

Parish of Dunsford Housing Needs Report



Produced by: Devon Communities Together

On behalf of: Dunsford Parish Council

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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 10 affordable homes within the next 5 years.

Key findings

Affordability

- The survey found 10 households in housing need who could not afford to buy or rent in the open market.

Tenure

- All of the households in need qualified for affordable rent.

Size of Property Required

- 7 x 1 or 2 bedroom properties for single/couples
- 1 x 2 bedroom property for a family
- 1 x 3 bedroom property for a family
- 1 x 4 bedroom property for a family

Other Findings

- The survey achieved its aim of identifying actual households in need. 350 surveys were delivered and 112 survey forms were returned. The response rate was 32%.
- 79% of those who answered the question said they would be in favour of a small development of affordable housing for local people. 10 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

After consultation with Teignbridge District Council, the Rural Housing Enabler contacted Dunsford Parish Council to offer to carry out a survey to assess future local housing need in the parish. The Rural Housing Enabler was invited to a parish council meeting in September 2018 and it was agreed to proceed with the survey. Survey forms were finalised and 350 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 19th April 2019.

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

- 112 surveys were returned, which is a response rate of 32% of all dwellings surveyed.
- Out of the 112 returned surveys, 18 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 Dunsford

4.1 Overview of Dunsford

Dunsford is a rural parish located in the Teign Valley and lying just inside Dartmoor National Park. The parish is made up mainly of agricultural land and woodland with the village of Dunsford located at the south of the parish.

Local amenities include a parish church, village hall, primary and pre-school, shop and sub post office, public house, garage and tea rooms.

There are a number of clubs and groups in the village including bell ringing, drama, rifle club, scouts, toddler group, twinning association, WI, drama society, choir and cricket club. There are exercise classes at the village hall.

Transport links are fairly good, Dunsford is easily accessible by road from Exeter which is approximately 7 miles east of the village. The A30 also passes within 4 miles of the village. There is limited public transport with 1 bus service linking the village to Exeter and Moretonhampstead with several journeys a day (not Sundays).

4.2 Population Figures

In the 2011 census the usually resident population of Dunsford was recorded as 668 in 318 households. The census also records that there were 27 dwellings which were empty properties, second homes or holiday lets.

4.3 Type of Accommodation

In the 2011 Census the types of accommodation in the parish were broken down as in Table 1 below. The majority of homes in the parish are detached with very few flats.

Table 1

Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
192	48	34	14	3	291

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 3 or 4 bedrooms with few smaller 1 bedroom properties.

Table 2

1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more	Total
18	54	106	80	33	291

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 property sales in the parish. The average price of properties whose value was shown was £365,000 (this does not include a property that sold for £1,200,000 as this would skew the average figure). Prices ranged from £155,000 for a 1 bedroom terraced house to £1,200,000 for a detached house.

There are currently 3 property listings in Dunsford on the Rightmove website. The cheapest house on the market at the moment is a 3 bedroom property for £450,000.²

¹ This data only gives details for 291 dwellings, this is because data for empty homes is not included.

² Data correct as of 29/4/19

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 currently on the market. From this information, we can establish typical rents to assess affordability. There were very few properties for rent on the open market at the time of writing this report therefore 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	£220,000	£180
3 bedroom	£300,000	£200

There are currently 20 housing association owned properties in Dunsford. The affordable rented properties are broken down by size in the table below.

Table 4

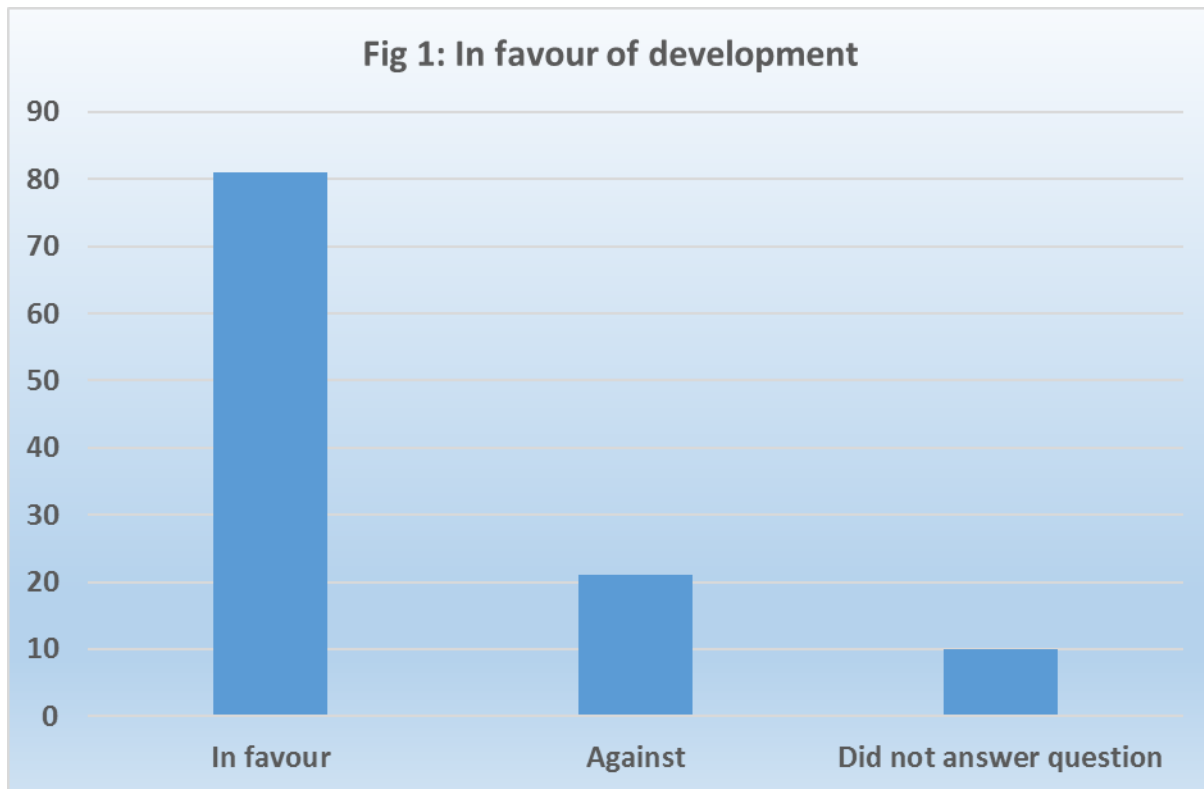
1 bedroom	2 bedrooms	3 bedrooms
4	8	8

No affordable homes have been let in the last 2 years. Therefore lettings of current affordable housing stock will have little impact on future need figures.

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. 79% of those answering the question said they would be in favour. 21% said they were against any development. It should be noted that 10 households did not respond to this question. Fig.1 below shows the breakdown.



5.2 Site suggestions and general comments

35 individuals made suggestions for possible housing sites within the parish and made more general comments about housing in the parish. 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

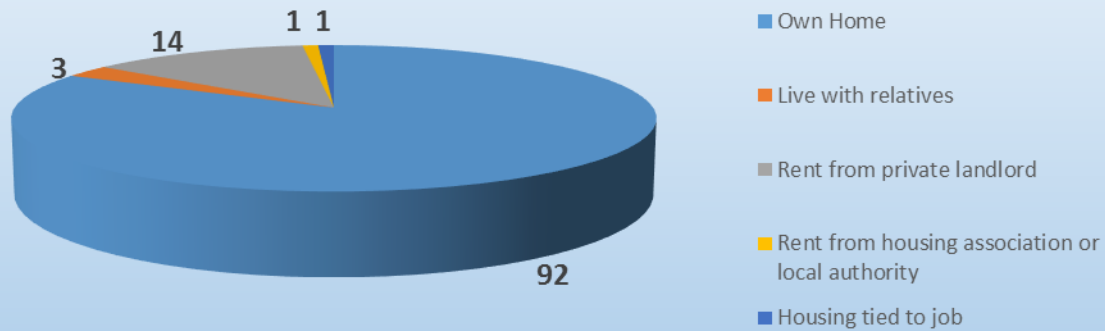
Respondents were asked if they knew of anybody who had had to leave the parish in the last 5 years due to lack of suitable housing.

- 12 households replied that they did know of someone

5.4 Current tenure

Of the 111 respondents who provided details, 92 (83%) own their own home and 14 (13%) rent from a private landlord. The remaining 5 households (4%) are made up of 3 living with relatives, 1 living in housing association accommodation and 1 living in housing tied to their job. Figure 2 below shows the breakdown of tenure.

Fig 2: Current 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 live in Dunsford parish.

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+
	4	20	34	53

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.

- 13 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.

- 13 households showed an interest and 9 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 also by 23% in Teignbridge during that period.

133 people answered Part 2 of the survey from 85 households with at least one member over the age of 55. This is 76% 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 (82%) were aged between 55 and 75.

Table 6

Age Group	55-65	66-75	76-85	Over 85
Number	55	54	18	6

6.2 Future Housing Plans

Households were asked about their future housing plans.

- 14 households plan to move within the next five years. Of these, 9 would like to remain in Dunsford.
- 3 of these households may need affordable housing.
- 8 further households expect to move after five years.
- 63 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.

- 57 households felt that their home was adaptable
- 19 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	22
Home specially designed for older people	4
Residential / nursing home	2

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	19
Cheaper running costs	19
Proximity to public transport	15
Proximity to shops/amenities	13
Need to be near family / carers	11
Need one level for medical reasons	11

The two most important considerations were that older persons wished to move to a smaller, more manageable property with cheaper running costs.

6.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of households (74%) 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.

Only 3 of the 9 households that expect to move home within the next 5 years and remain in Dunsford are eligible for affordable housing. The remaining 6 households would require open market housing. Small open market bungalows, flats and houses can be built, however, developers who build open market homes do not usually attach any kind of local connection covenant as this reduces the value of the homes. This means that any open market properties cannot be guaranteed for local people.

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

7. Assessment of those wishing to move to a new home in Dunsford 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 Dunsford. 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.

13 households indicated a need to move within the parish in the next 5 years, however 18 completed Part 3 of the survey. All 18 of these forms were assessed.

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
3	8	4	2

7.2 Timescales for moving

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

- 2 households indicated a current need to move
- 6 households indicated a need to move within the next 1-3 years
- 8 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	9	5	4	2	5

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. The 2 most popular reasons were having to downsize to a smaller home and struggling to afford current home.

Table 11

Reason for wishing to move	No of respondents
Need to downsize to a home with fewer bedrooms	7
Struggling to afford current home	6
Need to move for health/mobility reasons	2
Leaving home and cannot afford to buy or rent privately	3
Home is in poor condition	1
Need to move to a home with more bedrooms	1
Sharing facilities with others who will not be housed with you	1
Other (retiring/leaving from farming, want to build own home, require less maintenance, landlord selling property)	5

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

Less than £150,000	£150,000 - £200,000	£200,000 - £250,000	£250,000 - £300,000	£350,000+
3	2	1	1	3

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 18 of the households who expressed a need to move within the next 5 years and remain in have been assessed and 8 have been excluded. 7 own their own home so do not qualify for affordable housing and 1 gave insufficient information to assess their housing need.

This leaves 10 households who may qualify for affordable housing.

8.2 Local Connection

In order to qualify for affordable housing, respondents must have a local connection to Dunsford. Local connection criteria for parishes located on Dartmoor are set out by Dartmoor National Park Authority (DNPA). The local connection criteria for the DNPA are detailed below:-

- a member of the household is currently resident in the Parish and has been so for the past five years;
- a member of the household has lived in the Parish for a period of five years but moved away in the past three years;
- a member of the household employed in the Parish;
- a member of the household has a strong local connection with the Parish for example by upbringing.

All of the respondents have this connection.

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.

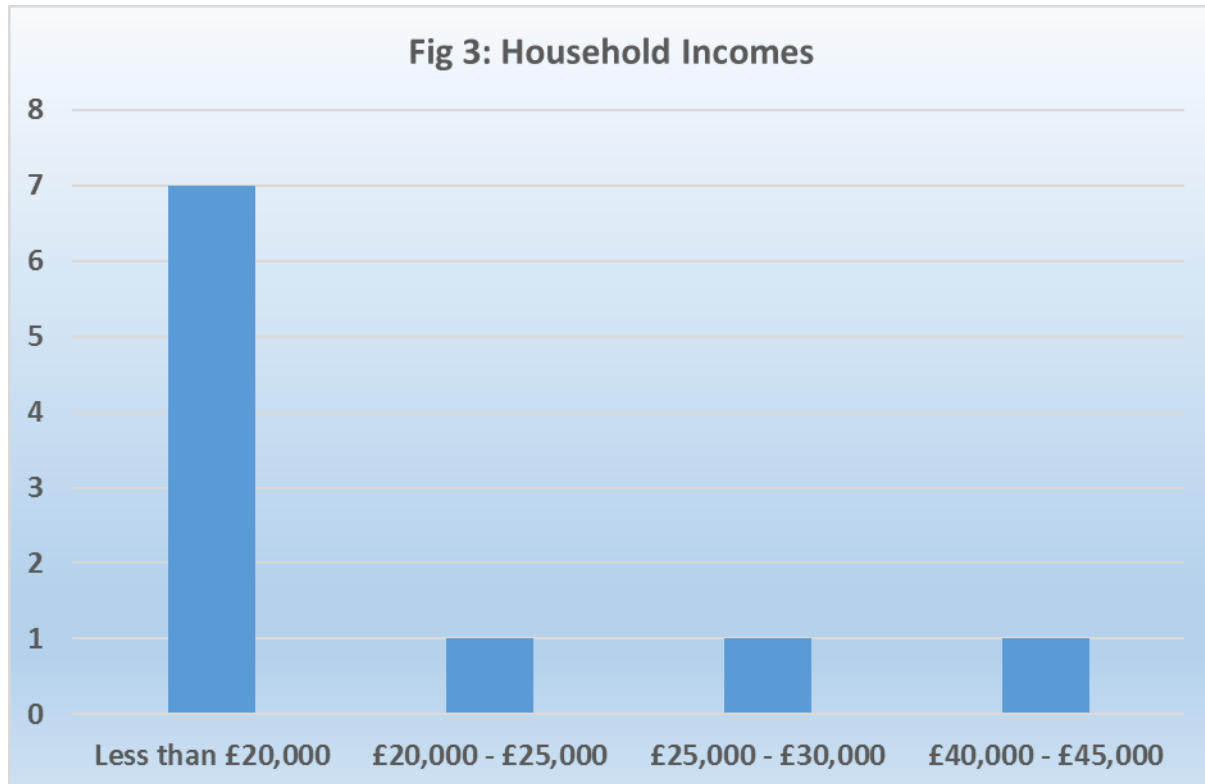
Table 13

Type of housing	Interested
Shared ownership/equity	0
Affordable rent	9
Self-build	3
Discounted market sale	2
Rent to buy	2

8.4 Housing Options

The housing options available to the 10 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. These incomes are shown in Figure 3 below.



Given the financial circumstances of the households in need, none can afford to purchase a low cost home. All 10 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 D depending on their level of need. There are 4 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)	1	0	0	0	1
Band C (Medium)	0	0	0	1	1
Band D (Low)	2	0	0	0	2
Total	3	0	0	1	4

Only 1 of the households who are registered on Devon Home Choice completed the survey. Due to this apparent disparity, the other 3 households who are registered with Devon Home Choice and living within the parish were contacted separately by letter however, no further replies were received.

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	4
1 or 2 bedroom property for couples	3
2 bedroom property for families	1
3 bedroom property for families	1
4 bedroom property for families	1
Totals	10

2 households require a property with level access.

9. Conclusion - Future Housing Need for Dunsford

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 10 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 10 affordable homes.

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