

Introduction

Bridport Cohousing is looking for people who would be interested in buying or renting a leasehold house or flat in our proposed development of 34 homes and who have difficulty in providing for their housing needs locally.

As part of our planning application we have been asked by West Dorset District Council for further information and would be grateful if you would answer the questions in this survey. This information you give would be shared with the Council's Rural Housing Enabler. It will be held confidentially and used only for the purpose of clarifying demand and eligibility for affordable housing, and for verifying that there are sufficient households who would like to:

- ✚ live in a cohousing neighbourhood
- ✚ can afford to buy a home, with or without a mortgage, either
 - at 80% of the current market , but cannot afford to buy a home at 100%; or
 - buy 40% of a shared ownership home from the Housing Association and rent the remainder, but cannot afford to buy a home at 100%, or
- ✚ rent a home from the Housing Association at 80% of the current market rates;
- ✚ and who are, or are not, on the housing register.

The **approximate** cost of Bridport Cohousing properties, **at 80% of market price:**

1 bed flat: £100,000; 2 bed house: £132,000; 3 bed house: £173,000; 4 bed house: £205,000

The **approximate** rent on properties, **at 80% of market price:**

1 bed flat:	£92 per week,	£400 per calendar month,	£4800 per year.
2 bed house:	£120 per week,	£520 per calendar month,	£6240 per year.
3 bed house:	£138 per week,	£600 per calendar month,	£7200 per year.

Service charges cover shared facilities and are based on the floor area of homes; these are **approximately, per month:**

1 bed home: £20; 2 bed home: £31; 3 bed home: £44; 4 bed home: £55.

Ground rent: £200 per house per year.

If you are interested and are willing to help us, please answer the following questions.

Please reply by 23rd March 2015, and send it to us by post or email.

Alternatively, this survey can be completed online at bridportcohousing.org.uk

Affordable - Sustainable - Meeting local needs

1. Your Name:	
2. Address:	
3. Postcode:	
4. Email:	
5. Telephone number:	

Your email and telephone number is for Bridport Cohousing's use only.

About being a member of Bridport Cohousing and living in the neighbourhood:	Please tick or circle below	
6. Can you confirm that you have read the attached summary of Residents' Commitments and that you understand the aims and policies of Bridport Cohousing and would be willing to become a member of the group?	Yes	No
	Need more info:	
7. Are you on the new housing register?	Yes	No
8. If so, what size home are you eligible for?		

If you wish to buy a home in Bridport Cohousing with or without a mortgage:		Please tick or circle below	
9.	Are you able to afford to buy at 80% of the market price, (as below) but not afford to buy a home at 100%?	Yes	No
10.	What are the main barriers to purchasing on the open market?		
	Securing a mortgage offer?	Yes	No
	Raising the deposit?	Yes	No
	Other? Please describe here:		
11.	Alternatively, if you wish to buy 40% of a shared ownership home from the housing association and rent the remainder are you able to afford this, but not able to afford to buy a home at 80% or 100% of the market price? <i>eg. for a 1 bed flat, £40,000 payment and £240 rent per month</i>	Yes	No
The approximate cost of properties, at 80% of market price: 1 bed flat: £100,000; 2 bed house: £132,000; 3 bed house: £173,000; 4 bed house: £205,000			

If you wish to rent a home in Bridport Cohousing:		Please tick or circle below	
12.	Are you able to afford to rent a home from the Housing Association at 80% of the current market rates?	Yes	No
The approximate rent on properties, at 80% of market price			
1 bed flat: £92 per week, £400 per calendar month, £4800 per year;			
2 bed house: £120 per week, £520 per calendar month, £6240 per year;			
3 bed house: £138 per week, £600 per calendar month, £7200 per year.			

13. What size of family home would you be interested in?	1-bed flat	
	2-bed house	
	3-bed house	
14. How many adults and children live in your house?	Adults	Children
15. Is any member of your household disabled?	Yes:	No:

16. About your household's local connection:	
Does your household live in the Bridport area?	
i. How long have you lived here?	
ii. Does your household have close family living in the area?	
iii. What is your relationship to them?	
iv. How long they have lived in the area?	
Do members of your household work in the area?	
i. How long for?	
Do members of your household provide care or support in the area?	
i. How long for?	

17. About your household's total annual income	Please tick below
Is your total annual household income: Less than £10,000?	
Between £10,000 and 25,000?	
Between £25,000 and £40,000?	
Between £40,000 and £60,000?	
Over £60,000?	

18. What is the tenure of your current home?	
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A big thank you - we really appreciate you taking the time to complete this form, for your interest and for entrusting us with personal information. We will keep your personal information confidential, sharing it only with West Dorset District Council's Rural Housing Enabler. A summary of responses will form part of the council's assessment of how Bridport Cohousing meets local housing needs and whether it is eligible for planning permission.

Monica King

Co-ordinator of Bridport Cohousing

Please complete and return this form by 23rd March 2015; to:

Bridport Cohousing CLT, 6 Pier Terrace, Flat 2, West Bay, BRIDPORT, DT6 4ER

or

by sending an email, with your completed form attached, to info@bridportcohousing.org.uk

Bridport Cohousing CLT

Summary of Residents' Commitments

In cohousing schemes, a number of obligations are required from residents and are included in the lease/tenancy agreements. Some of these obligations may be site-specific, to comply with conditions attached to a planning permission. These obligations are negotiated by Bridport Cohousing, the housing association partner and West Dorset District Council.

To live in Bridport Cohousing people first become members of Bridport Cohousing Limited, by buying shares and agreeing to abide by the rules of this Industrial and Provident Society, which is overseen by the Financial Conduct Authority; and which supports the aims of the project, to live in a way that is more sustainable, affordable and mutually supportive.

Planning for when we are in residence members have agreed:

- An equality and diversity policy to ensure that the opportunity to live in the cohousing community is open to all.
- Every adult resident gives four hours unpaid time per week to help run/maintain shared facilities.
- All resident households pay an agreed proportion of costs for the shared facilities based on residential square meters. This service charge is estimated to be no more than the accepted service charge set by housing associations in the area for new build housing.
- Policies on pets, noise, disputes/antisocial behaviour, transport, recycling etc have also been developed by the current membership and are reviewed yearly.
- Commitment to attend at least one half day meeting per month for all adult residents.

In future, among other things, residents will decide on

- Work on design details of buildings and site
- Frequency of shared meals for those who wish them

Future decisions are made by all members who are potential residents, by consent.

***Facilities shared among residents would include:-**

In the common house: kitchen and dining/sitting area, small meeting room, laundry, guest bedroom

Outdoors: open shared garden (in addition to small private gardens behind the homes) children's play area and food growing area.

Many of the shared facilities will be shared with the wider community, by arrangement.

See further information and policies on the website: bridportcohousing.org.uk