

TWYFORD PARISH HOUSING NEEDS SURVEY

Dear Householder,

Owing to the high cost of housing in this area, the Parish Council is considering whether there might be a need for additional affordable housing in Twyford so that residents who cannot afford to buy or rent locally will not be forced to move away.

Affordable houses are homes that can be rented or part bought (shared ownership) from a Housing Association. The reason for providing new affordable housing is to help local people of all ages stay within, or return to, their parish and so contribute to village life and the local businesses and services it provides. People with a genuine local connection to the parish are given priority for these homes and there is no right-to-buy, so the houses always remain affordable for local people.

We are sending out this Housing Needs Survey to assess the demand and gauge the level of support for a new scheme of affordable homes in the parish. We are doing so with the approval of Winchester City Council and South Downs National Park whose housing officers and planners have approved this questionnaire.

The Parish Council are also currently undertaking a Neighbourhood Plan and we have used this opportunity to include a number of questions that can help assess whether other types of housing are needed in the parish. Mags Wylie, a Rural Housing Enabler with Action Hampshire, will be assisting us in carrying out this survey. **The survey will be analysed by the Rural Housing Enabler, ensuring that all information given is kept fully confidential.** She will then give a summary report to the Parish Council.

We should stress that at this stage no decisions have been made about taking a scheme forward. This will depend on the outcomes of this survey and will be subject to further discussions with residents.

This is a very important issue that we as a community have to face, so please take time to fill in this survey. Even if no one in your household or family has a housing need, we want to know your views.

Please return this form using the FREEPOST envelope provided, marked for the attention of Mags Wylie by Friday 1st May 2015

If further information or additional survey questionnaires are required, please contact the Parish Clerk.

Thank you

April 2015

Twyford Parish Council

Clerk: Elizabeth Billingham
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Email: twyfordclerk@gmail.com

www.Twyfordhants.org.uk

Chair: Cllr Ian Wheeler
Tel: 01962 711879

In association with:



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01962 854971
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**Assistance filling in this survey
can be provided by calling
Mags Wylie,
Rural Housing Enabler,
Action Hampshire on:
01962 857361**

The information that you give will be treated in the strictest confidence. No names will be included in the report to the Parish Council or Winchester City Council. Data will only be seen in generalised statistical form.

Rural Affordable Housing for Local People. What is it?

Affordable Housing means housing which is either rented or part-purchased through shared ownership, and is provided for people who cannot afford to rent or buy on the open market. Affordable homes are managed by Housing Associations, also referred to as Registered Providers.

Providing a small number of affordable homes for local people will enable those on modest incomes to remain in, or return to, the village they grew up in. This helps to ensure that a mix of ages and income groups are able to live in the community.

In some cases, new affordable housing has enabled villages to keep their local school, shop or pub. Affordable homes can play a key role in supporting these vital village services and helping to maintain thriving communities.

Resident case study Barton Stacey, Test Valley, Hampshire

- Anne Drinkwater moved to Barton Stacey 47 years ago.
- Anne moved into her new 2 bedroom affordable home in the village three years ago.
- Anne was unable to purchase or rent a home on the open market.

'House prices have shot up over the years - they were once affordable!'

- Both Anne and her daughter work in the village, helping to keep valuable local services going.
- Anne's family live close by and she visits them every day. All her friends and many people she grew up with still live in the village.



'The house is lovely; I wouldn't change anything, absolutely lovely'



Hewlett Close, Twyford

Twyford Parish has an existing affordable housing scheme for local people, at Hewlett Close. This



HARAH scheme completed in 2012 and provided 15 affordable rented homes for the parish. The scheme

consisted of 4 x 1 bed homes, 6 x 2 bed homes, 3 x 3 bed homes and 2 x 4 bed homes.

Who is it for?

If a new affordable housing scheme is to be built in Twyford, people who have a local connection to the parish will be prioritised for the homes. Rural affordable housing on rural exception sites are for people who have a local connection to a particular parish and wish to live there but cannot currently afford to rent or buy locally.

Local Connection Criteria

- the householder must either be currently resident in the parish and/or
- have previously lived in the parish and have close family living in the parish and/or
- work in the parish

This includes:

- Single people, couples or families unable to afford to rent or buy a home in the village because of high house prices
- Households who have already moved away in search of cheaper rented accommodation, but who would like to move back
- People who work in the village and would like to be part of the community.

If a need is identified in a Housing Needs Survey, and there is clear support from the community, affordable housing may be built on a Rural Exception Site. A site where people with a local connection to the parish would be eligible to apply for a property.

Part 1

Twyford Parish Housing Needs Survey

Please complete part 1 on behalf of your household (even if you don't need affordable housing)

About your existing home

Q1 Please tell us how many people of each age group live in your home (Please write the number in the box)

Males Age 0-15 Age 16-24 Age 25-44 Age 45-64 Age 65+

Females Age 0-15 Age 16-24 Age 25-44 Age 45-64 Age 65+

Q2. What type of home do you live in?

House Bungalow Flat Caravan/mobile home

Other (please specify)

Q3. How many bedrooms does your home have? (Please tick one box)

☐ Bedsit ☐ One ☐ Two ☐ Three ☐ Four or more

Q4. Who owns the home you live in now?

☐ Self (with/without a mortgage) ☐ Parents/relative ☐ Housing Association

☐ Tied to job ☐ Private Landlord ☐ Other

Other (please specify)

Q5. How long have you lived in the Twyford Parish? (Please write the number of years below)

The parish _____ years

Q6. In your opinion, is your present accommodation adequate for your current and future needs? (Next 3 years)

☐ Yes ☐ No

- If your answer to this question is yes, please go to question 10

Q7. If your present home is not adequate for your current and future needs, what are the reasons?

<input type="checkbox"/> Needs improvement or repair	<input type="checkbox"/> Too costly to heat
<input type="checkbox"/> Rent/ mortgage too expensive	<input type="checkbox"/> Too large
<input type="checkbox"/> Need to be closer to amenities	<input type="checkbox"/> Too small
<input type="checkbox"/> Housing affecting health of family member	<input type="checkbox"/> Tenancy insecure
<input type="checkbox"/> Need to be closer to carer or dependent	<input type="checkbox"/> Need to be closer to work
<input type="checkbox"/> Other (please specify)	<div></div>

Q8. If you were seeking a move what tenure would you prefer?

<input type="checkbox"/> Renting Housing Association/Council	<input type="checkbox"/> Private renting
<input type="checkbox"/> Shared Ownership/Housing Association	<input type="checkbox"/> Buying on the open market
<input type="checkbox"/> Other (please specify)	<div></div>

Q9. Would you wish to stay in the parish?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Q10. Have any members of your family left the parish in the last few years due to difficulty finding a suitable home locally?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Q11. What type of home were they looking for?

<input type="checkbox"/> Renting Housing Association/Council	<input type="checkbox"/> Private renting
<input type="checkbox"/> Shared Ownership/Housing Association	<input type="checkbox"/> Buying on the open market
<input type="checkbox"/> Other (please specify)	<div></div>

Q12. Would you support a small development of affordable housing in the parish if there was a proven need from residents with a genuine local connection?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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If you wish to, please give a reason for this view:

Q13. Do you know of any local sites in the parish that may be suitable for this? (Please give details)

Q14. What type of housing, if any, do you think is needed in the parish? Please tick all that apply.

☐ Housing for first time buyers

☐ Housing for older people to downsize

☐ Housing for families

☐ Affordable housing for local people to rent or part buy
(shared ownership)

☐ Other (please specify)

Q15. Does anyone living in your home need a separate home now or in the next 5 years?

☐ Yes

☐ No

If yes, how many?

Q16. Do they wish to stay in the parish?

☐ Yes

☐ No

Q17. What tenure are they looking for?

☐ Affordable Renting Housing Association/Council

☐ Private renting

☐ Affordable Shared Ownership/Housing Association

☐ Buying on the open market

☐ Other (please specify)

Q18. Any other comments:

If you or any person with a local connection to the parish need a home within the next 3 years and want to remain living in the parish, or move back here, please fill in Part 2

Part 2

Twyford Parish Housing Needs Survey

This section is only to be completed by respondents who may have a need for local housing within the next 3 years and want to live in or return to the parish.

Q1. Does the household needing to move currently live in the parish?

☐ Yes

☐ No

If yes, for how many years? _____

Q2. If the household does not live in the parish now, what is their connection to it?

Tick all that apply (For each box ticked, please state for how long)

☐ Used to live in the parish _____ years

☐ Close family currently live in the parish _____ years

☐ Currently work in the parish _____ years

Q3. Who owns the home you/they live in now?

☐ Self (with/without a mortgage) ☐ Parents/ other relative ☐ Housing Association

☐ Tied to job ☐ Privately rented ☐ Council

☐ Other (please specify)

Q4. Why do you/they need a new home in this parish?

☐ Want to start first home

☐ Current tenure insecure

☐ Divorce/separation

☐ To be near work

☐ Need smaller home

☐ Need larger home

☐ Overcrowding

☐ Retiring

☐ To be nearer family

☐ Can't afford mortgage/rent

☐ Home in need of repair

☐ Current home affecting health

☐ Special needs/disability

☐ Other (please specify)

Please use the space below to explain your current housing situation in more detail:

Q5. How many people of each age group would live in the new home? (Please write the number in the box)

Males Age 0-15 Age 16-24 Age 25-44 Age 45-64 Age 65+

Females Age 0-15 Age 16-24 Age 25-44 Age 45-64 Age 65+

Q6. What sort of new household will you/they be?

☐ Single person

☐ Two parent family

☐ With partner

☐ Single parent family

☐ Other (please specify)

Q7. How many bedrooms do you/they need?

☐ One

☐ Two

☐ Three

☐ Four

Q8. Which tenure would best suit your housing need? (Please tick all that apply)

☐ Renting (Housing Association)

☐ Shared Ownership (part rent/part buy with a Housing Association)

☐ Buy from the open market

☐ Private renting

Q9. What is the household's gross annual income (before deductions)?

- | | |
|--|--|
| <input type="checkbox"/> Under £10,000 | <input type="checkbox"/> £30,001-£35,000 |
| <input type="checkbox"/> £10,001-£15,000 | <input type="checkbox"/> £35,001-£40,000 |
| <input type="checkbox"/> £15,001-£20,000 | <input type="checkbox"/> £40,000-£50,000 |
| <input type="checkbox"/> £20,001-£27,000 | <input type="checkbox"/> £50,001+ |
| <input type="checkbox"/> £27,001-£30,000 | |

Q10. How much would you be able to put down as deposit and legal costs, if interested in Shared Ownership or Buying on the open market?

(Shared ownership is a scheme where you can buy a share of your home and pay rent to the Housing Association on the remaining share)

- | | |
|---|--|
| <input type="checkbox"/> Under £1,000 | <input type="checkbox"/> £10,001-£15,000 |
| <input type="checkbox"/> £1,000-£5,000 | <input type="checkbox"/> £15,001-£20,000 |
| <input type="checkbox"/> £5,001-£10,000 | <input type="checkbox"/> Over £20,000 |

Q11. Will you be claiming housing benefit?

- ☐ Yes ☐ No

Q12. Does anyone in your household have a supported housing need?

- ☐ No ☐ Yes, limited mobility, wheelchair user
- ☐ Yes, support needed to live independently
- ☐ Yes, other (please specify)

Q13. Are those requiring accommodation currently on the Local Authority or Housing Association housing register or waiting lists? Please tick all that apply

- ☐ **Hampshire Home Choice: Winchester City Council**
<http://www.hampshirehomechoice.org.uk>
Tel: 01962 848400

- ☐ **Help to Buy South (Shared Ownership)**
<http://www.helptobuysouth.co.uk>
Tel 0845 6041122

- ☐ Yes, other (please specify)

If yes, what is the reference number? _____

If you would like more information about applying for affordable housing, please give your contact details below.

Name:

Address:

Tel:

Email:

Q14. Any other comments

In order to be considered for an affordable home, you must be registered. It is in your interest to register as soon as possible

Thank you for completing this questionnaire. The Parish Council appreciates your help.

Please return completed forms in the freepost envelope provided