

Parish of Clyst Honiton Housing Needs Report



Produced by: Devon Communities Together

On behalf of: Clyst Honiton Parish Council

Date March 2020



Contents

1. Executive Summary
2. Aims of the Survey
3. Survey History, Methodology and Response
4. Introduction and Information about Clyst Honiton
5. General Survey Findings
6. Housing Aspirations of Older People
7. Assessment of those wishing to move home within next 5 years
8. Assessment of those in need of affordable housing
9. Conclusions - Future Housing Need for Clyst Honiton

Please note that this document is the intellectual property of the Devon Rural Housing Partnership. If this document is used by any organisation to support a development then a fee will be charged. Details of this fee can be obtained from the Rural Housing Enabler at Devon Communities Together.

Devon Communities Together
First Floor, 3 & 4 Cranmere Court
Lustleigh Close
Matford Business Park,
Exeter. EX2 8PW
Tel 01392 248919

www.devoncommunities.org.uk

1 Executive Summary

Principal Conclusions

The survey identified a need for 3 affordable homes within the next 5 years.

Key findings

Affordability

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

Tenure

- All of the households in need would require affordable housing for rent.

Size of Property Required

Other Findings

- 146 surveys were delivered and 59 survey forms were returned. The response rate was 40%.
- 81% 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 living or working in the parish and those wishing to return.
- 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 District Council with future planning for the parish.

3. Survey history, methodology and response

3.1 History

Clyst Honiton Parish Council decided to carry out a housing need survey for the parish as part of their Neighbourhood Plan. Survey forms were finalised and 146 forms were hand delivered to every household in the parish. Parishioners were able to return the survey in a reply paid envelope. The deadline for the return of the survey was 29th February 2020.

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 parish. 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

- 59 surveys were returned, which is a response rate of 40% of all dwellings surveyed.
- Out of the 59 returned surveys, 7 were returned with Part 3 completed.

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 Clyst Honiton

4.1 Overview of Clyst Honiton

Clyst Honiton is a small rural parish located approximately 5 miles east of Exeter and adjoining the new town of Cranbrook to the north. The parish consists of the main village, agricultural land and some industrial land, including parts of Exeter Airport. Due to the continued expansion to the east of Exeter through West Clyst and the new town of Cranbrook, Clyst Honiton is bordered to the north and west by continuing development of both residential and industrial property. This gives good access to transport and employment.

Transport links are very good with a mainline station at nearby Cranbrook and easy access to the A30 and M5 which are within a couple of miles. There are also regular bus services into Exeter.

The main village has a Parish Church and 2 public houses while the wider parish contains part of Exeter Airport and associated business and industrial parks. There is also a large distribution centre for a major supermarket, all of which offer good local job opportunities.

There are no clubs or societies in the village although there are many in nearby Cranbrook and Exeter.

4.2 Population Figures

In the 2011 census the usually resident population of Clyst Honiton was recorded as 304 in 135 households.

4.3 Type of Accommodation

In the 2011 Census the types of accommodation in the parish were broken down as in Table 1 below.

Table 1

Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
48	40	35	8	1	132

4.4 Bedroom numbers

In the 2011 Census the number of bedrooms per dwelling was broken down as in Table 2 below.¹ The majority of homes have 2 or 3 bedrooms with very few smaller 1 bedroom properties.

Table 2

1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more	Total
4	30	62	19	17	132

When viewed together these tables show that there is a lack of smaller, cheaper accommodation in the parish with detached properties of 3 bedrooms plus being the most prolific.

4.5 Property Prices and Rent

In the last 2 years the Land Registry has recorded 8 property sales in the parish. The average price of properties whose value was shown was £367,119. Prices ranged from £187,000 for a 3 bedroom terraced house to £766,000 for a 9 bedroom detached house.

There are currently no properties listed to buy or rent on the Rightmove website in Clyst Honiton although there are a number in the adjoining parish of Cranbrook, part of which falls into the old Clyst Honiton parish area.²

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

¹ This data only gives details for 132 dwellings, this is because data for empty homes is not included.

² Data correct as of 24/2/20

currently on the market. From this information, we can establish typical rents to assess affordability. As there were no properties for sale or rent on the open market at the time of writing this report, data has been taken from surrounding rural areas. The figures used to assess affordability are set out in Table 3 below.

Table 3

Size	Property price	Weekly rent
1 bedroom	£150,000	£150
2 bedroom	£180,000	£180
3 bedroom	£240,000	£210

There are currently 12 local authority owned properties in Clyst Honiton. The affordable rented properties are broken down by size in the table below.

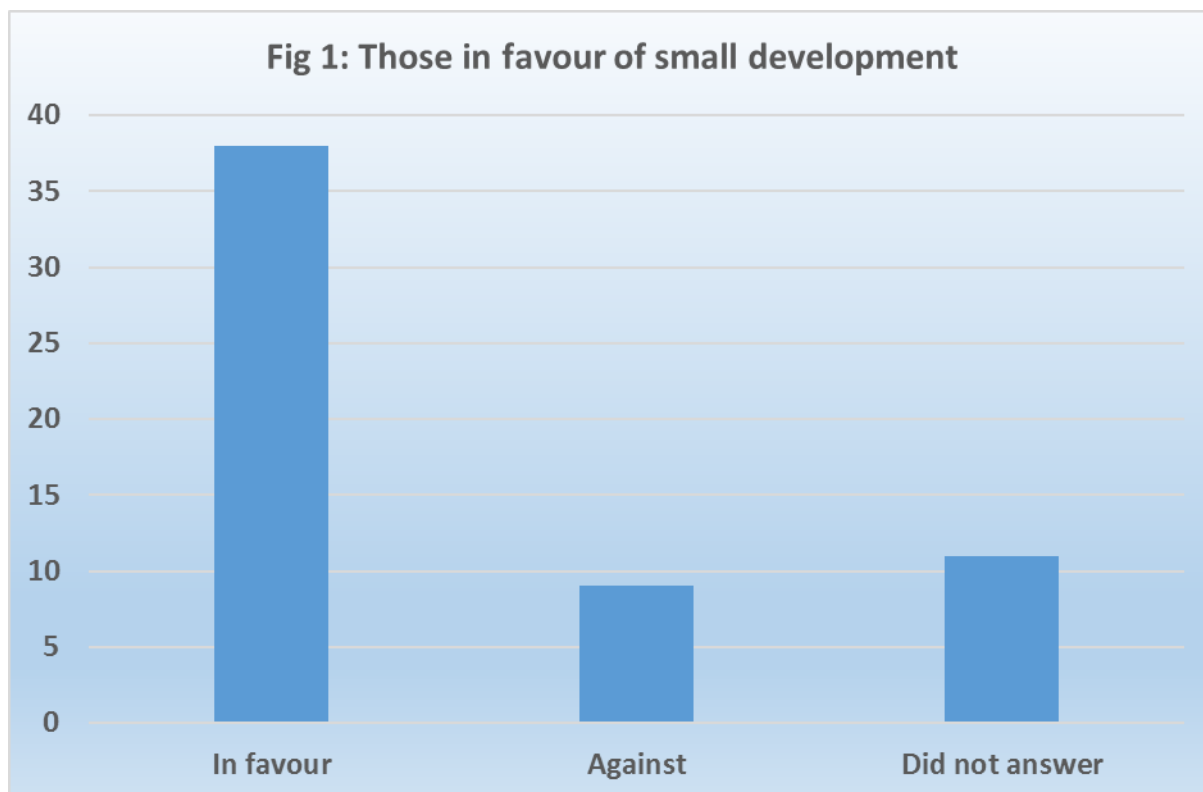
Table 4

1 bedroom	2 bedrooms	3 bedrooms
0	10	2

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. 81% of those answering the question said they would be in favour. 19% 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

17 individuals commented on possible sites within the parish and made more general comments about housing in the parish. The most popular site was the by-pass site which 6 households suggested. These suggestions and comments will be made available to the Parish Council on a separate document.

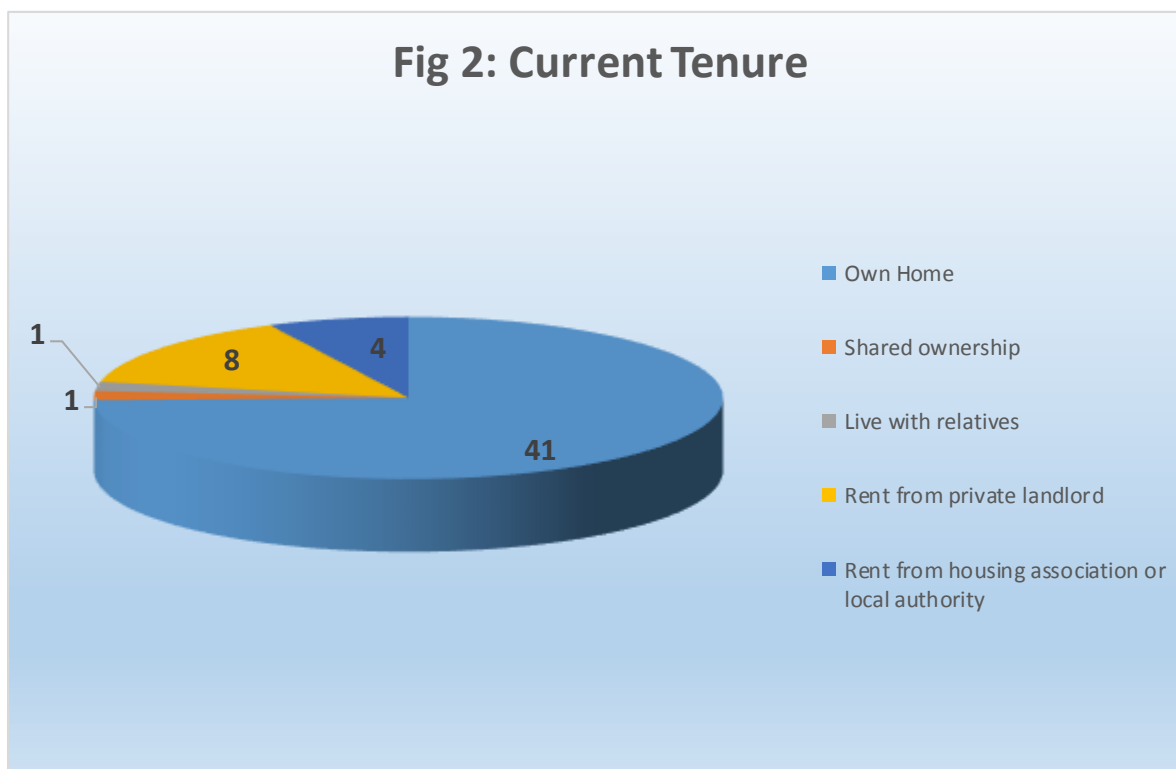
5.3 Knowledge of those who have left parish in last 5 years

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

- 4 households replied that they did know of someone

5.4 Current tenure

Of the 57 respondents who provided details, 43 (%) own their own home, 8 (%) rent from a private landlord and 4 (%) rent from a housing association. The remaining 2 households (%) are made up of 2 living with relatives and 1 living in a shared ownership property. Figure 2 below shows the breakdown of tenure.



5.5 Main or second home

None of the respondents was a second home owner.

5.6 Parish of Residence

Respondents were asked which parish they lived in. All but 3 live in Clyst Honiton parish. Of the others, 2 live in Sowton and 1 in Broadclyst.

5.7 Number of bedrooms in current home

Respondents were asked how many bedrooms their current home has. The replies are shown in Table 5 below.

Table 5

Number of bedrooms	1	2	3	4+
	0	15	23	19

5.8 Future plans

Respondents were asked whether they intended to move home within the next 5 years. If they answered Yes to this question they were asked to complete Part 3 of the form.

- 4 households stated they did intend to move within the next 5 years

5.9 Community Land Trusts (CLTs)

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

- 2 households showed an interest and both left contact details.

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 by 22% in East Devon district during that period.

68 people answered Part 2 of the survey from 44 households with at least one member over the age of 55. This is 75% of the total number of households who responded to the survey.

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 6 below, the majority of those who replied (90%) were aged between 55 and 75.

Table 6

Age Group	55-65	66-75	76-85	Over 85
Number	33	28	4	3

6.2 Future Housing Plans

Households were asked about their future housing plans.

- 8 households plan to move within the next five years. Of these, 2 would like to remain in Clyst Honiton.
- 1 of these households is eligible for affordable housing.
- 2 further households expect to move after five years.
- 34 have no plans to move at the moment.

6.3 Adaptability of current home

Respondents were asked if their current home was adaptable to meet changing needs.

- 28 households felt that their home was adaptable
- 14 felt that their home was not adaptable

6.4 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 7 below.

Table 7

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	11
Home specially designed for older people	4
Residential / nursing home	0

6.5 Considerations when choosing next home

Households were asked to list the most important considerations when choosing a new home. They could give more than one reason. The reasons are listed below in Table 8.

Table 8

Most important consideration	Number
Need to downsize to a smaller more manageable home	8
Proximity to shops/amenities	7
Proximity to public transport	7
Need to be near family / carers	7
Cheaper running costs	6
Need one level for medical reasons	4

The most important considerations were that older persons wished to move to a smaller, more manageable property with that was close to shops, amenities, public transport and family/carers.

6.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of households (77%) 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.

None of the 8 households that expect to move home within the next 5 years and remain in Clyst Honiton are eligible for affordable 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.

7. Assessment of those wishing to move to a new home in Clyst Honiton 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 Clyst Honiton. 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 indicated a need to move within the parish in the next 5 years, however 7 completed Part 3 of the survey. These 7 households will be assessed in this section of the report.

7.1 Minimum bedroom requirement

Respondents were asked the minimum number of bedrooms they would require in their new home. Table 9 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 9

1 bedroom	2 bedroom	3 bedroom	4 bedroom
1	3	2	1

7.2 Timescales for moving

Households completing this part of the form were asked to identify when they would need to move.

- 3 households indicated a current need to move
- 1 households indicated a need to move within the next 1-3 years
- 3 households indicated a need to move within the next 5 years

7.3 Housing tenure

Respondents were asked what type of accommodation they would consider moving to. The results are shown in table 10 below. Respondents could choose more than one option.

Table 10

Shared ownership/ equity	Affordable/Social rent	Self-build	Discounted market	Rent to buy	Open market
1	4	2	0	1	2

7.4 Reasons for moving

Respondents were asked why they wished to move home. They could tick more than one box. Table 11 overleaf shows why households need to move.

Table 11

Reason for wishing to move	No of respondents
Leaving home and do not expect to rent privately	2
Private tenancy ending	2
Need to move to a home with more bedrooms	1
Need to downsize to a home with fewer bedrooms	2
Need to move for health/mobility reasons	3
Struggling to afford current home	2
Sharing kitchen and bathroom facilities with someone who is not going to be rehoused with you	1
Wish to move back to the parish and have a strong local connection	1

7.5 Budget for new home

Respondents who wished to purchase a home were asked about their budget. Table 12 below shows the breakdown of replies.

Table 12

£150,000 - £200,000	£250,000 - £300,000
3	1

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 parish, based on their household income and savings.

8.1 Exclusions

All 7 of the households who expressed a need to move within the next 5 years and remain in Clyst Honiton have been assessed and 2 have been excluded. 1 gave insufficient information to assess their housing need. The other can afford an open market property.

This leaves 5 who may qualify for affordable housing.

8.2 Local Connection

In order to qualify for affordable housing, respondents must have a local connection to Clyst Honiton. Local connection criteria are set out by East Devon District Council and are detailed below:-

Local connection means one or more of the following connections in priority order in respect of parishes or the parish grouping³:

- 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

³ For planning purposes Clyst Honiton is grouped with Broadclyst, Clyst Hydon, Clyst St. Lawrence, Rockbeare and Poltimore

- 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;
- 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.

2 of the respondents do not have this connection and have been excluded from the final figures. This leaves 3 households in housing need.

8.3 Preferred housing tenure

The survey also asked households who had a housing need which tenure of housing they were interested in. Respondents could give more than one option. The responses are listed in Table 13 below.

Table 13

Type of housing	Interested
Shared ownership/equity	1
Affordable Rent	2
Self build	0
Discounted market sale	0
Rent to buy	0

8.4 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 of the households earn less than £20,000 a year
- 1 household earns £20,000 - £25,000 a year

Given the financial circumstances of the households in need all would require affordable rented housing.

8.5 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 14 households resident in the parish registered on Devon Home Choice. Details are set out below.

Table 14

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)	0	0	0	0	0
Band C (Medium)	0	0	2	1	3
Band D (Low)	4	3	0	0	7
Band E (No Housing Need)	2	1	1	0	4
Total	6	4	3	1	14

Only four of the households who are registered on Devon Home Choice completed the survey. Due to this apparent disparity, all those who are registered with Devon Home Choice and living in the parish were contacted separately by letter but no further replies were received. Therefore the total housing need identified in the survey is 3 households.

8.6 Housing Mix

The suggested mix of housing is shown in Table 15 below. This takes account of the family makeup as declared on the survey form and the type of housing required.

Table 15

Type of Property	Affordable Rent
1 or 2 bedroom property for single people	2
4 bedroom property for families	1
Totals	3

1 household requires a property with level access.

9. Conclusion - Future Housing Need for Clyst Honiton

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 3 units of affordable housing.

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.

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 to 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 3 affordable homes.