



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

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HOUSING NEEDS SURVEY

ASHFORD
North Devon

MARCH 2010

RURAL HOUSING PROJECT

Exmoor, North Devon & West Somerset

The Rural Housing Project has been running since 2002 and is a partnership between Exmoor National Park Authority, North Devon Council, West Somerset Council, English Rural Housing Association, Falcon Rural Housing, Hastoe Housing Association, Devon & Cornwall Housing Association, 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 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.

ASHFORD PARISH HOUSING NEEDS SURVEY

Introduction

Ashford is a civil parish in North Devon. The village stands on a hill overlooking the Taw estuary, 2¼ miles north west of Barnstaple. It has a population of 273¹.



House prices in Ashford are high (see page 7). There is no social rented accommodation in the Ashford parish. Private rents in the area average as follows²:

2 Bed Flats	£553
3 Bed Flats	£560
2 Bed Houses	£581
3 Bed Houses	£677
4 Bed Houses	£808

Local Amenities

Schools: Infants and Junior Schools at Pilton – 1½ miles away.
Senior School at Barnstaple and Braunton – both less than 3 miles.

Health: Doctors, Dentists, Hospital and Vets at Barnstaple.

Transport: Bus route 303 to Barnstaple stops at Ashford once a day (10:20 returning at 13:30, the journey taking 9 minutes)
Nearest train station is Barnstaple.

Shops: In or near the village of Ashford there is a farm shop and a garden centre. Other shops are available on the outskirts of Barnstaple, less than a mile away.

Library: Main library in Barnstaple; mobile library visits nearby Pilton fortnightly.

Main industry and employment: Barnstaple, main employers being local government, North Devon District Hospital, a large pharmaceutical company and the Royal Marines base at Chivenor, 2 miles away.

¹ Source: Office for National Statistics Last Updated 28 April 2004

² www.findaproperty.com March 2010

The Survey

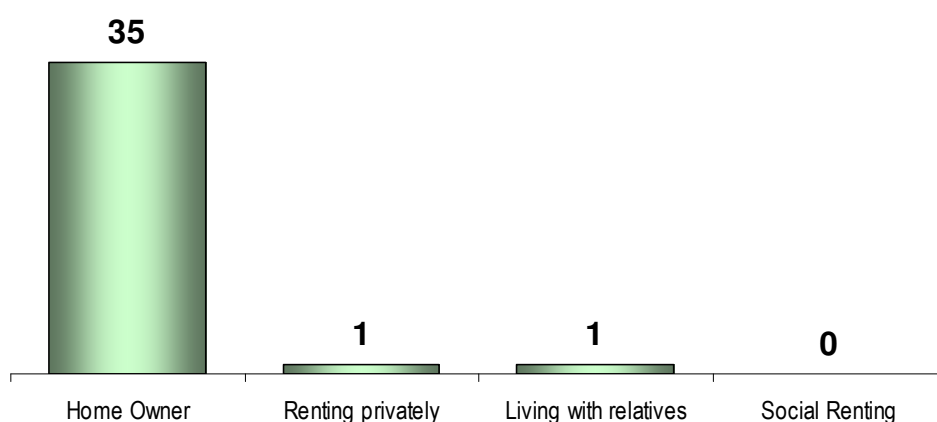
Following discussions with Ashford Parish Council, and with its agreement, housing needs survey forms were sent to all 113 households in Ashford Parish, along with covering letters from the Chairman of the Parish Council and the Rural Housing Enabler, and some background information (copies are appended to this report).

A total of 37 forms were sent back, representing a return of 32%.

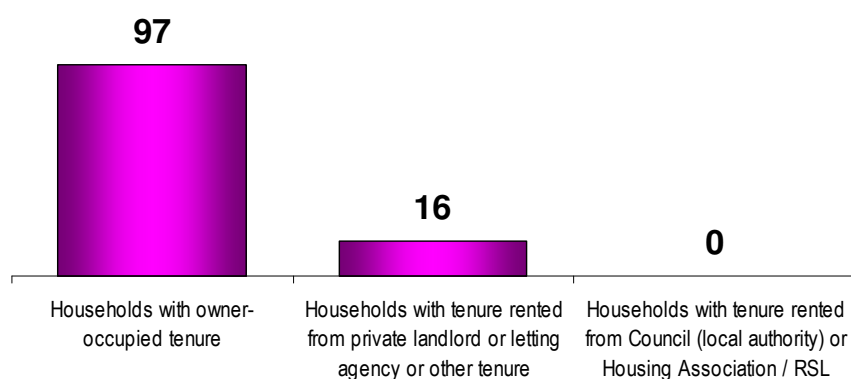
Of these 37 returns, 3 households completed Part Two, indicating that they are in need of affordable housing in the parish. These are dealt with in detail later in the report. The following data relates to the parish and all the forms returned, whether or not they completed Part Two.

Tenure

According to our survey, the majority of households own their own homes, as shown in this chart:



This ratio is backed up by Government statistics on households in Ashford³, which give the following picture:



This does suggest a higher number of private rental housing than the survey, and may mean there is a hidden level of housing need as private renting is an insecure form of tenure.

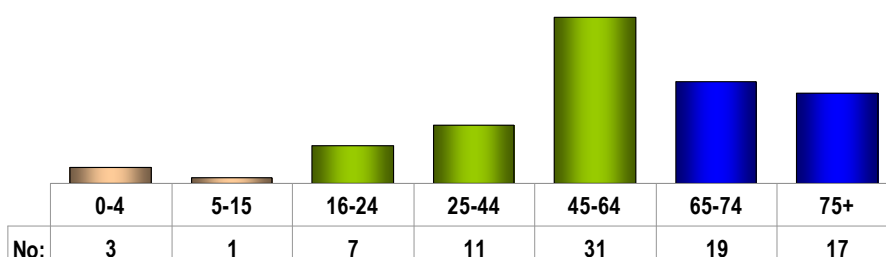
No properties in Ashford were reported as being second or holiday homes. The Office for National Statistics' confirms this is the case.

³ Office for National Statistics, Census 2001, updated April 2004

Age Range

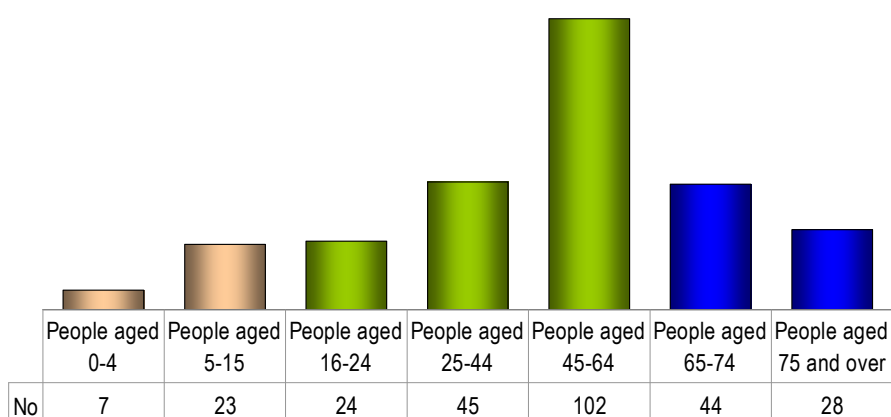
Age ranges within households in Ashford are as follows:

Data from Housing Needs Survey (2010)

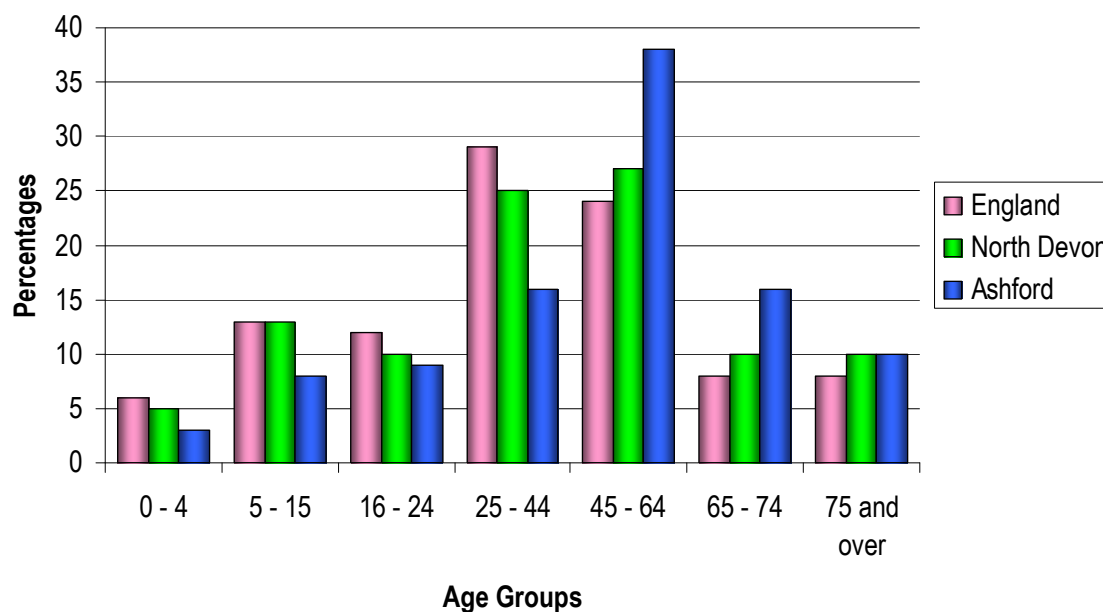


This is a similar proportion to census data, as follows:

Data from Office for National Statistics (updated April 2004)



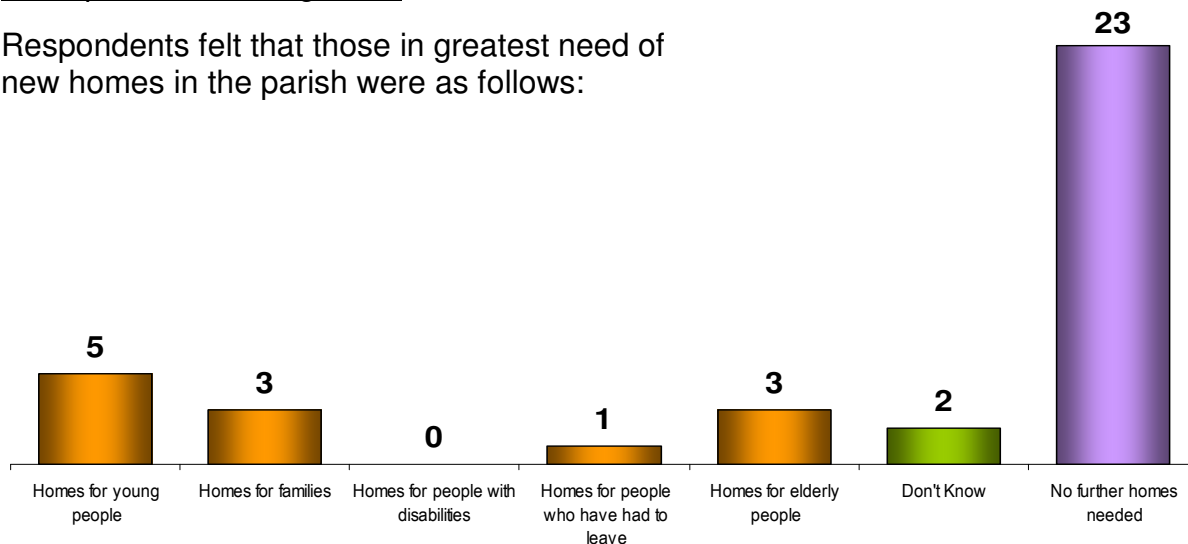
Comparisons with North Devon and England as a whole are demonstrated in the following chart:



This gives the picture of a community with 26% of its residents currently over the 65 year retirement age, which is a higher percentage than national or county trends. North Devon as a whole is popular with retired people, but not overwhelmingly so. Life expectancy for men, at 76.9, is close to the national average, and increasing more slowly than throughout England. Female life expectancy is good at 82.1, and rising in line with England.

Perception of Housing Need

Respondents felt that those in greatest need of new homes in the parish were as follows:



When asked if need were to be proven, would they be in favour of a small number of new homes to help meet the housing needs of local people, the majority (60%) said no, they would not be in favour. This is a very unusual result and the first time in all housing needs surveys conducted by the Project that there has not been a clear majority in favour.

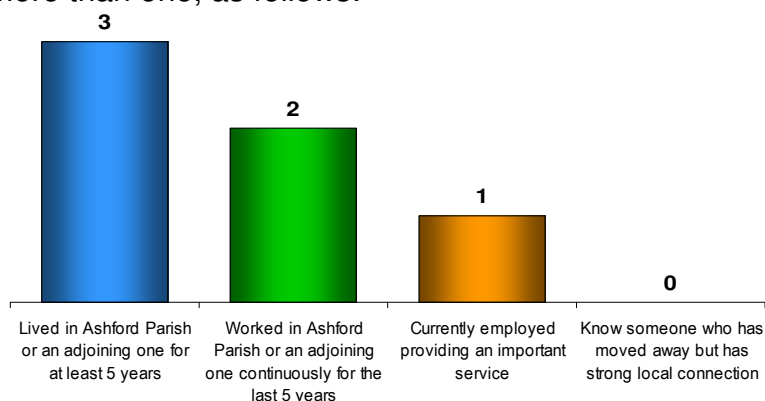
Comments and points of view expressed at this point are set out on pages 10-11.

PART TWO

Three Part Two sections were returned indicating a need for affordable housing in Ashford Parish.

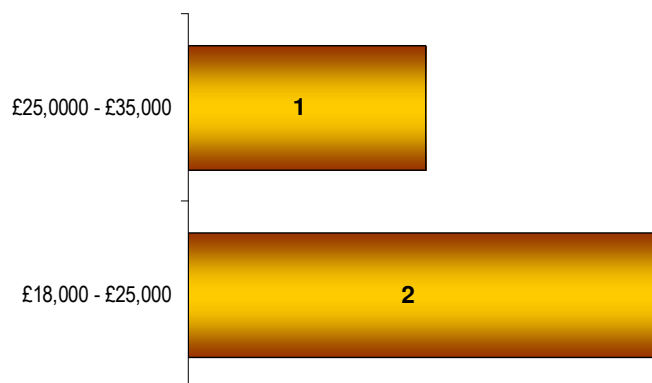
Local Connection

Any affordable homes delivered in Ashford would 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. These categories are defined in the North Devon Council Local Plan (see appendix p. 13 of this report). The respondents ticked these boxes, some ticking more than one, as follows:



Income and Savings

Those in housing need stated that their household incomes fell into the following ranges:



Two had no savings, while the other one had savings of £5,000.

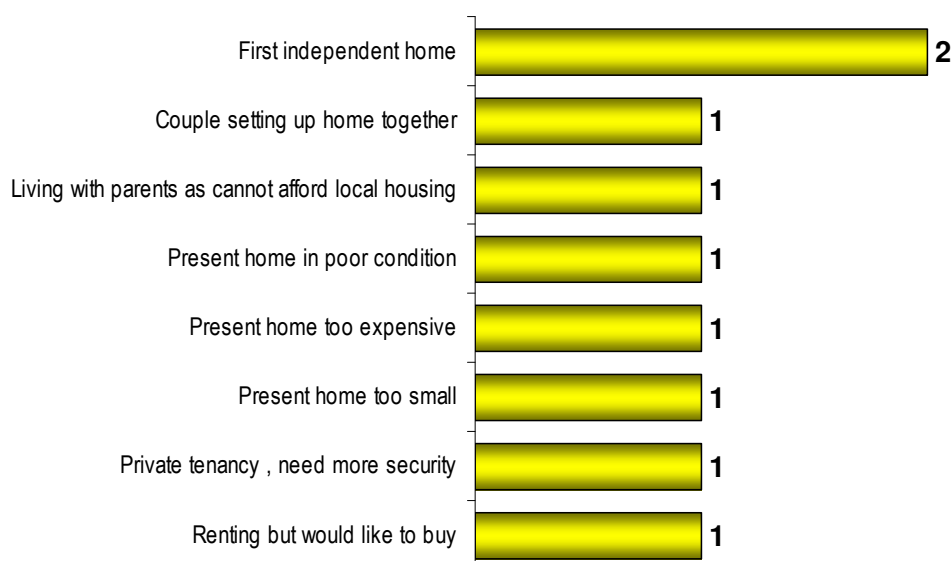
A mortgage calculator showed that a household with an income of £35,000 could borrow up to £136,500 on a mortgage⁴. As at 1/5/2010 the only residential properties for sale in or near Ashford were as follows:

- 2 x 2 bed houses @ £241,000 and £255,000
- 1 x 3 bed bungalow @ £275,000
- 3 x 4 bed houses @ £295,000 - £499,995
- Several houses over £500,000
- and a static caravan (2 beds) for £17,500.

This suggests that even two-bedroom houses in the parish are out of the reach of households with two dependent children and an annual total income of less than approximately £61,000 unless they have substantial savings for a deposit.

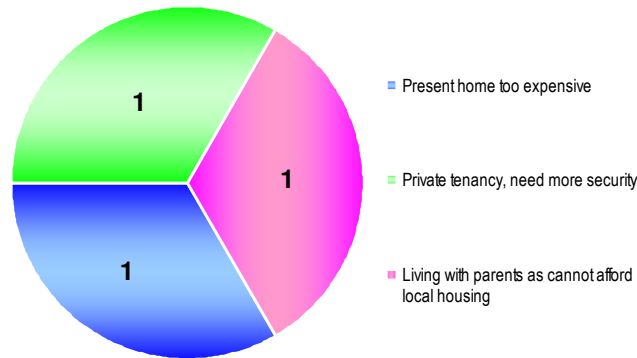
Identifying Housing Need

The survey asked for reasons why people need to move. Again, sometimes ticking more than one box, the reasons were given as follows:-



⁴ www.halifax.co.uk

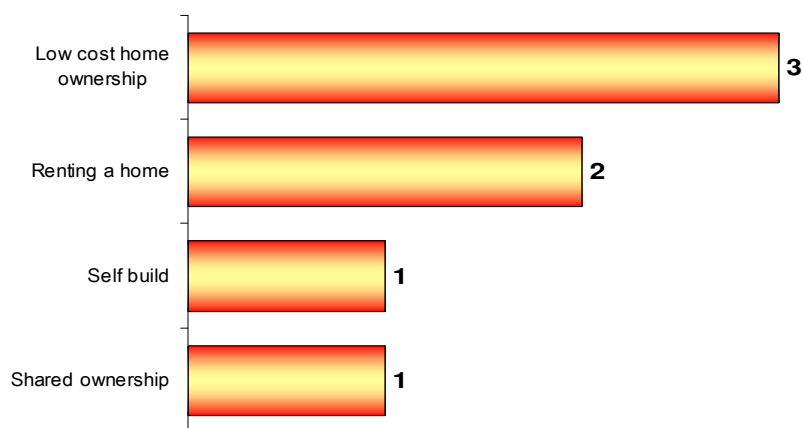
Of these, the main reasons were:



All three said they would not be able to remain in their present home, even if alterations, adaptations or support were provided.

One needed to move within 12 months, the other two in 1-3 years.

Depending on affordability, the respondents ticked tenure boxes they would be interested in as follows:-

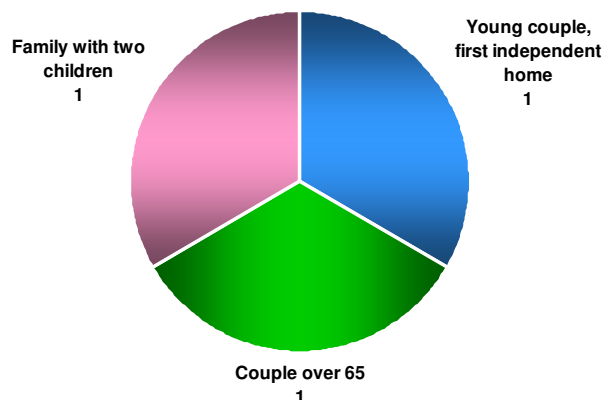


Parish choices were as follows:

	<u>1st choice</u>	<u>2nd choice</u>	<u>3rd choice</u>
1	Ashford	Heanton Punchardon	Marwood
2	Ashford	Pilton	-
3	Ashford	-	-

Two of the households are already on the North Devon Housing Register.

All three households returning Part Twos appeared to meet the local connection criteria and to be in need of affordable local housing. Their household sizes were as follows:



The older couple mentioned a preference for accommodation on one level.

Rural Housing Enabler's Comments and Recommendations

Part 2 of the survey identifies three households who will need affordable housing in the next three years and who would like to remain living in Ashford Parish. Household and tenure data suggests that there may be others in future housing need who have not come forward at this stage.

One household could be in a position to afford low cost home ownership or to self-build if they could find a site to build on. The other two households could afford rented housing.

There was significant resistance to new housing in the parish. Individual comments raise issues about road access and the lack of services and facilities. Other comments would suggest resistance to general affordable housing development, but that is not what is proposed. The purpose of this survey is to identify housing need within the existing community and provide for it.

It is the recommendation of the Rural Housing Enabler that two rented affordable homes be provided, as follows:

1 x 2 bed

1 x 3 bed

Support would be available from the project for the household interested in low cost home ownership or self-build.

In the first instance we would consider opportunities for both rented and home ownership within Ashford itself as this is the preference of those in housing need. If no sites exist, are unavailable or are unsuitable on planning grounds, we would look to provide for this need in an adjoining parish.

Colin Savage

Rural Housing Enabler

April 2010

Comments from Ashford Parish residents on the provision of a small number of new homes to help meet the housing needs of local people

Those who said “yes”

- ♦ The old families of the parish, farmers here for generations, have children coming up to marriageable age who will need homes soon but the district and parish council seem to favour incomers to old Ashford families. Whoever allowed planning permission for the three monstrous houses on the Glebe ought to be banned, and why is the chairman and clerk of our Parish Council from outside the village?
- ♦ The way this government has ruined the economy, and reduced all our interest rates, our income will be so low soon, OAP's may be the ones in need of social housing soon!
- ♦ Yes reluctantly if there is a genuine need, although I wouldn't like to see any great change to the character of the village especially if it necessitated widening Strand Lane to accommodate the extra development.
- ♦ Industrial/transport so should be directed to designated factory sites and not be sited in or surrounding the village. One wonders who permission was ever granted?
- ♦ We would like to develop our field to provide housing for our family in the future. [Name and address provided]
- ♦ I would love the opportunity to own a home for my family for our personal security. In rented accommodation, we could have to leave at any time.
- ♦ A lovely village and location but too expensive for young people on low wages.
- ♦ Too many large houses have been built and if there is a possibility of affordable housing built it should be only for LOCAL PEOPLE, not for second home owners.

Those who said “no”

- ♦ There are no housing needs in this area and has no bus service or need for one or other community facilities.
- ♦ I could not support further new homes, until road access in and out of Ashford was changed from the present single width Strand Lane, something which would eliminate the concept of a “village” community. Traffic increase in the past ten years has come close to saturation point. Currently there is only one bus a day which could need consideration!
- ♦ There are no facilities in Ashford to support social housing and meet the needs of young families.
- ♦ Roads into and out of village are totally unsuitable for any further expansion.
- ♦ There are no village amenities to support any additional housing. The village is largely a retirement area and I suspect general feeling locally would be to keep it the same!

- ♦ There is more affordable housing very nearby in Barnstaple and since local jobs are in Barnstaple there is no requirement to move out to Ashford for affordable homes.
- ♦ Ashford is already an ideal sized village and does not need expansion.
- ♦ Congested narrow lanes.
- ♦ No shops, pub or post office.
- ♦ Ashford has a limited bus access service. It has no infrastructure/rural facilities (shop/school/P.O.). Road provision is narrow, main road access is already under pressure from present village numbers, garden centre traffic (2 days a week) and “rat run” commuting. Multi-vehicle households are common in the village and car ownership is a necessary requirement for most activities, given the lack of any community facilities.
- ♦ Ashford is adequately furnished with the correct volume of housing for the size of parish. Any “new builds” would significantly affect the natural beauty of the parish.
- ♦ The access to Ashford is overloaded at present. A need for a roundabout at the A361 junction is urgently required.
- ♦ The services are not to a standard to support any growth, e.g. transport, sewage, street lighting, footpaths etc!!
- ♦ Only wish to see infill within the parish boundaries.
- ♦ Narrow roads in and out of the village with limited/no pavements mean any further or increase in houses/cars put too much pressure on existing infrastructure.
- ♦ From one respondent:-
 - Ashford village is cut off from main shopping areas of Barnstaple and Braunton
 - No services except St Peter’s Church and church hall
 - All movements out of the village are by car
 - All properties are of high value
 - Majority of housing occupied by retired people who have chosen this quiet place to live
 - Any proposed development would add to the considerable residential traffic
 - The Strand is a narrow road, used as a rat-run by through traffic affecting all residents
 - Village is too close to fast main road for the safety of young families
 - Development would change the nature of the village and detrimentally affect property values.

ASHFORD PARISH COUNCIL

Chairman:

Neil Rowe
Pro Drive The Driver Trainers
ProDrive House
Riverside House
Pottington Business Park
Barnstaple
Devon EX31 1QN
Tel. 01271 324548

Clerk:

Mrs Sue Squire
Haxlea
2 Threeways
Bratton Fleming
BARNSTAPLE
EX31 4TG
Tel: 01598 710526
Email: susan.squire@virgin.net

January 2010

Dear Parishioner

Ashford Parish Housing Needs Survey

We need your help to assess whether there is a need for local needs affordable housing in the parish and an independent survey is considered to be the best way to do this.

Enclosed is a letter from the Rural Housing Enabler and a two part survey form. If you are suitably housed and will not need a change of housing in the next five years please complete and return Part One in the enclosed prepaid envelope.

If you consider your household to be in local affordable housing need, are likely to need to move to another home in Ashford Parish, or an adjoining parish, now or in the next five years and you feel you will need help to obtain an affordable home, you will need to complete and return both parts of the survey form. If you know of an Ashford person/household **or** anyone from any of the adjoining parishes of Heanton Punchardon or Marwood who needs to live in this Parish and help to obtain an affordable home, they will need to complete their own survey forms. Additional forms can be obtained from the Rural Housing Project; contact details are on the enclosed letter and survey forms.

It would help if you could return the form(s) as soon as possible.

When the survey and subsequent report is complete Colin Savage (Rural Housing Enabler) will attend a Parish Council meeting to discuss the results and options for the parish. Any information regarding individuals will not be publicly identified or available at any stage of the survey or the report.

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

Yours sincerely

Chairman of Ashford Parish Council



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

EXMOOR HOUSE, DULVERTON, SOMERSET. TA22 9HL
01398 322249 cbsavage@exmoor-nationalpark.gov.uk

18 November 2009

Dear Parishioner

Ashford Parish Housing Needs Survey

The Rural Housing Project's aim is to increase the provision of affordable housing for local needs, where it is needed, in rural communities across the project area of Exmoor, North Devon and West Somerset. I am the Rural Housing Enabler for the project area and one of my roles is to work with Parish Councils and local communities to assist them to carry out a Housing Needs Survey, in order to identify whether there is a need for affordable housing for local people in the parish. If a need is identified, I can work as an 'honest broker' between all parties, to take the project forward step by step, to hopefully provide affordable housing for local people.

Ashford Parish Council is working with the Rural Housing Project to complete a Housing Needs Survey for Ashford parish. It would be helpful if you would complete Part One, it is only a short questionnaire, and it will help provide an overall profile of population, housing tenure and views on affordable local needs housing in the parish. I enclose a prepaid envelope for your use.

You will only need to complete and return a Part Two form if you consider yourself or your household to be in local affordable housing need, are likely to need to move to another home in Ashford parish now or in the next five years, and you feel you may need help to obtain an affordable home. This survey form does ask for detailed, confidential and sensitive information. I will need this information to assess whether you are in need of affordable housing and to consider you further. Please be assured that your individual survey forms will not be available to the Parish Council. I shall prepare a report based on the information provided but the report will only provide general numbers, trends, percentages, comments and identify the level of local affordable housing need. **The report will not include any name or addresses and will avoid any information that could identify a particular respondent.** I will then attend a parish council meeting to discuss the report and options for the parish. When the report has been considered, if there is a need for affordable housing for local people, we may need to approach the District Council, housing association(s) and/or other agencies that can facilitate the provision of affordable housing for the community.

Please return your completed form(s) to the Rural Housing Project as soon as possible. The form gives a deadline of 30th November, but the first week in December will be acceptable. 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 feel free to call me, or my assistant Diane Blackman.

Yours sincerely,

Colin Savage

Colin Savage
Rural Housing Enabler

AFFORDABLE HOUSING FOR LOCAL PEOPLE - ASHFORD

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.

North Devon Council Local Plan

North Devon Council has clear and strong planning policies within its Local Plan which would restrict housing developed in Ashford to people with a strong local connection. See Local Connection criteria below.

Paragraph 3.27 of the Local Plan defines Ashford as a “village” within the Area of Strategic Landscape and Development Constraint.

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:-

- (1) 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.
- (2) meet one of the following local connection criteria:
 - Existing residents who have lived in the locality for a continuous period of at least five years and are in need of separate accommodation (defined as those setting up a new household as a result of cohabitation, marriage, divorce or separation, or those that have, or are about to leave, tied accommodation on retirement);
 - Existing residents who have lived in the locality for a continuous period of at least five years and whose present accommodation has become either substandard or unsuited to their circumstances because of their age, an impairment, medical condition or to meet the needs of a growing family;
 - People who have worked in the parish for a continuous period of at least five years or someone currently employed in an agricultural related activity, the emergency services, as a professional health, care or social worker or as a qualified primary or secondary school teacher and working within the parish and those who provide an important service and need to live closer to the local community;
 - People who have moved away but have strong established and continuous links with the locality by reason of birth or family and still have a parent or guardian living there.

There is a cascade provision working outwards from the parish and adjoining parishes, but North Devon DC would expect to see the homes going to people meeting one of the three criteria above. Housing would not be provided in Ashford to meet the needs of neighbouring larger settlements such as Bideford or Barnstaple. North Devon DC has a special policy giving priority to those with local connection over those from other parishes in higher housing need.

Affordable Housing Need

New affordable housing would only be considered where there is an identified local need. Such need may be because of overcrowding, poor conditions, lack of facilities, or insecurity of tenure. Section B 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 £20,000 per annum) are likely to be able to afford the rented options below.

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 that 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 that the tenant has to pay, and which makes it extremely difficult for them to afford.

Households with incomes higher than £20,000 per annum may be able to afford low cost home ownership options, which are sometimes called “intermediate” housing. These include shared ownership, shared equity, and self-build. Those seeking such provision should also complete Part Two of the questionnaire.

**For more information, contact the Rural Housing Project
Exmoor House, Dulverton, Somerset, TA22 9HL**

☎ 01398 32245/49

✉ cbsavage@exmoor-nationalpark.gov.uk

Colin Savage
Rural Housing Enabler
November 2009



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET
 Address: Exmoor House, Dulverton, Somerset, TA22 9HL.
 Project Contact: Colin Savage Telephone: 01398 322249. Fax: 01398 323150.
 E-mail: cbsavage@exmoor-nationalpark.gov.uk

ASHFORD PARISH HOUSING NEEDS SURVEY – PART ONE

The Rural Housing Project is working with Ashford Parish Council to identify the level of local affordable housing need within Ashford Parish. This Part One survey form has been sent to every known household in the parish and can help provide a profile of the population, housing tenure and views on affordable housing in the parish. 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 indicate the number of people in your household in the following age groups:

Age	0 – 4	5 – 15	16 – 24	25 – 44	45 – 64	65 – 74	75+
Male							
Female							

B. Your Current Home

(2) Are you:

A Home Owner		Lodging with another household	
Renting from a private landlord		In housing tied to job	
Renting from a housing association		Living with parents or relatives	
A shared owner (part rent/part buy)		Other, please specify	

(3) Is this your:

Main Home?		Second Home?	
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C. Housing Required

(4) Who do you think is in greatest need of a new home in the parish? (Please tick one)

Homes for families		Homes for elderly people	
Homes for young people		Homes for single people	
Homes for people who have had to leave		No further homes are needed	
Homes for people with disabilities		Other, please specify	

(5) If need is proven would you be in favour of a small number of new homes to help meet the housing needs of local people in the parish?

Yes		No	
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Please briefly explain your views (continue on a separate sheet if necessary)

D.

**If you
or your household or someone in your household
or someone you know who has moved away and wishes to return (*please pass survey form on to them or request another form from the Rural Housing Project*)
consider that you meet the criteria set out below and are in need of affordable housing:**

PLEASE COMPLETE A "PART TWO" SURVEY FORM

Affordable housing could be provided for:

- Existing residents who have lived in the locality for a continuous period of at least five years and are in need of separate accommodation (defined as those setting up a new household as a result of cohabitation, marriage, divorce or separation, or those that have, or are about to leave, tied accommodation on retirement);
- Existing residents who have lived in the locality for a continuous period of at least five years and whose present accommodation has become either substandard or unsuited to their circumstances because of their age, an impairment, medical condition or to meet the needs of a growing family;
- People who have worked in the parish for a continuous period of at least five years or someone currently employed in an agricultural related activity, the emergency services, as a professional health, care or social worker or as a qualified primary or secondary school teacher and working within the parish and those who provide an important service and need to live closer to the local community;
and
- People who have moved away but have strong established and continuous links with the locality by reason of birth or family and still have a parent or guardian living there.

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

Address: Exmoor House, Dulverton, Somerset, TA22 9HL.
Project Contact: Colin Savage Telephone: 01398 322249. Fax: 01398 323150.
E-mail: cbsavage@exmoor-nationalpark.gov.uk

ASHFORD PARISH HOUSING NEEDS SURVEY – PART TWO

*Please complete this form if you consider that you are in need of local affordable housing in Ashford parish and may need to move to another home in the parish or an adjoining one over the next five years. **Please return it to the Rural Housing Project in the envelope provided.***

Complete a separate form for each household in need of housing. If you require extra forms or have any questions, please don't hesitate to contact us (☎ 01398 322245 - Diane Blackman)

A. Local Connection.

It is intended that any affordable homes delivered in Ashford will be for people living or working in Ashford Parish, or an adjoining one, or for those who can show that they have a long-term connection with the area - for example, people who have moved away but would like/need to return.

Please tick any that apply to you

Have you lived in the Ashford Parish or an adjoining* parish (please state) for 5 years continuously in the last 10?	
Have you worked in Ashford Parish or an adjoining* parish (please state) continuously for the last five years?	
Are you currently employed in an agricultural related activity, the emergency services, as a professional health, care or social worker or as a qualified primary or secondary school teacher and working within the parish and/or providing an important service and need to live closer to the local community?	
Do you know someone who has moved away but has strong established and continuous links with the locality by reason of birth or family and still has a parent or guardian living there? If so, please put them in touch with the Rural Housing Project.	

* adjoining parishes = Heanton Punchardon and Marwood.

B. Identifying Housing Need

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

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

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

When will you need to move? Tick one only

Within 12 months		3 – 5 years	
1 – 3 years		5 + years	

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

Yes	
No	

If Yes, please specify what would be needed:

C. Affordability

Employment

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

Your employment:

Your partner's employment:

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.		

Savings

Do you have savings or equity you could use as a deposit for an affordable home or provide you with additional income?

Yes		Please state amount (to nearest £500): £
No		

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?	

D. Type and Location of Housing

Please complete the table below for anyone in you household needing to move with you:

Relationship to you e.g. partner, son, daughter	Age	Male/Female	Living with you now?	Would live with you in next home?
Yourself				

How many bedrooms would you need?

1 bed		3 bed		5 bed or more	
2 bed		4 bed			

Does anyone in the household wishing to move need the following? Please tick all that apply:

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

Where do you need to live?

Please put in order of priority with ① by your first choice, ② = second and ③ = third choice.

Ashford Parish		Marwood	
Heanton Punchardon		Other – please state	

E. North Devon District Housing Register

Is your household on North Devon District Council's Register?

Yes		No	
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This survey will help assess the level of local affordable housing need in your parish, however it is also important that if you consider that your household is in local affordable housing need, you ensure that your need is visible to all the relevant organisations by making sure you are on North Devon District Council's Housing Register. It is essential to be registered if you are to be considered for an affordable property, or receive an eventual offer of housing if suitable affordable housing is developed, or an existing property becomes available for which you meet the occupation criteria.

Address: North Devon District Council Housing Advice Centre
25 Boutport Street
BARNSTAPLE EX31 1RP
Tel: 01271 325757 E-mail: housingadvice@northdevon.gov.uk
Website: www.northdevon.gov.uk – housing link on homepage.

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. If a need is identified 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. Initially a report will be prepared for the parish council based on the results of this survey. It is important to note that the report attempts to show general parish trends and the level of housing need within the parish and it is not our intention to identify particular households.

Once the report has been considered, if a need for affordable housing for local people is identified, it may be necessary to approach the District Council, Housing Association(s) and/or other agencies that can work towards the provision of such housing for the community. At that point these organisations may need to access relevant needs information from your survey form. This information will only be available to the Rural Housing Project and other official agencies/organisations, for the purpose of providing local needs affordable housing.

Name
Address
Postcode
Telephone Number
E-mail Address