

FAQs - Housing Needs Study in the Parish

WHAT'S GOING ON IN THE VILLAGE?

There are always various planning applications being submitted to the Borough Council. This survey is trying to capture the current and future housing need including those who may require open market or affordable housing in the next 5 years. This information may then be used to inform developments going through the Planning System.

WHO SHOULD FILL IN THE FORM?

Please would each household complete the first page and return it in the Freepost envelope. This will allow a picture of life in the Parish to be built up. The remainder of the survey should be completed by the person in your household who wishes to change their housing circumstances. If more than one person requires housing separately, such as young people who hope to move into their own accommodation, you should request additional copies of this form and complete one for each new household. For additional copies see end of survey form.

WHAT DOES OPEN MARKET HOUSING MEAN?

These are homes available to anyone from anywhere with the means to buy or rent a home. The survey form seeks information about this to inform future development, especially the Neighbourhood Plan which is currently being produced.

WHAT IS AFFORDABLE HOUSING AND WHO IS IT FOR?

Affordable housing is only available for households whose income is insufficient for them to be able to buy or rent a home on the open market. It is, of course, important that affordable housing is provided at a price which these eligible households can afford and this is determined with regard to local incomes and local house prices.

Affordable homes are often developed on open market sites as part of the Planning conditions. In affordable housing terms these are called "Quota" sites.

WHAT IS A QUOTA SITE?

Affordable homes on a quota site homes would be built as part of a larger development usually within the settlement boundary.

The Borough Council tries to achieve 40% affordable homes on these developments and has a local lettings policy - see below - on these sites in rural areas.

WHAT IS A RURAL EXCEPTION SITE?

A small site on the edge of the village that will contain affordable homes for local people based on the need found in the housing needs survey - usually up to 10 units... Planning permission will usually only be granted if the need for affordable housing is established by the Council backed up by the survey. This information could also be used to inform number and type of homes required on a quota site.

Exception sites adjoin the settlement boundary but are outside it. Because an exception site is located on land which would not be released for market residential development it does not have as high a land value and homes can be prioritised for local people - see below.

WHAT IS THE LOCAL CONNECTION ALLOCATION POLICY?

Within the Borough, on all quota and exception sites in rural areas, priority is given to those with a strong connection to the Parish and prices of these homes will be affordable for them.

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 needs an affordable home. Such a household would usually have to have lived in the parish for a minimum period of time (such as 9 out of the last 12 months).
- with immediate family living in the Parish - usually mother, father, brother or sister.
- who previously lived in the Parish but who have had to move away because they couldn't afford accommodation in the Parish.
- who works in the Parish.
- who needs to move to the Parish to give care or receive support to someone who qualifies as above.

**THE INFORMATION GIVEN IN THIS SHEET IS NOT EXTENSIVE SO IF YOU REQUIRE
FURTHER INFORMATION PLEASE CONTACT
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