

Silverton 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.

Please ensure completed forms are returned as soon as possible but not later than 18th March 2016

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 Needs Survey Report and summary information on rural housing need. No data will be published which can identify an individual. This information will provide evidence to support Silverton Parish Neighbourhood Plan.

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 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 Silverton Parish ? 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

What do we mean by affordable housing?

SHARED OWNERSHIP- this is where you part buy, part rent your home. In a typical 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 AND SOCIAL RENTED - this is where you pay a less than market rent to a registered affordable housing provider. 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 owner occupied housing sold at a significant discount below the prevailing market. It is possible that this might only benefit the first purchaser and that any subsequent sale would be open market. This could also include the latest Starter Homes initiative - where developers will be able to offer homes at a minimum 20% discount exclusively to first time buyers, under the age of forty.

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.

Please would all households answer the following questions on affordable housing

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

9) 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 please complete part 3 of this form.

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.

Silverton Housing Needs Survey Part 2

Housing Needs of Older People in Silverton

Population projections for Devon show an increase of 23% in people over 55 by 2034 with figures in Mid Devon set to rise by 24%. This part of the survey looks at the impact of this increase on Silverton Parish and should only be completed by those households with at least one member over 55.

10) 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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11) 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 ☐

12) 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 ☐ Other ☐

13) 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 ☐

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

Remain in Silverton ☐ Elsewhere in Mid Devon ☐

Elsewhere in Devon ☐ Away from Devon ☐

15) 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 ☐

A smaller home ☐

16) If you need to move within 5 years, which of the following will you need ?

One of the types of affordable housing as described in Part 1? ☐ Open market housing ☐

If you believe you may need affordable housing within the next 5 years, please complete Part 3 of the survey.

Silverton Parish Housing Needs Survey - Part 3

Please complete this form if you think you may need to move to an affordable home in Silverton 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 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 Janice Alexander on 01392 248919

In order to accurately assess 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.

- 17)** 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
		M/F	Y/N	Y/N

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

- 18)** What is the current tenure 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"/>		

- 19)** 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 or contact Mid Devon District Council on 01884 255255

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

- 20) 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

- 21) 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?

- 22) 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 23

If you have indicated you need to move within 1 - 5 years, please answer question 24

23) 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	<input type="checkbox"/>
You share a kitchen, toilet or bathroom with someone who is not going to be rehoused with you i.e. parents, grandparents	<input type="checkbox"/>
You are homeless or at risk of becoming homeless	<input type="checkbox"/>
Your health or well-being is made worse by your present home and a move would improve it	<input type="checkbox"/>
You cannot manage stairs	<input type="checkbox"/>
You need to move to escape violence or harassment	<input type="checkbox"/>
Your current home is in very poor condition	<input type="checkbox"/>
You are struggling to afford your current home	<input type="checkbox"/>
You are a council or housing association tenant looking to move to a smaller home	<input type="checkbox"/>
Other -please detail	<input type="text"/>

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

25) 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 ☐ Discounted market ☐
Starter Homes ☐

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.

- 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 answer questions 27 and 28

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 £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"/>

28) 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?

£

- 29) Will you be reliant on housing benefit to pay all of your rent ?**

YES/NO

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 Silverton Parish ?

If any affordable homes are provided in Silverton, 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 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 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. 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 our partners.

I confirm that I agree to the Rural Housing Enabler sharing my contact information on this form with the local authority and any other relevant organisations 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.

Please return the survey form in the envelope provided as soon as possible but not later than 18th March 2016

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