

Malborough Housing Needs Survey



November 2015

This survey has been carried out by South Hams District Council on behalf of the Parish Council and Neighbourhood planning group.

Background

The housing needs survey was distributed to 652 households within the Parish of Malborough, this was delivered in November 2015. The neighbourhood planning group and the Parish Council requested the survey to assist with their evidence gathering for their neighbourhood plan. Paper copies were hand delivered by the parish council to all households within the Parish of Malborough. Respondents additionally had the opportunity to complete the form on line through Survey Monkey and this link was included in the parish magazine and the letter which accompanied the hard copy of the survey. The time was extended by a week from the initial date to ensure as many people as possible had the opportunity to respond, further information was issued about this by the parish council. The Neighbourhood planning group requested the survey as part of the evidence required for their neighbourhood plan to inform them of the overall housing needs for the parish. Respondents could provide their answers to the survey using a pre – paid envelope which was sent to the District Council or by placing their completed surveys in a ballot box which was located at the Post Office in Malborough.

The information provided in this report is a headline figure only, it should be noted that housing is constantly changing and therefore the responses collated should be treated as a snap shot in time. There may be a need to revisit the survey within the life of the survey which is normally 3 – 5 years depending on changes within the market and local needs and aspirations.

Survey Aims

To find out the level of affordable and general housing requirements to meet the needs and aspirations of those living in the parish of Malborough. This will form part of the evidence required for the Neighbourhood Plan and to assist them to inform the policies and guidance within the plan.

Survey findings.

Out of the 652 surveys which were issued throughout the parish 188 responses were received. This equates to a 29% return rate. This is considered to be good in terms of responses for a survey of this nature. It needs to be born in mind that housing will not affect everyone in the area as many people will not be considering a move within the timescales mentioned in the survey.

Most of the respondents met the local connection criteria which is set out in South Hams District Council’s allocation policy. There were 11 who completed the ‘other’ section and this was due to 2nd homes or people who had very recently moved to the area. In total 8 households who completed the survey had a second home in the area. The Allocations policy which has been adopted by South Hams District Council is attached to this report as an appendix.

Answer Choices	Responses	
Live in the parish	94.12%	176
Work for 16 hours in the Parish	2.14%	4
Immediate family living here	5.88%	11
Other	2.14%	4
Other (please specify)	5.88%	11
Total Respondents: 187		

It is clear from those who completed the survey that there is a varied mix of ages within the community. As is reflected in many of these surveys and in others carried out across Devon there is generally a higher number of retirement aged people. This is very important when considering their future needs as downsizing to smaller, more manageable accommodation is often an issue. Some may also be wishing to release equity for various reasons.

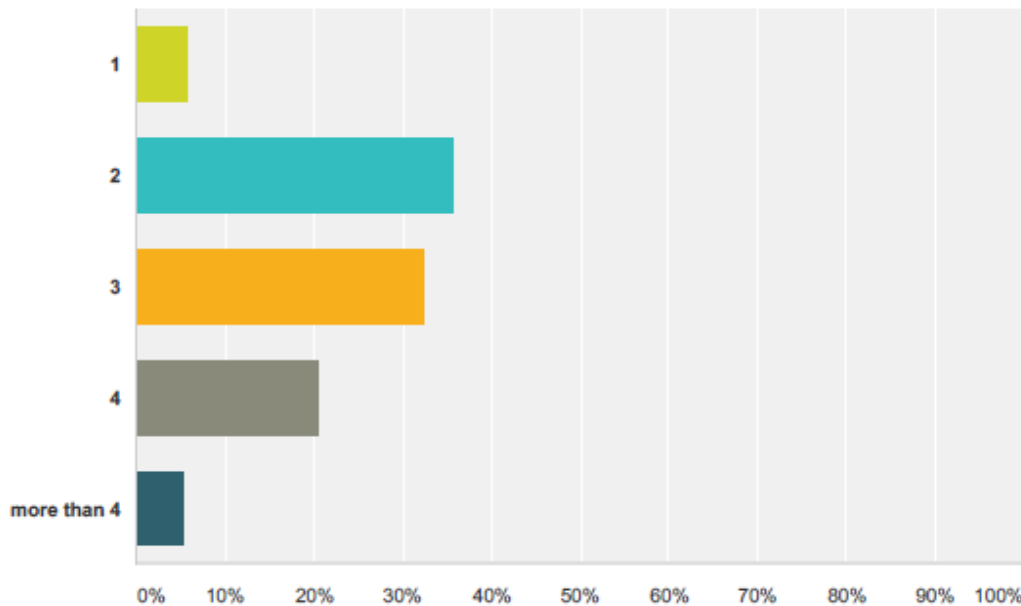
Below is a table showing the age ranges and numbers of people within the age ranges.

	1	2	3	4	5	6+	Total
0-14	56.67% 17	36.67% 11	3.33% 1	3.33% 1	0.00% 0	0.00% 0	30
15-18	76.92% 10	23.08% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	13
19-54	41.18% 28	50.00% 34	5.88% 4	2.94% 2	0.00% 0	0.00% 0	68
55-65	59.57% 28	38.30% 18	2.13% 1	0.00% 0	0.00% 0	0.00% 0	47
65+	61.96% 57	38.04% 35	0.00% 0	0.00% 0	0.00% 0	0.00% 0	92

There was a high response from those owning their own home which equated to 80%. Other figures relating to tenure were 8% rented privately, 0.5% in shared ownership accommodation, 10% rented from a housing association and no one lived with their family. This is a point which may need addressing as this may mean that people did not provide their children with the opportunity to complete the survey. There were responses from people who stated that their children would need a home within the 5 year time frame but were currently living away from home at university – therefore technically they were not resident at the time that the survey was completed. These results are similar to other surveys of this nature with many people owning their own home.

The sizes of property within Malborough showed a significant difference to other areas where these surveys have been previously carried out. There was a good range of property sizes and types to meet a range of requirements. In other surveys larger properties have been the most popular but the two and three bedroom properties were the main sizes in Malborough. There were few

responses from those living in 1 bedroom properties, these appeared to be from these people who rented their home from a housing association.

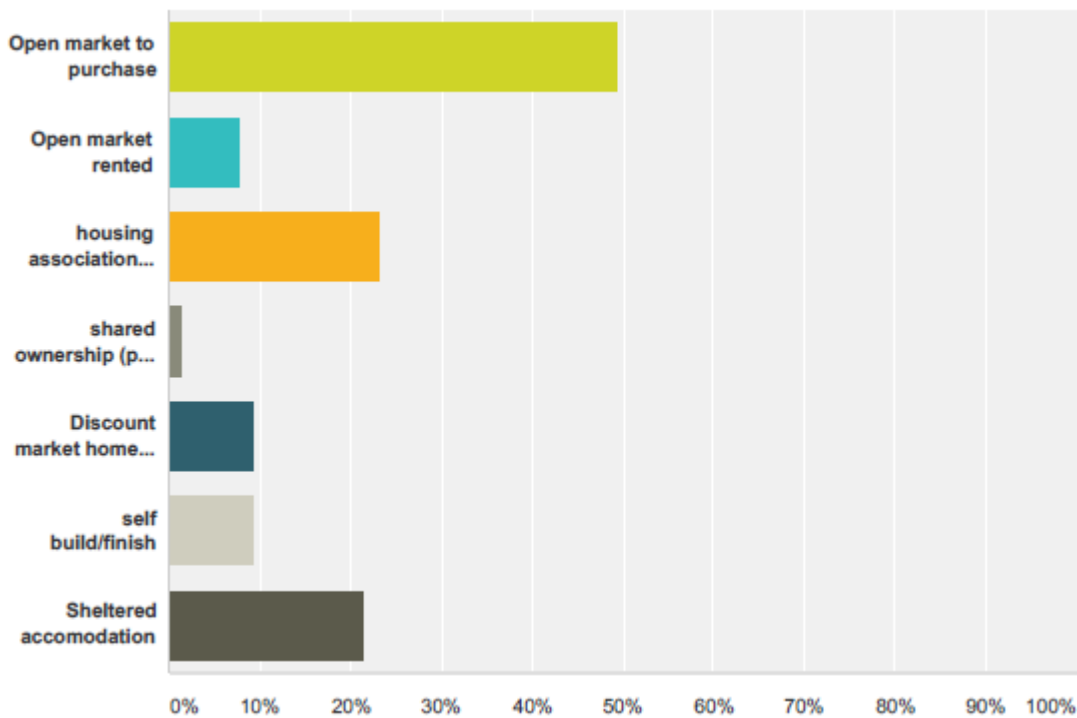


Many did not consider that they would need to move within a 10 year time frame but many were unsure of what their requirements would be due to age and health. There were a number of responses who stated that sheltered accommodation or a home may be the most appropriate accommodation for them. Many of the respondents who stated that sheltered accommodation may be appropriate for them were currently owner occupiers. There were responses from 135 people regarding affordability of purchasing on the open market. Of these 75 of these stated that it would be affordable and within their financial means with 60 stating that they would not be able to afford a move. Clearly this would be in consideration of the current properties for sale in Malborough but will be something to bear in mind.

The table below shows how much rent people are currently paying. In the main the £401 to £500 per calendar month relates to the affordable housing provision. The £901+ per month relates to larger properties which are certainly at the higher end of the market and affordability was not an issue for these people as the income they had supported the rental costs without the need for housing allowance support.

We asked who was registered with Devon Home Choice and Help to Buy South West. 10 people stated they were registered with Devon home Choice and they provided their reference numbers. Only one household was registered with Help to Buy. There is clearly a difference between those registered and those who completed the survey and this can be seen later in the report under the housing need and provision of affordable homes.

The tables below show what type of housing was being sought. Again it is important to note that the sheltered housing responses were from those people who currently owned their own home and therefore a higher end sheltered product could be desired.



Most people were seeking 2 and 3 bedroom properties and were not looking to move in to larger properties. Although these people cannot be ignored the larger properties were being sought by those in owner occupied tenures and the provision of two and three bedroom properties could mean that some larger stock become available for the market to meet this need.

Points for the group to consider as further questions: do people not expect to be able to afford to move out, have parents not included in their responses children who may have a need in the future – this survey lasts 5 years, a shortage of affordable housing in the area, not many people of an age looking to rent or buy their first home due to high house prices, is a specialist sheltered scheme required such as McCarthy & Stone or Blue Cedar for example.

Current Housing Information

The rents that households are paying are broadly similar to other areas within the market area. Of those who completed this section there were few issues about the affordability, most were concerned that the tenancy was insecure as the landlord could issue notice at any given point in time. Malborough falls within the South Devon Broad Rental Market Area (BRMA). The table below includes the maximum weekly rent and Calendar monthly rent that that an applicant on housing benefit can claim dependant on their bedroom need.

Room requirement	Weekly	Calendar monthly
Shared room rate	£63.50	£275.16
1 bedroom	£96.91	£419.94
2 bedroom	£128.19	£559.49
3 bedroom	£153.02	£663.08
4 bedroom	£192.24	£833.04

On right move (January 2016) there were only 3 several properties to rent. These include 3 bungalows which appear to be in the same location. They are being market for £650pcm, £585 pcm and £645 pcm. These are all 2 bedroom bungalows which may be attractive to people who have mobility issues or prefer level access accommodation. They are not likely to be attractive to families with children.

In terms of property for sale through Right Move in Malborough as at January 2016 there were 11 Properties for sale. There were two, two bedroom bungalows which were priced £149,000.00 and £155,000.00. There were five 3 bedroom properties ranging between £250,000.00 and £400,000.00. There are currently no properties available which would meet the price bracket for first time buyers unless they had a substantial deposit.

Current applicant’s on the housing register:

The table below advises how many households are in each band on the housing register and the number of bedrooms that they require. As an appendix to this report there is a list of what each band means in terms of the level of need. This does not include applicants who may live outside of the Parish but wish to return to Malborough

Bedroom need	Band B	Band C	Band D	Band E	Grand Total
1		1	7	8	16
2	1	2	4	3	10
3			1	2	3
Grand Total	1	3	12	13	29

Affordable housing provision in Malborough.

The current affordable housing in Malborough is owned and managed by 3 different housing associations, DCH, Guinness and Hastoe. There are a variety of different house types but very few opportunities for those requiring one bedroomed accommodation. Below is the information which details the current provision. There is a higher than usual number of bungalows in the area and this will only be available to a limited range of needs, usually those over 60 or those with mobility issues. This is not likely to meet the general needs of families with children.

24 x 3 bed houses

11 x 2 bed bungalows

15 x 2 bed houses

4 x 1 bed bungalows

4 x 1 bed houses

1 x 4 bed house

As there are fewer than 100 units of affordable houses in the area there will be a preference for those applicants in bands A – D to have a local connection to the area. This means that you either currently live in the parish, have immediate family living there or currently employed in Malborough. The bungalows will have a preference for elderly persons or those with mobility problems in the first instance. One bedroom general needs properties are scarce and therefore opportunities for single people or couples are limited.

The turnover of accommodation within the area since 2010 when Devon Home Choice started is detailed below. The Allocations Policy (attached) for South Hams includes Bands A –D with Local preference to applicants for the whole parish. It can be seen from the table that there has been 34 vacancies over the last 5 years, this equates to an average of 6.8 vacancies per year, for ease this has been rounded up to 7 vacancies.

9 x 3 bed houses

16 x 2 bed houses

6 x 2 bed bungalows

3 x 1 bed bungalows

From the information received from Devon Home Choice it would seem that 16 properties were taken into Hastoe’s management during this time and therefore the number of vacancies would have been reduced. If the new development had not been developed the vacancy rate would have been reduced to around 3.6 per annum.

There is also planning permission in the system for Alston Gate phase 2, this will include 7 affordable properties and the figures have been adjusted to reflect this. The completion date has not yet been provided for this.

It again is important to note that housing need figures on the Devon Home Choice register frequently change and do not include those living outside of the area who wish to return. Therefore this information should be treated as a snap shot in time to meet local need.

Any new properties which are developed as part of the neighbourhood plan should ensure that the s106 agreement through the planning process accommodates local people in the first instance. Therefore regardless of the applicant’s band, whether this is band A-E, priority should be given to

those who meet the criteria detailed below. The policy of highest band with the longest date receiving an allocation should still be applied to this 'local' category.

Local need categories **for Bands A – E inclusive:**

- (i) The person has lived in the parish/town for 3 out of the 5 years preceding the allocation.
- (ii) The person has immediately prior to the allocation lived in the parish/town for 6 out of 12 months preceding the allocation
- (iii) Immediate family have lived in the parish/town themselves for 5 years preceding the allocation. For avoidance of doubt The Local Government Association guidelines define immediate family as parents, siblings and non dependent children.
- (iv) The person has permanent employment in the parish/town with a minimum contract of 16 hours per week which has continued for the 6 months preceding the allocation without a break in employment of more than 3 months such employment to include self employment. This should not include employment of a casual nature
- (v) Any periods of (ordinary) residence of the person in the Parish/Town

Taking into account the Devon Home Choice figures and the survey results the need calculated for affordable homes within the Malborough Parish:

The recommended need for any rented properties should include the following:

Affordable rented

- 1 x 4 bed property
- 3 x 3 bed properties
- 6 x 2 bed properties
- 8 x 1 bed properties

Discount Market/shared ownership

- 2 x 2 bedrooms
- 3 x 3 bedrooms

This totals 23 new properties to meet the needs of local people. *These figures do not factor in Phase 2 of the Alston gate development and will need to be reduced accordingly.*

Open Market Needs

In terms of open market housing there were 21 respondents who wished to downsize. We have asked people if they wish to move within 10 years and some additional responses stated that they may wish to move but the timescales were too far in advance to be able to answer this question. There were 10 responses from households who wished to have a bungalow or level access accommodation. I have noted that there are level access properties for sale however, it could be

because of the location or age of these properties why these would not be suitable or linked to the time frames.

The housing need will vary due to the economic conditions and therefore this report should be used as a guideline and snap shot in time. In terms of affordable housing many different types of accommodation can be considered and if there is certainty that a small development will be brought forward there is likely to be increased demand on the housing register.

There are several attachments which may be of interest with regard to this report such as the Devon Home Choice Guide and South Hams allocation policy.

Any further information on this survey can be obtained by calling Alex Rehaag 01822 813722

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