

Uplyme Parish 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 envelope provided.

Completed forms must be received by 30 September 2014

If you require extra forms or have any questions, please contact Janice Alexander on 01392 248919

Confidentiality and Data Protection: The information you provide will be used by CCD 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.

1) Do you:

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

2) Is this your:

Main Home		Second Home	
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3) In which Parish do you live?

4) How many bedrooms does your home have (tick the appropriate box)?

1 bedroom		2 bedrooms		3 bedrooms		4 or more bedrooms	
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5) If you rent privately how much rent do you pay each month (tick box)?

Under £400 per month		£400 to £500 per month		£500 to £600 per month	
£600 to £700 per month		£700 to £800 per month		£800 to £900 per month	
£900 to £1000 per month		Over £1000 per month			

6) Do you as an entire household or some part of your household expect to move in the next 5 years?
Yes/No

Housing aspirations of older residents

7) 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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8) Which of these statements best describes the future housing plans of those aged 55 and above in your household? Please tick one box.

I have no plans		I expect to move in the next 5 years		I will move but not for 5 years	
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9) If you plan to move which of these choices is to top preference?

To remain in Uplyme Parish		To move away from Uplyme Parish	
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If you plan to move please complete Part 2 of this form if you wish to remain in Uplyme

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 will need to have an affordable housing need. If you need to raise a mortgage you will need a deposit plus your buying costs to do so.

10) If you expect to move in the next 5 years do you expect to need one of the types of “affordable housing”
Yes/No/Perhaps

Questions about affordable housing

11) If there is a need for affordable housing, would your household support a small (up to 15 homes) development of affordable homes for local people? **Yes/No**

12) Do you have any suggestions for a suitable site for affordable housing?

13) Any other comments regarding affordable housing (attach extra sheets if needed):

14) Self-build Opportunities

Would you be interested in self-build either individually or as part of a group if a site was available within Uplyme or nearby? Please tick relevant box below.

Individual self-build	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Group self-build	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
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If you would like to be made aware of any opportunities for self-build projects please provide your email address / telephone number below.

Email Telephone

If you have answered “Yes” or “Perhaps” to Question 10 you should complete part 2 of this form.

PLEASE NOTE: You should complete part 2 of this form even if you are already registered with Devon Home Choice or South West Homes, or live in Council or Housing Association property (and need to move).

Thank you for taking the time to complete this form.

Uplyme Housing Needs Survey - Part 2

Please complete this form if you think you may have to move to an affordable home in Uplyme within the next five years. All questions should be answered as fully as possible. Please return the completed form in the envelope provided.

A separate form for each household in need of housing must be completed. For example, each grown up child in a family, who wants to set up their own home, should complete a separate form. If you require extra forms or have any questions, please contact Janice Alexander on 01392 248919

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

Confidentiality and Data Protection: The information you provide will be used by the Community Council of Devon to prepare the Housing Needs Survey Report and provide summary information on rural housing need. No data will be published which can identify an individual.

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

Relationship to person completing the form	Age	Gender	Wheelchair accommodation needed	Level access needed
Respondent		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
		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 tenure of the household needing to move? (tick appropriate box)

Private rented		Rent from a housing association or local authority	
Owner occupier		Living with relatives	
Sharing a house		Tied accommodation	
Lodger		Other - please describe:	
Shared ownership			

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

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

If you consider that your household is in affordable housing need, it is essential that you are registered with Devon Home Choice. Visit www.devonhomechoice.com . If you are looking for a shared ownership you should register with South West Homes at www.righttobuysw.org.uk

- 5) a) If you are registered with Devon Home Choice what Band has been allocated to you? Please tick.

Band A	<input type="checkbox"/>	Band B	<input type="checkbox"/>	Band C	<input type="checkbox"/>	Band D	<input type="checkbox"/>	Band E	<input type="checkbox"/>
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- b) What is your Devon Home Choice reference number?

If you completed this question please go to **QUESTION 8**

Complete question 6 if you need to move to a new home **NOW**.

Complete question 7 if you do not need to move immediately but expect to have to in the **next 5 years**.

6) Current housing need

If you need to move now why do you need to move? Please tick any that apply to you

a) You need to move to a larger home because your current home doesn't have enough bedrooms for your household	<input type="checkbox"/>
b) You share a kitchen, toilet or bathroom with someone who is not going to be rehoused with you.	<input type="checkbox"/>
c) You are homeless or at risk of becoming homeless	<input type="checkbox"/>
d) Your health or well-being is made worse by your present home and a move would improve it	<input type="checkbox"/>
e) You cannot manage stairs	<input type="checkbox"/>
f) You need to move to escape violence or harassment	<input type="checkbox"/>
g) Your current home is in very poor condition	<input type="checkbox"/>
h) You are struggling to afford your current home	<input type="checkbox"/>
i) You are a council or housing association tenant looking to move to a smaller home	<input type="checkbox"/>
j) Other - please state	<input type="text"/>

7) Future housing need

If you do not have a need to move immediately but expect to have so in the next five years please tick any of these reasons which apply.

a) You expect your family to grow	<input type="checkbox"/>
b) You expect to leave home and do not expect to be able to rent or buy privately	<input type="checkbox"/>
c) You are in tied accommodation and will be retiring in the next 5 years	<input type="checkbox"/>
d) You are being discharged from the Armed Services in the next 5 years	<input type="checkbox"/>
e) You will be leaving care	<input type="checkbox"/>
f) You will need a smaller property	<input type="checkbox"/>
g) You expect your health to deteriorate which will make you need to move home in the next 5 years	<input type="checkbox"/>
h) You have a private tenancy ending and are likely to need affordable housing.	<input type="checkbox"/>
i) You want to move back to Uplyme Parish because you have strong local connection (please complete Question 13)	<input type="checkbox"/>
j) Other - please state	<input type="text"/>

8) 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. Please tick the boxes indicating which types of housing you are interested in.

	Interested	Not interested
Shared Ownership		
Shared Equity		
Affordable Rented (including social rented)		
Self-Build		

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 include your household in the final figures.

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

If you have answered YES to this question then you need not answer questions 10 and 11

10) Income

What is your household's **annual income**? (Gross income before deductions - including benefits and pensions) This should be the combined income for couples. Please tick the appropriate box.

Less than £10,000		£10,000- £15,000		£15,001- £20,000	
£20,001- £25,000		£25,001- £30,000		£30,001- £35,000	
£35,001- £40,000		£40,001 - £45,000		£45,001 - £50,000	
£50,001- £55,000		£55,001 - £60,000		Over £60,000	

11) Savings, investments and assets

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

£

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 value of your home?

£

What is your estimate of the balance outstanding on your mortgage?

£

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

£

Do you have a local connection to Uplyme?

If any affordable homes are provided in Uplyme, 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

12) 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 employed in the Parish, if so for how long?	

Do you have other strong local connection with the Parish for example by upbringing - please describe in Q13 below.	
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13) Do you have any other special reason to live in Uplyme? (Continue on separate sheet if needed)

Contact Details.

Please provide your contact details below in case any clarification is required. It may also be necessary for the Rural Housing Enabler to stay in touch to ensure that you have the best chance of receiving an offer of housing if your need is verified.

Name	
Address	
Postcode	
Telephone Number:	Email:

Confidentiality and Data Protection: The information you provide will be used by CCD 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.

It may be helpful to pass your contact details to our development partners. Please sign the following declaration if you are happy for this detail to be passed on.

I confirm that I agree to the Rural Housing Enabler sharing my contact information on this form with the housing authority and development partners (when a development is imminent), where this is to 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 Janice Alexander who will send them a form.

Thank you for taking the time to complete this survey form.

Please return the survey form in the envelope provided by 30 September 2014

<p>Rural Housing Enabler Community Council of Devon, First Floor 3/4 Cranmere Court, Lustleigh Close, Matford Business Park, Exeter EX2 8PW Tel: (01392) 248919</p> <p>Email: JAlexander@devonrcc.org.uk</p>
