

Housing Needs Survey - Frogmore & Sherford

Introduction

Hastoe Housing Association; in association with both Frogmore & Sherford Parish Council and South Hams District Council, have been working to provide a small affordable housing scheme in the village since 2006.

In 2006/7 a housing needs survey was carried out by the Community Council of Devon which reported that there was a need for 24 new affordable dwellings within Frogmore.

Various delays have occurred over the years, but Hastoe is now in a position to progress with a small development in Frogmore. No affordable housing has been built in the village since the original housing needs survey was carried out, but to enable us to best meet the needs of the local community Hastoe is carrying out an update to the survey.

If you are in housing need we would therefore be grateful if you could complete the survey, returning it to Hastoe by 19 June 2014.

Please note: This survey is available to everybody in your community and paper copies can be made available if required.

Data Protection

The information you give us will be used to inform the delivery of affordable housing. The information will be held securely at all times and will only be used by Hastoe Group and South Hams District Council.

If you have any questions please contact Hastoe on 01305 216 945.

Here is some information to help you complete the survey:

What do we mean by affordable housing?

- **AFFORDABLE RENTED** - this is where you pay a less than market rent to a local housing body*. The rent is no more than 80% of current market rents.
* The term local housing body means housing association, community land trust or similar not-for-profit organisation.
- **SHARED OWNERSHIP** - homes are available through different housing associations. You can buy shared worth between 25% and 75% of the property's market value and you pay a subsidised rent on the remaining share. You may need to raise a mortgage to purchase your share. If you have a large deposit or equity from the sale of a property, this can also be used towards purchasing your share.

About how you currently live

1. Do you live in the Parish of Frogmore & Sherford?

- Yes
- No

2. Do you consider yourself to have a local connection to Frogmore & Sherford?

- Yes
- No

3. If yes, what is your connection?

- You have lived or previously lived here for at least six months.
- You have immediate family i.e. parents, siblings and / or non dependent children who have lived in the parish for the last five years.
- You work in the parish at least 16 hours per week and have been in employment for the last six months.
- all of the above
- other (please specify)

4. Do / are you?

- Own your own home.
- Live in a shared ownership property
- Rent from a private landlord
- Live in housing tied to job
- Rent from a housing association or local authority
- Live with parents / family
- Rent from employer
- Homeless or temporary accommodation provided by the Council
- A lodger
- Sofa surfing or no fixed abode
- Rough sleeping
- Other (please specify)

5. If you rent, how much rent do you pay?

- Under £400 per month
- £400 to £500 per month
- £500 to £600 per month
- £600 to 700 per month
- £700 to £800 per month
- £800 to £900 per month
- £900 to £1,000 per month
- Over £1,000 per month

6. Is this your:

- Main home
- Second home
- Other (please specify)

7. How many bedrooms does your home have?

- 1
- 2
- 3
- 4+

8. How many people of each age group are there in your household?

	1	2	3	4+
Age 0 -14	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Age 15 - 18	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Age 19 - 54	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Age 55 - 65	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Age 65+	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Your Housing Needs

Please complete this part of the survey if you are planning to move home within your parish in the next five years.

Please note that the information you provide will only be used by Hastoe Group and South Hams District Council to prepare an updated Housing Needs Survey Report and provide summary information on rural housing need. No personal data will be published.

9. Are you planning to move home within your parish in the next five years?

- Yes - continue to next question
- No - skip to question number 16

Please tell us why you are considering moving.

10. Why are you moving (please tick all that apply)

- a) First independent home
- b) Couple setting up home together
- c) Present home too small
- d) Present home too large
- e) Present home too expensive
- f) Private tenancy ending shortly
- g) Private tenancy, need more security
- h) In tied housing, ending shortly
- i) Family break up
- j) Currently living with parents or in someone else's home
- k) Currently homeless
- l) Cannot manage stairs
- m) Present home in poor condition
- n) Renting but would like to buy
- o) Moved away and wish to return
- p) Need specially adapted home
- q) For family support
- r) To be near work
- s) Other (please specify)

11. From the above list, which is your most important reason for moving? (select only one)

12. When would you like to move?

- Within twelve months
- 1 - 3 years
- 4 - 5 years

13. Where would you like to move?

- Stay within current parish
- Move away

Moving away

14. Where would you like to move to?

15. Why would you like to move here?

- Work
- Family
- Friends
- Affordability
- Daytime activities
- Evening activities
- Shops & leisure facilities
- Other (please specify)

Your thoughts about affordable housing

16. Hastoe Housing Association is proposing to build a small development of nine affordable homes and one open market home in Frogmore.

Would you support this small development for local people?

- Yes
- No

17. Do you have any comments regarding affordable housing in Frogmore and Sherford?

Housing need

18. Does anyone in your household need the following

	Yes	No
Accommodation on one level	<input type="radio"/>	<input type="radio"/>
Access for a wheelchair	<input type="radio"/>	<input type="radio"/>
Residential care	<input type="radio"/>	<input type="radio"/>
Other (please specify)	<input type="radio"/>	<input type="radio"/>

19. Could you remain in your present home if alterations, adaptations or support were provided?

- Yes
- No

If Yes, please describe what would be needed

Are you on the list?

If you consider that your household is in affordable housing need, it is essential that you are registered with Devon Home Choice. You can complete your application on-line at www.devonhomechoice.com or contact South Hams District Council on 01803 861234 for an application form.

If you are looking for shared ownership you should also register with South West Homes at www.southwesthomes.org.uk or telephone 0300 100 0021 for an application form

20. Have you registered your need with Devon Home Choice?

- Yes
- No

If Yes, please tell us your application number:

21. Have you registered your need with South West Homes?

- Yes
- No

Financial Information

It will help us to assess the type of housing you can afford if you tell us your level of income and any assets, savings or investments.

22. Do you believe that you have enough income and savings (including equity in your existing home) to be able to buy on the open market? (This sum would typically be three times your salary + a deposit).

- Yes
 No

Income

23. What is your household's annual income? (Gross income before deductions, including benefits and pensions). This should be the combined income for couples.

<input type="radio"/> upto £10,000	<input type="radio"/> £10,001- £15,000	<input type="radio"/> £15,001- £20,000	<input type="radio"/> £20,001- £25,000	<input type="radio"/> £25,001- £30,000	<input type="radio"/> £30,001- £35,000
<input type="radio"/> £35,001- £40,000	<input type="radio"/> £40,001- £45,000	<input type="radio"/> £45,001- £50,000	<input type="radio"/> £50,001- £60,000	<input type="radio"/> £60,001- £65,000	<input type="radio"/> £65,001 +

24. Savings and Investments

Please give the amount of savings and investments to the nearest £500

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 value of your home?

or N/A

What is your estimate of the balance outstanding on your mortgage?

or N/A

Do you potentially have access to a deposit in addition to any saving?

- Yes
 No

If so, how much?

25. If you would like to be contacted about the proposed affordable housing development in your area, please complete the form below.

Name

Address

Town

Postcode

Email Address

Phone Number

Finish

Many thanks for taking the time to complete this survey, the results of which will enable Hastoe to tailor the provision of affordable houses in Frogmore to the needs of the local community.

Please return your completed survey to:

Hastoe Housing Association
Fleur de Lis
Middlemarsh Street
Poundbury
Dorchester
DT1 3GX

Or

westdev@hastoe.com

**Please make sure that your surveys are returned to Hastoe
by Thursday 19 June 2014**