



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

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HOUSING NEEDS SURVEY

BISHOP'S TAWTON

North Devon

DECEMBER 2010



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, Devon & Cornwall 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.

BISHOP'S TAWTON PARISH HOUSING NEEDS SURVEY

Introduction



Bishop's Tawton is a civil parish in North Devon.

It is in the valley of the River Taw, about three miles south of Barnstaple. According to the 2001 census the parish had a population of 1,176.

In April 2011 there were 12 houses for sale in Bishop's Tawton with asking prices starting at £199,950 for a mature, three bedroom, end-of-terrace house and rising to £392,500 for a modern, four bedroom, detached house in the village.

There were no properties available for private rent in Bishop's Tawton itself, and widening the area to within 1 mile of the village produced properties ranging from a studio flat in Newport, Barnstaple at £350 p.c.m. with the provisos "*Employed only. No pets.*" To a 3 bedroom townhouse, also in Newport, at £795 p.c.m. with the provisos "*Working or retired only. Sorry no pets or DSS.*"

Local Amenities

Bishop's Tawton has a pub, a church and a village hall.

Shopping: Post Office, book shop and butcher's shop in village.
Range of local shops available in Newport 2 miles away and Barnstaple, 3 miles.

Schools: Pre-school and primary school in the village.
Secondary Schools at Barnstaple.

Health: Doctors, Dentists, Hospital, Vets at Barnstaple.

Transport: Regular buses go along the main road through Bishop's Tawton:

- 325 (Barnstaple – Chumleigh) several times a day;
- 9 (Barnstaple - Bishop Tawton – Barnstaple) several times a day; and
- 658 (West Buckland – Barnstaple) twice a week.

The nearest train station is Barnstaple.

Library: Main library in Barnstaple; mobile library from Barnstaple stops near the pub at Bishop's Tawton every other Wednesday.

Main industry and employment:

Barnstaple: main employers being local government, North Devon District Hospital, a large pharmaceutical company and the Royal Marines base at nearby Chivenor.

Other towns offering employment are Bideford (10 miles) Ilfracombe (13 miles).

The Survey

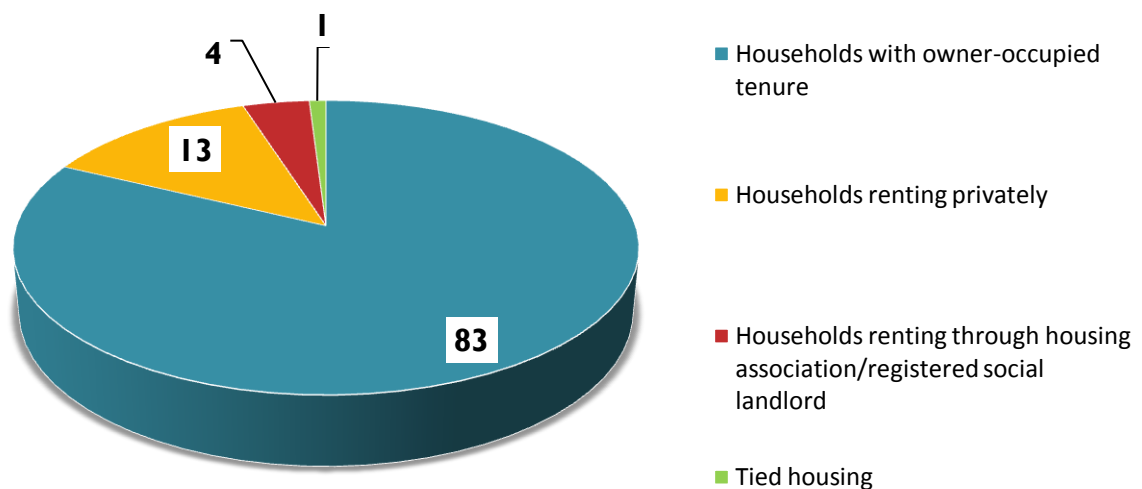
Following discussions with Bishop's Tawton Parish Council, and with its agreement, housing needs survey forms were sent to 547 dwellings in Bishop's Tawton Parish¹, along with covering letters from the Chairman of the Parish Council and the Rural Housing Enabler, and some background information (copies are appended to this report).

A total of 101 forms were sent back, representing a return of 18.5% - about half the usual response rate for these surveys.

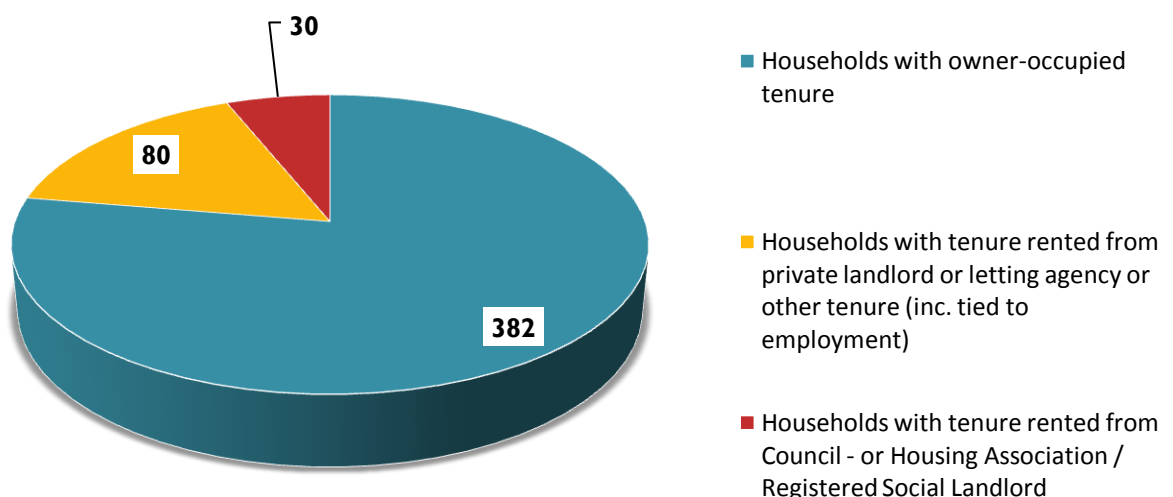
Of these 101 returns, 10 households completed Part Two, indicating that they are in need of affordable housing in the parish. These are dealt with in detail later in the report. The following data relates to the parish and all the forms returned, whether or not they completed Part Two.

Tenure

Most of those responding to our survey were home owners, as follows:



Government statistics on households in Bishop's Tawton Parish² show a similar proportion of tenure.



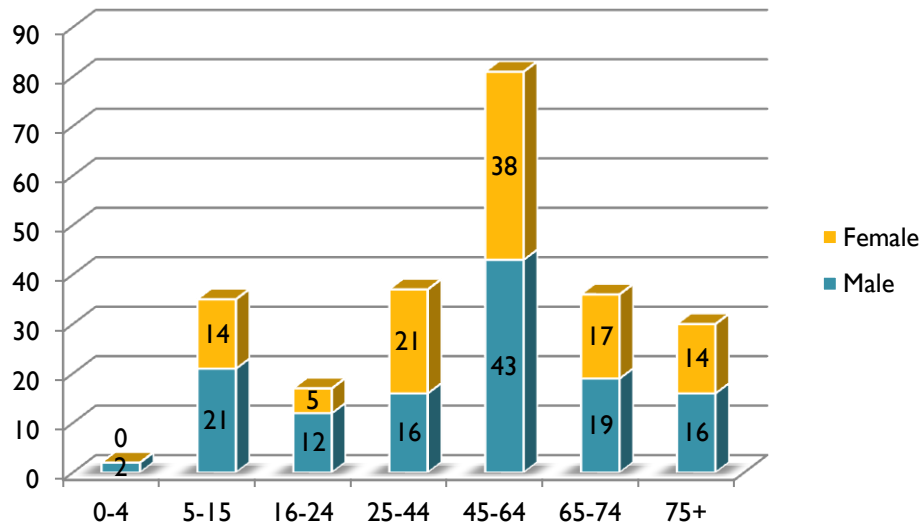
¹ Addresses provided by North Devon Council, all sent out to "The Occupier"

² Office for National Statistics, Census 2001, updated April 2004

No properties in Bishop's Tawton were reported as being second/holiday homes; the Office for National Statistics states that there are in fact 12 in total.

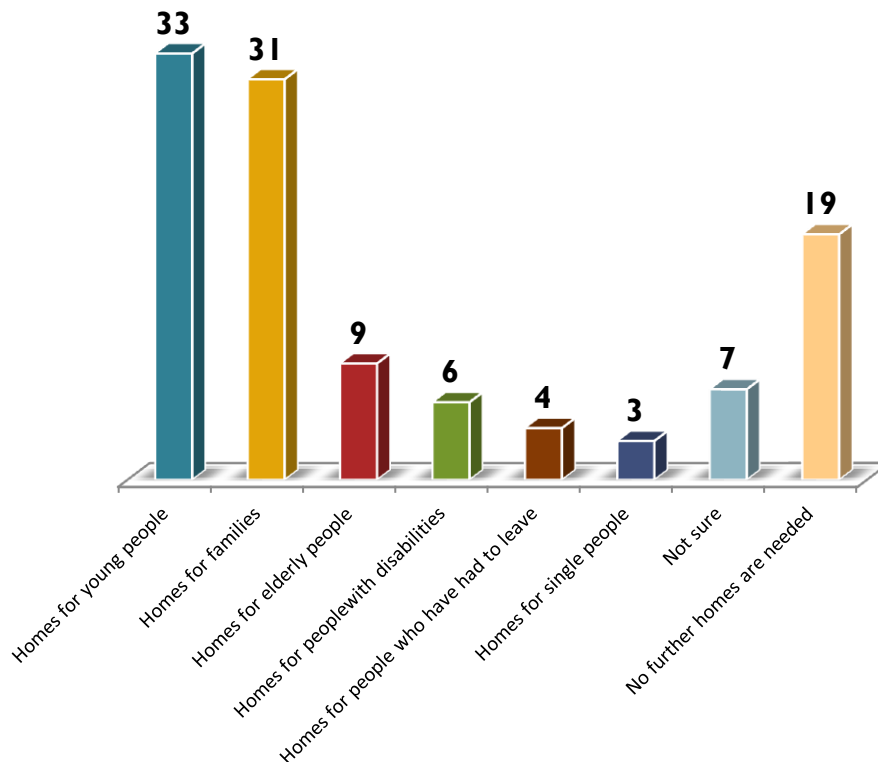
Age Range

Age ranges within households in Bishop's Tawton as shown in survey responses are as follows:

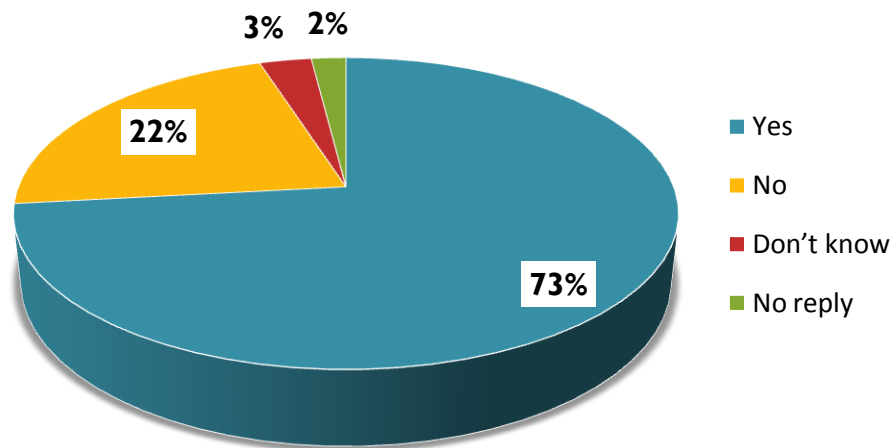


Perception of Housing Need

Respondents felt that those in greatest need of new homes 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 (73%) said yes.



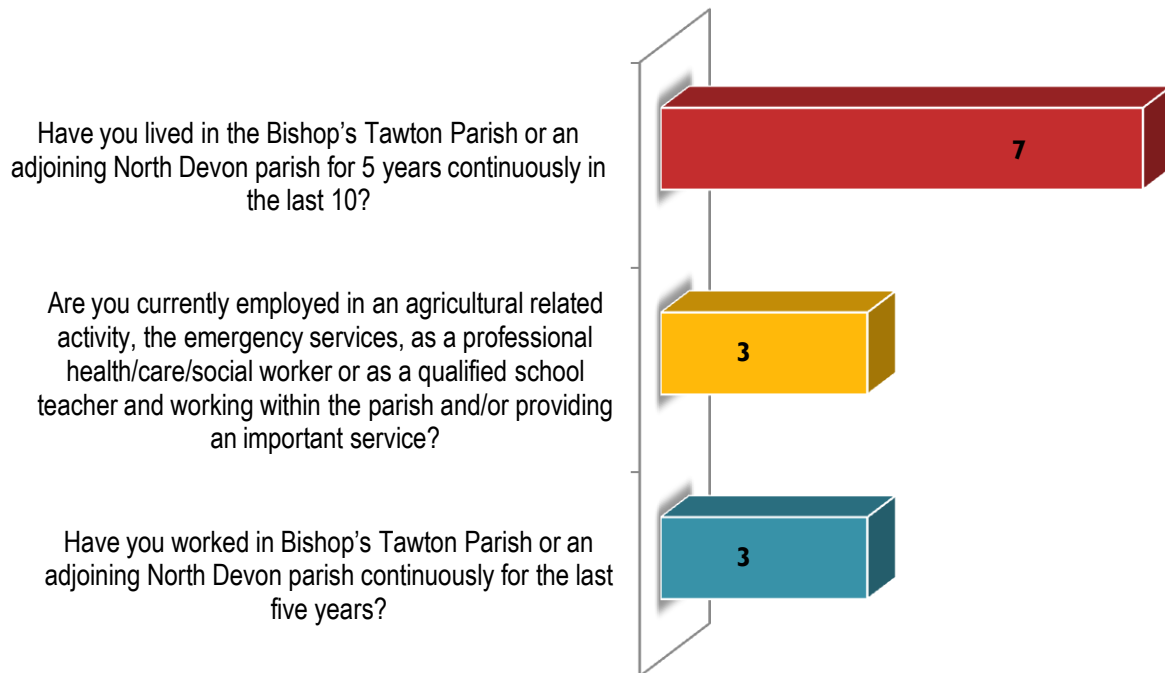
Comments and points of view expressed at this point are set out on pages 12-14.

PART TWO

Ten Part Two sections were returned indicating a need for affordable housing in Bishop's Tawton Parish.

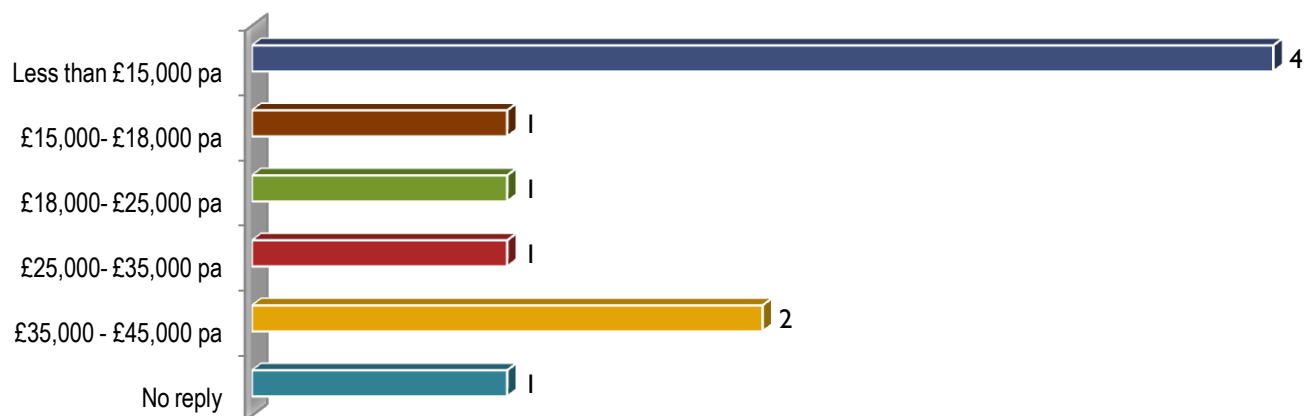
Local Connection

Any affordable homes delivered in Bishop's Tawton would 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. The respondents ticked these boxes, some ticking more than one, as follows:



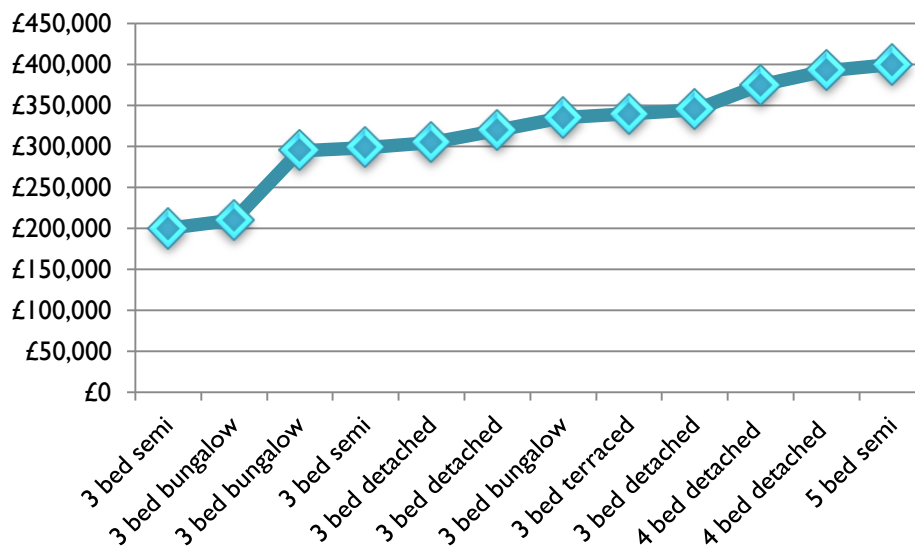
Financial Situation

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



Nine had no savings, while the other one had savings of £10,000.

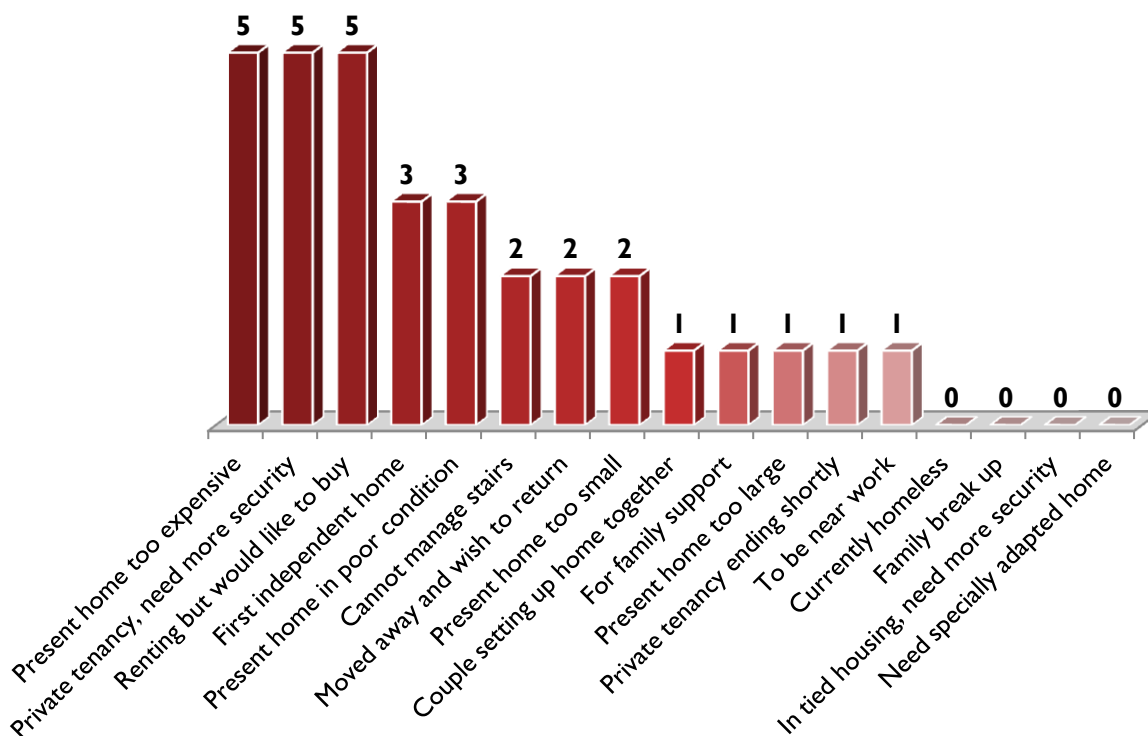
An online mortgage calculator showed that a household with two wage earners, two children and an income of £45,000 could borrow up to £175,000³. As at 8/4/11 the only residential properties for sale in or within a mile of Bishop's Tawton⁴ were over £200,000, as follows:



This suggests that all properties in or near the parish are out of the reach of all households responding to our survey in housing need.

Identifying Housing Need

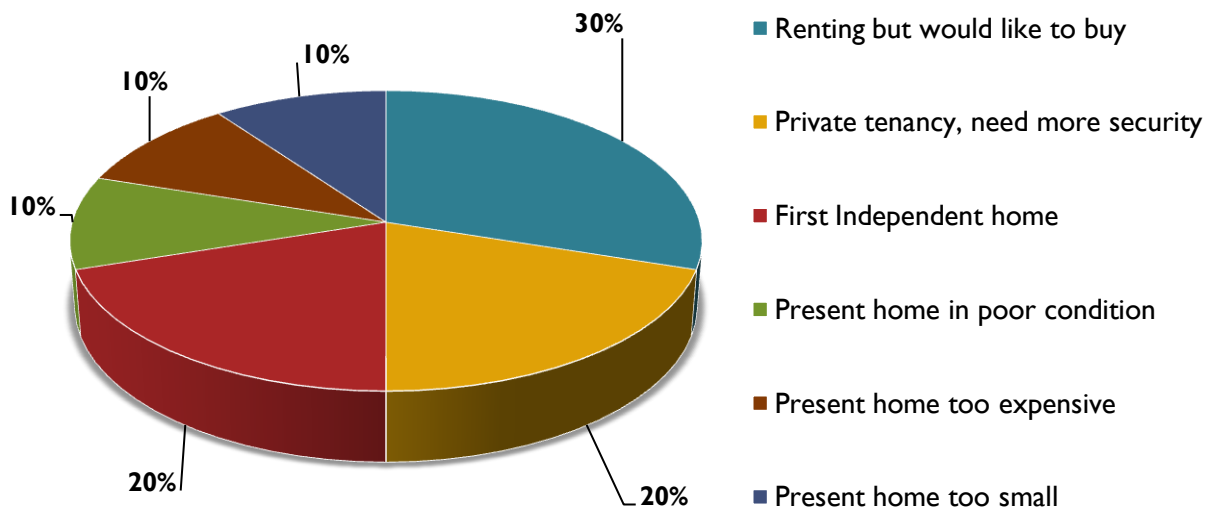
The survey asked for reasons why people need to move. Again, sometimes ticking more than one box, the reasons were given as follows:-



³ www.halifax.co.uk

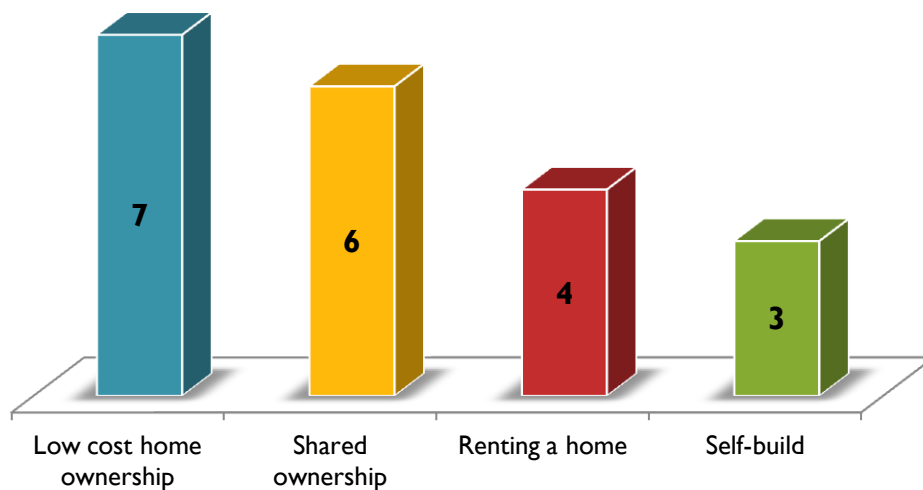
⁴ www.rightmove.co.uk

Main reasons were as follows:



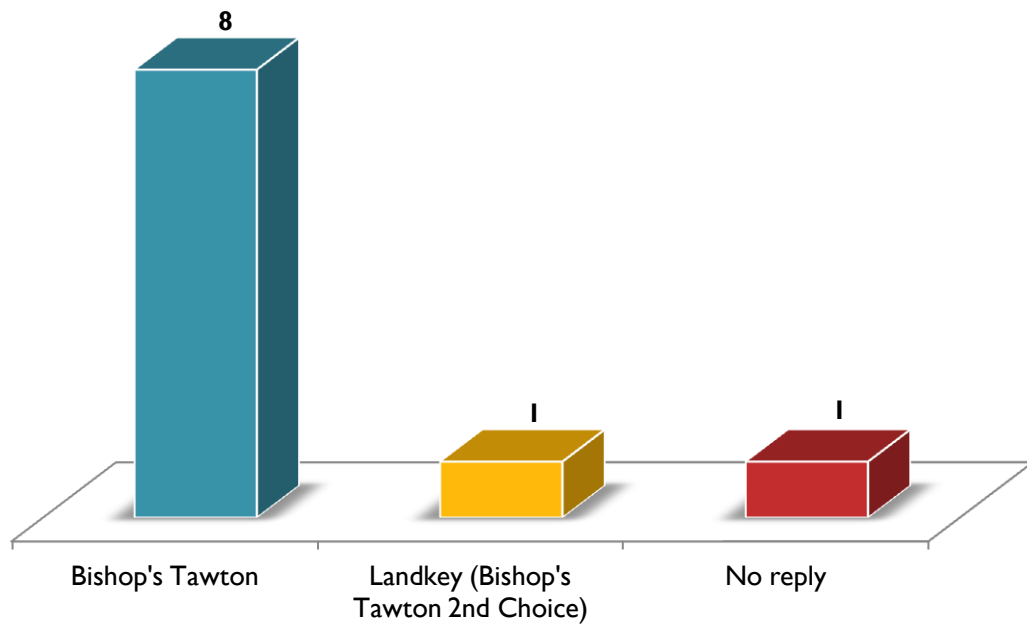
All said they would not be able to remain in their present home, even if adaptations or support were to be provided. Those whose homes are cold said that better heating and insulation might make a difference.

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



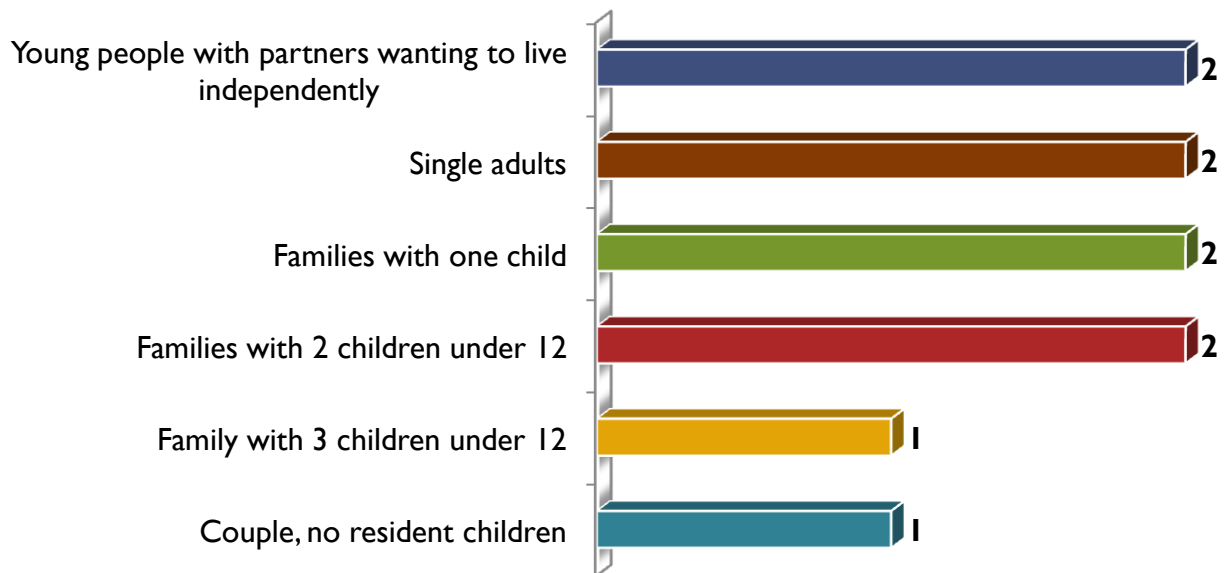
However, only four households have incomes of more than £25,000 and only one of these any savings, which would be needed for a deposit. This is insufficient demand to provide home ownership options, but individuals can contact the Rural Housing Project for advice on how they might pursue this route.

Parish first choices were as follows:



Four of the households were already on the North Devon Housing Register and 6 were not.

All 10 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 ten households in housing need, 8 meeting the local connection criteria set down in NDC Local Plan. This is from a low response rate, so there may be additional unidentified need.

Most complying are couples and families, so are likely to be settled and want to remain. Eight identified Bishop's Tawton as their preferred location. Two need accommodation on one level.

Recommendation

	2 bedrooms	3 bedrooms	4 bedrooms
Rented:	5 (2 with level access)	2	1

Possible Delivery

Within the development boundary a mixed development of open market and affordable housing would be possible.

Outside the boundary, only affordable or housing tied to agriculture/rural employment would be permitted.

It is recommended that the Rural Housing Enabler works with the Parish Council to identify potential sites.

Colin Savage

Rural Housing Enabler

April 2011

Comments – Bishop’s Tawton Parish Housing Needs Survey

From those who said “yes” to being in favour of a small number of new homes to help meet the housing needs of local people:-

- This village has become too expensive for families on low income to live here – we need young families to keep the village from becoming the home of an exclusive elite.
- There needs to be affordable housing for single working people like myself.
- High rents, insufficient public transport, inadequate community-sensitive parking and no shops, make the village a difficult place to live. “Affordability” in the area primarily requires reorganisation of infrastructure and services.
- I don’t see why people should be pushed out of their village because they can’t afford to live there. I am not from here but have a family and need long term housing.
- At the moment we live in Bishop’s Tawton but are having to move due to lack of access to our property (mutual swap). My husband is born and bred here so is not happy about having to move, we have lived in B.T. for 8 years now, so really want to stay.
- I believe less second homes in the village would rejuvenate the village as well as providing more smaller properties suitable as starter homes for younger couples.
- Providing homes are built to fit in with the surrounding village houses and environment.
- We know of several families where the offspring, although being in adult years, still have to live at home.
- Average house prices in parish too high for first time buyers.
- I am in favour of any social housing which provides affordable rented accommodation with long term security. I don’t think it should be one kind; I am in favour of mixed housing – flats, family homes of different sizes, sheltered accommodation etc.
- A small number of 3 bed affordable housing - our daughter would dearly like to live in the village but cannot afford the price. Both her children go to local school, and were at the local pre-school.
- A small amount of homes for children of existing parishioners when grown up and leaving home.
- Only if they were for local people, not homeless from up country, or people relocating.
- Within the confines of the village not out in the rural areas. Should be built to blend in with village and countryside (not Lego houses).
- As long as facilities are increased to cope with additional needs.
- There is a shortage of affordable homes within this area and low income pushes home ownership/rental beyond some local people’s reach.
- Young people need homes.
- The village should be permitted to grow, providing that a mixed stock of housing is maintained.
- I think there is a need for affordable social housing in the village, with affordable, secure tenancies.
- Housing very expensive. Need for family homes at lower cost.
- Small numbers of homes in several places better than new large estates tacked on to towns and villages – as long as genuinely affordable and not allowed to be sold on as second homes.
- Better to build in brown belts than green.

- The houses here are expensive – those being brought up in the village and wanting to stay, struggle to find affordable housing.
- So single and young families can afford to live in the village.
- We need family homes at affordable prices.
- We need more homes for young people in order to maintain a vibrant village. We need affordable housing for youngsters to be able to buy and not leave the village.
- Providing that they are affordable.
- The current affordable housing system is failing to work, by suppressing the incentive to build new homes it is not increasing the stock adequately and protecting/increasing house prices overall.
- Too many young people unable to afford town flats or housing. The village will die if young people and families have to move.
- Affordable homes for young couples/families.
- Local people are the “roots” of Bishop’s Tawton. Towns and villages need “roots”.
- We’ve been fortunate to be able to own our own home. In these difficult times and when youngsters and young families cannot afford to get on the housing ladder, they should be given other opportunities to get started.
- Priority to be given to young local families who wish to stay in the village.
- Local homes for local people
- I emphasise the small number as I believe that when the large number of retired people who come to the area die then there will be a considerable number of houses that will become vacant to be filled by local people.
- I can’t see why anybody would not agree as they are obviously needed.
- Not on green field sites.
- For locally brought up residents in work.
- Creates independence and responsibilities and will allow young people to move out of the family home to stand on their own two feet.
- Need for local people to remain in village in affordable homes, either rented, part buy/part rent. Few local authority homes in village that have not been privately bought.
- It is almost impossible for young families to find affordable houses to buy or to rent. We need children in our excellent school too.
- Over the years a number of younger couples have had to leave the village because of a lack of affordable housing.
- All villages require new affordable houses, either to buy or to let.

Comments from those who said “no”

- New homes would ruin the rural imagery of Bishop’s Tawton.
- Do not want any social housing in Bishop’s Tawton, we already have enough i.e. Park Villas etc.
- I feel building on any of the Greenfield sites around our village puts us in danger of swamping our local school – also parking is already an issue.
- There is a lot of new housing in neighbouring areas and a good range of house sites and types within the parish. Also a few small “in-fills” would be possible.
- Bishop’s Tawton is a cramped site. Building towards the river with the risk of flooding would be foolhardy. Building higher on the steep hills would be equally inappropriate. Bishop’s Tawton should be protected from becoming a suburb of Barnstaple. If this means people having to live a mile or two away, then so be it. Do not cramp us with inappropriate infill.
- Parish heavily populated. No infrastructure such as shop or post office. Better to place new homes nearer Barnstaple.
- The almshouses are a prime example of people who are in need of affordable homes – drug addicts – drunks – mental patients – need we say more? Keep them out of our lovely village, they bring nothing to the community.
- There is currently a surplus of homes awaiting sale. Local infrastructure (drains/flooding) not suitable for new homes. There are no suitable sites available due to lack of parking in the village.
- Bishop’s Tawton is a small, attractive place and already has more than enough buildings.
- I don’t feel the services in the village could cope with new homes, i.e. size of school and would spoil the beauty of the village and any surrounding fields that are left.
- Our sewerage system will not take any more houses in Bishop’s Tawton. More houses!! Create more surface water which leads to more risk of flooding.
- Plenty of other developments around – Roundswell etc. Moved to the village to escape development. Already significant traffic through village.
- It would be OK if the residents of the houses were appreciating types of people. But you will always have a percentage of “druggies” and criminals. No thanks.
- No local services to support.
- Village infrastructure is limited, especially our waste water and sewerage system. Flooding is a common problem in Bishop’s Tawton.
- It is a small village and should remain that way.
- Bishop’s Tawton is a country village. If more houses are built it would be taking fields and the countryside away. Some of the fields are flood plains which are important.

Site and Building Conversion Suggestions from Survey – Bishop's Tawton

- Land in between Hammetts Lane and Mount Pleasant.
- Buildings adjacent to the Three Pigeons.
 - Derelict buildings next to the Three Pigeons.
 - Land next to pub car park.
 - Unused area at side of 3 Pigeons pub.
 - There are plots, like the plot just past the Three Pigeons pub, which could be developed. This is an eyesore now and the council should buy this land off the landlord.
 - *Several others along the same lines.*
- The field next to River View.
- Venn Road
- Near where new allotments are – field sloping down to South View.
- What about the small field in centre of village next to butcher's shop?
- River's Bend and associated fields.
- The Bishop's Tawton Garage site, if and when it becomes available.
 - Opposite Bishop's Tawton School and the garage area.
 - Land at Bishop's Tawton Service Station.
 - Around the area of the village garage, which I hear is supposed to be closing.
 - *Several others along the same lines.*
- Disused commercial premises in Village Street, for which p.p. for development has already been granted.
- St Joseph's site, Landkey Road.
- The land opposite the Law Memorial houses.
- The south side of Codden Hill or along the Exeter Road would be good sunny sites.
- The green in front of Park Villas – could this be used?
- Land between A377 at northern end, between sea and River Taw.
- Coming up Windy Ash Hill from Sanders Lane on the right hand side.
- Half way up Easter Street on the right.
- Small plot next to Village Hall opposite the chic pub owned by the same person who owns the 3 Pigeons.
- Close to the "River Bend" property on the Exeter Road.
- The old factory on Village Street.
- Certain outbuildings/garages could be converted for single affordable dwellings or for a young couple if planning were allowed?
- There are several smaller sites within the village where planning permission has been granted but one must bear in mind that the original village sits within a flood plain, thus restricting suitable sites for development.

April 2010

Dear Parishioner

Bishop's Tawton 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 Bishop's Tawton 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 a Bishop's Tawton person/household **or** anyone from any of the adjoining parishes of Instow or Horwood, Lovacott and 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. No information regarding individuals will 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
Bishop's Tawton Parish Council



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

EXMOOR HOUSE, DULVERTON, SOMERSET. TA22 9HL
01398 322249 cbsavage@exmoor-nationalpark.gov.uk

April 2010

Dear Parishioner

Bishop's Tawton 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.

Bishop's Tawton Parish Council is working with the Rural Housing Project to complete a Housing Needs Survey for Bishop's Tawton 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 Bishop's Tawton 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



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

Address: Exmoor House, Dulverton, Somerset, TA22 9HL.
Project Contacts: Colin Savage ☎ 01398 322249 or Diane Blackman ☎ 01398 322245
E-mail: cbsavage@exmoor-nationalpark.gov.uk

BISHOP’S TAWTON HOUSING NEEDS SURVEY – PART ONE

The Rural Housing Project is working with Bishop’s Tawton Parish Council to identify the level of local affordable housing need in the parish. This Part One survey form has been sent to every known household in the parish and will 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

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

Are you:

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

Is this your:

Main Home?		Second Home?	
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C. Housing Required

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	
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	

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 your parish?

Yes No

Please briefly explain your views

Can you suggest a site where a small development could be built, or building/s that could be converted for affordable housing?

D. If new open market housing is provided in Bishop's Tawton, is there a need for this to meet the needs of local people:

- | | |
|--|---|
| <input type="checkbox"/> To downsize | <input type="checkbox"/> For families |
| <input type="checkbox"/> To get a larger home | <input type="checkbox"/> For retired people |
| <input type="checkbox"/> To build their own home | <input type="checkbox"/> For couples |
| <input type="checkbox"/> Sheltered housing | <input type="checkbox"/> For single people |
| <input type="checkbox"/> Extra care | <input type="checkbox"/> Other (specify) |

If you would be interested in such housing, and would like to be kept in touch, please provide contact details:

Name:

Address:

Post code:

E-mail:

Telephone:

E. If you - or someone in your household or someone you know - are in need of affordable housing:

PLEASE COMPLETE A "PART TWO" FORM [attached]



Thank you for taking the time to complete this survey.

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



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

BISHOP'S TAWTON HOUSING NEEDS SURVEY – PART TWO

Please complete this form if you consider that you are in need of local affordable housing and may need to move in 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. Identifying Housing Need

Why do you need to move? Please tick any that apply to you:

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

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

When will you need to move? Tick one only

Within 12 months	<input type="checkbox"/>	3 – 5 years	<input type="checkbox"/>
1 – 3 years	<input type="checkbox"/>	5 + years	<input type="checkbox"/>

Where do you need to live?

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

Bishop's Tawton Parish	<input type="checkbox"/>	Landkey Parish	<input type="checkbox"/>
Tawstock Parish	<input type="checkbox"/>	Chittlehampton Parish	<input type="checkbox"/>
Atherington Parish	<input type="checkbox"/>	Other – please state	
Swimbridge Parish	<input type="checkbox"/>		

Please provide all addresses and dates of residence for the last five years.

Address (including post code, where known)	From (month/year)	To (month/year)

B. Affordability

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: _____

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.	<input type="checkbox"/>	If you prefer to state your weekly or monthly income please do so below: Weekly = Monthly =
b. £15,000- £18,000 pa.	<input type="checkbox"/>	
c. £18,000- £25,000 pa.	<input type="checkbox"/>	
d. £25,000- £35,000 pa.	<input type="checkbox"/>	
e. £35,000 - £45,000 pa.	<input type="checkbox"/>	
f. Over £45,000 pa.	<input type="checkbox"/>	

Savings

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

No	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Please state amount (to nearest £500): £
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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?	

C. Local Connection.

It is intended that any affordable homes delivered in Bishop’s Tawton will be for people living or working in Bishop’s Tawton 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 Bishop’s Tawton Parish or an adjoining* North Devon parish (please state) for 5 years continuously in the last 10?	
Have you worked in Bishop’s Tawton Parish or an adjoining* North Devon 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 = Landkey, Atherington, Tawstock, Swimbridge, Chittlehampton.*

D. Type and Location of Housing

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?
Myself			-	-

How many bedrooms would you need?

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

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

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

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

Yes		No		If Yes, please specify what would be needed:

E. North Devon Housing Register

Is your household on North Devon Council's Register?

Yes No Application Submitted

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 the Housing Register – Devon Home Choice. 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 Council Housing Advice Centre
Civic Centre, North Walk, Barnstaple. EX31 1EA
Telephone: 01271 388870 **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.

Please 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 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.

Name	
Address	
	Post code
E-mail Address	Telephone No/s
Date completing this form	