



OCLT
Oxfordshire Community
Land Trust

DEAN COURT HOUSING NEEDS SURVEY

October 2012

Dear Resident

As we all know, the cost of buying a home in this part of Oxfordshire is very high. In this postcode area the average asking price for a 2-bedroom house (in September 2012) was nearly £285,000 (source: www.home.co.uk). Many people simply cannot afford such an amount.

Oxfordshire Community Land Trust (OCLT), supported by a grant from Cumnor Parish Council, has asked Oxfordshire Rural Community Council to carry out this survey to find out how many local people are in need of affordable housing.

OCLT is planning to develop a small area in Dean Court. Up to six new affordable homes will be built. These will be available to rent to households on the Vale of White Horse District Council Housing Register, which are willing to join a Housing Cooperative (more details on page 3).

Affordable housing is, in essence, for those who cannot afford to rent or buy on the open market, or who would have significant financial difficulties in doing so.

Those in housing need can include:

- People seeking their first independent home
- Older people who may be thinking of moving to smaller, more manageable housing
- People living in overcrowded or unsatisfactory housing
- People struggling to afford their current home

It is very important that **this survey is confidential**, helping ensure the information collected is as valid as possible. Therefore, it is being organised with the assistance of the Rural Housing Enabler at Oxfordshire Rural Community Council (ORCC). ORCC is a charity that works with and supports local communities across the county and has long-standing expertise in helping communities meet their housing aspirations. All information given in the answers will be kept confidential by ORCC (unless you indicate otherwise on p. 6) in accordance with the data protection principles set out in the Data Protection Act (1998). ORCC will analyse the survey results and prepare a summary report for Cumnor Parish Council and OCLT.

We would like to have the views of everyone on this issue. All households are asked to complete Part 1. Part 2 is for those interested in renting a new affordable home in Dean Court.

Assistance with completing the form and additional surveys are available from Anna Kennedy (01865 883488, anna.kennedy@oxonrcc.org.uk). You can also download a survey from: www.oclt.org.uk/content/dean-court-housing-needs-survey. If you know of anyone living outside the parish who may be interested in the proposal, please ensure they are given a survey.



**PLEASE RETURN YOUR COMPLETED
SURVEY IN THE FREEPOST ENVELOPE BY
FRIDAY 2 NOVEMBER**

PART 1

PLEASE COMPLETE ON BEHALF OF YOUR HOUSEHOLD, EVEN IF YOU ARE NOT IN HOUSING NEED

1. How many people of each age live in your home? (write number in box)		0-10 years	11-20 years	21-44 years	45-64 years	65-74 years	75-84 years	85+ years
	Male							
	Female							

2. What type of house do you live in? (please tick)	House	Flat	Other (specify below)
	Bungalow	Caravan/ Mobile Home	

3. How many bedrooms does your home have?	1	2	3	4	5+
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Who owns your home?	Self (with/without mortgage)	Parents/ relatives	Tied to job
	Private landlord	Housing Association	Other

5. Have any members of your household left the parish in the last 5 years?	Yes (write total number of leavers in box) <input type="text"/>	No <input type="checkbox"/>
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	1 st leaver	2 nd leaver	3 rd leaver	4 th leaver	5 th leaver
6. How long ago did they leave? (years)					

7. Why did they leave? (please tick all that apply):					
Employment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Further education	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lack of affordable housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please give details):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Would they return if there was affordable housing in the village? (write <i>yes, no, maybe</i> in box)					
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9. Does anyone living in your home need a home now or in the next 5 years?	No <input type="checkbox"/>	Yes (put total number in box) <input type="text"/>
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10. How long have you lived in Dean Court?	
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11. Would you support a small development in Dean Court that provides affordable rented housing to households with genuine local connections to Cumnor?	No <input type="checkbox"/>	Yes <input type="checkbox"/>	Maybe <input type="checkbox"/>
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12. Would you be interested in joining the OCLT project and renting one of the new homes planned for Dean Court? IF 'YES' PLEASE COMPLETE PART 2	No <input type="checkbox"/>	Yes <input type="checkbox"/>	Maybe <input type="checkbox"/>
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13. Would you be interested in being part of a Housing Cooperative on this site?	No <input type="checkbox"/>	Yes <input type="checkbox"/>	Maybe <input type="checkbox"/>
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PLEASE COMPLETE PART 2 IF INTERESTED IN JOINING THE OCLT PROJECT AND RENTING ONE OF THE NEW HOMES PLANNED FOR DEAN COURT

INTRODUCING OXFORDSHIRE COMMUNITY LAND TRUST

Oxfordshire Community Land Trust (OCLT) is a community-led organisation with charitable aims. It has been set up to own and manage land to provide affordable homes, offices and land for local people. The core idea is that land is secured for the local community in perpetuity and can never be sold on the open market. This means that anything built on the land will always be affordable and available to applicants on the Vale of White Horse District Council Housing Register.

OCLT has acquired a small piece of land off the Eynsham Road in Dean Court and plans to build about six homes on the site. Details of exactly what will be built (size, number etc.) will depend on what is **needed by local residents**. This is why we are carrying out this survey. Priority for these new homes will always be given to applicants on the VWHDC Housing Register, who have a **local connection to Cumnor Parish**. Local connection is currently defined by the Local Authority as:

- Current residence - for at least 2 years
- Previous residence - for at least 5 years out of the last 10
- Current paid employment - for at least two years
- Residence of close family in the Parish for at least 5 years

Allocations of the new homes to those with an evidenced local connection to Cumnor will be made in order of Housing Register banding (i.e. extent of housing need) and the date of application to the Housing Register. Where there are no applicants with a local connection to Cumnor, allocations will be made to those who can demonstrate a local connection (as defined above) with the neighbouring parishes of Appleton with Eaton, Besselsleigh, Wooton, Sunningwell, North Hinksey, South Hinksey, and Wytham.

The new homes will be highly energy efficient. This means that they will be easy to maintain and fuel bills will be lower.

OCLT is looking for people who would like to be founder members of the project, who will shape its development and be its first tenants. Members might be local people who are finding it hard to get a home in other ways, existing local tenants who want to 'downsize' from homes that are too big for them, or young people who want to move out of their parents' home.

The key requirement is enthusiasm to get involved, to influence the design and build, and also how the homes will be run. OCLT is very interested in creating a Housing Cooperative on the site and would like to discuss and develop this concept with the prospective tenants. We are in discussions with cooperative housing providers from Birmingham, who will help us work with tenants to explore and develop this concept for the Dean Court site. This will be new to Oxford and Vale of White Horse. We have discussed this idea with the District Council (Vale), which is supportive of the idea.

More information about Oxfordshire Community Land Trust is available from: www.oclt.org.uk

PART 2

PLEASE COMPLETE IF YOU HAVE A LOCAL CONNECTION TO THE PARISH OF CUMNOR AND WOULD BE INTERESTED IN RENTING ONE OF THE AFFORDABLE HOMES IN THE PROPOSED DEAN COURT DEVELOPMENT

14. How many people of each age group would live in the new home? (include carers if support needed to live independently)		0-10 years	11-20 years	21-44 years	45-64 years	65-74 years	75-84 years	85+ years
	Male							
	Female							

15. Why do you need a new home in this parish? (please tick all that apply)	Want to start first home		Tenure insecure		Divorce/ separation		Retiring	
	Need bigger home		Need smaller home		To be near family		Other (specify below)	
	Special needs		Job insecurity		To be near work			
16. Who owns the home you live in now?	Self (with/ without mortgage)		Parents/ relatives		Tied to job			
	Private rented		Housing Association		Other			
17. Is there anything that might affect the type of home you need?	No		Yes, limited mobility		Yes, wheelchair used		Yes, other (please specify)	
18. What type of home would best meet your needs?	House		Flat		Bungalow		Ground floor accommodation	
19. Does anyone in your home have a supported housing need?	No <input type="checkbox"/>	Yes, support needed to live independently <input type="checkbox"/>				Yes, other (please specify)		
20. How many bedrooms will your new home need?	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	4 <input type="checkbox"/>	5+ <input type="checkbox"/>			

21. Can you give us some idea of how much rent you could afford to pay per month?	
22. Can you give us some idea of your household's monthly income after tax (including benefits, except housing benefit)?	

PLEASE TURN OVER

23. Do you live in the parish at the moment?	No	Yes	How many years?	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	
24. If you do not live in the parish at the moment, what is your connection to it (please tick all that apply)?	Used to live in the parish		How many years?	
	Family lives in the parish		How many years?	
	Work in the parish full-time		How many years?	
	Work in the parish part-time			

25. Are you on the Vale of White Horse District Council Housing Register?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Please indicate whether you agree to the information you have provided in this form being shared with Vale of White Horse District Council Housing Department.	Yes, I agree	<input type="checkbox"/>	No, I do not agree	<input type="checkbox"/>

In order to be considered for an affordable home in Dean Court (or elsewhere in the Vale of White Horse District) you must be registered on the Vale of White Horse District Council Housing Register. It is in your interest to register as soon as possible. Forms are available online at www.oxfordshirehomechoice.co.uk

Please use the space below (continue on next page) if you wish to make comments. You should be aware that these comments may be included- anonymously- in the final report which is made to Oxfordshire Community Land Trust and Cumnor Parish Council.

If this survey shows that there is a need for the affordable housing for local people planned by OCLT they would like to get back in touch with those people who have said they are in need. So if you are interested

THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY

PLEASE RETURN COMPLETED FORM TO

OCLT SURVEY, ORCC, JERICO FARM, WORTON, WITNEY, OX29, 4SZ

BY

FRIDAY NOV 2ND 2012

Oxfordshire Rural Community Council

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