

Hambleton Parish Housing Needs Survey 2016

Is your house right for you and your family?

*Struggling to get on the property ladder
or move out of your parents' home?*

*Want to return to Hambleton but
can't find a home you can afford?*

Do **YOU** have a local connection to Hambleton Parish and are you struggling to get a home there that is suitable and affordable? If so, we want to hear from you.

This form will take no more than 5-10 minutes to answer 18 questions and could result in the development of a small number of affordable homes for people with a local connection to Hambleton. Please complete one form per household in housing need and return it in the enclosed envelope by the closing date of **12 May 2016**. Or if you prefer, this form can be completed online at <http://www.selby.gov.uk/Hambleton-hns>

Do you know anyone else in need of an affordable home who has a local connection and wants to complete a form? Please call 07976 071913 or email ewhittles@selby.gov.uk for another form or visit the link above to complete an online form.

Name:

Address:

Telephone No:

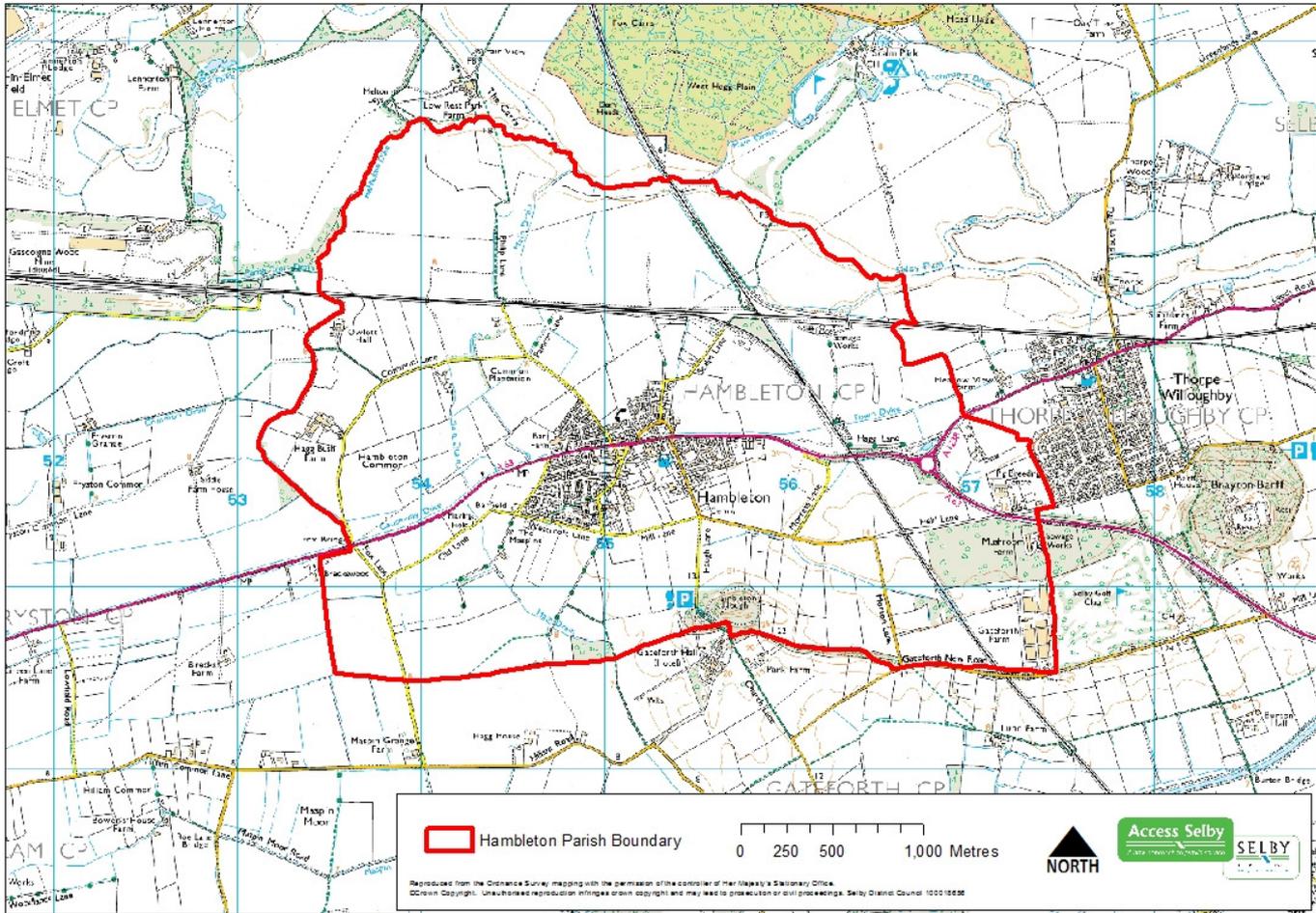
Email address:

It is not essential that you provide your contact details, however it is important if you wish to be kept informed of future progress.

PERSONAL DATA IN THIS SURVEY IS CONFIDENTIAL TO THE RURAL HOUSING ENABLER AND SELBY DISTRICT COUNCIL. HOWEVER ANONYMISED SUMMARY INFORMATION FROM THIS COULD BE MADE AVAILABLE IN THE PUBLIC DOMAIN.

WE WILL NOT SELL OR DISCLOSE YOUR PERSONAL INFORMATION TO OTHER ORGANISATIONS OR INDIVIDUALS.

DO YOU HAVE A LOCAL CONNECTION TO HAMBLETON PARISH?



Q1 Do you fulfil AT LEAST ONE of the following four criteria? (tick all that apply)

- I live in the Parish
I have lived here for years months
- I want to return to this Parish
I lived there for years. I moved away in [year]
- I have a close family connection with someone who lives in this Parish (family connection must be a parent, adult son, adult daughter, adult brother or adult sister)
My close family connection has lived in the Parish for years months
- I work in this Parish
I have been employed in this Parish for years months

If you do not meet any of these local connections, please do not continue with this form and there is no need to return it. Thank you for your time.

Q2 Please tick all statements below, that apply to you:

- I want to stay living in Hambleton Parish
- I want to move to Hambleton Parish
- I do not want to live in Hambleton Parish (if you have ticked this option, please do not continue with this form and there is no need to return it. Thank you for your time.)*

WHAT ARE YOUR HOUSEHOLD'S HOUSING NEEDS NOW AND IN THE NEXT THREE YEARS?

My home is suitable for my household and is likely to continue to be suitable for the next 3 years
If you have ticked this option, please do not continue with this form and there is no need to return it. Thank you for your time. Please only complete one form per household in housing need. If you need another form please contact the Rural Housing Enabler on 07976 071913 or ewhittles@selby.gov.uk or alternatively complete the form on-line at <http://www.selby.gov.uk/Hambleton-hns>

Q3 Why do you need to move now? (tick all that apply)

- | | |
|--|--|
| <input type="checkbox"/> 1 I can't afford my current accommodation | <input type="checkbox"/> 10 Just want a different property |
| <input type="checkbox"/> 2 Poor quality existing accommodation | <input type="checkbox"/> 11 Setting up home with partner |
| <input type="checkbox"/> 3 Need larger accommodation | <input type="checkbox"/> 12 Divorce/separation |
| <input type="checkbox"/> 4 Need smaller accommodation | <input type="checkbox"/> 13 I want a place of my own |
| <input type="checkbox"/> 5 Need to be closer to employment | <input type="checkbox"/> 14 Need a physically adapted home |
| <input type="checkbox"/> 6 Need to be closer to a carer or dependent | (Please specify what adaptation(s) you require: |
| <input type="checkbox"/> 7 Current accommodation is not permanent | |
| <input type="checkbox"/> 8 I am a first time buyer | |
| <input type="checkbox"/> 9 Want to change tenure (e.g. move from a rented
..... property and enter the property market) | |
| <input type="checkbox"/> 15 Please state below any other reasons for needing to move: | |
-

Q4 In three years' time, why might you need to move? (tick all that apply):

- | | |
|---|--|
| <input type="checkbox"/> 1 I can't afford my current accommodation | <input type="checkbox"/> 10 Just want a different property |
| <input type="checkbox"/> 2 Poor quality existing accommodation | <input type="checkbox"/> 11 Setting up home with partner |
| <input type="checkbox"/> 3 Need larger accommodation | <input type="checkbox"/> 12 I want a place of my own |
| <input type="checkbox"/> 4 Need smaller accommodation | <input type="checkbox"/> 13 Need a physically adapted home |
| <input type="checkbox"/> 5 Need to be closer to employment | (Please specify what adaptation(s) you require: |
| <input type="checkbox"/> 6 Need to be closer to a carer or dependent | |
| <input type="checkbox"/> 7 Current accommodation is not permanent | |
| <input type="checkbox"/> 8 I am a first time buyer | |
| <input type="checkbox"/> 9 Want to change tenure (e.g. move from a rented
property and enter the property market) | |
| <input type="checkbox"/> 14 Please state below any other reason for needing to move: | |
-

Q5 If you selected more than one answer in Q3 or Q4, what is your main reason for wanting to move home (option number)

Q6 Please describe the impact these issues identified in Q3 and Q4 have on you and your household's circumstances below:

.....

.....

FUTURE HOUSEHOLD

Q7.1 Which best describes your household?

- Adult: Single
 Adult: Couple
- Family
 Adults: Sharing a property
- Other
.....

Q 7.2 How many people of the following ages are in your household?

- (number) 10 years and under
 (number) Between 11 and 18
- (number) Between 19 and 30
 (number) Between 31 and 40
- (number) Between 41 and 59
 (number) 60 years and over

Q 7.3 What type of accommodation would you require?

- 1 House 2 Bungalow 3 Adapted or supported housing 4 Flat

If you have selected more than one please indicate your first choice here

Q 7.4 What's the minimum number of bedrooms that meet the needs of your household?

- 1 bedroom / shared accommodation 2 bedrooms 3 bedrooms 4 + bedrooms

Q 7.5 Of the options below that your household can afford, which tenures would you consider? (tick all that apply)

- 1 Renting from Council or Housing Association – *typical rents for a council property in Hambleton are 60% of a market rent and for a housing association property 80% of a market rent*
- 2 Renting from a private landlord
- 3 Intermediate Housing* (*see definition below*) *Example of buying a 50% share of a shared ownership property costing £100,000 at £50,000 (£290 pcm mortgage) / and renting the other 50% share at 2.75% of unsold equity of £50,000 (£105 pcm rent) = £395 pcm in total (exc service charge)*
- 4 Buying on the open market
- 5 Self-Build (Custom Build) www.self-build.co.uk for more information

My first choice that my household can afford is option number

***Intermediate Housing** is a type of home ownership, intended to help households on to the property ladder who could not otherwise afford to buy a suitable property on the open market. Examples of Intermediate Housing are 'Shared Ownership', 'Starter Homes', 'Rent to Buy' and 'Discount Sale'.

- With 'Shared Ownership' properties, you are able to buy a share of the property which meets a level you can afford and you pay a discounted rent on the rest. This can be as little as a 25% share and often you are able to increase your share as your circumstances change.
- 'Rent to Buy' is where you can rent your home for up to five years at 80% of market rent, allowing you to save for your deposit to buy it.
- 'Discount Sale' properties are where you purchase a share of the property and the rest is typically owned by a housing association.

If you have some funds to buy a share but not all of a property or if your combined household earnings are under £80,000 per year, intermediate housing could be an option for you. For more information go to www.new-homes.co.uk

IT IS OPTIONAL TO PROVIDE DETAILS ABOUT YOUR FINANCIAL CIRCUMSTANCES. THE INFORMATION YOU PROVIDE IS CONFIDENTIAL AND IS USED TO ASSESS YOUR SUITABILITY FOR SPECIFIC HOUSING TENURES.

Q 7.6 If you want to buy a property (either on the open market or intermediate housing)

Do you have a deposit (including proceeds on a house sale)? (please tick) Yes No

If answered 'Yes' please state the amount £

WHERE YOU LIVE NOW?

Q 8 What sort of property do you live in now?

House Bungalow Flat

Q 9 How many bedrooms does your current home have?

One Two Three Four or more

Q 10 What is the tenure of your current home?

- Rented through a Council or Housing Association
- Renting privately
- Live/rent with family
- Intermediate Housing
- Home owner with a mortgage
- Home owner without a mortgage
- Property tied to employment

Any other? Please state:

Q 11 How much do you currently pay in rent/mortgage per month (excluding bills)?

£ per month

WHAT IS YOUR FINANCIAL SITUATION?

IT IS OPTIONAL TO PROVIDE DETAILS ABOUT YOUR FINANCIAL CIRCUMSTANCES. THE INFORMATION YOU PROVIDE IS CONFIDENTIAL AND USED TO ASSESS YOUR SUITABILITY FOR SPECIFIC HOUSING TENURES.

Q12 Please indicate the total annual gross COMBINED income of your household (i.e. before deductions)? (please tick)

- Under £20,000 household income per year (under £1,665 per month)
- Between £20,000 and £29,999 household income per year (£1,666 - 2,499 per month)
- Between £30,000 and £39,999 household income per year (£2,500 - £3,331 per month)
- Between £40,000 and £49,999 household income per year (£3,333 - £4,166 per month)
- Between £50,000 and £59,999 household income per year (£4,167 - £4,999 per month)
- Between £60,000 and £69,999 household income per year (£5,000 - £5,750 per month)
- Between £70,000 and £80,000 household income per year (£5,835 - £6,668 per month)
- Over £80,001 household income per year (Over £6,669 per month)

Q 13 What is the maximum amount of your monthly income which would be available to spend on rent or a mortgage?

Rent per month Mortgage: per month

Q 14 Are you on the North Yorkshire HomeChoice register? (Please tick)

This is the new way of allocating Council and partner Housing Associations' rented properties and intermediate housing. Please visit www.northyorkshirehomechoice.org.uk to review properties and register. It is important to be registered on North Yorkshire HomeChoice as if a new housing development is built for local people this register will be considered at part of the allocation process.

Yes No Don't know

Q 15 Use the space below if you would like to add comments to explain your responses to any of the questions more fully:

.....

Q 16 What would local affordable housing in Hambleton Parish mean for you and your circumstances?

.....
.....
.....

Thank you very much for taking time to complete this survey So... what happens now?

An anonymised housing needs report will be produced (no personal information is included in this). The report will state the number of homes needed (if any), sizes and tenure types. The results of this survey may be used as evidence to support planning applications for small affordable housing schemes to meet local housing need. In the event that a new development of affordable homes is built on a rural exception site, priority will be given to applicants with the greatest local connection when they are allocated.

Your personal information is kept on file by the Rural Housing Enabler who, in the event that a scheme is developed, will keep you informed of progress, invite you to any meetings or events and help you through the allocations process. All personal information supplied by you on this form will be processed by the Rural Housing Enabler in accordance with the Data Protection Act 1998. This survey is confidential to the Rural Housing Enabler and Selby District Council. Anonymised summary data of this survey may be made available in the public domain. We will not sell or disclose your personal information to other organisations or individuals. Examples of rural affordable housing schemes can be found at <http://www.nycyerhousing.co.uk/rural-affordable-housing/how-we-help-your-community/>, this also includes a video and leaflets on rural affordable housing.