

MACK Plan Area Housing Needs Report



Produced by: Devon Communities Together

On behalf of: MACK Plan area NP Committee

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1 Executive Summary

Principal Conclusions

The survey identified a need for 4 affordable homes within the next 5 years.

Key findings

Tenure

- 3 of the households in need qualified for affordable housing for rent, 1 may be able to afford a shared ownership property.

Size of Property Required

- 3 x 1 bedroom properties for single people
- 1 x 3 bedroom property for a family

Other Findings

- 420 surveys were delivered and 103 survey forms were returned. The response rate was 25%.
- 73% of those who answered the question said they would be in favour of a small development of affordable housing for local people. 18 households did not answer this question.
- 16 older persons' households are considering moving home within the next 5 years but none of these want to stay in the MACK Plan area. The main reasons given for moving away were closer proximity to shops, amenities and public transport.
- A list of the main results broken down by parish will be produced on a separate document and sent to the MACK Plan committee.

2. Aims of the Survey

- To investigate the housing need, tenure and size of homes required for local people living or working in the MACK Plan area and those wishing to return.
- To establish the general level of support for new homes in the plan area with an emphasis on homes for local people with housing needs.
- To establish the views of the whole community on future housing in the plan area.
- To assist the Parish Councils and District Council with future planning for the plan area.

3. Survey history, methodology and response

3.1 History

The MACK Plan committee have been working on their Neighbourhood Plan for 5 years and over that time have gathered detailed evidence from the local communities that the plan serves. As part of their evidence base, the committee were advised by West Devon Borough Council to undertake a separate housing need survey which could be seen to be completely independent. The Rural Housing Enabler met with representatives from the plan committee and it was agreed to proceed with the survey. Survey forms were finalised and 424 forms were hand delivered to every household in the parish - 4 of these were subsequently returned unopened as they had been delivered to holiday caravans with no usual resident. Therefore the number of households used in calculations for the survey will be 420. Parishioners were able to return the survey in a reply paid envelope. The deadline for the return of the survey was 8th February 2020.

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 support for affordable 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 parish. 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

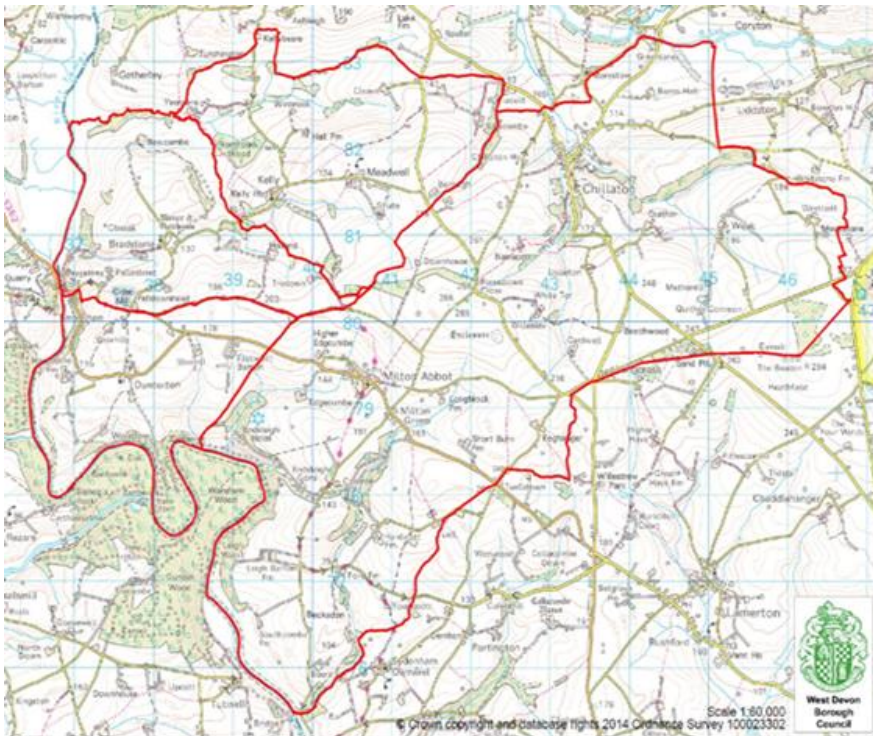
- 103 completed surveys were returned, which is a response rate of 25% of all dwellings surveyed.
- 5 out of the 91 returned surveys were returned with Part 3 completed.

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 the MACK Plan area

4.1 Overview of the MACK Plan area

The MACK Plan covers the parishes of Milton Abbot and Kelly and includes the villages and hamlets of Milton Abbot, Chillaton, Bradstone, Dunterton, Meadwell, Quither and Kelly. A map of the plan area is reproduced below.



All of the plan area lies in the administrative district of West Devon. Part of the area lies within the Tamar Valley Area of Outstanding Natural Beauty and adjoins the River Tamar which forms the border with Cornwall. The majority of the area is made up of agricultural land with scattered villages and hamlets.

The largest settlement in the plan area is Milton Abbot which is situated approximately halfway between Tavistock to the east and Launceston to the west, both being approximately 6 miles distant.

There are limited facilities in the plan area which include the following:-

- Milton Abbot - parish church, village hall, school and public house.
- Chillaton - parish church, public house (closed at the moment)
- Kelly - parish church and village hall
- Bradstone - parish church
- Dunterton - parish church

There are a few clubs and societies within the plan area, mainly located in Milton Abbot. The village has a cricket club and amateur dramatic society and the village hall hosts several clubs and societies including an Art Group, History Group, Over 50s Drop In, bingo and coffee mornings.

4.2 Population Figures

In the 2011 census the usually resident population of the MACK Plan area was recorded as 925. This was made up of 787 residents of Milton Abbot parish and 138 residents of Kelly parish. However at the time of the Census population figures for Bradstone and Dunterton were not available. Figures for those settlements have been taken from the MACK Plan Evidence base which gives a figure of 164. This gives a total of 1,049 residents across the plan area.

According to the 2011 Census, the total number of households in the plan area is 453. This was made up of 347 dwellings in Milton Abbot, 53 in Kelly and 53 in Bradstone. However, 470 households were identified by the MACK Plan committee. This is most likely down to extra homes being built since 2011.

4.3 Type of Accommodation

In the 2011 Census the types of accommodation in the parish were broken down as in Table 1 below.¹

Table 1

Parish	Detached property	Semi-detached property	Terraced property	Flat	Caravan/mobile home	Total
Milton Abbot	145	103	44	10	3	305
Kelly	32	10	3	2	0	47
Bradstone	32	8	5	0	0	45

4.4 Bedroom numbers

In the 2011 Census the number of bedrooms per dwelling was broken down as in Table 2 below. The majority of homes have 2 or 3 bedrooms with very few smaller 1 bedroom properties.

Table 2

Parish	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more	Total
Milton Abbot	14	63	122	71	37	307
Kelly	1	9	15	13	9	47
Bradstone	3	7	12	11	12	45

When viewed together these tables show that there is a lack of smaller, cheaper accommodation in the plan area with detached properties of 3 bedrooms plus being the most prolific.

4.5 Property Prices and Rent

In the last 2 years the Land Registry has recorded 24 property sales in the plan area. The average price of properties was £293,121. Prices ranged from £120,000 for a 3 bedroom terraced house to £572,500 for a 4 bedroom detached house.

There are currently 16 residential property listings on the Rightmove website in the plan area.

- 6 of these are in Milton Abbot with only 2 below £200,000.
- 9 are in Chillaton with only one being under £200,000.
- 1 is in Bradstone at £700,000.

¹ Data is available for 305 dwellings only as empty properties are not counted and 2 of the properties did not specify the type of accommodation.

- The cheapest house on the market at the moment is a 3 bedroom property for £75,000. However, this is being sold at auction and needs complete refurbishment so will cost a lot more in reality.

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 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 3 below.

Table 3

Size	Property price	Weekly rent
1 bedroom	£160,000	£120
2 bedroom	£200,000	£150
3 bedroom	£220,000	£210

There are currently 9 housing association owned properties in the MACK Plan area. The affordable rented properties are broken down by size in the table below.

Table 4

Parish	1 bedroom	2 bedrooms	3 bedrooms
Milton Abbot	0	3	1
Chillaton	0	0	5

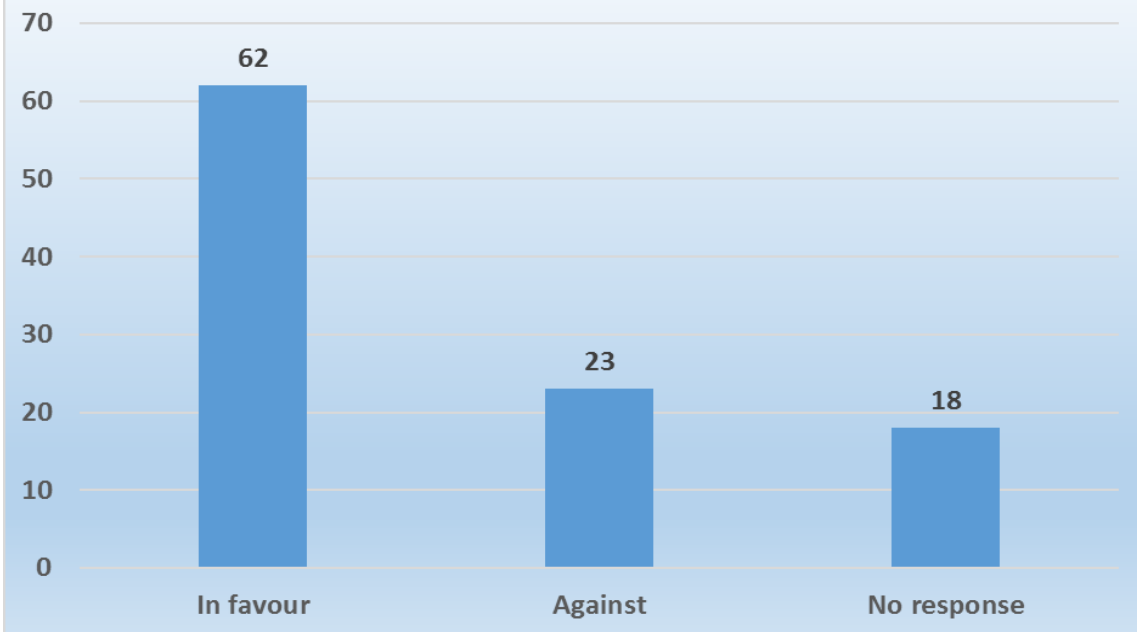
3 affordable homes have been let in the last 2 years..

5. General Survey Findings

5.1 In favour of a small local development

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. 73% of those answering the question said they would be in favour. 26% said they were against any development. It should be noted that 18 households did not respond to this question. Fig.1 overleaf shows the breakdown.

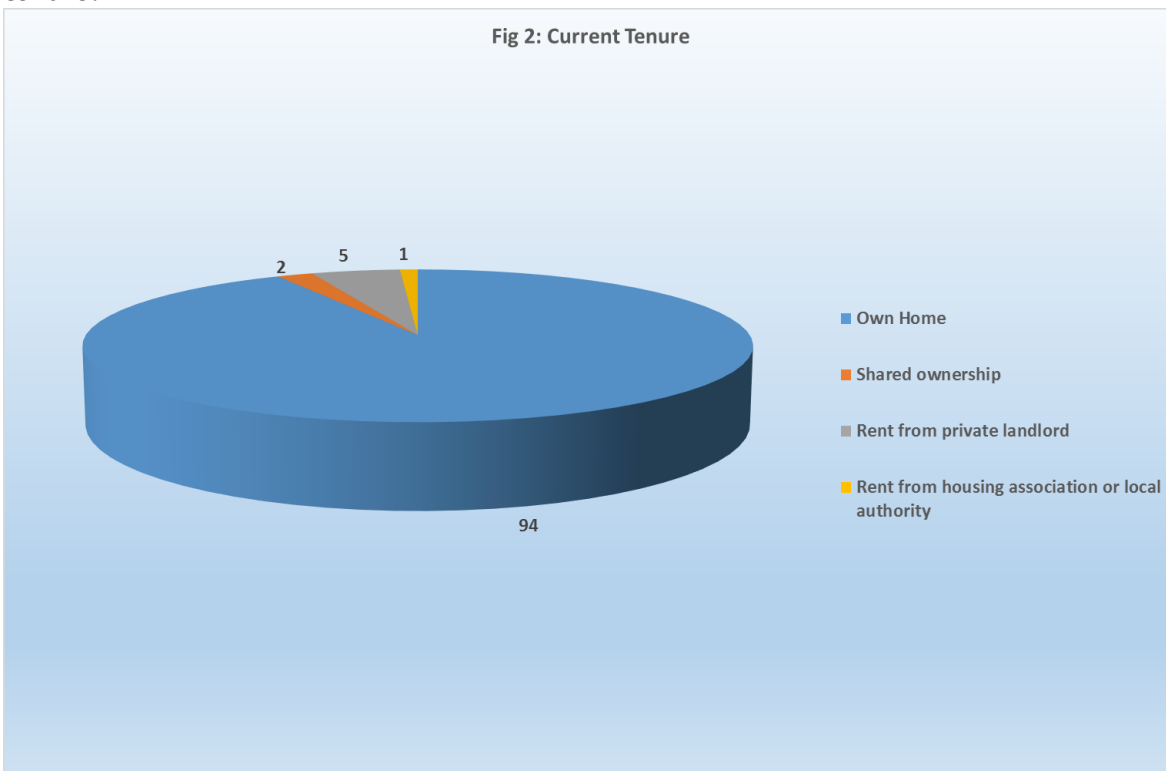
Fig 1: Support for small development



5.2 Current tenure

Of the 102 respondents who provided details, 94 (92%) own their own home and 5 (5%) rent from a private landlord. Of the remaining 3 households (3%), 2 live in a shared ownership property and 1 rents from a housing association. Figure 2 below shows the breakdown of tenure.

Fig 2: Current Tenure



5.3 Parish of Residence

Respondents were asked which parish they reside in. Table 1 shows the breakdown of replies.

Milton Abbot	Chillaton	Parish Hamlets	Elsewhere	Total
36	29	34	2	101

5.3 Site suggestions

41 individuals commented on possible sites within the parish. These suggestions will be made available to the Parish Council on a separate document.

5.4 General Comments

29 individuals provided general comments on affordable housing in the area. These suggestions will also be made available to the Parish Council on a separate document along with an A4 note that was received.

5.7 Number of bedrooms in current home

Respondents were asked how many bedrooms their current home has. The replies are shown in Table 5 below.

Table 5

Number of bedrooms	1	2	3	4+
	2	15	33	50

5.9 Community Led Housing

Respondents were asked whether they would consider becoming a member of a Community Land Trust or similar organisation to help to solve their own community's housing needs.

- 9 households showed an interest and left contact details. One is already involved with the MACK Plan.

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 by 2034 the percentage of people over the age of 55 will have increased by 23% across Devon and by 27% in West Devon during that period.

113 people answered Part 2 of the survey from 72 households with at least one member over the age of 55. This is 70% of the total number of households who responded to the survey.

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 6 below, the majority of those who replied (88%) were aged between 55 and 75.

Table 6

Age Group	55-65	66-75	76-85	Over 85
Number	56	43	13	1

6.2 Future Housing Plans

Households were asked about their future housing plans.

- 16 households plan to move within the next five years. None of these would like to remain in the MACK Plan area.
- 11 further households expect to move after five years.
- 44 households have no plans to move at the moment.
- 1 household did not answer the question.

6.3 Adaptability of current home

Respondents were asked if their current home was adaptable to meet changing needs.

- 39 households felt that their home was adaptable
- 25 felt that their home was not adaptable

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 7 below.

Table 7

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	26
Home specially designed for older people	1
Residential / nursing home	1

6.5 Considerations when choosing next home

Households were asked to list the most important considerations when choosing a new home. They could give more than one reason. The reasons are listed below in Table 8.

Table 8

Most important consideration	Number
Proximity to shops/amenities	14
Proximity to public transport	11
Need to downsize to a smaller more manageable home	10
Need one level for medical reasons	8
Need to be near family / carers	7
Cheaper running costs	6

The most important considerations were that older persons wished to move to a smaller, more manageable property with that was close to shops, amenities and public transport. As all of the older persons' households who answered the survey stated that they wished to move away, this suggests that the lack of shops, amenities and facilities is leading to older people wanting to move away from the area.

6.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of households (61%) have no plans to move home. The MACK Plan area does have a number of older households who wish to downsize to smaller accommodation that is easier to maintain, has lower running costs and is close to amenities and support but they appear to want to leave the area in order to fulfil these requirements. Therefore, older persons' housing in the area is not identified as a priority.

7. Assessment of those wishing to move to a new home in MACK Plan area 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 MACK Plan area. 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.

5 households completed Part 3 of the survey, indicating that they wish to move within 5 years and to remain living in the MACK plan area.

7.1 Minimum bedroom requirement

Respondents were asked the minimum number of bedrooms they would require in their new home. Table 9 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. 1 household did not answer this question.

Table 9

1 bedroom	2 bedroom	3 bedroom	4 bedroom
0	1	2	1

7.2 Timescales for moving

Households completing this part of the form were asked to identify when they would need to move.

- 1 household indicated a current need to move
- 1 household indicated a need to move within the next 1-3 years
- 2 households indicated a need to move within the next 5 years
- 1 household did not answer this question.

7.3 Housing tenure

Respondents were asked what type of accommodation they would consider moving to. The results are shown in table 10 below. Respondents could choose more than one option.

Table 10

Shared ownership/ equity	Affordable housing for rent	Self-build	Discounted market	Rent to buy	Open market
2	1	2	1	2	0

7.5 Budget for new home

Respondents who wished to purchase a home were asked about their budget. 1 did not answer this question. Table 12 below shows the breakdown of replies.

Table 12

Under £150,000	£150,000 - £200,000
1	3

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 parish, based on their household income and savings.

8.1 Exclusions

All 5 of the households who expressed a need to move within the next 5 years and remain in the MACK plan area have been assessed and 1 has been excluded as they already own their own home and did not identify a need for affordable housing.

This leaves 4 who may qualify for affordable housing.

8.2 Local Connection

In order to qualify for affordable housing, respondents must have a local connection to the MACK Plan area. Local connection criteria are set out by West Devon Borough Council and are detailed below:-

- A member of the household currently resident in the parish for 6 out of the last 12 months or 3 out of the last 5 years where this has been out of choice or:
- Those people who have permanent work in the parish or:
- A member of the household has family connections in the parish (immediate family who have themselves lived in the parish for at least 5 years) or:
- Other strong local connection with the parish for example by upbringing

All of the respondents meet the local connection criteria.

8.4 Housing Options

The housing options available to the 4 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.

- All of the 4 households in housing need earn less than £20,000 per annum.
- 2 of the households have in excess of £20,000 savings / deposit and these households indicated a preference for self-build and low cost home ownership.

Given the financial circumstances of the households in need, 2 may be able to afford a low cost ownership home (self build and shared ownership) and expressed an interest in this type of purchase. The other 2 would require affordable housing for rent.

8.5 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 8 households resident in the MACK plan area 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)	0	1	0	0	1
Band C (Medium)	0	1	0	1	2
Band D (Low)	3	1	0	0	4
Band E (No Housing Need)	1	0	0	0	1
Total	4	3	0	1	8

Only 1 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 in the parish were contacted separately by letter but no further replies were received.

8.6 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 Housing for Rent	Low cost home ownership	Totals
1 or 2 bedroom property for single people	1	2	3
3 bedroom property for families	1	0	1
Totals	2	2	4

9. Conclusion - Future Housing Need for the MACK Plan area

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 MACK Plan committee can feel confident in the results of this survey. The survey has identified a need in the near future for 4 units of affordable housing.

Any further action taken towards meeting this housing need will require the support of the Parish Council and wider community. 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 area which is subject to a local connection requirement and substantially meets the need identified in the report it will

normally be necessary to re-survey before any further development to address local needs is considered.

Recommendation

It is recommended that the MACK Plan committee:

- **Note this report**
- **Consider the options for addressing the need for 4 affordable homes.**