

Broadclyst Parish Housing 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 28th February 2017

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 DCT to provide information for the Housing Survey Report and summary information on rural housing need. No data will be published which can identify an individual.

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

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

2) Is this your: Main Home ☐ Second Home ☐

3) In which Parish do you live?

4) How many bedrooms does your current home have?

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) Do you intend to move to a new home within the parish in the next 5 years?

YES/NO

If Yes, please complete Part 3 of the questionnaire.

Community Land Trusts

Community Land Trusts (CLTs) are non-profit, community-based organisations run by volunteers that develop housing and other assets that are owned and controlled by the community and are made available at permanently affordable levels. CLT membership is open to all who live or work in the defined community. The members elect a volunteer board comprised of people living within the community to run the trust on their behalf on a day to day basis.

7) Would you be interested in becoming a member of a local CLT?

YES/NO

8) Self-Build Opportunities

Would you be interested in Self-build either individually or as part of a group if a site was available within the parish? Please tick the relevant box below and provide contact details on Page 6.

Individual Self Build ☐ Group Self-Build ☐

Live/work units

The Parish Council is interested in encouraging live/work units where small businesses and cottage industries could be based. Such units are divided into working and accommodation areas and would have a covenant ensuring that they remain so.

- 9) Would you support the idea of live/work units within the village? YES/NO
- 10) Would you be interested in a live/work unit yourself? YES/NO

Residents aged over 55

If there is anyone aged over 55 in your household, please also complete Part 2 of the questionnaire, regardless of your circumstances.

What do we mean by affordable housing?

SHARED OWNERSHIP- this is where you buy a share of your home (25% to 80% of the home's value) and pay rent on the remaining share. You'll need to take out a mortgage to pay for your share of the home's purchase price. You can now have a household income of up to £80,000 and still be eligible for a shared ownership / equity property.

SHARED EQUITY - this is where you buy a share of your home as above. However, while the developer and/or Government own the remaining share you do not pay rent on it. You'll need to take out a mortgage to pay for your share of the home's purchase price.

AFFORDABLE HOUSING FOR RENT - this is where you pay a less than market rent to a housing association or similar organisation. There are currently a number of different rent regimes where the amount paid for a similar sized home may vary.

DISCOUNT MARKET HOMES - this is where you buy a home at a discount below the open market cost.

STARTER HOMES -this is where developers will be able to offer homes at a minimum 20% discount exclusively to first time buyers, under the age of forty. These can be resold at full market price after 5 years.

SELF-BUILD / CUSTOM BUILD- this is where you are 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 but can also be used to provide rented housing. You must have an affordable housing need to be eligible for an affordable self-build home.

All households should answer the following questions on affordable housing

- 11) Do you know of anybody who has had to leave the village in the last 5 years due to the lack of affordable housing? YES/NO
If yes, please contact Janice Alexander who will send them a survey form

- 12) If a need for affordable housing is identified, would you support a housing development for local people to meet that need? YES/NO
Any development would be wholly or predominantly affordable homes (rented or shared ownership). Open market homes would be the minimum required to make the scheme economically viable.

- 13) Do you have any suggestions for a suitable site for affordable housing in the village or any other comments regarding housing in the village?

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If you answered yes to question 6 please complete Part 3 of this form, even if you are already registered with Devon Home Choice or Right to Buy South West, or already live in a Council or Housing Association property and need to move.

Broadclyst Housing Survey Part 2

Housing Needs of Older People in Broadclyst

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 Broadclyst and should only be completed by those households with at least one member over 55.

14) 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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15) 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 ☐

16) Is your current home adaptable to meet changing needs? YES/NO

If you would like to discuss adaptations to your home, please contact Care Direct on 0345 1551 007 or csc.caredirect@devon.gov.uk.

17) 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 ☐

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

Remain in Broadclyst ☐ Elsewhere in East Devon ☐

Elsewhere in Devon ☐ Away from Devon ☐

19) If you intend to move within the next 5 years, which reasons listed below will be the most important when you choose your next home?

Close to family/carers/ support ☐ Smaller, more manageable home ☐

Proximity to shops/amenities ☐ Proximity to public transport ☐

Cheaper running costs i.e. fuel bills, council tax ☐

Home on one level or adaptable for medical reasons ☐

If you need to move within the parish in the next 5 years please complete Part 3 of the form

Broadclyst Parish Housing Needs Survey - Part 3

Please only complete this form if you think you may need to move to a new home in Broadclyst within the next five years. Please answer all questions relevant to your household as fully as possible in order to ensure that your housing need can be accurately assessed.

A separate form for each household that wants to move 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 Janice Alexander on 01392 248919

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

Confidentiality and Data Protection: This information is collected by Devon Communities Together (DCT) 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, including the Parish Council. Personal data will be retained for 5 years and then destroyed.

- 20)** Please complete the table below listing all persons who would need to live in the new household 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
		M/F	Y/N	Y/N

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

- 21)** What is the minimum number of bedrooms you would require in your new home?

22) When do you think you will need to move to a new home? Please tick one box

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

- 23)** Please indicate your reasons for wishing to move home below. You may tick more than one box.

You need or will need to downsize to a home with fewer bedrooms	
You need or will need to move to a home with more bedrooms	
You are sharing kitchen/bathroom facilities with someone who is not going to be moving with you	
You need to move for health/mobility reasons	
Your home is in poor condition	
You are struggling to afford your current home	
You will be leaving home and do not expect to be able to rent or buy privately	
You have a private tenancy ending	
You wish to move back to the parish and have a strong local connection	
You need to move for work	
Other -please detail	

24) What type of housing are you interested in?

In Part 1 of this form we explain the different types of housing. Please indicate which types of housing you would be interested in by ticking the boxes below.

Shared Ownership/Equity ☐ Affordable/Social Rent ☐ Affordable Self Build ☐
Open Market Self Build ☐ Discounted Market Home ☐ Starter Home ☐
Open Market Housing i.e. a home sold with no restrictions at the normal market price ☐

25) If purchasing a new home, what would your budget be ?

£150,000 - £200,000 ☐ £200,000 - £250,000 ☐ £250,000 - £300,000 ☐
£300,000 - £350,000 ☐ £350,000+ ☐

26) 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 NO to this question please complete questions 27 & 28 which will help us to assess what form of affordable housing will meet your need

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 including the Parish Council.

27) 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 £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 ☐ £60,001 - £70,000 ☐ £70,000 - £80,000 ☐ Over £80,000 ☐

28) Savings, investments and assets

Please give the amount of any savings and investments you have to the nearest £1000

£

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.

29) Will you be reliant on housing benefit to pay all or part of your rent? All ☐ Part ☐

Do you have a local connection to Broadclyst Parish?

If any affordable homes are provided in Broadclyst, 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

30) 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 many years?

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

Do you have other strong local connection with the parish for example by upbringing? Please detail.

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

32) If you have not registered with Devon Home Choice, please give reasons why

Have tried to register but was refused	☐	Form was too long and complicated	☐
Waiting list too long	☐	Lack of affordable housing in the village	☐
Hadn't heard of it	☐	Other: please explain	

If you consider that your household is in affordable housing need, it is important that you 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

Contact Details

Please provide your contact details in case we need to contact you to clarify any information or update you with any housing development within the village. If you agree to us sharing your contact details with relevant organisations (for affordable housing purposes only), please sign the declaration below.

Name:	
Address:	
Telephone Number:	Email:
I agree to DCT sharing my contact information with the local authority and any other relevant organisations where this is to assist them in providing affordable housing.	
Signed.....	Date.....

Please return the survey form in the envelope provided by 28th February 2017