

Parish of Ideford Housing Needs Report



Produced by: Devon Communities Together

On behalf of: Ideford Parish Council

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1 Executive Summary

Principal Conclusions

The survey identified a need for 2 affordable homes within the next 5 years.

Key findings

Affordability

- The survey found 3 households in housing need who could not afford to buy in the open market.
- 1 could afford to rent in the open market.

Tenure

- Both of the households in need would require affordable rented properties.

Size of Property Required

- 2 x 1 or 2 bedroom homes for single people.

Other Findings

- 176 surveys were delivered and 58 survey forms were returned. The response rate was 33%.
- 72 % of those who answered the question said they would be in favour of a small development of affordable housing for local people. 11 households did not answer this question.

2. Aims of the Survey

- To investigate the housing need, tenure and size of homes required for local people in the parish, those wishing to return, and those who work in the parish.
- To establish the general level of support for new homes in the parish with an emphasis on homes for local people with housing needs.
- To establish the views of the whole community on future housing in the parish.
- To assist the Parish Council and Local Authority with future planning for the parish.

3. Survey history, methodology and response

3.1 History

Ideford Parish Council decided to carry out a survey to assess future local housing need. The Rural Housing Enabler attended a Parish Council meeting on 7th September 2016 and it was agreed to proceed with the survey. Survey forms were finalised and 176 forms were hand delivered to every household in the village. Parishioners were able to return the survey in a reply paid envelope. The deadline for the return of the survey was 30th November 2016.

3.2 Methodology

The survey was carried out using a standard methodology approved by local planners. Background notes on the methodology can be obtained from the Rural Housing Enabler.

The survey form was in 3 parts. The first section asked a limited number of questions about the type of household and their support for affordable housing. All residents were invited to respond to this part of the survey. The second section was aimed at parishioners aged over 55 to gauge the specific needs of older residents. The third part of the survey was designed to be completed by households who intend to move home within the next 5 years and wish to remain living in the village. Both those who have an affordable housing need and those who wish to buy on the open market were invited to complete this section of the form. A reminder was also sent to those on the Devon Home Choice register who did not complete a survey form.

3.3 Response

- 58 surveys were returned, which is a response rate of 33% of all dwellings surveyed. This is a very good response rate, the average tends to be around 25%.
- Out of the returned surveys, 4 were returned with Part 3 completed.
- All but 1 of the respondents live in Ideford parish.

It should be noted that whilst apparent inconsistencies in responses are followed up, the information given is taken at face value.

4. Introduction and Information about Ideford

4.1 Overview of Ideford

Ideford is a small rural parish located approximately 5 miles north of Newton Abbot and 10 miles south of Exeter. As well as the main village, it includes 3 small hamlets Olchard, Ideford Combe and Hestow. Ideford has good road links, lying just off of the main A380 which links Exeter and Torbay. A regular daily bus service to Exeter and Torbay stops on the A380 at Ideford Dip.

The village has a church, village hall, garage, a small garden centre and a public house. Local clubs and societies include art, short mat bowls and bell ringing groups.

4.2 Population Figures

In the 2011 census the usually resident population of Ideford was recorded as 388 in 181 households. The census also records that there were 24 dwellings which were empty properties, second homes or holiday lets.

4.3 Council Tax Bandings

A breakdown of Council Tax bandings in Table 1 shows that there are 31 properties (18% of all dwellings) in the lower two bandings out of a total of 174. These represent the entry level properties that people on lower incomes would be able to afford. This is a fairly low percentage compared to other properties in Devon and indicates that there is very little availability of cheaper properties for purchase and rent within the village.

Table 1

Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Total
13	18	21	29	58	29	5	1	174

4.4 Property Prices and Rent

In the last 2 years the Land Registry has recorded 18 residential property sales in the parish. The average property price was £346,778. Prices ranged from £190,000 for a 3 bedroom terraced house to £503,000 for a 5 bedroom detached house.

There are currently 0 property listings on the Rightmove website in Ideford either for sale or rent.¹ These figures show that there is very little availability of any type of housing in the village and particularly low cost housing for people on low incomes.

To assess whether a household can afford to buy in the open market it is necessary to look at the cost of an entry level property in the local market. This is done by comparing information on recent house sales and homes currently on the open market. Average rents are identified by comparing local private rents gained from the housing need survey with rents of properties currently on the market. From this information, we can establish typical rents to assess affordability. There were no properties for rent on the open market at the time of writing this report therefore data has been taken from surrounding rural areas.

The figures used to assess affordability are set out in Table 2 below.

¹ As of 6/12/16

Table 2

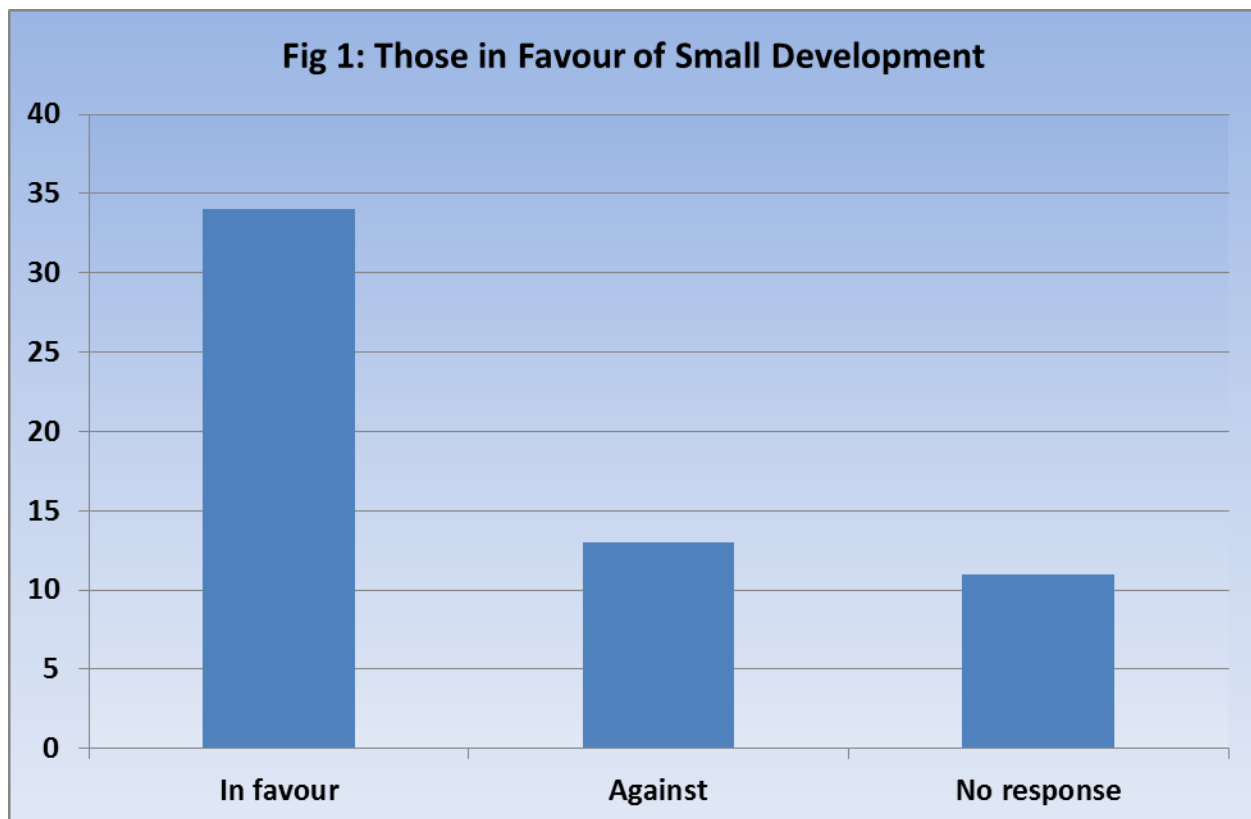
Size	Property price	Weekly rent
1 bedroom	£150,000	£130
2 bedroom	£200,000	£150
3 bedroom	£330,000	£170

There are currently only 2 council/housing association owned properties in Ideford which means that lettings of current affordable housing stock will have little impact on future need figures.

5. General Survey Findings

5.1 In favour of a small local development

Respondents were asked if they would be in favour of a small number of homes for local people being built if the need for affordable housing were proven. 72% of those answering the question said they would be in favour. 28% said they were against any development. It should be noted that 11 households did not respond to this question. Fig.1 below shows the breakdown.



5.2 Site suggestions and general comments.

15 individuals made suggestions for suitable sites or general comments on affordable housing. The Broadlands area was the most popular suggestion for the siting of a new development. The full list will be made available to the Parish Council on a separate document.

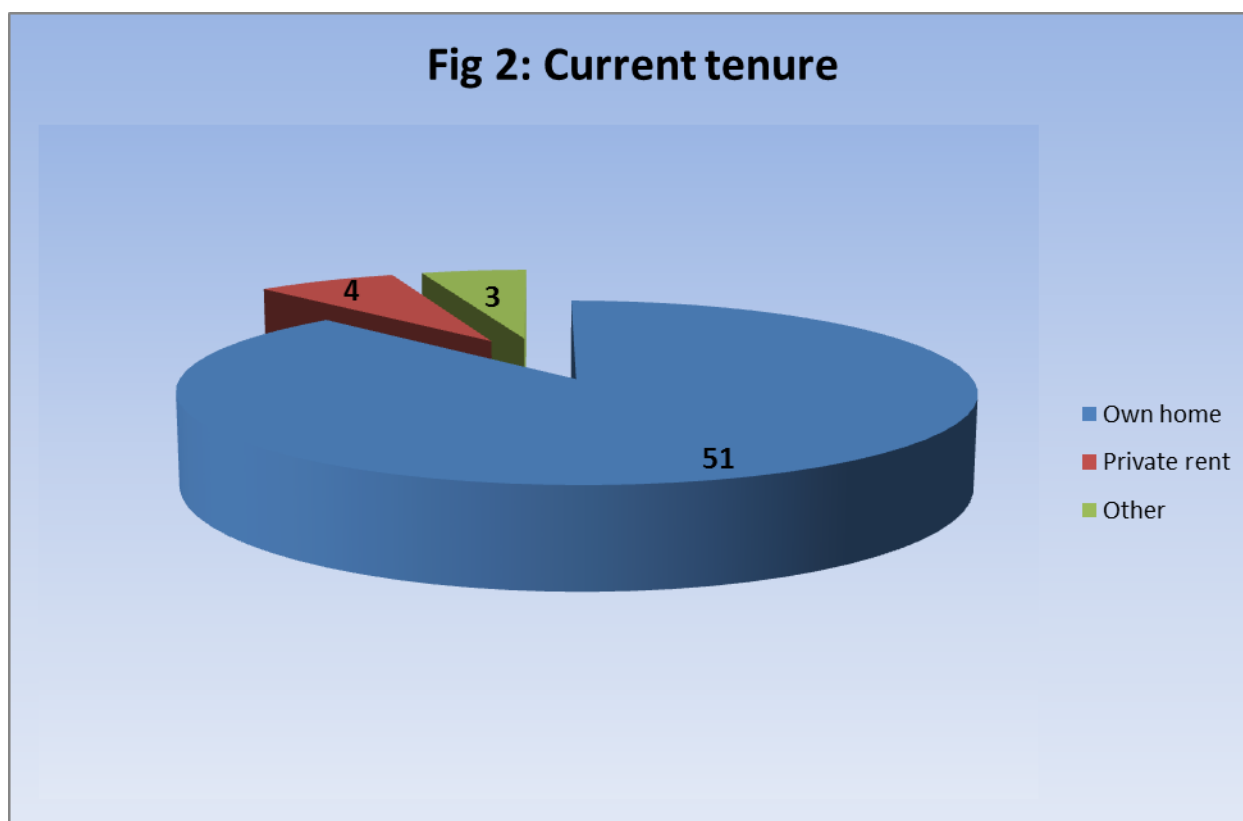
5.3 Knowledge of those who have left village in last 5 years

Respondents were asked if they knew of anybody who had had to leave the village in the last 5 years due to lack of suitable housing.

- 4 Households replied that they did know of someone in this position.

5.4 Current tenure

All 58 respondents provided details. 51 (88%) own their own home, 4 (7%) rent from a private landlord. The remaining 5% are made up of 2 shared ownership properties and 1 household living with relatives.



5.5 Main or second home

Only 1 of the respondents was a second home owner.

5.6 Parish of Residence

All respondents resided in Ideford parish.

5.7 Number of bedrooms in current home

Respondents were asked how many bedrooms their current home has. The replies are shown in Table 3 below. Again, the lack of smaller properties in the village is highlighted here. 3 households did not respond to this question.

Table 3

Number of bedrooms	1	2	3	4+
Respondents	0	12	17	26

5.8 Future plans

Respondents were asked whether they intended to move home within the next 5 years.

- 1 household stated they did intend to move within the next 5 years
- 54 households stated they did not intend to move within the next 5 years
- 3 households did not answer this question

5.9 Community Land Trusts (CLTs)

Respondents were asked whether they would consider becoming a member of a CLT.

- 6 households showed an interest

5.10 Interest in self-build

Respondents were asked whether they would be interested in a self-build project either individually or part of a group if a site were available. 5 households showed an interest in self-building. As self-building is a popular at the moment and is being encouraged and supported by local and central government, this may be something for the Parish Council to consider further.

- 3 households stated they may be interested in an individual self-build project.
- 2 households stated they may be interested in a group self-build project.

6. Housing needs and aspirations of older residents

Part 2 of the questionnaire was directed at residents over the age of 55. The number of people over the age of 55 is set to rise significantly across the UK over the next 20 years. In 2014 the Office for National Statistics published population projections for the next 20 years. These figures show that by 2034 the percentage of people over the age of 55 will have increased by 23% across Devon and Teignbridge during that period.

62 people answered Part 2 of the survey from 40 households with at least one member over the age of 55. This is 69% of the total respondents.

6.1 Age of Respondents to Part 2 survey

Respondents were asked to give their age in 10 year bands. As can be seen in Table 4 below, 50% of those who replied were aged between 55 and 65 and a further 31% aged between 66-75.

Table 4

Age Group	55-65	66-75	76-85	Over 85
Number	31	19	8	4

6.2 Future Housing Plans

Households were asked about their future housing plans.

- 4 households expect to move within the next five years. None of these want to remain in Ideford.
- 7 further households expect to move after five years. One of these wishes to remain in Ideford.
- 31 have no plans to move at the moment.
- 16 households did not answer the question.

6.3 Reasons for moving home in next 5 years

Households were asked to list the reasons they may wish to move home in the next 5 years. They could give more than one reason. The reasons are listed below in Table 5.

Table 5

Reason for Moving	Number
Need to downsize to a smaller more manageable home	6
Proximity to shops/amenities	7
Proximity to public transport	7
Need to be nearer family/carers	2
Cheaper running costs i.e. fuel bills	6
Home on one level or adaptable for medical reasons	1

The most popular reasons for wanting to move were to be close to shops, amenities and public transport.

6.4 Type of Accommodation preferred by older persons

Older households were asked what type of accommodation they may need in the future. The vast majority preferred a home better suited to their needs but not designed for older people. Preferences are shown in Table 6 below.

Table 6

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	13
Home specially designed for older people	0
Residential/nursing home	1

6.5 Where would you like to move to when you next move home

Respondents were asked whether they wished to stay in Ideford, to move elsewhere in Teignbridge District, in Devon or away from Devon. The results are shown in Table 7 below.

Table 7

Ideford	Elsewhere within Teignbridge	Elsewhere within Devon	Out of Devon
7	6	9	1

6.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of households (78%) have no plans to move home but those who do wish to move would prefer to move out of Ideford to smaller, cheaper homes with better access to public transport, shops and amenities. Only 1 household who believed they may move after 5 years wished to remain in the village.

7. Assessment of those wishing to move to a new home in Ideford within the next 5 years

Part 3 of the survey was aimed at those who expect to need to move home within the next 5 years and remain in Ideford. It asked questions regarding size and make-up of the new household, local connection and financial circumstances. This information helps to identify the number of households that are eligible for both open market and affordable housing in the parish and the size, tenure and type of homes required.

4 households completed Part 3 of the survey and indicated that they did want/need to move within the next 5 years. The needs of these 4 households have been assessed in this section of the survey.

7.1 Minimum bedroom requirement

Respondents were asked the minimum number of bedrooms they would require in their new home. Table 8 below shows the breakdown. It should be noted that there are criteria relating to affordable housing that set the number of bedrooms that a household are eligible for based on the number of adults and children in that household.

Table 8

1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms
0	3	1	0

7.2 Timescales for moving

Households completing this part of the form were asked to identify when they would need to move. They could give more than one reason.

- 1 household indicated a need to move within the next 1-3 years.
- 1 household indicated a need to move within the next 3-5 years.
- 2 households were uncertain as to when they would need to move.

7.3 Housing tenure

Respondents were asked what type of accommodation they would consider moving to. The results are shown in table 9 below. Respondents could choose more than one option.

Table 9

Shared Ownership/ Equity	Affordable/Social Rent	Affordable Self-Build	Open Market Self-Build	Discounted Market	Starter Home	Open Market
1	2	2	1	1	1	1

7.4 Self-build opportunities

Respondents were asked if they would be interested in self-building, either as an individual or part of a group. 2 households declared an interest in building their own home. Respondents could tick more than one box.

- 2 households were interested in an individual self-build

7.5 Reasons for moving

Respondents were asked why they wished to move home. They could tick more than one box.

Table 10 shows why households need to move

Table 10

Reason for wishing to move	No of respondents
Need to downsize to a home with fewer bedrooms	1
Need to move for health/mobility reasons	1
Will be leaving home and do not expect to be able to rent or buy privately	1
Wish to move back to the town and have a strong local connection	1

7.6 Budget for new home

Respondents who wished to purchase a home were asked about their budget. Table 11 below shows the breakdown of replies.

Table 11

£150,000 - £200,000	£200,000 - £250,000	£250,000 - £300,000	£300,000 - £350,000	£350,000 +
2	0	0	1	0

8. Assessment of those in affordable housing need

This section of the survey looks at the number of households who would qualify for an affordable home in the town, based on their household income and savings.

8.1 Exclusions

The 4 households who expressed a need to move within the next 5 years have been assessed and 1 has been excluded because they own their own home and can afford to buy on the open market.

This leaves 3 who may qualify for affordable housing.

8.2 Local Connection

In order to qualify for affordable housing, respondents must have a local connection to Ideford.

The Teignbridge District Council local connection criteria are as below:-

A member of the household:-

- has immediately prior been resident within the parish or neighbouring rural parishes, or;
- has a strong local connection with the parish, including any two of the following:
 - family associations within the parish or neighbouring rural parishes;
 - any periods of ordinary residence in the parish or neighbouring rural parish not immediately before the date upon which any Affordable Dwelling becomes vacant; and/or;

- has current employment of a non-casual nature in the parish or neighbouring parishes.

All of the respondents have this connection.

8.3 Housing Options

The housing options available to the 3 households in need are now given consideration.

Respondents provided information on income and savings which allows an assessment of what the household can afford to pay for their accommodation.

- 2 households earned less than £25,000
- 1 household earned between £25,000 - £30,000

Given the financial circumstances of the households in need, 1 could afford to pay market rent so have been excluded from the final figures, leaving a housing need of 2 households who would both require affordable rented accommodation. Both of these households indicated an interest in this form of accommodation in their responses.

8.4 Other evidence of housing need

As well as this survey other evidence of housing need should be considered. The housing waiting list or register for Devon is called Devon Home Choice. Applicants in Teignbridge are given a banding from A to D depending on their level of need.

There are 2 households registered on Devon Home Choice with an address in Ideford. Both have a need for a 1 bedroom home and are on Band D.

Neither of the households who are registered on Devon Home Choice completed this survey. Due to this apparent disparity, they were contacted separately by letter but did not reply.

8.5 Housing Mix

This takes account of the family makeup as declared on the survey form and the type of housing required.

- The need is for 2 x 1 or 2 bedroom properties for single people.

9. Conclusion - Future Housing Need for Ideford

Overall, it must be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving. Any provision of affordable housing, would, by necessity, need to take account of this. However, given the level of response to the survey, and in spite of the potential for circumstances to change, the Parish Council can feel confident in the results of this survey. The survey has identified a need in the near future for 2 units of affordable housing. Due to this low level of need, the Parish Council will need to decide how to take this further and whether the need should be addressed at all.

It is also worth noting that new benefit rules are due to come in on 1st April 2018 for single people under the age of 35. These new rules mean that if they qualify for housing benefit they would only receive payment for a shared room rather than a property of their own. In Ideford, this would mean a difference of approximately £33 per week which many could not afford. For this reason, housing associations may have reservations in allocating a property to a single person under the age of 35 as the new rules will relate to new tenancies signed from 1st April

2016. Both of the households who qualify for affordable housing in Ideford fall into this category.

Any further action taken towards meeting the housing need will require the support of the Parish Council and wider community consultation. Should the Parish Council wish to address the identified housing need, the Rural Housing Enablers are available to help identify potential sites, conduct site appraisals and facilitate the process of identifying potential development partners as well as any other ongoing assistance that may be required.

As the needs of households are constantly evolving the level and mix of need in this report should be taken as a guide. In particular it may be appropriate to vary the mix of sizes provided. This report remains appropriate evidence of need for up to five years. However if there is a significant development of affordable housing in the parish which is subject a local connection requirement and substantially meets the need identified in the report it will normally be necessary to re-survey the parish before any further development to address local needs is considered.

Recommendation

It is recommended that the Parish Council:

- **Note this report**
- **Consider the options for addressing the need for 2 affordable homes.**