



HOUSING NEED SURVEY 2017

For further information please contact

Amy Gregory

Clerk Selattyn and Gobowen Parish Council
Hawthorn Cottage
Porthywaen
Oswestry
Shropshire
SY10 8LX

01691 829571



INTRODUCTION

This survey is being carried out to establish the housing needs of people living in the parish. It is separate from any Parish Plan Surveys carried out, as it is specifically about the need for affordable housing within the area. The information will be analysed and fed back to the Parish Council.

The purpose of the survey is to find out how many people are living in accommodation which is unsuitable for their current/future needs and what type of accommodation would better suit these needs.

We are also trying to find out how many people have moved away because of a lack of affordable housing and who wish to return to the village they came from. Along with those who maybe interested in building their own affordable home.

This will give Housing Providers (Registered Social Landlords) and the Council the necessary information to create housing options to meet local needs, and to plan the future provision of housing more effectively. The level of future housing provision is of course dependant on the resources available and it may not be possible to provide for all of the needs at this time.

The information asked for in this form will be treated in strict confidence and will be used only for the purpose of planning housing schemes.

You may not need to complete all sections of the form. We ask for financial information as this will facilitate the planning of housing schemes which are genuinely affordable. Providing financial information is optional and you need not provide it if you do not wish to.

DEFINITION OF AFFORDABLE HOUSING

Affordable housing, for the purpose of this survey, refers to affordable rent, shared ownership and other low cost home ownership options provided by a Registered Social Landlord (Registered Provider). It is allocated through Shropshire Home Point from the Council's housing register to local people who are unable to access market housing and it will remain affordable for future households. It is therefore essential that you are registered on the waiting list if you wish to be considered for a property.

Discounted sale housing is also allocated to local people who are unable to access market housing. Further details are at the back of this form.

The definition does not include lower value open market housing. Where there is no restriction on future occupancy or affordability.

A: Current accommodation and household details

Q1. What type of property do you live in?

Type	Tenure (please tick)						Number of bedrooms (please write in)
	Rented from the Council	Rented from a Registered Provider	Privately rented	Privately owned	Shared Ownership	Other (give details below)	
House							
Flat							
Bungalow							

Other.....

Q2. Is your home specially adapted in any way?

Yes No

If yes, please give details:

.....

Q3. How many people in each age group live in your household?

Age	Male	Female
0 - 15		
16 - 24		
25 - 44		
45 - 59		
60 - 74		
75 or over		

Q4. When did you move to your current home? (Please circle)

Within the last year 1 – 3 years ago 3 – 5 years ago
 5 – 10 years ago over 10 years always lived here

B: Housing needs of current households in the parish

Q5. Does your household need to move to a different home? If so, please state when you need to move. (Please circle)

Now Within a year 1 to 3 years 3 years +

Do not need to move → **Go to Q13**

Q6. If you need housing now, please state below why you are unable to find suitable housing?

Q7. What is the reason for needing to move? (Please circle all that apply)

The health of someone in your household is suffering because of the condition of your home.

Your home is subject to major disrepair / you have difficulty maintaining your home.

Your home is too small / too big for your current needs.

You have to share a bathroom / toilet / kitchen with another household.

You are lacking basic facilities.

Your accommodation is too expensive.

You are being threatened with eviction.

Someone in your household is suffering from harassment.

Someone in your household has difficulty using the stairs / lifts.

You need to be close to a relative or friend to give care or support / receive care or support.

You need to be closer to employment and / or other facilities.

Your current accommodation is temporary.

You are in tied accommodation.

You have a shorthold tenancy.

Other (please state)

.....
.....

Q8. What type and size of accommodation do you require?

Type	Tenure (please tick)			Number of people in household (please write in)	Number of bedrooms required (please write in)
	Affordable rent *	Shared Ownership*	Discounted sale*		
Flat					
House					
Bungalow					

*Further details can be found at the back of this form

Q9. Do you require any specialised housing? (Please tick)

Adaptations (e.g. wheelchair access).....

Support with living independently

Please give further details:

Q10. Would you be interested in building your own affordable home?

Yes

No

Q11. Please state which location would suit your needs and where would you consider living if nothing was available in that location?

In the parish..... Need Consider

Elsewhere within 10 km of the parish

Please state which area(s):

.....

Elsewhere in Shropshire.....

Elsewhere in UK.....

Q12. Are you registered on the Home Point housing register?

Yes

No

If no, please tick here if you would like an application form

Please provide your contact details at the back of the form

Please provide your details even if you are already registered as it will be helpful to be able to cross-reference this form with your housing application.

C: Housing needs of future households in the parish

Q13. Are any of the people in your household likely to need their own separate accommodation within the next five years? If so, when will they need to move? (Please circle)

Now Within a year 1 to 3 years 3 to 5 years

No-one needs to move → **Go to Q17**

Q14. What is the reason?

Forming a new household with a partner.....

Having children.....

Young single person needing own accommodation.....

Other.....

Q15. What type and size of accommodation will they require?

Type	Tenure (please tick)			Number of people in household (please write in)	Number of bedrooms required (please write in)
	Affordable rent *	Shared Ownership*	Discounted sale*		
Flat					
House					
Bungalow					

***Further details can be found at the back of this form**

I am unsure at this stage what type of housing would be needed

Build your own affordable home as per council policy

Q16. Which location would suit their needs and where would they consider living if nothing was available in that location?

	Need	Consider
In the parish	<input type="checkbox"/>	<input type="checkbox"/>
Elsewhere within 10 km of the parish	<input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
<i>Please state which area(s):</i>		
.....		
Elsewhere in Shropshire.....	<input type="checkbox"/>	<input type="checkbox"/>
Elsewhere in UK.....	<input type="checkbox"/>	<input type="checkbox"/>

D: Housing needs of households wishing to return to the parish

Q17. Have any former members of your household left the Parish in the last five years?

Yes No → Go to Q19 Don't know → Go to Q19

If yes, please indicate the reason(s):

Lack of affordable housing.....

Employment.....

Further education.....

A decline in facilities (e.g. shops, Post Office, transport).....

Other:.....

Q18. Are they unable to return to the Parish because of a lack of affordable housing?

Yes No Don't know

If yes, and they would like to be considered for a property, please supply their name(s) and address(es) below and we will send them a separate form along with a housing application form.

Name	
Address	

Name	
Address	

E: Further Household Information - Optional

The following information is optional and you do not need to provide it if you do not wish to, however it would help a great deal if it were to be provided, as it will be used to plan housing schemes which are genuinely affordable for the people who need them.

Q19. Do you receive housing benefit to help with your rent?

Yes No

Q20. Could you please indicate the total gross income (i.e. before deductions for tax & National Insurance) of everyone in your household who requires, or will require, housing and will be responsible for the costs?

Weekly	Self	Partner	Other e.g. family etc	Monthly	Self	Partner	Other e.g. family etc
No income				No income			
Less than £50				Less than £217			
£50 - £200				£218 - £866			
£201 - £400				£867 - £1733			
£401- £500				£1734 - £2166			
£501 - £600				£2167 - £2600			
£601 - £700				£2601 - £3033			
£701 - £800				£3034 - £3466			
£801 - £900				£3467 - £3900			
Over £ 1000				Over £3901			

F: General

Q21. Would you like to see more housing in the Parish which is affordable to local people?

Yes No → Go to Q25 Don't mind

**Q22. What type of affordable housing do you think is needed for local people?
(please tick)**

	Rented	Shared ownership*	Discounted sale*	Other
Housing for young people				
Housing for older people				
Housing for families				
Housing for single people				

* Further details can be found at the back of this form

Q23. Why do you think this housing is required?

Q24. Where in the parish do you think the new housing should be built? Are there any sites you think would be particularly suitable?

Q25. Please use the space below for any other comments:

Thank you for completing this questionnaire

Affordable rent - an explanation

This is a new type of tenancy recently introduced and replaces traditional forms of renting from a Registered Provider also known as a Social Landlord.

Properties are let to people in need from the Council's Housing Register on a flexible type of tenancy for an initial minimum period of 2 years. Minimum standards for management, maintenance and the provision of other services are set nationally.

Rent levels for Affordable Rented Housing (Council & Registered Provider) are set at 80% of the open market rental value that a property could otherwise yield (with a cap being imposed at the maximum amount of Local Housing Allowance payable for that property in the local area if this is lower than the calculated 80% figure).

This type of tenure is regulated by the Homes and Communities Agency and the Tenant Services Authority and will be applied to all new build affordable homes to rent. Due to increased flexibility some Registered Providers may still choose to persevere with traditional social rented tenancies.

Shared Ownership - an explanation

Shared Ownership is a scheme dedicated to helping people onto the property ladder who would otherwise not be able to afford to do so.

Shared Ownership works by the purchaser buying a share in a home (most of which are brand new) and then paying a lower rent on the remainder to a Registered Provider. In most cases, you can buy the remaining share so that you own your home outright, when you can afford to do so. This is called staircasing, although there is no obligation to do this. In rural areas however because of the lack of affordable properties the maximum share that you can buy is capped at 80% to ensure that on resale the property remains affordable.

Typically, you buy a 50% share but often shares of between 25% and 75% can be purchased.

As a shared owner, you enjoy all of the benefits of owning your home, with the knowledge that your money is invested in bricks and mortar and you have made that important step onto the property ladder.

Almost anyone can apply to purchase a property under this scheme, but priority is normally given to:

- Existing social tenants in Registered Provider or Local Authority properties
- Those registered on a Local Authority housing register
- First time buyers
- People who are unable to buy a property outright

As you only need to obtain a mortgage for your 'share' of the property, it usually means that your deposit is not as large as if you were to buy a home on the open market.

Discounted sale - an explanation

Discounted sale properties can only be purchased by those in housing need who live locally or can demonstrate a local connection.

They are available to purchase at a price significantly below market value.

Discounted sale properties are similar to a traditional shared equity affordable housing scheme but have the advantage that no rent is payable on the difference between the purchase price and the unrestricted market value.

These properties can be sold, but remain perpetually affordable. If a property was purchased at 60% of unrestricted market value, it could never be sold at more than 60% of unrestricted

market value. Owners would still benefit from a rising property market as a rise in the unrestricted market value would result in an increase in value of the 60% stake.

Build your own affordable home policy - an explanation

Shropshire Council positively encourages local people to build their own affordable home to meet their own housing needs - so long as the site is in a recognisable settlement and its future value is controlled so that it remains affordable to other local people in the future. Sites may be permitted outside of the main towns and villages as an exception to the normal planning policies that restrict housing development in such areas.

Is it only affordable housing which is allowed?

Yes. An exception to normal planning policies is allowed due to a pressing need in Shropshire to help provide local people with affordable housing. Open Market housing development continues to be strictly controlled outside the towns and larger villages, as set out in the various adopted Local Plans.

So what is the catch?

Single plot exceptions sites are only permitted with restrictions. These include a restriction on the value of the property, limit on property size along with the property having to be built to set design and construction standards. All applicants have to follow and meet set suitability criteria to be considered suitable for the scheme.

ADDITIONAL INFORMATION & CONTACT DETAILS

**If you or a member of your household are in need of affordable housing,
We may need to contact you.**

Any affordable housing which may be built – with the exception of discounted sale - will be through a Registered Provider. The procedure for allocating these properties will be through Shropshire Home Point from the housing register, it is therefore essential that you are registered if you wish to be considered for a property.

Please provide your contact details below

Name:

Address:

.....

Telephone number:

Where do you work? This information will be useful in determining journey to work patterns for the purposes of transport planning, a particularly important issue for rural areas.

Please state the area where you work, and give brief details of your journey to work.

Thank you for your time

If you have any comments or questions about this survey or want to know more about affordable housing please contact:

Carol.Clarke@shropshire.gov.uk

Maria.Howell@Shropshire.gov.uk