

PROPOSED COMMUNITY HOUSING PROJECT

OWNER RESIDENT PROPERTIES CONSULTATION

STAGE 1 SURVEY QUESTIONNAIRE

Name of survey respondent:

Email:

Post Code:

Please email your completed survey to: housing@thefold.org.uk

Introduction

Thank you for responding to the feedback form on our website expressing interest in purchasing one of the four owner resident properties, namely Plots 5 & 9-11 inclusive. We were delighted to receive so many positive comments and expressions of interest.

We have now created a **Guidelines document** which we invite you to read before completing this questionnaire which will inform our plans going forward.

This survey is designed to:

- canvass opinion;
- elicit knowledge and ideas;
- guide us on the way forward;
- identify potential purchasers;
- create conditions enabling heads of terms to be drafted for land transfers, development agreements and leases.

The survey is not intended to be an interview, recruitment or selection process or marketing exercise. We are simply endeavouring to determine how potential occupiers see their role in the community to inform our decision making going forward.

Depending on the outcome of the survey, we anticipate a discussion forum (possibly a meeting at The Fold).

Please note there is space at the end of each question, to expand upon or note any caveats / qualifications to your responses.

‘Check boxes’ (‘X’) and/or text boxes are provided for your responses. If you leave the questionnaire at any stage, please ensure that you save the document otherwise responses will be lost.

Disclaimers

The information contained in the survey and the ideas under consideration are provided in good faith and are subject to professional advice. We reserve the right to amend the information before reproduction in future communications. No claim for misrepresentation based on the information provided shall be considered valid.

The survey shall not form the basis of an offer or invitation to treat or be considered an inducement.

The information is provided to assist survey responders and we would encourage them to research resources available, especially on websites. The information provided in the survey is a sample of the wide ranging sources on this subject and is not intended to be representative of the final objectives sought by The Fold.

Ultimately, it will remain the prospective purchasers' responsibility to satisfy themselves by inspection or otherwise as to the correctness of any information supplied by the seller ('The Company'). Property will be sold subject to rights of way, easements, wayleaves, covenants and any other matters which may affect the legal title. Information supplied shall not be relied upon as evidence of ownership, tenure, acreage or estimated square footage. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Survey responders' identities will be held by The Fold and will not be disclosed. Publicised survey responses will not identify the responder without their prior consent.

Questionnaire

Question 1: How do you feel about the points raised in the **Guidelines** document?

1	2	3	4	5	
Very aligned & happy			Not at all aligned or happy		

Please comment on specific details referencing the paragraph no.:

Question 2: How do you feel about The Fold's participation objectives outlined in 10 & 11 in the guidelines?

1 2 3 4 5
Strongly agree Strongly disagree

We would welcome your own thoughts on this subject especially how you see yourself participating in the community, therefore please add any comments below:

Question 3: Would you be willing to offer spare rooms to visitors, visiting workers and volunteers?

Yes ☐ Check Box

No ☐ Check Box

Maybe ☐ Check Box

Question 4: We have yet to finalise the plans and gain planning permission for the community building which is due to include shared kitchen, dining, yoga and laundry facilities. These are considered central to a co-housing scheme. How important are these elements to you?

1 2 3 4 5

Very Important Not at all important

11

Question 5: We have obtained indicative open market valuations for the four houses from local estate agents. We acknowledge that a house purchase is a risk and requires a level of security on investment for both the purchaser and their finance provider. We also acknowledge that the true value of the house is only that which purchasers are prepared to pay. The greater the encumbrances (covenants) on the owner resident properties, the less the land value will be realised for The Fold to complete the village. Until final details are negotiated and costs for servicing the site and provision of community facilities are determined it is difficult to finalise the costs of the serviced plots. We anticipate the following serviced plot values:

- Plot 5 in excess of £170k.
- Plots 9,10 or 11 in excess of £210k each
- A subdivided plot to be in excess of £110k

Based upon the information in this survey, your questionnaire responses and your assessment of building costs and risk, and assuming all plots are sold leasehold with £100/month service charge, would you consider these prices to be reasonable?

1 2 3 4 5

Strongly agree Strongly disagree

Comments:

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Question 6: Which of the following are you interested in?

- a. The current approved house design ☐ Check Box
- b. The current approved house design with minor amendments in accordance with current planning condition restrictions ☐ Check Box
- c. The current footprint but making a four-bedroom house into two semi-detached two bedroom houses ☐ Check Box
- d. Don't know yet ☐ Check Box
- e. Other – please outline in 'Comments' below ☐ Check Box

Comments:

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Question 7(a): Who do you intend the house(s) to be occupied by (e.g. a single family or a group)?

Question 7(b): How many of the four owner resident properties do you anticipate purchasing and occupying?

Comments:

We intend that 'The Company' sells the four plots as serviced plots (see definition in **Guidelines** document) to self-builders. The purchase of the plot and house construction may be funded by:

- cash;
- a development loan arranged by each individual purchaser, converting to a mortgage upon completion of the build; or
- a development loan arranged by all purchasers acting collectively, converting to a collective mortgage or individual mortgages upon completion

We would like funding to be sourced from 'green' or ethical financial institutions. The collective approach could result in better deals available, better value for residents, and less risk to the lender through collective responsibility. For an example of a collective mortgage, see the LILAC link at the end of the **Guidelines** document, whereby residents pay a 30% deposit and the remainder of funding is raised from a building society. We will also consider shared ownership (part rent part buy) alongside the co-housing models, whereby residents can adjust their equity stake in the house as their circumstances change.

Comments:

Question 8: How do you intend to fund the purchase of the plot and house construction?

- | | |
|---|------------------------------------|
| a. Cash (no mortgage or other loan) | ☐ Check Box |
| b. With a mortgage or other loan arranged by yourself | ☐ Check Box |
| c. Shared ownership (part rent part buy) | ☐ Check Box |
| d. Don't know yet | ☐ Check Box |

Comments:

Question 9: Would you be interested in the collective funding arrangements outlined above, i.e.

- a. development loan, arranged by all purchasers acting collectively? ☐ Check Box
- b. mortgage, arranged by all purchasers acting collectively? ☐ Check Box
- c. Neither ☐ Check Box

Comments:

There are several possible methods of procuring the construction of the owner resident properties. We are happy to consider conditions where resources are procured from the same suppliers and the construction is progressed at a similar rate to benefit from scale economies. This would also avoid storing materials for prolonged periods at risk of the weather, damage and theft. Self-builders will be required to commence construction within a specified period from the plot purchase and complete construction within 18 months.

Question 10: How would you intend to construct the house?

- a. Undertake all of the works, with little or no works undertaken by a contractor. ☐ Check Box
- b. Engage a building contractor to undertake all of the works, or the majority of the works. ☐ Check Box
- c. Form a collective with other self-builders to undertake all of the works, with little or no works undertaken by a contractor. ☐ Check Box
- d. Form a collective with other self-builders to engage a building contractor to undertake all of the works, or the majority of the works. ☐ Check Box
- e. Don't know yet ☐ Check Box

Comments:

It is a common feature of co-housing that departing residents return their accommodation to the governing organisation for re-sale or re-let. We intend to include lease covenants ensuring that other residents, their families and the governing organisation have priority purchasing rights at re-sale, and that a degree of control is maintained over prospective new residents. We may also consider measures to maintain affordability for incoming residents, such as introducing formulae for value capping or apportionment of any appreciation in value between the outgoing and incoming residents and the governing organisation.

Comment:

Please feel free to comment on our proposal regards Serviced Plots:

PLEASE ENSURE THAT YOU 'SAVE' THE DOCUMENT BEFORE CLOSING
