



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

Exmoor House, Dulverton, Somerset, TA22 9HL
Telephone: 01398 322249 Fax: 01398 323150
E-mail: cbsavage@exmoor-nationalpark.gov.uk
Website Address: www.exmoor-nationalpark.gov.uk/Projects/RuralHousingProject/RuralHousingProject.htm

Upton

Parish Housing Needs Survey Report

May 2008

Rural Housing Project

The Rural Housing Project has been running since 2002 and is a partnership between Exmoor National Park Authority; North Devon Council; West Somerset Council; Hastoe Housing Association; Falcon Rural Housing; North Devon Homes Ltd and Magna Housing Association. It has been working hard to address the shortage of affordable housing within a predominantly rural area. The area covered by the project displays an extreme disparity between incomes and house prices, which makes it hard for many to gain any secure footing within the housing market.

The Rural Housing Project is designed to help promote and deliver affordable rural housing strategically across the project area and helps deliver Exmoor National Park housing policies within the park. This is being achieved by informing people about affordable rural housing, providing help and advice, carrying out research at a parish level to assess the affordable housing need and bringing together the community and various partners to help deliver housing where it is needed.

One of the tasks for the project is to work with the Parish Council and the local community to assist them in carrying out a Housing Needs Survey in order to identify whether there is a need for affordable housing for local people in the parish.

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Summary

The survey has shown:

- There is significantly less rented housing than in other parts of rural West Somerset, with a very low level of affordable, housing association rented property.
- Over one third of the population of the Brompton Ralph and Haddon Ward are on incomes less than the national average, and are unlikely to be able to afford open market housing.
- There is support within the parish for an affordable housing development if a need is proven.
- There are five households within the parish, who are in housing need, and who meet local connection criteria. There are three couples of varying age, and two young single people.
- Four households need housing in the next five years.
- It is recommended that three affordable rented homes be provided, two two-bedroomed homes and one three-bedroomed.
- There is a strong aspiration for low cost home ownership, however there was no evidence provided to demonstrate that households could afford this.
- The Rural Housing Project, in conjunction with Upton Parish Council, should review the opportunities for meeting affordable housing need for local people. This review should include, in the following order of priority: empty properties; conversion of redundant buildings; new build on brownfield sites; new build on greenfield sites. This situation is complicated by part of the settlement being in Exmoor National Park, whilst the remainder is in West Somerset, in terms of Planning responsibility
- If there are individuals who wish to consider low cost home ownership, they should contact the Rural Housing Project to discuss affordability, and to consider how they might achieve this. There may be opportunities on land owned by family members, or linked to an affordable rented housing scheme.

Introduction

Upton lies mid-way between Wiveliscombe and Dulverton. The village is situated on the Watchet and Minehead road from Bampton, and on the river Haddeo, a tributary of the Exe. It is a scattered village in the Brendon Hills with a 19th century church, public house, garage and caravan site.

It is a busy village with a village show, horse show, short mat bowls club and other activities centred around the village hall and public house.

There are limited employment opportunities in Upton apart from in agriculture and tourism. There are no village schools and children are transported elsewhere for their education.

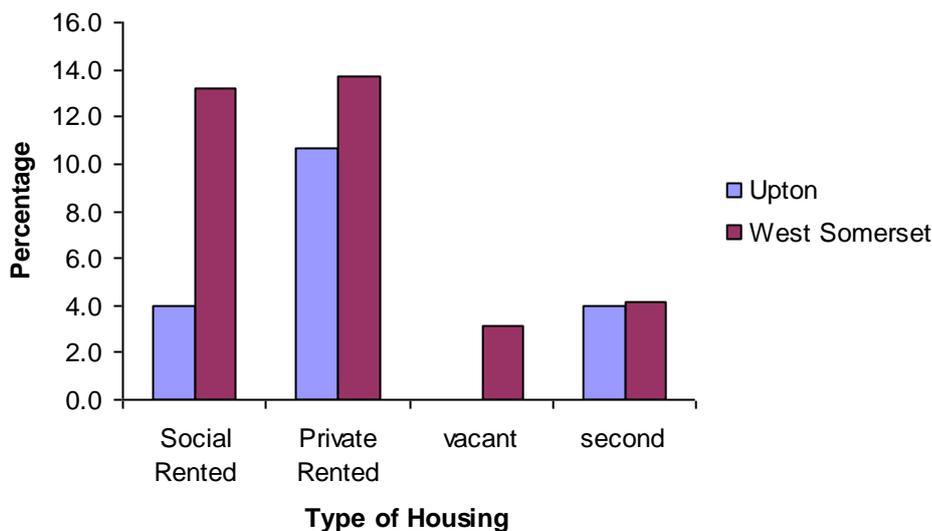
Demographics and Local Housing

According to the Census 2001, there were 156 people living in Upton in 72 households (75 dwellings). The demographics are similar to those for West Somerset, with over one third of people being aged between 45 and 64. Since the census there are slightly more people in the older age groups and less young people, but overall the mix is similar and represents a balanced rural community. The income of the Brompton Ralph and Haddon ward, of which this parish is part, is relatively low compared to the rest of the UK. There are 92 people out of 374 (25%) earning less than £20,000 a year and 135 (36%) earning less than £25,000 (Paycheck data 2007). Relative to surrounding wards, average incomes are slightly higher.

The Census (2001) also indicates that the proportion of rented vs. owner-occupied housing in Upton is lower than West Somerset, with 15% of the accommodation in the village being rented

compared to 27% in West Somerset. In addition, Figure 1 shows that the percentage of registered social landlord (RSL) properties is much lower than West Somerset (4% vs. 13%, Census 2001), a similar pattern is followed in the private sector although the difference is smaller (11% vs. 14%, Census 2001). There were no vacant homes in Upton at the time of the Census 2001. The proportion of second homes in Upton is the same as West Somerset being 4%, which represents 3 homes in Upton (Census 2001).

Figure 1. Proportions of rented, vacant and second homes in the survey area compared to West Somerset District (Census 2001)



House prices in the year January 2007 to December 2007 were higher in the Brompton Ralph and Haddon ward than the England and Wales average (£313,480 vs. £218,994 (UpMyStreet.com, May 2008)). In May 2008 there were two homes for sale in the area, which range in price from £349,000 to £425,000 (www.home.co.uk and www.thisissomerset.co.uk, May 2008). There appeared to be nothing available to rent in the area at this time (www.thisissomerset.co.uk, www.rightmove.co.uk, May 2008).

Since May 2004 the majority of building planning applications have been for extensions to existing buildings, with no applications for either new build or conversions to homes or holiday lets.

The Survey

In February 2008 the Rural Housing Enabler visited Upton parish council to discuss the possibility of conducting a housing needs survey for the parish. This was duly agreed and the survey forms were sent out in May 2008 to be returned by the end of May 2008. Copies of which can be seen in Appendix 1. This report covers the results of the survey and suggests housing provision for the future. The survey was done as part of a cluster of surveys with the adjoining parishes to establish the level of general housing need across a broader area. These surveys are a snapshot in time, aimed at identifying a broad level of need. It is not the intention to provide housing for specific individuals, but it provides an opportunity to encourage those identified as in need to register for affordable housing.

The Housing Needs Survey

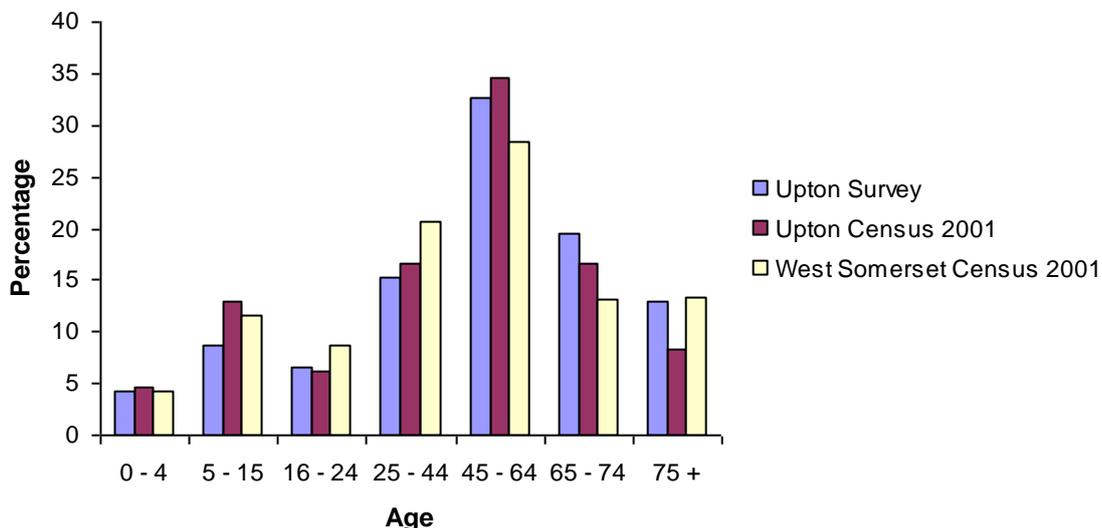
Part One - Parish Assessment

A total of 77 survey forms were sent to homes from the electoral register for Upton, of which 22 (29%) were returned, a lower response rate than is typical with these surveys, but with small parishes each response makes a significant difference to the percentages.

Population profile

The age profile of the households who returned the surveys was slightly different to that of the census in 2001. The proportion of people aged over 75 and between 65 and 74 has increased, with matching reductions in the 25-44 and 45-64 age ranges. There was little change in the 0-4 and 16-24 age ranges, but the proportion of 5-15 year olds had decreased slightly.

Figure 2 – Comparison of Demographics



Tenure

Of the respondents, 18 (81.8%) were home owners, 3 households (13.6%) rented in the private sector and 1 (4.5%) household lived in a home shared with someone else. The proportion of owner-occupied homes is similar to the Census 2001 (81.3%) and is much higher than the West Somerset percentage of 65.8. There is a higher proportion of privately rented homes, 13.6% (3) in the survey compared to 10.4% (8) at the time of the Census, 2001.

There was one second home owner who responded, although at the time of the census 2001 there were 3.

House size

The majority of respondents live in 3 bedroom houses (Table 1).

Table 1 – Size of Homes of Respondents to the Survey

Number of bedrooms	Count of homes
1	1
2	4
3	12
4	5

Should affordable housing be provided?

The majority of people in the parish were in favour of a small affordable housing development, if a need were proven. 16 respondents were in favour and 5 against.

The preferences for the way in which affordable housing could be provided are summarised in Table 2.

A number of respondents ticked their preferences rather than give a numerical order. These have been given values depending on the total number of boxes ticked (i.e. 1 or 2 ticks each had a value of 1, 3/4 ticks were 2 and 4/5 were 3). Bringing empty homes back into use was the preferred option, followed by conversion of redundant buildings. The least favoured possibility was to build new homes on greenfield sites.

The comments that were made are included in Appendix 2.

Table 2 – How Housing Should be Provided if Needed

Answer/Number of Respondents	Order of Preference			
	1	2	3	4
Bringing empty homes into use	16		2	1
Converting redundant buildings	3	11	4	2
New build on brownfield site	3	4	10	1
New build on greenfield site	1	2	1	11

Part Two – Those in Housing Need

West Somerset Council- Local plan

The West Somerset Local Plan (adopted 2006) defines where new affordable housing can be provided, and who it is for. Text following Policy H5 describes rural affordable housing as for:

“The occupants of such dwellings will normally fall within the following categories:

- (i) Households living in the settlement or adjoining parishes in accommodation currently unsuited to their circumstances, lacking separate accommodation or living in unacceptable standards of accommodation.
- (ii) First-time buyers living in the settlement or adjoining parishes.
- (iii) Dependents of households living in the settlement or adjoining parishes.
- (iv) Retired or disabled persons who have lived and worked in the settlement or adjoining parishes.
- (v) Households including persons employed in the settlement or adjoining parishes but living elsewhere.
- (vi) Households in housing need if no local occupier can *be* found.”

The local connection criteria can be outlined as one of the following situations, the applicant:

1. Has lived in the Parish, or an adjoining one, for a total of ten years in the previous 20. This does not need to be continuous.
2. Can demonstrate that they have a real need to live in the parish (or an adjoining one) because they have permanent employment in that parish, and that employment requires them to live close to their place of work.
3. Has a parent/child/sibling who has 10 years or more residence in the parish (or an adjoining one) who needs them to live nearby in order to provide support or care.

In all cases people must be able to demonstrate that they are in affordable housing need, and that they cannot meet their housing requirements through renting or buying on the open market.

There is a cascade provision working outwards from the parish in which new housing is provided. For an exception site, WSC would expect to see the homes going to people from the Parish or adjoining Parishes.

The Survey responses- those in housing need

There were a total of 5 Part Two surveys returned by people who believed that they were in housing need. One of these contained details of 3 households wishing to set up homes, which gives a total of seven households.

One household is a family who own a home elsewhere, have strong family connections with the parish and wish to return, but are unable to afford a home in Upton. However, as they own their own home, they cannot be said to be in affordable housing need.

Another household does not meet the local connection criteria, having moved to the parish quite recently.

Therefore there are a total of 5 households looking for affordable homes and who meet the local connection criteria. The other two households are not included in the following analysis.

Housing need

The main reason given for needing to move by 3 households was that they are setting up their first independent home. Another household were renting and would like to buy. The other household do not own their own home. The other grounds for housing need are summarised in the table below, as more than one reason could be given.

Table 3 – Summary of Reasons Given for Needing to Move

Reason	Number of Households
First Independent Home	4
Couple setting up first home together	2
Currently living with parents	2
To be near work	1
Do not own present home	1
Present home too expensive	1
Renting but would like to buy	1
Moved away and wish to return	1

How soon housing is needed

The timescales in which people need to move are given in Table 4 below.

Table 4 – How soon people need to move

Timescale	Number of households
Within 12 months	1
1-3 years	1
3-5 years	2
5+ years	1

Affordability

Only one household provided details of income, which was less than £15,000 per annum. Without information about the other household incomes, it is not possible to assess what they can afford. They have indicated that they cannot afford to rent or buy locally on the open market, so it has to be assumed that their incomes are relatively low.

The low income of those who meet the local needs criteria means that even the cheapest open-market housing that has been available in the last year is outside their ability to pay. Income of £15000 would provide a maximum mortgage of about £45,000 and with the cheapest open market house being sold for in the region of £280,000 in the last year a large deposit would be required (mouseprice.net). Typically, an income of at least £22000 is needed to afford the cheapest forms of affordable home ownership.

Private rented housing is out of reach of those on low incomes. For a household with a gross income of £15,000 p.a. the maximum affordable rent, using 25% of gross income towards housing costs, is about £300 per month, which is less than any property available in the area, the cheapest being £500.

What type of housing and where

The type of housing people would like is summarised in Table 5, more than one option could be chosen. Information about these types of housing was included with the documentation sent out with the survey, and is part of Appendix 1.

Table 5 – Type of Housing People would like

Type of Housing	Number of households
Renting a home	3
Low cost home ownership	5
Shared ownership	1
Self build	4

These options indicate aspiration, and are not necessarily affordable. Without information about incomes it is not possible to assess whether these aspirations are achievable.

All of the households identified as being in housing need wanted to stay in Upton. More details are in Table 6.

Table 6 – Preferred Location of Housing

Parish	Number of Households		
	First Choice	Second Choice	Third Choice
Upton	5		
Skilgate		3	
Huish Champflower		1	
Brompton Regis			3
Chipstable			1

Meeting housing need

Five households have been identified as being in housing need, and meet local connection criteria. Two of these are young single people. Experience shows that this group do not always remain living locally. It is not normal practice to provide for all such households. Most of the five households work locally and are therefore committed to living in the community.

Only one household provided details of income, which indicated that they could afford low cost rented housing but not home ownership. The other households indicate that they cannot afford open market rents or home purchase, so it has to be assumed that incomes are relatively low.

There is a strong aspiration for forms of low cost home ownership, but no financial information provided which would suggest this is affordable. There are indications that several households either own land in the parish, or have family that do. If so, and if this land meets planning requirements, these households may be able to meet their housing need by having a house built . It is becoming increasingly difficult for housing associations to provide low cost home ownership in remote rural areas, and planning restrictions on the occupancy of such homes mean that they could be difficult to sell in the future.

Four households indicate they need housing in the next five years, the fifth household beyond that timescale. It is not normal practice to provide housing for households needing housing in the

distant future, but it does indicate that there is likely to be long-term need for housing, should it be provided.

The households in need are three couples and two single people.

Recommendations

It is considered that there is sufficient housing need to support a small housing scheme within the Upton Parish. On the basis of this survey it is recommended that three homes could be provided, all to be rented properties. These should be two two-bedroomed homes, and one three-bedroomed. It is recommended that the Rural Housing Project work with the Parish Council to identify all possible options for providing these homes. Part One of the survey indicated that the community would prefer such housing to be provided by bringing empty homes back into use, or converting redundant buildings. If these options are not possible, new build should be considered, firstly on brownfield sites, with a greenfield site being the final option to be used.

There are strong indications of a desire for low cost home ownership. Those wanting to pursue these options should also consider opportunities in the same priority order above. Some may own buildings suitable for conversion, or land adjoining Upton which could be considered for a single new build home.

It may be possible to design a scheme which meets the current need for three rented homes, and which provides access to further land or buildings to allow another scheme at a later date, or allows those able to afford low cost home ownership to meet their own housing need.

The Rural Housing Project can provide support to the community and individual households wanting to consider all such opportunities.

Where housing can be provided

Upton is classed as a “Small Village” in the West Somerset Local Plan. As such Policy SP/4 Development in Small Villages applies. This states that :

“Within the following small villages; Bicknoller, Brompton Ralph, Holford, Huish Champflower, Monksilver, Old Cleeve, Sampford Brett, Skilgate, **Upton**, West Quantoxhead and Withycombe, development* will be limited to that which supports their social and economic viability, protects or enhances their environmental quality and is unlikely to lead to a significant increase in car travel and where for residential development it usually provides only for affordable housing to meet an identified local need.”

*(Residential development in a small village will usually be limited to conversions, infilling or the redevelopment of previously used land and small groups of dwellings).

In addition development in the open country will apply in areas outside the settlement boundary as stated in Policy SP/5. The explanatory material includes the following statement:

“In consideration of development proposals for countryside locations, the local planning authority will have particular regard to whether they both benefit economic activity and maintain or enhance the environment. Only restricted forms of residential development may be acceptable for the specific circumstances listed below. Development in the countryside areas, which may be acceptable under Policy SP/5, will be limited to:

- essential development for agriculture and/or forestry (Policies A/1 and BD/6)

- essential residential accommodation for local persons employed in agriculture and/or forestry (Policy H/2)
- the re-use and/or adaptation of an existing rural building (Policies E/4 and H/6)
- an exception site for affordable housing outside but adjacent to settlement development limits (Policy H/5)
- the extension to, or replacement of an existing dwelling unit (Policies BD/3 and H/6)
- a sustainable form of countryside recreation or tourism facility (Policies R/7, R/8, R/9, TO/5 and TO/6)
- essential infrastructure and/or public utility (Policies T/3, W/2, CO/3, TC/1 and UN/1).”

Exmoor National Park

Parts of the Upton settlement on the western side of the road from Bridge End to Rainsbury Farm form the boundary of Exmoor National Park. Within the Exmoor National Park Authority Local Plan 2001- 2011, Upton is designated as “open countryside”, where policies H7, H10(ii), and H12 apply with respect to housing. These cover:-

H7. Conversion of existing buildings for use as local needs housing.

H10(ii). Property with a holiday occupation condition can be converted to local needs housing.

H12. Extension and alteration of dwellings. Not applicable to provision of new affordable housing.

1. Appendix 1 – Survey documents sent out

21st April 2008

Dear Parishioner

Upton Parish Housing Needs Survey

We need your help to identify whether there is a need for affordable housing for local people in the parish, and an independent survey is considered to be the best way to do this. The Parish Council has asked the Rural Housing Project to do this work for us.

Enclosed are:-

1. A letter from the Rural Housing Project.
2. An information sheet on Affordable Housing for Local People.
3. Housing Needs Survey forms (Part One and Part Two).
 - a. If you are suitably housed and do not need a change of housing in the next five years please complete and return Part One. It is important that every household should do this, as it helps provide a balanced view and will give guidance on housing needs provision.
 - b. If you consider your household to be in local affordable housing need, and are likely to need to move to another home locally in the next five years, please complete and return a Part One and Part Two.
 - c. There may be people living in your home i.e. grown up children, who need to live separately from you. They should complete their own Part Two form.
 - d. If you know someone who lives elsewhere but needs an affordable home in this Parish they will need to complete their own survey forms.

Additional forms available from the Rural Housing Project.

The Rural Housing Enabler will report the results and options to the Parish Council. Information given will be treated confidentially, and individuals will not be identified at any stage of the survey or the report.

On behalf of the Parish Council, thank you for your participation.

Yours sincerely

Chairman of Upton Parish Council



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

Address: Rural Housing Project, Exmoor House, Dulverton, Somerset, TA22 9HL.
Project Contacts: Colin Savage Telephone: 01398 322249
Jo Nash Telephone: 01398 322245. Fax: 01398 323150.

1st May 2008

Dear Parishioner

Upton Parish Housing Needs Survey

The Rural Housing Project supports the provision of affordable housing, where it is needed, for local people in rural communities across Exmoor, North Devon and West Somerset. We work with Parish Councils and local communities to identify whether there is a need for affordable housing and, if there is, we work as an 'honest broker' between all parties, to take the project forward and provide affordable housing for local people. More information about Affordable Housing for Local People is provided on the information sheet enclosed.

We are working with Upton Parish Council to complete a Housing Needs Survey for the parish. This will then be analysed and reported back to the Parish Council. If there is an identified need for housing locally, the Rural Housing Project will work with local people to find the best way to meet this need.

We know from experience that there are people who need affordable housing, but are not known to the local authority. Completing this survey is the first step in ensuring that the real level of need is identified, and can be provided for.

Please return your completed forms to the Rural Housing Project by 31st May 2008.

Additional forms are available for anyone who has a need to live in the parish. If you would like to discuss the survey or want any assistance in completing the survey form, please call.

Yours sincerely,

Affordable Housing for Local People- Upton

If this Housing Needs Survey identifies a need for local affordable housing, careful consideration will be given to how and where this should be provided.

West Somerset Local Plan

West Somerset Council has clear and strong Planning Policies within its Local Plan which would restrict housing developed in Upton to people with a strong local connection. See Local Connection criteria below.

Policy SP/1 - Settlement Hierarchy defines Upton as a “small village”.

Policy SP/4 Development in Small Villages states that development* will be limited to that which supports their social and economic viability, protects or enhances their environmental quality and is unlikely to lead to a significant increase in car travel and where for residential development it usually provides only for affordable housing to meet an identified local need.

* (Residential development in a small village will usually be limited to conversions, infilling or the redevelopment of previously used land and small groups of dwellings).

Local Connection Criteria.

New affordable housing provided under the Local Plan will be strictly limited to people with a strong local connection, and this will be controlled by a Section 106 agreement as part of Planning Permission. To qualify for new affordable housing applicants must meet one of the following criteria:-

4. Have lived in the Parish, or an adjoining one, for a total of 10 years in the previous 20. This does not need to be continuous.
5. Be able to demonstrate that they have a real need to live in the parish (or an adjoining one) because they have permanent employment in that parish, and that employment requires them to live close to their place of work.
6. Have a parent, child, or sibling who has 10 years or more residence in the parish (or an adjoining one) who needs them to live nearby in order to provide support or care.

In all cases people must be able to demonstrate that they are in affordable housing need, and that they cannot meet their housing requirements through renting or buying on the open market. There is a cascade provision working outwards from the parish and adjoining parishes, but WSC would expect to see the homes going to people meeting one of the three criteria above. The housing register gives three points per year of residency for a maximum of 15 years, and this means that people with a strong local connection are likely to have a high priority on grounds of housing need.

Affordable Housing Need.

New affordable housing would only be developed where there is an identified local need. Section C of the Part Two form enclosed identifies the range of issues which might result in people being regarded as in housing need. Housing need is likely to result from a combination of these factors, not one on its own.

The planning policy above says that housing can only be provided, where people “.... cannot meet their housing requirements through renting or buying on the open market.”

These housing need criteria apply to those seeking rented housing who cannot afford open market rents. Affordable home ownership is available to those who can afford to rent but would like to buy. Government guidance suggests these will be “....existing council and housing association tenants, those on local housing waiting lists for rented accommodation, statutory homeless, key public sector workers and other first time buyers.”

In rural areas they will also have to meet the Local Connection criteria above.

Housing Options

There are several affordable options available to those in housing need. In general terms those on lower incomes (less than £20,000pa) are likely to be able to afford the rented options below. Households with incomes higher than that may be able to afford one of the home ownership options, which are sometimes called “intermediate” housing.

Social rented:-

- is where housing is built, rented and controlled by Registered Social Landlords (RSLs), most commonly housing associations. This enables people to rent homes of a good standard over long periods with secure tenancies, providing more security than is normally possible in the private sector. Rents are fixed by the Housing Corporation at levels well below open market rents.

Sub-market renting:-

- is where housing is provided with rents below open market rent levels, but higher than social rented. This will normally be in the range which is accepted locally for Housing Benefit, so that tenants only pay what they can afford and Housing Benefit pays the remainder. On open market rented housing, there is usually an amount above the Housing Benefit cap which the tenant has to pay, and which makes it extremely difficult for them to afford.

Shared ownership:-

- could be a suitable option for households with a sufficient regular income who cannot afford to buy a property outright. It allows them to buy a share of the home on a long lease and pay rent on the remaining share, which is normally owned by a housing association.

Shared equity:-

- can allow households to own a property with a mortgage, without any rent. These schemes may involve a housing association or a private developer, who will retain some equity in the property, which ensures that future sales are provided for local people and can reduce the overall cost of the mortgage. Most of these schemes are restricted to local people on initial and future sales, which helps to hold down the value of the property and keep it at an affordable level.

Self-build:-

- is another option for intermediate earners. In some cases they may be permitted to build their own home on the condition that the resulting house is controlled as affordable housing by the local authority, via a legal agreement (section 106). On re-sale it is sold at a controlled price to another household in need.



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

Upton Parish Housing Needs Survey – Part One

This survey form has been sent to every known household in the Parish. If you know someone who has a strong connection with the Parish and needs to live there, extra forms are available from the Rural Housing Project. Please return completed forms to the Project in the envelope provided.

A. Your Household

1) Please list the people living in your home at present:

Relationship to you e.g. partner, son, daughter	Age	Male/Female

B. Your Current Home

2) Do you?

Own your own home		Live in a shared ownership property		Rent from a housing association	
Rent from a private landlord		Live in housing tied to job		Other, please specify	

3) How many bedrooms are there in your current home? Please circle

1	2	3	4	5+
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4) Is this your:

Main Home?		Second Home?	
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C. Housing Required?

You may have more than one household living in the same home because they are unable to find separate dwellings e.g. grown up children, friends or relatives. Each household looking for new affordable housing should fill in a Part Two form, available from the Rural Housing Project.

5) Are there people in your household who will need separate affordable housing within the next five years? **Yes/No**

If Yes, they should complete a Part Two form

6) If the need for affordable housing is proven, would you be in favour of a small number of homes for local people? **Yes/No**

7) If new housing is needed, how should it be provided? Please put in order of preference.

New build on brownfield sites	
New build on greenfield sites	
Bringing empty homes back into use	
Converting redundant buildings	

6) Do you have you any suggestions for a small site for affordable housing.....
.....

7) Any other comments regarding affordable housing:
.....
.....

Your contact details

Name..... Telephone number.....

Address.....

<p>Anyone who is likely to need affordable housing in the next five years should complete a Part Two form.</p> <p>Guidance about Affordable Housing for Local People is provided on the information sheet enclosed.</p> <p>If you need a copy of this form in large print please contact the Rural Housing Project</p>

For more information about the survey or if you have any queries please contact



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

Upton Housing Needs Survey – Part Two

Complete this part if you think you are in local affordable housing need and may need to move to another home in Upton parish or an adjoining one in the next five years. Please return it to the Rural Housing Project in the envelope provided.

A separate form for each household in need of housing must be completed e.g. for each grown up child in a family, who wants to set up their own home. If you require extra forms or have any questions, please contact us.

This form asks for detailed and sensitive information. We need this to assess whether you are in need of affordable housing. Please be assured that your individual survey forms will not be available to the general public. We will prepare a report based on the information provided, but this will not include any names or addresses and will exclude any information that could identify a particular respondent.

A. Who needs housing?

1) Who would need to live in the new affordable housing?

Relationship to you e.g. partner, son, daughter	Age	Male/Female

2) Does anyone in your household need the following? Please tick any that apply;

Access for a wheelchair	
Sheltered housing with a warden	
Residential care	
Accommodation on one level	
Help with personal care	
Other, please state	

3) Could you remain in your present home if alterations, adaptations or support were provided? **Yes/No**

If **Yes**, please describe what would be needed:

B. Local Connection.

If any affordable homes are provided in Upton, they will be for people living or working in the Parish, or an adjoining one, or for those who can show that they have a long-term connection with the area

4) Please tick any that apply to you.

Have you lived in the Parish, or an adjoining* one, for a total of ten years in the previous 20? This does not need to be continuous. Please provide addresses in 4) below.	
Can you demonstrate that you have a real need to live in the parish (or an adjoining* one) because you have permanent employment in that parish, and that employment requires you to live close to your place of work? Please describe the nature of that work and why you need to live nearby. Continue on a separate sheet if necessary	
Do you have a parent, child, or sibling who has 10 years or more residence in the parish (or an adjoining one) and who still lives there, who needs you to live nearby in order for one of you to provide support or care? Please provide their addresses in 4) below.	
Do you know someone who has a strong link with Upton Parish who need to move back? If so, please put them in touch with the Rural Housing Project	

* Adjoining parishes – Skilgate, Brompton Regis, Huish Champflower and adjoining parishes in Taunton Deane/Mid Devon – Chipstable and Bampton

5) If you are claiming ten years residence for yourself or for a relative, please provide addresses and dates of residence.

Address	From (month/year)	To (month/year)

Continue on separate sheet if needed

6) Do you have any other special reason to live in Upton?

7) Where would be the best place for you to live? Please put in order of priority with 1 by your first choice, 2 by your second, etc

Upton		Skilgate	
Huish Champflower		Chipstable	
Bampton		Somewhere else – please state	
Brompton Regis			

C. Identifying Housing Need

8) When will you need to move? Tick one only

Within 12 months	<input type="checkbox"/>	3 – 5 years	<input type="checkbox"/>
1 – 3 years	<input type="checkbox"/>	5 + years	<input type="checkbox"/>

9) Why do you need to move? Please tick any that apply to you

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

10) Which of the above is your main reason? Please state one only

D. Affordability

11) Employment

Please indicate the nature of you and/or your partner's employment and whether it is full time, part time, casual or seasonal.

	Type of Employment	Full-time or Part-time	Permanent/Casual/seasonal	In which town/village do you work?
You				
Your partner				

12) Income

It will help us to assess the type of affordable housing you can afford if you can indicate your level of income. This would be combined income for couples/households.

Which of the following ranges of **annual income** does your household have? (Gross income, before deductions). Please tick the appropriate box.

a. Less than £15,000 pa.		If you prefer to state your weekly or monthly income please do so below; Weekly = Monthly =
b. £15,000- £18,000 pa.		
c. £18,000- £25,000 pa.		
d. £25,000- £35,000 pa.		
e. £35,000 - £45,000 pa.		
f. Over £45,000 pa.		

13) Savings Do you have savings or equity you could use as a deposit for an affordable home or provide you with additional income? By equity we mean the value of any property you own after you have taken off the amount needed to repay your mortgage. **Yes/No**

Please state amount (to nearest £500)	
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14) Depending on affordability, would you be interested in; Tick all that apply

a. Renting a home? (Most likely through a Housing Association)	
b. Low cost home ownership?	
c. Shared ownership? (part buy/part rent – through a Housing Association)	
d. Self build?	

E. Housing Register

15) Is your household on the Council Housing Register? Yes/No

If you consider that your household is in local affordable housing need, it is essential that you are on the Council Housing Register.

F. Your Contact Details.

Thank you for taking the time to complete this survey form.

It would be very helpful if you could provide your contact details below. It may be necessary for the Rural Housing Enabler to stay in touch to ensure that you have the best chance of receiving an offer of housing if your need is verified.

Name	
Address	
	Postcode
Telephone Number:	Email:

In order to provide new affordable housing, it is useful to be able to share information with our development partners. Please sign the following declaration to confirm that you are happy to share the information on this Part Two form with these development partners.

I confirm that I agree to the Rural Housing Enabler sharing the information on this form with the housing authority and development partners, where this is to assist in helping me to access affordable housing.	
Signed.....	Date.....

Name.....

If you have any queries please contact:

Jo Nash Telephone: 01398 322245. Fax: 01398 323150.

E-mail: jenash@exmoor-nationalpark.gov.uk

Address: Rural Housing Project, Exmoor House, Dulverton, Somerset, TA22 9HL

Appendix 2 – Comments about affordable housing.

Any development should be outside the National Park.
We have no bus service and Upton village has no facilities of any kind and is therefore totally inappropriate for affordable housing
It doesn't matter how many houses there are - you will always need more. Keep the small rural villages
No amenities for young families i.e. bus, school, PO etc. Definitely not existing greenfield sites. Should not devalue the value of properties adjoining, if so compensation should be given.
Utilisation of unused greenfield (rural) sites /buildings spread throughout the Parishes (not concentrated) to provide better integration and privacy for the new and local existing residents. Adoption of low cost land/ site by local owners on behalf of needy local young families.
Possible building should be infill in Upton Village
Use land for infill. Many of us have to move away because there is no affordable houses in Upton
Village infill. Local people have to move away as there are no affordable housing especially for first-time buyers
Upton has no facilities and driving to Dulverton on single track road is difficult - it doesn't make sense to increase houses. There are some holiday lets in Upton not continually occupied - existing housing should be used instead of building new.

Appendix 3 – Contact Details

Colin Savage,
Rural Housing Enabler,
Exmoor House,
Dulverton,
TA22 9HL

01398 322249
cbsavage@exmoor-nationalpark.gov.uk

Rural Housing Project Assistant,
Exmoor House,
Dulverton,
TA22 9HL

01398 322245