

Local Housing Needs Survey

The Parish of **Hindon** is undertaking a housing needs survey for all households in the Parish from **Monday 23rd September closing on Monday 28th October 2019**. We welcome responses either by returning the paper form or online at <http://www.wiltshire.gov.uk/housing-local-housing-needs> under the heading **Current Housing Needs Surveys**.

The main aim of the survey is to determine the need for affordable housing together with the need for adapted housing or housing with care or support. It will also help us to understand your views on new housing development in the parish in general. All households within the parish are encouraged to complete a survey and to read/pass on the information to ensure that affordable housing options are promoted to all who could benefit from it. There is more information on the village website.

Types of Affordable Housing

- Social Rented - set in line with Government policy and in the region of 50% of market rents
- Affordable Rented - let at up to 80% of local market rents
- Shared Ownership – where the purchaser buys a share (can be as low as 25% of the open market value) of the property using a mortgage and pays a reduced affordable rent to the Registered Housing Provider for the remaining share
- Discount Market Units - these are sold to a qualifying purchaser at a minimum of a 20% discount on the market sale price

Applicants for affordable and social rented housing in Wiltshire need to be registered with Homes4Wiltshire with the following eligibility:

- A local connection to Wiltshire and further criteria as defined by the Homes4Wiltshire Allocations Policy:
<http://www.homes4wiltshire.co.uk/Data/Pub/PublicWebsite/ImageLibrary/Full%20Council%20policy%20Feb%2018.pdf>.
- People without an immediate housing need can still register and may be considered for some types of affordable rented housing as well as being able to apply for any form of affordable home ownership.
- Register with Homes4Wiltshire here: <https://www.homes4wiltshire.co.uk/content/Myra>

Shared ownership housing and other forms of low-cost home ownership are available to a wide range of customers, and you may be surprised to find that this is something that could suit your needs, or the needs of a family member:

- Monthly costs of owning a property on a shared ownership basis could be cheaper than renting the same size property in the private sector
- Anyone with a household income of less than **£80,000** per annum can register for shared ownership housing and other forms of low-cost home ownership
- The average shared ownership purchaser in Wiltshire in 2018/19 was 36 years old, with an average **household** income of **£29,223**
- The average share purchased was at 44% of open market value, equating to an average purchase price of £100,675
- 81% of purchasers bought a house, and 19% bought a flat
- 40% of purchasers were previously renting in the private sector.
- Applicants interested in shared ownership should register through Help to Buy South:
<https://www.helptobuysouth.co.uk/>
- More information on shared ownership housing can also be obtained from Wiltshire Council's webpages: <http://www.wiltshire.gov.uk/housing-how-to-access-housing>