

IMPORTANT INFORMATION ENCLOSED

This envelope contains your household's
Housing Needs Survey Questionnaire
Please complete and return it in the
Freepost envelope enclosed

**ALL INFORMATION IS TREATED IN THE STRICTEST CONFIDENCE
AND WILL ONLY BE SEEN BY MIDLANDS RURAL HOUSING**

Please complete this questionnaire so that your views on
your Parish and its housing need can be recorded and assessed



Midlands Rural Housing Housing Needs Survey for Wolston Parish



March 2017

Dear resident,

You are invited to take part in this valuable Housing Needs Survey on behalf and with permission from Wolston Parish Council. The lack of suitable homes in rural villages is having an adverse effect on the viability and sustainability of rural life. In order to find the true extent of the problem in Wolston Parish, Midlands Rural Housing is undertaking an independent Housing Needs Survey to identify whether the needs of local people are being met.

The resulting information will also be passed to the Neighbourhood Development Plan team who are gathering evidence to build a Neighbourhood Plan for Wolston. It will help shape the future of Wolston village over the next 15 years and your answers and opinions are vital to ensure this plan contains what the residents actually want and need. Neighbourhood Plans are a relatively new concept, in which local authorities give the residents, the power to make decision on things such as new housing developments, amenities and green spaces. This also includes residents' visions and aspirations for employment, transport and village tourism etc. A further survey to explore these other areas will be distributed later in the year independently by the Neighbourhood Development Plan Team. Even though this is a new document, some parishes have them in place already. **THEY MAKE A DIFFERENCE!** It has helped residents of other parishes achieve a DECLINE decision for planning applications as it does not fit with their established plan.

Please note your responses are totally anonymous unless you choose to disclose them. The data collected is to be held by Midland Rural Housing who will collate and prepare the results in anonymous format so it can be used as evidence within the aforementioned plan.

Pages 1 – 3 are for all current Wolston Residents to complete and page 4 onwards is for people that may require housing within Wolston **over the next fifteen years**. Make sure to think about **yours and your family's needs** over this time frame.

Contact details are provided if you need any help, or have any questions regarding the enclosed. There is also a small but dedicated team of local volunteers who will also be happy to help you (see below).

This is the time to have YOUR say.

Yours sincerely,

Richard

Richard Mugglestone

Project Manager – Midlands Rural Housing

The Wolston Neighbourhood Plan Co-ordination Group

Secretary: 024 76 544255 **Technical:** 024 76 544015

Email: ndp.wolston@yahoo.co.uk

Facebook: www.facebook.com/wolstonneighbourhoodplan

**Midlands Rural Housing
Housing Needs Survey for Wolston Parish**

PART ONE –

For completion by all current Wolston Parish residents

Question 1 - Your details

a	Please state the number of people in each age group living in your household	Child (0-16 years old)		Adult (25-64 years old)	
		Young Adult (17-24 years old)		Pensioner (65 years old +)	
b	Which category best describes your household? Please tick one.	One person household	<input type="checkbox"/>	One parent family	<input type="checkbox"/>
		Couple / Co-habiting	<input type="checkbox"/>	Two parent family	<input type="checkbox"/>
		Other (please specify)			

Question 2 - Housing Circumstances

a	What is your current housing situation?	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"/>
b	Do you live in:	Detached House	<input type="checkbox"/>	Semi-detached house	<input type="checkbox"/>
		Terraced House	<input type="checkbox"/>	Mobile Home	<input type="checkbox"/>
		Bungalow	<input type="checkbox"/>	Flat / Apartment	<input type="checkbox"/>
c	How many bedrooms?	1	<input type="checkbox"/>	2	<input type="checkbox"/>
		3	<input type="checkbox"/>	4+	<input type="checkbox"/>
d	How long have you lived in the Parish?	0-1 year	<input type="checkbox"/>	1-2 years	<input type="checkbox"/>
		5-10 years	<input type="checkbox"/>	10-15 years	<input type="checkbox"/>
		15+ years	<input type="checkbox"/>	Since birth	<input type="checkbox"/>
e	Into what occupancy do you expect your next home move to be?	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)			
<i>Please see page 10 for help with these terms of reference</i>					
f	When do you anticipate your next home move will be?	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"/>
		No intention to move	<input type="checkbox"/>		
g	Why do you think you may move home?	Please specify if applicable:			

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Question 3 - Life in the parish

a	Do you feel that Wolston...	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
b	Do you feel Wolston...	Has an adequate amount of suitable housing to meet you and your family's needs in the next 5 - 10 years?	YES	NO	DON'T KNOW
		If you answered NO, please explain why:			
c	Do you feel Wolston...	Has an adequate local facilities such as shops / transport / schools etc.	YES	NO	DON'T KNOW
		If you answered NO, please explain why:			

Question 4 - Local Housing

a	Do you know of anyone who has had to leave the Parish in the last 5 years through lack of suitable or affordable housing?	YES	NO	
	If YES, how many people?			
b	If the results of this survey indicate a need for additional housing for LOCAL people, would you be in favour of a SMALL scheme (average 5-10 units) of new homes to be built in Wolston but only for people with a strong, proven local connection?	YES	NO	DON'T KNOW
c	If the results of this survey indicate a need for additional housing for LOCAL people, with a proven strong local connection, would you support an 'in perpetuity'* clause added to any new houses to ensure these properties are only available to people with a strong local connection?	YES	NO	DON'T KNOW
<i>Please see page 10 for help on these terms of reference</i>				

**Midlands Rural Housing
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Question 5- Local Housing Support

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 and fill out the contact form below:

- | | |
|--|--------------------------|
| Assistive technology (e.g. lifeline systems so you can get help in an emergency) | <input type="checkbox"/> |
| Grants and loans to help you get your property adapted to meet your needs | <input type="checkbox"/> |
| Carers allowance | <input type="checkbox"/> |
| Transport assistance (to hospital appointments etc) | <input type="checkbox"/> |
| Assistance with home repairs | <input type="checkbox"/> |

Other needs? Please specify:

Name	
Address	
Postcode	
Email	
Daytime contact number	
Evening contact number	

Disabled facilities grants aim to help disabled people live safely at home. To be eligible for a grant, you must be assessed by an occupational therapist from Warwickshire County Council's social services team.

Grants can cover widening doors, installing ramps, stair lifts and improving access in the home.

To book an assessment, contact your GP or social services on 01926 410 410.

By providing these contact details, you are giving consent for them to be passed to the appropriate team at Rugby Borough Council so they can contact you.

PART TWO –

Please only complete Part Two if any of the following apply:

You are in need of housing in Wolston, of any type, now or within the next ten to fifteen years. ☐

Someone in your household is in need, or is likely to need housing in Wolston, of any type, now or within the next ten to fifteen years. ☐

You have a strong local connection to Wolston and require local housing, now or within the next ten to fifteen years. This includes those who no longer live in Wolston and had to leave because they were unable to find housing in Wolston suitable for their needs. ☐

If you believe someone has had to leave Wolston because of a lack of suitable housing. ☐

If none of these apply to you, this is the end of the Survey.

Thank you for your participation!

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Question 6 - Details of person requiring housing in Wolston

Please note that the personal information and contact details requested in this section are only required to evaluate what types of housing may need to be provided, and so that you can be notified if any housing that meets your needs becomes available. This information will be held in strictest confidence only by Midlands Rural Housing and will not be revealed to Wolston Parish Council.				
a	Name			
	Date of Birth			
	Address			
	Postcode			
	Email			
	Daytime contact number			
	Evening contact number			
b	When do you require housing in Wolston?	Immediately	<input type="checkbox"/> Within next 2 years	<input type="checkbox"/>
		Within next 2 - 5 years	<input type="checkbox"/> Within next 5 - 10 years	<input type="checkbox"/>
c	What is your current housing situation?	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)		
d	Do you live in:	House	<input type="checkbox"/> Bungalow	<input type="checkbox"/>
		Flat / Apartment	<input type="checkbox"/> Mobile Home	<input type="checkbox"/>
	How many bedrooms?	1	<input type="checkbox"/> 2	<input type="checkbox"/>
		3	<input type="checkbox"/> 4+	<input type="checkbox"/>

Question 7 - Housing need

Please tell us why you feel you need alternative accommodation within Wolston <i>Please see page 10 for terms of reference</i>	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 move to sheltered* housing	<input type="checkbox"/>	Need cheaper home	<input type="checkbox"/>
	Need to be closer to carer or dependents	<input type="checkbox"/>	Need to avoid harassment	<input type="checkbox"/>
	Need to change for other physical reasons	<input type="checkbox"/>	Need security of tenancy	<input type="checkbox"/>
	Need step free access	<input type="checkbox"/>		
	Other (please specify)			

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Question 8 – Local Connection

a	Do you:	Currently live in Wolston	<input type="checkbox"/>	If so, for how many years?	
b		Have previously lived in Wolston	<input type="checkbox"/>	If so, for how many years?	
c		Have permanent work in Wolston	<input type="checkbox"/>	If so, for how many years?	
d		Have immediate family in Wolston	<input type="checkbox"/>	If so, for how many years?	
e	Have another strong connection to the Wolston? Please specify:				

Question 9 - Special Requirements

a	Please state if there are any specific housing needs (e.g. mobility / disability requirements including sensory, learning disabilities)	Stair lift capable	<input type="checkbox"/>	Easy access to a small garden	<input type="checkbox"/>
		Secure dry parking for electric mobility scooter	<input type="checkbox"/>	Adapted facilities for cooking and preparing food	<input type="checkbox"/>
		Step free access	<input type="checkbox"/>	Adapted controls heating and / or lighting	<input type="checkbox"/>
		Secure entry control	<input type="checkbox"/>	Call link for warden assistance	<input type="checkbox"/>
		Low access shower or bath	<input type="checkbox"/>	Short distance (max 5 minute walk) to shops, Post Office and GP	<input type="checkbox"/>
		Single level property (no stairs)	<input type="checkbox"/>	Access to a common lounge area to share meals, chat, TV etc.	<input type="checkbox"/>
b	Would you / the occupier be eligible for a Disabled Facilities Grant ?	YES		NO	

Disabled facilities grants aim to help disabled people live safely at home. To be eligible for a grant, you must be assessed by an occupational therapist from Warwickshire County Council's social services team.

Grants can cover widening doors, installing ramps, stair lifts and improving access in the home.

To book an assessment, contact your GP or social services on 01926 410 410.

Question 10 - Housing Requirements

a	What would be the most suitable type of housing for you?	Affordable / social rented housing *	<input type="checkbox"/>	Affordable Shared Ownership housing *	<input type="checkbox"/>
		Retirement housing*	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>
		House	<input type="checkbox"/>	Flat	<input type="checkbox"/>
b	What type/size of accommodation would be suitable?	1 bedroom	<input type="checkbox"/>	4 bedroom	<input type="checkbox"/>
		2 bedroom	<input type="checkbox"/>	5+ bedroom	<input type="checkbox"/>
		3 bedroom	<input type="checkbox"/>		

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Question 11 - Financial information (this information ensures that the housing is suitable/affordable)

a	What is the basic annual household income (pre tax)?	Below £14,999 £20-£24,999 £30-£39,999 £50-£59,999 £70-£79,999 £90-£99,999 £126-£150,000 £176-£200,000 £226-£250,000	<input type="checkbox"/> £15-£19,999 <input type="checkbox"/> £25-£29,999 <input type="checkbox"/> £40-£49,999 <input type="checkbox"/> £60-£69,999 <input type="checkbox"/> £80-£89,999 <input type="checkbox"/> £100-£125,000 <input type="checkbox"/> £151-£175,000 <input type="checkbox"/> £201-£225,000 <input type="checkbox"/> £251,000 +
b	How is this income earned?	Employment / Self-Emp Both Salary and Benefits	<input type="checkbox"/> Benefits <input type="checkbox"/> Pension / Retirement Fund
c	What savings do you have?	Below £1,000 £5-£9,999 £20-£29,999	<input type="checkbox"/> £1-£4,999 <input type="checkbox"/> £10-£19,999 <input type="checkbox"/> £30,000 +
d	If you require Shared Ownership or open market housing what is the maximum amount that you could afford?	Maximum mortgage (assume 3 x joint income) Equity in existing property Savings Other TOTAL	
e	If you require rented housing (social, market or private) what is the maximum rent you could afford to pay per week?	£65-£69 £75-£79 £85-£89 £95-£99 £110-£119 £130-£139 £150-£159 £170 +	<input type="checkbox"/> £70-£74 <input type="checkbox"/> £80-£84 <input type="checkbox"/> £90-£94 <input type="checkbox"/> £100-£109 <input type="checkbox"/> £120-£129 <input type="checkbox"/> £140-£149 <input type="checkbox"/> £160-£169 <input type="checkbox"/>

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Question 12 - Family Details (if they would live with you)

Title	Surname	First name	Relationship to you	Date of Birth

Question 13 - Housing Register (Council houses, housing association properties)

a	Are you listed on Housing Registers?	YES	NO
b	Local Authority Housing Register	YES	NO
c	Housing Association Register	YES	NO
d	Name of Housing Association if applicable		
e	(please supply your Local Authority Housing Register number)		

If you are not listed on a housing register and wish to be, we would recommend that you contact Rugby Borough Council on 01788 533 533 or www.rugby.gov.uk

Thank you for taking the time to complete this form.

Your participation is greatly valued and your responses will help ensure the Wolston Neighbourhood Plan respects and fulfils the wishes of the residents.

***Please return it in the Freepost envelope provided by
Friday 21st April 2017***

Midlands Rural Housing Housing Needs Survey for Wolston Parish

We aim not to discriminate under the Equality Act 2010 - filling in this form is voluntary. The information you provide will stay confidential and only used for monitoring purposes.			
What is your gender?	Male <input type="checkbox"/>	Female <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>
Are you married or in a civil partnership	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>
What is your age?	18 – 24 <input type="checkbox"/>	25 – 29 <input type="checkbox"/>	30 – 34 <input type="checkbox"/>
	35 – 39 <input type="checkbox"/>	40 – 44 <input type="checkbox"/>	45 – 49 <input type="checkbox"/>
	50 – 54 <input type="checkbox"/>	55 – 59 <input type="checkbox"/>	60 – 64 <input type="checkbox"/>
	65 + <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>	
What is your ethnicity? <i>Ethnic origin is not about nationality, place of birth or citizenship. It is about the group to which you perceive you belong. Please tick the appropriate box</i>	<div style="text-align: center;"><u>White</u></div> <div style="display: flex; justify-content: space-between;"> <div> English <input type="checkbox"/> British <input type="checkbox"/> Gypsy / Traveller <input type="checkbox"/> Other (please write): </div> <div> Welsh <input type="checkbox"/> Northern Irish <input type="checkbox"/> Prefer not to say <input type="checkbox"/> </div> <div> Scottish <input type="checkbox"/> Irish <input type="checkbox"/> Prefer not to say <input type="checkbox"/> </div> </div> <div style="text-align: center; margin-top: 10px;"><u>Mixed / multiple ethnic groups</u></div> <div style="display: flex; justify-content: space-between;"> <div> White and Black Caribbean <input type="checkbox"/> Prefer not to say <input type="checkbox"/> Other (please write): </div> <div> White and Asian <input type="checkbox"/> White and Black African <input type="checkbox"/> </div> </div> <div style="text-align: center; margin-top: 10px;"><u>Asian / Asian British</u></div> <div style="display: flex; justify-content: space-between;"> <div> Indian <input type="checkbox"/> Bangladeshi <input type="checkbox"/> Other (please write): </div> <div> Chinese <input type="checkbox"/> Prefer not to say <input type="checkbox"/> </div> <div> Pakistani <input type="checkbox"/> Prefer not to say <input type="checkbox"/> </div> </div> <div style="text-align: center; margin-top: 10px;"><u>Black / African / Caribbean / Black British</u></div> <div style="display: flex; justify-content: space-between;"> <div> African <input type="checkbox"/> Other (please write): </div> <div> Caribbean <input type="checkbox"/> Prefer not to say <input type="checkbox"/> </div> </div> <div style="text-align: center; margin-top: 10px;"><u>Other ethnic group</u></div> <div> Other (please write): </div>		
Do have a disability?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>
What is your sexual orientation?	Heterosexual <input type="checkbox"/>	Gay man <input type="checkbox"/>	Gay woman <input type="checkbox"/>
	Bisexual <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>	
	Other (please write):		
What is your religion / belief?	No religion or belief <input type="checkbox"/>	Christian <input type="checkbox"/>	Buddhist <input type="checkbox"/>
	Jewish <input type="checkbox"/>	Muslim <input type="checkbox"/>	Hindu <input type="checkbox"/>
	Sikh <input type="checkbox"/>	Prefer not to say <input type="checkbox"/>	<input type="checkbox"/>
	Other (please write):		
Do you have any caring responsibilities?	None <input type="checkbox"/>	Primary carer of a child/children <input type="checkbox"/>	Primary carer of disabled child/children <input type="checkbox"/>
<i>A 'child' is under 18 years and an 'adult' is 18 years or older</i>	Primary carer of disabled adult <input type="checkbox"/>	Primary carer of an older person <input type="checkbox"/>	Secondary carer <input type="checkbox"/>
	Prefer not to say <input type="checkbox"/>		
	Other (please write):		

Midlands Rural Housing Housing Needs Survey for Wolston Parish

Additional Comments

[illegible]

Additional Information on Property Types and Tenures

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

Open market / private rent are properties let from a landlord (who owns the property) and via tenancy agreements where the price of rent would be set to suit the housing market.

Affordable / social rented housing properties are made available at an affordable rent (up to 80% of usual 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.

'In perpetuity' (simple translation 'forever') in this instance means a specific clause that a property can only be sold or rented to a person or family with strong local connections. Any future sale or rental would have to abide by this rule.

Sheltered housing means accommodation for elderly or disabled people consisting of private independent units with some shared facilities and a warden.

Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self contained homes, their own front doors and a legal right to occupy the property.



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