



Deddington

Housing Needs Survey

March 2012



Dear Parishioner

Did you know that house prices in Oxfordshire are much higher than the national average? In Cherwell, the average house price is **more than 11 times** average income. Deddington Parish Council is sending out this Housing Needs Survey to quantify the need for affordable homes and to find out the level of support for a small housing development.

Affordable housing is, in essence, for those who cannot afford to rent or buy on the open market, or who would have significant financial difficulties in doing so.

Those in housing need can include:

- People seeking their first independent home
- Older people who may be thinking of moving to smaller, more manageable housing
- People living in overcrowded or unsatisfactory housing
- People struggling to afford their current home

It is important that this survey is confidential, helping make sure the information collected is as valid as possible. Therefore, it is being organised with the assistance of the Rural Housing Enabler at Oxfordshire Rural Community Council (ORCC). ORCC is a charity that works with and supports local communities across the county and is a member of the Oxfordshire Rural Housing Partnership. All information given in the answers will be **kept confidential by ORCC (unless you indicate otherwise on p.6)** in accordance with the data protection principles set out in the Data Protection Act (1998). The Rural Housing Enabler will analyse the survey results and prepare a summary report for the Parish Council.

Affordable housing can be achieved in different ways. For example, new homes could be built on a Rural Exception Site (RES). This is a site that would not normally be given planning permission for private homes for sale on the open market. Development is only permitted on the basis of the homes being allocated to those with local connections (such as 5 years residence in the parish and/ or, permanent work in the parish, and/ or 10 years previous residence and/ or close relatives living in the parish for at least 5 years). More information on Rural Exception Sites can be found on pages 3 and 4.

Another way to achieve affordable housing for those with local connections (as described in the previous paragraph) is through open market housing developments. On such sites, Cherwell DC requires that 50% of first lets (e.g. 5 houses on a 10 unit development) are allocated to those with local connections.

All households are asked to complete Part 1 of this survey. Part 2 is for those interested in renting or part-buying an affordable home in Deddington within the next few years.

If you know of anyone not currently living in the parish but who might be interested in returning to live here, please ensure they are given a survey. Assistance with completing the form and additional surveys is available from Tom McCulloch (01865 883488, tom.mcculloch@oxonrcc.org.uk).

**Please return the survey in the FREEPOST envelope provided by
FRIDAY 20 APRIL**

Part 1

Please complete part 1 on behalf of your household (even if you are not in housing need)

Q1 How many people of each age live in your home? (Please write the number beside the age range)

	0-15	16-24	25-44	45-64	65-74	75-84	85+
Male							
Female							

Q2 What type of home do you live in? (Please tick)

- House
 Bungalow
 Flat
 Caravan/Mobile Home
 Other (please specify) _____

Q3 How many bedrooms does your home have? _____

Q4 Who owns your home?

- Self (with/without mortgage)
 Parents/ relatives
 Tied to job
 Private landlord
 Housing Association
 Other

Q5 How long have you lived in Deddington? (please write number of years in boxes below)

- This home
 This Parish

Q6 Would you support a small development of affordable housing in Deddington if there was a proven need from individuals or families with a genuine local connection to the parish?

- Yes
 No
 Maybe

Q7 If you answered 'Yes' or 'Maybe' to Q6, can you suggest a suitable site?

Q8 Have any members of your household left the parish in the last few years?

- Yes
 No

	Leaver	1st	2nd	3rd	4th	5th
How long ago? (months/years)						
Reason (Please tick in box)						
Employment						
Further education						
Lack of affordable housing						
Other (Please specify below)						
Would they return if there was affordable housing in the village (Yes/No/ Maybe)						

Q9 Does anyone living in your home need a home now or in the next 5 years?

- No
 Yes— put total number in box

If you or any persons with a local connection to the parish of Deddington need an affordable home and want to remain living here, or move back here, please complete part 2.

Local Homes for Local People- Affordable Housing on Rural Exception Sites

Local Connections Criteria:

- **The householder must currently be resident in the parish (and/ or)**
- **be previously resident in the parish (and/ or)**
- **have family connections to the parish (and/ or)**
- **work in the parish**



Charlbury



Berinsfield



Steeple Aston

What are Rural Exception Site Homes?

- **a RES is a site that would not normally be given planning permission for private development**
- **RES homes fulfil all other planning requirements**
- **RES homes are owned by a Housing Association and cannot be sold privately**
- **RES homes are rented or part-sold (shared ownership)**
- **RES homes give first priority to those with local parish connections. Second priority shall be given to those living in agreed surrounding parishes**

Local Homes for Local People- *Affordable Housing on Rural Exception Sites*



Stonesfield

Eco-Friendly Features in RES Homes*

- **More energy-efficient, meaning lower energy bills**
- **Designed to use no more than about 105 litres of water per person per day**
- **Energy efficient lighting**
- **Photovoltaic panels**
- **High efficiency condensing boiler**
- **Biomass heating**
- **Ground source heat pumps**

* features vary from site to site

Local Homes for Local People- Pam in Tackley

“It was great growing up here. It felt a very safe place. But I realised that my husband and I wouldn't be able to afford anything for at least for a couple of years.

The Rural Exception Site Development allowed us to stay. It's worked really well and enabled so many other villagers to stay and that's brilliant!”



Part 2

Please complete part 2 if you need an affordable home and want to stay in Deddington
A separate form should be filled in for each new home that is required
 (e.g. if you have two children who each want their own home, they will need to complete separate forms)

Q10 How many people in each age group would live in the new home (put number in box)?
Include carers if support needed to live independently.

	0-15	16-24	25-44	45-64	65-74	75-84	85+
Male							
Female							

Q11 Why do you need a new home in this parish? Please tick all that apply.

- Want to start first home
 Tenure insecure
 Divorce/Separation
 Retiring
 Need bigger home
 Need smaller home
 Near family
 Near work
 Special needs
 Job insecurity
 Other (please specify) _____

Q12 Who owns the home you live in now?

- Self (with/ without mortgage)
 Private rented
 Housing Association
 Tied to job
 Parents/ other relative
 Other (please specify) _____

Q13 Is there anything that might affect the type of home you need?

- No
 Yes, Wheelchair user
 Yes, Limited mobility
 Yes, Other (please specify) _____

Q14 What type of home would best meet your needs?

- House
 Flat
 Bungalow
 Ground floor accomodation

Q15 How many bedrooms will your new home need? _____

NOTE: there are restrictions on the number of bedrooms you would be considered eligible for, depending on the make up of your household and whether your home is rented or purchased on a shared ownership basis.

Q16 Does anyone in your household have a supported housing need?

- No
 Yes, support needed to live independently
 Yes, Other (please specify) _____

Q17 Which of the following would be best for you?

- Renting (from Housing Association– HA)
 Shared Ownership (part rent-part buy with HA)
 Either

Q18 Can you give us some idea of how much rent/ mortgage you could afford to pay?

Each week _____
 Or each month _____

Q19 If you are interested in shared-ownership, how much do you think you would be able to put down as a deposit? Include all available funding sources– e.g. parents, family savings

Q20 Can you give us some idea of your household's monthly income after tax (including benefits, except housing benefit)?

Q21 Do you live in the parish at the moment?

No Yes How many years have you lived in the parish ? _____

If no, please answer question 22

Q22 If you do not live in the parish now, what is your connection to it? (For each box ticked, please state how long for and when)

- Used to live in the parish _____
- Family lives in the parish _____
- Work in the parish (full-time, part-time, voluntary) _____

In order to be considered for an affordable home, you must be registered on Cherwell District Council Housing Register. It is in your interest to register as soon as possible. Forms are available from Cherwell DC offices, or by telephoning 01295 221809

Q23 Are you on the Cherwell District Council Housing Register?

No Yes If yes, what is your number? _____

Please indicate whether you agree to the information you have provided in this form being shared with Cherwell District Council Housing Department.

Yes, I agree No, I do not agree

Please use the space below if you wish to make any comments. You should be aware that these comments may be included, without mentioning anyone's name, in the final report which is made to the Parish Council.

If this survey shows that there is a need for affordable housing for local people, we may need to get back in touch with those people who have said they are in need, as we work with the Local Authority and Housing Associations to deliver the homes needed. Therefore, it would be helpful to us if you could include your contact details below.

Name: _____ **Contact Number:** _____

Address: _____

**Thank you for taking the time to complete this questionnaire.
Please return your form using the *Freepost* envelope by FRIDAY 20th APRIL**