



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

HOUSING NEEDS SURVEY

INSTOW

November – December 2009

RURAL HOUSING PROJECT

Exmoor, North Devon & West Somerset

The Rural Housing Project has been running since 2002 and is a partnership between Exmoor National Park Authority, North Devon Council, West Somerset Council, English Rural Housing Association, Falcon Rural Housing, Hastoe Housing Association, North Devon Homes Ltd and Magna Housing Association. It has been working hard to address the shortage of affordable housing within a predominantly rural area. The area covered by the project displays an extreme disparity between incomes and house prices, which makes it hard for many to gain secure footing within the housing market.

The Rural Housing Project is designed to help promote and deliver affordable rural housing strategically across the project area and helps deliver Exmoor National Park housing policies within the Park. This is being achieved by informing people about affordable rural housing, providing help and advice, carrying out research at a parish level to assess the affordable housing need and bringing together the community and various partners to help deliver housing where it is needed.

One of the tasks for the project is to work with the Parish Council and the local community to assist them in carrying out a housing needs survey, in order to identify whether there is a need for affordable housing for local people in the parish.

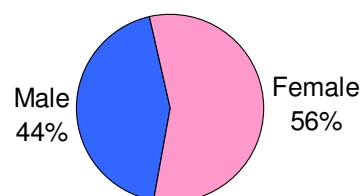
INSTOW PARISH HOUSING NEEDS SURVEY

Introduction



Instow is an estuary village, situated at the wide junction of the River Taw and the River Torridge, about half-way between the towns of Barnstaple and Bideford. Instow has a sandy beach, backed by low sand dunes, and during the summer, small boats act as ferries from the quay across to Appledore. The village is the home of the North Devon Yacht Club and the North Devon Cricket Club.

Instow Parish has a population of 786¹ of which 342 are male and 444 female.



The Survey

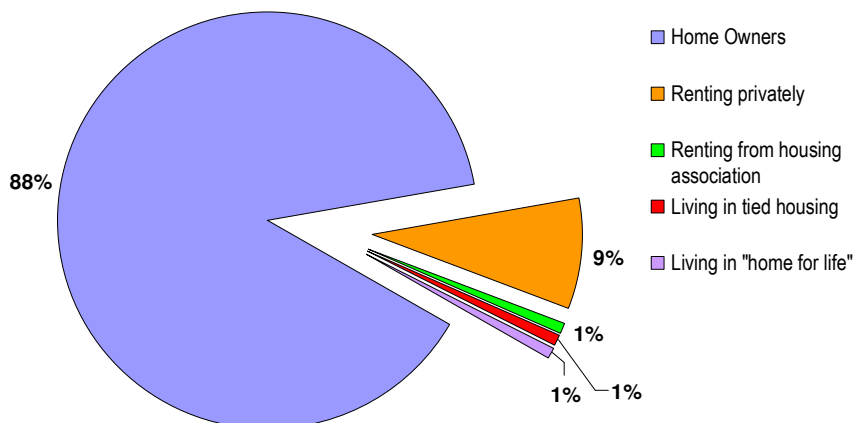
Following discussions with Instow Parish Council, and with their agreement, housing needs survey forms were sent to all 355 households in Instow Parish, along with covering letters from the Chairman of the Parish Council and the Rural Housing Enabler, and some background information (copies of all these are appended to this report).

A total of 128 forms were sent back, representing a return of 36%. A large number of comments were made, all of which are listed on pages 7 – 11 of this report.

Of these 128 returns, 8 households completed Part Two, indicating that they are in need of affordable housing in the parish. These are dealt with in detail later in the report. The following data relates to all of the forms returned, whether or not they completed Part Two.

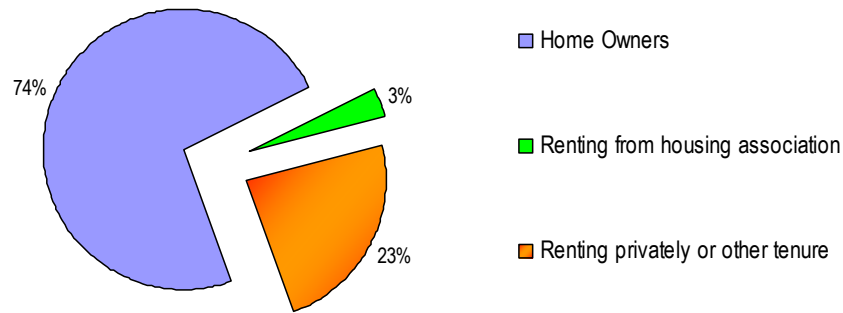
Tenure

The majority of households own their own homes, as shown in this diagram:



¹ Census 2001 : Office of National Statistics

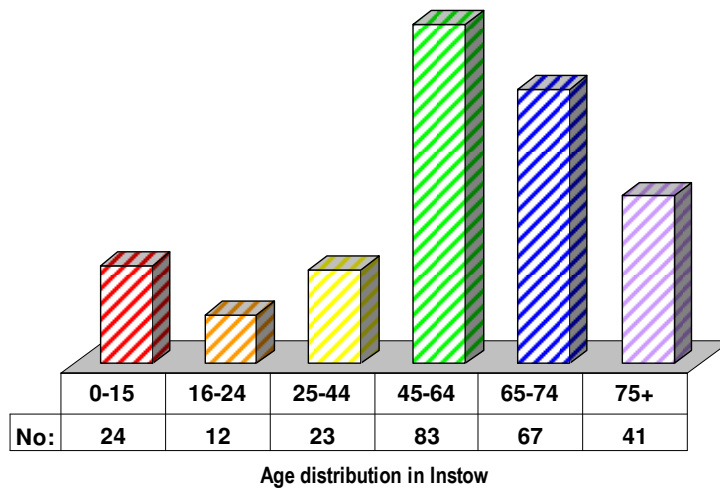
This is roughly similar to Government statistics on households in Instow, which give the following picture:



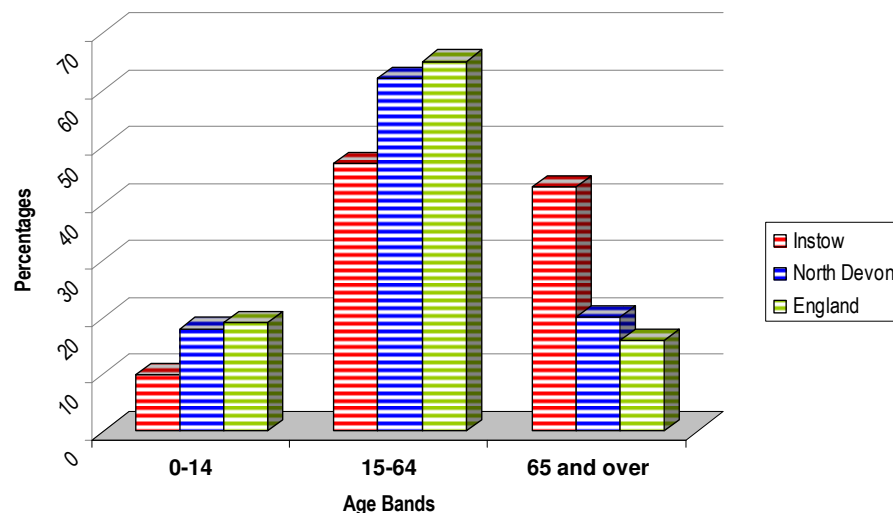
Nine properties (7%) were reported as being second or holiday homes. The Office for National Statistics' data, however, states that in fact 24% of dwellings are second residence or holiday accommodation in Instow parish. This is a significant proportion and is mentioned in many of the comments.

Age Range

Age range within households as reported in survey forms were as follows:



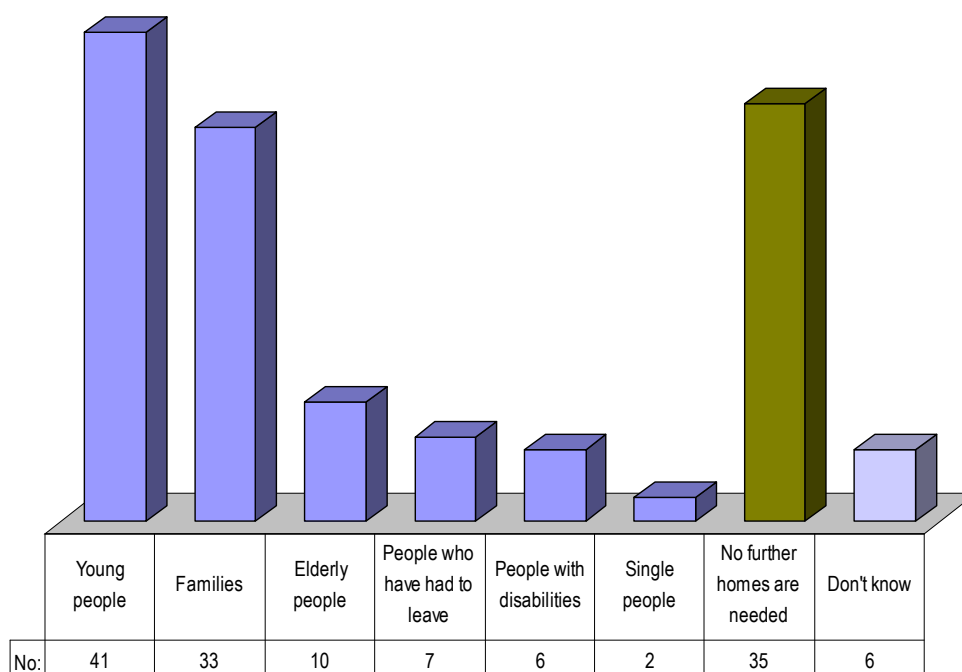
Comparisons with North Devon and England as a whole are demonstrated in the following chart:



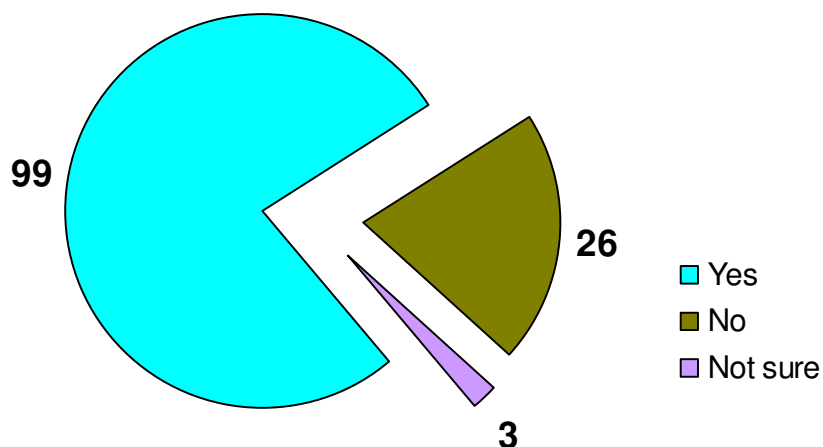
This gives the picture of a community with 43.2% of its residents currently over the 65 year retirement age, which is a significantly higher percentage than national or even county trends. North Devon as a whole is popular with retired people, but not overwhelmingly so. The 2001 census showed 18% people aged 14 years and under, 62% aged 15-64 and 20% aged 65 and over. For comparison, the same age distributions across England are 19%, 65% and 16% respectively. People over 65 helped to live at home is below the national average. Life expectancy for men, at 76.9, is close to the national average, and increasing more slowly than throughout England. Female life expectancy is good at 82.1, and rising in line with England.

Perception of Housing Need

Respondents felt that those in greatest need for a new home in the parish were as follows:



When asked if need were to be proven, would they be in favour of a small number of new homes to help meet the housing needs of local people, the majority (77%) said yes, they would be in favour.



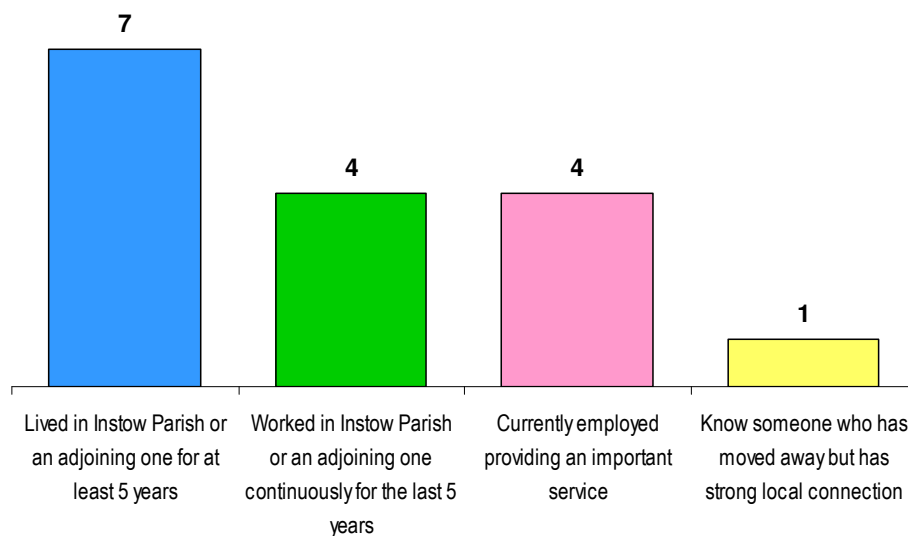
Comments and points of view expressed at this point are set out on pages 10-14.

PART TWO

Eight Part Two sections were returned indicating a need for affordable housing in or near Instow.

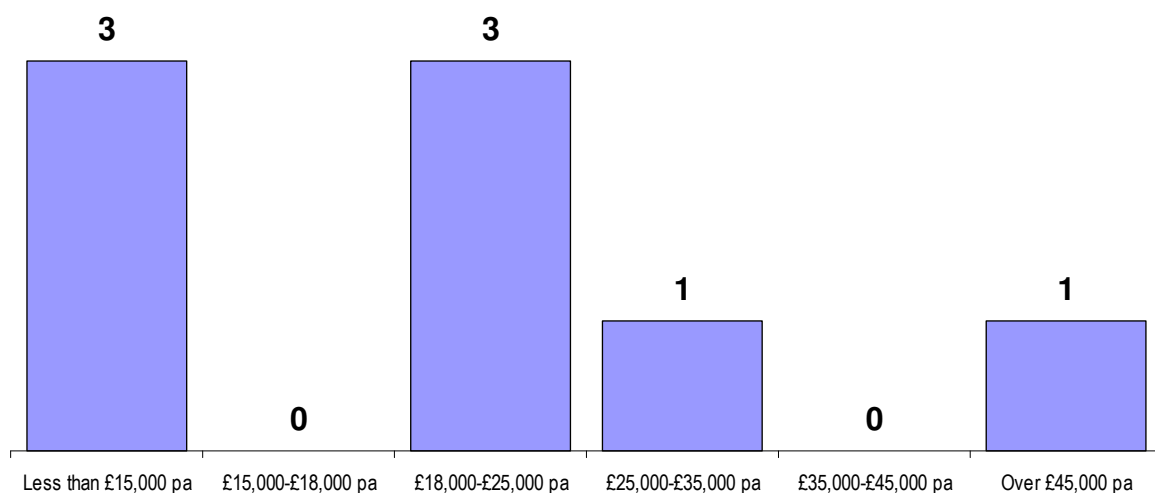
Local Connection

Any affordable homes delivered in Instow will be for people living or working in the parish, or an adjoining one, or for those who can show that they have a long-term connection with the area. These categories are defined in the North Devon Council Local Plan (see p. 17 of this report). The respondents ticked these boxes, some ticking more than one, as follows:



Income and Savings

Those in housing need stated that their household incomes fell into the following ranges:



Three had no savings, while the other five had some savings ranging from £2,000 to £25,000.

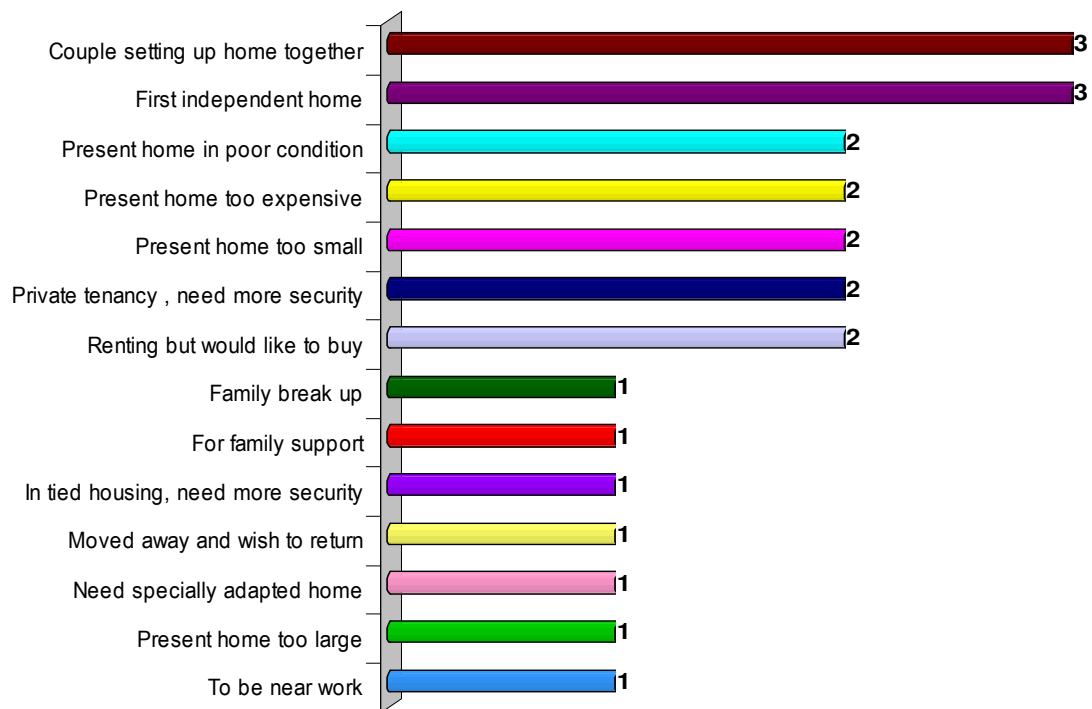
A mortgage calculator showed that a household with an income of £45,000 could borrow up to £218,010 on a mortgage². As at 9/3/2010 the only residential properties for sale in or near Instow were as follows:

- 2 x 2 bed terraced houses @ £260,000
- A 4 bed terraced house @ £345,000
- A 6 bed semi-detached house @ £535,000
- A 7 bed semi-detached house @ £745,000

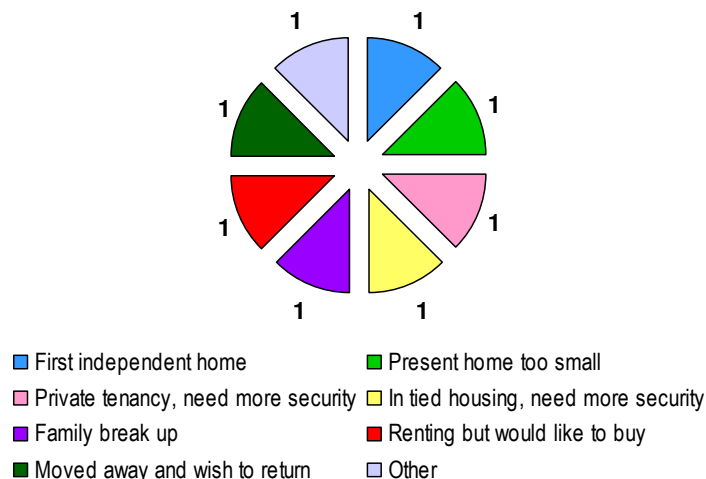
This suggests that even two-bedroom houses in Instow parish are out of the reach of households with an annual income of less than approximately £61,000.

Identifying Housing Need

The survey asked for reasons why people need to move. Again, sometimes ticking more than one box, the reasons were given as follows:-



Of these, the main reasons were:

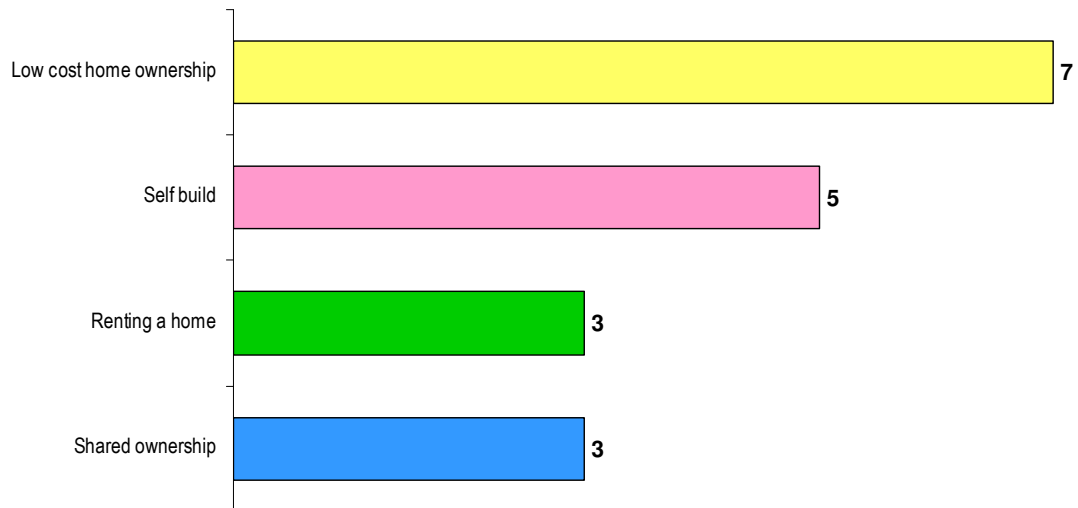


² www.halifax.co.uk

All said they would not be able to remain in their present home, even if alterations, adaptations or support were provided.

Two needed to move within 12 months, four in 1-3 years, and two in 3-5 years' time.

Depending on affordability, the eight respondents ticked tenure boxes they would be interested in as follows:-

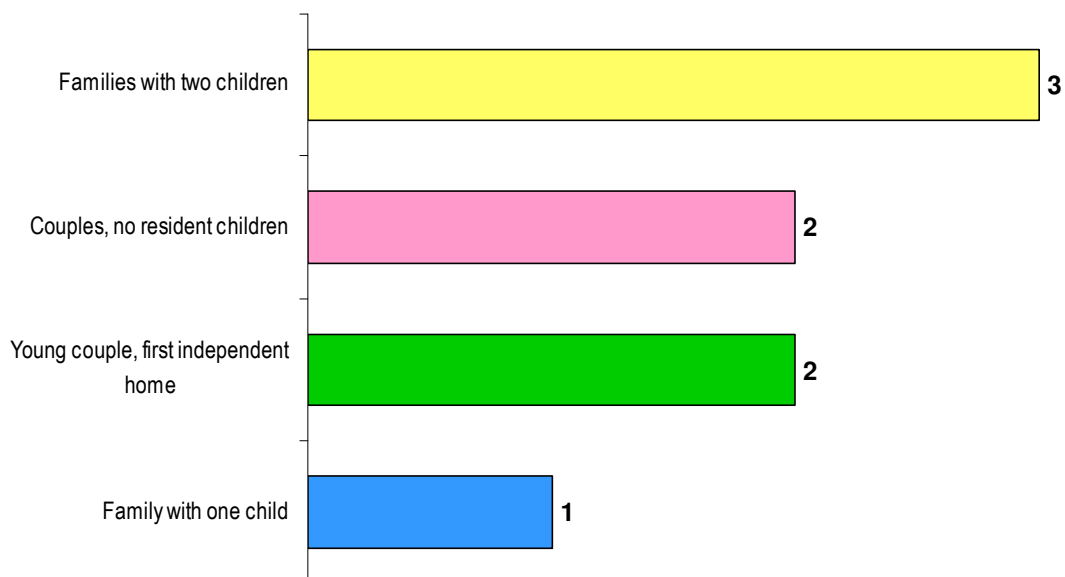


Two were interested in homes on one level.

All eight respondents put Instow as their first choice of parish, four of these putting it as their *only* choice. The four others all named Westleigh as their second choice and Horwood, Lovacott & Newton Tracey as third.

Five of the eight households are already on the North Devon Housing Register.

All eight households returning Part Twos appeared to meet the local connection criteria and to be in need of affordable local housing. Their household sizes were as follows:



Rural Housing Enabler's Comments and Recommendations

There are eight households in housing need, and all meet the local connection criteria set out in the North Devon Council Local Plan. These are all families or couples and are therefore likely to be stable households committed to living in the locality long-term. Two need to move urgently, two others in 3-5 years' time.

It is recommended that 6 homes are needed. Three of these should be 3 bed-roomed, the others 2 bedroomed.

	Rented	LCHO
2 bed, 4 person	2	1
3 bed, 5 person	2	1

There was a strong interest in the home ownership option – including self-build and shared ownership. Income and savings levels amongst those needing affordable housing are generally low, and normally 25% or less of households can afford these options. In this instance it is recommended that up to 2 homes be of this tenure, but if necessary all homes will be rented.

Colin Savage

Rural Housing Enabler

March 2010

Instow Comments

People who said “yes” to a small affordable housing scheme:-

- Instow is a very expensive place to buy a home. I think the affordable housing scheme is essential in a village such as Instow because it enables local people on low incomes to remain in the village, or to move back here.
- In favour but I don't think there are any suitable sites available.
- Strict criteria so as to ensure only those brought up in the parish qualify.
- As with most parts of the south west, it needs affordable homes for all age groups, popular with tourists/second-home ownership. Children are forced to leave their home area, breaking down the family.
- I have lived in Instow for 15 years and am unable to afford to buy, and we have to move when our current tenancy runs out and we want to stay and keep our little girl at the school in Instow.
- There are too many holiday/second homes.
- I am 26 and a professional working full time but I cannot even think about affording a house due to cost. I really want to get on the housing ladder but cannot.
- Instow is very easily accessed from both Bideford and Barnstaple and their environs. Difficult, therefore, to justify destroying the present village atmosphere by further development. NB: I was born and raised locally and hope that before long I shall be able to return – thus this second home will become our primary residence.
- For people who are left in a large house because of bereavement etc. it would enable them to downsize and still stay in Instow, releasing the larger property for a family.
- I'm concerned about (a) the presence of holiday/second homes in Instow – a source of frustration to local people in need – such homes should have Council Tax tripled (or quadrupled!) and (b) need to preserve the character of the village and avoid intrusive new development.
- Any development would need to be minimal. Instow is a special place, essentially a second home/retirement area. Larger development to meet area needs would best be in Yelland/Bickington/Fremington or Bideford East the Water.
- Please do not cause destruction of a beautiful village and more traffic on the roads here.
- To ensure Instow is not another “2nd house” village
- Whether young or old we should try to keep our local people within their home environment if that is their wish
- There is a definite need for affordable housing for people who have had to leave and would like to return. It is vital for the community that Instow provides permanent affordable housing.
- I consider young families to be the lifeblood of a village whereas “second homes” empty most of the year are the death knell of a village such as Instow.
- Instow is untypical as a village; its population is in the main middle class, either in work or retired. All villages require a mix and affordable houses for young families would provide a healthy injection to life.

- I am not in favour of encouraging holiday homes in coastal villages – new homes should be directed at people who want to live here.
- This is a lovely village with a good shop and great school. We need families to keep the village alive. There are TOO MANY 2nd homes. Recent planning has all been for large holiday homes, the majority of which stand empty most of the year. The old nursing home on the front is, I believe, to be yet more holiday accommodation.
- It would be good for the village if we could integrate disabled residents.
- In the past affordable housing has been built but was acquired as investment/ second homes. What provision can guard against this happening again?
- If young people can't afford to stay in communities then the community will die – they represent the future of villages by providing children for school, young blood for pubs, shops etc. Second home owners are the death knell of our communities.
- A small number, max 5.
- The young cannot pay the high rents in the village.
- Young families need affordable homes. Without these families, communities get “old” and “static” and entrenched! *Aside: Perhaps a detailed survey of current use or misuse of housing association homes would reveal under-use of properties, i.e. one person in a 3 bedroom house, or even worse, unoccupied for most of the time.*
- 2-3 bedroom cottages, gardens optional.
- Many would like to live in Instow; few need to live in Instow. The danger is that the building of a material number of new homes will damage the character of the village, which is what makes it a desirable place to live in the first place.
- There is a large, empty building on Marine Parade which could be converted into flats for young people or first homes.
- I know at least four couples with young children who are permanently paying rent who would benefit from a leg-up onto home ownership. They all live in the Instow parish and are all wage earners.
- There are a number of second homes which lie empty for many months. These are often of a size suitable for first-time buyers and family homes. The price of property in the area is too high for many.
- This would depend on their location.
- Too few affordable family homes.
- There are a number of widowed/elderly people living in houses that are now too big for them, so some smaller houses or apartments with lifts would be an answer for people who have lived in the village for a long time (25-30 years) and have no wish to leave.
- A considerable amount of property in Instow is only inhabited over approx. one third of the year.
- I would not like to see Instow lose its “country seaside village” image, but appreciate that more affordable housing is needed in general. Instow is full during the summer and it is impossible to park close to the post office or supermarket.
- This parish is becoming the second home enclave of the “haves” who spend very little time here, many preferring to let their property during the season – good for local business maybe but killing the community.
- At present, as far as I know, there are no suitable homes for people with disabilities in Instow village.
- Most elderly people like their independence.

- As long as they are built where there is no risk of flooding.
- A CPO should be put on the old blind home in Instow and it should be made into affordable housing and not let out to private enterprise.
- There are too many holiday let properties, a lot of them would be suitable for young people or elderly who want to downsize.
- Economically young families cannot afford to live in Instow.
- Need has to be genuine, and priority to villagers. If people with problems are going to be asked to provide more forms the result of this survey will be very skewed, and care must be taken to allow for this when making decisions.
- I would prefer to see conversion/upgrade of existing property e.g. Sands Nursing Home, Methodist Church both of which are no longer in use and are deteriorating.
- Otherwise the Parish will become a geriatric community.
- Prices in Instow are very high for local working people, and people needing to be close to relatives who are elderly or disabled need affordable housing. For others houses in Yelland or East the Water are close enough and about 2/3 the price, with regular bus services. No more incomers please, locals only.
- There are an increasing number of houses and cottages in “old” Instow which are now second holiday homes. The soul is going from this village.
- Instow is a small, unspoiled village, lovely as it is. East the Water Bideford, not far away, is ideal for extra housing of all types.
- Instow is a small village with very little (if any) land available for building – I cannot see (I have lived here 38 years) where this land for extra houses could be found unless farmland was utilised – a retrograde step!!
- We must keep the younger generation in the village for it to grow.
- There is little or no affordable housing in Instow. There is a clear need (despite local protestations) for those meeting the criteria below, particularly young people, young families, young who have had to leave (I have three children). Instow needs a more balanced community – as I am sure responses to A will indicate!!! Local people as long as the stated criteria are not stretched out.
- Instow attracts visitors – not enough parking for residents, let alone hordes of visitors – more housing means even greater parking problems.
- It is important to keep the village alive.
- affordable housing is needed and needs to “fit in”. The village will die if people below 30 cannot afford to live here but we want accommodation in keeping not bit blocks of flats.
- We personally know of no local people in need of housing. Many hundreds of houses have been built in Barnstaple and Bideford; four, totally unsuitable, in Instow. We have lived in Instow for 16 years, in Devon 50 years.
- Instow is expensive. Some homes already built now sold and rented out. Conditions for purchase must prevent this.
- To ensure young adults, brought up in the parish, have some access to reasonably priced accommodation to maintain a balance of generations.
- Like all villages, Instow needs a balanced community made up from all ages and walks of life.
- Young people need affordable local homes in their local area instead of being forced to move.

- The parish is filled with expensive homes, many second or holiday. Many second homes are only lived in for a few weeks of the year. Population is also getting older. Need to encourage younger people and families. Employment in village low paid. People who work here cannot afford to live here.
 - Main problem will be location and access to bus services due to high price existing Instow properties achieve.
 - We need employment as well as homes.
-

People who said “no” to a small affordable housing scheme:-

- I think the character of Instow would be spoilt if any more new houses were built. Most people who live there are mostly elderly retired residents. I think Instow is something special and should be preserved and not spoilt by new development.
- Not needed.
- Shortage of land available for consideration would place this project in jeopardy.
- Instow, Appledore and many other places like them will suffer greatly in character if modern, cheap looking, ill thought out housing is allowed.
- The need must be prioritised – for people who work and contribute to the village first. Houses available should be rented out to stop selling on to non-needy people (outsiders). No new houses required in Instow, let’s find a way on stopping the massive increase of holiday homes which just drive up the demand for affordable houses.
- There is already a large amount of rented accommodation in Instow due to Tapely. Many of these are on housing benefit, and thus there is a large “private” supply of social housing.
- No space for new building in Instow.
- There are enough homes.
- Because Instow is a very sought-after location and possibly buyers would sell on the cheap housing at a huge profit.
- Housing funding by the government is only possible when the housing provider undertakes to take the most needy people therefore I am against this on the grounds we will end up with people who are NOT locally connected.
- Enough people in the village.
- Unless there is a fundamental improvement in car parking the village simply cannot cope with more residents/houses.
- I am Devonian – born and brought up in Bideford and have traced my family back over 500 years in North Devon. I have moved away to work, have worked hard and now in position of having sufficient income to maintain a second home in my home county. I think local people should do as I have done in working hard, educating themselves and then they can afford suitable housing.
- Although I oppose the need for more houses, I appreciate the need. It has to be remembered flooding has been and will be, with global warming. We are an estuary village and more building here would make the threat even worse. Instow is not the right place for further building.

- Private sector initiatives should be supported provided Brownfield sites used, quality build, infrastructure could support. Would not favour public sector initiatives – not relevant to area.
- I would like to say “yes”, but these new affordable houses are built so cheaply and at high speed are usually out of character to the buildings around them and squashed into a confined space. Also, where is the land to build on in the small village of Instow, which might also contribute to the flooding and car parking issues which we have today.
- There would be more than enough homes if half of them were not empty for 50 weeks of the year. Holiday homes should be banned – they destroy country areas. People who own holiday homes contribute nothing to the area or its economy. They should use hotels or B & B’s then they’d be of some use. We have two children who will want homes in the next four years plus, who will never be able to afford homes here, where generations of my family have lived.
- IF PEOPLE WANT HOMES THEY SHOULD SAVE FOR THEM. WE HAD TO. FED UP OF SEEING “OUR” GREEN FIELDS AROUND TORRIDGE RIVER DUG UP FOR CHEAP HOUSING CREATING URBAN SPRAWL AND CLOGGED ROADS. AFFORDABLE HOUSING AREAS CAN BRING AN INCREASED CRIME RATE TO AREA, I.E. EAST THE WATER, LEAVE IT OUT OF INSTOW! FOR ONCE CONSIDER THE MAJORITY OF NORMAL FOLK HERE, NOT THE HARD DONE FOR, OR THOSE ON THE “BENEFITS RIDE”. **PLEASE STOP “TRYING” TO SPOIL OUR VILLAGE, LEAVE IT BE.** WE LIVE HERE BECAUSE IT IS LIKE IT IS. PLEASE LEAVE INSTOW ALONE.

INSTOW PARISH COUNCIL



QUALITY
PARISH
COUNCIL

Clerk: Roger W Jacob MCMI

2 Sticklepath Court, Lake near Tawstock, BARNSTAPLE, Devon, EX31 3HN.

Tel. No: 01271 372408

Email: kernow@rwjacob.free-online.co.uk

Dear Parishioner

16th November 2009

Instow Parish Housing Needs Survey

We need your help to assess whether there is a need for local needs affordable housing in the parish and an independent survey is considered to be the best way to do this.

Enclosed is a letter from the Rural Housing Enabler and a two part survey form. If you are suitably housed and will not need a change of housing in the next five years please complete and return Part One in the enclosed prepaid envelope.

If you consider your household to be in local affordable housing need, are likely to need to move to another home in Instow Parish, or an adjoining parish, now or in the next five years and you feel you will need help to obtain an affordable home, you will need to complete and return both parts of the survey form. If you know of an Instow person/household or anyone from any of the adjoining parishes of Fremington, Westleigh or Horwood/Lovacott/Newton Tracey who needs to live in this Parish and help to obtain an affordable home, they will need to complete their own survey forms. Additional forms can be obtained from the Rural Housing Project; contact details are on the enclosed letter and survey forms.

It would help if you could return the form(s) as soon as possible.

When the survey and subsequent report is complete Colin Savage (Rural Housing Enabler) will attend a Parish Council meeting to discuss the results and options for the parish. Any information regarding individuals will not be publicly identified or available at any stage of the survey or the report.

On behalf of the Parish Council, thank you very much for your participation.

Yours sincerely

Chairman of Instow Parish Council

"Instow: Time and Tide Are With Us"



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

EXMOOR HOUSE, DULVERTON, SOMERSET. TA22 9HL

01398 322249 cbsavage@exmoor-nationalpark.gov.uk

18 November 2009

Dear Parishioner

Instow Parish Housing Needs Survey

The Rural Housing Project's aim is to increase the provision of affordable housing for local needs, where it is needed, in rural communities across the project area of Exmoor, North Devon and West Somerset. I am the Rural Housing Enabler for the project area and one of my roles is to work with Parish Councils and local communities to assist them to carry out a Housing Needs Survey, in order to identify whether there is a need for affordable housing for local people in the parish. If a need is identified, I can work as an 'honest broker' between all parties, to take the project forward step by step, to hopefully provide affordable housing for local people.

Instow Parish Council is working with the Rural Housing Project to complete a Housing Needs Survey for Instow parish. It would be helpful if you would complete Part One, it is only a short questionnaire, and it will help provide an overall profile of population, housing tenure and views on affordable local needs housing in the parish. I enclose a prepaid envelope for your use.

You will only need to complete and return a Part Two form if you consider yourself or your household to be in local affordable housing need, are likely to need to move to another home in Instow parish now or in the next five years, and you feel you may need help to obtain an affordable home. This survey form does ask for detailed, confidential and sensitive information. I will need this information to assess whether you are in need of affordable housing and to consider you further. Please be assured that your individual survey forms will not be available to the Parish Council. I shall prepare a report based on the information provided but the report will only provide general numbers, trends, percentages, comments and identify the level of local affordable housing need. **The report will not include any name or addresses and will avoid any information that could identify a particular respondent.** I will then attend a parish council meeting to discuss the report and options for the parish. When the report has been considered, if there is a need for affordable housing for local people, we may need to approach the District Council, housing association(s) and/or other agencies that can facilitate the provision of affordable housing for the community.

Please return your completed form(s) to the Rural Housing Project as soon as possible. The form gives a deadline of 30th November, but the first week in December will be acceptable. Additional forms are available for anyone who has a need to live in the parish. If you would like to discuss the survey or want any assistance in completing the survey form, please feel free to call me, or my assistant Diane Blackman.

Yours sincerely,

Colin Savage

Colin Savage
Rural Housing Enabler

AFFORDABLE HOUSING FOR LOCAL PEOPLE - INSTOW

If this Housing Needs Survey identifies a need for local affordable housing, careful consideration will be given to how and where this should be provided.

North Devon Council Local Plan

North Devon Council has clear and strong planning policies within its Local Plan which would restrict housing developed in Instow to people with a strong local connection. See Local Connection criteria below.

Paragraph 3.27 of the Local Plan defines Instow as a “village” within the Area of Strategic Landscape and Development Constraint.

Local Connection Criteria

New affordable housing provided under the Local Plan will be strictly limited to people with a strong local connection, and this will be controlled by a Section 106 agreement as part of Planning Permission. To qualify for new affordable housing applicants must:-

- (1) be able to demonstrate that they are in affordable housing need, and that they cannot meet their housing requirements through renting or buying on the open market.
- (2) meet one of the following local connection criteria:
 - Existing residents who have lived in the locality for a continuous period of at least five years and are in need of separate accommodation (defined as those setting up a new household as a result of cohabitation, marriage, divorce or separation, or those that have, or are about to leave, tied accommodation on retirement);
 - Existing residents who have lived in the locality for a continuous period of at least five years and whose present accommodation has become either substandard or unsuited to their circumstances because of their age, an impairment, medical condition or to meet the needs of a growing family;
 - People who have worked in the parish for a continuous period of at least five years or someone currently employed in an agricultural related activity, the emergency services, as a professional health, care or social worker or as a qualified primary or secondary school teacher and working within the parish and those who provide an important service and need to live closer to the local community;
 - People who have moved away but have strong established and continuous links with the locality by reason of birth or family and still have a parent or guardian living there.

There is a cascade provision working outwards from the parish and adjoining parishes, but North Devon DC would expect to see the homes going to people meeting one of the three criteria above. Housing would not be provided in Instow to meet the needs of neighbouring larger settlements such as Bideford or Barnstaple. North Devon DC has a special policy giving priority to those with local connection over those from other parishes in higher housing need.

Affordable Housing Need

New affordable housing would only be considered where there is an identified local need. Such need may be because of overcrowding, poor conditions, lack of facilities, or insecurity of tenure. Section B of the Part Two form enclosed identifies the range of issues which might result in people being regarded as in housing need. Housing need is likely to result from a combination of these factors, not one on its own.

The planning policy above says that housing can only be provided, where people “cannot meet their housing requirements through renting or buying on the open market.”

These housing need criteria apply to those seeking rented housing who cannot afford open market rents. Affordable home ownership is available to those who can afford to rent but would like to buy. Government guidance suggests these will be

“existing council and housing association tenants, those on local housing waiting lists for rented accommodation, statutory homeless, key public sector workers and other first time buyers.”

In rural areas they will also have to meet the Local Connection criteria above.

Housing Options

There are several affordable options available to those in housing need. In general terms those on lower incomes (less than £20,000 per annum) are likely to be able to afford the rented options below.

Social rented:-

- is where housing is built, rented and controlled by Registered Social Landlords (RSLs), most commonly housing associations. This enables people to rent homes of a good standard over long periods with secure tenancies, providing more security than is normally possible in the private sector. Rents are fixed by the Housing Corporation at levels well below open market rents.

Sub-market renting:-

- is where housing is provided with rents below open market rent levels, but higher than social rented. This will normally be in the range that is accepted locally for Housing Benefit, so that tenants only pay what they can afford and Housing Benefit pays the remainder. On open market rented housing, there is usually an amount above the Housing Benefit cap that the tenant has to pay, and which makes it extremely difficult for them to afford.

Households with incomes higher than £20,000 per annum may be able to afford low cost home ownership options, which are sometimes called “intermediate” housing. These include shared ownership, shared equity, and self-build. Those seeking such provision should also complete Part Two of the questionnaire.

**For more information, contact the Rural Housing Project
Exmoor House, Dulverton, Somerset, TA22 9HL**

☎ 01398 32245/49

✉ cbsavage@exmoor-nationalpark.gov.uk

Colin Savage
Rural Housing Enabler
November 2009

PLEASE RETURN BY: 30TH NOVEMBER 2009



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET
Address: Exmoor House, Dulverton, Somerset, TA22 9HL.
Project Contact: Colin Savage Telephone: 01398 322249. Fax: 01398 323150.
E-mail: cbsavage@exmoor-nationalpark.gov.uk

INSTOW PARISH HOUSING NEEDS SURVEY – PART ONE

The Rural Housing Project is working with Instow Parish Council to identify the level of local affordable housing need within Instow Parish. This Part One survey form has been sent to every known household in the parish and can help provide a profile of the population, housing tenure and views on affordable housing in the parish. Extra forms are available from the Rural Housing Project. Please return completed forms to the Project in the envelope provided.

A. Your Household

(1) Please indicate the number of people in your household in the following age groups:

Age	0 – 4	5 – 15	16 – 24	25 – 44	45 – 64	65 – 74	75+
Male							
Female							

B. Your Current Home

(2) Are you:

A Home Owner		Lodging with another household	
Renting from a private landlord		In housing tied to job	
Renting from a housing association		Living with parents or relatives	
A shared owner (part rent/part buy)		Other, please specify	

(3) Is this your:

Main Home?		Second Home?	
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C. Housing Required

(4) Who do you think is in greatest need of a new home in the parish? (Please tick one)

Homes for young people		Homes for elderly people	
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Homes for families		Homes for single people	
Homes for people with disabilities		No further homes are needed	
Homes for people who have had to leave		Other, please specify	

(5) If need is proven would you be in favour of a small number of new homes to help meet the housing needs of local people in the parish?

Yes		No	
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Please briefly explain your views (continue on a separate sheet if necessary)

D.

**If you
or your household or someone in your household
or someone you know who has moved away and wishes to return (*please pass survey form on to them or request another form from the Rural Housing Project*)**

consider that you meet the criteria set out below and are in need of affordable housing:

PLEASE COMPLETE A "PART TWO" SURVEY FORM

Affordable housing could be provided for:

- Existing residents who have lived in the locality for a continuous period of at least five years and are in need of separate accommodation (defined as those setting up a new household as a result of cohabitation, marriage, divorce or separation, or those that have, or are about to leave, tied accommodation on retirement);
- Existing residents who have lived in the locality for a continuous period of at least five years and whose present accommodation has become either substandard or unsuited to their circumstances because of their age, an impairment, medical condition or to meet the needs of a growing family;
- People who have worked in the parish for a continuous period of at least five years or someone currently employed in an agricultural related activity, the emergency services, as a professional health, care or social worker or as a qualified primary or secondary school teacher and working within the parish and those who provide an important service and need to live closer to the local community;
and
- People who have moved away but have strong established and continuous links with the locality by reason of birth or family and still have a parent or guardian living there.

Thank you for taking the time to complete this survey form.

Address: Exmoor House, Dulverton, Somerset, TA22 9HL.
Project Contact: Colin Savage Telephone: 01398 322249. Fax: 01398 323150.
E-mail: cbsavage@exmoor-nationalpark.gov.uk

INSTOW PARISH HOUSING NEEDS SURVEY – PART TWO

*Please complete this form if you consider that you are in need of local affordable housing in Instow parish and may need to move to another home in the parish or an adjoining one over the next five years. **Please return it to the Rural Housing Project in the envelope provided.***

Complete a separate form for each household in need of housing. If you require extra forms or have any questions, please don't hesitate to contact us (☎ 01398 322245 - Diane Blackman)

A. Local Connection.

- (1) It is intended that any affordable homes delivered in Instow will be for people living or working in Instow Parish, or an adjoining one, or for those who can show that they have a long-term connection with the area - for example, people who have moved away but would like/need to return.

Please tick any that apply to you

Have you lived in the Instow Parish or an adjoining* parish (please state) for 5 years continuously in the last 10?	
Have you worked in Instow Parish or an adjoining* parish (please state) continuously for the last five years?	
Are you currently employed in an agricultural related activity, the emergency services, as a professional health, care or social worker or as a qualified primary or secondary school teacher and working within the parish and/or providing an important service and need to live closer to the local community?	
Do you know someone who has moved away but has strong established and continuous links with the locality by reason of birth or family and still has a parent or guardian living there? If so, please put them in touch with the Rural Housing Project.	

* adjoining parishes = Fremington, Horwood/Lovacott/Newton Tracey, Westleigh.

B. Identifying Housing Need

- (2) Why do you need to move? Please tick any that apply to you

a) First independent home		j) Currently homeless	
b) Couple setting up home together		k) Cannot manage stairs	
c) Present home too small		l) Present home in poor condition	
d) Present home too large		m) Renting but would like to buy	
e) Present home too expensive		n) Moved away and wish to return	
f) Private tenancy ending shortly		o) Need specially adapted home	
g) Private tenancy, need more security		p) For family support	
h) In tied housing, need more security		q) To be near work	
i) Family break up		r) Other please explain	

Which of the above is your main reason? Please state one only

(3) When will you need to move? Tick one only

Within 12 months		3 – 5 years	
1 – 3 years		5 + years	

(4) Could you remain in your present home if alterations, adaptations or support were provided?

Yes	
No	

If Yes, please specify what would be needed:

C. Affordability

(5) Employment

Please indicate the nature of you and/or your partner’s employment and whether it is full time, part time, casual or seasonal.

Your employment:

Your partner’s employment:

(6) Income

It will help us to assess the type of affordable housing you can afford if you can indicate your level of income. This would be combined income for couples/households.

Which of the following ranges of **annual income** does your household have? (Gross income, before deductions). Please tick the appropriate box.

a. Less than £15,000 pa.		If you prefer to state your weekly or monthly income please do so below: Weekly = Monthly =
b. £15,000- £18,000 pa.		
c. £18,000- £25,000 pa.		
d. £25,000- £35,000 pa.		
e. £35,000 - £45,000 pa.		
f. Over £45,000 pa.		

(7) Savings

Do you have savings or equity you could use as a deposit for an affordable home or provide you with additional income?

Yes		Please state amount (to nearest £500): £
No		

(8) Depending on affordability, would you be interested in: Tick all that apply

a. Renting a home? (Most likely through a Housing Association)	
b. Low cost home ownership?	
c. Shared ownership? (part buy/part rent – through a Housing Association)	
d. Self build?	

D. Type and Location of Housing

(9) Please complete the table below for anyone in you household needing to move with you:

Relationship to you e.g. partner, son, daughter	Age	Male/Female	Living with you now?	Would live with you in next home?
Yourself				

(10) How many bedrooms would you need?

1 bed		3 bed		5 bed or more	
2 bed		4 bed			

(11) Does anyone in the household wishing to move need the following? Please tick all that apply:

Access for a wheelchair	
Sheltered housing with a warden	
Residential care	
Accommodation on one level	
Help with personal care	
Other, please state	

(12) Where do you need to live?

Please put in order of priority with ① by your first choice, ② = second and ③ = third choice.

Instow Parish		Westleigh Parish	
Horwood, Lovacott & Newton Tracey		Other – please state	

E. North Devon District Housing Register

Is your household on North Devon District Council's Register?

Yes		No	
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This survey will help assess the level of local affordable housing need in your parish, however it is also important that if you consider that your household is in local affordable housing need, you ensure that your need is visible to all the relevant organisations by making sure you are on North Devon District Council's Housing Register. It is essential to be registered if you are to be considered for an affordable property, or receive an eventual offer of housing if suitable affordable housing is developed, or an existing property becomes available for which you meet the occupation criteria.

Address: North Devon District Council Housing Advice Centre
 25 Boutport Street
 BARNSTAPLE EX31 1RP
 Tel: 01271 325757 E-mail: housingadvice@northdevon.gov.uk
 Website: www.northdevon.gov.uk – housing link on homepage.

F. Your Contact Details.

Thank you for taking the time to complete this survey form.

It would be very helpful if you could provide your contact details below. If a need is identified it may be necessary for the Rural Housing Enabler to stay in touch to ensure that you have the best chance of receiving an offer of housing if your need is verified. Initially a report will be prepared for the parish council based on the results of this survey. It is important to note that the report attempts to show general parish trends and the level of housing need within the parish and it is not our intention to identify particular households.

Once the report has been considered, if a need for affordable housing for local people is identified, it may be necessary to approach the District Council, Housing Association(s) and/or other agencies that can work towards the provision of such housing for the community. At that point these organisations may need to access relevant needs information from your survey form. This information will only be available to the Rural Housing Project and other official agencies/organisations, for the purpose of providing local needs affordable housing.

E-mail Address
Name
Address
Postcode
Telephone Number