

Upper Beeding Parish Housing Needs Survey 2014

(Including the villages of Small Dole, Edburton and Truleigh Hill)

Dear Resident,

Action in rural Sussex (AirS) is undertaking a Housing Needs Survey on behalf of Upper Beeding Neighbourhood Plan Team which will, we hope, result in a comprehensive overview of general and affordable housing need in our Parish. This survey will assist with the preparation of our Neighbourhood Plan.

Part 1 of the survey to be completed by householder

Part 2 to be completed by those that may have needs for housing

Please complete the attached survey and use the pre-paid envelope provided to return it to AirS in the Freepost envelope provided by latest Monday 17th November 2014

The information you supply to AirS will be treated in strict confidence. The identity of those responding and the information provided will not be made available to the Neighbourhood Plan Team or a third party.

If you know of anyone who has moved out of the Parish due to the lack of affordable and general housing and would like to return to the Parish please contact the Rural Housing Enabler for another survey form.

If you have any queries regarding this form, need help filling it in or require a translation, please contact **Tom Warder**, Rural Housing Enabler, Action in rural Sussex, 212 High Street, Lewes, East Sussex, BN7 2NH.

Telephone: 01273 407302. E-mail: tom.warder@ruralsussex.org.uk

Yours sincerely

Sean Teatum
Neighbourhood Plan Team Lead

Action in rural Sussex produces anonymised reports of the information gathered by these surveys to improve the understanding of housing needs in particular parishes and their communities. This will assist the Neighbourhood Plan Team and others in determining the extent and nature of housing need in the locality and the most appropriate way to respond to it.

Information Commissioners Office – Register of Data Controllers registration number:
Z9835103

Glossary of Key Terms

Affordable Housing – Essentially lower cost housing for shared ownership or rent, often from a housing association (known as shared ownership) but not wholly privately owned, to meet the needs of people who cannot afford accommodation through the open or low cost market, or subsidised housing.

Rural Exception Policy – If a housing need is established, this policy allows small parishes or settlements to provide housing for parishioners who are unable to afford to buy or rent on the open market. Only people with a strong, provable local connection will be eligible to apply and the homes will remain in perpetuity for the use of the villagers.

Housing Association - Independent not-for-profit bodies that provide affordable housing for rent and shared ownership for people in housing need

Shared Ownership - Government scheme which enables people to part rent/part buy a newly built property

Sheltered Housing - A term covering a wide range of housing for the elderly, disabled or other vulnerable people. These schemes are distinct from a nursing home or care home in that the tenants are usually able to look after themselves, are active and are afforded a degree of independence.

Social Housing - Housing that is let at low rents and on a secure basis to people in housing need. It is generally provided by councils and not-for-profit organisations such as housing associations.

Market Housing - Housing for private purchase (including downsizing and self-build)

Support Services - Mainly provided by local authorities, housing associations and voluntary sector organisations. They help a wide range of people to live independently in the community, by providing practical support and advice.

How big would a development be?

This does depend on the need established but exception schemes are generally small

What will the affordable houses look like? Affordable doesn't mean a compromise on design. Any development will respect the character of the settlement. Affordable housing is built to Code for Sustainable Homes Level 4, a higher standard than current market housing.

Will the properties always be affordable and always be for local people?

An exception development contains only affordable houses and these must be available in perpetuity for rent or for shared ownership sale to local people, so restrictions are in place to ensure that there is no right to acquire the rented properties and any shared ownership are restricted to a maximum of 80% of the equity ensuring that the Housing Association maintains a stake in the property.

Housing Needs Survey



This is a Housing Needs Survey for Upper Beeding Parish (Including the villages of Small Dole, Edburton and Truleigh Hill)

Part 1: Your Household

1. Please indicate where you live	<input type="checkbox"/> Upper Beeding	<input type="checkbox"/> Small Dole
	<input type="checkbox"/> Edburton	<input type="checkbox"/> Truleigh Hill

2. Is this your main home?	<input type="checkbox"/> Yes, main home	<input type="checkbox"/> No, second home
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If this is not your main home, please do not complete the rest of the form but do return it.

3. Please identify the age and gender of each person living in your household	Age		Male	Female	Age		Male	Female
	Age		Male	Female	Age		Male	Female
	Age		Male	Female	Age		Male	Female
	Age		Male	Female	Age		Male	Female

Your Home

4. Do you: (Please tick one box only)	Own it with a mortgage		Rent it privately	
	Own it with no mortgage		Rent it from a Housing Association	
	Live with parents		Rent it from a Local Authority	
	Live in Tied accommodation		Other (Specify)	

5. What kind of property do you live in? (Please tick one box only)	<input type="checkbox"/> House	<input type="checkbox"/> Bungalow	<input type="checkbox"/> Flat	<input type="checkbox"/> Bedsit
	<input type="checkbox"/> Sheltered/Retirement Housing (Social sector)			
	<input type="checkbox"/> Sheltered/Retirement Housing (Private sector)			
	<input type="checkbox"/> Caravan/Mobile Home/Temporary structure			
	<input type="checkbox"/> Other - Please specify.....			

6. How many bedrooms does your current home have? (Please tick one box only)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5+
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7. Has your home been changed/extended in the last 5 years to accommodate more bedrooms?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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7b. If Yes, how many bedrooms?	
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8. Are you planning in the next 10 years to develop your house to accommodate more bedrooms	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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8b. If Yes, how many bedrooms are you planning to accommodate?	
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You and Your Community

9. Do you: <i>(Please tick all boxes or enter number that applies)</i>	Currently live in the Village/Parish?		If so, for how long?	Years
	Work in the Village/Parish?			
	Have relatives in the Village/Parish?			
	Have previously lived in the Village/Parish?		If so, for how long?	Years
10. Would you be in favour of a development of up to 15 affordable houses for local people within the Village/Parish if there were a proven need? <input type="checkbox"/> Yes <input type="checkbox"/> No				
11. If you answered yes to question 11, can you suggest sites where a new small development could be built?				
12. What size house would you require in the next 10 years? <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5				
13. Does the Parish have the right type of housing to meet your future needs? <input type="checkbox"/> Yes <input type="checkbox"/> No				
14. Would you be in favour of more market housing? <input type="checkbox"/> Yes <input type="checkbox"/> No				
15. If you answered yes to question 15, can you suggest sites where a new development could be built?				
16. What types of open market housing are you looking to move into in the next 10 years?	Detached housing		1/2 Bedrooms	
	Semi-detached housing		2/3 Bedrooms	
	Bungalows		3/4 Bedrooms	
	Terraced housing		4/5 Bedrooms	
	Flats		5/6 Bedrooms	
	Bedsit		Sheltered/Care Home	
17. Has anyone from your family moved away from the Village/Parish in the last 5 years, due to difficulties in finding affordable or other homes locally? <input type="checkbox"/> Yes - affordable <input type="checkbox"/> Yes - open market <input type="checkbox"/> Yes - rented <input type="checkbox"/> Yes - other <input type="checkbox"/> No				
18. Please show number of people in your household who need to move within the village/parish to suitable housing in the next 10 years. <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5				
19a. Do you work from home? <input type="checkbox"/> Yes <input type="checkbox"/> No				
19b. Is one of your bedrooms used as an office? <input type="checkbox"/> Yes <input type="checkbox"/> No				
19c. Would you give up this office space if office space was available in the village within a business centre? <input type="checkbox"/> Yes <input type="checkbox"/> No				
20. Do you know of anyone who wants to return to the village if there was suitable accommodation? <input type="checkbox"/> Yes <input type="checkbox"/> No				
21. If Yes to question 20 please state. <input type="checkbox"/> Affordable <input type="checkbox"/> Open market <input type="checkbox"/> Rented				

Thank you for completing this part of the form. Please complete Part 2 if any of the following apply:

- **You are in need of local housing and possess a strong local connection to the Parish**
- **Someone in your household needs or is likely to need housing in the Parish**
- **You know of someone in need of local housing who possesses a strong local connection to the Parish and are able to complete the form on their behalf.**

Part 2: Housing Needs – Household 1

This section should be completed by the person or household requiring affordable housing in the Parish. If this is not possible, it should be completed on their behalf using the most accurate information available. An additional form can be obtained if more than one is required.

1. Which type of household is in need? <i>(Please tick one box only)</i>	A single adult (18+)		An adult couple	
	A single older person (Over 65)		An older couple (Over 65)	
	A family with 1 2 3 4 5 children (please circle number of children)			
2. Do you: <i>(Please tick all boxes that apply)</i>	Currently live in the Village/Parish?		If so, for how long?	Years
	Work in the Village/Parish?		If so, for how long?	Years
	Have relatives in the Village/Parish?		If so, for how long?	Years
	Previously lived in the Village/Parish?		If so, for how long?	Years
3. When do those requiring accommodation need to move from this household? <input type="checkbox"/> Within the next 2 years <input type="checkbox"/> Between 2 and 5 years <input type="checkbox"/> In 5 or more years				
4. What is the current tenure of the household in need?	Own it with a mortgage		Rent it privately	
	Own it with no mortgage		Rent it from a Housing Association	
	Live with parents		Rent it from a Local Authority	
	Live in Tied accommodation		Other	
5. Are you on the Local Authority or Housing Association register or waiting list to be housed? <input type="checkbox"/> Yes <input type="checkbox"/> No				
6. What is your/their reason for needing to move? <i>(Please tick one box only)</i>	Need to set-up independent home		Need to change tenure	
	Need a larger home		Need an adapted home	
	Need to be closer to carer or dependent to give support		Need a more manageable home	
	Need a cheaper home		Need to be closer to/have access to public transport	
	Need to avoid harassment		Need a smaller home	
	Need to be closer to employer		Need a secure home	
	Renting but would like to buy		Health and disability	
	Living with parents or someone else's home			
	Other (please specify):			

7. Will any member of the household require any of the following?

Accommodation on the ground floor (i.e. mobility grounds) Sheltered housing with support services provided
 Other housing with support services Residential; care provided Bedsit

Housing Requirements (Confidential)

The following section gathers information on the future housing requirements of those in need. This information is required in order to assess the housing need of respondents and their eligibility for affordable housing.

8. Given your current financial circumstances, which tenure would you/they prefer? <i>(Please tick one box only)</i>	Renting from a Housing Association		Shared Ownership	
	Buying on the open market		Renting from a private landlord	
9. What type of accommodation would meet your/their needs?	House		Sheltered accommodation	
	Bungalow		Retirement accommodation	
	Flat/maisonette/apartment		Bedsit	
	Other			
10. How many bedrooms would your home require? <i>(Please tick one box only)</i>				
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5+				
A crucial element in assessing levels of affordable housing need is assessing the income of households in relation to the costs of housing. To do this, an estimation of the <u>current gross annual income</u> of the <u>household in need</u> is required. This information is kept completely confidential.				
11. Annual Income of household in need <i>(Please tick one box only)</i>	Less than £9,999		£30,000 - £34,999	
	£10,000 - £17,999		£35,000 - £39,999	
	£18,000 - £24,999		£40,000+ (please state below)	
	£25,000 - £29,999			
12. Savings or other capital of household in need <i>(Please tick one box only)</i>	No Savings		£5,001 - £10,000	
	Under £3,000		Over £10,000 (please state below)	
	£3,001 - £5,000			
13. Please provide any other information which will assist in understanding the circumstances of the household in need:				

Contact details – Optional, but may assist gathering accurate and detailed information.

Name	
Address	
Telephone number	
Email address	

This information will be treated in the strictest confidence. Your personal details will not be given to any 3rd party. All personal information is stored in accordance with the Data Protection Act 1998.

Please return this form latest Monday 17th November 2014