



Moray Council

Housing Need and Demand
Research

Technical Report
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1. INTRODUCTION

This paper details the sample size and methods utilised to undertake the primary research undertaken to inform a wider study on the need and demand for housing being carried out by Arneil Johnstone on behalf of Moray Council.

2. RESEARCH METHODOLOGY

The purpose of the study was to provide a robust and credible understanding of the housing need and demand requirements in Moray.

A hybrid research methodology was used for the primary research comprising a statistically robust telephone survey with a representative sample of residents spread across Moray and across tenure. This survey was more in depth and allowed the capture of detailed responses from this population.

This was augmented with an online survey which was promoted by Moray Council and partners in order to capture the views of the wider population and increase the number of interviews. The online survey represented an excellent opportunity to gather the views from a large audience, quickly and economically. Moray Council were provided with a survey link and promoted the opportunity to take part in the survey widely via their social media, websites and own partner networks. An invitation to respond to the survey was also sent by post to housing applicants.

3. QUESTIONNAIRE DESIGN AND PILOT

Arneil Johnstone took the lead in questionnaire design ensuring that the survey met project objectives and information needs and Research Resource provided input from an operational perspective ensuring that it flowed and worked well from the interviewer perspective and was easy to complete for respondents.

Two survey questionnaires were designed, one for the telephone survey and one for the online survey.

The telephone survey questionnaire was a more in depth and detailed survey which allowed full exploration of the issues surrounding housing profile, need for aids, adaptations and specialist forms of housing and also consideration of future housing need.

The telephone questionnaire (available in Appendix 1) covered the following themes:

- Household tenure and property type
- Suitability of and satisfaction with current home
- Property condition
- Future intentions of current households
- Health, care and support needs (health, adaptations, care and particular forms of housing)
- Household composition
- Household income

Whilst the aim of the research was to develop a robust and credible understanding of housing need across Moray, augmenting secondary data sources and allowing a more detailed local understanding of housing circumstances. The survey also sought to understand, in more detail household situation with relation to health, care and particular needs focused on households where there was someone in the household with a health problem or disability.

The questionnaire was piloted in advance of fieldwork with a total of 10 interviews completed to ensure that the questionnaire is capable of being administered by telephone. The pilot was also undertaken with a view to ensuring that the survey questions are easy to understand from both the interviewers and interviewee's perspective and that the questionnaire flows, is not too onerous for the respondent and is capable of holding respondent's attention.

An abbreviated version of this survey was then developed for the online survey in order that the survey remained succinct and accessible for self completion. The self completion questionnaires were set up online. This is available in appendix 2 and covered the same key themes however they were not covered in as much depth and detail as in the telephone survey.

4. SAMPLE SIZE AND SAMPLING ERROR

The desire was to undertake research which would achieve statistically robust data which would allow conclusions to be drawn about the profile of, and need for, accessible housing across the Moray.

The telephone survey was therefore designed to provide a robust and representative sample at the overall level to ensure that was achieved. A total of 405 interviews were achieved through the telephone survey.

The online survey sought to augment the telephone survey and this was done successfully. A total of 506 online survey interviews were achieved across the Moray local authority area.

The combined total of 911 interviews provides data accurate to a minimum of +/-3.2% (based upon a 95% level of confidence at the 50% estimate).

The aim of calculating sampling errors is to indicate the confidence which you can have in a particular result. Thus, if we find that 50% of the sample behave in a certain way, the key question is the extent to which this percentage may differ from the true population proportion simply because our results are based only on a sample. The sampling error allows you to say, for example, that the true range is likely to fall within the range of, for example 46.8% and 53.2%. This is expressed in the form $\pm 3.2\%$.

The tables below illustrate the number of interviews achieved compared to the % of the response profile and the Moray population profile. We know good representation has been achieved across Moray but there is under representation in owner occupiers and social rented whilst over represented in the private rented sector. There is also a slight under representation by age.

Reference Area	Moray	Survey
Owned Mortgage/Loan	23.3%	19.0%
Owned Outright	39.6%	39.7%
Private Rented	16.7%	23.5%
Social Rented	20.4%	17.8%
Total	100.0%	100.0%

(Source: 2019 Housing statistics stock by tenure, <http://statistics.gov.scot/data/household-tenure-sscq>)

Age of household reference person 2018	Moray	Survey
16-24	3.0%	2.1%
25-34	12.1%	9.1%
35-44	13.8%	12.4%
45-54	20.2%	18.4%
55-64	19.1%	19.4%
65-74	14.5%	20.9%
75-84	12.6%	13.5%
85+	4.7%	4.2%
total	100.0%	100.0%

(Source: NRS household population projections 2018 based, projected for 2022)

All households 2018	Moray % 2018	Survey
One adult	31.3%	32.1%
Two adults	35.1%	36.7%
One adult, one or more children	5.9%	4.9%
Two or more adults, one or more children	19.7%	16.5%
Three or more adults/ other	8.1%	9.9%
Total	100.0%	100.0%


(Source: NRS household population projections 2018 based, projected for 2022)

All households 2011	Moray % 2011	Survey
Buckie	16.4%	17.2%
Cairngorms NP	1.1%	0.4%
Elgin	48.7%	54.8%
Forres	17.4%	14.8%
Speyside	8.0%	6.6%
Keith	8.3%	6.2%


(Source: <http://www.moray.gov.uk/downloads/file76104.pdf>)


The survey data has therefore been weighted by age and tenure to address these imbalances and ensure that the results reported are representative of the overall Moray population.

This is done in our survey software by inputting the expected % of each group and the software then calculates the expected values and applies the weight to the data to reflect these.

 Snap Desktop - P1266 - AJ Moray HNDA Telephone - [RW1 - RIM Weight]

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Name: Label:

Target total: Missing data:

Filter:

Variable	Code	Ratio	Expected	%	Actual	%
tenure	Owned Mortgage/Loan	9915	9915	23.3%	174	19.0%
	Owned Outright	16851	16851	39.6%	363	39.6%
	Private Rented	7107	7107	16.7%	215	23.4%
	Social rent	8681	8681	20.4%	163	17.8%
Q41	Under 25	1270	1270	3.0%	19	2.1%
	25-34	5147	5147.1	12.1%	83	9.1%
	35-44	5890	5890.1	13.8%	113	12.3%
	45-54	8593	8593.2	20.2%	168	18.3%
	55-64	8140	8140.2	19.1%	177	19.3%
	65-74	6161	6161.1	14.5%	190	20.7%
	75-84	5371	5371.1	12.6%	123	13.4%
	85 and over	1981	1981	4.7%	38	4.1%

5. INTERVIEWING AND QUALITY CONTROL

A team of nine of Research Resource's fully trained and experienced telephone interviewers attended a briefing session which was conducted by Research Resource. The briefing session involved full instructions in the conduct of the survey interview.

The research was carried out between 15th August to 19th September 2022.

All our researchers are trained to IQCS standards and operate to our exacting ISO20252 accredited systems and procedures for fieldwork. They are managed tightly, receive bespoke training for each and every project and have their work on every project checked and validated with ongoing training provided, as required.

All research was carried out using our CATI (Computer Assisted Telephone Interviewing) software, SNAP survey software, which is accessed via tablet devices by our interviewers. Both the tablets, the software and then the survey are all password protected.

5% of each interviewer's work is validated by remote listening in order to ensure that the process is consistent and of high quality. Further quality control checks are carried out including voice check that covers checking critical errors (such as leading, biasing, skipping, adherence to the text) and non-critical (errors such as probing, soft skills etc.). Any issues are highlighted to interviewers and retraining will be carried out if there are any concerns about an interviewer's approach. We also monitor performance per interviewer (e.g. refusals, number of calls made to achieve number of interviews).

6. DATA OUTPUTS

A full, anonymised data set of research outputs have been provided in MS Excel format in addition to top line data tables and a MS Powerpoint presentation drawing out the key findings overall.

APPENDIX 1: TELEPHONE QUESTIONNAIRE



Good morning/ afternoon/ evening, my name is *** and I am calling from Research Resource on behalf of Moray Council. I am carrying out research which will help the Council and other partners to understand the housing circumstances and needs of residents across Moray. This will help the Council plan for new housing and housing services in the future, making sure the needs of all residents across the Moray area are met.

It will take around 20 minutes of your time to complete the survey, depending upon what you have to say.

All your answers will remain totally confidential and anonymous. Nobody at **the Council** will know your individual answers without your permission. You do not need to answer any questions you don't want to. If there are any questions you don't want to answer, please just say and I will move on to the next one. Are you happy to take part?

SECTION 1: CURRENT HOME

SC	Can I just check, are you the head of the household or their partner? Base: All Respondents		
1	Yes, head of household	1	GO TO Q1
2	Yes, partner of head of household	2	
3	Neither	3	ARRANGE TO CALL BACK

Q1	Please can you tell me the full postcode of your current home? Base: All respondents		
	POSTCOD E		GO TO Q2

Q2	Is this your only/main residence or is it a second/holiday home?		
1	Only/Main Residence	1	GO TO Q3
2	Second/Holiday Home	2	THANK AND CLOSE

Q3	Do you own or rent this home, or is there some other arrangement? Base: All Respondents		
	Rent from:		GO TO Q4
	Council, Housing association or charitable trust	1	
	Tied accommodation (rent/ rent free from employer)	2	
	Private landlord (furnished)	3	
	Private landlord (unfurnished)	4	GO TO Q5
	Owner-Occupier:		
	Own outright	5	
	Buying with a loan/mortgage	6	
	Shared owner (part own, part rent)	7	
	Shared equity	8	
	Other (Please State)	9	
	Don't know	10	

Q4	Please describe the nature of your current let? Base: Private renters or tied accommodation		
	Long Term Let (6 months +)	1	GO TO Q5
	Short Term Let (up to 6 months)	2	
	Seasonal Let (accommodation available for a number of weeks/months a year)	3	
	Mid-Market Rent	4	
	Temporary Accommodation	5	
	Other (Please State)	6	
	Don't Know	7	

Q5	Can you tell me approximately when your home was built? Base: All Respondents		
	Before 1919	1	GO TO Q6
	1919-1944	2	
	1945-1959	3	
	1960-1969	4	
	1970-1979	5	
	1980-1989	6	
	1990-1999	7	
	2000-2009	8	
	2010+	9	
	Don't know	10	

Q6	What type of housing is this property? Base: All Respondents		
	Single storey/bungalow	1	GO TO Q7
	House	2	
	Four in a block	3	
	Flat or maisonette	4	
	Tenement	5	
	Some other kind of accommodation (Please state)	6	
	Don't know	7	

Q7	Does your household share any rooms with any other person or household? IF YES, which rooms?		
	Base: All Respondents		
	No – none shared	1	GO TO Q8
	Yes - kitchen	2	
	Yes - bathroom	3	
	Yes - WC	4	
	Yes - Other	5	
	Don't know	6	

Q8	How many bedrooms do you have in your home? Please include bedrooms being used for other purposes Base: All Respondents		
	0 (BEDSIT)	1	GO TO Q9
	1	2	
	2	3	
	3	4	
	4	5	
	5	6	
	6+	7	

Q9	Thinking about for the number of people in your household, which of these options best describes the number of bedrooms you have in your home? Base: All Respondents		
	Two or more than needed	1	GO TO Q10
	One too many	2	
	About the right number	3	
	One fewer than needed	4	
	Two or more fewer than needed	5	
	Don't know	6	

Q10	On the whole, how satisfied or dissatisfied are you with your home? Base: All Respondents		
	Very satisfied		• GO TO Q11
	Fairly satisfied		
	Neither satisfied nor dissatisfied		
	Fairly dissatisfied		
	Very dissatisfied		

Interviewer: I am going to read out a list of situations which may or may not describe your current housing circumstances.

Q11	For each of the following, can you tell me if it is not a problem, is a bit of a problem or is a serious problem for you/ your household? Base: All Respondents	Not a problem	A bit of a problem	Serious problem
	Rent or mortgage costs are not affordable	1	2	3
	Heating costs are not affordable	1	2	3
	Council Tax is not affordable	1	2	3
	The health of a household member is suffering because your home is the wrong size or type	1	2	3
	The condition of your home is poor with repairs and maintenance needed	1	2	3
	Difficulty maintaining your home or carrying out repairs	1	2	3
	Difficulty managing your home including cleaning, gardening etc.	1	2	3
	You/ a household member has difficulty using the stairs and /or lifts to or within your home	1	2	3
	You/ your household feel isolated and lonely at home	1	2	3
	Experiencing problems with neighbours	1	2	3

	Home is not close enough to local amenities such as shops, health centre etc	1	2	3
	Home is not close to good transport links	1	2	3
	There is no accessible car parking near home	1	2	3
	You/ your household need to be close to a relative/friend to give care	1	2	3
	You/ your household need to be close to a relative/friend to receive care	1	2	3
	Difficulty working from home/need dedicated workspace	1	2	3
	Home is not close to good quality green space	1	2	3

Q12	Do you spend more than 10% of your income on heating your home? If you are not sure, please can you take an educated guess		
	Base: All Respondents		
	Yes	1	GO TO Q13
	No	2	
	Don't Know	3	

Q13	In the last 12 months, have you ever wanted to put your heating on but chosen not to because you could not afford to? Base: All Respondents		
	Yes	1	GO TO Q14
	No	2	
	Don't Know	3	

SECTION 2: REPAIRS/PROPERTY CONDITION

Q14	Does your property require any upgrades or improvements? If so, please specify. Base: All Respondents		
	Full central heating	1	GO TO Q15
	New boiler	2	
	Hot and cold-water supply	3	
	Modernised bathroom	4	
	Modernised kitchen	5	
	Loft insulation (if there is a loft)	6	
	Cavity wall insulation (if there is a cavity)	7	
	Satisfactory lighting and ventilation	8	
	Foul water drainage (i.e. plumbing which carries wastewater from kitchen/bathroom etc)	9	
	Satisfactory access to the building (including door entry system)	10	
	Supply of electricity	11	
	Safe Electrical Wiring	12	
	Fire/smoke alarms	13	
	Double glazing	14	
	No improvements required	15	

Q.15	Does your property have any condition-related issues? If so, please specify. Base: All Respondents		
	Has significant dampness (e.g. rising or penetrating dampness)	1	GO TO Q16
	Has condensation	2	
	Requires major structural repairs	3	
	Has non mains water supply	4	
	Lacks adequate bathroom facilities	5	
	Lacks adequate kitchen facilities	6	
	Requires minor repairs or improvements	7	
	None of these apply	8	
	Don't know/not sure	9	

SECTION 3: RECENT MOVING BEHAVIOUR

Q16	How many years have you lived at this address? Base: All Respondents		
	Less than 1 year	1	• GO TO Q
	1 up to 2 years	2	
	2 up to 5 years	3	
	5 up to 10 years	4	GO TO Q
	10 up to 15 years	5	
	15 up to 20 years	6	
	20+ years	7	
	Don't know/can't remember/not stated	8	

Now thinking about the property you lived in immediately before moving to your current house

Q.17	Where was this property? Embed following links to guide fieldworkers/online respondents: http://www.moray.gov.uk/moray_standard/page_101371.html http://www.moray.gov.uk/downloads/file99305.pdf Base: All who have moved in last 5 years		
	Buckie area	1	GO TO Q
	Cairngorms area	2	
	Elgin area	3	
	Forres area	4	
	Keith area	5	
	Speyside area	6	
	Elsewhere in Scotland (specify other local authority)	7	
	Elsewhere in the UK	8	
	Abroad/ overseas	9	
	Don't know/ not stated	10	

Q18	What year did you move in? And what year did you move out? Base: All who have moved in last 5 years	
	YEAR MOVED IN	GO TO Q
	YEAR MOVED OUT	

Q19	What was the main reason why you decided to move into your current home? Base: All Respondents			
		Main Reason	Other Reason	
	To be close to employment or education	1	1	GO TO Q20
	Transport/accessibility	2	2	
	To be close to friends and family	3	3	
	Good quality outdoor space/environment	4	4	
	Safe area/low crime	5	5	
	Good outlook/view from the property	6	6	
	Good quality local services and amenities (e.g. shops, places of worship, local leisure facilities)	7	7	
	Access to health/social care services or facilities	8	8	
	Good local schools	9	9	
	Good facilities for children	10	10	
	Property was adapted to meet the needs of my household	11	11	
	Property was designed to meet health or disability needs	12	12	
	Size of properties available	13	13	
	Type of properties available	14	14	
	Security of tenure	15	15	
	Permanent accommodation	16	16	
	Good value for money/property cost	17	17	
	Always lived in this area/settled here	18	18	
	Had second/holiday home here	19	19	
	No choice/only place housing available	20	20	
	Other (Please State)	21	21	

SECTION 4 - FUTURE HOUSEHOLD FORMATION

We are interested in future demand for housing so are trying to find out whether there are people within households who may want to have their own separate accommodation in the next two years, perhaps older children for example.

Q20	Is there anyone currently living in this household who would like to live in separate accommodation, within the next few years, if that were possible? Base: All Respondents		
	YES, would like to move in the next 2 years	1	• GO TO Q
	Yes, would like to move in the next 2-7 years	2	
	No, no plans to move	3	GO TO Q
	Don't know/not stated	4	

Q21	From the people in the household you have told me about, who would be likely to move into separate accommodation, if that were possible? Base: All with someone likely to move out		
	Relationship to Respondent	Age	•
Person 1			• GO TO Q
Person 2			
Person 3			
Person 4			
Person 5			
	Q21. Relationship Codes		
1	Respondent		
2	Husband/wife/partner		
3	Son/daughter (including in laws)		
4	Mother/father (including in laws)		
5	Brother/Sister (including in laws)		
6	Grandchild		
7	Grandparent		
8	Boarder/lodger		
9	Other Relative (Please State)		
10	Other Unrelated (Please State)		

Q22	How many separate households are they likely to form –how many different properties are they likely to need? Base: All with someone likely to move out		
	1		• GO TO Q
	2		
	3		
	4		
	5		
	6		

Q23		Please describe the household's aspirations				
		Base: All with at least one person likely to move out in next 2 years				
	A. Preferred Tenure	B. Likely Future Tenure	C. On a waiting list? Y=1.00 N=2.00	D. Where are they likely to live?	E. Why will they live there?	
H/hold 1						GO TO Q
H/hold 2						
H/hold 3						
H/hold 4						
H/hold 5						
	A-B Preferred/Likely Tenure		D. Where are they likely to live?		E Reason Likely to Move	
1	Buy with a mortgage – on market		Buckie area		To attend university/college	
2	Mortgage or loan for self-build		Cairngorms area		No jobs or career opportunities available locally	
3	Buy a property outright		Elgin area		Other employment reasons	
4	Rent from a private landlord		Forres area		To form a joint household with someone living in another household	
5	Rent from employer/living in tied accommodation		Keith area		To find housing I can afford	
6	Rent from a housing association or other Registered Social Landlord		Speyside area		No Council or Housing Association housing for rent in this area	
7	Rent from another Local Authority		Elsewhere in Scotland (specify other local authority)		No private rented properties available in this area	
8	Be a shared owner, paying part rent and part mortgage		Elsewhere in the UK		Wants to live in a larger town	
9	Shared equity ownership		Abroad/ overseas		Want better social/community facilities	
10	As a lodger/rented room		Don't know/ not stated		Want to be near better transport facilities	
11	Other (Please State)				To move to a better area	
12					Other (Please State)	

Q24		What might prevent the person(s) concerned from moving out of this property? Base: All with at least 1 person likely to move out in next 2 years. MULTI	
Person 1		GO TO Q	
Person 2			
Person 3			
Person 4			
Person 5			
Q42 Reason Codes			

1	Financial constraints
2	Lack of housing availability in area of choice
3	Need household support for health condition or disability
4	Requires specialist accommodation or support that is not available
5	Limited jobs or career opportunities in area of choice
6	Other (Please State)
7	Nothing would prevent them moving

SECTION 5- FUTURE INTENTIONS OF CURRENT HOUSEHOLDS

Q25	Would you currently like to or do you need to move out of this property into somewhere else in the next 2 years? Base: All Respondents		
	Like to Move	1	GO TO Q
	Need to Move	2	
	Don't Want to Move	3	GO TO Q
	Don't know/Not Stated	4	

Q26	Which of the following housing options would you like or need? ALL THAT APPLY Base: All who would like OR need to move		
	Rent from a Housing Association	1	GO TO Q
	Other council	2	
	Mid Market Rent	3	
	Private landlord	4	
	Low cost home ownership (LIFT, rent to buy)	5	
	Owner occupier on the open market	6	
	Owner occupier under the Right to Buy scheme	7	
	Move in with family/friends	8	
	Custom Build	9	
	Self Build	10	
	Shared Equity	11	
	Other (Please State)	12	
	Don't know/not stated	13	

Q.27	What are the main reasons why you would like OR need to move at present? Base: All who would like OR need to [CIRCLE ALL THAT APPLY] b) what is the MAIN REASON for planning to move [CIRCLE ONE ONLY]	A) ALL REASONS	B) MAIN REASON	
	Property related reasons			GO TO Q
	I would like a bigger house			
	I would like a smaller house			
	Improved/different type of property			
	Garage or improved parking			
	Home is temporary			
	Wanted own home – moving out of existing household			
	Unable to manage the garden			
	Would like/ require a downstairs bathroom			
	Unable to maintain the house myself			
	Property too old and in need of too much repair			
	I would like a warmer/more energy efficient home			
	Neighbourhood reasons			
	To move to a different neighbourhood/ area			
	Issues with neighbours			
	Lack of services/facilities nearby			
	Fear of crime			
	Feel isolated here			
	Don't like the area			
	Personal reasons			
	New job or career opportunities			
	To be near work or study			
	Moving in with partner			
	Relationship breakdown			
	Move nearer friends/relatives/birthplace			
	Planning for retirement			
	Planning for changing health needs in the future			
	Need accessible housing to meet health or disability needs			
	Need to move to a level access property			
	To be closer to carers			
	To be closer to family/ friends			
	Financial reasons			
	Reduce housing costs			
	Make an investment			
	Unable to afford maintenance			
	Unable to afford household bills			
	Have to move/ no choice			
	Being evicted by landlord			
	Being thrown out by relatives/friends			
	Home is being repossessed by mortgage/loan company			
	Overcrowded			
	No longer able to manage stairs			
	Other reason (please state)			
	Don't know			

Q28	Where would you like or need to move to? Embed following links to guide fieldworkers/online respondents: http://www.moray.gov.uk/moray_standard/page_101371.html http://www.moray.gov.uk/downloads/file99305.pdf Base: All who would like OR need to move		
	Buckie area	1	GO TO Q
	Cairngorms area	2	
	Elgin area	3	
	Forres area	4	
	Keith area	5	
	Speyside area	6	
	Elsewhere in Scotland (specify other local authority)	7	
	Elsewhere in Scotland (specify other local authority)	8	
	Elsewhere in the UK		
	Abroad/ overseas	9	
	Don't know/ not stated	10	

SECTION 6: HEALTH, CARE & SUPPORT NEEDS
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Q29	Is there anyone in the household who has any of the following long term health conditions or disability? Base: All Respondents			
	Difficulties with sight or hearing	1	•	
	Mental health condition (a condition that affects your emotional, physical and mental wellbeing)	2		
	Physical disability (a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, lifting or carrying)	3		
	Learning disability (a condition that you have had since childhood that affects the way you learn, understand information and communicate)	4		
	Neurological disorder	5		
	Developmental disorder (a condition that you have had since childhood which affects motor, cognitive, social and emotional skills, and speech and language)	6		
	Long term degenerate disorders	7		
	Being frail due to old age	8		
	Dementia	9		
	Drug/Alcohol dependency	10		
	Long-term illness, disease or condition (a condition, not listed above, that you may have for life, which may be managed with treatment or medication)	11		
	Other (Please State)	12		
	None of these	13		•
	Don't know/Refused	14		

Q30	How well do you think that your current housing meets their health and disability needs? Base: All respondents with health condition or disability in household		
	Very well	1	GO TO Q
	Fairly well	2	
	Not very well	3	
	Not at all well	4	
	Don't know/not stated	5	

Q31	Do you/ they have any equipment/ aids to help? [Please select all that apply] Base: All respondents with health condition or disability in household		
	Wheelchair	1	GO TO Q
	Mobility equipment e.g. frame, scooter	2	
	Assisted bathing equipment e.g. bath/shower seat	3	
	Assisted furniture	4	
	Equipment to help get in/out of bed	5	
	Hoists	6	
	Breathing apparatus	7	
	Other (please specify)	8	
	None of these	9	

Q32	Could someone using a wheelchair visit your home i.e. access your property from street level and move around without difficulty inside your home? Base: All Respondents		
	Yes	1	GO TO Q
	No	2	
	Don't know	3	

Q33	How accessible is the location of your property for someone using a wheelchair or who has mobility issues i.e. the environment around your home is largely free from steep hills, external steps or other barriers? Base: All Respondents		
	Very suitable	1	GO TO Q
	Suitable	2	
	Not very suitable	3	
	Not at all suitable	4	

Q34	How does your household manage steps? Base: All respondents with health condition or disability in household		
	Have no problem with steps	1	GO TO Q
	Can manage only with help from another person or aid	2	
	Can manage on own but with difficulty	3	
	Cannot manage steps at all	4	

Q35	Do you or anyone in your household have an UNMET NEED for any of the following SPECIAL FORMS OF HOUSING? Base: All respondents with health condition or disability in household		
	Accommodation suitable for a wheelchair	1	GO TO Q
	Accommodation without stairs/level access housing	2	
	Specialist housing for older people	3	
	Specialist supported housing	4	
	Residential care/ nursing home	5	
	Other, please state	6	
	None of the above	7	

Q36	Do you or anyone in your household either a) need and receive or b) need but don't receive any of the following SPECIAL FORMS OF SUPPORT? Base: All respondents with health condition or disability in household				
		a) Need and receive	B) Need but don't receive	c) Don't need	GO TO Q
	Regular contact with social services, health or other caring organisations	1	2	3	
	Daily support (less than 24-hour support) from social services, health or other caring organisation	1	2	3	
	24-hour support from other care or support organisations	1	2	3	
	Shared housing with support from other residents and caring organisations	1	2	3	

Q37	a) Does your house have any SPECIAL FORMS OF ADAPTATION such as ramps, handrails etc? b) Are there any adaptations needed by your household needs you don't have? c) Are there any adaptations you have but don't need? Base: All respondents with health condition or disability in household				
		a) Have and need	b) Need but don't have	c) Have but don't need	
	Door widening	1	1	1	GO TO Q
	Ramps	2	2	2	
	Stairlift	3	3	3	
	Through floor lift	4	4	4	
	Accommodation with emergency/alarm call system	5	5	5	
	Door entry system	6	6	6	
	Relocated light switches and powerpoints	7	7	7	
	Handrails	8	8	8	
	Hoists	9	9	9	
	Level access showers	10	10	10	
	Adapted kitchen	11	11	11	
	Any other special adaptations (Please State)	12	12	12	
	None of these	13	13	13	

Q38	For each example I'm going to read out, can you please tell me if you currently have access to this telecare facility, need but don't have access to this telecare facility, would consider using in the future, would not consider using in the future Base: All respondents with health condition or disability in household				
		A. I have access to this	B. I need this but don't have it	C. I would consider using this if needed in the future	D. I would not consider using this if needed in the future
1	Community alarm				
2	Movement monitors including chair or bed sensors				
3	Door sensors				
4	Fall detector				
5	Flood detector				
6	GPS tracking devices				
7	Smoke, gas or carbon monoxide detectors				
8	Heat/temperature sensor				
9	Voice assistant speaker (e.g. Alexa, Google Assistant etc.)				
10	Other, please state				

Q39	Why would you not consider using telecare to help you remain safe and independent at home? Base: All who would not consider using telecare	
Please state		• GO TO Q37

SECTION 7: HOUSEHOLD COMPOSITION

This final section asks about your household situation. Please remember that all these answers will be completely anonymous and confidential. The answers will only be used to help us understand the housing need of different types of people. If there are any questions you do not want to answer please just leave blank and move on to the next question.

Q40	Which of the following best describes how you think of yourself? Base: All Respondents		
	Male	1	GO TO Q
	Female	2	
	In another way	3	

Q41	Which of the following age bands do you fall into? Base: All Respondents		
	Under 25	1	GO TO Q
	25-34	2	
	35-44	3	
	45-54	4	
	55-64	5	
	65-74	6	
	75-84	7	
	85 and over	8	

Q42	What is your occupational status		
	Full time paid work (35 or more hours more week)	1	GO TO Q
	Part time paid work (less than 35 hours per week, more than 16 hours per week)	2	
	Part time paid work (less than 16 hours per week)	3	
	Full time education	4	
	Government training programme	5	
	Unemployed and seeking work	6	
	Unemployed and not seeking work	7	
	Long term sick / disabled	8	
	Looking after family	9	
	Full time carer	10	
	Retired	11	
	Other (please specify)	12	

Q43	How many people currently live at this address, including yourself, any other adults and children? Base: All Respondents	
	Confirm total number in household	GO TO Q

Q44	How would you describe the composition of this household? Base: All Respondents		
	Single Adult Under 60yrs	1	GO TO Q
	Single Adult 60yrs+	2	
	Two Adult Under 60yrs	3	
	Two Adults (One Under 60yrs)	4	
	3+ Adults All over 16yrs	5	
	1 Parent Family	6	
	2 Parent Family	7	
	Other (Please State)	8	

Q45	Which of the following groups do you consider you belong to? Base: All Respondents		
	White		GO TO Q
	Scottish	1	
	Other British	2	
	Irish	3	
	Gypsy/ Traveller	4	
	Polish	5	
	Other white ethnic group (specify)	6	
	Mixed or multiple ethnic groups		
	Any mixed or multiple ethnic groups	7	
	Asian, Asian Scottish, or Asian British		
	Pakistani, Pakistani Scottish or Pakistani British	8	
	Indian, Indian Scottish or Indian British	9	
	Bangladeshi, Bangladeshi Scottish or Bangladeshi British	10	
	Chinese, Chinese Scottish or Chinese British	11	
	Any other Asian ethnic group (specify)	12	
	African		
	African, African Scottish Or African British	13	
	Any other African ethnic group (specify)	14	
	Caribbean or Black		
	Caribbean, Caribbean Scottish or Caribbean British	15	
	Black, Black Scottish or Black British	16	
	Any other black background (specify)	17	
	Other Ethnic Group		
	Arab, Arab Scottish or Arab British	18	
	Any other background (specify)	19	
	Other (specify)		

SECTION 8: HOUSEHOLD INCOME

To look at how affordable housing is across the area, we need to collect information about how much people currently pay for their housing and how they pay for it. Can I remind you again that any information you give will be kept strictly confidential and will only be used to produce statistics. No one will see any information about you personally.

ASK ALL RESPONDENTS

Q46A Could you please tell me in which category you would place your (and your spouse/partner's) current **TOTAL NET INCOME** (that is the amount you receive in your bank account) from **ALL SOURCES AFTER** any deductions for tax, national insurance, or anything else

Q46B Could you estimate the income of any/all other adults aged 16 and over in your household. I mean current **TOTAL NET INCOME** (that is the amount you receive in your bank account) from **ALL SOURCES AFTER** any deductions for tax, national insurance, or anything else

Q46	WEEKLY	MONTHLY	ANNUAL	A. Respondent & Partner	B. Other HH Adult/s
1	Up to £259	Up to £375	Under £13,499		
2	£260-£298	£1,126 - £1,292	£13,500-£15,499		
3	£299-£336	£1,293- £1,458	£15,500-£17,499		
4	£337-£480	£1,459- £2,083	£17,500-£24,999		
5	£481-£576	£2,084- £2,500	£25,000-£29,999		
6	£577-£769	£2,501- £3,333	£30,000-£39,999		
7	£770-£961	£3,334- £4,167	£40,000-£49,999		
8	£962-£1,441	£4,168- £6,250	£50,000-£74,999		
9	£1,442 or over	£6,251 or over	£75,000 or over		
10			Don't know/not stated/ Refused		
11			Nothing		

Q47	Could you please estimate what proportion of your income is required to meet your mortgage or rent? Base: All Respondents		
	Less than 10%	1	GO TO Q
	10-20%	2	
	21-25%	3	
	26-30%	4	
	31-40%	5	
	More than 40%	6	
	Own outright	7	GO TO Q

Q48	The following lists various reasons why some people experience difficulties in keeping up with housing payments. Do any of them apply to this household? Base: All Respondents		
	No, not having any difficulties meeting housing payments	1	GO TO Q
	Loss of job	2	
	Loss of partner's job	3	
	Failure of business	4	
	Been furloughed	5	
	Taken a pay cut but working same hours	6	
	Taken unpaid leave	7	
	Increase in rent/mortgage payments	8	
	Cost of heating home too expensive	9	
	Illness/disability of self/partner	10	
	Death of partner or someone else in household	11	
	Baby born or someone else joining household	12	
	Divorce/separation or some other reason for household splitting	13	
	Delay in Housing Benefit/Income Support payments	14	
	Reduced benefits	15	
	Unexpected high bills	16	
	Interest rate rises	17	
	Administrative error at bank/building society	18	
	Supporting full-time students	19	
	Supporting unemployed 16-17 year-olds	20	
	Other (Please State)	21	
	Don't know/not stated/refused	22	

Q49	A. Thinking back March 2020, before the coronavirus lockdown, which of the following best describes how you and your household were managing financially?			
	B. And thinking about now, which of the following best describes how you and your household are managing financially?			
		a)	b)	GO TO Q
	Manage very well	1	1	
	Manage quite well	2	2	
	Get by alright	3	3	
	Don't manage very well	4	4	
	Have some financial difficulties	5	5	
	Experiencing serious financial difficulties	6	6	

Q50	Do you think that there is a need for more affordable housing to be developed in your area/community/town? Base: All Respondents		
	Yes – housing for sale at low cost	1	GO TO Q
	Yes – social rented/housing association homes	2	
	Yes – quality private rented housing	3	
	Yes – housing for young people/families	4	
	Yes – housing for older people	5	
	No – already enough low cost houses	6	
	No – already enough social rented houses	7	
	No demand	8	
	Don't know	9	

Q51	Do you have any additional comments you wish to make about housing need and demand in the Moray area? [INTERVIEWER RECORD IN FULL] Base: All Respondents	
		THANK AND CLOSE END

APPENDIX 2: ONLINE QUESTIONNAIRE



Good morning/ afternoon/ evening, my name is *** and I am calling from Research Resource on behalf of Moray Council. I am carrying out research which will help the Council and other partners to understand the housing circumstances and needs of residents across Moray. This will help the Council plan for new housing and housing services in the future, making sure the needs of all residents across the Moray area are met.

It will take around 20 minutes of your time to complete the survey, depending upon what you have to say.

All your answers will remain totally confidential and anonymous. Nobody at **the Council** will know your individual answers without your permission. You do not need to answer any questions you don't want to. If there are any questions you don't want to answer, please just say and I will move on to the next one. Are you happy to take part?

SECTION 1: CURRENT HOME

SC	Can I just check, are you the head of the household or their partner? Base: All Respondents		
1	Yes, head of household	1	GO TO Q1
2	Yes, partner of head of household	2	
3	Neither	3	ARRANGE TO CALL BACK

Q1	Please can you tell me the full postcode of your current home? Base: All respondents		
	POSTCOD E		GO TO Q2

Q2	Is this your only/main residence or is it a second/holiday home?		
1	Only/Main Residence	1	GO TO Q3
2	Second/Holiday Home	2	THANK AND CLOSE

Q3	Do you own or rent this home, or is there some other arrangement? Base: All Respondents		
	Rent from:		GO TO Q
	Council, Housing association or charitable trust	1	
	Tied accommodation (rent/ rent free from employer)	2	
	Private landlord (furnished)	3	
	Private landlord (unfurnished)	4	GO TO Q
	Owner-Occupier:		
	Own outright	5	
	Buying with a loan/mortgage	6	
	Shared owner (part own, part rent)	7	
	Shared equity	8	
	Other (Please State)	9	GO TO Q
	Don't know	10	

Q4	What type of housing is this property? Base: All Respondents		
	Single storey/bungalow	1	GO TO Q
	House	2	
	Four in a block	3	
	Flat or maisonette	4	
	Tenement	5	
	Some other kind of accommodation (Please state)	6	
	Don't know	7	

Q5	Does your household share any rooms with any other person or household? IF YES, which rooms? Base: All Respondents		
	No – none shared	1	GO TO Q
	Yes - kitchen	2	
	Yes - bathroom	3	
	Yes - WC	4	
	Yes - Other	5	
	Don't know	6	

Q6	How many bedrooms do you have in your home? Please include bedrooms being used for other purposes Base: All Respondents		
	0 (BEDSIT)	1	GO TO Q
	1	2	
	2	3	
	3	4	
	4	5	
	5	6	
	6+	7	

Q7	Thinking about for the number of people in your household, which of these options best describes the number of bedrooms you have in your home? Base: All Respondents		
	Two or more than needed	1	GO TO Q
	One too many	2	
	About the right number	3	
	One fewer than needed	4	
	Two or more fewer than needed	5	
	Don't know	6	

Q8	On the whole, how satisfied or dissatisfied are you with your home? Base: All Respondents		
	Very satisfied		GO TO Q
	Fairly satisfied		
	Neither satisfied nor dissatisfied		
	Fairly dissatisfied		
	Very dissatisfied		

Interviewer: I am going to read out a list of situations which may or may not describe your current housing circumstances.

Q9	For each of the following, can you tell me if it is not a problem, is a bit of a problem or is a serious problem for you/ your household? Base: All Respondents	Not a problem	A bit of a problem	Serious problem
	Rent or mortgage costs are not affordable	1	2	3
	Heating costs are not affordable	1	2	3
	Council Tax is not affordable	1	2	3
	The health of a household member is suffering because your home is the wrong size or type	1	2	3
	The condition of your home is poor with repairs and maintenance needed	1	2	3
	Difficulty maintaining your home or carrying out repairs	1	2	3
	Difficulty managing your home including cleaning, gardening etc.	1	2	3
	You/ a household member has difficulty using the stairs and /or lifts to or within your home	1	2	3
	You/ your household feel isolated and lonely at home	1	2	3
	Experiencing problems with neighbours	1	2	3
	Home is not close enough to local amenities such as shops, health centre etc	1	2	3
	Home is not close to good transport links	1	2	3
	There is no accessible car parking near home	1	2	3
	You/ your household need to be close to a relative/friend to give care	1	2	3
	You/ your household need to be close to a relative/friend to receive care	1	2	3
	Difficulty working from home/need dedicated workspace	1	2	3
	Home is not close to good quality green space	1	2	3

Q10	Do you spend more than 10% of your income on heating your home? If you are not sure, please can you take an educated guess Base: All Respondents		
	Yes	1	GO TO Q
	No	2	
	Don't Know	3	

Q11	In the last 12 months, have you ever wanted to put your heating on but chosen not to because you could not afford to? Base: All Respondents		
	Yes	1	GO TO Q
	No	2	
	Don't Know	3	

SECTION 2: REPAIRS/PROPERTY CONDITION
--

Q12	Does your property require any upgrades or improvements? If so, please specify. Base: All Respondents		
	Full central heating	1	GO TO Q
	New boiler	2	
	Hot and cold-water supply	3	
	Modernised bathroom	4	
	Modernised kitchen	5	
	Loft insulation (if there is a loft)	6	
	Cavity wall insulation (if there is a cavity)	7	
	Satisfactory lighting and ventilation	8	
	Foul water drainage (i.e. plumbing which carries wastewater from kitchen/bathroom etc)	9	
	Satisfactory access to the building (including door entry system)	10	
	Supply of electricity	11	
	Safe Electrical Wiring	12	
	Fire/smoke alarms	13	
	Double glazing	14	
	No improvements required	15	

Q.13	Does your property have any condition-related issues? If so, please specify. Base: All Respondents		
	Has significant dampness (e.g. rising or penetrating dampness)	1	GO TO Q
	Has condensation	2	
	Requires major structural repairs	3	
	Has non mains water supply	4	
	Lacks adequate bathroom facilities	5	
	Lacks adequate kitchen facilities	6	
	Requires minor repairs or improvements	7	
	None of these apply	8	
	Don't know/not sure	9	

SECTION 3: RECENT MOVING BEHAVIOUR

Q14	How many years have you lived at this address?		
	Base: All Respondents		
	Less than 1 year	1	GO TO Q
	1 up to 2 years	2	
	2 up to 5 years	3	
	5 up to 10 years	4	GO TO Q
	10 up to 15 years	5	
	15 up to 20 years	6	
	20+ years	7	
	Don't know/can't remember/not stated	8	

Now thinking about the property you lived in immediately before moving to your current house

Q.15	Where was this property?		
	Embed following links to guide fieldworkers/online respondents: http://www.moray.gov.uk/moray_standard/page_101371.html http://www.moray.gov.uk/downloads/file99305.pdf		
	Base: All who have moved in last 5 years		
	Buckie area	1	GO TO Q
	Cairngorms area	2	
	Elgin area	3	
	Forres area	4	
	Keith area	5	
	Speyside area	6	
	Elsewhere in Scotland (specify other local authority)	7	
	Elsewhere in the UK	8	
	Abroad/ overseas	9	
	Don't know/ not stated	10	

Q16	What year did you move in? And what year did you move out?		
	Base: All who have moved in last 5 years		
	YEAR MOVED IN		GO TO Q
	YEAR MOVED OUT		

Q17	What was the main reason why you decided to move into your current home?			
	Base: All Respondents			
		Main Reason	Other Reason	
	To be close to employment or education	1	1	GO TO Q
	Transport/accessibility	2	2	
	To be close to friends and family	3	3	
	Good quality outdoor space/environment	4	4	
	Safe area/low crime	5	5	
	Good outlook/view from the property	6	6	
	Good quality local services and amenities (e.g. shops, places of worship, local leisure facilities)	7	7	
	Access to health/social care services or facilities	8	8	
	Good local schools	9	9	
	Good facilities for children	10	10	
	Property was adapted to meet the needs of my household	11	11	
	Property was designed to meet health or disability needs	12	12	
	Size of properties available	13	13	
	Type of properties available	14	14	
	Security of tenure	15	15	
	Permanent accommodation	16	16	
	Good value for money/property cost	17	17	
	Always lived in this area/settled here	18	18	
	Had second/holiday home here	19	19	
	No choice/only place housing available	20	20	
	Other (Please State)	21	21	

SECTION 4 - FUTURE HOUSEHOLD FORMATION

We are interested in future demand for housing so are trying to find out whether there are people within households who may want to have their own separate accommodation in the next two years, perhaps older children for example.

Q18	Is there anyone currently living in this household who would like to live in separate accommodation, within the next few years, if that were possible? Base: All Respondents		
	YES, would like to move in the next 2 years	1	GO TO Q
	Yes, would like to move in the next 2-7 years	2	
	No, no plans to move	3	GO TO Q
	Don't know/not stated	4	

Q19	From the people in the household you have told me about, who would be likely to move into separate accommodation, if that were possible? Base: All with someone likely to move out		
	Relationship to Respondent	Age	GO TO Q
Person 1			
Person 2			
Person 3			
Person 4			
Person 5			
	Q21. Relationship Codes		
1	Respondent		
2	Husband/wife/partner		
3	Son/daughter (including in laws)		
4	Mother/father (including in laws)		
5	Brother/Sister (including in laws)		
6	Grandchild		
7	Grandparent		
8	Boarder/lodger		
9	Other Relative (Please State)		
10	Other Unrelated (Please State)		

Q20	How many separate households are they likely to form –how many different properties are they likely to need? Base: All with someone likely to move out		
	1		GO TO Q
	2		
	3		
	4		
	5		
	6		

Q21	What might prevent the person(s) concerned from moving out of this property? Base: All with at least 1 person likely to move out in next 2 years. MULTI	
Person 1		GO TO Q
Person 2		
Person 3		
Person 4		
Person 5		
Q42 Reason Codes		
1	Financial constraints	
2	Lack of housing availability in area of choice	
3	Need household support for health condition or disability	
4	Requires specialist accommodation or support that is not available	
5	Limited jobs or career opportunities in area of choice	
6	Other (Please State)	
7	Nothing would prevent them moving	

SECTION 5- FUTURE INTENTIONS OF CURRENT HOUSEHOLDS

Q22	Would you currently like to or do you need to move out of this property into somewhere else in the next 2 years? Base: All Respondents		
	Like to Move	1	GO TO Q
	Need to Move	2	
	Don't Want to Move	3	GO TO Q
	Don't know/Not Stated	4	

Q.23	What are the main reasons why you would like OR need to move at present? Base: All who would like OR need to [CIRCLE ALL THAT APPLY] b) what is the MAIN REASON for planning to move [CIRCLE ONE ONLY]	A) ALL REASONS	B) MAIN REASON	
	Property related reasons			GO TO Q
	I would like a bigger house			
	I would like a smaller house			
	Improved/different type of property			
	Garage or improved parking			
	Home is temporary			
	Wanted own home – moving out of existing household			
	Unable to manage the garden			
	Would like/ require a downstairs bathroom			
	Unable to maintain the house myself			
	Property too old and in need of too much repair			
	I would like a warmer/more energy efficient home			
	Neighbourhood reasons			
	To move to a different neighbourhood/ area			
	Issues with neighbours			
	Lack of services/facilities nearby			
	Fear of crime			
	Feel isolated here			
	Don't like the area			
	Personal reasons			
	New job or career opportunities			
	To be near work or study			
	Moving in with partner			
	Relationship breakdown			
	Move nearer friends/relatives/birthplace			
	Planning for retirement			
	Planning for changing health needs in the future			
	Need accessible housing to meet health or disability needs			
	Need to move to a level access property			
	To be closer to carers			
	To be closer to family/ friends			
	Financial reasons			
	Reduce housing costs			
	Make an investment			
	Unable to afford maintenance			
	Unable to afford household bills			
	Have to move/ no choice			
	Being evicted by landlord			
	Being thrown out by relatives/friends			
	Home is being repossessed by mortgage/loan company			
	Overcrowded			
	No longer able to manage stairs			
	Other reason (please state)			
	Don't know			

Q24	Where would you like or need to move to? Embed following links to guide fieldworkers/online respondents: http://www.moray.gov.uk/moray_standard/page_101371.html http://www.moray.gov.uk/downloads/file99305.pdf Base: All who would like OR need to move		
	Buckie area	1	GO TO Q
	Cairngorms area	2	
	Elgin area	3	
	Forres area	4	
	Keith area	5	
	Speyside area	6	
	Elsewhere in Scotland (specify other local authority)	7	
	Elsewhere in Scotland (specify other local authority)	8	
	Elsewhere in the UK		
	Abroad/ overseas	9	
	Don't know/ not stated	10	

SECTION 6: HEALTH, CARE & SUPPORT NEEDS
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Q25	Is there anyone in the household who has any of the following long term health conditions or disability? Base: All Respondents		
	Difficulties with sight or hearing	1	
	Mental health condition (a condition that affects your emotional, physical and mental wellbeing)	2	
	Physical disability (a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, lifting or carrying)	3	
	Learning disability (a condition that you have had since childhood that affects the way you learn, understand information and communicate)	4	
	Neurological disorder	5	
	Developmental disorder (a condition that you have had since childhood which affects motor, cognitive, social and emotional skills, and speech and language)	6	
	Long term degenerate disorders	7	
	Being frail due to old age	8	
	Dementia	9	
	Drug/Alcohol dependency	10	
	Long-term illness, disease or condition (a condition, not listed above, that you may have for life, which may be managed with treatment or medication)	11	
	Other (Please State)	12	
	None of these	13	
	Don't know/Refused	14	

Q26	How well do you think that your current housing meets their health and disability needs? Base: All respondents with health condition or disability in household		
	Very well	1	GO TO Q
	Fairly well	2	
	Not very well	3	
	Not at all well	4	
	Don't know/not stated	5	

Q27	Could someone using a wheelchair visit your home i.e. access your property from street level and move around without difficulty inside your home? Base: All Respondents		
	Yes	1	GO TO Q
	No	2	
	Don't know	3	

Q28	How accessible is the location of your property for someone using a wheelchair or who has mobility issues i.e. the environment around your home is largely free from steep hills, external steps or other barriers? Base: All Respondents		
	Very suitable	1	GO TO Q
	Suitable	2	
	Not very suitable	3	
	Not at all suitable	4	

Q29	Do you or anyone in your household have an UNMET NEED for any of the following SPECIAL FORMS OF HOUSING? Base: All respondents with health condition or disability in household		
	Accommodation suitable for a wheelchair	1	GO TO Q
	Accommodation without stairs/level access housing	2	
	Specialist housing for older people	3	
	Specialist supported housing	4	
	Residential care/ nursing home	5	
	Other, please state	6	
	None of the above	7	

Q30	d) Does your house have any SPECIAL FORMS OF ADAPTATION such as ramps, handrails etc? e) Are there any adaptations needed by your household needs you don't have? f) Are there any adaptations you have but don't need? Base: All respondents with health condition or disability in household				
		a) Have and need	b) Need but don't have	c) Have but don't need	
	Door widening	1	1	1	GO TO Q
	Ramps	2	2	2	
	Stairlift	3	3	3	
	Through floor lift	4	4	4	
	Accommodation with emergency/alarm call system	5	5	5	
	Door entry system	6	6	6	
	Relocated light switches and powerpoints	7	7	7	
	Handrails	8	8	8	
	Hoists	9	9	9	
	Level access showers	10	10	10	
	Adapted kitchen	11	11	11	
	Any other special adaptations (Please State)	12	12	12	
	None of these	13	13	13	

SECTION 7: HOUSEHOLD COMPOSITION

This final section asks about your household situation. Please remember that all these answers will be completely anonymous and confidential. The answers will only be used to help us understand the housing need of different types of people. If there are any questions you do not want to answer please just leave blank and move on to the next question.

Q31	Which of the following best describes how you think of yourself?		
	Base: All Respondents		
	Male	1	GO TO Q
	Female	2	
	In another way	3	

Q32	Which of the following age bands do you fall into? Base: All Respondents		
	Under 25	1	GO TO Q
	25-34	2	
	35-44	3	
	45-54	4	
	55-64	5	
	65-74	6	
	75-84	7	
	85 and over	8	

Q33	What is your occupational status		
	Full time paid work (35 or more hours more week)	1	GO TO Q
	Part time paid work (less than 35 hours per week, more than 16 hours per week)	2	
	Part time paid work (less than 16 hours per week)	3	
	Full time education	4	
	Government training programme	5	
	Unemployed and seeking work	6	
	Unemployed and not seeking work	7	
	Long term sick / disabled	8	
	Looking after family	9	
	Full time carer	10	
	Retired	11	
	Other (please specify)	12	

Q34	How many people currently live at this address, including yourself, any other adults and children? Base: All Respondents	
	Confirm total number in household	GO TO Q

Q35	How would you describe the composition of this household? Base: All Respondents		
	Single Adult Under 60yrs	1	GO TO Q
	Single Adult 60yrs+	2	
	Two Adult Under 60yrs	3	
	Two Adults (One Under 60yrs)	4	
	3+ Adults All over 16yrs	5	
	1 Parent Family	6	
	2 Parent Family	7	
	Other (Please State)	8	

Q36	Which of the following groups do you consider you belong to?		
	Base: All Respondents		
	White		
	Scottish	1	
	Other British	2	
	Irish	3	
	Gypsy/ Traveller	4	
	Polish	5	
	Other white ethnic group (specify)	6	
	Mixed or multiple ethnic groups		
	Any mixed or multiple ethnic groups	7	
	Asian, Asian Scottish, or Asian British		
	Pakistani, Pakistani Scottish or Pakistani British	8	
	Indian, Indian Scottish or Indian British	9	
	Bangladeshi, Bangladeshi Scottish or Bangladeshi British	10	
	Chinese, Chinese Scottish or Chinese British	11	
	Any other Asian ethnic group (specify)	12	
	African		
	African, African Scottish Or African British	13	
	Any other African ethnic group (specify)	14	
	Caribbean or Black		
	Caribbean, Caribbean Scottish or Caribbean British	15	
	Black, Black Scottish or Black British	16	
	Any other black background (specify)	17	
	Other Ethnic Group		
	Arab, Arab Scottish or Arab British	18	
	Any other background (specify)	19	
	Other (specify)		
			GO TO Q

SECTION 8: HOUSEHOLD INCOME

To look at how affordable housing is across the area, we need to collect information about how much people currently pay for their housing and how they pay for it. Can I remind you again that any information you give will be kept strictly confidential and will only be used to produce statistics. No one will see any information about you personally.

ASK ALL RESPONDENTS

Q37A Could you please tell me in which category you would place your (and your spouse/partner's) current **TOTAL NET INCOME** (that is the amount you receive in your bank account) from **ALL SOURCES AFTER** any deductions for tax, national insurance, or anything else

Q37B Could you estimate the income of any/all other adults aged 16 and over in your household. I mean current **TOTAL NET INCOME** (that is the amount you receive in your bank account) from **ALL SOURCES AFTER** any deductions for tax, national insurance, or anything else

Q37	WEEKLY	MONTHLY	ANNUAL	A. Respondent & Partner	B. Other HH Adult/s
1	Up to £259	Up to £375	Under £13,499		
2	£260-£298	£1,126 - £1,292	£13,500-£15,499		
3	£299-£336	£1,293- £1,458	£15,500-£17,499		
4	£337-£480	£1,459- £2,083	£17,500-£24,999		
5	£481-£576	£2,084- £2,500	£25,000-£29,999		
6	£577-£769	£2,501- £3,333	£30,000-£39,999		
7	£770-£961	£3,334- £4,167	£40,000-£49,999		
8	£962-£1,441	£4,168- £6,250	£50,000-£74,999		
9	£1,442 or over	£6,251 or over	£75,000 or over		
10			Don't know/not stated/ Refused		
11			Nothing		

Q38	Could you please estimate what proportion of your income is required to meet your mortgage or rent? Base: All Respondents		
	Less than 10%	1	GO TO Q
	10-20%	2	
	21-25%	3	
	26-30%	4	
	31-40%	5	
	More than 40%	6	
	Own outright	7	GO TO Q

Q39	The following lists various reasons why some people experience difficulties in keeping up with housing payments. Do any of them apply to this household? Base: All Respondents		
	No, not having any difficulties meeting housing payments	1	GO TO Q
	Loss of job	2	
	Loss of partner's job	3	
	Failure of business	4	
	Been furloughed	5	
	Taken a pay cut but working same hours	6	
	Taken unpaid leave	7	
	Increase in rent/mortgage payments	8	
	Cost of heating home too expensive	9	
	Illness/disability of self/partner	10	
	Death of partner or someone else in household	11	
	Baby born or someone else joining household	12	
	Divorce/separation or some other reason for household splitting	13	
	Delay in Housing Benefit/Income Support payments	14	
	Reduced benefits	15	
	Unexpected high bills	16	
	Interest rate rises	17	
	Administrative error at bank/building society	18	
	Supporting full-time students	19	
	Supporting unemployed 16-17 year-olds	20	
	Other (Please State)	21	
	Don't know/not stated/refused	22	

Q40	C. Thinking back March 2020, before the coronavirus lockdown, which of the following best describes how you and your household were managing financially?			
	D. And thinking about now, which of the following best describes how you and your household are managing financially?			
		a)	b)	GO TO Q
	Manage very well	1	1	
	Manage quite well	2	2	
	Get by alright	3	3	
	Don't manage very well	4	4	
	Have some financial difficulties	5	5	
	Experiencing serious financial difficulties	6	6	

Q41	Do you think that there is a need for more affordable housing to be developed in your area/community/town? Base: All Respondents		
	Yes – housing for sale at low cost	1	GO TO Q
	Yes – social rented/housing association homes	2	
	Yes – quality private rented housing	3	
	Yes – housing for young people/families	4	
	Yes – housing for older people	5	
	No – already enough low cost houses	6	
	No – already enough social rented houses	7	
	No demand	8	
	Don't know	9	

Q42	Do you have any additional comments you wish to make about housing need and demand in the Moray area? [INTERVIEWER RECORD IN FULL] Base: All Respondents	
		THANK AND CLOSE END