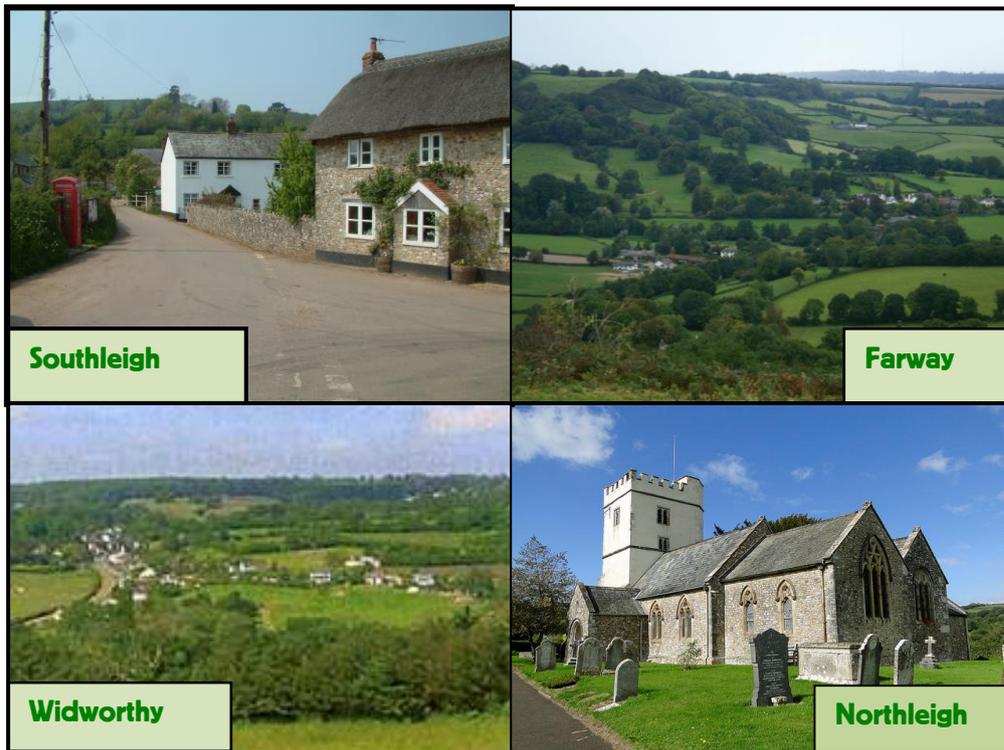


Northleigh, Southleigh, Farway and Widworthy local housing needs report



Produced by: The Community Council of Devon

On behalf of: The Devon Rural Housing Partnership

August 2014



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Appendix 1 Survey form

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

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1. Executive Summary

1.1 Principal Conclusions

The survey identified a need for six affordable homes within the next 5 years:

Current:	2 households
Future (within 5 years):	4 households

1.2 Recommendations

That the Parish Council should:

- Note this report
- Consider the options for addressing the need for 6 affordable homes.

1.3 Key findings

Affordability

- The survey found 6 respondents in housing need who could not afford to buy or rent in the open market. 1 may be able to afford a shared ownership property.
- 1 household is resident in Southleigh, 2 in Farway and 3 in Widworthy.

Local connection

- All 6 households in need met the East Devon District Council local connection requirement.

1.4 Other Findings

- The survey achieved its aim of identifying actual households in need. 470 surveys were delivered and 149 survey forms were returned. The overall response rate was 32%. This is broken down by parish later in the report.
- 48% of those replying said they would be in favour of a small development of affordable housing for local people. 18% were against a small development. 34% of households did not answer this question.
- At the time of the 2011 census 61 dwellings in the four parishes did not have a usual resident (vacant, a second home or holiday letting) which is 13% of all dwellings. 25 of these homes are in Farway and form 19% of their total dwellings.

2. Aims of the Survey

- To investigate the affordable housing need, tenure and house size for local people in the four parishes, those wishing to return, and those who work in the parishes.

- To establish the general level of support for a small development of affordable housing for local people with housing needs.

3. Survey history, methodology, and response.

3.1 History

Following discussions with East Devon District Council, a decision was made to carry out housing need surveys to assess the level of local housing need in the four parishes but to combine this into one overall survey. This was due to the low population numbers of each parish which would not show a significant need if analysed separately.

3.2 Methodology

The survey was carried out using a standard methodology approved by local planners. Background notes on the methodology can be obtained from the Rural Housing Enabler.

470 survey forms (Appendix 1) were delivered by hand to every household in the agreed area. Parishioners were able to return the letter in a reply paid envelope. The deadline for the return of the survey was the 31st July 2014.

The survey form was in 2 parts. The first part asked a limited number of questions about the type of household and support for affordable housing. All residents were invited to respond to this part of the survey. The second part of the survey was designed to be completed by households with a need to move home within the next 5 years.

3.3 Response

149 surveys were returned, which is a response rate of 32%. The survey achieved its aim of identifying actual households in need. Out of the 149 surveys 14 were returned with part two filled in. Responses are broken down by parish below :-

Table 1 : Number of surveys returned by parish

Parish	Northleigh	Southleigh	Farway	Widworthy
Number returned	40	28	37	40
Percentage of parish	49%	27%	29%	27%

There was one form returned from someone living outside of the four parishes (from Axminster) and 3 respondents did not specify their parish.

It should be noted that whilst apparent inconsistencies in responses are followed up, the information given is taken at face value.

Although the need figure is given as a whole for the 4 parishes, they have each been analysed separately and need figures are also shown per parish.

4. Introduction and Information about Northleigh, Southleigh, Farway and Widworthy

4.1 Overview of the four parishes

The four parishes subject of this report nestle in the East Devon countryside, with the town of Colyton to the south west and the larger settlement of Honiton to the north east. The main A35 road runs north of the parish of Widworthy and the A30 and A3052 also border the parishes to the west and south giving good road links to Honiton, Sidmouth, Exeter and beyond. The area is extremely rural with agriculture being the only significant source of employment and the majority of the land being made over for agricultural use, although some farms have now diversified into tourism, with several offering bed and breakfast facilities and holiday cottages. The 4 parishes are sited within the East Devon Area of Outstanding Natural Beauty.

4.2 Northleigh

Northleigh lies approximately 4 miles from Honiton. It has a church and a village hall. Local clubs and organisations include an art group, garden club, drama group, sports and social club and short mat bowls group which all meet at the village hall. The local branch of the Mothers Union which covers Northleigh, Southleigh and Farway also uses the hall. There is no public transport with the exception of a privately run bus which goes to Honiton once a week. The nearest primary schools are in Farway and Offwell. In the 2011 census the usually resident population of Northleigh was 155 people in 81 households. There were 9 empty / second homes. The latest population figures show that there are 152 people resident in Northleigh (Patient and Practitioner Services Agency 2012).

4.3 Southleigh

Southleigh lies approximately 5 miles from Honiton. It has a church and village hall and holds regular fund raising events and an annual Country Fair which is very well attended by visitors from throughout the local area. There are no public transport links. The nearest schools are in Farway and Colyton. In the 2011 census the usually resident population of Southleigh was 225 in 103 households. There were 13 empty / second homes. The latest population figures show that there are 241 people resident in Southleigh (Patient and Practitioner Services Agency 2012).

4.4 Farway

Farway lies approximately 3 ½ miles from Honiton. The village has a church, village hall and a primary school. There is also a local football team and the village holds skittles nights during the winter months. There are no public transport links with the exception of a once weekly bus service. In the 2011 census the usually resident population of Farway was 244 in 129 households. There were 25 empty / second homes. The latest population figures show that there are 254 people resident in Farway (Patient and Practitioner Services Agency 2012).

4.5 Widworthy

Widworthy lies approximately 3 miles from Honiton. It includes the village of Wilmington which is where most of the housing is concentrated. The parish has a church, village hall, hotel and public house. The main A35 runs through Wilmington with a regular bus service into Honiton and Axminster. The nearest primary schools

are in Offwell and Shute. In the 2011 census the usually resident population of Widworthy was 296 in 147 households. There were 13 empty / second homes. The latest population figures show that there are 321 people resident in Widworthy (Patient and Practitioner Services Agency 2012).

4.6 Council Tax

A breakdown of Council tax bandings across the four parishes shows that there are only 73 properties in the lower two bands which represent the entry level properties that people needing affordable housing would be able to afford. This is only 16% of the housing stock in the parishes. Northleigh's figure is particularly low with only 2 properties from a total of 78 in the bottom two bands.

Table 2 : Council tax bandings per parish

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Farway	12	8	16	12	21	26	23	2
Northleigh	0	2	12	13	19	21	11	0
Southleigh	14	6	16	16	14	13	18	1
Widworthy	5	26	33	28	35	14	5	1
Total	31	42	77	69	89	74	57	4

4.7 Affordability

In order to assess the affordability of property in each parish, property sales and lettings over the last two years (including properties currently for sale and rent) are analysed to give an average price overall and a lower quartile price which is judged as being the cost of an entry level property onto the housing market. Due to the small number of properties sold and rented within the four parishes, all sales and rentals have been considered together to give a larger dataset and more meaningful costings across all four parishes.

In the last 2 years there have been 18 property transactions registered through the Land Registry in the four parishes at an average of £335,000 (this does not include one property sold for £1,280,000 as this would artificially inflate the figure). The average of the lowest 25% of properties was £212,000.

No one bedroom properties were sold in any of the four parishes during this time so it has been necessary to use data from the surrounding larger towns of Colyton, Honiton and Seaton to give an idea of the cost of a one bedroom property locally. Evidence of these sales suggests that £123,000 is a reasonable figure for a 1 bedroom general use property and this figure has been used to determine eligibility for affordable housing of this size.

Sales evidence from the four parishes suggests a very wide range of prices from £135,000 up to £1,280,000.

There are currently only 2 properties advertised for rent on the Rightmove website within the four parishes, both of which are in Widworthy. ¹

¹ As at 01/08/14

Values for the affordability assessment taking account of this evidence are set out in Table 3 below.

Table 3: Rents and property prices used to assess affordability.

Size	Property price	Weekly rent
1 bedroom	£123,000	£155
2 bedroom	£226,000	£166
3 bedroom	£308,000	£179

4.8 Current Housing Stock and Recent Lettings

There are a total of 26 council and housing association owned properties in the four parishes, broken down as below.

Table 4 :2 Current Housing Stock broken down by parish

	1 bed	2 bed (house)	2 bed (bungalow)	3 bed	Over 3 beds	Total
WIDWORTHY	0	1	4	8	0	13
NORTHLEIGH	0	0	2	5	0	7
SOUTHLEIGH	0	0	0	1	0	1
FARWAY	0	2	0	3	0	5

During the last two years there have only been two social housing lets in Northleigh, one in Southleigh and none in Farway or Widworthy so lettings of current affordable housing stock will have little impact on future need figures.

5. General Survey Findings

5.1 Location of respondents

All but one of the respondents to the survey live within the survey area.

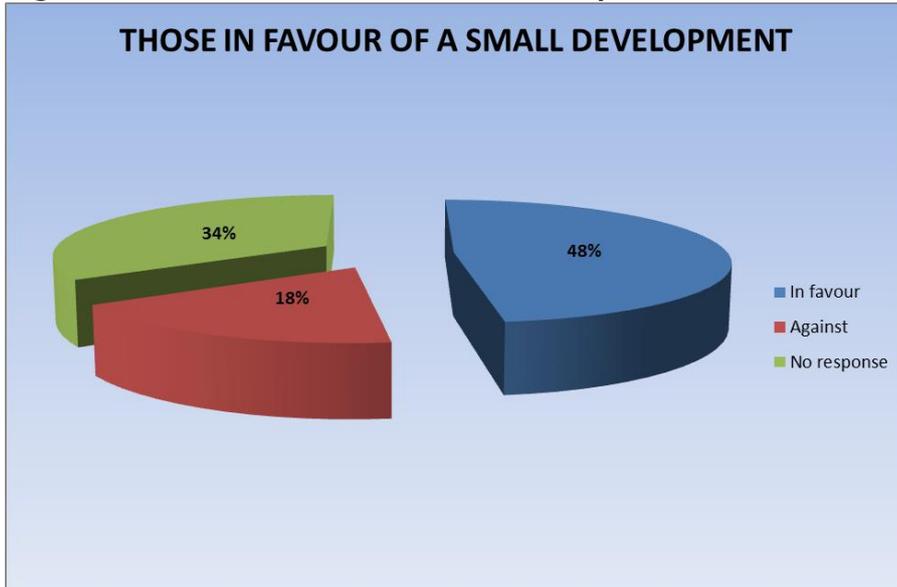
5.2 Those in favour of a small local development

Respondents were asked if the need for affordable housing were proven would they be in favour of a small number of homes for local people being built. 48% stated that they would be in favour, 18% were against. It should be noted that 47 households did not respond to this question which equates to a further 34%. Table 5 shows this data broken down by parish and Figure 1 shows the total across all four parishes.

Table 5 : Those in favour of a small development per parish

Parish	Northleigh	Southleigh	Farway	Widworthy	Elsewhere
Those in favour	14	20	18	18	1
Those against	12	1	9	5	0
No response	14	7	10	17	0

Fig 1: Those in favour of a small development in total



5.3 Additional Comments

Additional comments were made more generally about the provision of new housing; these comments are listed in Appendix 2.

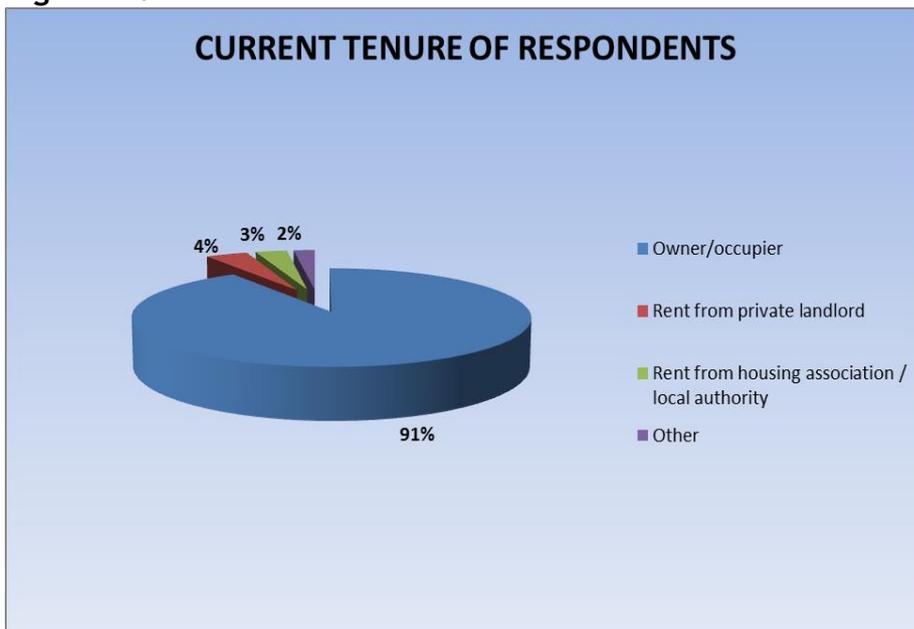
5.4 Main or second home

3 responses were from second home owners in the parishes.

5.5 Current tenure

91% of respondents own their own home; 4% rent from a private landlord, 3% of the households were occupying a home rented from the Council. The other 2% are made up of 1 shared ownership property, 1 tied property and 1 adult living with family.

Figure 2 : Breakdown of tenure



5.6 Respondents who need to move.

32 households expected that they or someone in their household would have to move as a household now or within the next five years. 14 households completed part 2 of the form stating that they may need affordable housing in the area

6. Housing needs and aspirations of older residents

A section of the questionnaire was directed at residents over the age of 55. The number of people over the age of 55 is set to rise significantly across the UK over the next 20 years. The Office for National Statistics predict that by 2034 the percentage of people over 55 will have increased by 39% across Devon and by 22% in East Devon.

194 older residents responded to the survey from 120 separate households.

Households were asked about their future housing plans. 22 households plan to move and they would like to do so in the next 5 years. 15 said they expected to move but not for 5 years.

Of the 22 households who plan to move in the next 5 years, 7 said they expected to remain in their current parish.

7. Assessment of those in need

7.1 Interest in possible site in Northleigh

Those who answered part two of the questionnaire were asked if they would be interested in affordable housing on a possible site in Northleigh. 9 respondents replied that they would be interested.

7.2 Part two returns and exclusions

14 households indicated a need to move and returned part 2 of the survey.

Of the 14 cases being assessed, 8 have been excluded for the following reasons

- Two respondents could afford to buy in the private sector
- Four provided insufficient information to assess their needs
- Two identified no need.

This section refers to the remaining 6 households. One household is currently resident in Southleigh, two in Farway and three in Widworthy.

7.3 Reasons for Housing need

Households completing this part of the form were asked to identify why they had a housing need and when they would need to move. Two stated they needed to move currently but did not give a reason, however both are registered on Devon Home Choice so have been confirmed as having a legitimate reason to move.

Figure 3 below shows the reasons for needing to move in the future. Respondents could give more than one reason.

Reason for future need	No of respondents
Expecting health to deteriorate in the future	2
Living in tied accommodating and will be retiring	1
Want to leave home and cannot afford to rent/buy privately	1
No reason given	1

7.4 Local Connection

The definition of local connection in East Devon is set out below:

A resident of that Parish group, or has a local connection with that Parish group because of family ties or a need to be near their workplace.

Each of those completing part 2 of the form was asked to show how they met these criteria. This information has been compared to the criteria above to establish whether respondents meet the test.

On reviewing the circumstances all six of the households were found to meet the local connection requirement as set out above.

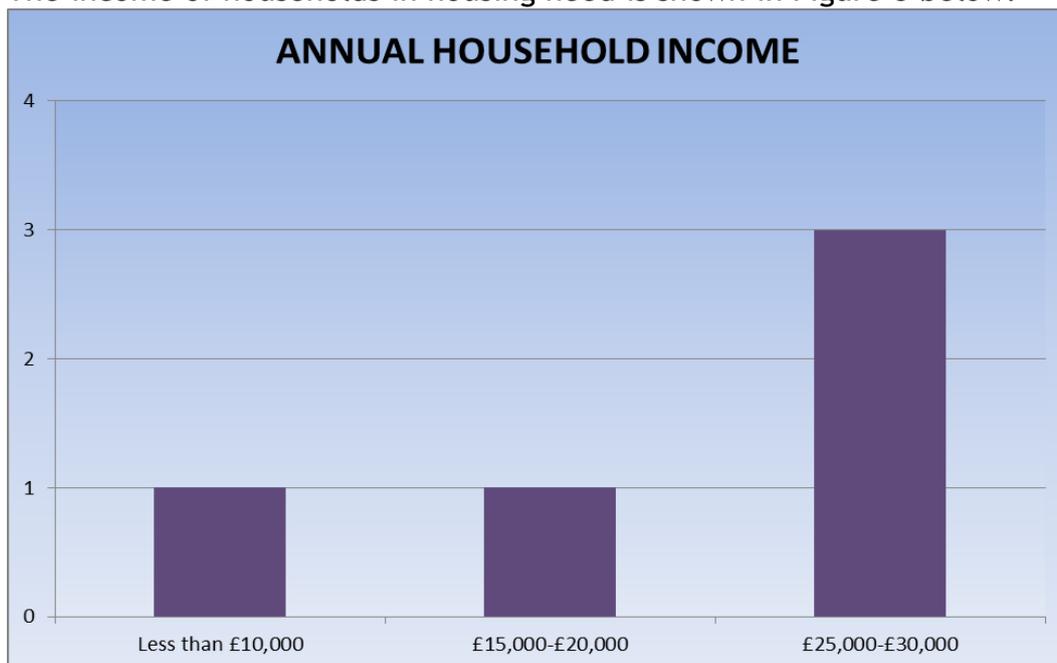
7.5 Housing Options

The housing options available to the households in need with a local connection are now given consideration.

Respondents provided information on income and savings which allows an assessment of what the household can afford to pay for their accommodation. Notes on the methodology are available from the Rural Housing Enabler.

7.6 Income of Households in Need

The income of households in housing need is shown in Figure 5 below.



One of the households did not state an income but is currently registered on Devon Home Choice so has been confirmed as eligible for social housing.

Taking into account the income, savings and assets of the households, none of the remaining households can afford to buy in the open market. However 1 may have sufficient income to afford to buy a shared ownership property. The only affordable option for the remaining five households is subsidised rented housing.

7.7 Tenure mix identified

The suggested mix of housing is shown in Table 3 below. This takes account of the family makeup as declared on the survey form and whether the householder stated they have a current or future need.

Table 7 Housing mix needed

Type of property	Rent		Shared ownership	
	Current	Future	Current	Future
1 or 2 bedroom property for single people	0	2	0	0
1 or 2 bedroom property for couples	0	1	0	0
2 bedroom property for families	2	0	0	1
Totals	2	3	0	1

Two of those requiring accommodation in the future require a level access property and one of those may require wheelchair adapted accommodation in the future.

7.8 Other evidence of housing need

As well as this survey, other evidence of housing need should be considered. The housing waiting list or register for East Devon is called Devon Home Choice. Table 2 below shows the number of households in each band on Devon Home Choice with a post code in one of the four parishes. Band A is the highest level of need, and Band E is described as “no need”. Band E does however include cases where the household is adequately housed but may be struggling to pay a high rent. These cases can on occasions be placed in Band D on more detailed assessment. There are 15 households registered on Devon Homechoice across the 4 parishes. 4 in Northleigh, 2 in Southleigh, 1 in Farway and 8 in Widworthy. However, only one household on the register completed Part 2 of the survey. All households who did not reply were contacted to clarify their position, two replied and stated they were no longer in housing need (both Widworthy).

Table 6 Devon Home Choice cases by bedroom size

Band	1 bed	2 bed	3 bed
Band A (Emergency)	0	0	0
Band B (High Need)	1	1	0
Band C (Medium)	1	1	1
Band D (Low)	2	0	0
Band E (No Housing Need)	2	4	2
Totals	6	6	3

8. Conclusion - Future Housing Need for the four parishes

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 the results of this survey. The survey has identified a need, in the near future for 6 units of affordable housing.

As the needs of households are constantly evolving the level and mix of need in this report should be taken as a guide. In particular it may be appropriate to vary the mix of sizes provided. This report remains appropriate evidence of need for up to 5 years. However if there is a significant development of affordable housing in the Parish which is subject a local connection requirement and substantially meets the need identified in the report it will normally be necessary to re-survey the parish before any further development to address local needs is considered.

Recommendation:

It is recommended that this report is noted and that the Parish Council consider further action to address the need for 6 affordable homes.

**Northleigh, Southleigh, Widworthy, Farway Parishes
Housing Needs Survey - Part 1**

This survey form has been sent to every known household in the Parishes. Please complete Part 1 of the form, even if you do not have a housing need, and return it in the envelope provided.

Completed forms must be received by 31st July 2014.

If you require extra forms or have any questions, please contact John Scott on 01392 248919 .

1) In which parish do you live? (tick appropriate) :

Northleigh		Southleigh		Widworthy		Farway		Elsewhere(where)	
------------	--	------------	--	-----------	--	--------	--	------------------	--

2) Do you:

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

3) Is this your:

Main Home		Second Home	
-----------	--	-------------	--

4) How many bedrooms does your home have (tick the appropriate box)?

1 bedroom		2 bedrooms		3 bedrooms		4 or more bedrooms	
-----------	--	------------	--	------------	--	--------------------	--

5) If you rent privately how much rent do you pay each month (tick box)?

Under £400 per month		£400 to £500 per month		£500 to £600 per month	
£600 to £700 per month		£700 to £800 per month		£800 to £900 per month	
£900 to £1000 per month		Over £1000 per month			

6) Do you as an entire household or some part of your household expect to move in the next 5 years?
Yes/No

Housing aspirations of older residents

7) How many people of each age group are there in your household?

Age 55 - 65		Age 66- 75		Age 76- 85		Age 86 or above	
-------------	--	------------	--	------------	--	-----------------	--

8) Which of these statements best describes the future housing plans of those aged 55 and above in your household? Please tick one box.

I have no plans	I expect to move in the next 5 years	I will move but not for 5 years
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9) If you plan to move which of these choices is your top preference?

To remain in Northleigh, Southleigh, Widworthy, or Farway Parish		To move away from Northleigh, Southleigh, Widworthy, or Farway Parish	
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What do we mean by affordable housing?

There are a number of different types of housing which meet the definition of affordable housing for planning purposes.

SHARED OWNERSHIP- this is where you part buy, part rent your home. In a typical housing association example, you would start off owning 40% of the equity and paying rent on the remaining 60% with the option of buying a greater share of the equity when you can afford to do so. You need either to have the cash to buy the equity share or be able to raise a mortgage. If you need to raise a mortgage you will need a deposit plus your buying costs to do so.

SHARED EQUITY - there are a number of types of shared equity housing. Often you will own the freehold, and another party will also have an interest in the value of the home such as through an equity loan arrangement (you will have paid less than the market value of the home). Where such housing is provided as affordable housing, there will be a restriction on price, occupation and resale. If you need to raise a mortgage you will need a deposit plus your buying costs to do so.

AFFORDABLE RENTED - this is where you pay a less than market rent to a housing association or similar organisation. The rent is no more than 80% of current market rents. Affordable rented housing has replaced “social housing” where rents were 50-60% of market rents. Some existing council or housing association properties are still rented at these levels.

SELF BUILD- this is where you are directly involved in the construction of your home, this can be individually or as a group. The extent of your involvement will be decided by the type of scheme. Self build can be for rented housing, but is normally some form of ownership. If the home is considered as affordable you will need to have an affordable housing need. If you need to raise a mortgage you will need a deposit plus your buying costs to do so.

10) If you expect to move in the next 5 years do you expect to need one of the types of “affordable housing” **Yes/No/Perhaps**

If you have answered “Yes” or “Perhaps” to this question you should complete part 2 of this form.

PLEASE NOTE: You should complete part 2 of this form even if you are already registered with Devon Home Choice or South West Homes, or live in Council or Housing Association property (and need to move).

Questions about affordable housing

11) If there is a need for affordable housing, would you support a small (up to 15 homes) development of affordable homes for local people? **Yes/No**

12) Any other comments regarding affordable housing (attach extra sheets if needed):

.....

IMPORTANT

None of the personal information provided on the form will be disclosed to the Parish Councils. It will be seen only by Community Council of Devon staff who will use it to produce an independent Report. No data will be published in the Report which can identify an individual. Please return the form in the envelope provided by the 31st July 2014.

**Northleigh, Southleigh, Widworthy, Farway Parishes
Housing Needs Survey - Part 2**

Please complete this form if you think you may have to move to an affordable home in one of the Parishes within the next five years. Please return the completed form in the envelope provided.

A separate form for each household in need of housing must be completed. For example, each grown up child in a family, who wants to set up their own home, should complete a separate form. If you require extra forms or have any questions, please contact John Scott on 01392 248919

In order to accurately assess housing need, we have to ask for some sensitive information.

Confidentiality and Data Protection: The information you provide will be used by the Community Council of Devon to prepare the Housing Needs Survey Report and provide summary information on rural housing need. No data will be published which can identify an individual.

- 1) Please complete the table below listing all family members who would need to live in the new affordable housing? (Please continue on a separate sheet if needed)

Relationship to person completing the form	Age	Gender	Wheelchair accommodation needed	Level access needed
Respondent		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N

If you have a specific need which is not covered above please provide details on a separate sheet.

- 2) What is the current tenure of the household needing to move? (tick appropriate box)

Private rented		Rent from a housing association or local authority	
Owner occupier		Living with relatives	
Sharing a house		Tied accommodation	
Lodger		Other - please describe:	
Shared ownership			

- 3) How many bedrooms does your current property have?

- 4) a) Have you registered your need with Devon Home Choice?

YES/NO

- b) Have you registered your need with South West Homes?

YES/NO

If you consider that your household is in affordable housing need, it is essential that you are registered with Devon Home Choice. Visit www.devonhomechoice.com . If you are looking for a shared ownership you should register with South West Homes at www.southwesthomes.org.uk

5) a) If you are registered with Devon Home Choice what Band has been allocated to you? Please tick.

Band A	<input type="checkbox"/>	Band B	<input type="checkbox"/>	Band C	<input type="checkbox"/>	Band D	<input type="checkbox"/>	Band E	<input type="checkbox"/>
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b) What is your Devon Home Choice reference number?

If you completed this question please go to QUESTION 8

Complete question 6 if you need to move to a new home **NOW**.

Complete question 7 if you do not need to move immediately but expect to have to in the next 5 years.

6) Current housing need

If you need to move now why do you need to move? Please tick any that apply to you

a) You need to move to a larger home because your current home doesn't have enough bedrooms for your household	<input type="checkbox"/>
b) You share a kitchen, toilet or bathroom with someone who is not going to be rehoused with you.	<input type="checkbox"/>
c) You are homeless or at risk of becoming homeless	<input type="checkbox"/>
d) Your health or well-being is made worse by your present home and a move would improve it	<input type="checkbox"/>
e) You cannot manage stairs	<input type="checkbox"/>
f) You need to move to escape violence or harassment	<input type="checkbox"/>
g) Your current home is in very poor condition	<input type="checkbox"/>
h) You are struggling to afford your current home	<input type="checkbox"/>
i) You are a council or housing association tenant looking to move to a smaller home	<input type="checkbox"/>
j) Other -please state	<input type="text"/>

7) a Future housing need

If you do not have a need to move immediately but expect to have so in the next five years please tick any of these reasons which apply.

a) You expect your family to grow	<input type="checkbox"/>
b) You expect to leave home and do not expect to be able to rent or buy privately	<input type="checkbox"/>
c) You are in tied accommodation and will be retiring in the next 5 years	<input type="checkbox"/>
d) You are being discharged from the Armed Services in the next 5 years	<input type="checkbox"/>
e) You will be leaving care	<input type="checkbox"/>
f) You will need a smaller property	<input type="checkbox"/>
g) You expect your health to deteriorate which will make you need to move home in the next 5 years	<input type="checkbox"/>
h) You have a private tenancy ending and are likely to need affordable housing.	<input type="checkbox"/>
i) You want to move back to Northleigh, Southleigh, Widworthy, Farway Parish because you have strong local connection (please complete Question 13	<input type="checkbox"/>
j) Other - please state	<input type="text"/>

7)b

If you have completed 7a) please state when you expect this need to arise.

Within the next 12 months	<input type="checkbox"/>
Within 1-3 years	<input type="checkbox"/>
Within the next 5 years	<input type="checkbox"/>

8) There is a potential site being considered for development in Northleigh. Would you be interested in being housed in Northleigh? **YES/NO**

9) What type of affordable housing are you interested in?

In Part 1 of this form the different types of affordable housing are described. The information you provide in the survey will allow an assessment of what is the most appropriate affordable housing for you. However it would be helpful to know what type of housing you are interested in

	Very interested	Quite interested	No opinion	Not interested
Shared Ownership Property?	YES/NO	YES/NO	YES/NO	YES/NO
Shared Equity Property?	YES/NO	YES/NO	YES/NO	YES/NO
Affordable Rented Property? (including social rented)	YES/NO	YES/NO	YES/NO	YES/NO
Self Build Property?	YES/NO	YES/NO	YES/NO	YES/NO

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

10) Do you believe that you have enough income and savings (including equity in your existing home) to be able to buy on the open market?
YES/NO

If you have answered YES to this question then you need not answer questions 11 and 12

11) Income

What is your household's **annual income**? (Gross income before deductions - including benefits and pensions) This should be the combined income for couples. Please tick the appropriate box.

Less than £10,000	<input type="checkbox"/>	£10,000- £15,000	<input type="checkbox"/>	£15,001- £20,000	<input type="checkbox"/>
£20,001- £25,000	<input type="checkbox"/>	£25,001- £30,000	<input type="checkbox"/>	£30,001- £35,000	<input type="checkbox"/>
£35,001- £40,000.	<input type="checkbox"/>	£40,001 - £45,000	<input type="checkbox"/>	£45,001 - £50,000	<input type="checkbox"/>
£50,001- £55,000	<input type="checkbox"/>	£55,001 - £60,000	<input type="checkbox"/>	Over £60,000	<input type="checkbox"/>

12) Savings, investments and assets

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

£

If you own a home we need the following information to make a proper assessment of whether you could potentially qualify for an affordable home

What is your estimate of the value of your home?

£

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

£

Do you potentially have access to a deposit in addition to any saving? If so how much?

£

Do you have a local connection to Northleigh, Southleigh, Widworthy, or Farway Parish?

If any affordable homes are provided in Northleigh, Southleigh, Widworthy, or Farway Parish, they will be for people living or working in the Parish, or for those who can show that they have a long-term connection with the area

13) Please answer the following questions, if they do not apply please put “n/a”

Is a member of the household currently resident in the parish, if so for how long in years?	
Is a member of the household employed in the parish, if so for how long?	
Do you have other strong local connection with the parish for example by upbringing – please describe in Q13 below.	

14) Do you have any other special reason to live in Northleigh, Southleigh, Widworthy, or Farway Parish? (Continue on separate sheet if needed)

Contact Details.

It would be very helpful if you could provide your contact details below. It may be necessary for the Community Council of Devon 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:

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

It may be helpful to pass your contact details to our development partners. Please sign the following declaration if you are happy for this detail to be passed on.

I confirm that I agree to the Community Council of Devon sharing my contact information on this form with the housing authority and development partners (when a development is imminent), where this is to assist in helping me to access affordable housing.

Signed..... Date.....
Name.....

If you know someone who has moved away from the parish because of the lack of affordable housing and may wish to return, please ask them to contact John Scott who will send them a form.

Thank you for taking the time to complete this survey form. Please return the survey form in the envelope provided by 31st July 2014

Local Rural Housing Officer
Community Council of Devon,
First Floor 3/4 Cranmere Court,
Lustleigh Close,
Matford Business Park,
Exeter EX2 8PW
Tel: (01392) 248919

Email: john@devonrcc.org.uk