

All Saints Parish Council - Housing Needs Survey - Part 1

This survey form has been sent to every known household in the Parish. Please complete Part 1 of the form, even if you do not have a housing need, and return it in the BLUE envelope provided together with the A5 survey questionnaire response.

Completed forms must be received by 30th October 2017

If you require extra forms, or have any questions, please contact Paul Hayward on 07711 929227

Confidentiality and Data Protection: The information you provide will be used by ASPC to provide information for the Housing Needs Survey Report and summary information on rural housing need. No data will be published which can identify an individual. If you do not wish to answer a specific question, please leave the answer box(es) blank.

1) Please tick one of the following. Do you:

- Own your own home Live in a shared ownership property
Rent from a private landlord Live in housing tied to a job
Rent from a housing association / local authority Live with relatives
Other, please specify:

2) Is this your: Main Home Second Home

3) In which part of the parish do you live?

4) How many bedrooms does your current home have?

- 1 bedroom 2 bedrooms 3 bedrooms 4 bedrooms +

5) If you rent privately, how much rent do you pay per month?

- Under £400 £400-£500 £500-£600 £600-£700
£700-£800 £800-£900 £900-£1000 £1000 +

6) Self-Build Opportunities

Would you be interested in Self-build either individually or as part of a group if a site was available within your area? Please tick relevant box below and provide contact details.

Individual Self Build Group Self-Build

Housing aspirations of older residents

7) Are any members of your household aged over 55 ?

YES/NO

If you have answered Yes to this question, please also complete Part 2 of the questionnaire which refers to older persons' housing needs and aspirations (printed on GREEN paper)

What do we mean by affordable housing?

SHARED OWNERSHIP- this is where you part buy, part rent your home. In a typical housing association example, you would start off owning 40% of the equity and paying rent on the remaining 60% with the option of buying a greater share of the equity when you can afford to do so. You need either to have the cash to buy the equity share or be able to raise a mortgage. If you need a mortgage you will need a deposit plus your buying costs.

SHARED EQUITY - there are a number of types of shared equity housing. Often you will own the freehold, and another party will also have an interest in the value of the home such as through an equity loan arrangement (you will have paid less than the market value of the home). Where such housing is provided as affordable housing, there will be a restriction on price, occupation and resale. If you need to raise a mortgage you will need a deposit plus your buying costs to do so.

AFFORDABLE RENTED - this is where you pay a less than market rent to a housing association or similar organisation. The rent is no more than 80% of current market rents. Affordable rented housing has replaced “social housing” where rents were 50-60% of market rents although some existing council or housing association properties are still rented at the lower level.

SELF BUILD- this is where you are directly involved in the construction of your home, this can be individually or as a group. The extent of your involvement will be decided by the type of scheme. Self build normally involves some form of ownership (either shared ownership or shared equity) but can also be used to provide rented housing. If the home is considered as affordable you must have an affordable housing need. If you require a mortgage you will need a deposit plus your buying costs.

All households should answer the following questions on affordable housing

8) If a need for affordable housing is identified, would you support a small (up to 15 homes) development of affordable homes for local people? Yes/No

9) Do you have any suggestions for a suitable site for affordable housing within the parish?

.....

10) Do you have any other comments regarding affordable housing (attach extra sheets if needed):

.....

If you believe you or any member of your household has a need for affordable housing either now or sometime within the next 5 years, you should complete part 3 of this form (printed on green paper) and return it to the Council using the GREEN pre-paid envelope.

PLEASE NOTE: You should complete part 3 of the form even if you are already registered with Devon Home Choice or Right to Buy South West, or already live in Council or Housing Association property and need to move.

Thank you for taking the time to complete this form.

All Saints Parish Council - Housing Needs Survey - Part 2

- The Housing Needs of Older People in All Saints

Population projections for Devon show an increase of 23% in people over 55 by 2034 with figures in East Devon set to rise by 22%. This part of the survey looks at the impact of this increase on All Saints parish and should only be completed by those households with at least one member over 55.

Please complete & return in the GREEN envelope provided.

1) How many people of each age group are there in your household?

Age 55 -65		Age 66-75		Age 76-85		Age 86 or above	
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2) Which of these statements best describes your future housing plans? Please tick one box

I have no plans at the moment to move home I expect to move home within 5 years

I have thought about moving home but do not expect to do so in the next 5 years

3) What are the reasons you may need to move home in the next 5 years?

Need to be nearer family / carers Need to reduce running costs i.e. fuel bills

Expect your health to deteriorate Cannot manage stairs / need level access

Need to downsize to a smaller more manageable home

4) If you expect to move, what type of accommodation do you think you will need?

A home which better meets your needs but is not specially designed for older people

A home which has been specially designed for older people

A residential or nursing home

5) Where do you want to move to when you next move home?

Remain in All Saints Elsewhere in East Devon

Elsewhere in Devon Away from Devon

6) Which 3 reasons listed below will be the most important when you choose your next home?

Close to health / support services A home on one level

A home which is easy to maintain Cost of property

Running costs of property Easy access to public transport

Close to family /friends Close to shops/amenities

7) If you need to move within 5 years, will you need one of the types of affordable housing as described in Part 1? Yes/No

If you think you may need to move to affordable housing in the next 5 years please complete Part 3 of the form as well. Please return that form using the GREEN pre-paid envelope.

**All Saints Parish Council - Housing Needs Survey - Part 3
Affordable Housing Requirement within next FIVE years.**

Please complete this form if you think you may need to move to an affordable home in All Saints within the next five years. All questions must be answered as fully as possible in order to ensure that your housing need can be accurately assessed. Please return the completed form in the GREEN envelope provided.

A separate form for each household in need of housing must be completed. For example, each grown up child (over 18) in a family, who wants to set up their own home, should complete a separate form, giving their own financial details and personal circumstances, not that of the main household. If you require extra forms or have any queries, please contact Paul Hayward on 07711 929227 or download a copy from the All Saints Parish Council website - Home page (under HNS text).

In order to accurately assess housing need, we have to ask for some sensitive information.

Confidentiality and Data Protection: This information is collected by All Saints Parish Council as data controller in accordance with the data protection principles in the *Data Protection Act 1998* to provide information for the Housing Needs Survey Report and summary information on rural housing need. No data will be published which can identify an individual and no sensitive information will be passed to any other organisation or agency without your permission. Any personal data provided will be retained for 5 years and then destroyed.

- 1) Please complete the table below listing all persons who would need to live in the new affordable housing including the person completing the form? (Please continue on a separate sheet if needed)

Name and relationship to person completing the form	Age	Gender	Wheelchair accommodation needed	Level access needed
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N

If you have a specific need which is not covered above please provide details on a separate sheet.

- 2) What is the current housing status of the household needing to move?

- | | |
|---|---|
| Private rented <input type="checkbox"/> | Rent from a housing association or local authority <input type="checkbox"/> |
| Owner occupier <input type="checkbox"/> | Living with relatives <input type="checkbox"/> |
| Sharing a house <input type="checkbox"/> | Tied accommodation <input type="checkbox"/> |
| Lodger <input type="checkbox"/> | Other - please describe: <input type="checkbox"/> |
| Shared ownership <input type="checkbox"/> | |

- 3) How many bedrooms does your current property have?

If you consider that your household is in affordable housing need, you should register with Devon Home Choice at www.devonhomechoice.com

If you are interested in a shared ownership property you should register with Help to Buy South West at www.helptobuysw.org.uk

- 4) a) Have you registered your need with Devon Home Choice? YES/NO
 b) Have you registered your need with Help to Buy South West? YES/NO

5) a) If you are registered with Devon Home Choice, what Band has been allocated to you?

Band A Band B Band C Band D Band E

b) What is your Devon Home Choice reference number?

6) When do you think you will need to move to affordable housing? Please tick one box

Now or within the next 12 months Within 1 - 3 years Within 3 - 5 years

If you have indicated you need to move now or within the next 12 months, please answer question 7

If you have indicated you need to move within 1 - 5 years, please answer question 8

7) Current housing need

If you need to move now or within 12 months, why do you need to move? Please tick any that apply to you

You need to move to a larger home because your current home doesn't have enough bedrooms for your household	
You share a kitchen, toilet or bathroom with someone who is not going to be rehoused with you i.e. parents, grandparents	
You are homeless or at risk of becoming homeless	
Your health or well-being is made worse by your present home and a move would improve it	
You cannot manage stairs	
You need to move to escape violence or harassment	
Your current home is in very poor condition	
You are struggling to afford your current home	
You are a council or housing association tenant looking to move to a smaller home	
Other -please detail	

8) Future housing need

If you expect to move in 1 - 5 years time, why do you need to move? Please tick any that apply to you

You expect your family to grow	
You expect to leave home and do not expect to be able to rent or buy privately	
You are in tied accommodation and will be retiring in the next 5 years	
You are being discharged from the Armed Services in the next 5 years	
You will be leaving care	
You will need a smaller property	
You expect your health to deteriorate which will make you need to move home in the next 5 years	
You have a private tenancy ending and are likely to need affordable housing	
You want to move back to All Saints because you have a strong local connection (please specify)	
Other - please detail	

9) What type of affordable housing are you interested in?

In Part 1 of this form the different types of affordable housing are described. The information you provide in the survey will allow an assessment of what is the most appropriate affordable housing for you. However, it would be helpful to know what type of housing you are interested in. Please tick the appropriate boxes.

Shared Ownership / Equity Affordable /Social Rent Self Build

IMPORTANT

Please note we can only assess your eligibility for affordable housing if we have full income and financial details. Without these, we will not be able to process this form or include your household in the need figures.

As per our confidentiality and data protection statement, this financial information will remain confidential and will not be seen or passed on to any other organisation.

10) Do you believe that you have enough income and savings (including equity in your existing home) to be able to buy a suitable property on the open market in the parish? YES/NO

If you have answered YES to this question then you need not answer questions 11 and 12

11) Income

What is your household's **gross annual income?** (before deductions) including benefits and pensions. This should be the combined income for couples.

Less than £10,000 <input type="checkbox"/>	£10,001 - £15,000 <input type="checkbox"/>	£15,001 - £20,000 <input type="checkbox"/>	£20,001 - £25,000 <input type="checkbox"/>
£25,001 - £30,000 <input type="checkbox"/>	£30,001 - £35,000 <input type="checkbox"/>	£35,001 - £40,000 <input type="checkbox"/>	£40,001 - £45,000 <input type="checkbox"/>
£45,001 - £50,000 <input type="checkbox"/>	£50,001 - £55,000 <input type="checkbox"/>	£55,001 - £60,000 <input type="checkbox"/>	Over £60,000 <input type="checkbox"/>

12) Savings, investments and assets

Please give the amount of any savings and investments you have to the nearest £500

Do you potentially have access to a deposit in addition to any savings? If so how much?

If you own a home we need the following information to make a proper assessment of whether you could potentially qualify for an affordable home

What is your estimate of the current value of your home?

What is your estimate of how much you still owe on your mortgage?

Please note: Single people wishing to set up a new home alone i.e. children moving out of family home, should give their income and financial details only, not that of their parents or other household members who will not be re-housed with them.

Do you have a local connection to All Saints parish?

If any affordable homes are provided in All Saints, they will be for people living or working in the parish, or for those who can show that they have a long-term connection with the area.

13) Please answer the following questions, if they do not apply please put "n/a"

Is a member of the household currently resident in the parish, if so for how long in years?

Is a member of the household currently employed in the parish, if so for how long in years?

Do you have other strong local connection with the parish, for example by upbringing?

Please give details in the box below

Contact Details.

Please provide your contact details below in case any clarification is required. It may also be necessary for All Saints Parish Council to get in touch to ensure that you have the best chance of receiving an offer of housing if your need is verified. These details will not be passed on to any other organisation without your permission as per our confidentiality and data protection statement at the beginning of the survey.

Name
Address
Postcode
Telephone Number:
Email:

Please sign the following declaration if you are happy for your details to be shared with agencies who may be able to assist you with your perceived housing need.

I confirm that I agree to All Saints Parish Council sharing my contact information on this form with the local authority and any other relevant organisations but only where this is to specifically assist in helping me to access affordable housing.

Signed..... Date.....

Name.....

If you know someone who has moved away from the parish because of the lack of affordable housing and may wish to return, please ask them to contact Paul Hayward (details above) who will arrange to send them a form.

Thank you for taking the time to complete this survey.

Please return the survey form in the GREEN envelope provided by 30th October 2017.