

Investigation into Rural Housing Need In Xxxx Parish



Xxx Date

**Please return this survey either online in the prepaid envelope no later
than XXX Date**

How To Complete Your Survey

Please only fill in 1 survey per household unless your household contains more than one person/family who requires a home in the Parish. If you need additional forms, please contact Midlands Rural Housing.

You can complete and return this paper questionnaire in the freepost envelope provided, or you can complete the survey online by visiting:

INSERT LINK

You can also scan the QR code on your smartphone or tablet, and you will be taken to the online survey.

INSERT CODE

This survey comes in 2 parts and seeks to collect basic information about your household and the people who live with you.

Part 1

The lead householder should complete Part 1, taking into account all members of the household.

Part 2

Part 2 should only be completed if the household as a whole, or any individual household member needs to find a home in the Parish at any time within the next 5 years. If more than one person in the home has a housing need, please contact Midlands Rural Housing on 0300 1234 009.

If you are in need and want Midlands Rural Housing to be able to assess you, then please make sure you read the privacy statement and tick the box on page 5.

By completing the first two sections of this survey you agree to Midlands Rural Housing analysing the results and producing a report which will be published and may be distributed online. The report may also be shared with the organisations noted in the privacy notice at section 3 on page 5. Your comments may be included in our analysis but your personal information and identity will not be revealed and we will ensure that readers of any report will not be able to identify you.

The results of this survey will provide an indicative level of need for homes required in the Parish. It is not an assumption of a need for additional housing and it is not definite that housing will be developed as a result of the survey.

Please return your completed questionnaire either online or in the FREEPOST envelope by XXX Date.

Part 1: General information

1. How long have you lived in this parish?

- ☐ Less than 2 years ☐ 5—10 years
☐ 2 - 5 years ☐ Over 10 years

2. Which category best describes your household? (please tick one box)

- ☐ One person household
☐ Two person household (not in a relationship)
☐ Couple
☐ Family with children
☐ Other, please specify

4. Which of the following best describes your current accommodation?

- ☐ Own your own home outright
☐ Own your home with a mortgage
☐ Renting from the Council
☐ Renting from a Housing Association
☐ In shared ownership with a Housing Association
☐ Renting from a Private Landlord
☐ Living with parents or relatives
☐ In housing tied to your job
☐ Lodging with another household
☐ Other, please specify

3. Please complete the table below for all those currently living in your household

	Male/ Female	Age	Relationship to you (e.g. husband, daughter etc)
You			
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

5. What type of home do you live in and how many bedrooms do you have?

Bedrooms	House	Bungalow	Flat	Other
1 Bed				
2 Bed				
3 Bed				
4 Bed				
5 Bed				
6 + Beds				

**6. Please tell us what type of housing you think is needed in the parish?
Please tick all that apply.**

- ☐ No further homes are needed
- ☐ Family homes (2-3 bedrooms)
- ☐ Family homes (4+ bedrooms)
- ☐ Homes for single people (1-2 beds)
- ☐ Homes for elderly people
- ☐ Homes for people with disabilities
- ☐ Other, please specify below

7. Would you support building new homes in the parish to meet the needs of local people?

- ☐ Yes ☐ No
- ☐ Don't know

Please briefly explain the reason for your answer below:

8. Have any members of your household left this parish over the last 5 years?

- ☐ Yes ☐ No

9. If yes, please indicate how many members of your household have left and why?

Reason for member of household leaving	1 person	2 people	3+ people
For employment elsewhere			
Marriage or separation			
Due to lack of affordable housing			
To go to university or college			
Lack of facilities e.g. school, pub ...			

If there are other reasons why members of your household have left the area, please write them below.

10. If you know of any former resident who may wish to return to the parish and would complete a survey form, please give their details.

**IF YOU OR A FAMILY MEMBER HAVE A NEED FOR HOUSING AT ANY TIME WITHIN THE
NEXT 5 YEARS PLEASE CONTINUE TO PART 2.**

**If you have any questions or need additional forms for anyone you know who may have
a need for housing in the Parish, please contact Midlands Rural Housing:**

t: 0300 1234 009

e: enquiries@midlandsrural.org.uk

w: www.midlandsrural.org.uk

**If nobody in your household has a need for housing, then you do not need to complete
Part 2.**

What is meant by the term 'affordable housing'?

Affordable housing is defined as housing for sale or rent, for those whose needs are not met by the market. It includes housing that provides a subsidised route to home ownership and/or is essential for local workers. To be acceptable as a form of affordable housing, the tenure must comply with one or more of the following definitions, as set out within the National Planning Policy Framework.

Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent)

Starter homes: is as specified in sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

Discounted market sales housing: is that sold at a discount of at least 20% below market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount or future eligible households.

Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

PLEASE READ THE INFORMATION GIVEN ON THIS PAGE

If you want us to register your housing need and are happy for us to use the information given in Part 2 as set out below, then you must tick this box.

☐

For the purposes of the survey we may share your data:

- Internally within Midlands Rural Housing (MRH) in order to ensure our records are accurate, up-to-date, and to improve the standard of the services we deliver

MRH sometimes shares your data with the following:

- Externally with Council services in order to ensure their records are accurate, up-to-date, and to improve the standard of the services they deliver
- Externally with a Housing Association in regard to opportunities for new rural housing developments in the local area.

MRH uses your personal data to provide you with information about opportunities for rural housing.

It processes your personal data for the following purposes:

- To be able to inform you about opportunities for rural housing
- To keep you updated on progress of rural housing opportunities

All personal information you provide is held and shared securely. Midlands Rural Housing will not disclose your personal data to third parties for marketing purposes. All information you provide is held in accordance with Midland Rural Housing's Privacy Policy. This can be viewed online at:

www.midlandsrural.org.uk/content/privacy-notice

Part 2: Your housing requirements

Please fill out Part 2 with the details of the family member who requires housing.

11. Are you or a member of your household in need of a new home in the parish?

Yes

☐

No

☐

12. How soon will you or your family be in need of new or alternative housing in the parish?

☐

Now

☐

Within 12 months

☐

Within 3 years

☐

Within 5 years

13. What is your local connection to the parish?

☐

I was born/grew up here

☐

I currently work here

☐

Close family live here

☐

I live here now

☐

I am starting a job here

☐

Other, please specify

14. Reason for housing need (Please tick all that apply)

☐

First independent home

☐

Present home too small

☐

Present home too expensive

☐

Need permanent accommodation

☐

Renting, but would like to buy

☐

Disabled, need specially adapted home or ground floor accommodation

☐

To be closer to employment

☐

Couple setting up home together

☐

Present home too large

☐

Family break up

☐

Cannot manage stairs

☐

Moved away but wish to return

☐

To be closer to parent or other family member to give or receive support

☐

Present home in poor condition

☐

Other, please specify

15. If you are looking to downsize please provide details of the home that you are looking to leave and what type of home would suit your needs.

16. Type of housing - what would best suit you?

- ☐ Buying on the open market
- ☐ Privately renting
- ☐ Shared ownership (part rent, part buy)
- ☐ Self Build
- ☐ Renting from a Housing Association
- ☐ Sheltered housing
- ☐ Extra care (rented)
- ☐ Extra care (open market)

17. What type and size of home do you require? (Please tick)

Bed-rooms	House	Bungalow	Flat	Adapted Property
1				
2				
3				
4				
5+				

18. Are you registered with any of the following?

	Yes	No
Choice Move	<input type="checkbox"/>	<input type="checkbox"/>
Housing Association Register	<input type="checkbox"/>	<input type="checkbox"/>
Private Lettings Agency	<input type="checkbox"/>	<input type="checkbox"/>

The information and questions overleaf are designed to help you to understand what you could afford in terms of a new home, and also to enable Midlands Rural Housing to undertake an affordability assessment in relation to your housing need. We can only carry out this assessment if we have full income and financial details. Without these, we will not be able to process your form, or include your household in the affordable housing figures. This financial information will remain confidential, and there is no possibility of you being identified by providing the information.

19. If we need further information

and you are happy to be contacted, please provide your details.

Name

Address

Tel No.

Email

If you have any questions or concerns, please do contact Midlands Rural Housing and we will be happy to help.

Tel: 0300 1234009

Email: enquiries@midlandsrural.org.uk

If you wish to be considered for affordable rented housing when any becomes available, you MUST be registered with Choice Move, the Choice Based Lettings scheme used to allocate affordable housing in xx Council. The scheme is managed by xxx on behalf of xx District Council.

TENURE TYPES AND AFFORDABILITY

Affordable Housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

A) Affordable Housing for Rent: homes are usually owned by a Housing Association or Local Authority. Rents are based on Local Housing Allowance levels which in your Parish are likely to be around the following amounts:

1 bed = £xx per week

2 bed = £xx per week

3 bed = £xx per week

4 bed = £xx per week

B) Discounted Market Sales Housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

C) Starter Homes: eligibility to purchase a start home is limited to those with a particular maximum level of household income.

D) Other Affordable Routes to Home Ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes Shared Ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).

Zoopla's Estimated Open Market House Values for your Parish are as follows:

Detached	£xxx
Semi Detached	£xxx
Terraced	£xxx
Flats	£xxx

To afford a mortgage for a home, lenders usually ask for a deposit of 10% - 20% of the purchase price. The maximum amount of any mortgage offer will usually be between 3.5 and 4.5 times your annual household income.

Private Rented Sector There were no properties available for **Private Rent** at the time of this survey

20. Your household employment

How many people in the household wishing to move are.....

(Please indicate the number of people in each category in the most appropriate box)

- ☐ Working full time
- ☐ Working part time
- ☐ Unemployed
- ☐ Retired
- ☐ In full time or further education
- ☐ Claiming Universal Credit
- ☐ Claiming Carer's Allowance
- ☐ Claiming Contribution Based Job
Seeker's Allowance
- ☐ Claiming Employment and Support
Allowance
- ☐ Other, please specify

21. Your savings

Do you have any savings or equity which could be used towards the purchase of a home?

Please use joint savings where applicable.

- ☐ No Savings
- ☐ Under £4,999
- ☐ £5,000 - £9,999
- ☐ £10,000 - £19,999
- ☐ £20,000 - £29,000
- ☐ Over £30,000

22. Your income

Please indicate the annual income of the household member wishing to move.

Please use joint income where applicable.

- ☐ Below £14,999
- ☐ £15,000 - £19,999
- ☐ £20,000 - £29,999
- ☐ £30,000 - £39,999
- ☐ £40,000 - £49,999
- ☐ £50,000 - £59,000
- ☐ £60,000 - £69,999
- ☐ £70,000 - £79,999
- ☐ Over £80,000

23. Please indicate where this money is coming from.

- ☐ Savings
- ☐ Equity
- ☐ Family help
- ☐ Borrowing
- ☐ Other

Thank you for your time in completing this survey.

Your opinions are very much appreciated and will help us assess the need within your parish for new homes for local people.

Please return online or in the pre-paid envelope provided by

xxx Date.