

PARISH OF LANDKEY LOCAL HOUSING NEEDS REPORT



Produced by: The Community Council of Devon

On behalf of: The Devon Rural Housing Partnership

August 2008



This document is available in large print and alternative formats upon request. Please ring 01392 383443

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Executive Summary

Principal Conclusions

The survey identified need for 14 affordable homes within the next 3 years:

- Back log (immediate need) One household
- Forecast within 3 years: thirteen households

Recommendations

- 1) A provision of additional affordable homes is needed to meet local needs in Landkey
- 2) The identified need is for nine affordable rented homes and five shared ownership homes
- 3) One of the shared ownership homes should have four bedrooms, one three bedrooms the remainder rented and shared ownership homes should have 2 bedrooms.

Other Findings

- The survey was carried out as an independent survey by the Community Council of Devon in July 2008. It is considered that the survey should remain relevant for at least 3 years subject to significant changes in the condition of the housing market.
- The survey achieved its aim of identifying actual households in need. 840 surveys were delivered and 265 survey forms were returned. The response rate of 31.5% which is a satisfactory.
- Out of those returned, 34 households identified a need. This is 13% of all returns.
- Eleven households do not meet the local connection criteria currently. Four of these households will meet the criteria within the currency of the report and have therefore been included in the need; the parish council should consider how the needs of the remaining seven households are addressed with North Devon DC.
- Of those in need eight were single people, one a couple and four are families with children and one a lone parent.

1. Aims and methodology

1.1 Aims

- To investigate the affordable housing need, tenure and house size for local people in the parish of Landkey and those wishing to return and those who work in the village.

“Housing Need” is defined in Planning Policy Statement 3 as “The quantity of housing required for households who are unable to access suitable housing without financial assistance” This implies that there are problems or limitations with the household’s current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector. Such problems may be concerned with housing costs, size, location, layout, state of repair or security of tenure. This need may be immediate or anticipated in the near future.

1.2 Survey history, methodology, distribution and response

The Rural Housing Officer for Devon attended a meeting of the Parish Council at Landkey on 4th June 2008. The Parish Council decided to carry out a survey to assess if there was a lack of affordable housing for local people.

Survey forms (Appendix 1) were delivered by post to every household in the parish, accompanied by a letter from the Parish Council. The deadline for the return of the survey was 19th July 2008. This was subsequently extended to 9th August to take more account of the number of people who may have been on holiday. Every household was invited to complete the first section of the form, giving details of household size, age profile and current housing in order to give an overall context for the data and to ensure that the survey had been returned by a broad section of the population. If a household considered itself in need, it was invited to complete the second part of the form. This section was designed to gather details of the reasons for which the current accommodation failed to meet its needs and the type of accommodation which might be required in the future. A postage-paid envelope was supplied with each survey in order that they could be returned direct to the Community Council for analysis. This ensured confidentiality and anonymity for respondents. Extra survey forms were available from the Rural Housing Officer.

There were a total of 265 surveys returned, which is a response rate of 31.5%. This is a satisfactory response and the results can be considered reliable. The survey achieved its aim of identifying actual households in need. Out of the 265 surveys, 34 were returned with part two filled in. This is approximately 13% of all returned surveys and similar to other housing surveys carried out by the Community Council.

In this report where statistics are used they are those published in 2007 unless stated otherwise. On the graphs the vertical column normally relates to the number of responses rather than a percentage.

It should be noted that the responses to questions in the survey have been taken at face value and have not been subject to audit.

2. Housing Market and Context

2.1 Characteristics of Landkey.

Landkey is a parish in the North Devon District. It shares a boundary with Barnstaple (which is approximately 3 kilometres to the north of the village), Goodleigh, Swimbridge and Bishop's Tawton. It lies on the old main road from South Molton to Barnstaple. The North Devon link road runs in a valley close to the village.

The parish is not subject to any protected landscape designation. There are two Conservation Areas within Landkey, both of which were designated in 1987. Landkey Town Conservation Area covers the area of the old town centred around the Grade I listed Church of St Paul and the Grade II* listed Old Manor at the western end of the village. The Landkey and Swimbridge Newland Conservation Area is much larger covering either side of the main road and extending beyond Newland House to the east of Swimbridge Newland.

A village design statement was published for Landkey and Swimbridge Newland in 1999 and has been adopted as Supplementary Planning Guidance.

Landkey has a good range of local facilities and services including shops, public houses, a primary school, village hall and regular public transport links.

The village experienced significant growth during the 1990's.

2.2 Population

According to the 2001 census there were 3181 people living in the Parish of Landkey in 1224 households. More up to date information from the Devon PCT show the population is now 2033. This reflects substantial boundary changes which have taken place since the census. The council tax records on 21/3/08 show that there are 825 dwellings in the parish.

2.3 Social Housing in the Landkey Area

There are 66 homes owned by Registered Social Landlords in the Landkey area. This also includes the parish of Goodleigh. (Source: North Devon DC allocation policy 2007)

In the 2001 Census the breakdown of housing tenure in the then parish of Landkey was 81.8% owner occupied, 4.2% housing association, 10.6% private rented with the remaining properties being vacant or second homes.

2.4 Land Registry sale records

Investigation of the Land Registry: Residential Property prices web site showed that in the North Devon District the average house price in the 2006 was £204,465. However, in the Landkey parts of the EX32 0 postcode area the average in the same period was £241,658 in 2006. This increased to £256,740 in 2007.

2.5 Council Tax records

Council Tax records reveal that 61.7% of the housing stock is in the lowest three bands. This is lower than the North Devon profile of 68% of the stock in the same bands. This indicates a shortage of lower valued housing stock.

2.6 Recent development

The table below shows the number of homes completed in recent years

2001/2	74
2002/3	76

2003/4	7
2004/5	5
2005/6	5
2006/7	5

3. Survey Findings (Part 1)

3.1 Main or second home

Only 0.8% of respondents (2 households) were from people who have second homes in the parish compared with the 0.2 % of properties recorded for the Parish in the 2001 census and lower than the 4.8% for North Devon recorded then. As at 31st March 2008 the council tax records show that there are 8 second homes in the village and 6 long term vacant homes.

3.2 Current Housing

The current housing of most respondents to the survey is a house (68.3%) with 26.8% living in a bungalow. This is higher than the figures for North Devon (84.8% for both types combined -census 2001).

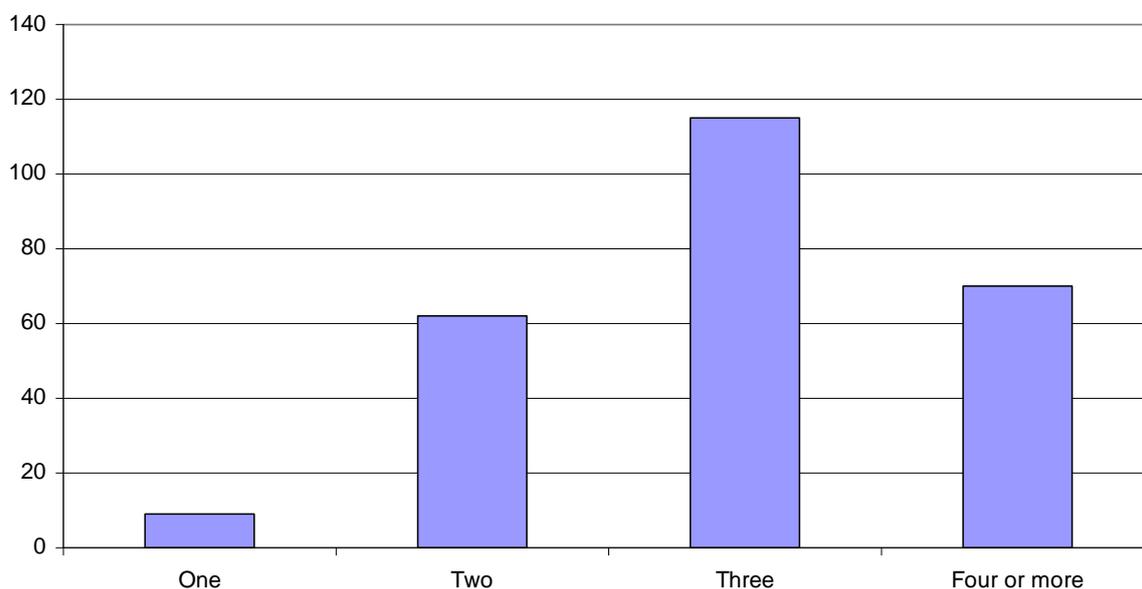
3.3 Condition of home

The vast majority of respondents considered the condition of their property to be acceptable with only one regarding their property to be in poor condition.

3.4 Number of bedrooms

There appears to be a high proportion of larger size accommodation only nine of the returned forms from dwellings with one bedroom and 72% of homes with three, four or more bedrooms. This indicates a limited supply of smaller and cheaper homes in Landkey that would be suitable for first time buyers and those on low incomes.

Fig. 1 Number of bedrooms



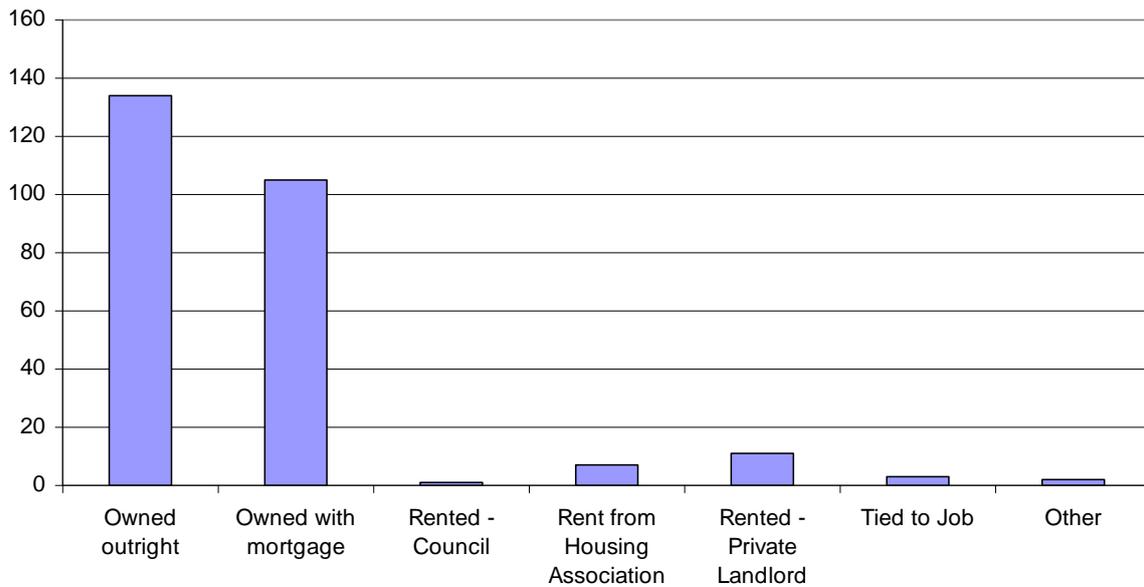
3.5 Current tenure

91% of respondents are owner occupiers with most owned outright (51%). Eight (3%) of the households were occupying affordable rented homes rented from the council or a housing association.

The 2001 Census showed that 72.5% of households in Devon were living in owner occupied accommodation (either owned outright or buying) and 12.9% in accommodation that was rented from a Local Authority or a Registered Social Landlord.

The level of owner occupation Landkey is much higher than this average figure and indicates a shortage of affordable housing for rent in this parish. Therefore the ability for residents to live in the parish is largely restricted to those who can afford to enter the owner occupied tenure.

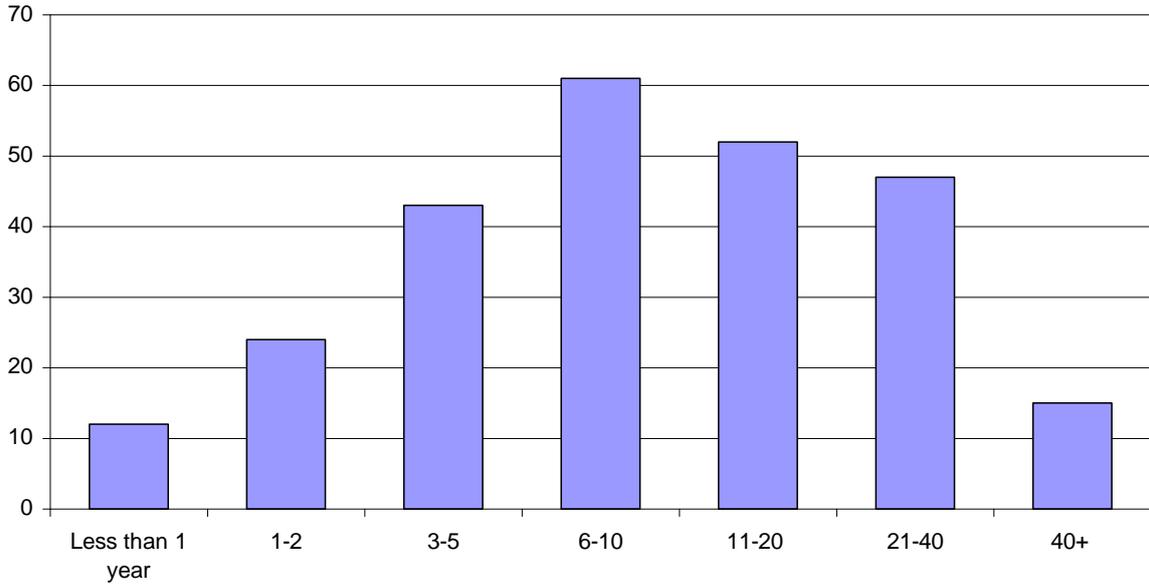
Fig. 2 Tenure type



3.6 Years lived in Landkey

The vast majority of respondents (69%) have lived in the parish for more than five years with 45% having lived here for eleven years or more. However 14% have lived in Landkey for less than 3 years.

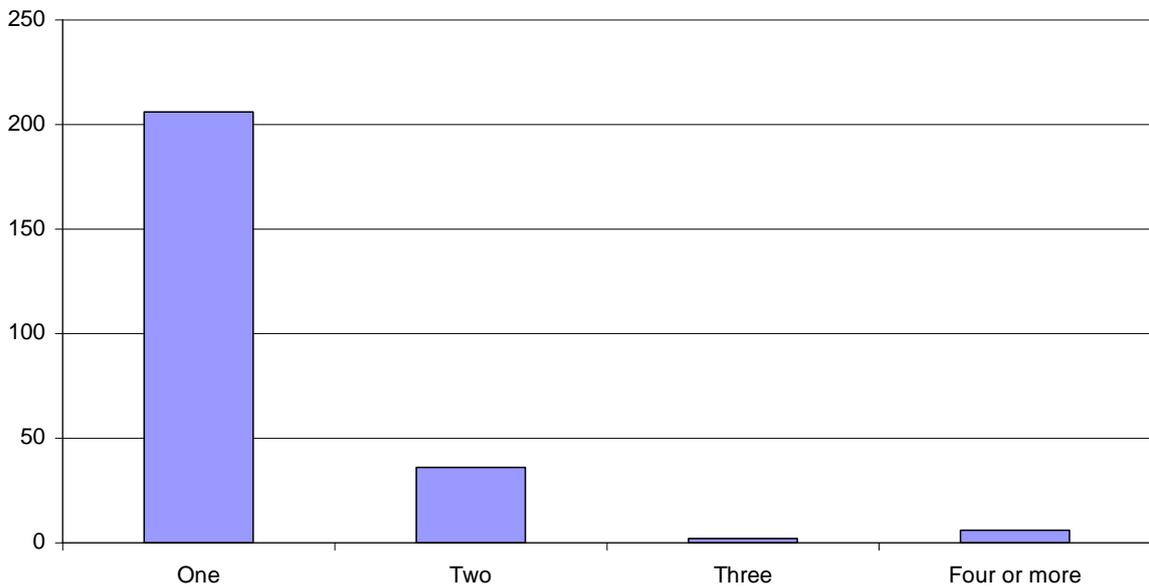
Fig. 3 Number of years lived in Landkey



3.7 Number of households living in the property

Most homes have only one household living there but some overcrowding is apparent as 14% of homes have 2 households and 3% have 3 or more households in occupation.

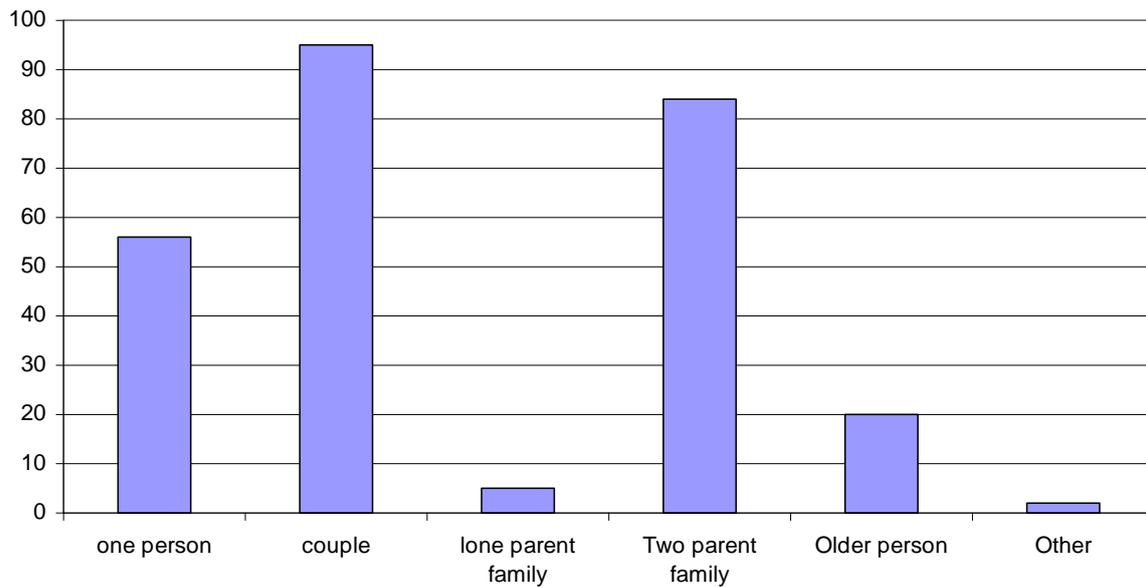
Fig. 4 Number of households living in property



3.8 Type of household

Couples living on their own make up the largest household type (36%) with two parent households forming the second largest group (32%)

Fig. 5 Type of household



3.9 Respondents who had moved recently or who need to move.

Of the respondents 9 knew of households who had moved away from Landkey in the last 5 years because they had been unable to find a suitable home locally. Twenty six households expected that they or someone in their household would have to move within the next three years. Thirty four households completed part 2 of the form.

4. Households wishing to move – Part Two

All surveys had a Part Two to be filled out by households, if they or anyone in their family were in housing need or would be in the next three years. 34 households indicated a need to move and returned part 2. Of the 34 surveys returned there were 13 surveys were discounted for the following reasons: Seven respondents indicated that there was equity or financial capacity to purchase on the open market; two respondents gave insufficient information and no contact details or have failed to respond to requests for information, four did not indicate any need to move.

The graphs in this section reflect the replies of the 21 survey forms.

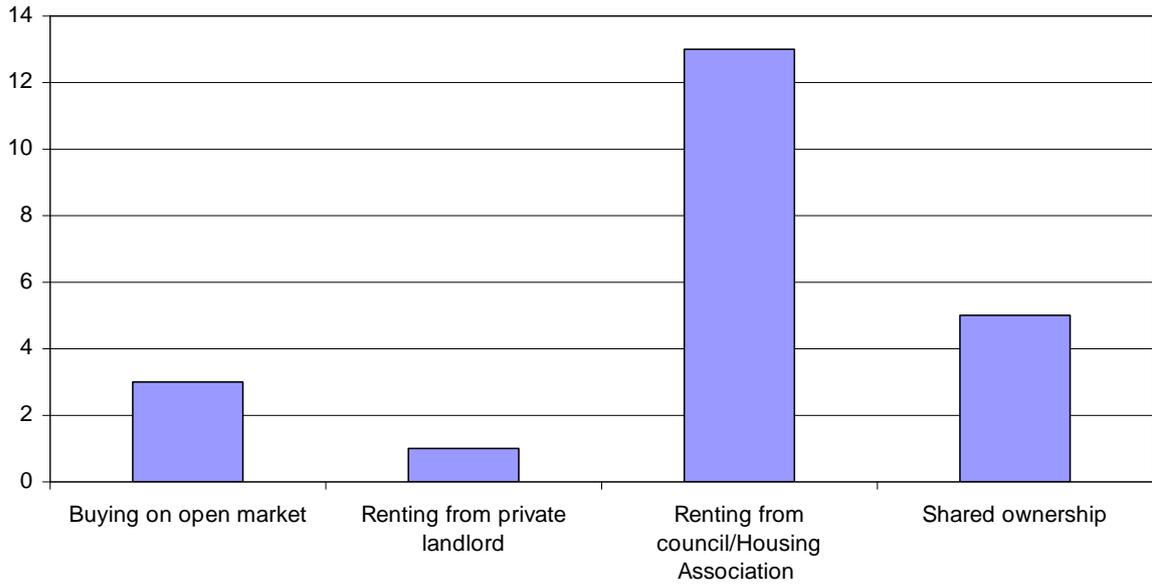
4.1 Where household lives

20 of the respondents are living within the Parish, one lives outside the parish.

4.2 Preferred tenure

59% (thirteen) of the respondents indicated a preference to rent from a housing association. Figure 6 shows the breakdown of all preferences.

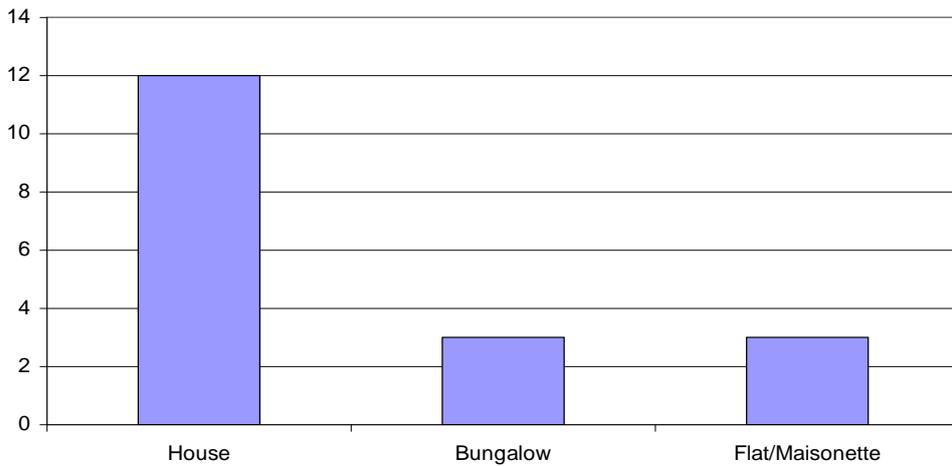
Fig. 6 Preferred tenure of those identifying need



4.3 Type of accommodation preferred

Figure 7 shows that the majority (67%) of households would prefer a house.

Fig. 7 Preferred type of accommodation



Two respondents would prefer ground floor accommodation, and one would prefer housing with support services provided.

4.4 On Local Authority Housing Register

It is interesting that only 7 out of the respondents are registered on the Local Authority Housing Register as needing accommodation. This may be because many people do not realise that they can register their housing need if they are working or in some sort of housing (however unsuitable) and others do not do so as they are aware of the shortage of social housing and the length of waiting times.

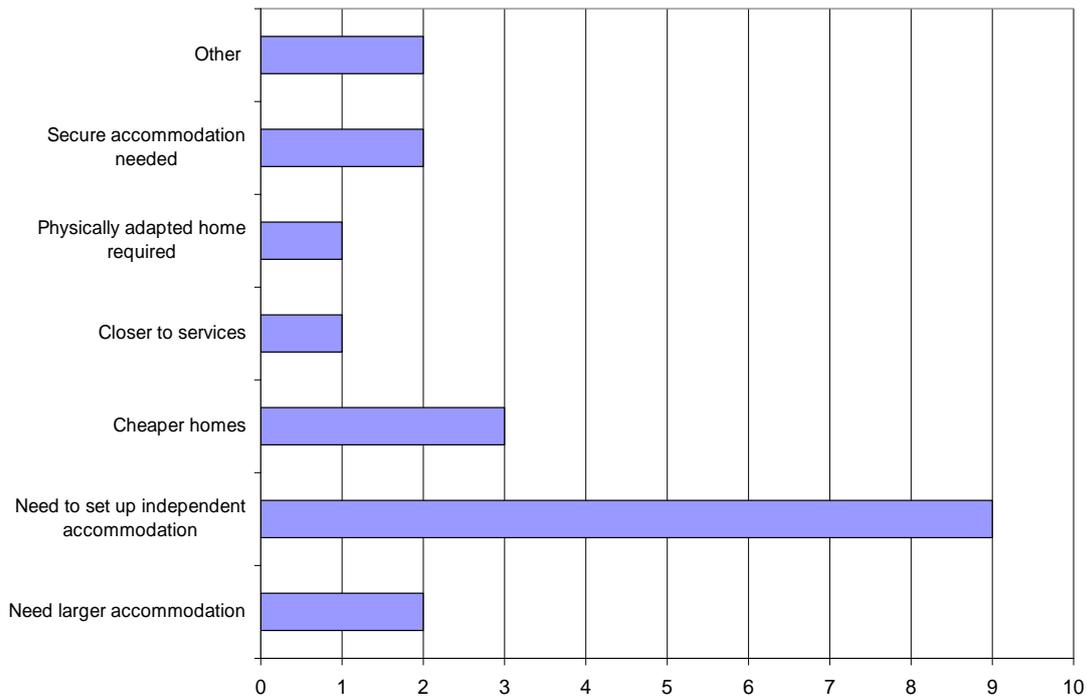
The Housing Register for North Devon has the following number of households who have expressed a desire to live in Landkey and have been placed in Band A – this means they have a local connection with North Devon but does not necessarily mean that they have a local connection with Landkey. This data is provided for information.

2 bed	59
3 bed	33
4 bed	8
5 bed	2

4.5 Reasons for needing to move

Figure 8 shows that the main reason for households to wish to move is for families and young people to set up independent accommodation.

Fig. 8 Reasons for needing to move



5. Assessment of affordability

This section assesses whether households are able to afford to resolve their own housing need in the private sector either through renting or buying. The charts and tables below indicate that affordability is a major factor prohibiting access to more suitable housing in Landkey.

An assessment has been made of all households who identified themselves as being in housing need. It looks at whether they are able to afford to rent or buy given the income they declare and local information on property rents and house prices.

5.1 Ability to Rent

Those people who considered themselves in need of affordable rented accommodation were asked about the levels of rent that they felt able to afford. Sixteen households responded to this question. Four said that they could afford £100-£199 per week; the other eleven could only afford less than £100 per week.

There is a limited rental market in Landkey and there is currently one property on the market advertised on the web. This is a three bedroom house with a rental of £167 per week. In Swimbridge there is a 2 bedroom flat for rent at £126 per week. Rent officer figures for rents which housing benefit will meet the cost would be in the region of £115 to £143 for a 2 or 3 bedroom property. For the purposes of making an assessment we have used £120 per week for 2 bedroom properties and £150 per week for a three bedroom properties. It should be noted that rented properties in the private sector have less security of tenure than housing association properties.

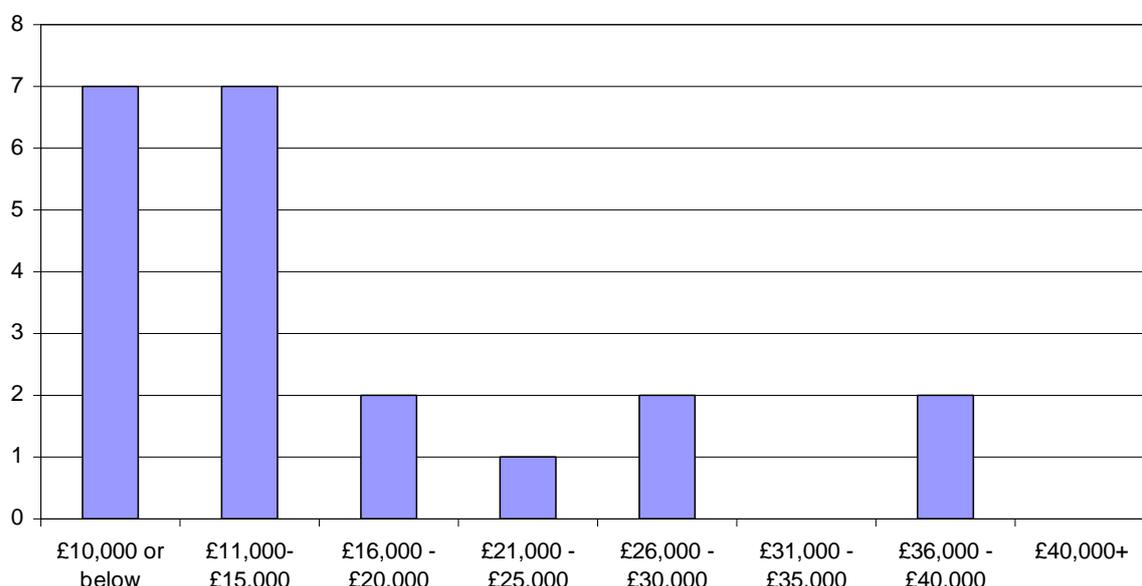
An alternative way to assess rent affordability is to use the measure used in the DCLG guidance on housing market assessments. This works on the principal that there is a maximum percentage of income that a household can afford to pay for housing costs. It then compares this to rent levels. An assessment is made to see how much rent could be afforded by working out 25% of their declared income and comparing this to typical rents.

Combining the two tests, it is possible that two of the respondents may be able to meet their needs in the private rented sector if the accommodation were available.

5.2 Household Income data

The chart below shows the data for the total gross annual household income of the person responsible for paying the rent or mortgage (total joint incomes where applicable) and shows a range of incomes. The South West Regional average is £26,221 per annum (around £500 per week). Four of the respondents are earning equal to or more than the regional average. However fourteen were earning less than £15,000 per annum.

Fig.9 Annual household income



5.3 Ability to Buy

Affordability is always difficult to assess but it is possible to estimate using a multiplier of 3.5 in relation to income. Most mortgage lenders will lend an average of 3.5 times a household's income, although some are prepared to lend more and the multiplier will vary in response to market conditions. The Department of Communities and Local Government national guidelines for housing market assessments suggest the use 3.5 times as the multiple for the assessment of affordability.

Table 2 – House prices in Landkey

Property Type	Average Price
Flat	None recorded
Terraced	£189,200
Semi	£234,777
Detached	£300,395

Source Land Registry: 2007

Table 2 (above) shows the average price of property transactions in Landkey in 2007. There were 20 sales of detached houses, 10 terraced and 9 semi-detached homes. It is prudent in the current market to take account not only of historic average prices but also the price of property on the market at present. Having checked the current price of properties on the market (Rightmove

website) the current figure for an entry level previously occupied two bedroom terraced property is in the range £155k-£200k. Property prices for 3 bedroom previously occupied properties range from £155 to £220k at the lower end of the market. There is a reasonable supply of property on the market at less than £200,000, and in the current market it is likely that properties will be selling below asking price. For the purposes of making affordability calculations we have used a value of £160,000 for those needing 2 bedroom properties and £180,000 for those needing 3 bedroom properties. It should be noted that one of the main constraints on the current market is access to funding.

By comparing the income levels of respondents in housing need and the potential house price information for the area available, we have already excluded seven households who will be able to resolve their housing needs by buying on the open market in the near future.

A calculation has been carried out to assess the maximum that a respondent could borrow given their declared income and savings. This shows that none of the remaining households have the ability to buy outright at the bottom end of the market.

The calculation goes on to show the percentage of equity of a shared ownership property that the household could afford using the same assumptions. This shows that eight of the households could potentially afford to buy a 40% share of a shared ownership property. The remainder can only afford social rented housing.

Table 3 below shows for each income group the number of households who can afford each type of accommodation. The amount of savings and equity of each individual affects the type of accommodation they can afford.

Table 3 Proposed Tenure by income group

Annual Income	Number who can afford to buy in the market	Number who can afford shared ownership	Number who can afford housing association rented.
£10,000 or below	1	1	6
£11,000-£15,000		1	6
£16,000 - £20,000	1	1	1
£21,000 - £25,000	1	1	
£26,000 - £30,000		2	
£31,000 - £35,000			
£36,000 - £40,000	1	1	
£40,000+	2		

6. Access to suitable housing

In addition to being able to afford accommodation households require to have access to housing suitable for their needs. The survey has indicated a lack of private rented accommodation in the parish. Of all respondents only eleven live in accommodation that is rented privately.

The number of existing housing association properties houses in Landkey is insufficient to meet the need for affordable housing. There are 66 homes owned by registered social landlords in the Landkey area. Most of this accommodation is not subject to any local connection requirement so there is no priority given to local people in the allocation of this housing. This therefore means vacancies in this stock will have a very limited impact on the level of housing need.

7. Local connection

7.1 Do households have a local connection to Landkey?

The following criteria are used to judge whether a household has a local connection in North Devon.

A local connection will usually apply to a person or household in housing need and include those:-

- 1. Who currently live in the relevant locality and have done so for a continuous period of at least five years; or*
- 2. Who have worked in the relevant locality for a continuous period of at least five years; or someone currently employed in an agricultural related activity, the emergency services, as a professional healthcare or social worker or as a qualified primary or secondary school teacher and working within the parish; or*
- 3. Who have moved away but have strong established and continuous links with the relevant locality by reason of birth or family and still have a parent or guardian living there.*

In order to establish a local connection a number of questions were asked. One of the respondents does not currently live in the parish; ten have not lived in the parish for the five years required under North Devon policy. Table 4 below shows the length of time that these households have lived in the parish.

Table 4

Length of time in the parish	Number of households
Less than a year	1
1 year	5
2 years	2
3 years	2
4-5 years	0
5-10 years	3
11-20 years	4
21 Years or more	3

The ten households who have lived in the parish for more than 5 years are therefore considered to have a local connection requirement. It should be noted that within 2 years a further two households will potentially qualify and within a further 12 months two more qualify.

7.2 Employment

Sixteen of the respondents gave employment information. The principal location for employment was Barnstaple. However there was a wide range of working locations, including in the locality.

The presence of local employment is very important when considering the issue of affordable housing. Firstly employment will be a major reason for households to remain in an area. In addition to this households who require affordable housing may be unable to afford to commute out of the locality to work.

None of the households who failed to have been resident in the parish for 5 years qualified as having a local connection by means of employment.

7.3 Local connection by strong links and parental residence

There is insufficient information to assess any of the households as meeting this criteria who do not qualify through the residency route.

Given all the above factors therefore 10 households are considered to be in housing need with a local connection. Eleven households have a need but have not been able to satisfy the local connection criteria at this point.

Because four households currently without a local connection will achieve the connection requirement during the currency of the report we recommend that these to those considered as in

Age Range	Number	%
0-14	371	18.2
15-24	207	10.2
25-39	325	16
40-49	318	15.6
50-64	410	20.2
65-74	227	11.2
75+	175	8.6
Total	2033	100%

will achieve the connection requirement during the currency of the report we households should be added need.

7.4 Population data

Table 5 sets out the latest breakdown of the population compares the percentage of the overall population of

information on age of Landkey. Figure 10 those in housing need with Landkey.

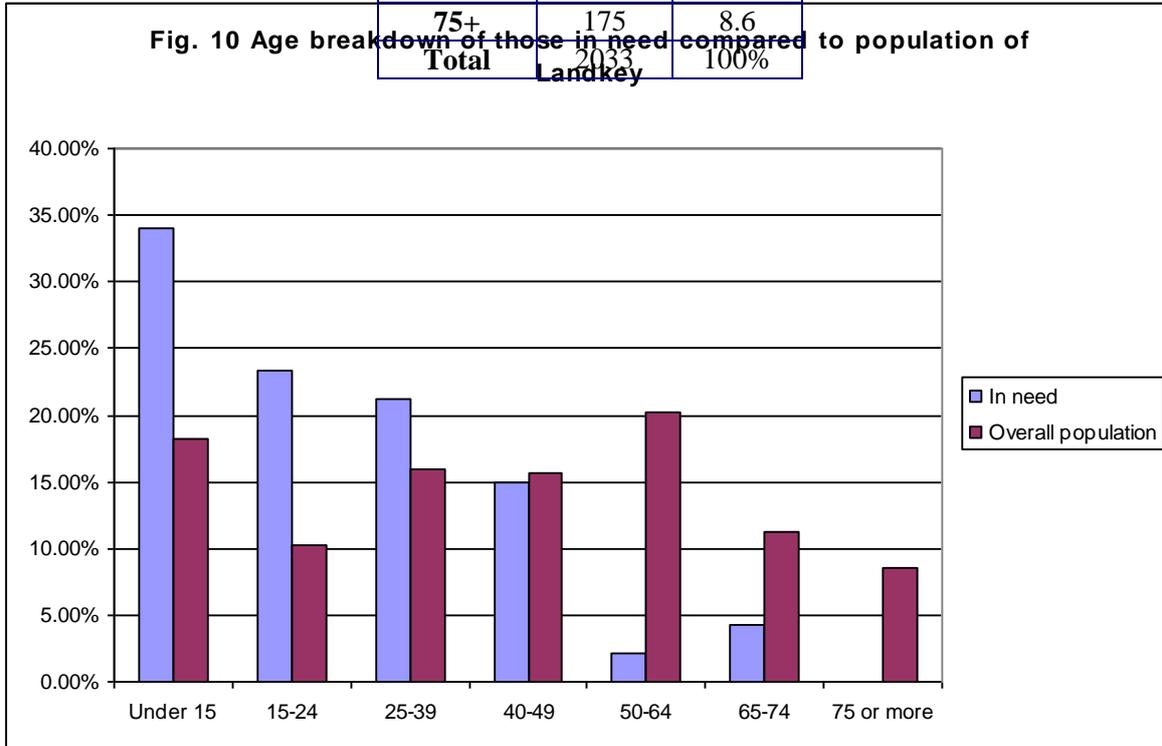


Table 5 Population by age

8. Final analysis of assessed Housing Need

A total of 10 households have been found to be in housing need, with a local connection to Landkey and with inadequate resources to meet their need in the market. In addition four households will

achieve the local connection during the currency of the report and are considered to have a need which needs to be addressed.

8.1 Household Composition

One of the households needs a four bedroom property; one a three bedroom house, the remaining households expressed a need for one or two bedroom accommodation. One couple expressed a need for ground floor accommodation one bedroom accommodation, preferably a bungalow.

8.2 Urgency of need

One of the households identified an immediate need; the remainder stated that they wish to move in 1-3 years time.

8.3 Tenure of housing

In paragraph 5.3 the tenure of housing which could be afforded was assessed. This assessed that three of the respondents could afford shared ownership housing. The remaining seven households that are in need require affordable rented housing.

9. Conclusion - Future Housing Need for Landkey

Overall, it must be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving. Any provision of affordable housing, would, by necessity, need to take account of this. However, given the level of response to the survey, and in spite of the potential for circumstances to change, the Parish Council can feel confident in moving this process forward. The survey has identified a need, in the near future for 10 units of affordable housing for people with a current local connection.

The survey has also identified a high level of need from residents of the parish who do not meet the local connection criteria set by North Devon District Council for allocations to exception sites housing. Eleven households were identified as not meeting the criteria of which only one is not resident in the parish at present. Four of these households have children attending Landkey primary school and four have relatives living in the parish. Whilst these households do not fit neatly into the local connection criteria they are parishioners and have an expressed need. Four of the households will meet the local connection criteria within the three years currency of this report. We therefore have included these households within the calculations for the overall level of need. The parish council may wish to discuss with North Devon District Council how the needs of the remaining six parishioners who do not have a local connection can be addressed.

In rural environments it is not always viable or sensible to construct one bedroom properties, the likelihood of single people forming relationships and having children needs to be taken into account as does the likelihood that development of future affordable housing cannot be guaranteed. We therefore propose that two bedroom properties should be constructed rather than single bedroom dwellings.

It is recommended that the need for fourteen affordable properties should be addressed. Five of the homes should be shared ownership, one of which should have 4 bedrooms one three bedrooms and the other three properties 2 bedrooms. The remaining nine homes should be affordable rented 2 bedroom properties.

Housing Needs Survey for **LANDKEY** June/July 2008

Thank you for taking the time to complete this questionnaire. Please use the pre-paid envelope to return this questionnaire to us by 19th July 2008.

This document is available in large print and alternative formats upon request. Please ring 01392 383443

- 1. Is this your main home?** Yes, main Home
No, second Home

Part 1-You and Your Household

- 2. How would you describe your home: (Tick one box only ✓)**
- | | | | |
|-----------------------------------|--------------------------|-------------------------------------|--------------------------|
| House | <input type="checkbox"/> | Bungalow | <input type="checkbox"/> |
| Flat/maisonette/apartment/bed-sit | <input type="checkbox"/> | Caravan/mobile home/temp. structure | <input type="checkbox"/> |
| Sheltered/retirement housing | <input type="checkbox"/> | Other (specify)_____ | <input type="checkbox"/> |

- 3. What is the condition of your home?**
Acceptable Poor Unfit

- 4. How many bedrooms do you have?**

- 5. What is the tenure of your home: (Tick one box only ✓)**
- | | |
|---|--------------------------|
| Owned outright by a household member (s) | <input type="checkbox"/> |
| Owned with mortgage by a household member (s) | <input type="checkbox"/> |
| Shared Ownership (part owned/part rented) | <input type="checkbox"/> |
| Rented from a Local Authority | <input type="checkbox"/> |
| Rented from a Housing Association | <input type="checkbox"/> |
| Rented from a private landlord | <input type="checkbox"/> |
| Tied to job | <input type="checkbox"/> |
| Living with relatives | <input type="checkbox"/> |
| Other (specify)_____ | <input type="checkbox"/> |

- 6. How many years have you and your household lived in Landkey? (Please write in)**

- 7. How many households are living in this property?**
- By household we mean a single person/group of people who have the address as their only residence and who would normally expect to live together. You may have more than one household living in the same house because they are unable to find separate dwellings e.g. grown up children etc. Each household should fill in a separate version of part 2 of this survey. Please contact the Rural Housing Enabler (01392) 383419 for a separate form.*

- 8. What type of household are you? (Tick one box only ✓)**
- | | | | |
|------------------------|--------------------------|----------------------|--------------------------|
| One-person household | <input type="checkbox"/> | Couple | <input type="checkbox"/> |
| Two-parent family | <input type="checkbox"/> | Lone-parent family | <input type="checkbox"/> |
| Older person household | <input type="checkbox"/> | Other (specify)_____ | <input type="checkbox"/> |

9. If your accommodation is not suitable for you or you have other problems with your housing please list them below

10. Has anyone from your family moved away from Landkey in the last 5 years, due to difficulties in finding a suitable home locally?

Family means your children, parents, brothers and sisters

Yes No

If you answered 'Yes' to this question and the family members wish to move back to Landkey, please ask them to contact the Rural Housing Enabler (*contact details below*) for a copy of **Part 2** of this survey.

11. Will any household that lives in this house need to move now or in the next three years?

Yes

No

If you answered 'Yes' to Q11 **and you are looking to remain in Landkey** then please complete Part 2 of this survey, which collects information on your housing needs. If there is the need for more than one household to move then please request an additional form from your RHE (*contact details below*).

Thank you for taking the time to complete this questionnaire. The results of this survey will be available in the coming months, and will help to decide on future plans for housing in Landkey. The results may be used in support of proposals for additional housing provision.

Local Rural Housing Enabler:

John Scott,
Community Council of Devon,
County Hall, Topsham Road,
Exeter EX2 4QB
Tel: (01392) 383419,
Email:john@devonrcc.org.uk

Confidentiality and Data Protection: The information you provide will be used by CCD to provide information for the Housing Needs Survey Report only. No data will be published which can identify an individual.

Thank you for completing this form.

Part 2- Housing Needs Survey – LANDKEY

Please complete this form if you are likely to need to move to another home in Landkey now or in the next few years and if you feel you need help to obtain a local affordable home. Please use the prepaid envelope enclosed.

Do you know of any household or someone with a connection to Landkey through family, relatives or work who needs to live in Landkey separately from you and needs help to obtain a local affordable home? Please ask them to complete their own survey forms. Extra copies can be obtained from John Scott, telephone 01392 383419.

12. Where does your household live?

Together as a household within Landkey Within another household in this Parish Outside the Parish

13. When does the household need to move from this home?

Within the next year
Between 1 to 3 years from now

14. Which tenure would you prefer? (Tick one box only ✓)

Buying on the open market Renting from a private landlord
Renting from Council/Housing Association Shared Ownership/Intermediate*

* Allowing you to buy a share of your home, usually from a housing association, and pay rent on the remaining share you do not own.

15. Are you on the Local Authority/Housing Association register or waiting list? Yes No

16. What type of accommodation would you consider? (Tick one box only ✓)

House Bungalow
Flat/maisonette/apartment

17. Does anyone in your household require the following?

Accommodation on the ground floor
Sheltered housing with support services provided
Other housing with support services provided
Residential care
Retired without support

18. Has your current home been adapted to increase physical accessibility * because of the disability of someone in your household? Yes No

* Layout and design is suitable for any member requiring adapted accommodation, e.g. wheelchair access

19. Please indicate the age, gender and occupation of each person needing to move.

	Age	Gender	Occupation
You			
Other Household member 1			
Other Household member 2			
Other Household member 3			
Other Household member 4			

Other Household member 5			
--------------------------	--	--	--

20. How many bedrooms do you require? (Tick one box only ✓)

- | | | | |
|----------------|--------------------------|-----------------------|--------------------------|
| One bedroom | <input type="checkbox"/> | Two bedrooms | <input type="checkbox"/> |
| Three bedrooms | <input type="checkbox"/> | Four or more bedrooms | <input type="checkbox"/> |

21. What are your main reasons for needing to move? (Tick one box only ✓)

- | | |
|---|--------------------------|
| Need larger accommodation | <input type="checkbox"/> |
| Need smaller accommodation – present home is difficult to manage | <input type="checkbox"/> |
| Need to set-up independent accommodation | <input type="checkbox"/> |
| Need physically adapted accommodation | <input type="checkbox"/> |
| Need cheaper home | <input type="checkbox"/> |
| Need to be closer to employment | <input type="checkbox"/> |
| Need to be closer to a carer or dependent, to give or receive support | <input type="checkbox"/> |
| Need to be closer to services/amenities e.g. healthcare, school, shop etc | <input type="checkbox"/> |
| Need to avoid harassment | <input type="checkbox"/> |
| Need secure accommodation | <input type="checkbox"/> |
| Need to change tenure | <input type="checkbox"/> |
| Your accommodation is affecting your health adversely | <input type="checkbox"/> |
| Your accommodation is of an unfit standard | <input type="checkbox"/> |
| Other (specify) _____ | <input type="checkbox"/> |

22. Do you use your local school?

Yes No

23. If you selected renting in Q16, what is the maximum rent you could afford, including any service charges? (Tick one box only ✓)

- | | | | |
|----------------|--------------------------|-------------------|--------------------------|
| £0 - £49/wk | <input type="checkbox"/> | £50 - £60/wk | <input type="checkbox"/> |
| £70 - £99/wk | <input type="checkbox"/> | £100 - £149/wk | <input type="checkbox"/> |
| £150 - £199/wk | <input type="checkbox"/> | More than £200/wk | <input type="checkbox"/> |

In order to fully assess whether you have a need for affordable housing in Landkey it is necessary to know whether you are able to access the housing market (rented or ownership) with your current income, savings, capital and investments. With your savings you may be able to afford to part buy a property even if your income is low. Therefore the following information is necessary in order to consider you for any affordable housing provision.

24. Do you have any savings, equity in an existing property, investments, capital, stocks, shares and/or financial interests?

Yes 1 No 2

Please state the total amount that you have (round up or down to the nearest £1000).

£

25. Please indicate your annual income (if you are a couple please combine your incomes) (Tick one box only ✓)

- | | |
|-------------------|--------------------------|
| £10,000 or below | <input type="checkbox"/> |
| £11,000 - £15,000 | <input type="checkbox"/> |
| £16,000 - £20,000 | <input type="checkbox"/> |
| £21,000 - £25,000 | <input type="checkbox"/> |
| £26,000 - £30,000 | <input type="checkbox"/> |
| £31,000 - £35,000 | <input type="checkbox"/> |
| £36,000 - £40,000 | <input type="checkbox"/> |
| £40,000+ | <input type="checkbox"/> |

Do you have a local connection with LANDKEY? (This information is needed for planning reasons)

26. Do you live in the Parish of Landkey? Yes No

How many years in the Parish?

27. If you don't live in the Landkey now, have you lived here or in any of the adjoining parishes in the last 5 years?

Yes No

Name of parish

.....

28. Do you live in an adjoining parish of LANDKEY?

Yes No

Name of parish

.....

29. Where do you work?

30. Do you have close relatives living in LANDKEY?

(children, parents, brothers and sisters)

Yes No

If this survey shows that there is a need for affordable housing for local people, we may want to get back in contact with you. Therefore, it would be helpful if you include your name and address below

Name _____

Address _____

Tel. No. _____ E-mail _____

Thank you for taking the time to complete this questionnaire. The results of this survey will be available in the coming months, and will help to decide on future housing plans.

Rural Housing Enabler:

John Scott
Community Council of Devon
County Hall
Topsham Road
Exeter EX2 4QB
Tel: (01392) 383419
E-mail: john@devonrcc.org.uk

Confidentiality and Data Protection: The information you provide will be used by CCD to provide information for the Housing Needs Survey Report only. No data will be published which can identify an individual.

Thank you for completing this form.