



Dear Villager

HOMES FOR LOCAL PEOPLE

The lack of suitable homes in rural villages is having an adverse effect on the viability and sustainability of rural life. The young, the old and families may be unsuitably housed or have to move away from their communities to find affordable, intermediate or open market accommodation to meet their needs.

In order to find out the true extent of this problem in the Parish, Midlands Rural Housing is undertaking an independent Housing Needs Survey of Brinklow to identify whether or not the housing needs of local people are being met. The survey is being carried out at the request of Rugby Borough Council and the Parish Council.

In this respect it would be helpful if you could spend a few moments completing the attached form, either to indicate a housing need or to pass comment on village life and housing. This will enable us to provide a profile of local housing needs, together with a general picture of the current housing situation. The housing needs information will help to inform decisions made on potential future affordable, intermediate and open market provision for those with a local connection to the Parish.

Housing Needs Surveys must take place every 5 years so a survey of Brinklow is overdue. Villagers may well be aware that the 2008 survey found a local housing need and a site was investigated but nothing was ever developed. It should be noted that this is a brand new survey and there are no development sites in mind. In fact, even if a housing need for local people is found by this survey, then the previous site that was pursued will not be considered for development.

All the information you give will be treated in the strictest confidence, and individual replies will not be seen by the Parish Council, Rugby Borough Council or any other organisation.

Please complete and return the form in the freepost envelope addressed to Midlands Rural Housing by 30th November 2014

EVEN IF YOU DO NOT CONSIDER YOURSELF TO BE IN HOUSING NEED, IT WOULD BE HELPFUL IF YOU COULD COMPLETE THE FIRST FIVE QUESTIONS OF THE SURVEY FORM SO THAT YOUR VIEWS ON YOUR PARISH AND ITS CURRENT AND FUTURE HOUSING CAN BE RECORDED

If you require an additional survey form for someone in your household, or if you know someone who has left the Parish and would like to return, please contact Midlands Rural Housing on 01530 278 080.

Thank you for your help with this survey.

Yours sincerely

Richard

Richard Mugglestone
Midlands Rural Housing

A 'Frequently Asked Questions' sheet can be found in the questionnaire form to help answer any queries relating to 'local needs housing' being investigated by this survey

FREQUENTLY ASKED QUESTIONS

WHERE WOULD ANY HOMES BE BUILT?

The Housing Needs Survey will provide details of local housing needs (affordable, intermediate and open market) for people with a strong local connection. This information will be used to either inform affordable housing development that will form part of any potential future open market housing development (to ensure the affordable element is for local people); inform a planning decision for a potential exception site development; or help to positively influence the planned provision of any future open market development to ensure it meets local needs.

The Government has developed an exception site policy to help rural communities meet local affordable housing needs which is part of Local Authority's Local Plan policies. Exception sites are sites adjoining the settlement boundary of a village (village envelope) or within villages with no settlement boundaries where residential development is permitted as an exception to normal planning policy.

Because an exception site is located on land which cannot be released for open market development it does not have as high a land value, thus making it viable to deliver affordable housing.

Sites within the settlement boundary can provide affordable housing as part of a market housing development. In Rugby Borough this is possible in the larger rural settlements and any affordable housing would be restricted to people with a local connection to the Parish.

WHAT IS AFFORDABLE HOUSING AND WHO IS IT FOR?

Housing that can either be rented or part bought for less money than it would cost on the open market. Affordable housing is only available for households whose incomes are not sufficient to be able to buy or rent a home on the open market (these households are known as eligible households). It is, of course, important that affordable housing is provided at a price which eligible households can afford and this is determined with regard to local incomes and local house prices.

Social rented housing is owned and managed by local authorities and Registered Providers (Housing Associations). **Intermediate housing** is housing at prices and rents above those of social rent but below open market price/rent.

Affordable rural homes also have to remain affordable for future eligible households (in perpetuity). If the affordable homes that *may* result from this survey (if a proven need is identified and the Local Authority, Parish Council and Housing Association agree to work together to meet the need) were built on an exception site (see below) they could not be bought outright and would have to remain as affordable homes for local people in perpetuity.

Permission to develop an exception site (a small site on the edge of the village that will only contain affordable homes for local people based on the need found in a Housing Needs Survey - usually 4-12 units, depending upon the village size) will usually only be granted if;

- The need for affordable housing is established by the Council. Planning permission for rural exception sites can only be granted if there is clear evidence of local affordable housing needs (e.g. if a local housing need is found via a Housing Needs Survey).
- All housing developed on exception sites must be affordable housing for local people and remain so in perpetuity. A legal agreement, known as a section 106 agreement must be entered into to ensure this.



WHAT IS A SECTION 106 AGREEMENT AND THE LOCAL CONNECTION ALLOCATION POLICY?

A Section 106 agreement (s106) is a list of planning conditions that must be fulfilled by someone wishing to develop anywhere. For example, a contribution towards local roads so that increased traffic flow can be supported, or a contribution towards open space provision.

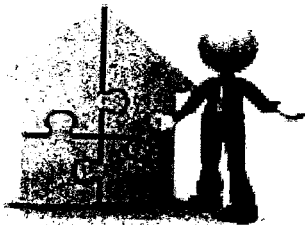
For rural affordable housing schemes on exception sites the s106 will include clauses to ensure that homes will remain affordable to meet future local households' needs. Importantly, it will contain a local connection policy to ensure that they will be let to local people who are also on the Council's housing register.

The local connection policy consists of lettings criteria which follow the following pattern;



A property would usually be let to a household currently living in the Parish who need an affordable home. Such a household would:

- have lived in the parish for a minimum period of time (in Rugby Borough this is 5 years).
- have previously lived in the Parish (for 5 years or more within the previous 20), but who have had to move away because they couldn't afford accommodation in the Parish.
- be required to live close to another person who satisfies the above criteria and is in essential need of frequent attention and/or care due to age, ill-health and/or infirmity.
- have an essential functional need to live close to their work in the Parish.



The Council and Parish Council would work in partnership to publicise any affordable homes which become available to let or part own. This is to ensure that local people in need of an affordable home come forward to be considered for a property.

In the rare event that a property cannot be let to someone who either lives locally or who has a strong local connection, a cascade mechanism is put in place to ensure that an affordable property is not left empty. This opens up the letting of affordable homes to people who live outside the parish boundaries and enables people in need of an affordable home who live in neighbouring parishes to be considered before other people in the local authority area.

This local connection policy means that affordable housing in rural areas differs to affordable housing which is built as part of private developments in urban areas where such letting restrictions for local people are usually not applied.

**IF YOU HAVE ANY QUESTIONS RELATING TO HOUSING OR THE HOUSING NEEDS SURVEY
PLEASE CONTACT RICHARD MUGGLESTONE AT MIDLANDS RURAL HOUSING ON
01530 278 080 / enquiries@midlandsrural.org.uk / www.midlandsrural.org.uk**



HOUSING NEEDS SURVEY OF BRINKLOW

Q1 - DETAILS OF RESPONDENT

Please give the number of people in your household, including you, that fall into each of these age categories (please enter a number in each box)	Child (0-16 years old)	<input style="width: 50px; height: 25px;" type="text"/>	Young Adult (17-24 years old)	<input style="width: 50px; height: 25px;" type="text"/>
	Adult (25-64 years old)	<input style="width: 50px; height: 25px;" type="text"/>	Pensioner (65 years old +)	<input style="width: 50px; height: 25px;" type="text"/>
Which category best describes your household (please circle)	One person household / Couple / Two parent family / Lone parent family / Other (please specify).....			

Q2 - HOUSING CIRCUMSTANCES

What is your current housing situation? (please tick)	Owner occupier-mortgage <input type="checkbox"/>	Owner occupier-no mortgage <input type="checkbox"/>		
	Private renting <input type="checkbox"/>	Housing Association renting <input type="checkbox"/>		
	Rented Council house <input type="checkbox"/>	Housing Assoc. shared ownership <input type="checkbox"/>		
	Living with parents <input type="checkbox"/>	Accommodation tied to employment <input type="checkbox"/>		
	Other (please specify)			
Do you live in: (please tick)	House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat/apartment <input type="checkbox"/>	Mobile home <input type="checkbox"/>
	Number of bedrooms: 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5+ <input type="checkbox"/>			
How long have you lived in the Parish? (please tick)	0-1 year <input type="checkbox"/>	1-2 years <input type="checkbox"/>	3-5 years <input type="checkbox"/>	
	5-10 years <input type="checkbox"/>	10-15 years <input type="checkbox"/>	15 years + <input type="checkbox"/>	
Into what tenure do you expect your next home move to be? (please tick)	Private home ownership* <input type="checkbox"/>	Affordable / social rented* <input type="checkbox"/>		
	Open market / private rented* <input type="checkbox"/>	Shared ownership* <input type="checkbox"/>		
	No move expected <input type="checkbox"/>	Retirement housing* <input type="checkbox"/>		
	Other (please specify)			
When do you anticipate your next home move will be? (please tick)	0-1 year <input type="checkbox"/>	1-2 years <input type="checkbox"/>	3-5 years <input type="checkbox"/>	
	5-10 years <input type="checkbox"/>	10-15 years <input type="checkbox"/>	15 years + <input type="checkbox"/>	

* See back page for tenure definitions

Q3 - LIFE IN THE PARISH

Do you feel that the Parish... (please circle)	Is a desirable place to live?	YES	NO	DON'T KNOW
	Has a balanced population?	YES	NO	DON'T KNOW
	Has a sense of community?	YES	NO	DON'T KNOW
	Has a suitable range of housing?	YES	NO	DON'T KNOW
Do you feel that the Parish suffers from... (please circle)	A lack of adequate housing?	YES	NO	DON'T KNOW
	If YES, what sort?			
	A lack of facilities? (e.g. shops/transport)	YES	NO	DON'T KNOW
	If YES, in what way?			

Q4 - LOCAL HOUSING

Do you know of anyone who has had to leave the Parish in the last 5 years through lack of suitable or affordable housing? (please circle)	YES	NO	
If YES, how many people?		
<i>If the people referred to above would like complete a Housing Needs Survey questionnaire please ask them to call Midlands Rural Housing on 01530 278 080 to request a survey form.</i>			
Would you be in favour of a SMALL scheme (average 6-12 units) of new affordable homes for rent/shared ownership in the Parish for LOCAL people? (please circle)	YES	NO	DON'T KNOW

ADDITIONAL COMMENTS

Q5 - SUPPORT OPTIONS

There are a number of support options available that may help you to carry on living in your current home independently for years to come. These are set out below; if you would like Rugby Borough Council to provide more information on any of them please tick the relevant boxes:

- Assistive technology (e.g. lifeline systems so you can get help in an emergency)
- Grants and loans to help you get your property adapted to meet your needs
- Assistance with home repairs

PLEASE COMPLETE QUESTIONS 6 - 14 IF ANY OF THE FOLLOWING APPLY:

- YOU ARE IN NEED OF LOCAL HOUSING OF ANY TYPE
- SOMEONE IN YOUR HOUSEHOLD NEEDS, OR IS LIKELY TO NEED, LOCAL HOUSING WITHIN THE VILLAGE
- YOU HAVE A STRONG LOCAL CONNECTION TO THE VILLAGE AND REQUIRE HOUSING WITHIN IT (THIS INCLUDES THOSE WHO NO LONGER LIVE IN THE VILLAGE)

THE HOMES THAT MAY RESULT FROM THIS SURVEY COULD INCLUDE:

- AFFORDABLE / SOCIAL RENTED HOMES
- AFFORDABLE SHARED OWNERSHIP HOMES
- OPEN MARKET / PRIVATE SALE HOMES
- OPEN MARKET / PRIVATE RENT HOMES

IF THE ABOVE DOES NOT APPLY TO YOU THEN PLEASE COMPLETE QUESTION 14 AND RETURN THE FORM IN THE FREEPOST ENVELOPE PROVIDED.

Q6 - DETAILS OF PERSON REQUIRING HOUSING

Name	Mr/Mrs/Miss/Ms	Date of birth	
Address			
Telephone numbers	Home:	Work:	
When will you require alternative accommodation? (please tick)	Immediately <input type="checkbox"/>	Within the next 2 years <input type="checkbox"/>	2 - 5 years <input type="checkbox"/>
How long do you think you will need this accommodation for? (please tick)	0-1 year <input type="checkbox"/>	1-2 years <input type="checkbox"/>	3-5 years <input type="checkbox"/>
	5-10 years <input type="checkbox"/>	10-15 years <input type="checkbox"/>	15 years + <input type="checkbox"/>
What is your current housing situation? (please tick)	Owner occupier-mortgage <input type="checkbox"/>	Owner occupier-no mortgage <input type="checkbox"/>	
	Private renting <input type="checkbox"/>	Housing Association renting <input type="checkbox"/>	
	Rented Council house <input type="checkbox"/>	Housing Assoc. shared ownership <input type="checkbox"/>	
	Living with parents <input type="checkbox"/>	Accommodation tied to employment <input type="checkbox"/>	
	Other (please specify)		
Do you live in: (please tick)	House <input type="checkbox"/>	Bungalow <input type="checkbox"/>	Flat/apartment <input type="checkbox"/>
	Mobile home <input type="checkbox"/>		
	Other (please specify)		
	Number of bedrooms:	1 <input type="checkbox"/>	2 <input type="checkbox"/>
		3 <input type="checkbox"/>	4 <input type="checkbox"/>
			5+ <input type="checkbox"/>

Q7 - HOUSING NEED

Please indicate why you feel you will need alternative accommodation (please tick all boxes that apply)	Need larger accommodation	<input type="checkbox"/>	Need smaller accommodation	<input type="checkbox"/>
	Need independent accommodation	<input type="checkbox"/>	Need first home	<input type="checkbox"/>
	Need to be closer to employment	<input type="checkbox"/>	Need to change tenure	<input type="checkbox"/>
	Need to be closer to carer/dependent	<input type="checkbox"/>	Need cheaper home	<input type="checkbox"/>
	Need to move to sheltered housing	<input type="checkbox"/>	Need to avoid harassment	<input type="checkbox"/>
	Need to change for physical reasons	<input type="checkbox"/>	Need security of tenancy	<input type="checkbox"/>
	Other			

ADDITIONAL COMMENTS

Q8 - LOCAL CONNECTION

Do you: (please tick all boxes that apply)	Currently live in the parish	<input type="checkbox"/>	(If so, for years)
	Have previously lived in the parish	<input type="checkbox"/>	(If so, for years)
	Have permanent work in the parish	<input type="checkbox"/>	(If so, for years)
	Have immediate family in the parish	<input type="checkbox"/>	(If so, for years)
	Have another strong connection to the parish (please specify)	

Q9 - FAMILY DETAILS (IF THEY WOULD LIVE WITH YOU)

Title	Surname	First name	Relationship to you	Date of Birth

Q10 - SPECIAL REQUIREMENTS

Please state if there are any specific housing needs (e.g. mobility / disability requirements including sensory, learning disabilities)	
---	--

Q11 - HOUSING REQUIREMENTS

What would be the most suitable type of housing for you? (please tick)	Open market / private sale housing *	<input type="checkbox"/>	Open market / private rented housing *	<input type="checkbox"/>
	Affordable / social rented housing *	<input type="checkbox"/>	Affordable Shared Ownership housing *	<input type="checkbox"/>
	Retirement housing*	<input type="checkbox"/>		
What type/size of accommodation would be suitable? (please tick all boxes that apply)		House	Bungalow	Flat
	1 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4 bed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5 bed+	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q12 - FINANCIAL INFORMATION (THIS INFORMATION ENSURES THAT THE HOUSING IS SUITABLE/AFFORDABLE)

What is the basic annual household income (pre tax)? (please tick)	Below £14,999	<input type="checkbox"/>	£15-£19,999	<input type="checkbox"/>	£20-£24,999	<input type="checkbox"/>
	£25-£29,999	<input type="checkbox"/>	£30-£39,999	<input type="checkbox"/>	£40-£49,999	<input type="checkbox"/>
	£50-£59,999	<input type="checkbox"/>	£60-£69,999	<input type="checkbox"/>	£70-£79,999	<input type="checkbox"/>
	£80-£89,999	<input type="checkbox"/>	£90-£99,999	<input type="checkbox"/>	£100-£125,000	<input type="checkbox"/>
	£126-£150,000	<input type="checkbox"/>	£151-£175,000	<input type="checkbox"/>	£176-£200,000	<input type="checkbox"/>
	£201-£225,000	<input type="checkbox"/>	£226-£250,000	<input type="checkbox"/>	£251,000 +	<input type="checkbox"/>
How is this income earned? (please tick all boxes that apply)	Salary	<input type="checkbox"/>	Means tested benefits	<input type="checkbox"/>		
What savings do you have? (please tick)	Below £1,000	<input type="checkbox"/>	£1-£4,999	<input type="checkbox"/>	£5-£9,999	<input type="checkbox"/>
	£10-£19,999	<input type="checkbox"/>	£20-£29,999	<input type="checkbox"/>	£30,000 +	<input type="checkbox"/>
If you require Shared Ownership or open market housing what is the maximum amount that you could afford? (please complete)	Maximum mortgage (assume 3 x joint income)	£			
	Equity in existing property	£			
	Savings	£			
	Other	£			
	TOTAL	£			

ADDITIONAL COMMENTS

If you require rented housing (social, market or private) what is the maximum rent you could afford to pay per week? (please tick)	£65-£69 <input type="checkbox"/>	£70-£74 <input type="checkbox"/>	£75-£79 <input type="checkbox"/>
	£80-£84 <input type="checkbox"/>	£85-£89 <input type="checkbox"/>	£90-£94 <input type="checkbox"/>
	£95-£99 <input type="checkbox"/>	£100-£109 <input type="checkbox"/>	£110-£119 <input type="checkbox"/>
	£120-129 <input type="checkbox"/>	£130-£139 <input type="checkbox"/>	£140-£149 <input type="checkbox"/>
	£150-159 <input type="checkbox"/>	£160-£169 <input type="checkbox"/>	£170 + <input type="checkbox"/>

Q13 - HOUSING REGISTER

Are you enlisted on Housing Registers? (please tick all boxes that apply)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Local Authority Housing Register <input type="checkbox"/>	
	Housing Association Register <input type="checkbox"/>	

(please supply your Local Authority Housing Register number)

If you are not enlisted on a housing register we would recommend that you do so. Please contact Rugby Borough Council on 01788 533 533 or www.rugby.gov.uk

Q14 - ETHNICITY MONITORING (OPTIONAL)

Ethnicity	No. of people in household	Ethnicity	No. of people in household
White		Asian or Asian British	
British		Indian	
Irish		Pakistani	
Any other white background		Bangladeshi	
Mixed		Any other Asian background	
White and Black Caribbean		Black or Black British	
White and Black African		Caribbean	
White and Asian		African	
Any other Mixed background		Any other Black background	
Chinese		Any other (please write in)	
Chinese			

THANK YOU FOR TAKING THE TIME TO COMPLETE THIS FORM

PLEASE RETURN IT IN THE FREEPOST ENVELOPE PROVIDED BY 30TH NOVEMBER

***Additional Information on Property Types and Tenures**

Any small scale housing scheme *could* include a mix of property sizes, types and tenures. The following explains the various tenures.

Open market / private sale housing is private housing where prices are set according to the open market.

Open market / private rent are properties let on assured shorthold tenancies where the level of rent would be set according to the open market.

Affordable / social rented housing properties are made available at an affordable rent (up to 80% of market rent) to those who cannot afford to rent or purchase on the open market and are considered to be in housing need by the Local Authority.

Shared Ownership is an alternative to renting or full ownership of a home. It is particularly suitable for people who have a regular income and want to buy their own home but cannot currently afford to do so. Shared owners can buy a share of their home and pay a small rent on the remaining share but are not able to buy the property outright when it is in a rural area. If the property is sold, it would be valued and the shared owner would receive their proportion of the sale price. In this way they would benefit/suffer from any increase/decrease in the value of the property, should this occur.

Retirement housing is for people over the age of 55 who do not require nursing care but whose day-to-day independent living would benefit from surroundings more capable of adapting to their needs and lifestyle. Retirement housing can be for sale, lease or rent.

If you have any questions regarding this survey please contact Richard Mugglestone at:

Midlands Rural Housing, Whitwick Business Centre, Stenson Road, Coalville, Leicestershire LE67 4JP
t: 01530 278 080 | w: www.midlandsruralhousing.org.uk | e: midlandsrural@midlandsrural.org.uk

ADDITIONAL COMMENTS