

Exbourne Housing Survey 2016



This report has been completed by West Devon Borough Council on behalf of the Neighbourhood Planning Group, and will be used as part of the evidence which is required when preparing the Neighbourhood Plan for the parish.

January 2017

Report of Exbourne Housing Needs Survey 2016

As part of the Neighbourhood Planning process, part of the evidence which is required is up to date information of housing needs within the area. The Exbourne Neighbourhood Plan Group ('ENPG') arranged for a Housing Need Survey (copy attached in appendix 1) to be hand delivered to all 172 households in the Neighbourhood Planning area with the August edition of the Parish Pump. Results could be returned in an election box which was situated at the village shop. The completed surveys were passed to West Devon Borough Council ('WDBC') to summarise the findings.

It was agreed with WDBC that the results would be shared with ENPG but these would be anonymised to ensure confidentiality. The full results of the survey are attached to this report in appendix 2. In summary:

- From the 172 surveys which were delivered to households in the ENP area, 17 responses were received.
- Only 1 household stated that they were currently overcrowded.
- A total of 5 respondents stated a need for new or affordable housing for them or their family. 3 of those respondents stated that they needed to move now, 3 within the next 5 years and 1 within the next 10 years.
- Of the responses above only 2 households wished to remain in Exbourne.
- There were 3 households that felt that their children would have a need for accommodation in Exbourne. Of the 4 households who stated that their children would move to Okehampton, 3 of these said that they would stay in Exbourne if there was suitable affordable housing.
- 3 households felt that they knew of family members who had moved from Exbourne but wished to return and had a "local connection".
- Of 4 households stating a need for affordable housing, all indicated a desire to purchase a house, with 3 happy for this to be an intermediate or shared equity house. 3 of the 4 households also wanted affordable rented accommodation.
- Of the responses returned no-one was currently registered with Devon Home Choice.
- 6 households were interested in a self/custom build property.
- 4 responses stated that they had a need for a workshop.

The current affordable housing stock in Exbourne is as follows:

2	The Shrubbery	Exbourne	Okehampton	EX20 3RR	2MTB	General Needs
3	The Shrubbery	Exbourne	Okehampton	EX20 3RR	2ETB	General Needs
4	The Shrubbery	Exbourne	Okehampton	EX20 3RR	2ETB	General Needs
5	The Shrubbery	Exbourne	Okehampton	EX20 3RR	2MTB	General Needs

These are all family sized properties; there is no single person accommodation to meet the needs of young people or older people who may wish to downsize or to move out of the family home for independence.

There have been 2 vacancies in 2013 in the above properties and these were not allocated to people on the West Devon Devon Home Choice register.

There is just one person on the Devon Home Choice register who currently lives in Exbourne. It is clear that there is an emerging need for young people to have an opportunity to move to accommodation within the neighbourhood planning area. It may be that those people are currently too young to currently register but may have a need to register in the future. These people cannot be ignored and there may be further work to do in this regard as the plan progresses.

Current planning guidance states developer contributions should not be sought from developments of 10 units or less. The current affordable housing policy in the Core Strategy, which is currently being reviewed as part of the Joint Local Plan ('JLP') with Plymouth and South Hams, is that 40% affordable housing should be provided on site. Assuming this level of onsite provision continues to be recognised, a development of 11 houses or bungalows could include 4 units of affordable housing. This should adequately meet the needs of those aspiring to rent, own, or part own their own home in Exbourne according to the information which was returned in the survey. This 11 unit recommendation allows for an element of cross subsidy from the open market to fund the affordable houses. This should also prove to be a viable proposition for any landowner and registered provider in terms of management of the affordable properties.

Alternatively, the affordable housing could be delivered through a form of community-led housing such as a Community Land Trust. The Community Land Trust could seek funding from the Borough Council and other sources in order to purchase land and build a standalone development of 4 units of affordable accommodation and take a long-term role in the stewardship and management of the homes.

There are documents which have been appended to the report to assist when reading this.

Appendix 1 - Exbourne Housing Needs Survey – Delivered Survey

1. Is your present accommodation overcrowded?

Yes:	No:
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2. Is new affordable accommodation required or likely to be needed by you, or anyone within your immediately family, currently living in Exbourne...

	Yes	No
Now?		
In the next 5 years?		
In the next 10 years?		
Of these, how many would wish to stay in Exbourne if there were suitable affordable housing?		

3. If you have children in your family, when they leave school do you expect them to...

	Yes	No
Want to stay in Exbourne or immediately surrounding area?		
Move out of the area?		
Move to Okehampton or other larger place?		
If you expect them to move to Okehampton etc. would this be different if there were suitable housing in Exbourne?		

4. For people wanting to move back to Exbourne:

	Yes	No
Do you know of anyone at present living away from Exbourne with local connections who wishes to find affordable housing in Exbourne?		
Please state HOW MANY?		
Are any of these connected with your own family?		

5. Where you have stated above a need for affordable housing, is this...

	Yes	No
For accommodation to rent?		
For a house to buy?		
For an intermediate or shared equity house? This is where you pay a deposit and mortgage interest on a proportion of the value and pay rent on the other portion.		

6. Are you currently registered with Devon Home Choice?

Yes:	No:
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Devon Home Choice Application Number.....

7. Are you interested in owning a “self-build” or “custom build” house? This is one that you design and build yourself, or commission to have built on your own plot.

Yes:	No:
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8. Workshop or storage accommodation. Are you, or anyone you know with local connections, interested in moving to a house with a large workshop or store?

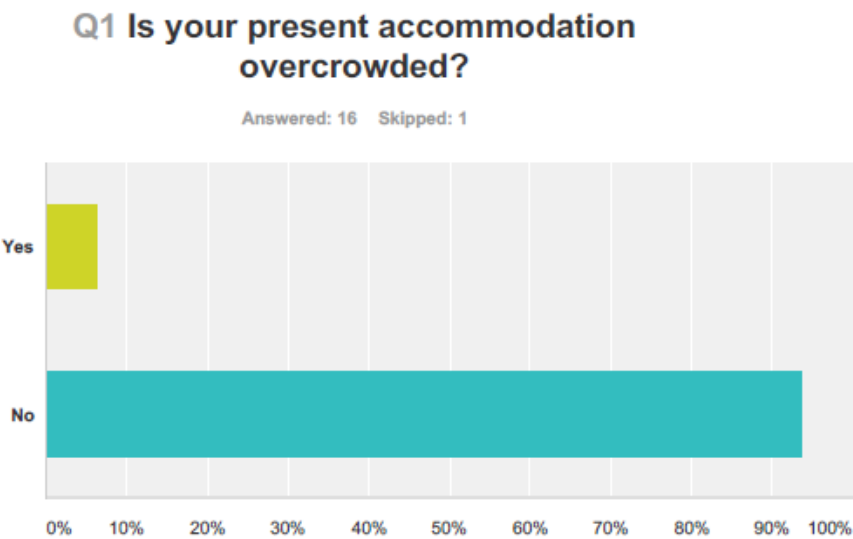
Yes:	No:
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Your name

Your address & postcode.....

How else can we contact you?

Appendix 2 - Exbourne Housing Needs Survey – Survey Results Tables

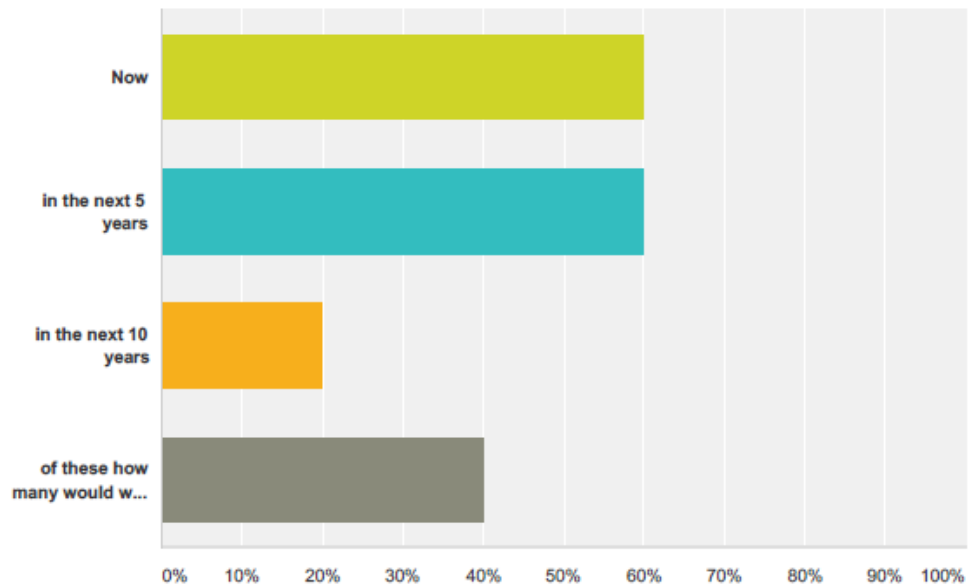


Answer Choices	Responses	
Yes	6.25%	1
No	93.75%	15
Total Respondents: 16		

Appendix 2 - Exbourne Housing Needs Survey – Survey Results Tables

Q2 Is new affordable housing required or likely to be needed by you, or anyone in your immediate family, currently living in exbourne

Answered: 5 Skipped: 12

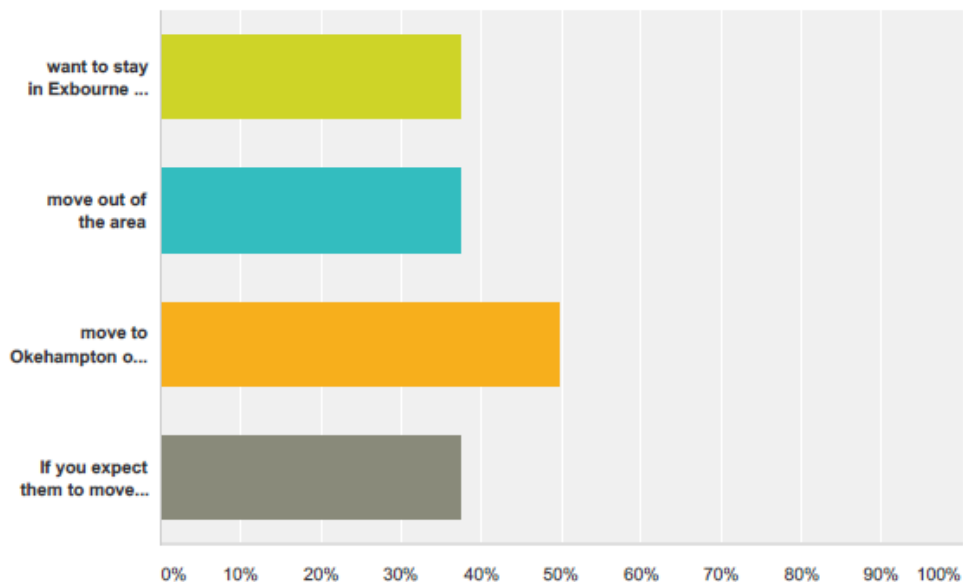


Answer Choices	Responses	
Now	60.00%	3
in the next 5 years	60.00%	3
in the next 10 years	20.00%	1
of these how many would wish to stay in Exbourne if there was suitable affordable housing	40.00%	2
Total Respondents: 5		

Appendix 2 - Exbourne Housing Needs Survey – Survey Results Tables

Q3 If you have children in your family, when they leave school do you expect them to

Answered: 8 Skipped: 9

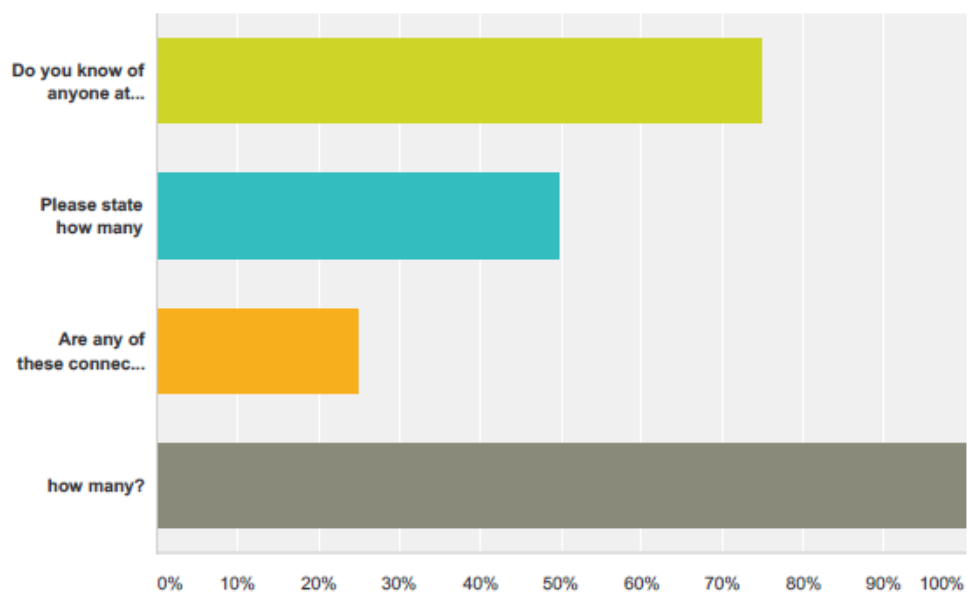


Answer Choices	Responses	
want to stay in Exbourne or immediately surrounding area	37.50%	3
move out of the area	37.50%	3
move to Okehampton or other larger place	50.00%	4
If you expect them to move to Okehampton etc would this be different if there were suitable affordable housing in Exbourne	37.50%	3
Total Respondents: 8		

Appendix 2 - Exbourne Housing Needs Survey – Survey Results Tables

Q4 For people wanting to move back to Exbourne

Answered: 4 Skipped: 13

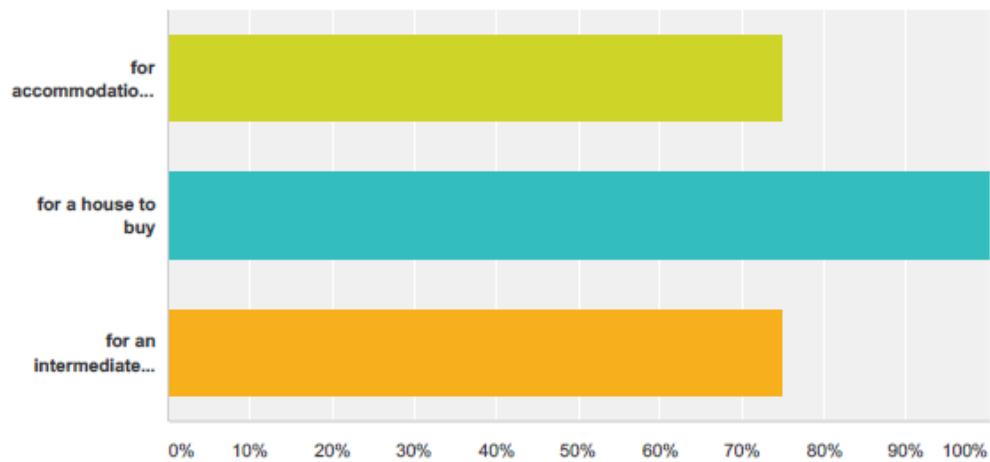


Answer Choices	Responses	
Do you know of anyone at present living away from Exbourne with local connections who wishes to find affordable housing in Exbourne	75.00%	3
Please state how many	50.00%	2
Are any of these connected with your own family	25.00%	1
how many?	100.00%	4
Total Respondents: 4		

Appendix 2 - Exbourne Housing Needs Survey – Survey Results Tables

Q5 where you have stated a need for affordable housing, is this

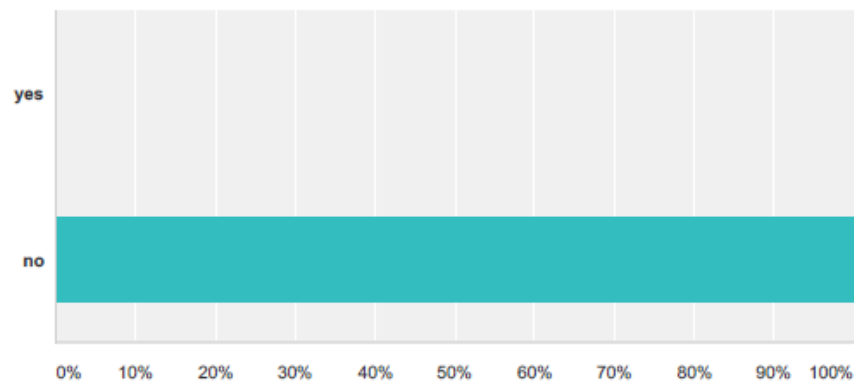
Answered: 4 Skipped: 13



Answer Choices	Responses	
for accommodation to rent	75.00%	3
for a house to buy	100.00%	4
for an intermediate or shared equity house? this is where you pay a deposit and a mortgage on a proportion of the value and pay a rent on the other proportion	75.00%	3
Total Respondents: 4		

Q6 are you registered with Devon Home Choice

Answered: 7 Skipped: 10

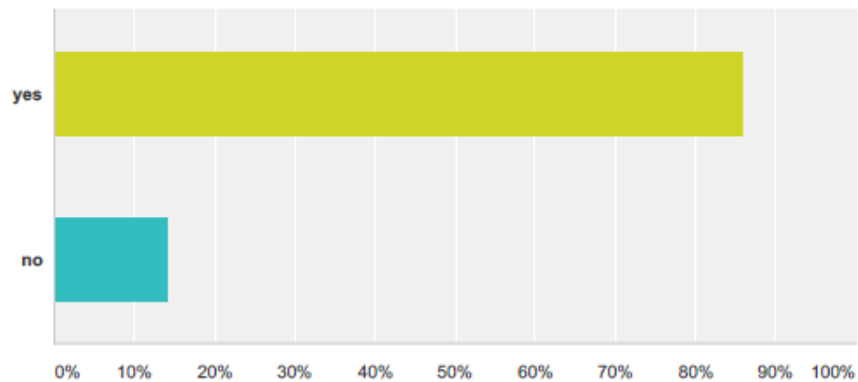


Answer Choices	Responses	
yes	0.00%	0
no	100.00%	7
Total		7

Appendix 2 - Exbourne Housing Needs Survey – Survey Results Tables

Q7 are you interested in owning a self build or custom build house. This is one that you design and build yourself or commission to have built on your own plot

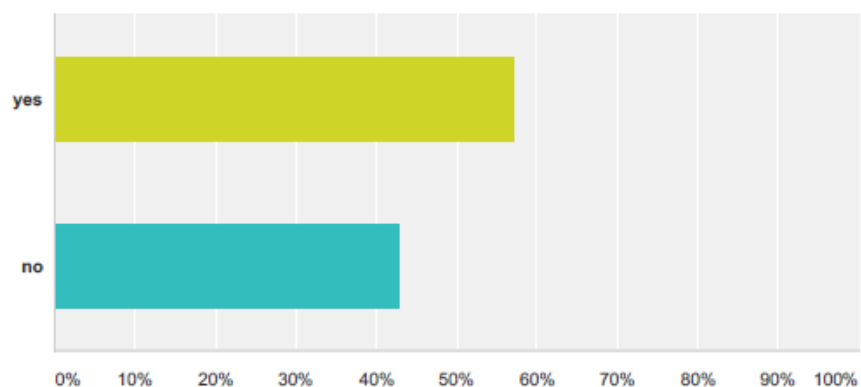
Answered: 7 Skipped: 10



Answer Choices	Responses
yes	85.71% 6
no	14.29% 1
Total Respondents: 7	

Q8 Workshop or storage accommodation, Are you or anyone you know with local connections , interested in moving to a house with a large workshop or store

Answered: 7 Skipped: 10



Answer Choices	Responses
yes	57.14% 4
no	42.86% 3
Total Respondents: 7	