

Parish of West Alvington local housing needs report



Produced by: The Community Council of Devon

On behalf of: The Devon Rural Housing Partnership

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**This document is available in large print and alternative formats upon request.
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1 Findings and Recommendations

Principal Conclusions

The survey identified need for 8 affordable homes within the next 5 years:

- 1-3 years 3 households
- 3-5 years 5 households

Recommendations

- 1) A provision of additional affordable houses is needed to meet local needs in the parish of West Alvington.
- 2) The need is for 6 rented homes and 2 shared ownership/intermediate.
- 3) The suggested mix of housing needed is 2 homes should have three bedrooms; and the remainder 1 or 2 bedroom homes for single people and couples.

Key findings

Affordability

- The survey found that all respondents in housing need could not afford to buy or rent in the open market.

Local connection

- The survey found all those in housing need meet the South Hams District Council local connection requirement as defined by the Local Allocations Policy February 2011

Other Findings

- The survey achieved its aim of identifying actual households in need. 283 surveys were delivered and 54 survey forms were returned. The response rate was 19.08%.
- 88% of those replying to this question said they would be in favour of a small development of affordable housing for local people.

2. Introduction and Information about the Parish of West Alvington

The West Alvington parish stands on top of a hill with views towards Kingsbridge and the sea.

Although in close proximity to Kingsbridge the Parish has a Church, village hall, primary school, pre school provision and children's play area. There is also a playing field/Tennis court. Commercially there is a village pub and a private children's nursery. There is public transport which is two hour weekday to Kingsbridge

The 2001 census shows that there were 535 people resident in West Alvington living in 262 households. Since that date the population has increased to 577 (Devon PCT 2010) living in 285 households (SHDC June 2011). In the 2001 census there were 14 second homes or holiday lets in the parish.

House Sales were considered between July 2009 and July 2011. There was eight house sales during this period an average house price in West Alvington was £191,649 (based on sales information) compared with £311,680 in all of South Hams (2008). For the purposes of assessing affordability a figure of £191,649 is used (determined by sales of 'more affordable homes') In order to buy the cheapest property (£190,000) on the market in West Alvington an income of £54,757 per annum is needed (based on obtaining a mortgage of 3.5 times income). In addition to this it can be more difficult to obtain a mortgage as lenders have tightened their lending criteria. Lenders may charge higher rates where borrowers do not have substantial deposits.

The rental market in West Alvington is also affected by the seasonal holiday letting in the parish. There is currently one property on the market.

There are 35 social rented and 2 shared ownership housing association properties in West Alvington belonging to Tor Homes. There is no specific local connection criteria attached to these properties. There have been five requests for nominations for vacancies within the last two years.

3. Aims of the Survey

- To investigate the affordable housing need, tenure and house size for local people in the parish of West Alvington, those wishing to return, and those who work in the village.
- To investigate the housing needs and aspirations in more detail for older residents of the parish
- To establish the general level of support for a small development of affordable housing for local people with housing needs

"Housing Need" is defined in Planning Policy Statement 3 as "The quantity of housing required for households who are unable to access suitable housing without financial assistance".

In order to establish whether a person needs affordable accommodation it is necessary to establish 3 elements:

- a) That they have a housing need
- b) That they are unable to meet their need with their own resources in the open market
- c) That they have a local connection to the parish.

4. Survey history, methodology, distribution and response.

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 Rural Housing Enabler for Devon attended the Parish Council on 25th November 2010. The Parish Council decided to carry out a survey in July 2010 to assess if there was a lack of affordable housing for local people. Survey forms (Appendix 1) were delivered by hand to every household in the parish, accompanied by a letter from the Parish Council. The deadline for the return of the survey was the 31st July 2011.

The survey form was in 3 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 for completion by households where one member was over the age of 55, and was intended to gather information on the long term housing aspirations of older people. The third part of the survey was designed to be completed by households with a need to move home within the next 5 years.

There were a total of 54 surveys returned, which is a response rate of 19.08%. The survey achieved its aim of identifying actual households in need. Out of the 54 surveys, 10 were returned with part three filled in. This is 18.5% of all returned surveys and similar to other housing surveys carried out by the Community Council.

In this report where statistics are used they were published in 2010 unless stated otherwise.

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

5. General Survey Findings

5.1 Favour a small local development

Respondents were asked that if the need for affordable housing were proven would they be in favour of a small number of homes for local people. 88% of those answering the question said they would be in favour.

5.2 Suggestions of where a development could be sited

Respondents were asked to suggest small sites or other solutions for affordable housing. Eighteen suggestions were made.

Additional comments were made more generally about the provision of new housing; these comments are listed in Appendix 2.

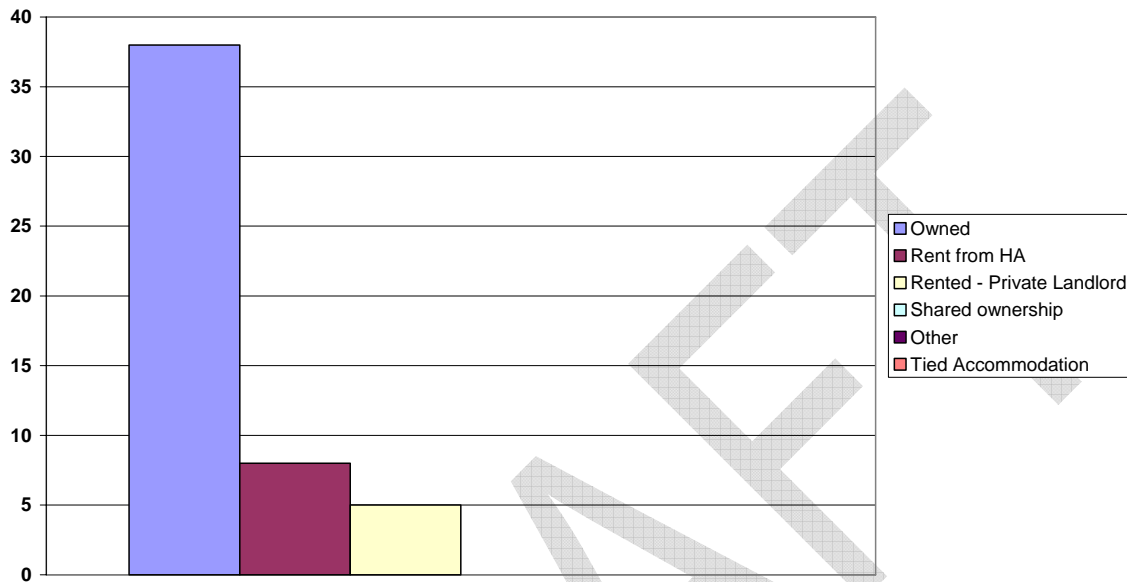
5.3 Main or second home

1 response was from a person who has a second home in the parish.

5.4 Current tenure

38 respondents are owner occupiers and 8 were from people who rented from a Housing Association.

Fig 1: What is the Tenure of your home?



5.5 Respondents who need to move.

Fourteen households expected that they or someone in their household would have to move as a household now or within the next five years. Ten households completed part 3 of the form.

6. Housing needs and aspirations of older residents

Part 2 of the questionnaire was directed at residents over the age of 55. The population projections for Devon show a massive increase in the numbers of older people in the next 20 years. There is little information on the housing needs and aspirations of older residents in rural Devon.

55 older residents responded to the survey from 43 separate households. Table 1 below shows the age breakdown of the respondents compared to the population estimates of the parish provided by the Devon Primary Care Trust. The table also shows the projected increase in population of each age group taking account of the projected growth in population in South Hams

Table 1 Residents responding to the survey

Age	PCT Estimate for parishes (2010)	Number responding to survey	% of estimated population	Projected population of West Alvington in 2021
55-65	83	20	24%	88
65-75	81	18	22%	118
75-85	46	16	34%	62
85+	13	1	.07%	19

Households were asked about their future housing plans. One household is planning to move and they would like to do so in the next 5 years. A further five have thought about moving but do not plan to do so in the next 5 years.

Households were then asked what type of accommodation they would need. Five said they wanted accommodation which was more suited to their needs. One said they needed a home designed for older people but with limited support, a further four said they needed accommodation with some limited support, and one further household said they would prefer accommodation with extensive support. One respondent expected to move into a residential or nursing home.

When asked where they wished to live eleven of households wished to remain in the Parish of West Alvington however six said they would move to elsewhere in South Hams.

Residents were also asked to set out the reasons which were most important in choosing their next home. The most important factors were: it should be an easy to maintain home, have good access to public transport and close to shops, leisure and health facilities.

7. Assessment of those in need

Ten households indicated a need to move and returned part 3 of the survey. This section refers to the households who returned this part of the form.

One responder has been excluded from the assessment below as they gave insufficient information to assess their circumstances and contact with them was not established. One responder has been excluded because they are under eighteen and has no dependents.

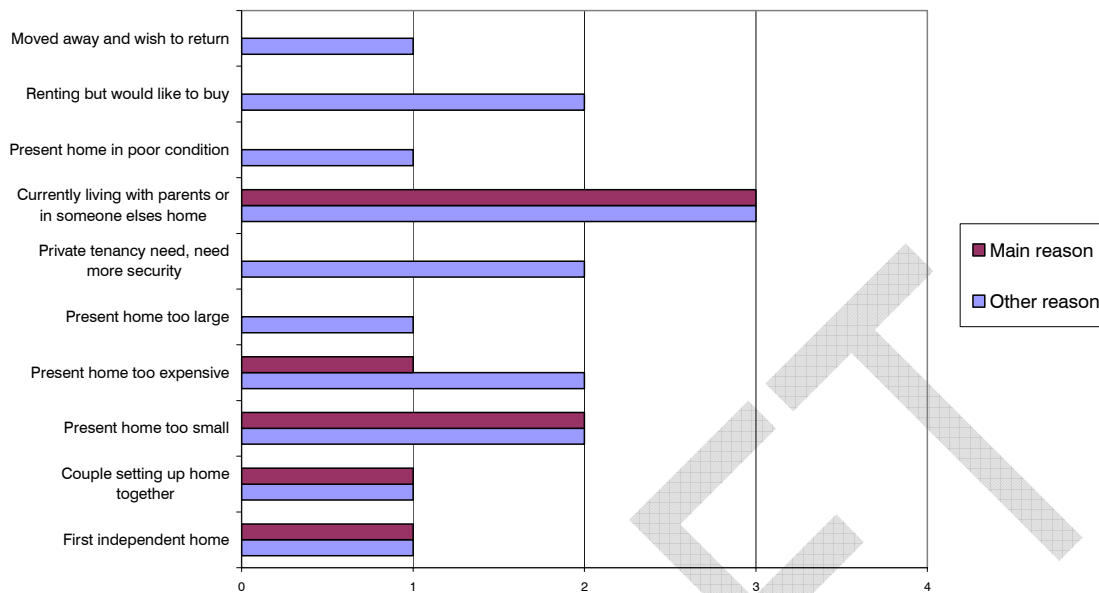
Eight responders therefore have been assessed in detail.

Housing need

Households completing this part of the form were asked to identify their reasons and then main reason for wanting to move. Figure 2 shows there is a wide range of reasons for people wanting to move, (indicated in blue) with the main reasons

(indicated in maroon) for people wanting to move being that they are living with parents or someone else's home and want their first independent home.

Fig 2: Reasons for needing to move



Local Connection

The definition of local connection is set out in the South Hams Local Allocations Policy February 2011 below:

- Resident for 6 out of the last twelve months or 3 out of the last five years, where this has been out of choice;
- Family connection of such person in the Parish (immediate family who have lived in the parish for 5 years);
- Any periods of ordinary residence of the person in the parish and;
- Whether the person has permanent employment in the parish.

Each of those completing part 3 of the form was asked to show how they met these criteria. This information has been checked and compared to the criteria above to establish whether respondents meet the criteria.

On reviewing the circumstances all of the households were found to have a housing need and meet the local connection requirement as set out above.

Housing Options

The housing options available to the households in need with a local connection are now given consideration.

Respondents provide information on income and savings which allows an assessment of what the household can afford to pay for their accommodation. Notes on the methodology are available from the Rural Housing Enabler if required.

All the remaining households were considered to be in need of affordable housing. The households were asked to express a preference for the type of affordable housing they would like to live in.

The options are listed below

- **Social rented** - housing owned and managed by Registered Social Landlords (housing associations) or local authorities. There is currently statutory control of rent levels.
- **Shared ownership (or Homebuy)** - housing owned (normally) by housing associations. A percentage share of the property is sold on a long lease. The household pays a rent on the remaining share, as well as in some cases a service charge. The household will normally have a mortgage on the share they purchase.
- **Self Build** - An option for intermediate earners. In some areas it is possible for households to build their own house but the future use of the property is controlled by a legal planning agreement. This controls the re-sale price to keep the property affordable for local people in housing need.
- **Intermediate Housing** - Renting a home from a Housing Association at rents above those of social rents but below market rents
- **Private rented housing**
- **Owner occupation**

The preferred option of those households in need with a local connection and unable to meet their needs in the open market is shown in Table 2 below.

Table 2 Type of housing preferred
(Respondents could choose more than one option)

Type of housing	Number of households
Owner occupation	4
Private renting	4
Renting a home probably from a housing association	4
Intermediate Housing from a housing association	3
Shared ownership home	7
Self build home	2

Figure 4 below shows the income of those needing a new home. One of those in housing need state they are registered on the South Hams Devon Home Choice register.

Fig 3: Annual income of those in need



Taking into account the income, savings and assets of the households none of the households can afford to buy in the open market. Considering the responders for shared ownership (at 40%) and intermediate housing two responders may be able to afford either of these products. Six households can only afford social rented housing.

The suggested mix of housing is shown in Table 3 below. This takes account of the family makeup and income as declared on the survey form.

Table 3 Housing mix needed

Type of property	Rent	Shared Ownership	Intermediate Rented
1 or 2 bedroom property for single people	4		1
1 or 2 bedroom property for couples		1	
2 bedroom house for family			
3 bedroom house for family	2		

The survey also assessed when those in need required accommodation. Three need housing within 1-3 years, and five within three to five years.

8. Conclusion - Future Housing Need for West Alvington

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 8 units of affordable housing.

It is not usual to provide specifically and exactly for the total identified need as some households may not be eligible for affordable housing provision and some respondents may withdraw, move away, or be housed by other means. "In-situ" solutions (e.g. extending property) may resolve some of the housing need. For these reasons housing providers may provide a percentage of the final need. It must be noted that this does not mean that the total need should not be addressed.

Older peoples housing needs

The survey also looked at the short and longer term needs for older people in the parish. The survey identified one older single respondent in need of rented accommodation.

The more detailed survey showed that eleven households wish to remain in the parish, six wished to move elsewhere in South Hams.

Easy to maintain housing was a clear identified factors for residents. Responders also marked highly good access to public transport and close to shops leisure and health facilities.

It is recommended that this report is noted and that the Parish Council consider further action to address the need for 8 affordable homes.

West Alvington 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 31st July 2011.

If you require extra forms or have any questions, please contact Sue Hitchcock on 01392 383419.

A. Your Current Home

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
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B. Housing Required (including housing for older people)?

- 3) As the main householder, do you expect to move house within the next 5 years?
Yes/No
- 4) Are there other people currently living in your household who will need their own housing within the next five years? **Yes/No**

If you have answered Yes to Q3 or Q4, please complete Part 3 of this form

C. Your View of Affordable Housing

- 6) If there is a need for affordable housing, would you support a small development of affordable homes for local people? **Yes/No**
- 7) Any other comments regarding affordable housing (attach extra sheets if needed):

D. Your contact details (optional)

Name..... Telephone number.....
Address.....

Confidentiality and Data Protection: The information you provide will be used by CCD to provide information for the Housing Needs Survey Report and summary information on rural housing need. No data will be published which can identify an individual.

Thank you for taking the time to complete this form.

West Alvington Housing Needs Survey - Part 2

Housing needs of older people in West Alvington

The population projections for Devon show a massive increase in the numbers of older people in the next 20 years. Please complete this part of the form if one or more of your household is over 55.

1) 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	
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2) Which of these statements best describes your future housing plans? Please tick one box.

I have no plans at the moment to move home.	
I have thought about moving home in the future but do not expect to do so in the next 5 years.	
I expect to have to move home in the next 5 years. (please complete part 3 of this survey)	

3) If you expect to move, what type of accommodation do you think you will need. (Please tick no more than 2 boxes, and circle the type of property preferred.)

A home which better meets your needs but is not specially built for older people		House Apartment Bungalow
A home which has been specially designed for older people but does not come with any support services		House Apartment Bungalow
A home in a development for older people with some limited support services (for example a community alarm service)		House Apartment Bungalow
A home in a development for older people with a more extensive range of support services (for example assistance with bathing, meals, access to care staff)		House Apartment Bungalow
A Residential or Nursing home		

4) Where do you want to move to when you next move home?

West Alvington		Elsewhere in South Hams	
Elsewhere in Devon away from South Hams.		Away from Devon	

5) Which 3 reasons listed below will be the most important when you choose your next home?

Close to health services		Easy access to public transport	
A home on one level		Close to relatives	
A home which is easy to maintain		Easy access to the countryside	
Close to friends and clubs		Close to support services	
Cost of property		Close to shops and leisure facilities	
Running costs of property			

Thank you for completing this part of the form.

If you need to move in the next 5 years please complete Part 3.

West Alvington Housing Needs survey – Part 3

Please complete this form if you think you may have to move to another home in West Alvington 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 e.g. for each grown up child in a family, who wants to set up their own home.

If you require extra forms or have any questions, please contact Sue Hitchcock on 01392 383419.

In order to accurately assess housing need, we have to ask for some sensitive information. Please be assured that the information you provide will be used by CCD to prepare the Housing Needs Survey Report and provide summary information on rural housing need. No data will be published which can identify an individual.

A. Your Housing Need

1) Please complete the table below listing all family members who would need to live in the new affordable housing?

Name	Age	Male/Female	Any specific needs

2) Does anyone in your household need the following? Please tick any that apply;

Access for a wheelchair	
Sheltered housing with a warden	
Residential care	
Accommodation on one level	
Help with personal care	
Other, please state	

3) Could you remain in your present home if alterations, adaptations or support were provided? **Yes/No**

If **Yes**, please describe what would be needed:

.....

.....

- 4) 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:	

- 5) Why do you need to move? Please tick any that apply to you

a) First independent home		k) Currently homeless	
b) Couple setting up home together		l) Cannot manage stairs	
c) Present home too small		m) Present home in poor condition	
d) Present home too large		n) Renting but would like to buy	
e) Present home too expensive		o) Moved away and wish to return	
f) Private tenancy ending shortly		p) Need specially adapted home	
g) Private tenancy, need more security		q) For family support	
h) In tied housing, need more security		r) To be near work	
i) Family break up		s) Other please explain	
j) Currently living with parents or in someone else's home			

- 6) Which of the above is your main reason? Please state one only

- 7) When will you need to move? Tick one only

Within 12 months	
1 – 3 years	
3 – 5 years	

- 8) Depending on affordability, which of the following would you be interested in? Tick all that apply

Owning your own home	
Renting a home from a private landlord	
Renting a home from a Housing Association	
Renting a home from a Housing Association – intermediate (housing at rents above those of social rents but below market rents)	
Shared ownership (part buy/part rent – through a Housing Association)	
Self build	

- 9) Is your household on the Council's Housing Register?

YES/NO

If you consider that your household is in affordable housing need, it is essential that you are on the Council Housing Register. For an application form, please contact South Hams District Council.

B. What can you afford?

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.

10) 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?**

11) **Income**

What is your household's **annual income?** (Gross income before deductions). 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	

12) **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?

£

C. Do you have a local connection to West Alvington?

If any affordable homes are provided in West Alvington, 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

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

Has a member of the household lived in the parish for the past 12 months	
Has a member of the household lived in the parish for a period of three of the past five years, or seven of the last twenty years	
Has a parent or child of the household currently resident in the parish and lived continuously in the parish for at least ten years	
Has a member of the household been employed in the parish for a continuous period of two years (including voluntary work) and have evidence of continuing commitment to work in the parish?	

14) If you are claiming previous residence please provide addresses and approximate dates of residence. Please continue on a separate sheet if needed.

Address	From (month/year)	To (month/year)

15) Do you have any other special reason to live in West Alvington?

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It would be very helpful if you could provide your contact details below. It may be necessary for the Rural Housing Enabler to stay in touch to ensure that you have the best chance of receiving an offer of housing if your need is verified.

Name	
Address	
Postcode	
Telephone Number:	Email:

In order to provide new affordable housing, it is useful to be able to share information with our development partners. Please sign the following declaration to confirm that you are happy to share the information on this Part 3 form with these development partners.

I confirm that I agree to the Rural Housing Enabler sharing the information on this form with the housing authority and development partners, where this is to assist in helping me to access affordable housing.

Signed..... Date.....
Name.....

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 Sue Hitchcock 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 31st July 2011

Local Rural Housing Enabler
Sue Hitchcock, Community Council of
Devon, County Hall
Topsham Road
Exeter
EX2 4QB

Tel: 01392 383419
Email: susan@devonrcc.org.uk

Comments on housing.

- Affordable housing is a particular issue in the South Hams due to policy on 2nd/Holiday homes. Solving this problem is the key to meeting local needs.
- As long as it is affordable - previously suggested having more very expensive
- If it's "affordable" it needs to be built where it has no value to second homes/onward sales.
- Reasonably spaced housing, i.e. not cramming 20 houses in the space that should take 10!
- As long as road network is sufficient
- There would appear to be sufficient already (Kingsbridge and Salcombe) and one of our sons has already purchased one this year.
- There is very little work available in the area and transport facilities to assist travel to work are extremely poor.
- Previously suggested site were rejected as unsuitable as they failed to meet requirements in DPS. Residential amenity. Do not believe anything has changed.
- Please don't consider field next to SWW reservoir k/b side of Ring o' Bells. That would be a mistake.
- Only for local born and bred.
- None needed
- It would be nice to have large home for people 6/8 in family. My family had to move away as they could not get a large enough house.
- Let affordable housing be affordable- not £200,000 plus.
- Increase rates on second homes to reduce number and free up affordable homes for locals.
- In agreement, with small development only if need for people born or have lived here for many years, not for outsiders.
- If the houses are for local people only
- If Possible should be allocated to local people
- How do you ensure they remain local?
- For locals only- local youngsters must come first.
- A small provision would be acceptable. Anything that destroyed the character of the village or joined it to Kingsbridge would be totally unacceptable