

Colyton Local Housing Needs Report



Produced by: The Community Council of Devon

On behalf of: The Devon Rural Housing Partnership

December 2012



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1 Findings and Recommendations

Principal Conclusions

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

- With the next year 4 household
- Within 1-3 years 7 households
- Within 4-5 years 5 households

Recommendations

- 1) The need for sixteen affordable homes for local people should be addressed.
- 2) Nine homes are needed for single people or couples, and three 2 bedroom homes three 3 bedroom homes and one 4 bedroom home for families.

Key findings

Affordability

- The survey found eighteen respondents in housing need who cannot afford to buy or rent in the open market. Two are likely to be housed in existing vacancies.
- The survey also found four older person households needing alternative accommodation who had sufficient resources to meet their need in the open market.

Local connection

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

Other Findings

- The survey achieved its aim of identifying actual households in need. 1553 surveys were delivered and 318 survey forms were returned. The response rate was 20.5%.
- 85% of those replying said they would be in favour of a small development of affordable housing for local people.

2. Introduction and Information about Colyton

Colyton is situated in the East Devon District of Devon in the Axe valley.

The Parish of Colyton also includes the village of Colyford.

Colyton is a large village with many facilities, a primary school, a health centre, library and a wide selection of independent shops. Colyton is reasonably served by public transport compared with many Devon villages.

Colyford is a smaller village on the A3052 also has a number of facilities including a secondary school (Colyton Grammar School)

Both Colyton and Colyford are historic boroughs set in areas of outstanding natural beauty or great landscape value.

In the 2001 census the population of the Colyton was 2964 in 1377 households. There were 78 second homes or holiday lettings in the Parish at the time. In 2012 the NHS Patients and Practitioners Services Agency estimated that the population had increased to 3247.

In recent years there has been a large number of property transactions registered through the Land Registry in Colyton. The Land Registry records thirty one sales in 2011 at an average of £297,741. In 2012 to date there have been thirty nine transactions, at an average of £288k. In 2012 so far the average house price of the cheapest 25% of properties (the most affordable) has been £169k.

There are currently thirty-three properties being marketed in Colyton on the Rightmove website. The cheapest being marketed is a 3 bedroom house for £140k. There are fourteen other properties valued at £300k or less. Table 1 below shows the prices that have been calculated taking account of current market prices and sales evidence to assess affordability.

There are twelve properties being marketed for rent on websites. From information provided in the housing need survey the rents of properties being rented privately has been assessed. The average rents are shown in Table 1 below.

Table 1

Property size	Sale price	Private rent (weekly)
1 bedroom	£140,000	£92.3
2 bedroom	£185,000	£136
3 bedroom	£242,000	£188

Colyton has a reasonable supply of affordable housing. Table 2 below shows the breakdown of this housing stock.

Table 2 Social Housing in Colyton

Type	EDDC	RSL	Total
3 BED HOUSES	41	15	56
2 BED HOUSES	8	22	30
4 BED HOUSES	4	0	4
6 BED HOUSE	1	0	1
2 BED BUNGALOWS	47	0	47
2 BED HOUSES (WARDEN CONTROLLED)	5	0	5
BEDSITS	2	0	2
1 BED FIRST FLOOR FLATS	7	10	17
1 BED SECOND FLOOR FLAT	1	0	1
ONE BED GROUND FLOOR FLAT	7	0	7
2 BED FIRST FLOOR FLAT	17	0	17
TOTALS	140	47	187

Since January 2011 there have been the following vacancies in affordable housing in Colyton.

3 x 2 bed sheltered bungalows
2 x 2 bed ground floor flats (general purpose)
1 x 2 bed sheltered house

This is a very low level of vacancies. This information was queried with East Devon DC who confirmed that Colyton is a very popular location and vacancies in general needs accommodation are infrequent. Vacancies in most of the housing stock are not reserved for local people. Therefore because of the low vacancy rate amongst general needs homes the level of need will only be reduced to take account of the need for accommodation for older people. However there appears to be a likely vacancy rate in sheltered housing of 2 properties a year.

3. Aims of the Survey

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

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 Team.

Following a meeting with the planning committee of Colyton Parish Council on 23rd July 2012 it was agreed that a housing needs survey should take place. The survey

form was delivered by hand to all households in the parish. The closing date for the survey was set for 16th November 2012.

The survey form was in 2 parts. A copy of the survey form is attached as Appendix 1. The first part of the survey form 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 to an affordable home within Colyton within the next 5 years.

There were 318 surveys returned, which is a response rate of 20.5%. The survey achieved its aim of identifying actual households in need. Out of the 318 surveys twenty nine were returned with part two filled in.

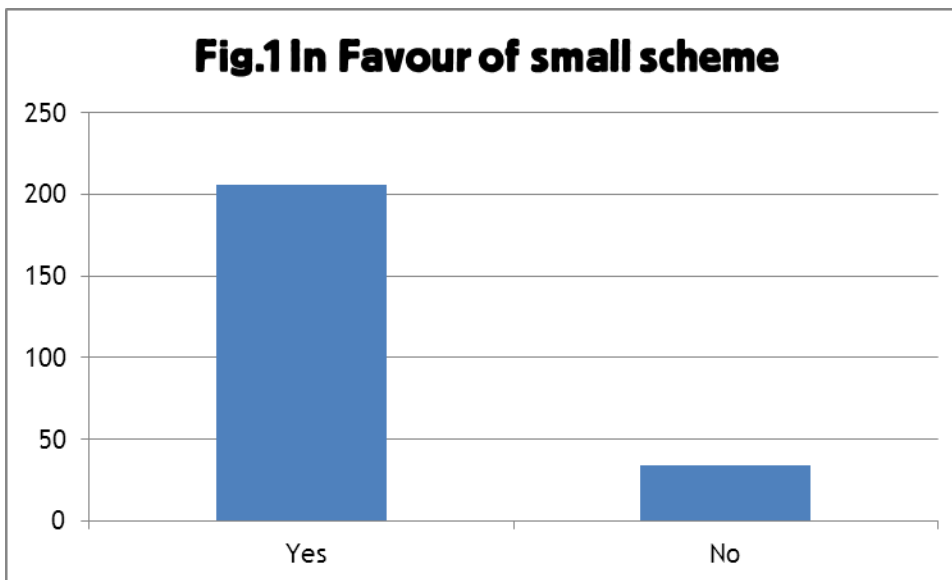
Statistics referred to in this report were published in 2011 unless stated otherwise. In this report where we refer to Colyton we mean the Parish rather than the town.

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 if the need for affordable housing were proven would they be in favour of a small number of homes for local people. 85% of those answering the question said they would be in favour.



5.2 Comments on affordable housing.

Respondents were asked to comment on the issue of affordable housing. These comments (edited) are listed in Appendix 2.

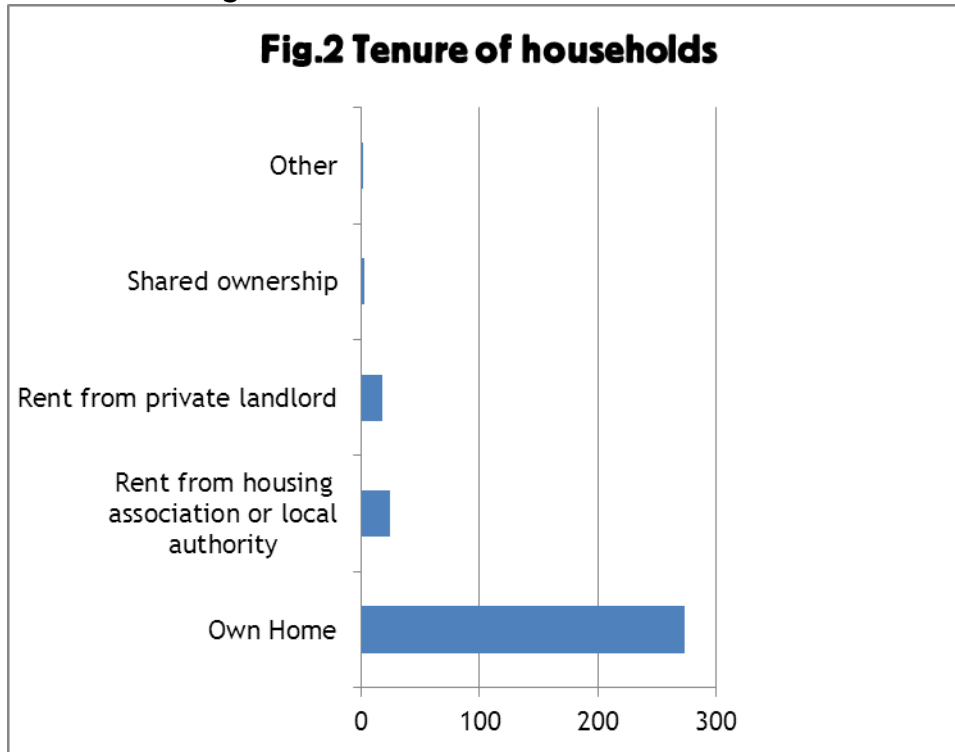
Residents were also asked to identify sites for a small development of affordable homes. A number of sites were identified. A copy of the list will be made available to the Parish Council.

5.3 Main or second home

Seven of the responses were from second home owners in Colyton.

5.4 Current tenure

89% of respondents own their own home; twenty four of the households were occupying affordable rented homes rented from the Council or a housing association. Figure 2 below shows the breakdown of tenure.



5.5 Respondents who need to move.

Forty eight of the households expected that they or someone in their household would have to move as a household now or within the next five years. Twenty nine households completed part 2 of the form.

6. Housing expectations of older residents

The questionnaire also looked at the housing expectations of 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.

Four hundred and six residents responded to the survey from two hundred and fifty nine separate households. Table 3 below shows the age breakdown of the respondents compared to the population estimates of the Parish provided by the NHS Patients and Practitioner Services Agency. The table also shows the projected increase in population of each age group taking account of the projected growth in population in East Devon.

Table 3 Residents responding to the survey

Age	PPSA Estimate for Parish (2012)	Number responding to survey	% of estimated population	Projected population of Colyton in 2021
55-65	474	112	23.6	522
65-75	550	132	24.0	745
75-85	392	114	29.1	466
85+	185	48	25.9	242

Older person households were asked about their future housing plans. Twenty six households plan to move and they would like to do so in the next 5 years.

When asked where they wished to live 80% of the households wished to remain in Colyton.

7. Assessment of those in need

Twenty nine forms were returned identifying those in housing need.

Of the twenty nine cases assessed eight have been excluded from the assessment for the following reasons:

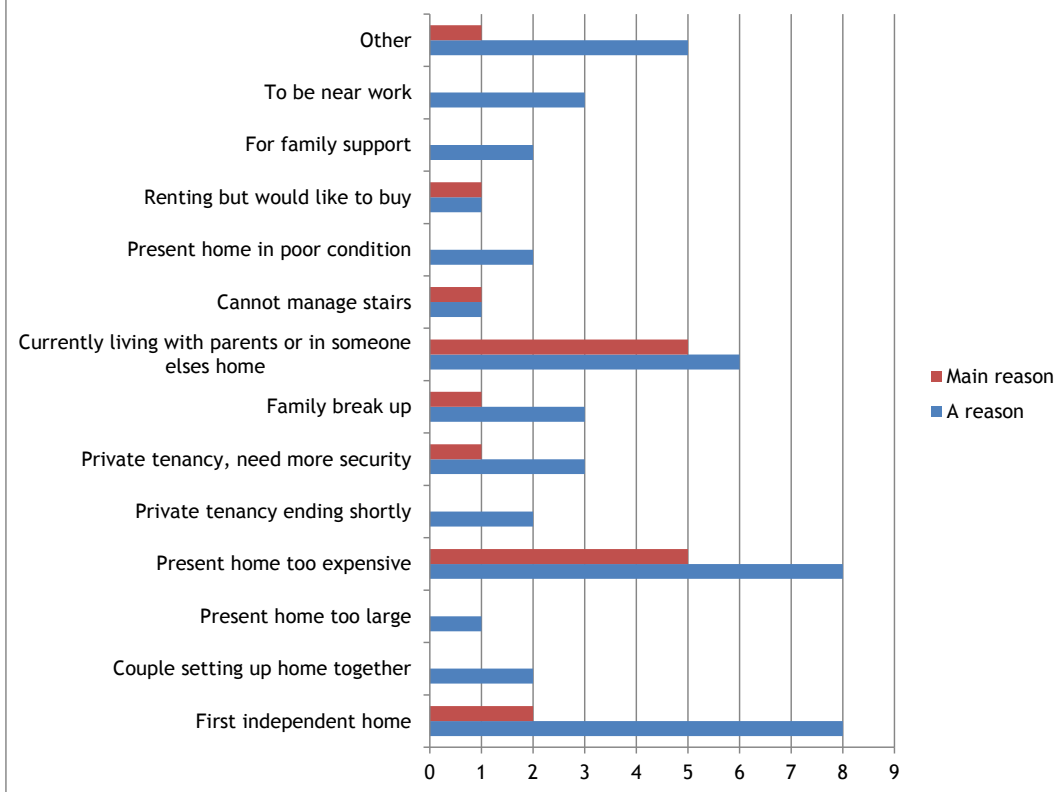
- Five indicated a desire to buy in the private sector and indicated that they had the resources to do so (4 of these are older owners)
- One gave insufficient information to assess their needs
- Two identified no need

This section refers to the remaining twenty one households.

Housing need

Households completing this part of the form were asked to identify their reason for wanting to move. Figure 3 shows the reason and main reasons given for wanting to move.

Fig. 3 Reason for needing to move



Local Connection

The definition of who is deemed to have a local connection is set out in the East Devon local plan.

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

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 Team.

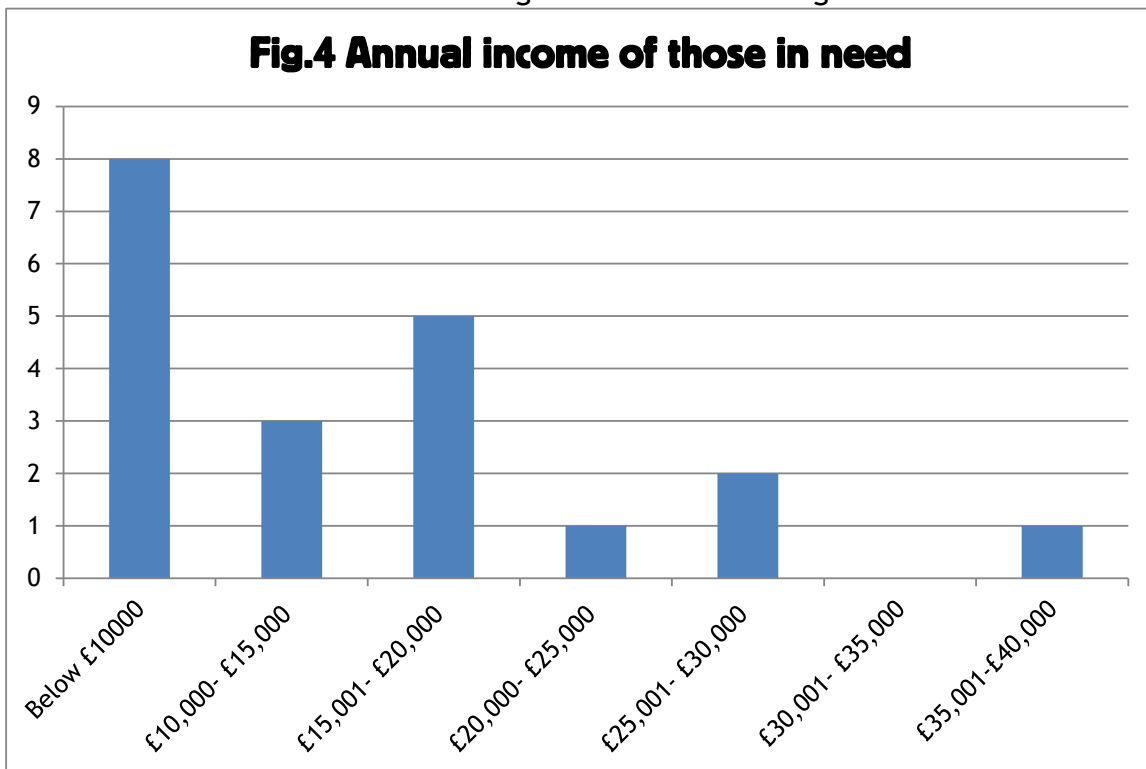
Four of those needing to move were older owner occupiers. These households may wish to remain in Colyton and could afford to purchase a suitable property but will only be able to do so if suitable properties are available.

The remaining twenty one households are considered to be in need of affordable housing. Options for residents are listed below

- **Social rented** - housing owned and managed by Registered Providers (housing associations) or local authorities. There is currently statutory control of rent levels.
- **Affordable rented housing** - from April 2011 the Government introduced a new type of publicly subsidised rented housing. The affordable rented housing rents will be up to a maximum of 80% of average market rents. This compares with existing social housing where rents are approximately 50%-60% of market rents.
- **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.

Eight of the households are on the Devon Home Choice Register, and one is registered with South West Homes for shared ownership housing.

The income of households in housing need is shown in Figure 4 below.



Taking into account the income, savings and assets of the households, none of the remaining households can afford to buy in the open market. One of households is able to rent in the open market. None of the households are likely to be able to afford to buy a shared ownership property. The only affordable option for the remaining twenty households is subsidised rented housing.

Two of these households are under the age of 18. It is not normal practice to include these households in the assessed need unless they are leaving care, have a dependent child or other specific circumstances. For most under 18 years old it is very difficult their likely housing need.

This leaves 18 households with a housing need.

The suggested mix of housing is shown in Table 4 below. This takes account of the family makeup as declared on the survey form.

Table 4 Housing mix needed

Type of property	Rent
1 or 2 bedroom property for single people	8
1 or 2 bedroom property for couples (under 65)	1
1 or 2 bedroom property for couples(65+)	2
2 bedroom property for families	3
3 bedroom property for families	3
4 bedroom property for families	1

Three of the households need accommodation on one level.

The survey identified the need for 2 homes for people over the age of 65. Given the likely level of vacancies (2 per year) it seems likely that these needs will be met over the life of the survey. The total need for which additional provision is needed is therefore 16 homes.

The survey also enquired when those in need required accommodation; four said they needed to move in the next 12 months, seven said they needed to move in 1-3 years and five in 4 -5 years.

8. Conclusion - Future Housing Need for Colyton

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, there can be confidence in the results of this survey. The survey has identified a need, now and in the near future for sixteen 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 village. It showed that the majority of older residents thinking about moving wish to remain in Colyton.

The survey identified four older owner occupier households needing to move, and two older residents who need an affordable home.

Recommendation

It is recommended that the need for 16 affordable rented homes is addressed.

Colyton 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 16th November 2012.

If you require extra forms or have any questions, please contact John Scott on 01392 248919 .

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

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

B. Housing needs of people over 55

5) 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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6) 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 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 2 of the form	

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

To remain in Colyton		To move away from Colyton	
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C. Housing Required?

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

If yes please complete Part 2 of this form if you wish to remain in Colyton

D. Your View of Affordable Housing

What do we mean by Affordable Housing? It includes the following types:

- **Social rented** - housing owned and managed by Registered Providers (housing associations) or local authorities. There is currently statutory control of rent levels.
- **Affordable rented housing** - since April 2011 the Government has introduced a new type of publicly subsidised rented housing. In the new affordable rented housing, the rents are up to a maximum of 80% of average market rents. This compares with existing social housing where rents are approximately 50%-60% of market rents.
- **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.
- **Discounted market sale** - where homes are sold at a discount to the market price - to be considered as affordable this would need to be at least a 20% discount and has to continue to be sold at a discounted price in the future.

- 9) If there is a need for affordable housing, would you support a small (up to 15 homes) development of affordable homes for local people? Yes/No

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

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

E. 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.

Colyton Housing Needs survey - Part 2

Please complete this form if you think you may have to move to another home in Colyton 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 John Scott on 01392 248919

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;

Accommodation on one level	
Access for a wheelchair	
Residential 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) How many bedrooms does your current property have?

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

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

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

8) When will you need to move? Tick one only

Within 12 months	<input type="checkbox"/>
1 - 3 years	<input type="checkbox"/>
4 - 5 years	<input type="checkbox"/>

If you consider that your household is in affordable housing need, it is essential that you are registered with Devon Homechoice. (www.devonhomechoice.com) For an application form, please contact local district council on telephone number. If you are looking for a shared ownership you should register with South West Homes (www.southwesthomes.org.uk)

9) a) Have you registered your need with DevonHomeChoice?

YES/NO

b) Have you registered your need with South West Homes?

YES/NO

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

If you answer YES to this question then you need not answer questions 11 and 12

11) 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	

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?

£

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

£

C. Do you have a local connection to Colyton?

If any affordable homes are provided in Colyton, 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”

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 Q15 below.	

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)

16) Do you have any other special reason to live in Colyton?

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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.

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 2 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 (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 John Scott 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 16th November 2012

<p>Local Rural Housing Officer Community Council of Devon First Floor 3/4 Cranmere Court Lustleigh Close Matford Business Park Exeter EX2 8PW Tel: (01392) 248919</p>	<p>Email: john@devonrcc.org.uk</p>
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Comments on housing.

Appendix 2

Affordable housing already provided approved to an approved level
Affordable housing is needed in Colyton so the younger generation can stay in their home town
Better if nearer to workplace to save on travel cost, benefit to environment, socialising etc.
Build at Seaton - the Tesco wasteland
Build in the larger towns and stop blighting smaller towns
But not overcrowding like the proposed development at the beginning of Fairview Lane, Colyford
Carefully vet applicants to ensure local needs are met
Colyton residents only
Discourage holiday homes
Do not build on the skyline or next to new affordable housing
Essential to secure the future of the community
Free up second homes by imposing higher council tax
Grouping can forma ghetto
Houses not flats. Must be on list 5 years +. Type of accommodation - retirement with disabled facility. I would support this in right location. Don't forget care homes in survey!
I would hope that not more of agricultural land used up. One day we will need this land to grow food as we are now finding it difficult to feed this plant
Important to make more council houses available
Keep in mind the terrain. Flooding and the steep slopes for mothers and the elderly
Money spent on survey would have been better spent on housing
Need more for local people
Need this sort of housing for the next generation
Need to also increase local amenities
Need to be for local people
Need to fit in architecturally
Needs to be realistically affordable
No because attached to the small social housing development would be a development on non-social housing which will affect character of the village (Colyford)
No more than 2 houses in Fairview Lane
Not a blot on the landscape
Not added to the present site at top of Hillhead
Not for people on benefits with kids
Not to be a blot on the landscape
Not to the north of the town
On brown field sites
Plenty of property on the market affordable
Prices are inflated due to second homes
Priority for applicants born in area
Priority for Colyton residents
Priority for local young people
Shared ownership

Shared ownership
Shared ownership is best and houses not all in one place
Should be for young people
Should be offered to middle aged as well as young people
Should be scattered throughout the community - too close together produces a ghetto
Should not be made available to people outside the parish
Social housing needs to be primarily around shared ownership to help all residents have a sense of responsibility towards their communities as part owners
Some infill sites instead of large units
Some one bedroom properties for the over 55s
Somewhere with access to shops and transport to alleviate the high cost of travel
Start looking at empty houses - not too many in one area
There is no point in building affordable homes in rural areas unless there are jobs available. Young people cannot afford to travel long distances to and from their place of work
This should be for Colyton residents only
Where cannot be seen
Why not 3 developments of 5 homes or less (5 of 3 each)
Would love to buy own house