103	100

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

	Frequency	Valid Percentage
0-5 years	23	22
6-10 years	14	14
11-20 years	17	17
21-30 years	20	19
31-50 years	18	17
51-70 years	5	5
Over 70 years	2	2
Not Stated	4	4
Total	103	100

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

	Frequency	Valid Percentage
One	11	11
Two	51	50
Three	12	12
Four	19	18
Five	4	4
Six	2	2
Not Stated	4	4
Total	103	100

Question 7b**Age of household members**

	Frequency	Valid Percentage
0-5 years old	5	2
6-10 years old	2	1
11-15 years old	9	3
16-24 years old	38	15
25-35 years old	16	6
36-45 years old	7	3
46-59 years old	65	25
60-70 years old	70	27
71 years and older	43	16
Not Stated	6	2
Total	261	100

Question 7c**Gender of occupants**

	Frequency	Valid Percentage
Female	132	51
Male	125	48
Not Stated	4	2
Total	261	100

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

	Frequency	Valid Percentage
Yes	9	9
No	92	89
Not Stated	2	2
Total	103	100

Question 9a**Do you or does anyone living with you need to move to alternative accommodation, either open market or affordable?**

	Frequency	Valid Percentage
Yes, within 5 years	22	21
Yes, in 5 years or more	13	13
No	66	64
Not Stated	2	2
Total	103	100

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

	Frequency	Valid Percentage
Remain in parish	16	47
Move outside parish, but remain in Uttlesford District	8	24
Move outside of Uttlesford District	9	26
Not Stated	1	3
Total	34	100

Question 10**Would you be supportive of a small development of affordable homes for local people?**

	Frequency	Valid Percentage
Yes	66	64
No	34	33
Not stated	3	3
Potentially	0	0
Total	103	100

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

	Frequency	Valid Percentage
Yes	57	55
No	42	41
Not stated	4	4
Potentially	0	0
Total	103	100

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

	Frequency	Valid Percentage
Yes	30	29
No	69	67
Not stated	4	4
Potentially	0	0
Total	103	100

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

	Frequency	Valid Percentage
Yes	32	31
No	28	27
Potentially	40	39
Not stated	3	3
Total	103	100

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

	Frequency	Valid Percentage
Yes	3	3
No	75	73
Not stated	3	3
Potentially	22	21
Total	103	100

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

	Frequency	Valid Percentage
Houses for younger people	59	28
Houses for older/retired people	33	16
Family housing	29	14
Housing for outright open market sale	9	4
Housing for private rent	5	2
Housing for affordable/social rent	25	12
Housing for shared ownership	11	5
Discounted market sale homes	10	5
Self-build plots	11	5
Live/work units	2	1
New Govt model First Homes	0	0
None	17	8
Not stated	0	0
Total	211	100

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

	Frequency	Valid Percentage
Now	1	6
Within the next 2 years	4	25
Between 2 to 5 years	5	31
In 5 or more years	6	38
Not stated	0	0
Total	16	100

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

	Frequency	Valid Percentage
Live with parents	5	31
Part owned/Rented (shared ownership)	0	0
Member of a household	10	63
Rented from council/housing association	1	6
Provided with job (tied)	0	0
Rented from private landlord	0	0
Not Stated	0	0
Total	16	100

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

	Frequency	Valid Percentage
Rent from Council/Housing Association	2	13
Buy on the open market	9	56
Part own/Rent (shared ownership)	1	6
Rent from a private landlord	1	6
Discounted Market Sale	1	6
Custom Build	0	0
Self-Build	2	13
New Govt model First Homes	0	0
Other	0	0
Not Stated	0	0
Total	16	100

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

	Frequency	Valid Percentage
Yes	2	13
No	13	81
Not Stated	1	6
Total	16	100

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

	Frequency	Valid Percentage
House	9	56
Bungalow	2	13
Flat	1	6
Sheltered/retirement housing	1	6
Any	3	19
Other	0	0
Not Stated	0	0
Total	16	100

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

	Frequency	Valid Percentage
1 bedroom	3	19
2 bedrooms	3	19
3 bedrooms	9	56
4 bedrooms	1	6
5 or more	0	0
Not Stated	0	0
Total	16	100

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

	Frequency	Valid Percentage
Yes	1	6
No	14	88
Not Stated	1	6
Total	16	100

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

	Frequency	Valid Percentage
Need smaller home/downsizing	8	50
Need larger home	1	6
Need cheaper home	0	0
Need secure home	0	0
Need to change tenure	0	0
To set up first/independent home	7	44
Need physically adapted home	0	0
Need to be nearer work	0	0
Need to be closer to a carer or dependent	0	0
Change in family circumstances	0	0
Threatened with homelessness	0	0
Current home affecting health	0	0
Other	0	0
Not stated	0	0
Total	16	100

Question 9a**Age of each person moving (cumulatively)**

	Frequency	Valid Percentage
0-5 years old	3	9
6-10 years old	1	3
11-15 years old	0	0
16-19 years old	5	14
20-30 years old	4	11
31-40 years old	5	14
41-50 years old	0	0
51-60 years old	4	11
61-74 years old	8	23
75+	4	11
Not Stated	1	3
Total	35	100

Question 9b**Gender of each person moving**

	Frequency	Valid Percentage
Female	16	46
Male	19	54
Not stated	0	0
Total	35	100

Question 9c**Relationship to person 1**

	Frequency	Valid Percentage
Spouse	5	36
Partner	5	36
Sister/Brother	0	0
Son/Daughter	1	7
Parent	0	0
Not stated	3	21
Total	14	100

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

	Frequency	Valid Percentage
One-person household	2	13
Older person(s) household	4	25
Parent(s) with child(ren)	3	19
Couple	6	38
Brothers/Sisters sharing	0	0
Other	1	6
Not Stated	0	0
Total	16	100

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

	Frequency	Valid Percentage
Yes	0	0
Partial	0	0
No	16	100
Don't know	0	0
Not stated	0	0
Total	16	100

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

	Frequency	Valid Percentage
Live in parish now	15	94
Live in adjoining parish now	0	0
Live outside parish now but lived in the parish in last 5 years	0	0
Work in parish or adjoining parish	0	0
Close family living in the parish	1	6
Other	0	0
Not stated	0	0
Total	16	100

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

	Frequency	Valid Percentage
Less than £10,000	0	0
£11,000 - £15,000	0	0
£16,000 - £20,000	0	0
£21,000 - £25,000	1	6
£26,000 - £30,000	3	19
£31,000 - £35,000	2	13
£36,000 - £40,000	1	6
£41,000 - £45,000	1	6
£46,000 - £50,000	0	0
£51,000 - £55,000	3	19
£56,000 - £60,000	2	13
Above £61,000	3	19
Not Stated	0	0
Total	16	100

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

	Frequency	Valid Percentage
None	6	38
Prefer not to say	0	0
Below £5,000	2	13
£5,001-£10,000	0	0
£10,001-£20,000	2	13
£20,001-£30,000	0	0
£30,001-£40,000	0	0
£40,001-£50,000	1	6
Above £50,000	4	25
Not Stated	1	6
Total	16	100

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

	Frequency	Valid Percentage
Prefer not to say	0	0
None	7	44
Below £20,000	0	0
£20,000-£40,000	0	0
£40,000-£60,000	0	0
£60,000-£80,000	0	0
£80,000-£100,000	2	13
Above £100,000	6	38
Not Stated	1	6
Total	16	100

Appendix 4: Site Suggestions

Note on Community Comments: The following site suggestions have been provided directly by residents through the Housing Needs Survey. They are presented here in their original form to ensure transparency and reflect the full range of community views. Please note that some comments include personal opinions, humour, or informal language. These do not necessarily represent the views of Great Easton, Tilty & Duton Hill Steering Group or RCCE, but they offer valuable insight into local sentiment and priorities.

If a development of 8/9 affordable houses have to be completed, the land behind the village hall to the school could be considered. There should be provision for affordable houses within the vast developments around Dunmow.
Land opposite Great Easton Primary School
Can not identify anywhere suitable
The old Pickfords yard on The Endway
Adjoining east boundary Brock's Mead
The Old Forge on Duton Hill Road
Gt Easton or Duton Hill
Great Easton village
Duton hill
As far away as possible.
Land to rear of Great Easton Village Hall
At Snow Hill
Brown fill - old barns opposite Swan Pub in Gt Easton
Pickfords Yard Gt Eastons
Nowhere in this area!
While I'm supportive of more housing in this area it's hard to say a suitable site owing to poor infrastructure around the Eastons in Dunton Hill. The only site I believe suitable would be the field opposite or behind the primary school.
Snow Hill Nursery site on B184 and the field next to it towards the primary school.
Turning opposite Great Easton Primary School, opposite recent new builds

Can't think of anywhere around here. There's enough already being built in our area.
Pickford yard
Behind the village hall
Village of Great Easton or Duton Hill where a bus service is available as well as community facilities.
Sorry no. It would mean taking farmland which I don't support
Don't know - sites are springing up throughout the village ruining the reason that we moved here
None that isn't greenbelt
Gallows Green
Dunmow
Village outskirts. NOT on a single-track road.
Village outskirts. Not single-track roads or anywhere where there has been previous development
Directly within the community not on the outskirts or away from the village.
Don't know, many sites are on a flood plane
Behind the village hall or school
Behind Most House
Unsure of any suitable land in Great Easton

Appendix 5: Additional Comments

Here, residents' open-ended comments are presented in full to capture the breadth of community sentiment. Any identifiable information has been redacted to maintain confidentiality. These insights reflect concerns, aspirations, and suggestions regarding housing and development in the area, adding valuable qualitative depth to the survey results.

Younger people and people with families who have grown up in the villages, need to be helped to stay and live in the villages and not move away

Before any further housing development is considered the infrastructure should be reviewed. The main road through the village is dangerous, particularly the bend opposite the village hall. Also, no footpath in places, sewage plant needs upgrading. Road still floods.

This part of the countryside is being totally ruined by new builds. No more please!!!

Great Easton is a small village which, in the main centres on one single road (The Endway) for access. Therefore any additional housing development must occur at its extremity and accessed directly from the B184.

Too many houses with no more doctors etc

Neighbouring areas have plenty of developments, no need for any here

We have answered 'no' we feel the area in general is being massively overdeveloped and we continue to see open space swallowed up with concrete. Also, how would you guarantee any homes would only be available to local people? And how do you define 'local'?

Building along the Chelmer valley should not be permitted without thorough flood risk analysis. Incoherent penny packet building/infill along minor lanes (as in Mill End Green/Gallows Green) should be avoided as the road and utilities network cannot sustain it. For example, close to 20 houses have been built/approved along Mill End Green between the B184 junction and the Green Man in the last 4 years alone. The lane cannot cope much longer with the volume of heavy traffic. Verges are collapsing and the water pressure has dropped noticeably. New build should only be permitted in areas identified for development in the NP.

Any development needs to maintain the character of the village and preserve the rural setting. Above all avoiding the ribbon development that has characterised the endless march of Dunmow, Thaxted and Saffron Walden into the surrounding countryside.

only lower cost housing for ordinary people, we already have enough large houses being built .

Great Easton desperately needs housing 20-30 year olds can afford

My partner and I are living with family in the parish but are on Uttlesford list for housing. A local connection/ affordable rent would be amazing

Infrastructure is not supported for mass housing locally due to a lack of schools, dentist, doctors and shops. GE is isolated and only accessible by car. Buses do not stop on road leading to village.

No developments please

I think this survey is a total waste of money and unduly complicated

Easier process and possibility to extend existing where plot is sufficient to house elderly relatives or family. Easier process for self-build annexe for elderly relatives or family on owned land where size of plot is appropriate. We have a plan in place but if it fails we would have an issue so I have filled in part 2 for survey purposes.

No more houses! We need infrastructure - shops, doctors, schools

Housing of any kind should be sustainably built, with solar panels and heat pumps as standard.

There have been 1000's of houses being built and still being built with no additional infrastructure or thought to infrastructure!

My son is on the council housing list for over 4 years and has recently been told by local housing office he and his partner stand no chance of getting a property as they both work. Even though they do not earn enough for the local renting market (private) or to get a mortgage. The current system is appalling.

Great Eastern is quite rural remote area and not well matched for young families - they need to be nearer a well connected larger town.

Housing in my immediate area has trebled within the last 3 years.

Farming needs to trump housebuilding, otherwise you'll have loads of houses and car journeys every day but no ability to grow enough food to feed the people (no I'm not a farmer).

The proximity of the parish to the airport and London makes housing unaffordable to young people.

We have had enough 4/5 bedroom homes built recently. We need to support the young to live locally and get on the housing ladder.

We need infrastructure- water, sewerage plants and food shops to support the housing already underway

Well planned small developments in keeping with the nature of the village
Currently the developments in the village have turned a quiet village into a ribbon development where is build as many large houses on the plot - no services have been planned to support the developments- the sewage system is regularly discharging into the Chelmer, there are insufficient shops locally, and we are on the edge of the huge Dunmow development that will merge into Great Dunmow

Other: bungalows needed. There needs to be better roads with safe walking for children and bus routes around the villages.

We are appalled by the number of new builds in Dunmow. The small town is bursting at the seams and cannot accommodate the medical needs of everyone. We chose to live in a rural community, prioritising a close neighbourhood and the beauty of nature. Building more houses would directly impact our choice and the choice of many others.

Great Easton has very few amenities and the main road through the village is narrow and cannot cope with a lot of traffic. It is single file I placed as homes do not have garages and people need to park in the road. There are no shops or amenities, so it is not ideal for affordable housing, especially as you have to own a car to live here.

None. We have enough new houses in this area. I think the local area is being flooded with new housing with no amenities to go with it. The roads are going to be gridlocked and the quality of life in this area is already declining.

Affordable housing and two-bedroom bungalows also family homes

The amount of development activity in and around Dunmow is overwhelming. The Parish should not entertain any further development proposals

Appendix 6: Glossary of Terms

This glossary defines key housing and planning terms used throughout the report. It is intended to support reader understanding, especially for those less familiar with housing policy or development terminology.

Affordable Housing

Housing for sale or rent for those whose needs are not met by the market. This includes affordable rent, social rent, shared ownership, discounted market sale, and First Homes, as defined by the National Planning Policy Framework (NPPF).

Affordable Rent

A type of housing let by local authorities or housing associations at up to 80% of local market rents. It is more secure than private renting and is intended for those who cannot afford market housing.

Choice-Based Lettings (CBL)

A system used by local authorities and housing associations to allocate social housing. Applicants express interest in available properties and are prioritised based on eligibility and housing need.

Custom or Self-Build

Homes built or commissioned by individuals or groups for their own use. These may be privately funded or supported through affordable housing schemes.

Discounted Market Sale

Homes sold at a minimum 20% discount below local market value. The discount remains in perpetuity. Buyers must not already own a home and must meet income eligibility criteria. A mortgage is required.

Equity

The value of a homeowner's interest in their property, calculated as the property's market value minus any outstanding mortgage or secured debt.

First Homes

A government-backed affordable home ownership scheme offering a minimum 30% discount on market value (up to 50% at local discretion). The discount is retained in perpetuity. Buyers must be first-time buyers with a household income under £80,000 (outside London) and must secure a mortgage for at least 50% of the purchase price.

Housing Association

A not-for-profit organisation that provides and manages affordable housing, often in partnership with local authorities.

Housing Register

A list maintained by the local authority of individuals and families eligible for affordable housing. Registration is typically required to access council or housing association homes.

Local Connection

A criterion used to prioritise applicants for affordable housing. This may include current or past residence, employment in the area, or close family ties.

NPPF (National Planning Policy Framework)

A key planning document published by the UK Government that sets out national policies for land use and development in England. It includes definitions and guidance on affordable housing, sustainability, and planning obligations.

Open Market Housing

Homes sold or rented at full market value, with no restrictions on price or buyer eligibility.

Parish Council

The local governing body for a parish. In this context, Great Easton, Tilty & Duton Hill Steering Group initiated and supported the Housing Needs Survey to understand and respond to local housing needs.

RCCE (Rural Community Council of Essex)

An independent charity supporting rural communities in Essex. RCCE provides expertise in community-led planning and housing through its Rural Housing Enabler programme.

Rented – Housing Association / Council

Housing rented through a Housing Association or local authority at below-market rates. This includes affordable and social rent, offering greater security than private renting.

Rural Exception Site (RES)

A small parcel of land located on the edge of a rural settlement that would not normally be granted planning permission for housing. However, under national planning policy, such sites can be developed specifically to provide affordable housing for local people where there is evidence of need. These homes are typically delivered in partnership with housing associations and are subject to strict eligibility criteria to ensure they remain affordable and available to those with a strong local connection. RES developments are designed to be modest in scale and sensitive to the character of the village.

Rural Housing Enabler (RHE)

A specialist advisor who works with rural communities to identify housing needs and support the development of affordable housing schemes.

Section 106 Agreement

A legal agreement between a developer and a local authority, often used to secure affordable housing or community benefits as part of a planning permission.

Shared Ownership

A part-rent, part-buy scheme for first-time buyers or non-homeowners who cannot afford full ownership. Buyers purchase a share (typically 25–75%) and pay rent on the remainder. On Rural Exception Sites, ownership is capped at 80% to retain affordability for local people.

Tenure

The legal terms under which a property is occupied, such as owned outright, owned with a mortgage, rented privately, or rented from a housing association or council.
