

Culmstock Housing Survey

This survey form has been sent to every known household in the Parish. The survey can be completed on Survey Monkey by following the QR code, or online at <https://www.surveymonkey.co.uk/r/CulmstockHNS>



Alternatively, paper copies can be returned in the provided envelope.

Completed forms must be received by 24th July 2022

If you require extra forms or have any questions, please e-mail info@devoncommunities.org.uk

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. Forms will be retained for 5 years then destroyed. Please see full data protection statement at end of form.

Part 1

Please complete Part 1 of the form, even if you do not have a housing need.

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-£499 £500-£599 £600-£699

£700-£799 £800-£899 £900-£999 £1000 +

6) Please confirm the quality of your broadband service with 1 being poor and 5 being excellent

poor 1 2 3 4 5 excellent

7) Will you be considering the purchase of an electric car in the next 5 years YES/NO

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.

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

YES/NO

If YES, please leave your contact details below

Name Email/Telephone

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 property.

SHARED EQUITY - this is similar to shared ownership. However, while the developer and/or Government own the remaining share you do not pay rent on it.

AFFORDABLE HOUSING FOR RENT - this is where you pay a percentage of 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.

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.

RENT TO BUY - This scheme allows working households to rent a home at an Affordable Rent before having the option to buy after a set period of time. There are several different Rent to Buy models and the period of time after which tenants can buy varies between these models. To be eligible for Rent to Buy, tenants must be first time buyers or those returning to the market following a relationship breakdown. As with shared ownership, tenants can have a household income of up to £80,000 to be eligible.

9) Do you know of anybody who has had to leave the Parish in the last 5 years due to the lack of affordable housing? If yes, please contact DCT (info@devoncommunities.org.uk) who will send them a survey form **YES/NO**

10) 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.

11) Do you have any suggestions for a suitable site for affordable housing in the Parish or any other comments regarding housing in the Parish?

.....
.....

12) Do you intend to move to a new home within the Parish in the next 5 years? **YES/NO**

If you answered YES to question 10, please complete Part 3 of this form regardless of the type of housing you will require.

Part 2 - Housing Needs of Older People in Culmstock

Residents aged over 55

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

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

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

Age 55-65

Age 66-75

Age 76-85

Age 86 or over

14) 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

15) 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.

16) 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

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

Remain in Culmstock

Elsewhere in district

Elsewhere in Devon

Away from Devon

18) 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

Part 3

If you think you may need to move to a new home in Culmstock within the next 5 years, please complete Part 3 of the form.

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 e-mail info@devoncommunities.org.uk

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 general data protection regulations 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. Please see end of form for full Data Protection statement.

19) 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/Other	Y/N	Y/N
		M/F/Other	Y/N	Y/N
		M/F/Other	Y/N	Y/N
		M/F/Other	Y/N	Y/N
		M/F/Other	Y/N	Y/N
		M/F/Other	Y/N	Y/N

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

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

21) 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

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

23) 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. You may tick more than one box.

Shared Ownership/Equity Affordable/Social Rent Self/Custom Build*

Discounted Market Home Rent to buy Open Market Housing

*If you are interested in building your own home please register your interest on the Mid Devon District Council website at middevon.gov.uk

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

Less than £150,000 £150,000 - £199,999 £200,000 - £249,999

£250,000 - £299,999 £300,000 - £349,999 £350,000+

25) 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 question 23, please complete questions 24 & 25 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. If you are not comfortable to disclose this information, please tick 'prefer not to say'.

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.

Single people wishing to set up a new home alone 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.

26) 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

Prefer not to say

27) Savings, investments and assets

Please give the amount of any savings and investments you have to the nearest £1,000

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?

Prefer not to say

28) Will you be reliant on housing benefit to pay all or part of your rent?

All Part N/A

29) 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.

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

30) Have you registered your housing need with Devon Home Choice? YES/NO

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

Have tried to register but was refused Waiting list is too long

Form was too long and complicated Hadn't heard of it

Lack of affordable housing in the village

Other: please detail

DATA PROTECTION DECLARATION

The information you provide on this survey 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. Wherever your personal information may be held by us, we will take reasonable and appropriate steps to ensure that it is protected from unauthorised access or disclosure. We may pass your details to partner organisations for affordable housing purposes only. These third parties are obliged to keep your details securely. All data from the housing need survey will be kept securely for a period of 5 years after which it will be destroyed. The data is retained for 5 years as this is the length of time that the housing need survey is valid for. If you want your details removed at any point, you can contact us at Devon Communities Together to request its removal.

If you believe you may need affordable housing in Culmstock please sign below to confirm that you have read and understood the above declaration and that you agree to DCT retaining and sharing your contact information as detailed above. If you do not require affordable housing there is no need to provide your contact details or sign the declaration.

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