

Parish of Newton and Noss Housing Needs Report



Produced by: Devon Communities Together

On behalf of: Newton and Noss Parish Council

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1 Executive Summary

Principal Conclusions

The survey identified a need for 25 affordable homes within the next 5 years:

Key findings

Affordability

- The survey found 22 households in housing need who could not afford to buy in the open market.
- 1 household could afford to rent in the open market.
- 4 additional replies were received from 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, 3 households may be able to afford a shared ownership property.

Size of Property Required

- 22 x 1 or 2 bedroom properties for singles/couples
- 3 x 3 bedroom properties for families

Other Findings

- The survey achieved its aim of identifying actual households in need. 979 surveys were delivered and 388 survey forms were returned. The response rate was 40%.
- 84% of those who answered the question said they would be in favour of a small development of affordable housing for local people. 56 households did not answer this question.

2. Aims of the Survey

- To investigate the affordable housing need, tenure and house size for local people in the Parish of Newton and Noss, and those who work in the Parish. Within the limitations of the Survey, some data on those wishing to return to the Parish could be ascertained.
- To establish the general level of support for a small development of affordable homes for local people with housing needs.
- To establish the general housing needs of those aged over 55.

3. Survey history, methodology and response

3.1 History

A housing needs survey was carried out in Newton and Noss in 2008 which identified a need for 32 affordable homes in the next 5 years. That survey is now out of date and Newton and Noss Parish Council and the Neighbourhood Plan Steering Group decided to carry out a new survey to assess the current level of local housing need. The Rural Housing Enabler liaised with the Neighbourhood Plan Steering Group and it was agreed to proceed with the survey. Survey forms were finalised and 979 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 30th April 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 number of questions about the type of household, whether they intend to move within the next 5 years and their support for affordable housing within the village. 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 believe they have a need for affordable housing and wish to remain living in the village. A reminder was also sent to those on the Devon Home Choice register who did not complete a survey form.

3.3 Response

- 388 surveys were returned, which is a response rate of 40% of all dwellings surveyed.
- The survey achieved its aim of identifying actual households in need. Out of the 388 returned surveys, 25 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 Newton and Noss

4.1 Overview of Newton and Noss

Newton and Noss is a small, rural parish located in the South Hams, approximately 6 miles to the South East of Plymouth. The parish is made up of two main villages, Newton Ferrers and Noss Mayo, and hamlets including Membland and Collaton. Newton Ferrers and Noss Mayo lie on opposite sides of Newton Creek which flows into the River Yealm. The area is a popular tourist destination due to its picturesque nature and due to this has a large number of holiday homes and resulting high house prices.

The parish has two places of worship (one in Newton Ferrers and one in Noss Mayo), a primary and pre-school, a village hall and additional WI community hall, Post Office, several bed and breakfasts establishments and numerous holiday cottages for rent. There are three pubs - one in Newton Ferrers and two in Noss Mayo. A mobile library visits once monthly. The river plays an important part in parish life with a yearly regatta and other water based activities as well as the Yealm Yacht Club being located in Newton Ferrers.

Local organisations include the WI, Theatre Group, History Society, Tennis Club, River Yealm and District Association which is a residents' association and conservation group.

There is a daily bus service to Plymouth (not Sundays) and villagers also have access to the Ivybridge Ring and Ride bus service and a Voluntary Car Service.

4.2 Population Figures

In the 2011 census the usually resident population of Newton and Noss was recorded as 1814 in 1059 households. The census also records that there were 206 dwellings which were empty properties, second homes or holiday lets.

4.3 Council Tax Bandings

A breakdown of Council Tax bandings in Table 1 shows that there are 154 properties (15% of all dwellings) in the lower 2 bandings out of a total of 1012. These represent the entry level properties that people on lower incomes would be able to afford. This is a very low percentage compared to a lot of villages and indicates that there very limited availability of cheaper properties for purchase and rent within the village.

Table 1

Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Total
34	120	96	78	199	197	277	11	1012

It should be noted that there is a difference in the way that the Census collects figures for Population and Council Tax which has led to a discrepancy of 47 between the two. Not every property will have Council Tax paid on it, for example if it is permanently empty, so Council Tax figures are usually lower than the number of dwellings. The number of surveys delivered was 979 which is lower than both figures. However, the Neighbourhood Plan Steering Group are confident that every household in the parish received a survey. Reasons for the difference in numbers may be down to inconsistencies in the way the Census counts dwellings and the way the local authority does.

4.4 Property Prices and Rent

In the last 2 years the Land Registry has recorded 81 property sales in the 2 parishes. The average price of properties whose value was shown was £510,000. Prices ranged from £135,000 for a one bedroom leasehold flat to £2,275,000 for a 5 bedroom house.

There are currently 33 property listings on the Rightmove website. The cheapest house on the market at the moment is a 1 bedroom flat for £135,000. There are no other houses for sale under £200,000 and only 3 under £300,000 which shows the lack of affordable housing in the villages.¹

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 no 1 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.

The figures used to assess affordability are set out in Table 2 below.

Table 2

Size	Property price	Weekly rent
1 bedroom	£250,000	£110
2 bedroom	£300,000	£130
3 bedroom	£350,000	£150

There are currently 51 council/housing association owned properties in Newton and Noss (48 in Newton Ferrers and 3 in Noss Mayo). These homes are broken down by bedroom size in the table below.

Table 3

Size	Flat	House	Bungalow	Total
1 bed	0	2	9	11
2 bed	4	6	12	22
3 bed	0	17	0	17
4 bed	0	1	0	1
Total	4	26	21	51

There are a further 25 units of supported housing for the over 55s in Newton Ferrers.

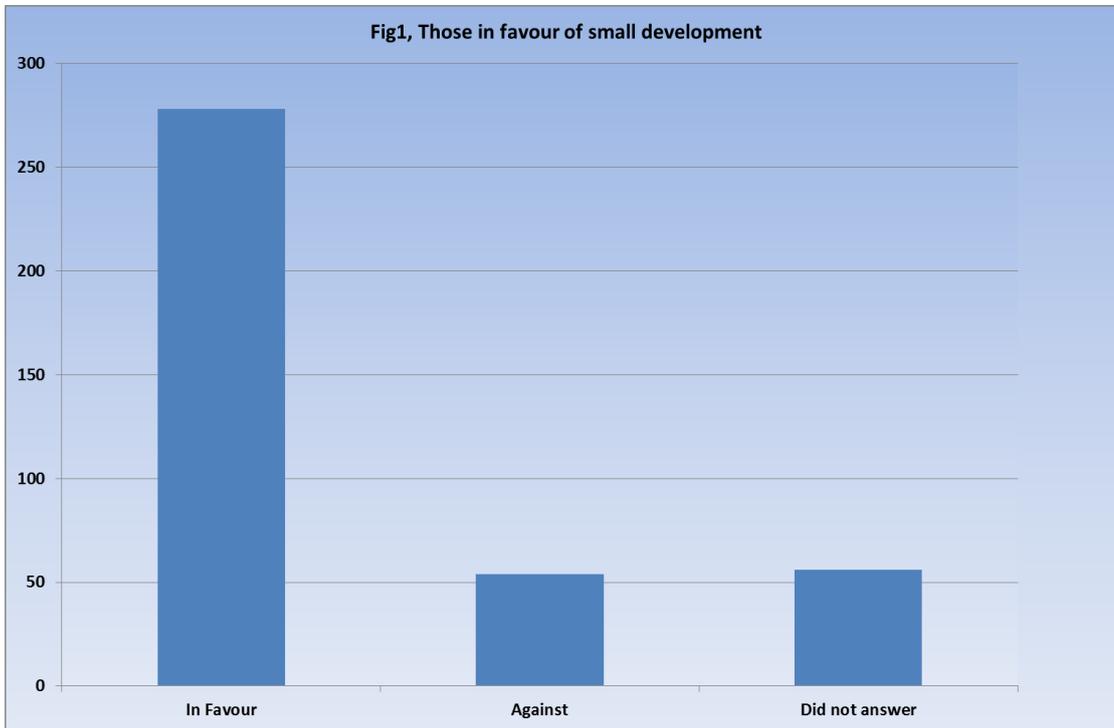
Only 6 have been let since June 2014 (all in Newton Ferrers). Therefore lettings of current affordable housing stock will have little impact on future need figures.

5. General Survey Findings

5.1 In favour of a development

Respondents were asked if they would be in favour of a small number of homes for local people being built which would include affordable homes for local people. 84% of those answering the question said they would be in favour. 16% said they were against any development. It should be noted that 56 households did not respond to this question. Fig.1 below shows the breakdown.

¹ As of 3/5/16

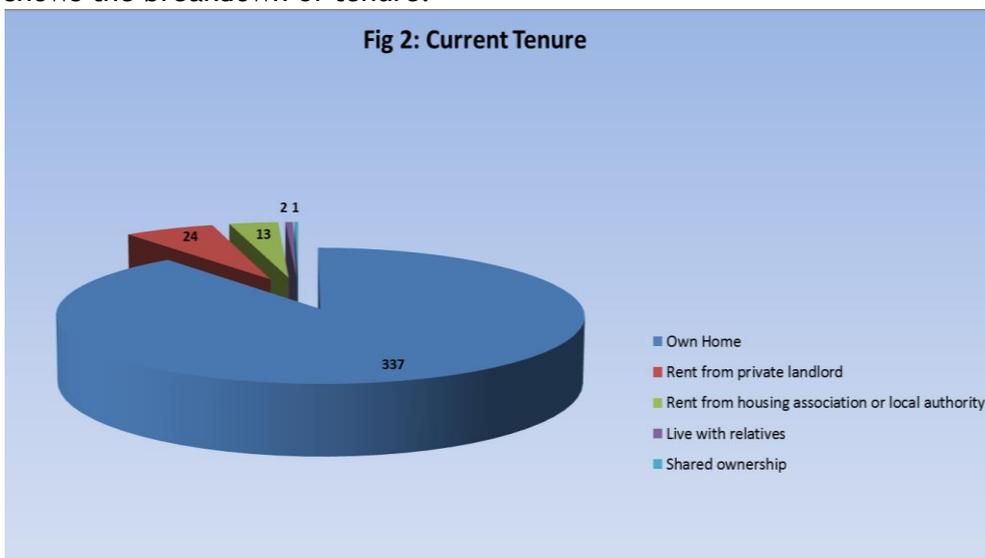


5.2 Suggestions for sites and general comments

115 individuals made suggestions regarding possible sites for affordable housing and more general comments. The Collaton area was the most popular suggestion. The full list will be made available to the Parish Council.

5.3 Current tenure

Of the 386 respondents who provided details, 345 (89%) own their own home, 25 (6%) rent from a private landlord and 13 (3%) rent from a housing association. The remaining 3 households are made up of 2 living with relatives and 1 living in a shared ownership property. Figure 2 below shows the breakdown of tenure.



5.4 Second home owners

38 of the responders were second home owners.

- 10 of the 38 stated that they intend to occupy their home in the parish full-time within the next 5 years.
- 14 respondents stated they own 2 homes within the parish.
- 4 respondents stated they own 3 homes within the parish.

5.5 Living in which part of the parish

Respondents were asked in which part of the parish they lived. The breakdown is shown in Table 4 below.

Table 4

Newton Ferrers	238
Noss Mayo	95
Membland	19
Collaton	17
Bridgend	11
Elsewhere	5

5.6 Age breakdown of responding households

Respondents were asked to give details of the ages of all of the residents of their home. The breakdown is shown in Table 5 below.

Table 5

Age Group	Number
0-4	13
5-11	19
12-18	26
19-34	29
35-54	112
55 and over	502
Total	701

As can be seen, the vast majority of the households replying to the survey were aged over 55 as is usually the case with this type of survey.

5.7 Current size of home

Respondents were asked how many bedrooms their home has. The breakdown is shown in Table 6 below.

Table 6

Bedroom size	Number responding
1	21
2	52
3	147
4	148

This table indicates the relatively small number of 1 and 2 bedroom room properties in the parish which would be the size of housing that young single people and couples would be looking to purchase or rent.

5.8 Respondents intending to move within the next 5 years

Respondents were asked if they intend to move within the next 5 years and, if so, where they intend to move to. 83 households expressed an intention to move with 43 stating they would remain in the parish.

10 would like to remain in the South Hams area, 14 elsewhere in Devon and 16 would like to move out of Devon.

The respondents who wished to move home but remain in the parish were then asked what type of housing they would prefer to move to (respondents could tick more than 1 box). The results are shown in Table 7 below.

Table 7

Affordable rent	Shared ownership	Low cost housing	Starter home	Affordable self-build	Open market self-build	Open market housing
8	5	14	7	10	16	24

5.9 Interest in self-build

Respondents were asked whether they would be interested in a self-build project either individually or part of a group if a site were available. 25 households showed an interest in one or more types of self-build project (households were able to tick both types if they wished). As self-building is very popular at the moment and is being encouraged by local and central government, this may be something for the Parish Council to consider further.

- 22 households stated they may be interested in an individual self-build project.
- 10 households stated they may be interested in a group self-build project.

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. The Office for National Statistics predicts that by 2034 the percentage of people over the age of 55 will increase by 23% across Devon and by 19% in the South Hams district.

509 people answered Part 2 of the survey from 308 households with at least one member over the age of 55. This is 79% 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 8 below, the majority of those who replied (75%) were aged between 55 and 75.

Table 8

Age Group	55-65	66-75	76-85	Over 85
Number	185	194	99	31

6.2 Future Housing Plans

Households were asked about their future housing plans.

- 43 households plan to move within the next 5 years. Of these, 29 would like to remain in Newton and Noss.
- 10 of these households expect to need affordable housing.
- 63 further households expect to move after 5 years.
- 199 have no plans to move at the moment.
- 3 households did not answer the question.

6.3 Reasons for moving home

Households were asked to list the reasons they may wish to move home in the future. They could give more than one reason. The reasons are listed below in Table 9.

Table 9

Reason for Moving	Number
Need to downsize to a smaller more manageable home	70
Expect health to deteriorate	38
Need to be nearer family/carers	28
Need to reduce running costs i.e. fuel bills	21
Cannot manage stairs/need level access	44

The largest single reason for wanting to move (35% of respondents who answered the question) was the wish to move to a smaller, more manageable property.

6.4 Type of Accommodation preferred by older persons

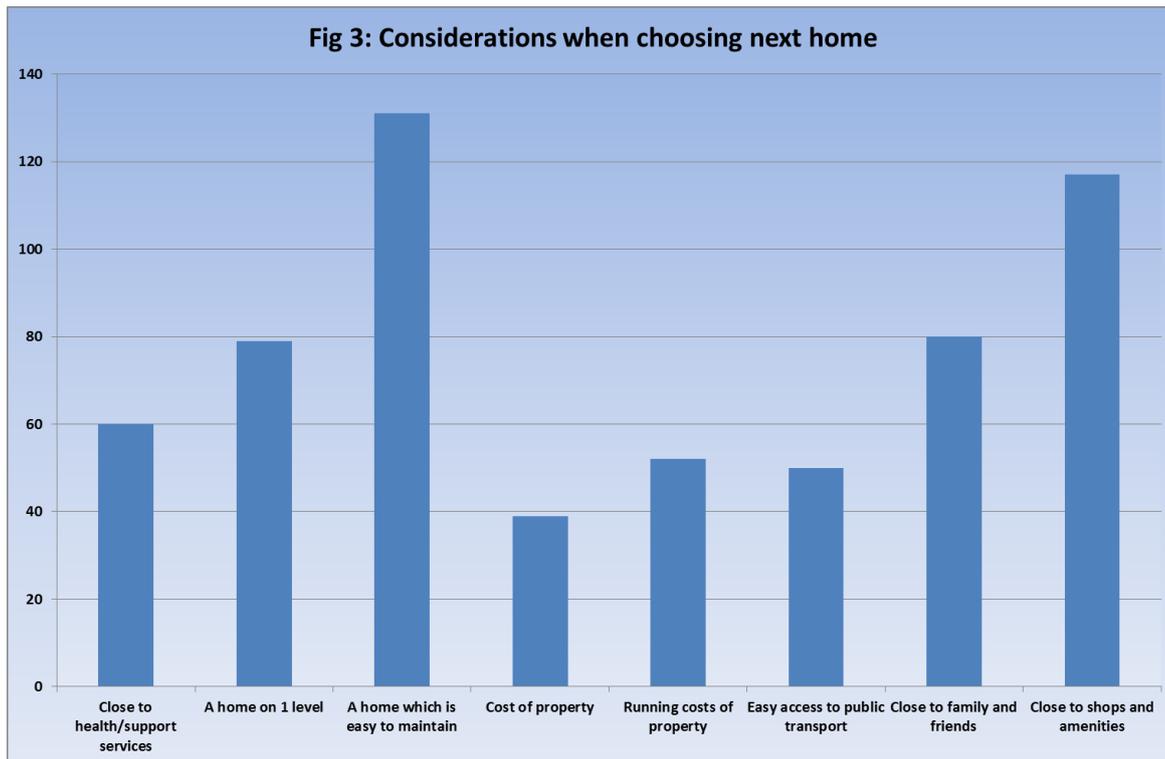
Older households were asked what type of accommodation they may need in the future. The majority preferred a home better suited to their needs but not designed for older people. Preferences are shown in Table 10 below.

Table 10

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	98
Home specially designed for older people	21
Residential/nursing home	14

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

Older households were asked to give the 3 most important considerations when choosing their next home. The results are shown in Figure 3 below. The most popular consideration is ease of maintenance followed by proximity to shops and amenities.



6.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of households (65%) 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.

10 of the 43 households that expect to move home within the next 5 years and remain in Newton and Noss believe they will need affordable housing. The remaining 33 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 in need - Part 3 survey

25 households indicated a need to move and returned part 3 of the survey.

Of the 25 cases being assessed 3 have been excluded for the following reasons

- 2 respondents stated they had sufficient funds to buy on the open market.
- 1 respondent gave insufficient information to assess.

This section refers to the remaining 22 households.

7.1 Housing need

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

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

Table 11 shows why households need to move within the next 12 months

Table 11

Reason for current need	No of respondents
Need to move to a home with fewer bedrooms	1
Share facilities with someone who is not going to be rehoused with you	2
Homeless or at risk of becoming homeless	1
Struggling to afford current home	2
Cannot manage stairs	1
Other (wants to move from flat to house)	1

Table 12 shows the reasons why people expect to need to move in the future.

Table 12

Reason for future need	No of respondents
Expect family to grow	2
Younger person in household wishes to set up independent household within the parish	5
Will need a smaller property	2
Expect health to deteriorate	1
Have a private tenancy ending and expect to need affordable housing	6
Want to move back to parish and have local connection	1
Other (wants to set up home with partner)	1

7.2 Local Connection

The definition of local connection for South Hams District Council is set out below:

- (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. 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 in need were found to meet the local connection requirement as set out above.

7.3 Housing Options

The housing options available to the 22 households in need with a local connection 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.

Taking into account the income, savings and assets of the 22 households in housing need, 1 of them can afford to rent in the open market so have been discounted from the final figures. This leaves 21 households that would require affordable housing - 3 may be able to afford to buy a shared ownership property but the only affordable option for the remaining 18 households is subsidised 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 13 below.

Table 13

Type of housing	Interested
Shared ownership/equity	7
Affordable rented	11
Self-build	8
Discounted market sale	9
Starter home	9

7.4 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 17 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)	1	0	1	0	2
Band D (Low)	5	1	0	0	6
Band E (No Housing Need)	6	2	0	0	8
Total	13	3	1	0	17

Only 6 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 4 replies were received. These have been added to the final numbers, giving a total need of 25.

7.5 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	Shared Ownership	Totals
1 or 2 bedroom property for single people	12	2	14
1 or 2 bedroom property for couples	7	1	8
3 bedroom property for families	3	0	3
Totals	22	3	25

3 households require level access.

8. Conclusion - Future Housing Need for Newton and Noss

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 25 units of affordable housing.

As the needs of households are constantly evolving, the level and mix of need in this report should be taken as a guide. In particular it may be appropriate to vary the mix of sizes provided. This report remains appropriate evidence of need for up to 5 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 25 affordable homes.