

# LOCAL AFFORDABLE HOUSING NEEDS SURVEY FOR THE PARISH OF GARWAY

Garway Parish Council and Herefordshire Council need to carry out a detailed Housing needs Survey to identify the current housing situation and the future requirements for housing in the parish and will form part of the ongoing development of the Parish Plan. We would therefore appreciate your assistance in completing this questionnaire.

## Section A.1 Your Household

**Q1 How many people in each age group and gender live in your house?**

	Male	Female		Male	Female
0-15 years			16-24 years		
25-29 years			30-44 years		
45-59 years			60-74 years		
75+ years					

**Q2 Who forms your household?**

- A single adult
- An adult couple without children
- A family (one or more adults) with children under 16, please state the age & gender of each child
- 3 or more adults
- A single person over retirement age
- A couple over retirement age
- Other, please describe

**Q3 Do you:**

	Yes	No
Work in the parish?		
Have relatives in the parish?		

## Section A.2 Your Home

**Q4 How would you describe your current home?**

- House or cottage
- Bungalow
- Flat / apartment
- Sheltered / retirement housing
- Other, please state

**Q5 Is this home? (Tick one box only)**

- Owner occupied (with or without a mortgage)
- Rented from a private landlord
- Rented from a Housing Association
- Shared ownership (part owned / part rented)
- Provided rent free or at a subsidised rent as part of employment
- Other, please state

**Q6 How many bedrooms does your home have?**

**Q7 Does your household (or a member of your household) consider that they may need to move to another home within the next 3 years?**

- Yes  No

**Q8 Is there a family member who has previously left your household and moved away but wishes to return to Garway parish?**

- Yes  No

**If you ticked yes to Q7 and/or Q8 and consider that they may have a need for *affordable housing* in the local area we would be grateful if you would take the time to complete the remainder of this form.**

**Affordable housing is explained on the next page, if in doubt, you are encouraged to fill it in.**

**Thank you for completing this part of the survey.**

## Section B Accommodation Needs

Please fill in this section if your household (or a member of your household) considers they may have a need for *affordable housing* in the local area within the next 3 years.

In Herefordshire, *affordable housing* can mean one of the following.

**Rented Housing** provided by a Housing Association or a private landlord at a rent lower than market rents. Any vacancies are generally advertised in the Hereford Admag every Wednesday, and accessed via Home Point 01432 260300, web site [www.home-point.info](http://www.home-point.info)

**Shared Ownership** - an option where the householder is able to finance a 25-75% share in the property. Ownership of the other portion remains with a Housing Association, who charge rent on their "share". Properties are generally advertised through Home Point (as above)

**Low Cost Market Housing** - the sale price is pegged at below market value by legal covenant. This type of property is generally advertised via Home Point (as above).

For further information on any affordable options, please contact, the Housing Needs and Development Team on 01432 260269 or email [housingdevelopment@herefordshire.gov.uk](mailto:housingdevelopment@herefordshire.gov.uk) or visit the website - [www.herefordshire.gov.uk/housing/36077.asp](http://www.herefordshire.gov.uk/housing/36077.asp)

Please look at questions 9a to 9c to see which of the coloured pages you need to fill in.

**Q9a If your household needs to move to another home within the next 3 years, please tick where you would need to live (you may tick both options) and then answer the questions on the GREEN pages that follow**

This parish

Other area(s)\*, please state where

Preference 1 \_\_\_\_\_

Preference 2 \_\_\_\_\_

Preference 3 \_\_\_\_\_

**Q9b If anyone in your household will be leaving to form a new household within the next 3 years, and looking for a home, please tick where they would need to move to (you may tick both options) and then answer the questions on the PINK pages that follow**

This parish

Other area(s)\*, please state where

Preference 1 \_\_\_\_\_

Preference 2 \_\_\_\_\_

Preference 3 \_\_\_\_\_

*\*You may need to have a local connection (people who are normally resident there, people who are employed there, people who have a close family connection or people needing to give/receive support from family members) to be eligible for some properties that become available in certain areas*

**Q9c Is there a family member who has previously left your household and moved away but wishes to return to the local area?**

If there is a family member who would like to move back to this area but may have difficulties in finding a suitable home locally, please ask them to contact us for a separate survey form so that they can be included in the Needs Survey. **Contact details:** Housing Research, telephone 01432 383069.

e-mail: [rwilding@herefordshire.gov.uk](mailto:rwilding@herefordshire.gov.uk) Address: Herefordshire Council, PO Box 4, Plough Lane, Hereford HR4 0XH

The following information will be used to identify whether or not there is a need for affordable housing in the Parish. If there is a need, it will help to identify the type of homes required.

## MAIN HOUSEHOLD - ACCOMMODATION NEEDS

Please only complete the green pages if your household wishes to move within the next 3 years

**Q11 Who will form your household?**

All the people in your current household

Other, please describe

**Q11 When does the household need to move from this home?**

Within 1 year

Within 1 to 3 years

**Q12 Why does this household need to move? (Tick all that apply)**

To move to a smaller home

Want to move from rented into owner occupied accommodation

To move to a cheaper home

Family / relationship break up

To move to a larger home

To be nearer other members of the family

To meet the needs of an elderly person

To be nearer employment

Health/mobility problems

Other, please state

Need to leave a tied house

**Q13 What sort of home does this household need?**

House

Specially adapted home

Bungalow

Live / Work unit for the self employed  
(some work space provided in a residential unit)

Flat / apartment

Other, please state

**Q14 Does anyone in your household require any of the following?**

Sheltered housing (Self-contained accommodation for older persons with some level of support/care)

Residential care home (Communal accommodation for people with disabilities, mental health problems, or learning difficulties with some level of support/care)

Nursing care home (Communal accommodation for people with nursing needs)

Care within your own home

Other, please state

**Q15 How many bedrooms does this household need?**

**Q16a What type of accommodation would you prefer?**

- Rented from a Housing Association       Private rent
- Shared Ownership (part owned / part rented)       Other, please state
- Property whose sale price is pegged at below open market value by legal covenant
- 

**Q16b Is this household currently registered with Home Point?** You need to be registered with Home Point to be considered for affordable housing.

- Yes       No

For more information about Home Point ring 01432 260300 or visit the web site [www.home-point.info](http://www.home-point.info)

**Q13 If interested in renting, what weekly rent can this household realistically afford out of income?**

- |                                    |                                    |                                      |
|------------------------------------|------------------------------------|--------------------------------------|
| <input type="checkbox"/> Under £50 | <input type="checkbox"/> £70 - £79 | <input type="checkbox"/> £100 - £150 |
| <input type="checkbox"/> £50 - £59 | <input type="checkbox"/> £80 - £89 | <input type="checkbox"/> Over £150   |
| <input type="checkbox"/> £60 - £69 | <input type="checkbox"/> £90 - £99 | <input type="checkbox"/> Don't know  |

**Q14 If interested in purchasing, up to what amount towards the price of a home could this household afford?**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> £20,000 - £30,000 | <input type="checkbox"/> £71,000 - £90,000   | <input type="checkbox"/> Over £200,000 |
| <input type="checkbox"/> £31,000 - £40,000 | <input type="checkbox"/> £91,000 - £120,000  | <input type="checkbox"/> Don't know    |
| <input type="checkbox"/> £41,000 - £50,000 | <input type="checkbox"/> £121,000 - £150,000 |  |
| <input type="checkbox"/> £51,000 - £70,000 | <input type="checkbox"/> £151,000 - £200,000 |  |

**As you have expressed an interest in affordable housing within the local area, it may be useful for us to get back to you at a later date. If you are happy for us to do this, please could you provide contact details. *Your details will be held securely and confidentially and will only be used in order to contact you again to assess your housing needs in more detail.***

Name \_\_\_\_\_

Address \_\_\_\_\_

Tel. \_\_\_\_\_ Email \_\_\_\_\_

*Now please go back to Question 9b and 9c, to see if you need to complete the pink pages or request a separate survey form for people who wish to return to the local area*

## NEWLY FORMING HOUSEHOLD - ACCOMMODATION NEEDS

Please complete the pink pages for anyone who lives in your household at the moment and who will be setting up a new household of their own in the next 3 years

Q15 **When does the household need to move from this home?**

Within 1 year

Within 1 to 3 years

Q16 **Who forms your household?**

A single adult

An adult couple without children

A family (one or more adults) with children under 16, please state the age & gender of each child

3 or more adults

A single person over retirement age

A couple over retirement age

Other, please describe

Q17 **Why does this household need to move? (Tick all that apply)**

To be independent

Family / relationship break up

To meet the needs of an elderly

Health/mobility problems

Other, please state

Q18 **What sort of home does this household need?**

House

Bungalow

Flat / apartment

Specially adapted home

Live / Work unit for the self employed  
(some work space provided in a residential unit)

Other, please state

Q19 **Does anyone in your household require any of the following?**

Sheltered housing (Self-contained accommodation for older persons with some level of support/care)

Residential care home (Communal accommodation for people with disabilities, mental health problems, or learning difficulties with some level of support/care)

Nursing care home (Communal accommodation for people with nursing needs)

Care within your own home

Other, please state

Q20 How many bedrooms does this household need?

Q21a What type of accommodation would you prefer?

- Rented from a Housing Association  Private rent
- Shared Ownership (part owned / part rented)  Other, please state
- Property whose sale price is pegged at below open market value by legal covenant

Q21b Is this household currently registered with Home Point? You need to be registered with Home Point to be considered for affordable housing.

- Yes  No

For more information about Home Point ring 01432 260300 or visit the web site [www.home-point.info](http://www.home-point.info)

Q22 If interested in renting, what weekly rent can this household realistically afford out of income?

- |                                    |                                    |                                      |
|------------------------------------|------------------------------------|--------------------------------------|
| <input type="checkbox"/> Under £50 | <input type="checkbox"/> £70 - £79 | <input type="checkbox"/> £100 - £150 |
| <input type="checkbox"/> £50 - £59 | <input type="checkbox"/> £80 - £89 | <input type="checkbox"/> Over £150   |
| <input type="checkbox"/> £60 - £69 | <input type="checkbox"/> £90 - £99 | <input type="checkbox"/> Don't know  |

Q23 If interested in purchasing, up to what amount towards the price of a home could this household afford?

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> £20,000 - £30,000 | <input type="checkbox"/> £71,000 - £90,000   | <input type="checkbox"/> Over £200,000 |
| <input type="checkbox"/> £31,000 - £40,000 | <input type="checkbox"/> £91,000 - £120,000  | <input type="checkbox"/> Don't know    |
| <input type="checkbox"/> £41,000 - £50,000 | <input type="checkbox"/> £121,000 - £150,000 |  |
| <input type="checkbox"/> £51,000 - £70,000 | <input type="checkbox"/> £151,000 - £200,000 |  |

As you have expressed an interest in affordable housing within the local area, it may be useful for us to get back to you at a later date. If you are happy for us to do this, please could you provide contact details. *Your details will be held securely and confidentially and will only be used in order to contact you again to assess your housing needs in more detail.*

Name

Address

Tel.  Email

Now please go back to Question 9c, to see if you need to request a separate survey form for people who wish to return to the local area

**Thank you for your time and effort in completing this form.  
Please return it in the pre-paid envelope provided**