

Newton Poppleford Housing Needs Report



Produced by: Devon Communities Together

For: Newton Poppleford Neighbourhood Plan

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1 Executive Summary

Principal Conclusions

The survey identified a need for 14 affordable homes within the next 5 years.

Key findings

Affordability

- The survey found 10 households in housing need who could not afford to rent or buy in the open market.
- 4 additional replies were received by a household on Devon Home Choice who had not completed the survey but were eligible for affordable housing in the village.
- 13 of the households in need qualified for affordable rent. 1 could afford to buy a shared ownership property.

Size of Property Required

- 9 x 1 or 2 bedroom properties for single people/couples
- 1 x 2 bedroom property for families
- 2 x 3 bedroom properties
- 2 x 4 bedroom properties

Other Findings

- 1000 Neighbourhood Plan surveys were delivered and 278 survey forms were returned. Of these, 15 households indicated a need for affordable housing.
- 4 households showed an interest in building their own home.

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 town.
- To assess the views and aspirations of people aged over 55 who wish to move home within the next 5 years.
- To assist the Parish Council and District Council with future planning for the town.

3. Survey history, methodology and response

3.1 History

Newton Poppleford Parish Council decided to produce a Neighbourhood Plan and engaged the services of Devon Communities Together (DCT) Neighbourhood Planning Officers. It was decided to produce a separate housing need survey to look specifically at the need for future housing within the parish as the steering group were particularly interested in this subject. These surveys are produced by the Rural Housing Team at DCT who were contacted to design a bespoke survey form. The housing need surveys were delivered to every known household in the village along with Neighbourhood Plan surveys. The deadline for the return of the survey was 5th December 2016.

3.2 Methodology

It was decided that general questions regarding views and opinions on housing would be included in the main body of the Neighbourhood Plan questionnaire. In addition, a separate housing survey which had 2 sections for specific parts of the population would be included as an Appendix.

Part 2 was to be completed by households who had at least 1 member over the age of 55 and would explore their opinions and requirements for future housing.

Part 3 was designed to be completed only by those who believe they either want or need to move home within the next 5 years and wish to remain in the village. This form included questions on size and make-up of the household, type and size of accommodation required, local connection and some questions on financial circumstances which are required to assess eligibility for affordable housing. A reminder was also sent to those on the Devon Home Choice register who did not complete a survey form.

The Neighbourhood Plan questionnaires were collected in person by members of the Neighbourhood Plan committee, however the housing need surveys were returned directly to the Rural Housing Enabler at DCT in a reply paid envelope due to the confidential financial and personal information contained within.

3.3 Response

- A total of 276 housing survey forms were returned, which is a response rate of 28% of all dwellings surveyed.
- Out of the 276 returned surveys, 15 of these indicated a requirement for affordable housing.

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 Newton Poppleford

4.1 Overview of Newton Poppleford

Newton Poppleford is a large parish located in East Devon, approximately 12 miles west of Exeter. It lies at the western end of the East Devon Area of Outstanding Natural Beauty and includes the main village of Newton Poppleford and the smaller villages of Harpford and Venn Ottery. The parish has a good number of facilities and amenities including 3 parish churches (1 in Newton Poppleford, 1 in Venn Ottery and 1 in Harpford), village hall, pavilion and playing fields, GP surgery, primary school, 2 public houses, 2 restaurants, a takeaway, 2 hairdressing salons, a village store and post office and 2 garages.

Local organisations include clubs for gardening, local history, art and bridge. There is a WI group and various sports and leisure clubs including petanques, short mat bowls, cricket and tennis. There are also Brownie and Guide packs.

4.2 Population Figures

In the 2011 census the usually resident population of Newton Poppleford was recorded as 2095 in 978 households. The census also records that there were 51 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 112 properties (31% of all dwellings) in the lower two bandings out of a total of 356. These represent the entry level properties that people on lower incomes would be able to afford.

Table 1

Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Total
54	138	136	223	295	89	46	1	982

4.4 Property Prices and Rent

In the last 2 years the Land Registry has recorded 72 property sales in the parish. The average price of properties whose value was shown was just over £280,000. Prices ranged from £98,000 for a 1 bedroom cottage to £687,500 for a 4 bedroom house.

There are currently 10 property listings for sale on the Rightmove website in Newton Poppleford. The cheapest house on the market at the moment is a 2 bedroom bungalow for £160,000. This is the only house for sale under £200,000. There are 3 properties advertised for rent.¹ This shows the lack of available affordable property both for rent and purchase in the village.

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 researching 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 these figures have been estimated using data from surrounding rural parishes.

¹ As of 5/12/16

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

Table 2

Size	Property price	Weekly rent
1 bedroom	£120,000	£120
2 bedroom	£165,000	£140
3 bedroom	£225,000	£208

4.5 Current Affordable Housing Stock

There are currently 72 council/housing association owned properties in Newton Poppleford. These are broken down by bedroom size in the table below.

1 bed	2 bed	3 bed	4 bed
4	17	50	1

Only 7 have been let in the last 2 years. Therefore lettings of current affordable housing stock will have little impact on future need figures.

5. 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 by 22% in East Devon during that period.

434 people answered Part 2 of the survey from 267 households with at least one member over the age of 55.

5.1 Age of Respondents to Part 2 survey

Respondents were asked to give their age in 10 year bands. As can be seen in Table 3 below, the majority of those who replied (74%) were aged between 55 and 75.

Table 3

Age Group	55-65	66-75	76-85	Over 85
Number	130	191	79	34

5.2 Future Housing Plans

Households were asked about their future housing plans.

- 34 households plan to move within the next five years. Of these, 10 would like to remain in Newton Poppleford.
- 2 of these 10 households will need affordable housing.
- 37 further households expect to move after five years.
- 196 have no plans to move at the moment.

5.3 Is your current home adaptable to meet changing needs

Respondents were asked if they feel their home is adaptable to meet changing needs.

- 194 replied yes
- 49 replied no
- 1 replied 'possibly'
- 23 did not reply

5.4 Type of Accommodation preferred by older persons

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

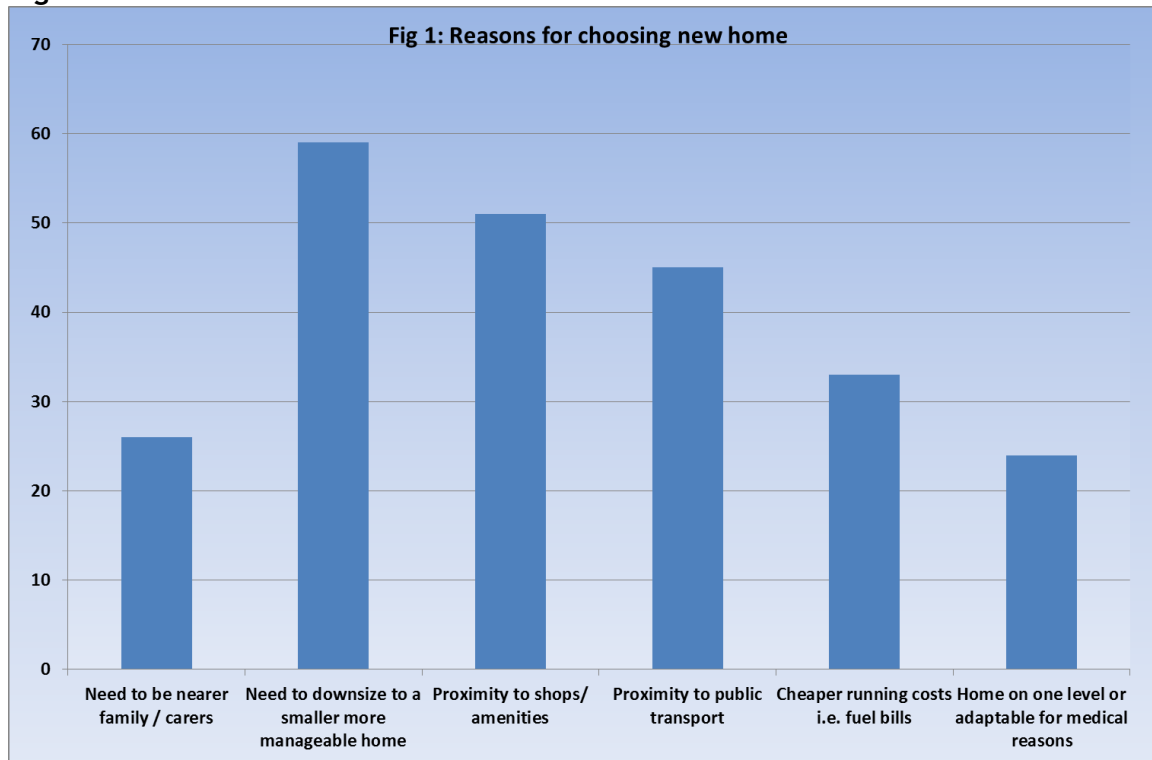
Table 6

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	73
Home specially designed for older people	14
Residential / nursing home	9

5.5 What reasons would be most important when choosing a new home

Older households were asked to give the three most important considerations when choosing their next home. The results are shown in Figure 1 below. The most popular reason was the need to move to a smaller more manageable home followed by proximity to shops and public transport.

Fig 1



5.6 Preferred location to move to

Households were asked where they wanted to move to when they next move home. Many households who stated they did not wish to move within the next 5 years answered this question and all responses have been included.

- 51 households wish to remain in the village
- 78 households wish to move out of the village but stay within East Devon
- 13 households wish to move out of the village but stay within Devon
- 14 households wish to move away from Devon

5.7 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of households (73%) have no plans to move home. However, the parish does have a number of older households who wish to downsize to smaller accommodation that is easier to maintain, has lower running costs and is close to amenities and support.

2 of the households that expect to move home within the next 5 years and remain in Newton Poppleford will need affordable housing. The remaining 8 households would require open market housing. Small open market bungalows, flats and houses can be built, however, developers who build open market homes do not usually attach any kind of local connection covenant as this reduces the value of the homes. This means that any open market properties cannot be guaranteed for local people.

Meeting the housing needs of this group of people should be given further consideration.

6. Assessment of those in need

Part 3 of the survey was aimed at those who expect to need affordable housing in the parish within the next 5 years. 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 affordable housing in the parish and the size, tenure and type of homes required.

15 households indicated a need for affordable housing and returned Part 3 of the survey.

5 have been excluded for the following reasons:-

- 4 could afford to buy on the open market
- 1 wished to go into supported accommodation

This leaves 10 who will be assessed for affordable housing in the village.

6.1 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.

- 3 households indicated a need to move within the next 1-3 years.
- 4 households indicated a need to move between 3 - 5 years.

- 3 did not specify a timescale

6.2 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	Self-build	Discounted market	Starter home
4	5	2	1	1

6.3 Self-build opportunities

Respondents were asked if they would be interested in self-building, either as an individual or part of a group. 3 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
- 1 household was interested in a group self-build

As self-building is a very popular option at the moment and is being encouraged by local and central government, this may be something for the Parish Council to consider further.

6.4 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 move to a home with more bedrooms	2
Need to move for health/mobility reasons	3
Will be leaving home and do not expect to be able to rent or buy privately	2
Struggling to afford current home	5
Wish to move back to the town and have a strong local connection	2
Sharing facilities with someone who will not be rehoused with you	1
Home is in poor condition	2
Other (would like to buy own home)	1

6.5 Local Connection

The definition of local connection for East Devon District Council is set out below:

Local connection means one or more of the following connections in priority order in respect of parishes or the parish grouping:

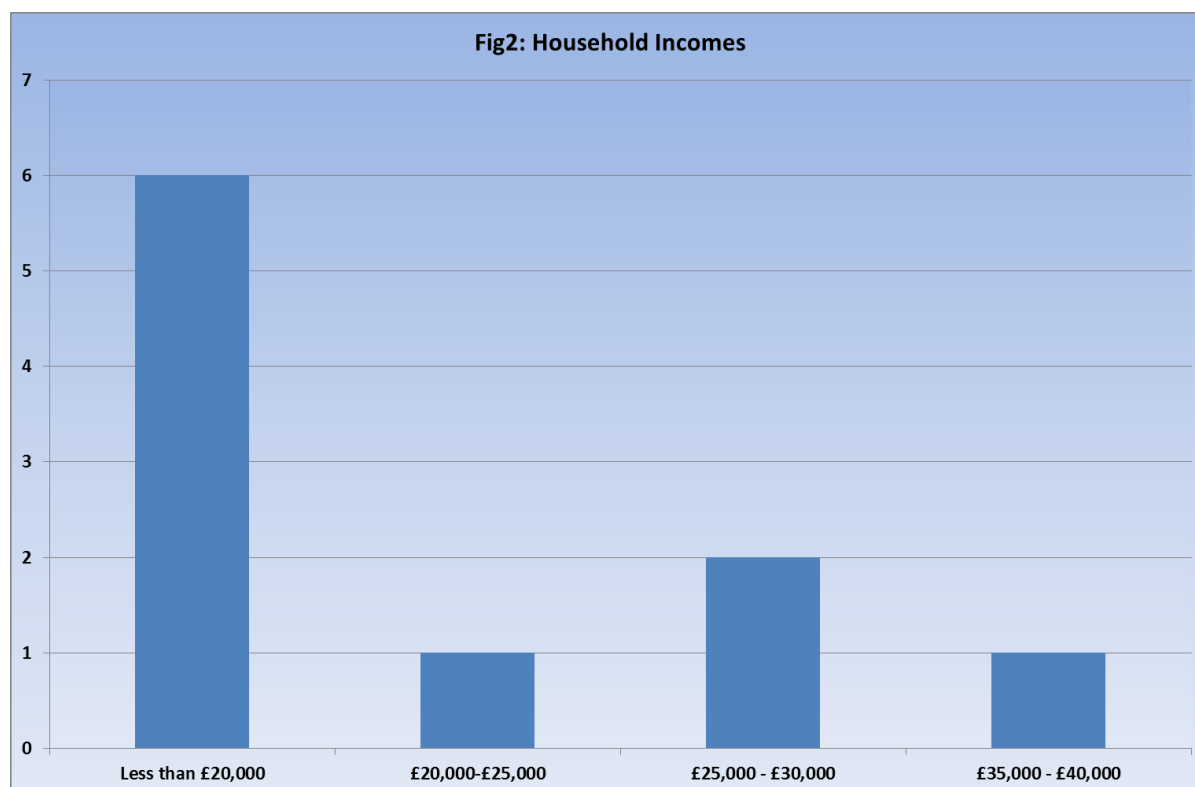
- i) persons who have been permanently resident therein for a continuous period of three years out of the five years immediately prior to the Affordable Dwelling being offered to them; or
- ii) being formerly permanently resident therein for a continuous period of five years at some time in the past
- iii) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least twelve (12) months immediately prior to being offered the Affordable Dwelling; or
- iv) persons who can demonstrate a close family connection to the District in that the person's mother, father, son, daughter or sibling has been permanently resident therein for a continuous period of five years immediately prior to the Affordable Dwelling being offered to them and where there is independent evidence of a caring dependency relationship.

On reviewing the circumstances, all of the households in need were found to meet the local connection requirement as set out above.

6.6 Housing Options

The housing options available to the 10 households in need with a local connection 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. Household incomes are shown in Fig 2 below.



Taking into account the income, savings and assets of the 10 households in housing need, none can afford to rent in the open market. 1 may be able to afford to buy a shared ownership

property but the only affordable option for the remaining 9 households is subsidised rented housing.

6.6 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 are given a banding from A to E depending on their level of need. There are 38 households resident in the parish registered on Devon Home Choice. Details are set out below.

Table 3

Devon Home Choice band	1 bed	2 bed	3 bed	4 bed	Total
Band A (Emergency need)	0	0	0	0	0
Band B (High)	7	3	0	1	11
Band C (Medium)	1	3	0	2	6
Band D (Low)	4	1	1	0	6
Band E (No Housing Need)	2	7	5	1	15
Total	14	14	6	4	38

Only two of the households who are registered on Devon Home Choice returned the survey form. Due to this apparent disparity, all those who are registered with Devon Home Choice and living within the parish were contacted separately by letter and a further 8 replies were received. 4 of these require affordable housing in the parish and have been added to the 10 households identified in the survey, giving a total need of 14.

6.7 Housing Mix

The suggested mix of housing is shown in Table 4 below. This takes account of the family makeup as declared on the survey form and the type of housing required.

Table 4

Type of Property	Affordable Rent	Shared Ownership	Totals
1 or 2 bedroom property for single people	4	0	4
1 or 2 bedroom property for couples	5	0	5
2 bedroom property for families	0	1	1
3 bedroom property	2	0	2
4 bedroom property	2	0	2
Totals	13	1	14

1 household requires a property with level access, 2 properties need wheelchair adaptation.

7. Conclusion

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 14 units of affordable housing.

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.

Any further action taken towards meeting this 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.

Recommendations

It is recommended that the Parish Council:

- **Note this report**
- **Consider the options for addressing the need for 14 affordable homes.**

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