

14/2959/...

**PARISH OF EAST BUDLEIGH AND  
BICTON LOCAL HOUSING NEEDS  
REPORT**

Prepared For

**CLINTON DEVON ESTATES**

7067

November 2015

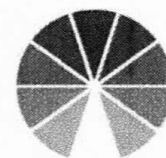
1.

Additional Information - 14/2959/MOUT



24/02/2016

EAST DEVON DISTRICT COUNCIL ECONOMY			
24 FEB 2016			
ACK	CIRC	SEEN	FILE



**Bell Cornwell**

**CHARTERED TOWN PLANNERS**

Bell Cornwell LLP  
Oakview House, Station Road,  
Hook, Hampshire RG27 9TP  
T: 01256 766673 F: 01256 768490

*Also at*  
Sowton Business Centre, Capital Court,  
Bittern Road, Exeter, Devon EX2 7FW  
T: 01392 357515 F: 01392 268167

St Mary's Court, The Broadway,  
Amersham, Buckinghamshire HP7 0UT  
T: 01494 618444 F: 01494 582020

[bcp@bell-cornwell.co.uk](mailto:bcp@bell-cornwell.co.uk)  
[www.bell-cornwell.co.uk](http://www.bell-cornwell.co.uk)

**ADDITIONAL  
INFORMATION**

# Contents

<b><u>FINDINGS AND RECOMMENDATIONS</u></b>		<b>1</b>
<b><u>1</u></b>	<b><u>INTRODUCTION</u></b>	<b>3</b>
<b><u>2</u></b>	<b><u>AIMS OF THE SURVEY</u></b>	<b>4</b>
<b><u>3</u></b>	<b><u>SURVEY HISTORY, METHODOLOGY, DISTRIBUTION AND RESPONSE</u></b>	<b>5</b>
<b><u>4</u></b>	<b><u>GENERAL SURVEY FINDINGS</u></b>	<b>6</b>
<b><u>5</u></b>	<b><u>HOUSING ASPIRATIONS OF OLDER PEOPLE</u></b>	<b>8</b>
<b><u>6</u></b>	<b><u>ASSESSMENT OF THOSE IN NEED</u></b>	<b>9</b>
<b><u>7</u></b>	<b><u>CONCLUSIONS - FUTURE HOUSING NEED FOR EAST BUDLEIGH AND BICTON</u></b>	<b>11</b>

Appendix 1 - Survey Form

## **FINDINGS AND RECOMMENDATIONS**

### **PRINCIPAL CONCLUSIONS**

- 67 respondents would support a small development of affordable housing for local people in East Budleigh.
- The Survey identified a need for three affordable homes within the next five years:  
Current: one household  
Future (within five years): two households
- Two additional respondent said they might need an affordable home within the next five years.

### **RECOMMENDATIONS**

- A provision of additional affordable housing is needed to meet local needs in the parish of East Budleigh and Bicton.
- There is a need for at least two shared ownership/self-build properties.
- At least one shared ownership/self-build home is needed for a single occupier.
- At least one 3+ bedroom shared ownership home is needed for a family with children.
- At least one 2+ bedroom affordable rent home is needed for a family with children.

### **KEY FINDINGS**

#### **Affordability**

- The survey found three respondents in housing need who could not afford to buy or rent in the open market. Two might be able to afford a shared ownership property.

#### **Local connection**

- All of the three respondents who require affordable housing meet the East Devon District Council local connection requirement.

## **OTHER FINDINGS**

- The survey achieved its aim of identifying actual households in need. 409 surveys were delivered and 115 survey forms were returned. The response rate was, therefore, 28.1%.
- 58% of those replying said they would be in favour of a small development of affordable housing for local people. 28 respondents did not answer this question on the survey.

## **1 INTRODUCTION**

- 1.1 East Budleigh is a small village in East Devon, approximately two miles north of the seaside town of Budleigh Salterton.
- 1.2 In the 2011 census the resident population of East Budleigh was 650.
- 1.3 There are currently 16 property listings on the Rightmove website.
- 1.4 To assess whether a household can afford to buy in the market it is necessary to look at the cost of an entry level property in the local market. The cheapest property on the market is a two bedroom terraced house for £169,950. Evidence from sales in the last two years (31 sold properties found on Rightmove) suggests that properties sell from £194,500 - £626,000.
- 1.5 There are no rented properties in East Budleigh on Rightmove.
- 1.6 Data from the 2008 Housing Need Report states that there are 17 council properties and four housing association properties in the parish.

## **2 AIMS OF THE SURVEY**

- To investigate the affordable housing need, tenure and house size for local people in the parish of East Budleigh, those wishing to return and those who work in the parish.
- To establish the general level of support for a small development of affordable housing for local people with housing needs.

### **3 SURVEY HISTORY, METHODOLOGY, DISTRIBUTION AND RESPONSE**

- 3.1 The survey was carried out using a standard methodology adopted by Devon Communities Together; an approach supported by East Devon District Council's Housing Enabling Officer.
- 3.2 Addresses of all properties within the parish were obtained from East Devon District Council's Electoral Services (409 in total). Survey forms (Appendix 1) were then posted to every address on 29th September 2015. Parishioners were able to return the letter in a reply paid envelope. The deadline for the return of the survey was 31st October 2015.
- 3.3 The survey form was in two parts. The first part asked a limited number of questions about the type of household and support for affordable housing. All residents were invited to respond to this part of the survey. The second part of the survey was designed to be completed by households with a need to move home within the next five years.
- 3.4 115 surveys were returned, which is a response rate of 28.1%. Out of the 115 surveys, 14 were returned with part 2 filled in.
- 3.5 It should be noted that information obtained is taken at face value.

## **4 GENERAL SURVEY FINDINGS**

### **LOCATION OF RESPONDENTS**

4.1 The majority of the respondents to the survey live in East Budleigh. There were also:

- 12 who live in Yettington
- 4 who live in Ting Tong
- 1 who lives in Budleigh Salterton
- 1 who lives near Knowle Village
- 2 who live in Kersbrook
- 1 who lives in Bicton

### **FAVOUR A SMALL LOCAL DEVELOPMENT**

4.2 Respondents were asked if the need for affordable housing were proven, would they be in favour of a small number of homes for local people being built. 77% of those who answered the question said they would be in favour. It should be noted that 28 households did not respond to this question.

### **SUGGESTIONS OF WHERE A DEVELOPMENT COULD BE SITED**

4.3 Respondents were asked to suggest small development sites. Of the 67 respondents in favour of a small local development, 11 thought a development could be sited on land to the south of Syon House. 16 respondents thought either Carters Yard or Franks patch would be suitable. The other respondents did not specify a preferred site.

4.4 Additional comments made more generally about the provision of new housing were as follows:

- It is not only young families who are unable to buy homes in East Budleigh - middle aged people are not all able to buy.
- Affordable housing is essential.
- Children might need an affordable house in the future.
- Housing is needed with 2/3 bedrooms, which is affordable and for residents of East Budleigh.



- Preference for brownfield sites.
- Housing needs to be provided to allow those born or residing in East Budleigh to stay in the village.
- Development should not be within East Budleigh's AONB.

#### **MAIN OR SECOND HOME**

- 4.5 No responses were received from second home owners in the parish.

#### **CURRENT TENURE**

- 4.6 113 respondents answered the current tenure question. The breakdown of the results is as follows:

- Own home - 95
- Rent from private landlord - 13
- Rent from housing association or local authority - 3
- Live with parents - 2

#### **RESPONDENTS WHO NEED TO MOVE**

- 4.7 16 households expected that they or someone in their household would move in the next five years. Six responded that this was a possibility. Five respondents said that they either would or might need to move to affordable housing in the parish.

## **5 HOUSING ASPIRATIONS OF OLDER PEOPLE**

- 5.1 A section of the questionnaire was directed at residents over the age of 55. There is little information on the housing needs and aspirations of older residents in rural Devon.
- 5.2 Households were asked about their future housing plans. Eight households plan to move and would like to do so in the next five years. 13 said they expected to move but not for five years.
- 5.3 Of the 21 who expect to move, 10 said they expected to remain in East Budleigh and Bicton Parish.

## **6 ASSESSMENT OF THOSE IN NEED**

6.1 14 respondents completed part 2 of the survey.

6.2 Households completing this part of the form were asked to identify why they had a housing need and when they would need to move (respondents could give more than one answer).

### **CURRENT HOUSING NEED**

- 1 x well-being is made worse by present home and a move would improve it
- 1 x cannot manage stairs
- 1 x current home is in a very poor condition

### **FUTURE HOUSING NEED**

- 1 x expect to leave home and do not expect to be able to rent or buy privately
- 3 x have a private tenancy ending and are likely to need affordable housing
- 1 x want to move back to East Budleigh and Bicton Parish because of a strong local connection
- 1 x want to buy a home and not rent
- 1 x in tied accommodation and will be retiring in the next five years
- 1 x home needs renovation and might not have the necessary funds
- 1 x will need a bigger property
- 1 x expect health to deteriorate which will result in a need to move home in the next five years

### **LOCAL CONNECTION**

6.3 The definition of local connection in East Devon is set out below:

*A resident of that Parish group, or has a local connection with that Parish group because of family ties or a need to be near their workplace.*

6.4 Each of those completing part 2 of the form was asked to show how they met the criteria. This information has been compared to the criteria above to establish whether respondents meet the test.

- 6.5 On reviewing the circumstances of the households in need, all were found to meet the local connection requirement.
- 6.6 The survey asked whether the respondent had any other special reason to live in East Budleigh and Bicton Parish and the following comments were made:
- Both of my children are at local schools and I work at a school at Bicton.
  - I have lived here since I was three years old/went to Drakes School. I have worked at Tesco Exmouth for seven years and play football for East Budleigh. My parents live here and I wish to buy/live here as long as possible.

### **HOUSING OPTIONS**

- 6.7 The housing options available to the 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.

#### **Type of housing needed**

- 6.8 The income of households in housing need is as follows:
- 1 x £10,000 - £15,000
  - 1 x £25,001 - £30,000
  - 1 x £20,001 - £25,000
- 6.9 None believe that they have enough income and savings (including equity in their existing homes) to be able to buy on the open market.

### **OTHER EVIDENCE OF HOUSING NEED**

- 6.10 As well as this survey, other evidence of housing need should be considered. The housing waiting list or register for East Devon is called Devon Home Choice. The number of households in each band on Devon Home Choice with an East Budleigh postal address is as follows:
- Band B - 1 x 1 bedroom and 1 x 2 bedroom
  - Band C - 1 x 1 bedroom

## **7 CONCLUSIONS - FUTURE HOUSING NEED FOR EAST BUDLEIGH AND BICTON**

- 7.1 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.
- 7.2 The survey has identified a need for at least 3-5 units of affordable housing. It is therefore recommended that this report is noted and that further action is considered by the local planning authority to address the need for additional affordable homes in East Budleigh.

## East Budleigh and Bickton Parish Housing Needs Survey - Part 1

This survey form has been sent to every known household in the Parish. Please complete Part 1 of the form, even if you do not have a housing need, and return it in the envelope provided.

**Completed forms must be received by 31<sup>st</sup> October 2015.**

If you require extra forms or have any questions, please contact Annette Richman on 01392 466733

**Confidentiality and Data Protection:** The information you provide will be used by Clinton Devon Estates solely to provide information requested by East Devon District Council on the housing needs within East Budleigh and Bickton Parish. The information provided will be used confidentially and only as a means of informing East Devon District Council on housing need issues. No data will be published which can identify an individual.

1) Do you:

Own your own home	Live in a shared ownership property
Rent from a private landlord	Live in housing tied to job
Rent from a housing association or local authority	Other, please specify

2) Is this your:

Main Home	Second Home
-----------	-------------

3) Where do you live (for example East Budleigh)?

ADDITIONAL INFORMATION

4) How many bedrooms does your home have (tick the appropriate box)?

1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms
-----------	------------	------------	--------------------

5) If you rent privately how much rent do you pay each month (tick box)?

Under £400 per month	£400 to £500 per month	£500 to £600 per month	
£600 to £700 per month	£700 to £800 per month	£800 to £900 per month	
£900 to £1000 per month	Over £1000 per month		

6) Do you as an entire household or some part of your household expect to move in the next 5 years?  
Yes/No

### Housing aspirations of older residents

7) How many people of each age group are there in your household?

Age 55 -65	Age 66-75	Age 76-85	Age 86 or above
------------	-----------	-----------	-----------------

8) Which of these statements best describes the future housing plans of those aged 55 and above in your household? Please tick one box.

I have no plans	I expect to move in the next 5 years	I will move but not for 5 years
-----------------	--------------------------------------	---------------------------------

9) If you plan to move which of these choices is to top preference?

To remain in East Budleigh and Bickton Parish	To move away from East Budleigh and Bickton Parish
---	--

EAST DEVON DISTRICT COUNCIL  
ECONOMY

22 FEB 2016

ACK	CIRC	SEEN	FILE
-----	------	------	------

If you plan to move, please complete Part 2 of this form if you wish to remain in East Budleigh and Bicton Parish

**What do we mean by affordable housing?**

There are a number of different types of housing which meet the definition of affordable housing for planning purposes.

**SHARED OWNERSHIP**- this is where you part buy, part rent your home. In a typical housing association example, you would start off owning 40% of the equity and paying rent on the remaining 60% with the option of buying a greater share of the equity when you can afford to do so. You need either to have the cash to buy the equity share or be able to raise a mortgage. If you need to raise a mortgage you will need a deposit plus your buying costs to do so.

**SHARED EQUITY** - there are a number of types of shared equity housing. Often you will own the freehold, and another party will also have an interest in the value of the home such as through an equity loan arrangement (you will have paid less than the market value of the home). Where such housing is provided as affordable housing, there will be a restriction on price, occupation and resale. If you need to raise a mortgage you will need a deposit plus your buying costs to do so.

**AFFORDABLE RENTED** - this is where you pay a less than market rent to a housing association or similar organisation. The rent is no more than 80% of current market rents. Affordable rented housing has replaced "social housing" where rents were 50-60% of market rents. Some existing council or housing association properties are still rented at these levels.

**SELF BUILD**- this is where you are directly involved in the construction of your home, this can be individually or as a group. The extent of your involvement will be decided by the type of scheme. Self build can be for rented housing, but is normally some form of ownership. If the home is considered as affordable you will need to have an affordable housing need. If you need to raise a mortgage you will need a deposit plus your buying costs to do so.

10) If you expect to move in the next 5 years do you expect to need one of the types of "affordable housing" Yes/No/Perhaps

If you have answered "Yes" or "Perhaps" to this question you should complete part 2 of this form.

**PLEASE NOTE:** You should complete part 2 of this form even if you are already registered with Devon Home Choice or South West Homes, or live in Council or Housing Association property (and need to move).

**Questions about affordable housing**

11) If there is a need for affordable housing, would you support a small development of affordable homes for local people? Yes/No

12) Do you have any suggestions for a suitable site for affordable housing? .....

13) Any other comments regarding affordable housing (attach extra sheets if needed): .....

Thank you for taking the time to complete this form.

## East Budleigh and Bicton Parish Housing Needs Survey - Part 2

Please complete this form if you think you may have to move to an affordable home in East Budleigh and Bicton Parish within the next five years. Please return the completed form in the envelope provided.

A separate form for each household in need of housing must be completed. For example, each grown up child in a family, who wants to set up their own home, should complete a separate form. If you require extra forms or have any questions, please contact Annette Richman on 01392 466733

In order to accurately assess housing need, we have to ask for some sensitive information.

**Confidentiality and Data Protection:** The information you provide will be used by Clinton Devon Estates solely to provide information requested by East Devon District Council on the housing needs within East Budleigh and Bicton Parish. The information provided will be used confidentially and only as a means of informing East Devon District Council on housing need issues. No data will be published which can identify an individual.

- 1) Please complete the table below listing all family members who would need to live in the new affordable housing? (Please continue on a separate sheet if needed)

Relationship to person completing the form	Age	Gender	Wheelchair accommodation needed	Level access needed
Respondent		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N

If you have a specific need which is not covered above please provide details on a separate sheet.

- 2) What is the current tenure of the household needing to move? (tick appropriate box)

Private rented		Rent from a housing association or local authority	
Owner occupier		Living with relatives	
Sharing a house		Tied accommodation	
Lodger		Other - please describe:	
Shared ownership			

- 3) How many bedrooms does your current property have?

- 4) a) Have you registered your need with Devon Home Choice? YES/NO  
 b) Have you registered your need with South West Homes? YES/NO

- 5) a) If you are registered with Devon Home Choice what Band has been allocated to you? Please tick.

Band A	<input type="checkbox"/>	Band B	<input type="checkbox"/>	Band C	<input type="checkbox"/>	Band D	<input type="checkbox"/>	Band E	<input type="checkbox"/>
--------	--------------------------	--------	--------------------------	--------	--------------------------	--------	--------------------------	--------	--------------------------

- b) What is your Devon Home Choice reference number?



If you completed this question please go to **QUESTION 8**

Complete question 6 if you need to move to a new home **NOW**.

Complete question 7 if you do not need to move immediately but expect to have to in the **next 5 years**.

**6) Current housing need**

If you need to move now why do you need to move? Please tick any that apply to you

a) You need to move to a larger home because your current home doesn't have enough bedrooms for your household	
b) You share a kitchen, toilet or bathroom with someone who is not going to be rehoused with you.	
c) You are homeless or at risk of becoming homeless	
d) Your health or well-being is made worse by your present home and a move would improve it	
e) You cannot manage stairs	
f) You need to move to escape violence or harassment	
g) Your current home is in very poor condition	
h) You are struggling to afford your current home	
i) You are a council or housing association tenant looking to move to a smaller home	
j) Other -please state	

**7) Future housing need**

If you do not have a need to move immediately but expect to have so in the next five years please tick any of these reasons which apply.

a) You expect your family to grow	
b) You expect to leave home and do not expect to be able to rent or buy privately	
c) You are in tied accommodation and will be retiring in the next 5 years	
d) You are being discharged from the Armed Services in the next 5 years	
e) You will be leaving care	
f) You will need a smaller property	
g) You expect your health to deteriorate which will make you need to move home in the next 5 years	
h) You have a private tenancy ending and are likely to need affordable housing.	
i) You want to move back to East Budleigh and Bicton Parish because you have strong local connection (please complete Question 13)	
j) Other - please state	

**8) What type of affordable housing are you interested in?**

In Part 1 of this form the different types of affordable housing are described. The information you provide in the survey will allow an assessment of what is the most appropriate affordable housing for you. However it would be helpful to know what type of housing you are interested in

	Very interested	Quite interested	No opinion	Not interested
Shared Ownership Property?	YES/NO	YES/NO	YES/NO	YES/NO
Shared Equity Property?	YES/NO	YES/NO	YES/NO	YES/NO
Affordable Rented Property? (including social rented)	YES/NO	YES/NO	YES/NO	YES/NO
Self Build Property?	YES/NO	YES/NO	YES/NO	YES/NO

**It will help us to assess the type of a housing you can afford if you tell us your level of income and any assets, savings or investments.**

9) Do you believe that you have enough income and savings (including equity in your existing home) to be able to buy on the open market? YES/NO

If you have answered YES to this question then you need not answer questions 10 and 11

**10) Income**

What is your household's annual income? (Gross income before deductions - including benefits and pensions) This should be the combined income for couples. Please tick the appropriate box.

Less than £10,000		£10,000- £15,000		£15,001- £20,000	
£20,001- £25,000		£25,001- £30,000		£30,001- £35,000	
£35,001- £40,000.		£40,001 - £45,000		£45,001 - £50,000	
£50,001- £55,000		£55,001 - £60,000		Over £60,000	

**11) Savings, investments and assets**

Please give the amount of savings and investments to the nearest £500

£
---

If you own a home we need the following information to make a proper assessment of whether you could potentially qualify for an affordable home

What is your estimate of the value of your home?

£
---

What is your estimate of the balance outstanding on your mortgage?

£
---

Do you potentially have access to a deposit in addition to any saving? If so how much?

£
---

**Do you have a local connection to East Budleigh and Bicton Parish?**

If any affordable homes are provided in East Budleigh and Bicton Parish, they will be for people living or working in the Parish, or for those who can show that they have a long-term connection with the area

12) Please answer the following questions, if they do not apply please put "n/a"

Is a member of the household currently resident in the parish, if so for how long in years?	
Is a member of the household employed in the parish, if so for how long?	
Do you have other strong local connection with the parish for example by upbringing – please describe in Q13 below.	

**13)** Do you have any other special reason to live in East Budleigh and Bicton Parish? (Continue on separate sheet if needed)

------------------

It would be very helpful if you could provide your contact details below for any further information which might be sought, but this is not obligatory.

<b>Name</b>	
<b>Address</b>	
<b>Postcode</b>	
<b>Telephone Number:</b>	<b>Email:</b>

**Confidentiality and Data Protection:** The information you provide will be used by Clinton Devon Estates solely to provide information requested by East Devon District Council on the housing needs within East Budleigh and Bicton Parish. The information provided will be used confidentially and only as a means of informing East Devon District Council on housing need issues. No data will be published which can identify an individual.

If you know someone who has moved away from the parish because of the lack of affordable housing and may wish to return, please ask them to contact Annette Richman who will send them a form.

Thank you for taking the time to complete this survey form.

Please return the survey form in the envelope provided by 31<sup>st</sup> October 2015.

Annette Richman KOR Communications Ltd The West Wing Old Broadclyst Station Exeter EX5 3AS Tel: 01392 466733		Email: <a href="mailto:Annette.Richman@korcommunications.co.uk">Annette.Richman@korcommunications.co.uk</a>
--	--	---