



Watchfield Housing Needs Survey

February 2013
WEBSITE VERSION



Dear Parishioner

As you may be aware, there is likely to be some new houses built in the parish of Watchfield in the next few years. A percentage of these will be affordable homes (rented or shared ownership) available to applicants on the Vale of White Horse District Council's Housing Register. The District Council have agreed that, if there is a proven need for affordable homes from people and families with a strong local connection to the parish of Watchfield, they will ensure that priority for some of the new affordable homes will be given to applicants on the Housing List with a local connection via a Local Lettings Agreement.

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 very 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 Anna Kennedy, 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). Anna Kennedy will analyse the survey results and prepare a summary report for the Parish Council.

The affordable homes will be owned and managed by a Housing Association and cannot be sold privately.

A Local Lettings Policy will apply to a percentage of affordable homes if a need from applicants with a local connection to the parish of Watchfield is proven, only on the first let or shared ownership sale of new homes.

We would like to have the views of everyone on this important issue. So all households are asked to complete Part 1. Part 2 is for those interested in renting or part-buying an affordable home 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 are available from Anna Kennedy (01865 883488, anna.kennedy@oxonrcc.org.uk)

**Please return the survey in the FREEPOST envelope provided
or using the ballot box located in the village Post Office
by Friday 15th February 2013**

Thank you for taking the time to complete this form, your response is much appreciated.



Watchfield Parish Council

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 Watchfield? (please write number of years in boxes below)

This home This Parish

Q6 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)						

Q7 Does anyone living in your home need a home now or in the next 5 years?

- No Yes, some Yes, everyone Yes, one

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

Part 2

Please complete part 2 if you need an affordable home and want to stay in Watchfield
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)

Q8 How many people in each age group would live in the new home? (put number in box)

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

Q9 Why do you need a new home in this parish?

- 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) _____

Q10 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) _____

Q11 What type of home would you like?

- House Flat Bungalow Ground floor accomodation

Q12 How many bedrooms will your new home need? _____

Q13 Does anyone in your household have a supported housing need?

- No Yes, Limited mobility/ Wheelchair user
 Yes, support needed to live independently Yes, Other (please specify) _____

Q14 Which of the following would be best for you?

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

Q15 Can you give us some idea of how much rent/ mortgage you could afford to pay?

Each week _____
Or each month _____

We need to have some idea of how much you can afford so that we make sure we build the right number of the right sort of homes.

Q16 If you are interested in shared-ownership, how much do you think you would be able to put down as a deposit?

Q17 Can you give us some idea of your household's monthly income (including benefits, except housing benefit)?

Q18 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 19

Q19 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 Vale of White Horse District Council Housing Register. It is in your interest to register as soon as possible. Forms are available online www.oxfordshirehomechoice.org.uk, VWHDC offices, or 01235 540359

Q20 Are you on the Vale of White Horse 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 Vale of White Horse District Council Housing Department.

Yes, I agree No, I do not agree

Please use the space below if you wish to make further 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.

WEBSITE VERSION

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:** _____

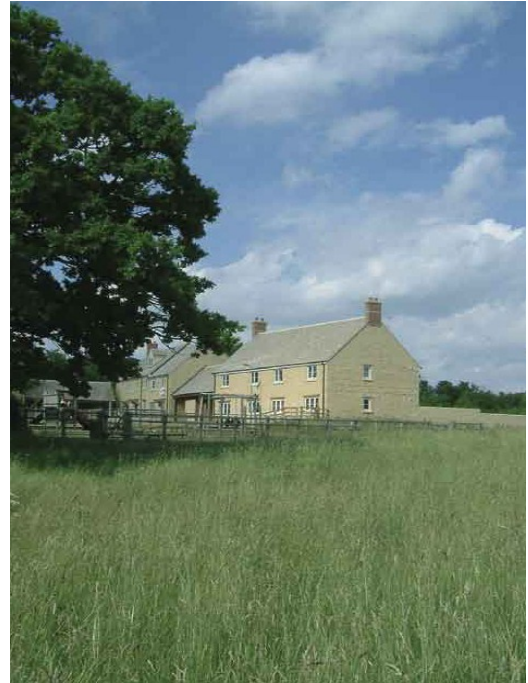
Address: _____

**Thank you for taking the time to complete this questionnaire.
Please return your form using the *Freepost* envelope or the ballot box in the Village Post Office by Friday 15th February 2013.**

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!”

