

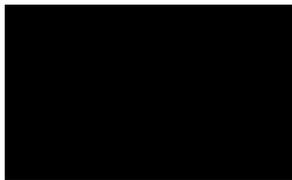
# Broadhembury Local Housing Needs Report



Produced by: The Community Council of Devon

On behalf of: The Devon Rural Housing Partnership

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# 1 Executive Summary

## Principal Conclusions

The survey identified a need for five affordable homes within the next five years:

- Current need: three households
- Future need: two households

## Recommendations

- 1) The Parish Council note this report.
- 2) The Parish Council consider the need for five affordable homes within the next five years.

## Key findings

### Affordability

- The survey found four respondents with a housing need who cannot afford to buy or rent in the open market. A further household was identified after a follow-up letter was sent to Devon Home Choice applicants living in Broadhembury.

### Local connection

- All the households in need meet the East Devon District Council local connection requirement.

## 2. Aims of the Survey

- To investigate the affordable housing need, tenure and house size for local people in Broadhembury, those wishing to return, and those who work in the village.

## 3. Survey history, methodology and response

### 3.1 History

Broadhembury Parish Council requested that the Rural Housing Enablers undertake a housing need survey in the Parish. Following discussions it was agreed to carry out a survey to identify need only. This was done in conjunction with the Broadhembury Neighbourhood Plan.

The survey form was delivered by hand to all households in the Parish in September 2014 as part of the Neighbourhood Plan package but was analysed completely separately. The closing date for the survey was set for October 2014.

### **3.2 Methodology**

The survey was designed to be completed only by households with a need to move to an affordable home in Broadhembury within the next five years.

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 Team. Follow up letters were sent to all those registered on Devon Home Choice with a Broadhembury postcode.

### **3.3 Response**

Seven surveys were returned. The survey achieved its aim of identifying actual households in need.

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 Broadhembury**

### **4.1 Overview of Parish**

The East Devon Parish of Broadhembury lies partly within the Blackdown Hills Area of Outstanding Natural Beauty (AONB). It includes the historic village of Broadhembury and surrounding hamlets of Kerswell, Luton, Colliton and Dulford.

The village lies equidistant between the A30 and M5 on the A373 which gives good road links to Exeter, Cullompton, Honiton and beyond. There is a daily bus service (excluding Sundays) to Honiton and a once weekly bus service to Exeter.

The parish has a village hall, church, public house, tea room, post office and shop and a children's play area. Clubs and societies include the Gardening Club, Over 60's Club, Painting Group, WI and 'Crafters and Natters Group'. The village has a small primary school. The nearest secondary school is at Honiton.

### **4.2 Population Figures**

In the 2011 census the usually resident population of Broadhembury was 708 in 306 households. The latest population figures show a slightly reduced figure of 704 people resident in the village (Patient and Practitioner Services Agency 2012). According to the 2011 census there were ten dwellings with no usual resident (empty properties, second homes or holiday lets).

### **4.3 Sale and Rental Prices**

In recent years very few property transactions have been registered through the Land Registry in Broadhembury. The Land Registry records six sales over the last two years, with an average price of £445k.

There are currently seven properties being marketed for sale in Broadhembury on the Rightmove website, the cheapest is £275,000 for a 2 bedroom cottage rising to £900,000 for a 4 bedroom house.

There are currently two properties being advertised for rent in Broadhembury on the Rightmove website and five properties being advertised for rent within a mile. Due

to the lack of properties for sale and rent in Broadhembury, properties from surrounding rural parishes have been taken into account to provide a better indication of local house prices and rents. This has produced approximate market prices and rents as set out in Table 1 below.

**Table 1: House Prices and Rents**

Property size	Sale price	Private rent (weekly)
1 bedroom	£120,000	£117
2 bedroom	£190,000	£142
3 bedroom	£240,000	£190

#### 4.4 Current Social / Affordable Housing Stock and Lettings

There are currently 21 affordable homes (social housing) in Broadhembury. These consist of ten x 3 bedroom houses, one x 4 bedroom house, six x 2 bedroom bungalows (four are sheltered) and four x 1 bedroom bungalows (all sheltered). Only one property (sheltered) has been let in the past two years so the level of vacancies is unlikely to be sufficient to make any impact on anticipated need.

### 5. Assessment of those in need

Seven survey forms were returned. Four were excluded for the following reasons:-

- Two gave insufficient information to assess their need.
- Two were owner occupiers who have sufficient funds to remain so.

The next section refers to the remaining three households.

#### 5.1 Housing need

Households were asked to identify why they had a housing need and when they would need to move. Respondents could give more than one reason. Reasons for needing to move are shown in Table 2 below.

- One of the households responding stated they have a current housing need.
- Two of the households stated they need to move within the next five years.

**Table 2: Reasons for needing to move**

Current Need	
Struggling to afford current home	1
Future Need	
Will need a smaller property	1
Private tenancy ending	1
Wish to move back to Broadhembury due to strong local connection	1

#### 5.2 Local Connection

Local connection in East Devon is defined as:

*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.*

Each of those completing the survey was asked to show how they met these criteria. On reviewing the circumstances all of the households in need meet the local connection requirement as set out above.

### 5.3 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 Team.

- Two households had an income of less than £10,000 per annum.
- The third did not give income details but is registered with Devon Home Choice so is automatically considered as eligible for affordable housing.

Taking into account the income, savings and assets of the households, none can afford to buy or rent in the open market or to buy a shared ownership property. The only option for these three households is affordable rented housing.

### 5.4 Preferred type of affordable housing

Table 3 below shows respondents’ preferences for different types of affordable housing. Households could choose more than one type.

**Table 3: Preferred type of housing**

Housing type	Number interested
Shared ownership/equity	2
Affordable rent	3
Self Build	2

### 5.6 Other evidence of housing need - Devon Home Choice

As well as this survey, other evidence of housing need should be considered. The housing register for Devon is called Devon Home Choice and includes all households who have registered for affordable housing. Households are banded from A to E depending on their level of need. Although Band E is described as “no need” it does include cases where the household is adequately housed but are struggling to pay market rent. These cases may be upgraded to Band D on more detailed assessment.

Table 4 below shows the number of households on Devon Home Choice with a Broadhembury postal address.

**Table 4: Devon Home Choice cases**

	1 bed	2 bed	3 bed
Band A (Emergency)	0	0	0
Band B (High Need)	1	0	0
Band C (Medium)	0	0	0
Band D (Low)	1	0	0
Band E (No Housing Need)	0	3	1
<b>Totals</b>	<b>2</b>	<b>3</b>	<b>1</b>

Only one of the seven survey respondents are registered on Devon Home Choice, a second household has applied but is not yet on the register.

The five households who are registered on Devon Home Choice and did not answer the survey were contacted to confirm whether they are interested in affordable housing in Broadhembury. Two replies were received and have been added to the final figure to make a total of five affordable homes required. It may be that the remaining households want to live elsewhere or have been rehoused since their application and no longer require affordable housing

### 5.5 Housing Mix

The suggested mix of housing is shown in Table 5 below. This takes account of the family makeup as declared on the survey form and includes the extra household who responded from the Devon Home Choice follow-up letter.

**Table 5: Suggested Housing Mix**

Type of property	Affordable Rent
1 or 2 bedroom property for single people	2
1 or 2 bedroom property for couple	1
3 bedroom property for families	2

## 6. Conclusions - Future Housing Need for Broadhembury

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. Our experience shows however that it is unlikely that demand falls until an action is taken to address the need. Given the level of response to the survey, and in spite of the potential for circumstances to change, there can be confidence in the results of this survey. The survey has identified a need in the near future for five 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.

### Recommendation

**It is recommended that**

- a) The Parish Council note this report
- b) The Parish Council consider the need for five affordable rented homes.

## Broadhembury Housing Needs Survey

Complete this form if you think you may have to move to an affordable home in Broadhembury 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 family member who wants to set up their own home, should complete a separate form. If you require any help or have any questions, please contact Janice Alexander on 01392 248919

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 the Community Housing Team in Devon to prepare the Housing Needs Survey Report and provide summary information on housing need. 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	<input type="checkbox"/>	Rent from a housing association or local authority	<input type="checkbox"/>
Owner occupier	<input type="checkbox"/>	Living with relatives	<input type="checkbox"/>
Sharing a house	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Lodger	<input type="checkbox"/>	Other - please describe:	
Shared ownership	<input type="checkbox"/>		

- 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

If you consider that your household is in affordable housing need, it is essential that you are registered with Devon Home Choice. Please see covering letter regarding withdrawal of Band E. Visit [www.devonhomechoice.com](http://www.devonhomechoice.com) . If you are looking for a shared ownership you should register with South West Homes at [www.helptobuysw.org.uk](http://www.helptobuysw.org.uk).

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"/>
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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	<input type="checkbox"/>
b) You share a kitchen, toilet or bathroom with someone who is not going to be rehoused with you.	<input type="checkbox"/>
c) You are homeless or at risk of becoming homeless	<input type="checkbox"/>
d) Your health or well-being is made worse by your present home and a move would improve it	<input type="checkbox"/>
e) You cannot manage stairs	<input type="checkbox"/>
f) You need to move to escape violence or harassment	<input type="checkbox"/>
g) Your current home is in very poor condition	<input type="checkbox"/>
h) You are struggling to afford your current home	<input type="checkbox"/>
i) You are a council or housing association tenant looking to move to a smaller home	<input type="checkbox"/>
j) Other -please state	<input type="text"/>

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

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

to be considered for affordable housing in Broadhembury, you must provide details of household income and savings as this assesses whether you qualify for affordable housing. Without this information you will not be included in the final need figures.

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.

	Interested	Not interested
Shared Ownership Property?		
Shared Equity Property?		
Affordable Rented Property? (including social rented)		
Self Build Property?		

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 Broadhembury?**

If any affordable homes are provided in Broadhembury, 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”

Rural Housing Enabler  
 Community Council of Devon,  
 First Floor 3/4 Cranmere Court,  
 Lustleigh Close,  
 Matford Business Park,  
 Exeter EX2 8PW  
 Tel: (01392) 248919 Email: J.Alexander@devonrcc.org.uk

Is a member of the household currently resident in the parish and has been so for the past five years	
Has a member of the household lived in the parish for a period of five years but moved away in the past three years	
Is a member of the household employed in the parish?	

13) Do you have any other special reason to live in Broadhembury? (Continue on separate sheet if needed)

### Contact Details

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.

<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 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.

It may be helpful to pass your contact details to our development partners. Please sign the following declaration if you are happy for this detail to be passed on.

I confirm that I agree to the Rural Housing Enabler sharing my contact information on this form with the housing authority and development partners (when a development is imminent), 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 Janice Alexander who will send them a form.

Thank you for taking the time to complete the form.

Please return the survey form in the envelope provided by XXXX 2014