

Parish of Hemyock Housing Needs Report



Produced by: Devon Communities Together

On behalf of: Hemyock Parish Council

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1 Executive Summary

Principal Conclusions

The survey identified a local need for 26 affordable homes and 18 open market homes within the next 5 years.

Key findings

Affordability

- The survey found 20 households in housing need who could not afford to buy or rent on the open market.
- 6 additional replies were received by households on Devon Home Choice who had not completed the survey but were eligible for affordable housing in the village.

Tenure

- 22 of the households in need qualified for affordable rent, 4 may be able to afford a shared ownership property.

Size of Property Required

- 9 x 1 bedroom properties
- 12 x 2 bedroom properties
- 5 x 3 bedroom properties

Other Findings

- The survey achieved its aim of identifying actual households in need. 1069 surveys were delivered and 287 survey forms were returned. The response rate was 27%.
- 63% of those who answered the question said they would be in favour of a small development of affordable housing for local people. 37% said they were against such a development. 46 households did not answer this question.
- 33% of those who answered the question said they would be in favour of a development of open market housing. 67% said they were against such a development. 48 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 in the parish, those wishing to return, and those who work in the town.
- To establish the general level of support for new homes in the town with an emphasis on homes for local people with housing needs.
- To establish the views of the whole community on future housing in the town.
- To assist the Parish Council and District Council with future planning for the town.

3. Survey history, methodology and response

3.1 History

Hemyock Parish Council decided to carry out a survey to assess the level of local housing need. The Rural Housing Enabler attended a Parish Council meeting on 6th April 2016 and it was agreed to proceed with the survey. Survey forms were finalised and 1069 forms were hand delivered to every household in the village. Parishioners were able to return the survey in a reply paid envelope. The deadline for the return of the survey was 5th October 2016.

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 views on 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 village. 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

- 287 surveys were returned, which is a response rate of 27% of all dwellings surveyed.
- The survey achieved its aim of identifying actual households in need. Out of the 287 returned surveys, 42 were returned with Part 3 completed.
- All but one of the respondents live in Hemyock or Clayhidon, the remaining respondent is from Dunkeswell.

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 Hemyock

4.1 Overview of Hemyock

Hemyock and Clayhidon are situated in the Mid Devon District of Devon in the Culm Valley in the Blackdown Hills Area of Outstanding Natural Beauty.

Hemyock is a busy village with 2 churches, a village hall, primary and pre-school, GP surgery, two garages, two hairdressers, a pub, a convenience store, a Post Office and two playing fields. The village has a thriving social scene with many clubs and societies advertised on the Hemyock website. These include Brownies, Scouts, Cubs and Toddler groups for younger people, football, tennis, bowling and cricket clubs and many general interest groups for all ages such as WI, history, gardening and arts clubs. The village has a successful Community Land Trust which have already delivered a scheme of affordable housing in the village and are looking to provide more homes for local people.

Hemyock is located approximately 8 miles from the M5 motorway and has a daily bus service to the larger towns of Honiton and Taunton (not Sundays).

Clayhidon is a much smaller settlement located approximately 3 miles to the north east of Hemyock and has its own church, pub and village hall.

4.2 Population Figures

In the 2011 census the usually resident population of Hemyock was recorded as 2163 in 928 households. The census also records that there were 42 dwellings which were empty properties, second homes or holiday lets.

The 2011 census records the usually resident population of Clayhidon as 473 in 209 households with 17 properties which are empty, second homes or holiday lets.

4.3 Council Tax Bandings

A breakdown of Council Tax bandings in Table 1 shows that Hemyock has 214 properties (23% of all dwellings) in the lower two bandings out of a total of 927. These represent the entry level properties that people on lower incomes would be able to afford. This is less than a quarter of the total number of properties in the village but does show that there is some provision of cheaper housing in the village. However, Clayhidon has only 14 properties in Bands A and B out of 185 which is less than 8%. The majority of homes in Clayhidon fall under Bands E and F which are larger, more expensive properties.

Table 1

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Total
Hemyock	101	113	245	197	143	101	27	927
Clayhidon	9	5	10	35	55	55	16	185

4.4 Property Prices and Rent

In the last 2 years the Land Registry has recorded 56 property sales in the parish. The average price of properties whose value was shown was £236,576.¹

At the time of writing the report there were 21 property listings on the Rightmove website. The cheapest house on the market was a 3 bedroom property for £165,000. There were only 3 houses for sale under £200,000. All of these properties are out of reach for first time buyers on average local incomes.

There was only one property advertised for private rent in Hemyock at the time of writing the report.

¹ Rightmove website 5/10/16

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 looking at sold house price data over the last 2 years and working out the lower quartile prices. In order to calculate average rents we compare information on local private rents gained from the housing needs survey with rents of properties currently on the market. From this information, we can establish typical rents to assess affordability. There were no one bedroom 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 2 below.

Table 2

Size	Property price	Weekly rent
1 bedroom	£120,000	£130
2 bedroom	£160,000	£140
3 bedroom	£180,000	£160

There are currently 71 council/housing association owned properties in Hemyock. These have been broken down by bedroom size and type in Table 3 below. 9 have been let since July 2014. Therefore lettings of current affordable housing stock will have little impact on future need figures.

Table 3

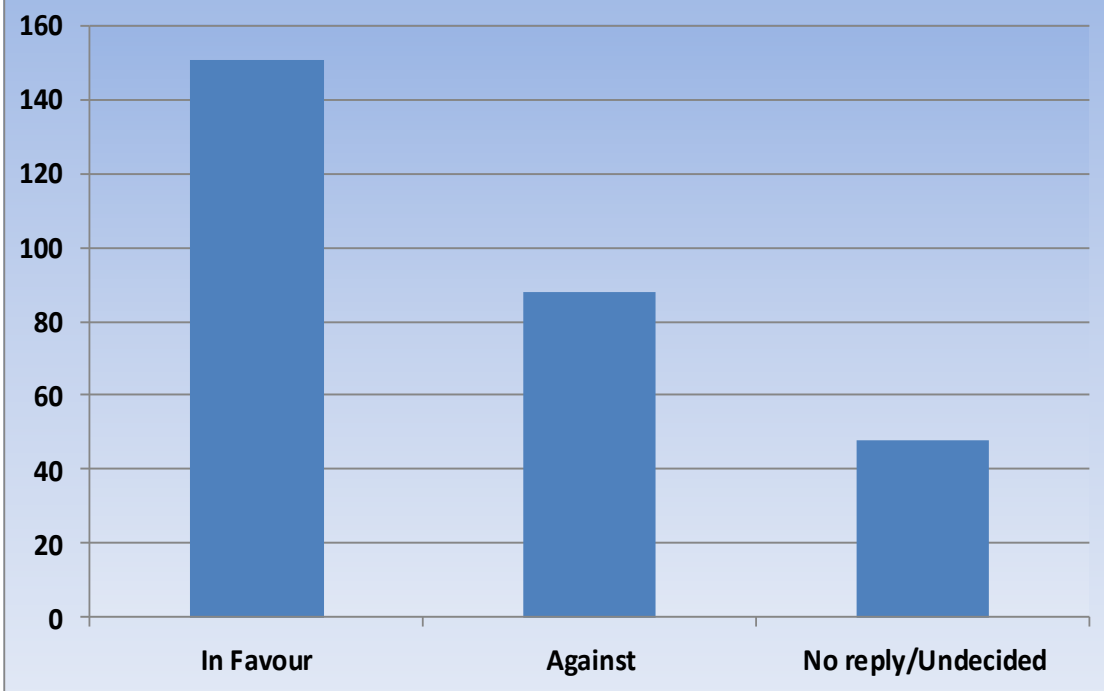
	1 bedroom	2 bedroom	3 bedroom
Number	12	42	17
Type	4 flats, 8 bungalows	12 flats, 8 houses, 22 bungalows	All houses

5. General Survey Findings

5.1 In favour of a small local development of affordable housing

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. 63% of those answering the question said they would be in favour. 37% said they were against any development. It should be noted that 46 households did not respond to this question and 1 household stated it would depend on the percentage of affordable housing. Fig.1 below shows the breakdown.

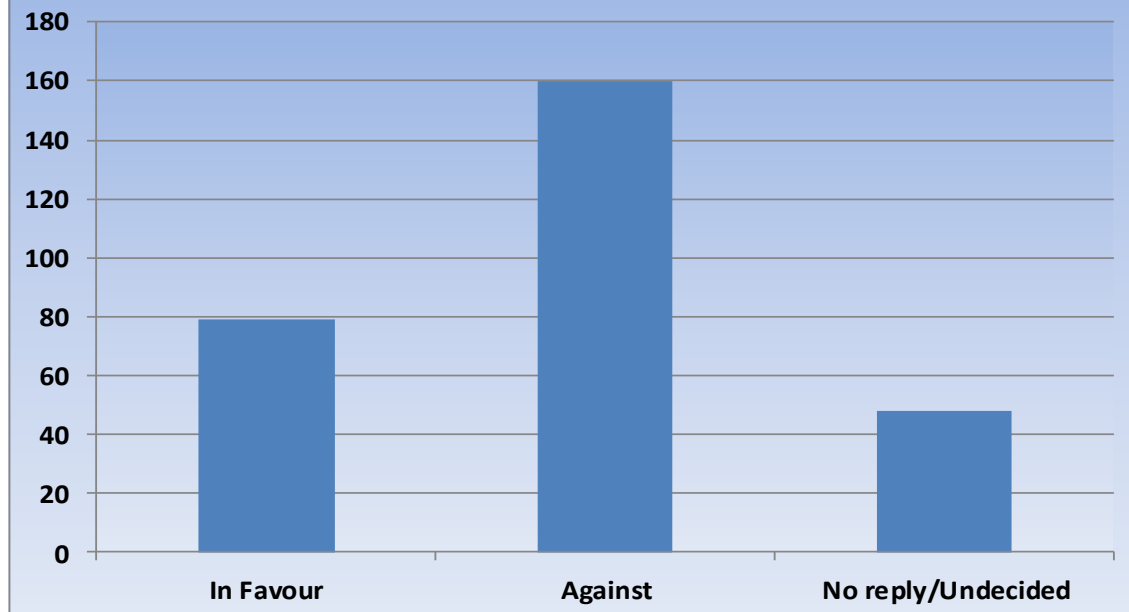
Fig 1: Those in Favour of Affordable Development



5.2 Support for open market development in the village

Respondents were asked if they would support an open market housing development in the village. 33% of those answering the question said they would be in favour. 67% said they were against any development. It should be noted that 48 households did not respond to this question. Fig.2 below shows the breakdown.

Fig 2: Support for Open Market Development



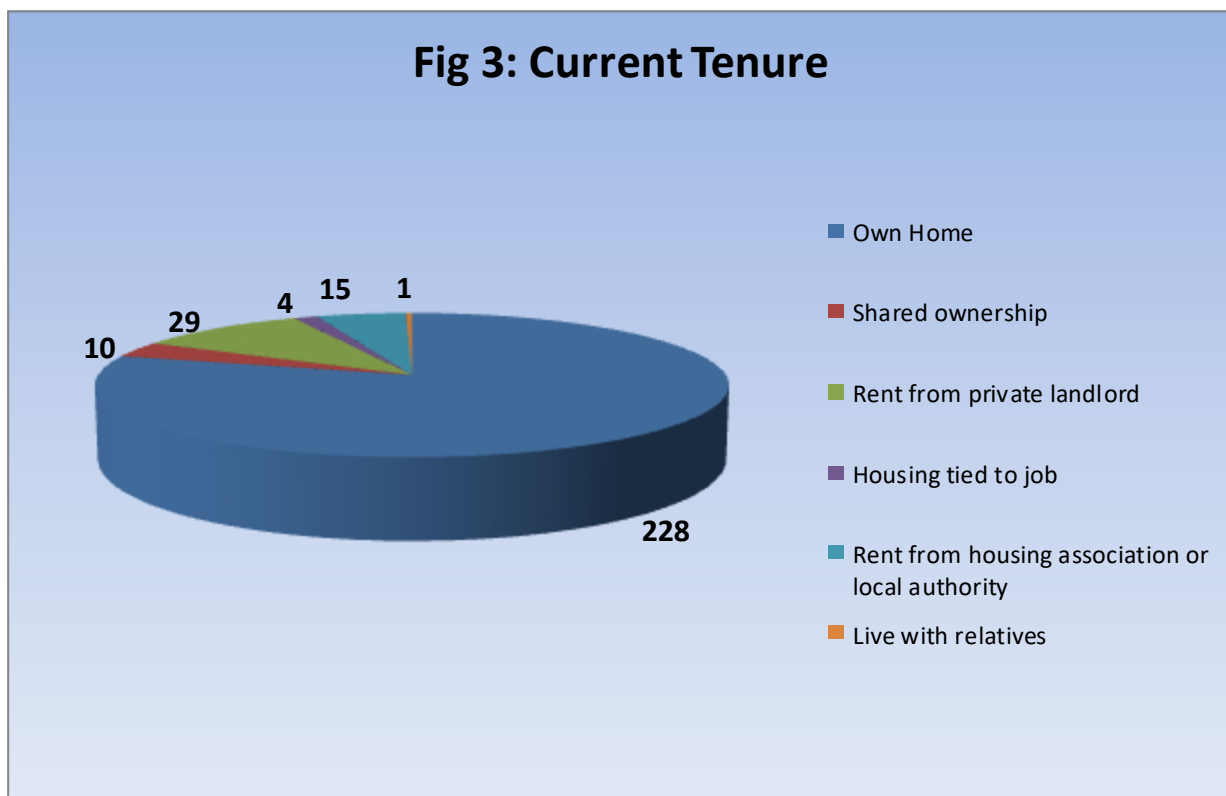
5.3 Knowledge of people who have left village in last 5 years

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

- 25 households replied that they did know of someone.
- 229 households replied that they did not.

5.4 Current tenure

All of the respondents provided details. 228 (79%) own their own home, 29 (10%) rent from a private landlord, 15 (5%) rent from a housing association, 10 (3%) live in a shared ownership property. The remaining 5 (2%) consists of 4 who live in housing tied to a job and 1 living with relatives. Figure 3 below shows the breakdown of tenure.



5.5 Main or second home

None of the responders were second home owners.

5.6 Parish of Residence

Respondents were asked which parish they lived in.

- 242 live in Hemyock
- 42 live in Clayhidon
- 3 did not answer this question

This is in line with the numbers of households in the two villages according to the 2011 Census with 81% of households in the Census figures living in Hemyock and 84% of survey respondents residing there.

5.7 Number of bedrooms in current home

Respondents were asked how many bedrooms their current home has. The replies are shown in Table 4 below.

Table 4

Number of bedrooms	1	2	3	4+
Respondents	7	68	95	113

5.8 Future plans

Respondents were asked whether they intended to move home within the next 5 years.

- 39 households stated they did intend to move within the next 5 years
- 231 households stated they did not intend to move within the next 5 years
- 17 households did not answer this question

5.9 Community Land Trusts (CLTs)

Respondents were asked whether they would consider becoming a member of the local CLT.

- 26 households expressed an interest in becoming a member of the CLT.

5.10 General comments

Respondents were asked for their comments on housing in Hemyock and Clayhidon. 156 comments were received. These will be made available to the Parish Council on a separate document for ease.

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 between 2014 and 2034 the percentage of people over the age of 55 will have increased by 23% across Devon and by 24% in Mid Devon during that period.

290 people answered Part 2 of the survey from 186 households with at least one member over the age of 55. This makes up 65% of the total respondents.

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 5 below, the majority of individuals who replied (78%) were aged between 55 and 75.

Table 5

Age Group	55-65	66-75	76-85	Over 85
Number	122	105	46	17

6.2 Future Housing Plans

Households were asked about their future housing plans.

- 31 households plan to move within the next five years. Of these, 19 would like to remain in Hemyock.
- 13 further households expect to move after five years.
- 141 have no plans to move at the moment.
- 1 respondent was undecided.

6.3 Adaptations

Respondents were asked whether their current home is adaptable to meet changing needs.

- 132 replied yes
- 45 replied no

6.4 Type of Accommodation preferred by older persons

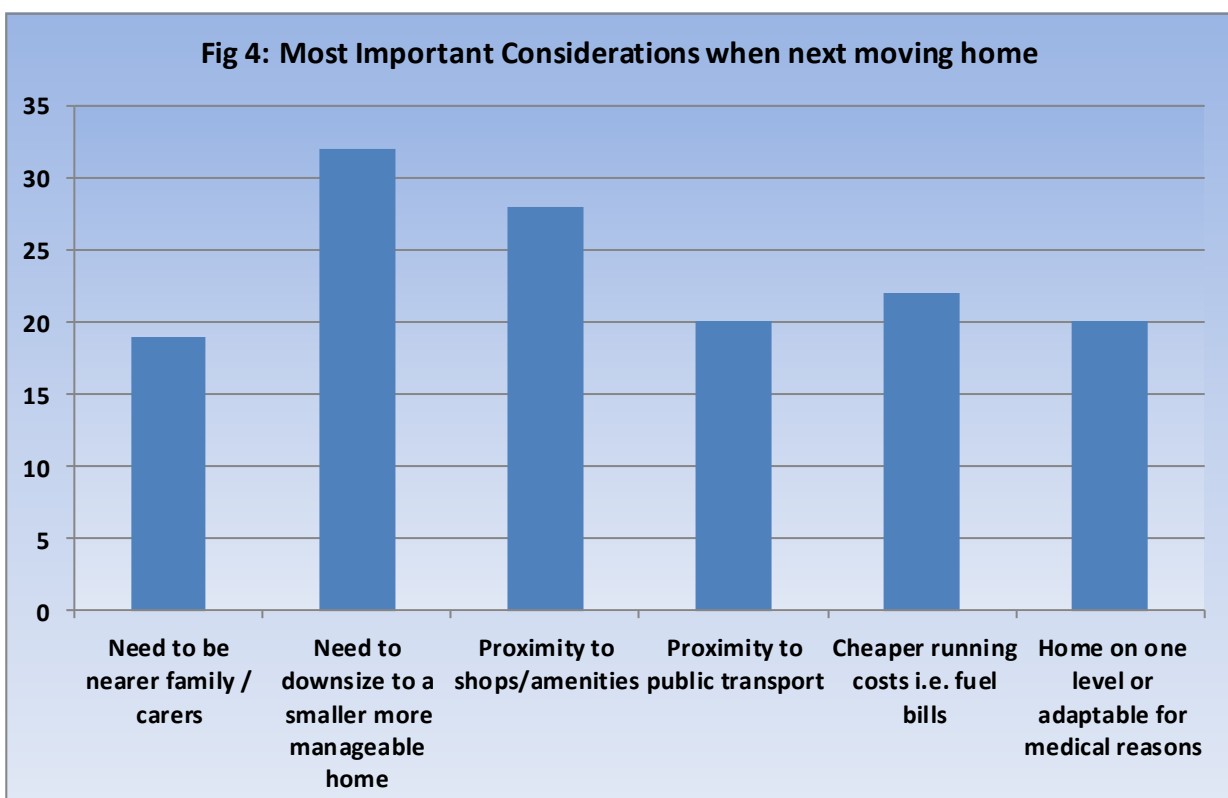
Older households were asked what type of accommodation they may need in the future. The majority preferred a home better suited to their needs but not designed for older people. Preferences are shown in Table 6 below.

Table 6

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	47
Home specially designed for older people	16
Sheltered	3
Residential / nursing home	3

6.5 What reasons would be most important when choosing a new home

Older households were asked to give the three most important considerations when choosing their next home. The results are shown in Figure 4 below. The most popular reason is need to downsize to a more manageable home followed by proximity to shops and amenities.



6.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of households (76%) 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 and is close to amenities and support.

7 of these households would be eligible for affordable housing. The remaining 12 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 Hemyock 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 the parish. 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.

41 households indicated a need to move within the next 5 years in Part 1. However 42 completed Part 3 of the survey. The needs of all 42 of these households have been included in this section of the survey.

7.1 Minimum bedroom requirement

Respondents were asked the minimum number of bedrooms they would require in their new home. Table 7 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 7

1 bedroom	2 bedroom	3 bedroom	4 bedroom
4	17	19	2

7.2 Timescales for moving

Households completing this part of the form were asked to identify when they would need to move. They could give more than one reason.

- 10 households indicated a current need to move.
- 14 households indicated a need to move within the next 1-3 years.
- 17 households indicated a need to move within the next 5 years.
- 1 household did not specify a timescale

7.3 Housing tenure

Respondents were asked what type of accommodation they would consider moving to. The results are shown in table 8 below. Respondents could choose more than one option.

Table 8

Shared ownership/ equity	Affordable/Social rent	Affordable self-build	Open market self-build	Discounted market	Starter home	Open market
12	17	8	2	9	10	17

Most people would like to buy their own home, either under discounted sale including shared ownership and starter homes or on the open market.

7.4 Preferred Accommodation Type

Respondents were asked what type of property they would like to move to. They could choose more than one option. The replies are as below:-

- 4 households would be interested in a flat
- 28 households would be interested in a house
- 17 households would be interested in a bungalow

7.5 Self-build opportunities

Respondents were asked if they would be interested in self-building, either as an individual or part of a group. 9 households declared an interest in building their own home. Respondents could tick more than one box.

- 8 households were interested in an individual self-build
- 4 households were interested in a group self-build

As self-building is a very popular option at the moment and is being encouraged by local and central government, this may be something for the Parish Council to consider further.

7.6 Reasons for moving

Respondents were asked why they wished to move home. They could tick more than one box.

Table 9 shows why households need to move

Table 9

Reason for wishing to move	No of respondents
Need to move to a home with more bedrooms	11
Need to downsize to a home with fewer bedrooms	8
Need to move for health/mobility reasons	10
Will be leaving home and do not expect to be able to rent or buy privately	2
Private tenancy ending	1
Struggling to afford current home	6
Home is in poor condition	3
Want to purchase own home	5
Other (wanting to move from flat to house and wanting to leave shared house)	2

7.7 Budget for new home

Respondents who wished to purchase a home were asked about their budget. Table 10 below shows the breakdown of replies.

Table 10

£100,000	£150,000 - £200,000	£200,000 - £250,000	£250,000 - £300,000	£300,000 - £350,000	£350,000 +
1	10	5	4	3	4

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 village, based on their household income and savings.

All 42 of the households which expressed a need to move within the next 5 years and remain in Hemyock or Clayhidon have been assessed and 20 have been excluded for the following reasons:-

- 16 stated they could afford open market housing and did not want affordable housing.
- 3 gave insufficient details to assess their eligibility for affordable housing
- 1 had just purchased a new home and was about to move

This leaves 22 households which will be assessed for affordable housing.

8.1 Local Connection

In order to qualify for affordable housing, respondents must have a local connection to Mid Devon. The definition of local connection for Mid Devon District Council is set out below:

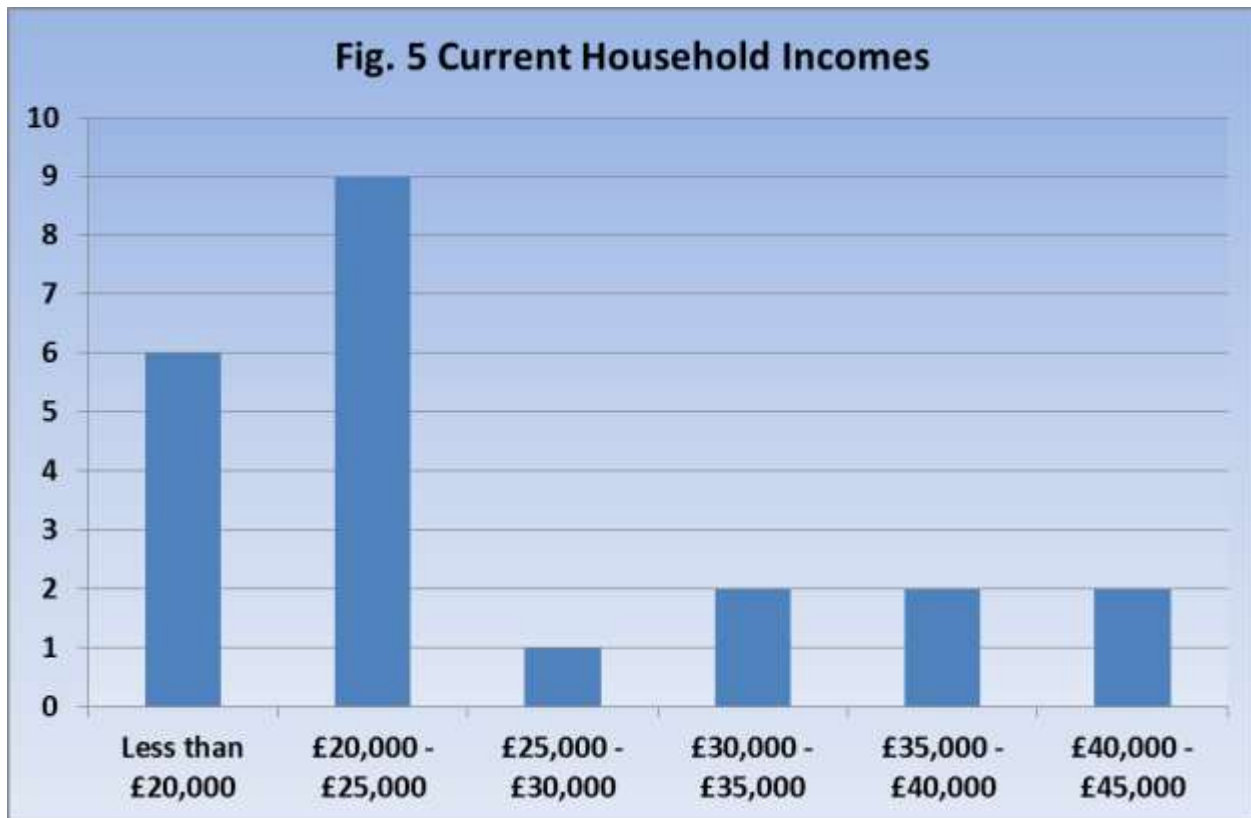
- a) residents or a household including someone living or working in a parish or nearby parish currently in overcrowded or otherwise unacceptable accommodation.
- b) newly formed households with a person living or working in the parish or nearby parish.
- c) households including a retired or disabled person who has lived or worked in the parish or nearby parish for a total of 5 years or more, and
- d) former residents of the parish or nearby parish with strong local connections;

All households met the local connection.

8.2 Housing Options

The housing options available to the 22 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 5 below.



Given the financial circumstances of the households in need 2 can afford market rent so have been excluded from the final figures.

Of the remaining 20 households, 4 may be able to afford a shared ownership home but the other 16 would require affordable rented housing.

The survey also asked households who had a housing need which type of housing they were interested in. Respondents could give more than one option. The responses are listed in Table 11 below.

Table 11

Type of housing	Interested
Shared ownership/equity	10
Affordable rented	15
Affordable self-build	5
Open market self-build	0
Discounted market sale	7
Starter home	8

8.3 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 E depending on their level of need. There are 44 households resident in Hemyock or Clayhidon registered on Devon Home Choice. Details are set out below.

Table 12

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)	1	3	1	0	5
Band D (Low)	5	3	1	0	9
Band E (No Housing Need)	10	14	5	0	29
Total	17	20	7	0	44

Only 13 of the households who are registered on Devon Home Choice completed the survey. Due to this apparent disparity, all those who are registered with Devon Home Choice and living within the parish were contacted separately by letter and a further 6 positive replies were received. These have been added to the final numbers, giving a total need of 27. 3 letters were returned as the addressee had moved but had obviously not updated their Devon Home Choice details.

Respondents who were not registered with Devon Home Choice but needed affordable housing were asked why they were not registered. 5 replied and the reasons are shown below.

- 2 stated they had not heard of it.
- 1 stated the form was too long and complicated.
- 1 cited a lack of affordable housing in the village.
- 1 stated they didn't need to move for a while.

8.4 Housing Mix

The suggested mix of housing is shown in Table 13 below. This takes account of the family makeup as declared on the survey form and the type of housing required.

Table 13

Type of Property	Affordable Rent	Shared Ownership	Totals
1 or 2 bedroom property for single people	3	0	3
1 or 2 bedroom property for couples	6	0	6
2 bedroom property for families	9	3	12
3 bedroom property for families	4	1	5
Totals	22	4	26

2 households require a property adapted for a wheelchair and 3 households require level access.

9. Conclusion - Future Housing Need for Hemyock

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 26 units of affordable housing and 18 units of open market 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 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 26 affordable homes.**