

## Housing Needs Survey

Commissioned by Ruishton and Thornfalcon Parish  
Council for its Neighbourhood Plan



ALONE WE CAN DO SO LITTLE; TOGETHER WE CAN DO SO MUCH (Helen Keller)

Conducted by  
Taunton Deane Borough Council  
February 2018



*This survey has been  
funded by a grant from  
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# Parish Housing Needs Survey 2018



Ruishton and Thornfalcon Parish Council have commissioned Taunton Deane Borough Council to undertake a Housing Needs Survey to ensure that future housing development meets the needs of local people in Ruishton, Henlade and Thornfalcon. We need your help to find out what is important to you. It would be really helpful to us if you could take a few minutes to complete this survey and return it in the prepaid envelope provided. Please complete one form for each household, plus individual forms for anyone in your household who needs separate accommodation, or for anyone connected with you, who does not currently live in the parish but would like to. Additional forms can be downloaded from <http://www.ruishton.org.uk/parishcouncil/np/index.htm> or by contacting the Administrator on 07740 624726. Completed forms must be returned by **16<sup>th</sup> February 2018**. If you do not wish to complete the survey, please provide a brief comment in the box at Question 21.

Thank you.

***Please note that the information provided in this survey is completely confidential and will not be shared with members of the Parish Council or any third party either internally or externally to the council.***

## Section 1: You and Your Household (All households to complete)

1. Which of the following best describes your current living situation (please tick only one):

- |  |  |
|--|--|
| <input type="checkbox"/> Home Owner                          | <input type="checkbox"/> Living with Parents/Relatives/Friends |
| <input type="checkbox"/> Renting (Private Landlord)          | <input type="checkbox"/> Renting (Housing Association)         |
| <input type="checkbox"/> Renting (Local Authority)           | <input type="checkbox"/> Living in Tied Accommodation          |
| <input type="checkbox"/> Living in Shared Ownership Property | <input type="checkbox"/> Other (Please specify).....           |

2. How many bedrooms does your property have (please tick only one):

- |   |  |
|---|--|
| <input type="checkbox"/> One Bedroom    | <input type="checkbox"/> Four Bedrooms         |
| <input type="checkbox"/> Two Bedrooms   | <input type="checkbox"/> Five Bedrooms or more |
| <input type="checkbox"/> Three Bedrooms |  |

3. Including you, how many people live in your household?

4. Please tell us a little more about all members, including yourself:

Male/ Female	Age	Relationship to you (i.e. son/daughter/mother)	Employment/Education Status (i.e. at school/college, employed full or part time/unemployed)
Yourself			

5. If any members of your family moved away as they were unable to afford to buy or rent a property in your parish, please give details.

6. Would they move back to the parish if they could afford to buy or rent a home there? (please tick one box)

- Yes (If **Yes**, please ask the individual to complete their own Housing Needs Survey and return it to us).  
 No

7. If a need for affordable housing is identified, do you know of any sites in the parish that may be suitable for building affordable homes?

**Next Steps**

If you need to move within the parish in the next 5 years, please complete Section 2 of the survey. If you do not need to move house, please go to Section 3 if there is anyone in your household aged over 55. If there is not, please go to Section 4.

## Section 2: Housing Needs

- Please complete this section only if your household needs to move within the parish within the next 5 years.
- Please ask anyone in your household who needs separate accommodation, or who does not currently live in the parish but would like to move back, to complete their own form.

**8. What is your connection to the parish? (please tick ALL that apply)**

I currently live in the parish		Length of time:	
I previously lived in the parish		Length of time	
I currently work in the parish		Length of time:	
My family live in the parish		Length of time	

**9. Please indicate the reasons you wish to move (please tick all that apply):**

- I need my own home
- I need a larger home
- I need a smaller home
- I need physically adapted accommodation
- A family member (who will live with me) will need adapted accommodation
- I cannot afford the rent on my current home
- I cannot afford the mortgage repayments on my current home
- I need to be closer to my place of employment
- I need to be closer to a carer/dependent to give/receive support
- I need to be closer to my family for support (i.e. with child care)
- Other (please specify).....

**10. When do you need to move?**

- Now     
  Within 12 months     
  Within 3 years     
  Within 5 years?

**11. Which of the following housing options would you prefer? (please tick all that apply):**

- Buy on the open market
- Buy a Discounted Home on the open market (please see page 6 for details)
- Buy a Shared Ownership Property (please see page 6 for details)
- Rent from a Private Landlord
- Rent from a Housing Association
- Rent from a Local Council
- Other (please specify).....

**12. What type of property would you prefer? (Please tick all that apply):**

- |   |   |
|---|---|
| <input type="checkbox"/> House                        | <input type="checkbox"/> Bungalow                   |
| <input type="checkbox"/> Flat                         | <input type="checkbox"/> Luxury Housing             |
| <input type="checkbox"/> Retirement/Sheltered Housing | <input type="checkbox"/> Accessible/Adapted Housing |
| <input type="checkbox"/> Other (please specify).....  |   |

**IMPORTANT**

**Please note that we can only assess your eligibility for low cost home ownership affordable housing if you provide an indication of your household income. This will also help us obtain a full picture of the housing needs within the parish.**

**Please note that the information you provide will only be used by Taunton Deane Borough Council to provide information for the Housing Needs Survey report. No data will be published which can identify an individual, and it will not be shared with the Parish Council or any other third party.**

**13. Household income: £..... Per annum**

**14. Do you have a deposit towards a home? If so, please tell us how much:**

£.....

**15. How much per month could you afford to pay for your monthly rent/mortgage payments?**

- |                                       |                                      |
|---------------------------------------|--------------------------------------|
| <input type="checkbox"/> Under £400   | <input type="checkbox"/> £400 - £550 |
| <input type="checkbox"/> £550 - £700  | <input type="checkbox"/> £700 - £850 |
| <input type="checkbox"/> £850 - £1000 | <input type="checkbox"/> Over £1000  |

**Next Steps**

If there is anyone aged over 55 in your household, please move to Section 3 of the survey. If there is not, please move to Section 4.

### Section 3: Housing Needs of Older People in the Parish

The previous Household Survey told us there is a large proportion of residents aged over 55 and we wish to explore whether there may be any particular needs for this age group in the next 5 years. This section should only be completed by households with at least one member over 55.

**16. How many people of each age group are there in your household?**

Aged 55-65		Aged 66-75		Aged 76-85		Aged 86 or above	
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**17. Which of these statements best describes your future housing plans? (please tick one box)**

- I have no plans at the moment to move home
- I expect to move home within 5 years
- I have thought about moving home but do not expect to do so in the next 5 years.

**18. If you expect to move, what type of accommodation do you think you will need? (please tick one box)**

- A residential or nursing home
- A home which has been specially designed for older people
- A home which better meets your needs but is not specially designed for older people

**19. Is your current home adaptable to meet changing needs?**

- Yes
- No

**20. In the next 5 years, will you, or anyone in your household, require any special adaptations, for example wheelchair access, a wet floor shower or a stair lift? Please give details:**

**Section 4 : General Comments**

21. Please provide any other comments you wish to make:

**Discounted Housing and Shared Ownership**

***Discounted Home on the Open Market*** is housing provided by the developer at a discount to the full market value. The discount will be tied to a Section 106 (legal) agreement and be held in perpetuity. The buyer owns the whole of the property, there is no third party.

***Shared Ownership schemes*** are provided through housing associations. You buy a share of your home and pay rent on the remaining share, with the option to increase the percentage of your share over time.

If you are interested in renting a property from the council or a housing association, you would need to be registered with Homefinder Somerset (the choice based lettings system). Please visit [www.homefindersomerset.co.uk](http://www.homefindersomerset.co.uk), or contact Taunton Deane Borough Council on 01823 356581 for further information.

If you are interested in buying an affordable home, please contact Help to Buy South West (the Home Buy Agent) on 0300 1000021 or visit [www.helptobuysw.org.uk](http://www.helptobuysw.org.uk). A list of Affordable Homes currently available to purchase within Taunton Deane can be obtained from the Housing Enabling Officer, tel: 01823 219465 or email: [housing.enabling@tauntondeane.gov.uk](mailto:housing.enabling@tauntondeane.gov.uk).

Name .....

Address .....

Signed ..... Date .....

**Thank you for taking your time to complete this survey.**