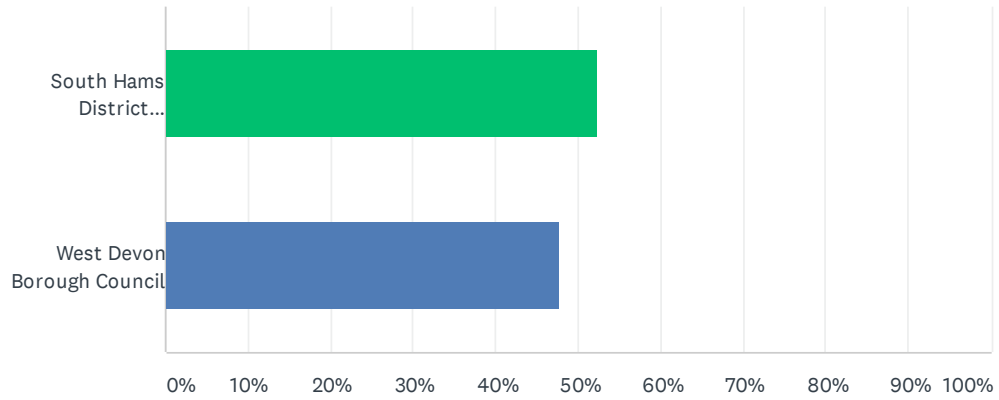


Q1 Which Council do you represent

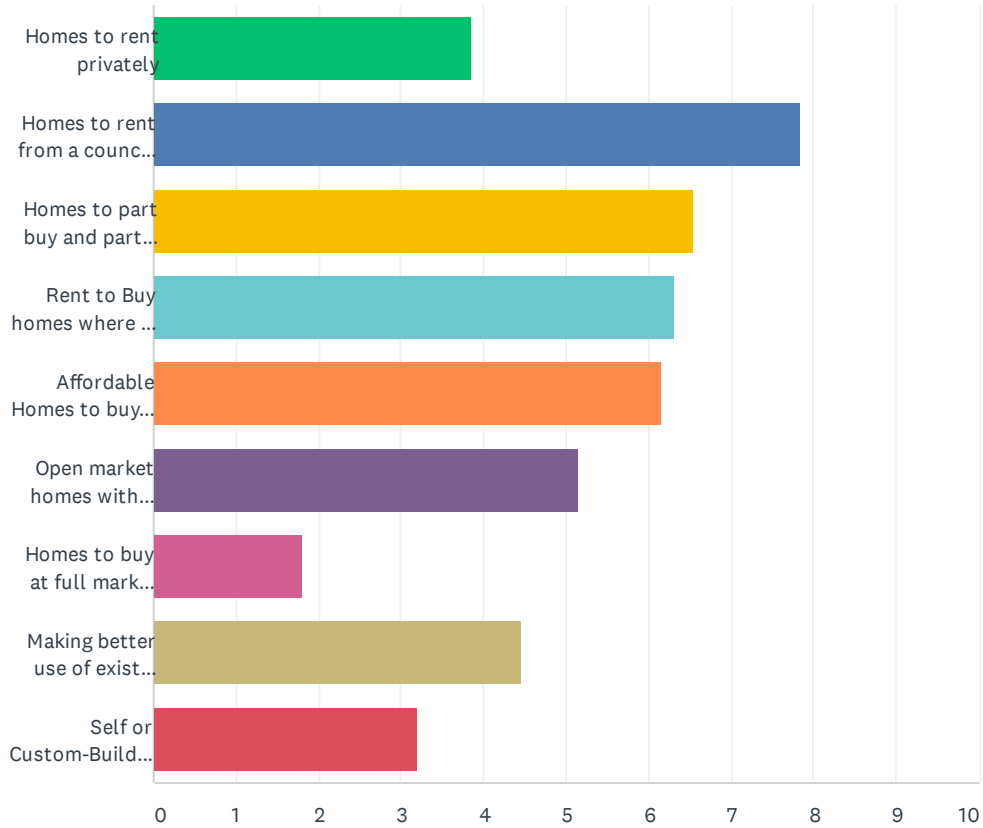
Answered: 21 Skipped: 0



ANSWER CHOICES	RESPONSES	
South Hams District Council	52.38%	11
West Devon Borough Council	47.62%	10
TOTAL		21

Q2 In your own experience as an elected representative and in the context of the fact file provided, please prioritise the following types of housing tenures (1 being top priority, 9 being lowest priority)

Answered: 20 Skipped: 1

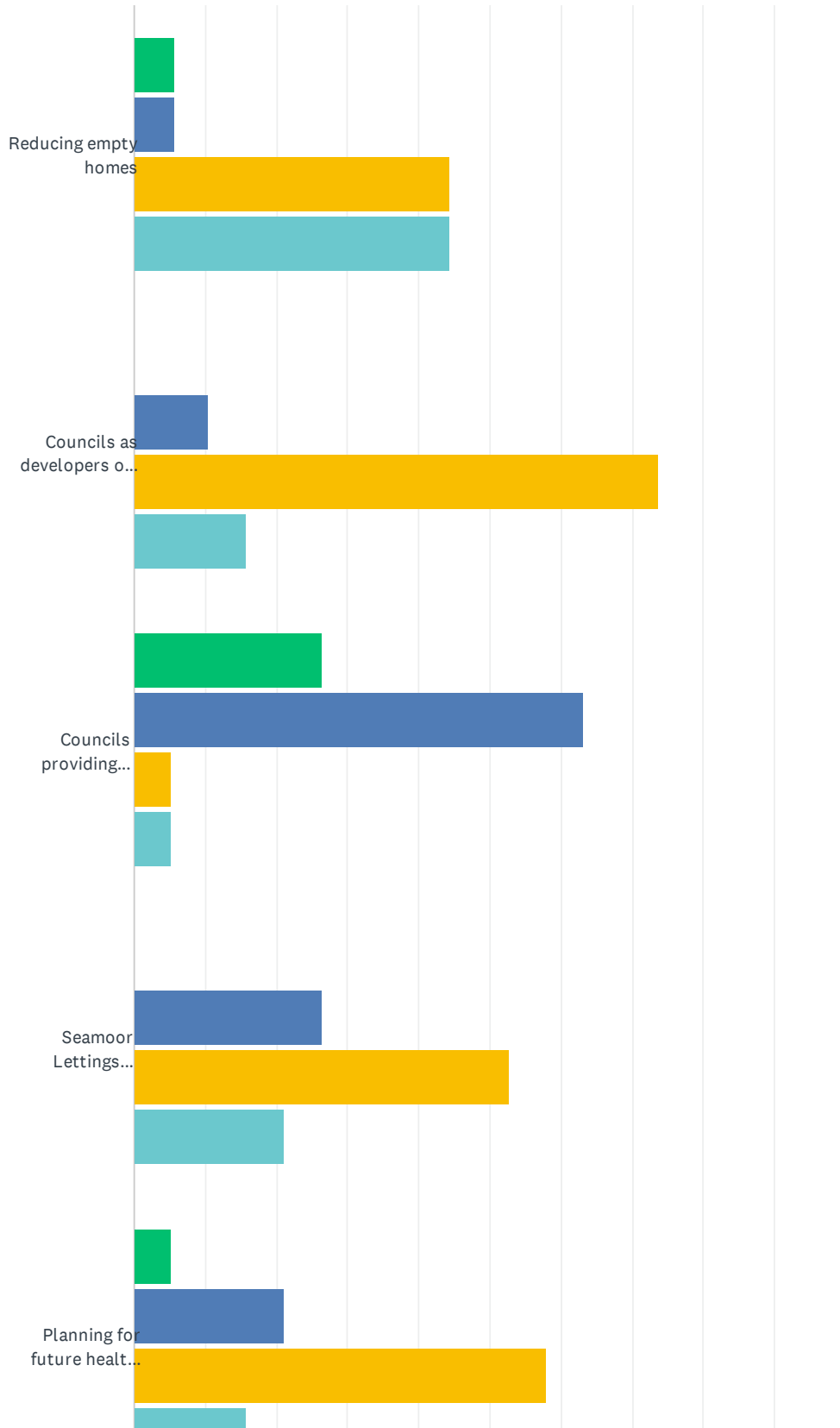


Housing Strategy Priorities Survey

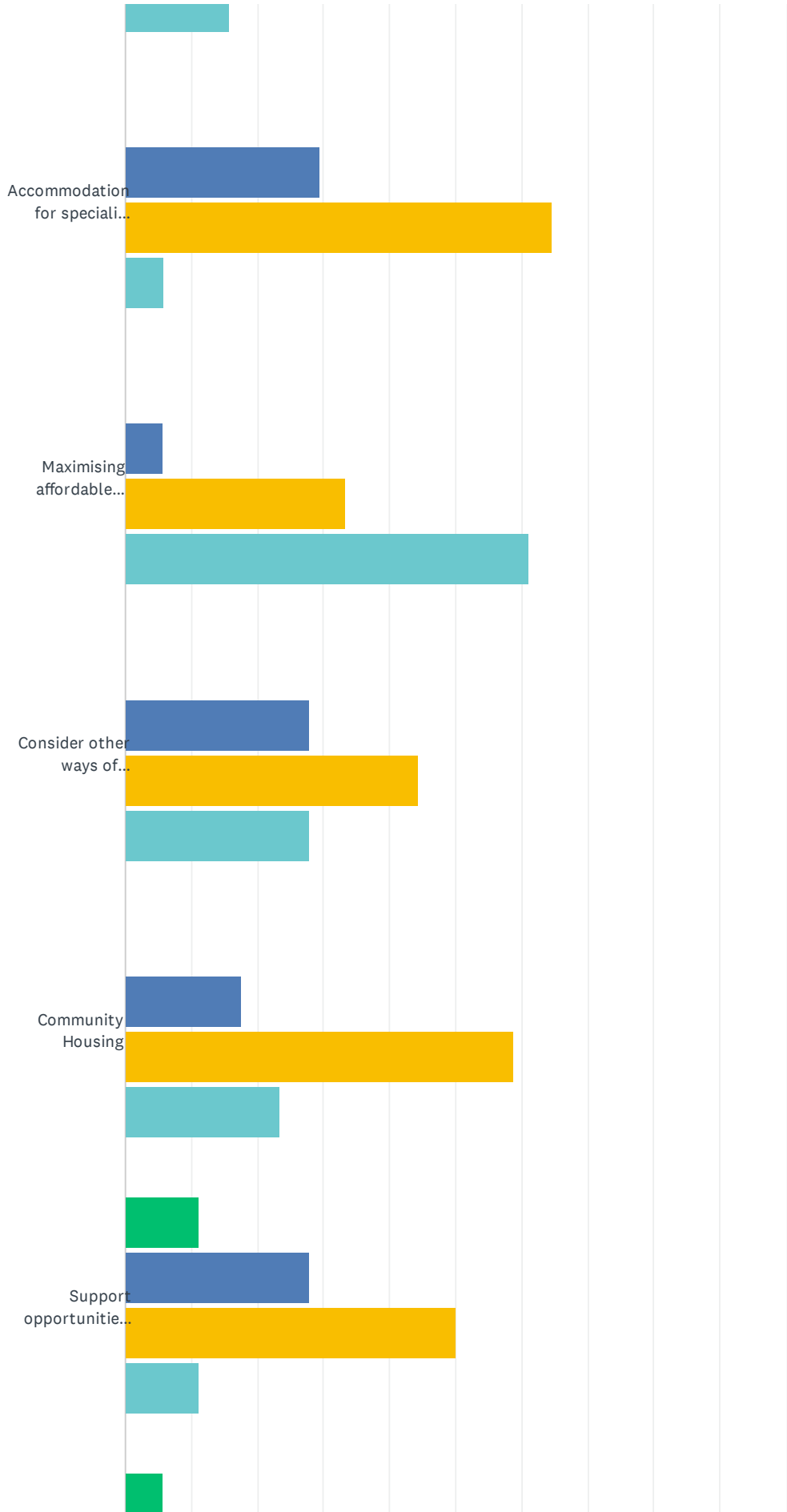
	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Homes to rent privately	10.53% 2	0.00% 0	10.53% 2	5.26% 1	10.53% 2	5.26% 1	5.26% 1	42.11% 8	10.53% 2	19	3.8
Homes to rent from a council or housing association at rents which are lower than market rents	70.00% 14	10.00% 2	5.00% 1	0.00% 0	5.00% 1	0.00% 0	0.00% 0	5.00% 1	5.00% 1	20	7.0
Homes to part buy and part rent (also known as shared ownership) helping people to get on the home ownership ladder	0.00% 0	40.00% 8	30.00% 6	10.00% 2	5.00% 1	5.00% 1	5.00% 1	0.00% 0	5.00% 1	20	6.5
Rent to Buy homes where you rent your home with the intention of buying it within a set period of time	5.26% 1	15.79% 3	31.58% 6	26.32% 5	5.26% 1	5.26% 1	10.53% 2	0.00% 0	0.00% 0	19	6.5
Affordable Homes to buy at a discount of the open market value (typically 55%-65%)	5.00% 1	20.00% 4	10.00% 2	30.00% 6	25.00% 5	5.00% 1	5.00% 1	0.00% 0	0.00% 0	20	6.0
Open market homes with restricted ownership/occupation to local people (within the JLP area)	5.00% 1	10.00% 2	5.00% 1	10.00% 2	30.00% 6	25.00% 5	15.00% 3	0.00% 0	0.00% 0	20	5.0
Homes to buy at full market price with or without a mortgage	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	5.26% 1	21.05% 4	21.05% 4	52.63% 10	19	1.7
Making better use of existing housing stock (regeneration & retrofitting)	5.00% 1	5.00% 1	5.00% 1	15.00% 3	10.00% 2	30.00% 6	15.00% 3	5.00% 1	10.00% 2	20	4.4
Self or Custom-Build housing plots (both market and affordable)	0.00% 0	0.00% 0	5.00% 1	5.00% 1	10.00% 2	20.00% 4	20.00% 4	25.00% 5	15.00% 3	20	3.0

Q3 Thinking about Housing for Place, how important do you consider the following to be?

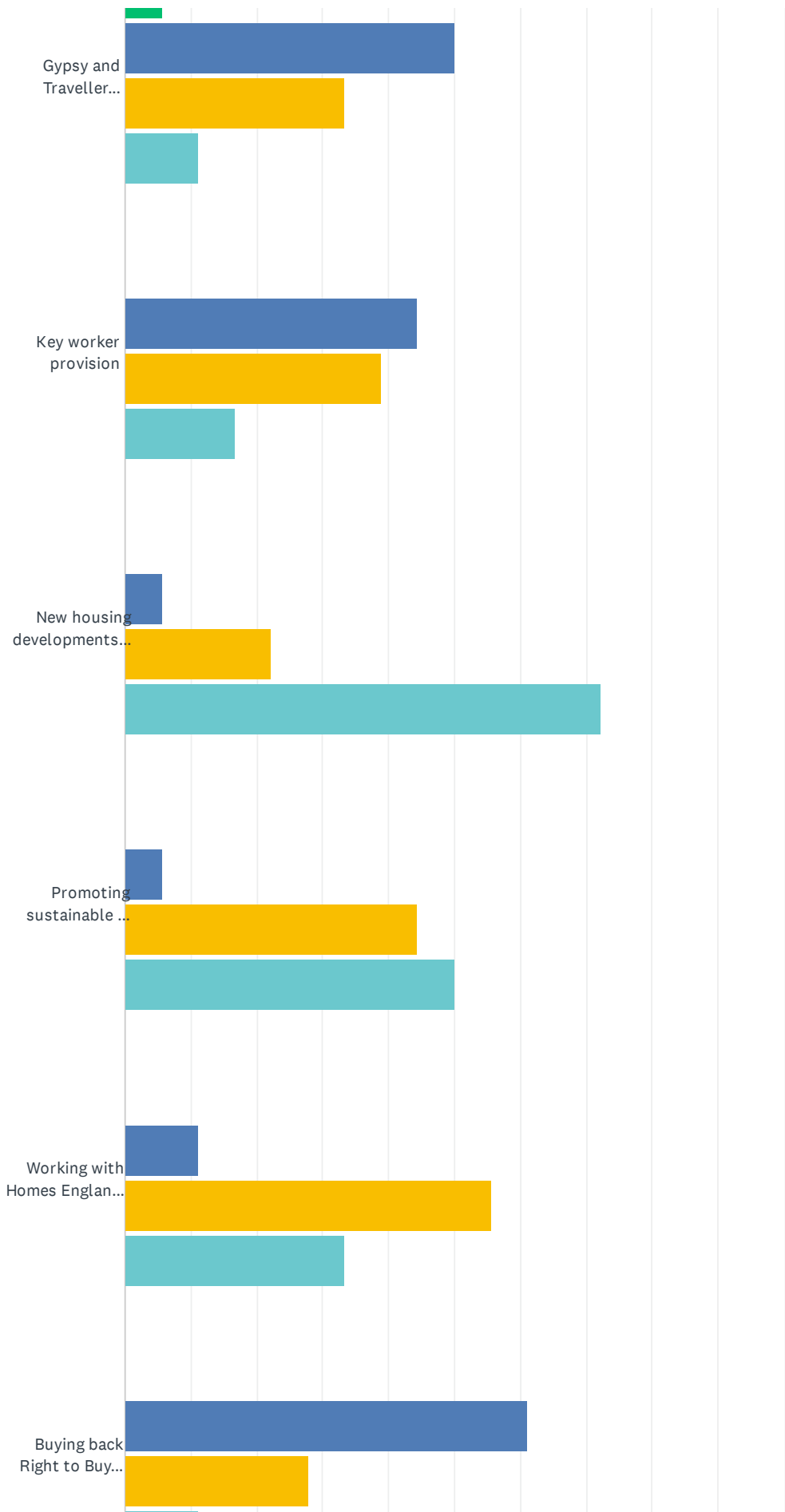
Answered: 19 Skipped: 2



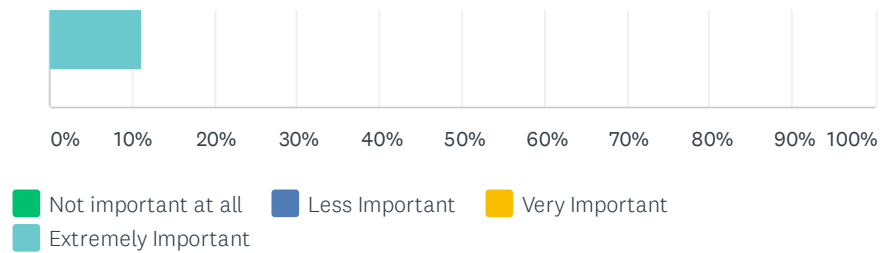
Housing Strategy Priorities Survey



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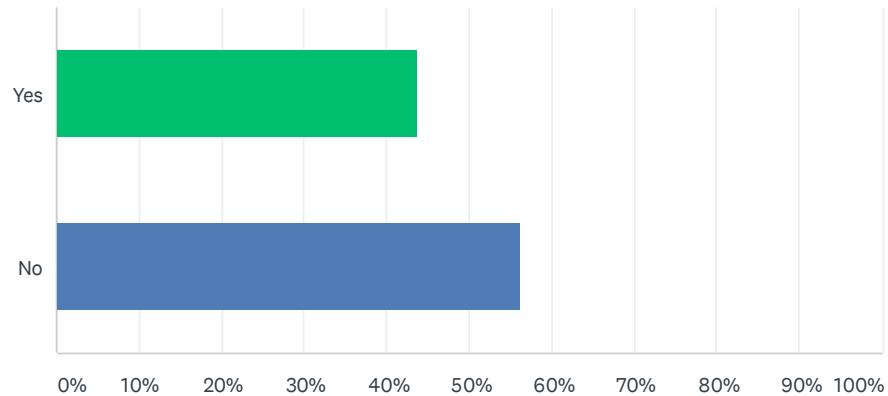
	NOT IMPORTANT AT ALL	LESS IMPORTANT	VERY IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Reducing empty homes	5.56% 1	5.56% 1	44.44% 8	44.44% 8	18	3.72
Councils as developers of new housing	0.00% 0	10.53% 2	73.68% 14	15.79% 3	19	3.79
Councils providing finance/mortgages to new homeowners	26.32% 5	63.16% 12	5.26% 1	5.26% 1	19	1.95
Seamoor Lettings (Councils rental Property Management Service)	0.00% 0	26.32% 5	52.63% 10	21.05% 4	19	3.47
Planning for future health needs	5.26% 1	21.05% 4	57.89% 11	15.79% 3	19	3.42
Accommodation for specialist needs i.e those with learning disabilities, extra care needs or hostel type accommodation	0.00% 0	29.41% 5	64.71% 11	5.88% 1	17	3.41
Maximising affordable housing delivery according to need	0.00% 0	5.56% 1	33.33% 6	61.11% 11	18	3.89
Consider other ways of building affordable homes such as co-operatives, community land trusts, live/work spaces and others	0.00% 0	27.78% 5	44.44% 8	27.78% 5	18	3.44
Community Housing	0.00% 0	17.65% 3	58.82% 10	23.53% 4	17	3.65
Support opportunities for self-build	11.11% 2	27.78% 5	50.00% 9	11.11% 2	18	3.11
Gypsy and Traveller provision	5.56% 1	50.00% 9	33.33% 6	11.11% 2	18	2.83
Key worker provision	0.00% 0	44.44% 8	38.89% 7	16.67% 3	18	3.11
New housing developments that reduce our carbon footprint and fuel poverty	0.00% 0	5.56% 1	22.22% 4	72.22% 13	18	3.89
Promoting sustainable and balanced communities	0.00% 0	5.56% 1	44.44% 8	50.00% 9	18	3.89
Working with Homes England to encourage more Grant Funding into the Council	0.00% 0	11.11% 2	55.56% 10	33.33% 6	18	3.78
Buying back Right to Buy Resales	0.00% 0	61.11% 11	27.78% 5	11.11% 2	18	2.78

Housing Strategy Priorities Survey

#	ANY WE HAVE MISSED?	DATE
1	ensuring any housing build meets local needs and takes local views into account	8/25/2020 8:29 AM
2	Providing homes of a better quality, e.g. the Parker Morris standards on space and storage etc.	8/19/2020 3:16 PM
3	1. Retrofitting existing housing to as close to passive house specification as possible 2. Build high quality, low carbon council housing to meet local needs	8/17/2020 2:06 PM
4	Homeworking facilities. Relationship to public transport. Infrastructure and route planning a a basic plan underpinning the whole of the South Hams. Lobbying government to support 'affordable' to mean housing costs to be 3.5 multiplier on average salary.	8/13/2020 8:48 PM
5	We need to decide whether we are a bank and competing with other financial institutions or about helping local people who need assistance with their housing needs, i.e. rentals tenancy agreements.	8/10/2020 2:57 PM
6	Difficult to be very subtle with only four choices!	8/8/2020 9:44 AM

Q4 Would you support a reduction in Affordable Housing to bring forward more specialist accommodation where a local need exists. For example, more disabled adapted accommodation?

Answered: 16 Skipped: 5

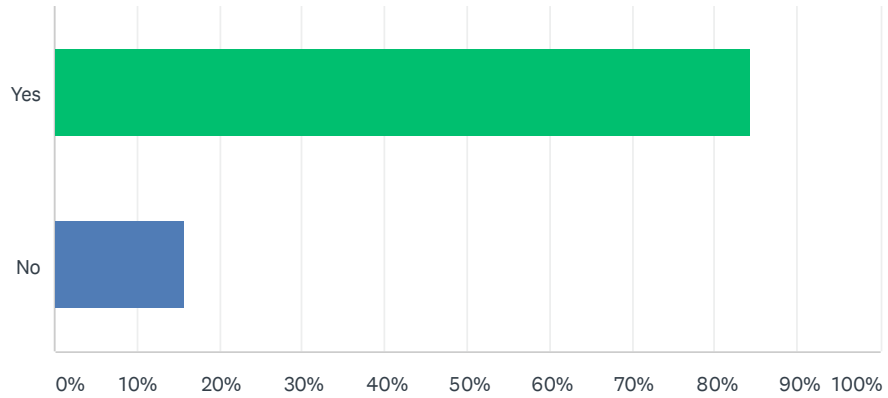


ANSWER CHOICES	RESPONSES
Yes	43.75% 7
No	56.25% 9
Total Respondents: 16	

#	OTHER (PLEASE SPECIFY)	DATE
1	'affordable housing' is not truly affordable on local wages so is a misnomer. All housing needs to be designed and built to be adaptable, initial planning for this is crucial.	8/25/2020 8:29 AM
2	These should be complementary, not a question of either/or. Both are urgently needed.	8/19/2020 3:16 PM
3	that need should be met in addition to affordable housing provision - 30% affordable is already a very low requirement	8/17/2020 2:06 PM
4	Dependant on location and application details	8/17/2020 9:59 AM
5	You don't specify what reduction - in numbers of affordable houses? - No; in reduction of the cost from 80% of standard pricing to 55% - Yes. Should disabled adapted accommodation be provided by this fund - No, but by increasing Community Charge on unoccupied houses.	8/13/2020 8:48 PM
6	A bit of a don't know, as I remember homes being specifically developed and fitted out for a certain family for it to be turned down on completion. The house ended up going to the next person on the top of the list who were able bodied. A house for a disabled person gone.	8/10/2020 2:57 PM
7	Where local needs exist (when established by a housing needs assessment only)	8/10/2020 10:30 AM
8	Depends on the adaptation, but all affordable housing should be to lifetime homes standards because such a high proportion of Affordable housing tenants are disabled.	8/8/2020 9:44 AM

Q5 Do you think the Council should consider buying new homes 'off the shelf' from developers if the price was right?

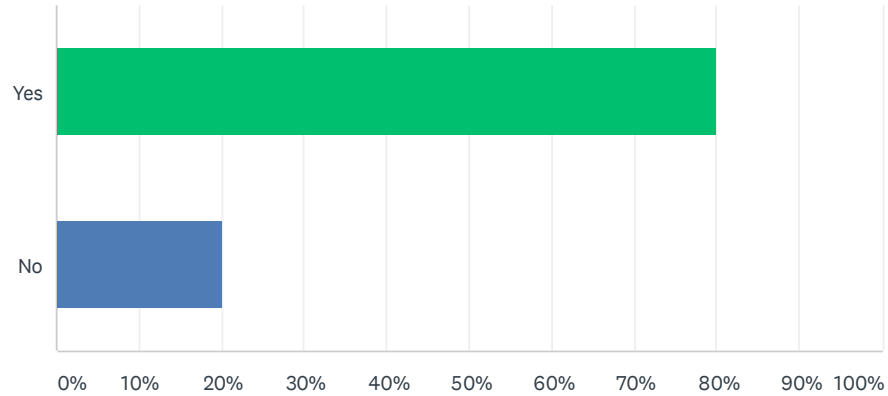
Answered: 19 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	84.21%	16
No	15.79%	3
Total Respondents: 19		

Q6 As you feel that the Council should consider buying new homes 'off the shelf' from developers, do you think that this should be focused around town and local centres where there are employment opportunities?

Answered: 15 Skipped: 6

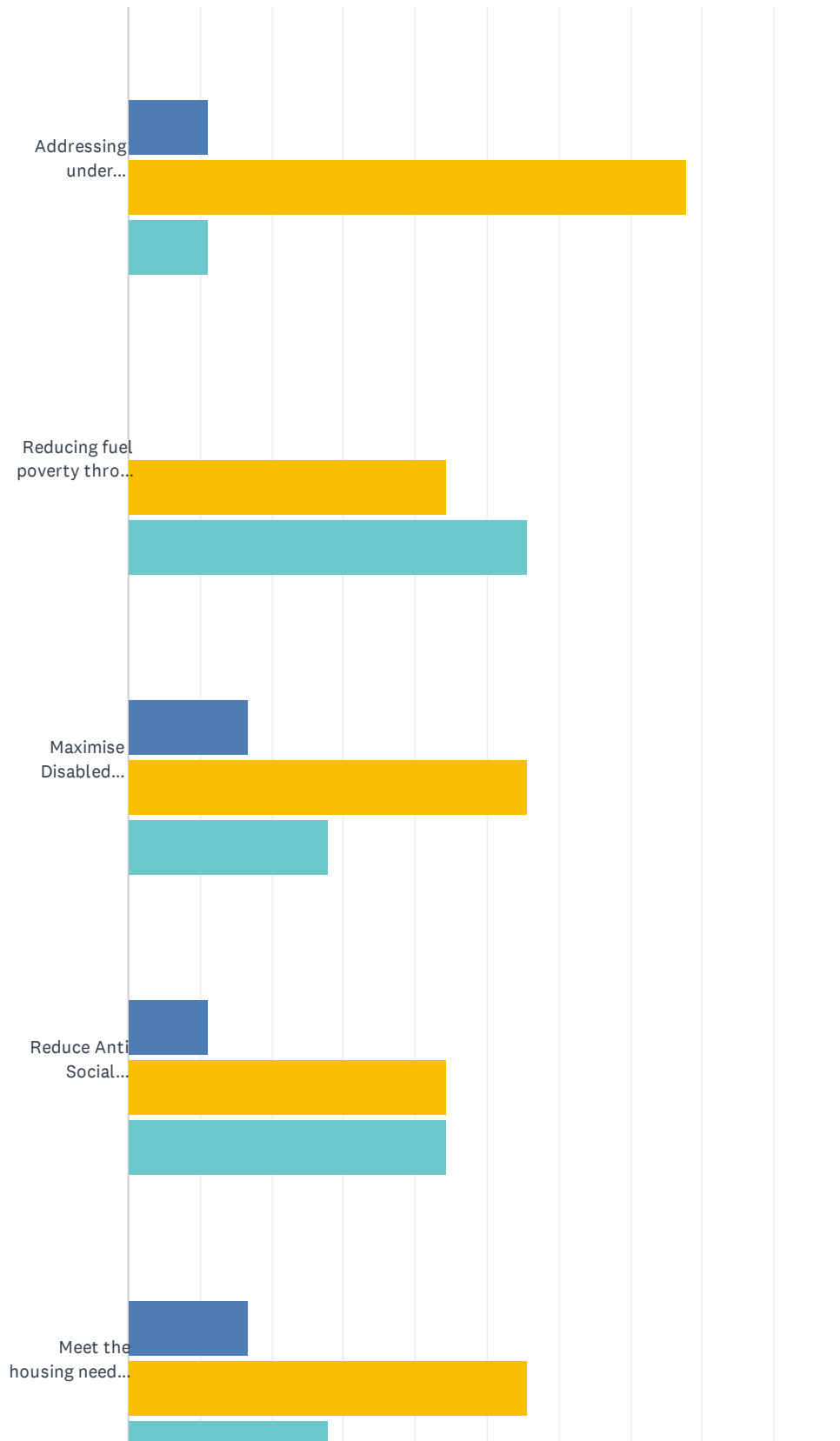


ANSWER CHOICES	RESPONSES
Yes	80.00% 12
No	20.00% 3
TOTAL	15

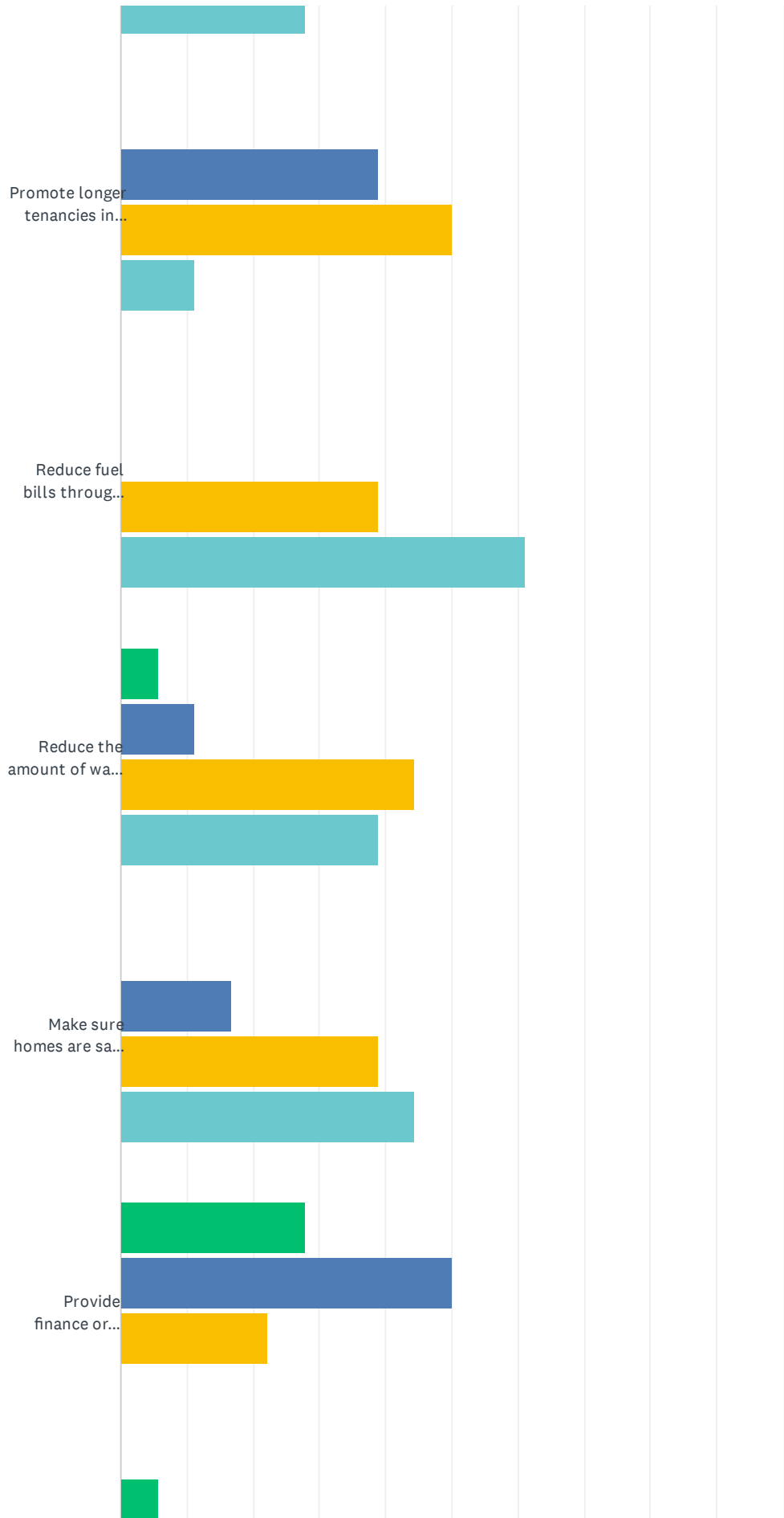
#	OTHER (PLEASE SPECIFY)	DATE
1	yes, depending on circumstances and environmental considerations	8/25/2020 8:30 AM
2	With our geography we need housing both in towns and rural areas. There are employment opportunities in both.	8/19/2020 3:18 PM
3	we live in a rural area where we need to stimulate people working in agriculture and local food production. the distorted focus on town centre development is leading to endless suburbia	8/17/2020 2:08 PM
4	However some support should be considered in rural areas if there is a need.	8/17/2020 10:00 AM
5	Again a don't know, as there are villages with small developments where we could have people on the housing list, who may be agricultural workers who desperately need housing. Farming wages aren't great so they can't usually afford to buy in the village or privately rent.	8/10/2020 3:02 PM
6	Wherever the price is right	8/10/2020 1:20 PM
7	Assuming that this would be for the purposes of 'affordable rents' in the area that the council serves only. Not as a 'speculative' activity to simply generate revenue.	8/10/2020 10:33 AM
8	House builders unlikely to sell unless they get 'caught out' by economic events - RPs can always buy them too.	8/8/2020 9:45 AM

Q7 Thinking about Housing for People, how important do you consider the following to be?

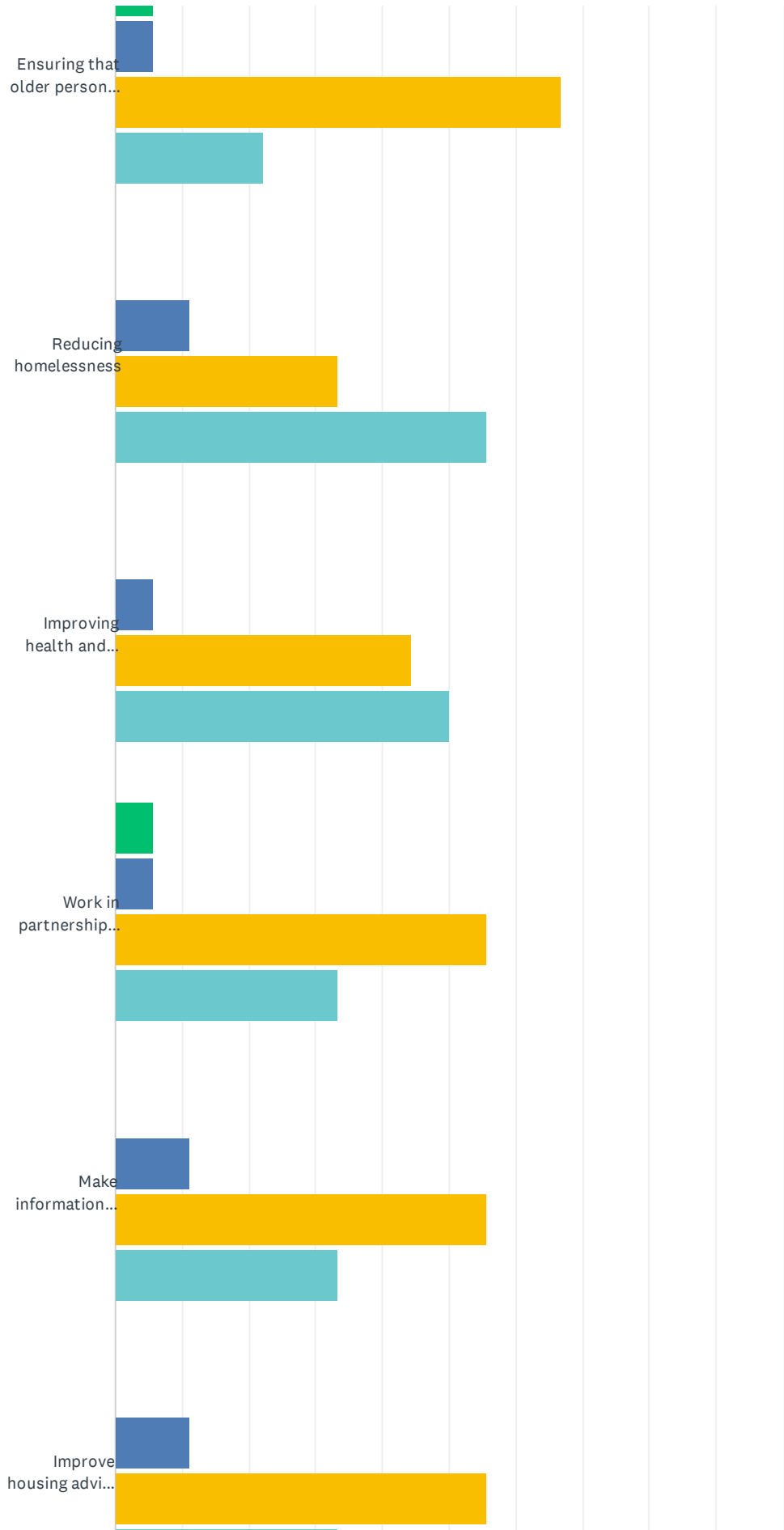
Answered: 18 Skipped: 3



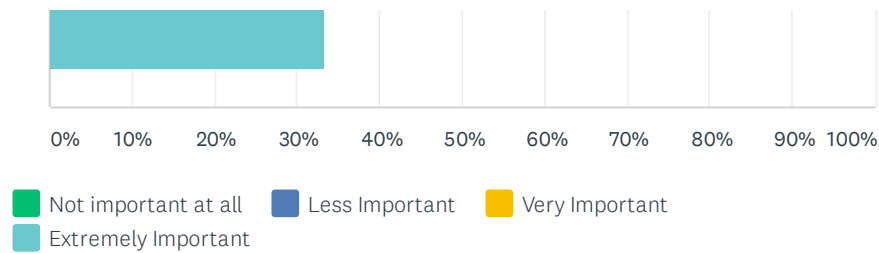
Housing Strategy Priorities Survey



Housing Strategy Priorities Survey



Housing Strategy Priorities Survey



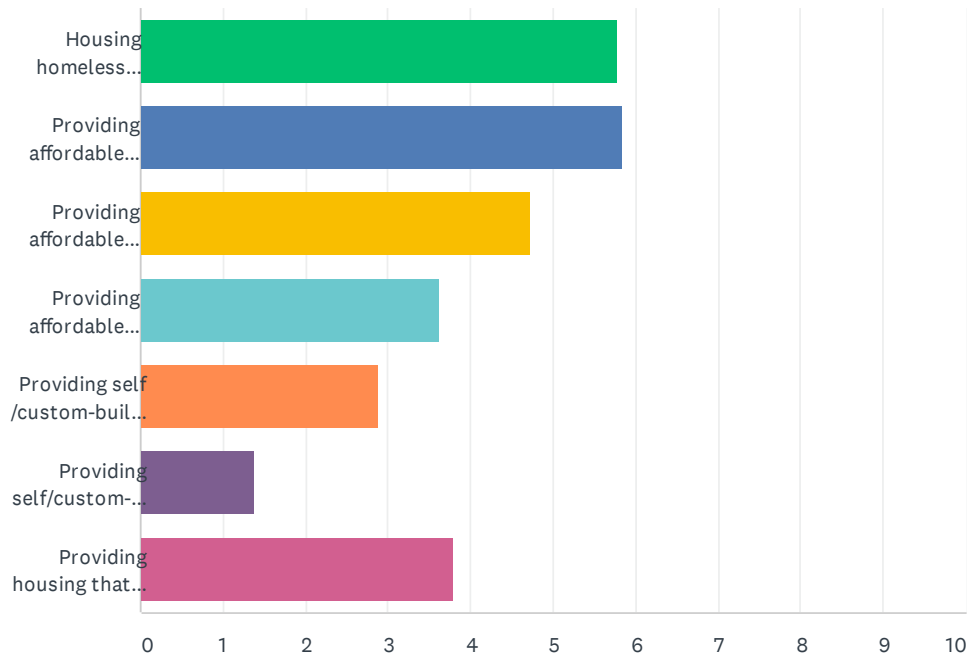
	NOT IMPORTANT AT ALL	LESS IMPORTANT	VERY IMPORTANT	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
Addressing under occupation & overcrowding in Social Housing	0.00% 0	11.11% 2	77.78% 14	11.11% 2	18	3.78
Reducing fuel poverty through retrofitting of existing housing stock (whilst responding to climate change)	0.00% 0	0.00% 0	44.44% 8	55.56% 10	18	4.00
Maximise Disabled facilities grant uptake leading to reduction in hospital admissions & requirement for residential care	0.00% 0	16.67% 3	55.56% 10	27.78% 5	18	3.67
Reduce Anti Social Behaviour in our neighbourhoods	0.00% 0	11.11% 2	44.44% 8	44.44% 8	18	3.78
Meet the housing needs of disabled people	0.00% 0	16.67% 3	55.56% 10	27.78% 5	18	3.67
Promote longer tenancies in the private rented sector so that people can stay in their homes for longer	0.00% 0	38.89% 7	50.00% 9	11.11% 2	18	3.22
Reduce fuel bills through better designed and/or insulated homes	0.00% 0	0.00% 0	38.89% 7	61.11% 11	18	4.00
Reduce the amount of water wasted in our homes	5.56% 1	11.11% 2	44.44% 8	38.89% 7	18	3.61
Make sure homes are safe and secure	0.00% 0	16.67% 3	38.89% 7	44.44% 8	18	3.67
Provide finance or mortgages to individuals looking to buy	27.78% 5	50.00% 9	22.22% 4	0.00% 0	18	2.17
Ensuring that older persons housing meets the needs of an ageing population	5.56% 1	5.56% 1	66.67% 12	22.22% 4	18	3.72
Reducing homelessness	0.00% 0	11.11% 2	33.33% 6	55.56% 10	18	3.78
Improving health and wellbeing	0.00% 0	5.56% 1	44.44% 8	50.00% 9	18	3.89
Work in partnership with Registered Providers to improve standards in their existing stock	5.56% 1	5.56% 1	55.56% 10	33.33% 6	18	3.72
Make information easy to understand, increase self-service and listen to customers	0.00% 0	11.11% 2	55.56% 10	33.33% 6	18	3.78
Improve housing advice services to help people remain independent	0.00% 0	11.11% 2	55.56% 10	33.33% 6	18	3.78

Housing Strategy Priorities Survey

#	ANY WE HAVE MISSED?	DATE
1	aim to reduce the high/unaffordable rents asked by the private sector that lead to poverty and homelessness by providing affordable, sustainable, good standard rentals.	8/25/2020 8:33 AM
2	work in partnership with CLT groups to help them deliver community based housing and different forms of housing such as Co-housing to meet needs and community development	8/17/2020 2:11 PM
3	Increase availability of bungalows for older people who are selling the family home and downsizing. People in that position don't want to move into a flat as they have been accustomed to their own space, however, do need single floor living to allow them to live independently for as long as possible.	8/17/2020 10:44 AM
4	On this and other questions I am sending an email.	8/13/2020 8:54 PM
5	Younger people finding housing, to reduce sofa surfing, break down of family relationships and young people having to move out. Big community housing projects in Manchester are being looked at, which are fine for a city but would need careful adaption for West Devon, although Spring Hill development will be able to fulfil some of the needs of young people.	8/10/2020 3:06 PM
6	Making sure, where possible that all housing developments (both existing and new) have a proportion of land solely dedicated as 'accessible' green space for the immediate community surrounding them, to promote physical health and mental wellbeing amongst residents. Community gardens, small wildlife reserves or allotments or for example.	8/10/2020 10:39 AM
7	- Working up better 'crisis management' systems so NHS does not discharge irresponsibly back to unfit homes. - Doing a lot more PR work to encourage older people to downsize to suitable accommodation early so they are not forced into it in a crisis - i.e. encourage everyone to 'remain in control' of their own housing needs.	8/8/2020 9:50 AM

Q8 Please rank how important the following are to you (from 1 most important to 7 least important)

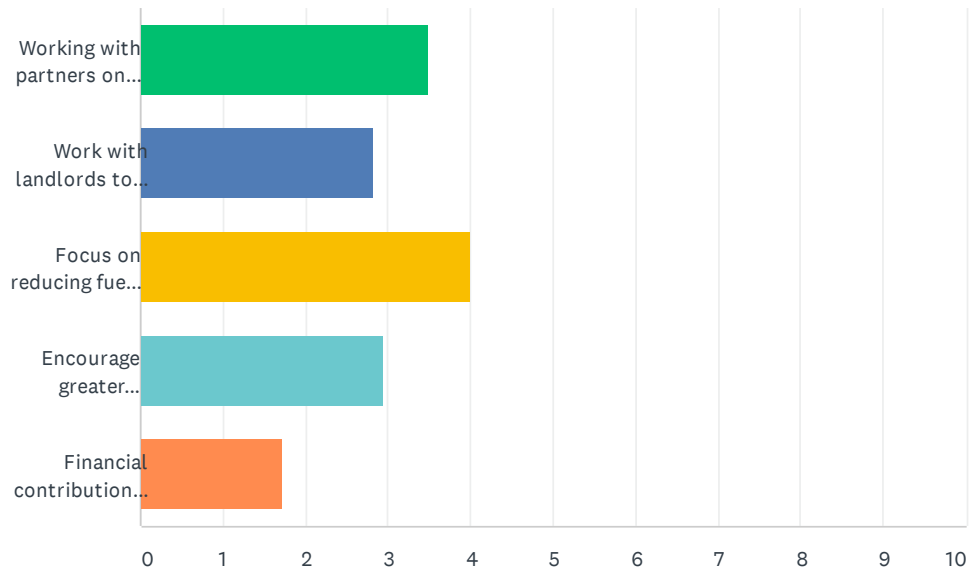
Answered: 18 Skipped: 3



	1	2	3	4	5	6	7	TOTAL	SCORE
Housing homeless families	61.11% 11	11.11% 2	5.56% 1	0.00% 0	16.67% 3	0.00% 0	5.56% 1	18	5.78
Providing affordable housing (to rent or buy) for local people in communities where they have a family or work connection	22.22% 4	50.00% 9	16.67% 3	11.11% 2	0.00% 0	0.00% 0	0.00% 0	18	5.83
Providing affordable housing to rent	5.56% 1	22.22% 4	33.33% 6	27.78% 5	5.56% 1	0.00% 0	5.56% 1	18	4.72
Providing affordable housing to buy	0.00% 0	5.56% 1	22.22% 4	22.22% 4	33.33% 6	11.11% 2	5.56% 1	18	3.61
Providing self /custom-build plots for affordable housing	5.56% 1	0.00% 0	5.56% 1	22.22% 4	11.11% 2	44.44% 8	11.11% 2	18	2.89
Providing self/custom-build plots for market rate housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	5.56% 1	27.78% 5	66.67% 12	18	1.39
Providing housing that is affordable to run	5.56% 1	11.11% 2	16.67% 3	16.67% 3	27.78% 5	16.67% 3	5.56% 1	18	3.78

Q9 Thinking about the following, please prioritise the actions the Council should undertake to improve the existing housing stock

Answered: 18 Skipped: 3



	1	2	3	4	5	TOTAL	SCORE
Working with partners on regeneration programmes for existing stock	27.78% 5	22.22% 4	27.78% 5	16.67% 3	5.56% 1	18	3.50
Work with landlords to improve the private rented housing stock	11.11% 2	22.22% 4	22.22% 4	27.78% 5	16.67% 3	18	2.83
Focus on reducing fuel poverty through improving the energy efficiency of existing housing	38.89% 7	33.33% 6	16.67% 3	11.11% 2	0.00% 0	18	4.00
Encourage greater flexibility from registered providers to adapt to changing local needs	22.22% 4	5.56% 1	27.78% 5	33.33% 6	11.11% 2	18	2.94
Financial contributions from the Council to support regeneration of existing stock	0.00% 0	16.67% 3	5.56% 1	11.11% 2	66.67% 12	18	1.72

Q10 As an elected Member for your ward, what is your single biggest priority that you feel we should deliver under the Homes Strategy?

Answered: 17 Skipped: 4

#	RESPONSES	DATE
1	To improve the local housing stock to reduce fuel poverty, damp, fossil fuel use and increase the availability of affordable homes for local people.	8/25/2020 8:50 AM
2	More social housing at a truly affordable rent for local families.	8/19/2020 3:28 PM
3	Providing decent home for the homeless that are suitably equipped to minimise fuel poverty.	8/17/2020 2:59 PM
4	Stop promoting / supporting large scale carbon heavy housing that is creating suburbs of market housing and fails to meet local housing needs (and simply enriches the developers). Provide council housing and better policies that support the provision of low carbon housing that supports and meets local housing needs, prioritising those on a low income	8/17/2020 2:20 PM
5	Improving the quality of existing housing stock in terms of energy efficiency.	8/17/2020 10:50 AM
6	Ensure that the right housing stock is provided for the communities they are in.	8/17/2020 10:06 AM
7	Work to get rid of viability (Central Gov't) so we can get the required proportion of affordable homes and developers pay accordingly for the land.	8/16/2020 10:05 PM
8	Affordable Housing.	8/16/2020 6:42 PM
9	Firstly having homes available for first time buyers but then we need the next step up to be more available and affordable. There does not seem to be enough houses for the second step for families which are often the ones they stay in the longest. Perhaps because these houses have gone to second home/holiday home owners!!	8/16/2020 8:05 AM
10	Affordable homes for rent.	8/14/2020 4:53 PM
11	Infrastructure including an improved road network, new cycle ways, doctors' surgery, bridges over the Erme, a hotel, a museum. Housing types to support those on low incomes.	8/13/2020 9:04 PM
12	Homes that are affordable to families to move up the housing ladder and the C.L.T.	8/13/2020 7:59 PM
13	Provision of affordable homes to rent/buy especially for people with a local connection.	8/10/2020 1:55 PM
14	build houses that we need at genuinely affordable prices	8/10/2020 1:26 PM
15	Affordable social housing for local people	8/10/2020 1:21 PM
16	Local 'affordable' for people with a local connection (family etc) that is energy efficient and affordable to run.	8/10/2020 11:07 AM
17	Improvements to local current RP stock through working with them to achieve this. They are charging top whack rents, the stock is all paid for and they are not reinvesting to keep it up to scratch.	8/8/2020 10:00 AM

Q11 We want the new Homes Strategy to be exciting and innovative in responding to local issues. Do you have any ideas that haven't already been covered or examples of innovative projects that you would like the team to explore? If so please detail below

Answered: 13 Skipped: 8

#	RESPONSES	DATE
1	Housing Strategy must be for Environmentally sustainable homes. Look for modular builds using recycled and carbon neutral materials. Plan for the whole life of the build, carbon emissions, end of life and longevity. Housing to have no fossil fuel heating, be cheap to run, generate its own electricity, adaptable and with good local amenities to reduce car usage. Deprioritise cars for cycle ways and pedestrian access, public transport access. Planning for green spaces and family friendly plots, allotments, community buildings and shared communal spaces. Small work shops for local businesses. Build whole communities not tightly packed housing miles from amenities. Inclusivity and adaptability to be a priority for all needs and age groups. Really look at the area, try to image that housing in 50 years time, is it really sustainable? small self sufficient communities are the answer.	8/25/2020 8:50 AM
2	Use some of our investment funds to provide social housing rather than hotels for example. The returns may be comparable and this would be of greater benefit to the local community.	8/19/2020 3:28 PM
3	Community energy schemes. Heat pumps using waste water systems as a source.	8/17/2020 2:59 PM
4	about 5 years ago I provided a ppt that demonstrated examples of low cost Council developed and owned passive housing being delivered that cost about £100k per unit (excl land cost). If SHDC started delivering this kind of housing, we could require developers to do the same	8/17/2020 2:20 PM
5	Provision of Almshouses	8/17/2020 10:50 AM
6	Use of solar panels for electric/water heating should be the norm on new build and restored properties.	8/17/2020 10:06 AM
7	Nothing new but I would like more emphasis on helping Community Land Trusts to provide homes that will always change hands for a given proportion of the open market price.	8/16/2020 10:05 PM
8	I think we need affordable bungalow sites for the older population. Not glorious ones that look over the sea, just sensible possibly one bedroom bungalows in local settings for locals to retire to hence releasing these family homes.	8/16/2020 8:05 AM
9	Ensure new homes are developed with climate change and biodiversity to be a priority.	8/14/2020 4:53 PM
10	Opening up new land south of the A38. Support for the innovative proposal by SDCE and an encouragement for others to bring along similar schemes.	8/13/2020 9:04 PM
11	single dwelling exception sites should be encouraged	8/10/2020 1:26 PM
12	Perhaps already mentioned - Community Land Trusts to stop local people being priced out by wealthier people moving in and raising the price. Also - in response to growing pressure on local services and infrastructure from more and more developments on the edge of existing towns and villages, why not simply pick areas of land next to major transport routes (such as A30, or A38) and build whole villages/towns to meet housing needs. These should be designed as whole communities - with all required infrastructure built FIRST (GP surgeries, school, community centres, shops, pub, recreation grounds) then built out one estate at a time within walking distance of the centre. Basically a smaller version of the Garden Cities of the thirties that could serve as 'model' new villages. This could only be done with Local Authority leadership.	8/10/2020 11:07 AM
13	We have a much older profile than many areas. A trial of younger people living at reduced or no rent in exchange for helping older people live independently would help both groups with their housing needs.	8/8/2020 10:00 AM