

Parish of Brentor Housing Needs Report



Produced by: Devon Communities Together

On behalf of: West Devon Borough Council

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**Devon Community
Housing Hub**



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1 Executive Summary

Principal Conclusions

The survey identified a need for up to 6 affordable homes within the next 5 years.

Key findings

Affordability

- The survey found 6 households in housing need who could not afford to buy or rent in the open market.

Tenure

- 4 of the households in need would only be able to afford social rented housing
- 2 has sufficient income for affordable rent or low cost home ownership (LCHO), but did not have sufficient savings for LCHO.

Size of Property Required

- Five 1 bedroom properties
- One 2 bedroom property

Other Findings

- 200 surveys were delivered and 88 survey forms were returned. The response rate was 44%
- 73% (60 responses) of those who answered the question said they would be in favour of a small development of affordable housing for local people and 27% (22 respondents) were against. 6 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 living or working in the parish and those wishing to return.
- To establish the general level of support for new homes in the parish with an emphasis on homes for local people with housing needs.
- To establish the views of the whole community on future housing in the parish.
- To assist the Parish Council and Borough Council with future planning for the parish.

3. Survey history, methodology and response

3.1 History

West Devon Borough Council commissioned this survey to assess future local housing need in the Parish. After discussions with the Council survey forms were finalised and 200 forms were posted to every household in the parish. Parishioners were able to return the survey in a reply paid envelope. The survey was also available for completion online. The deadline for the return of the survey was 3rd April 2022.

3.2 Methodology

The survey was carried out using a standard methodology approved by local planners.

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.

3.3 Response

- 88 surveys were returned, which is a response rate of 44% of all dwellings surveyed.
- The survey achieved its aim of identifying actual households in need. Out of the returned surveys, 13 were returned with Part 3 completed.
- All but 2 of the respondents that answered this question live in Brentor.

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 Brentor.

4.1 Overview of Brentor.

Brentor is a rural parish located in West Devon and lies just inside Dartmoor National Park. The parish consists mainly of open countryside and moorland with the main settlement, North Brentor, being located centrally within the parish boundary. The parish also includes the hamlets of South Brentor, Liddaton and Lydford Station. All of these settlements except Liddaton lie within the boundary of Dartmoor National Park.

The beauty spot and tourist attraction, Lydford Gorge, lies within the parish, as does Brent Tor. The nearest large town is Tavistock which is located approximately 5 miles south of Brentor. Transport connections are fairly good, Brentor village lies just over 2 miles off of the A386 which accesses North Devon and Plymouth. There are regular daily bus services which pass through North Brentor and Lydford Station and link to Tavistock and Okehampton.

Parish amenities include a parish church, village hall and playing field. The village hall is home to a number of activities including drama, garden club, art and exercise classes and holds regular social events.

4.2 Population Figures

In the 2011 census the population of the Parish was 404 living in 208 dwellings. There were 170 dwellings with at least one usual resident and 38 dwellings which were either empty, second homes or holiday lets (18%). The estimated population in 2019 was 388 (Office of National Statistics Mid 2020 population estimates).

4.3 Type of Accommodation

In the 2011 Census the types of accommodation in the parish were broken down as in Table 1 below. The largest category is detached houses or bungalows. There are few terraced houses and very few flats.

Table 1

Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
122 (59%)	52 (25%)	29(14%)	4 (2%)	1 (0.5%)	208

4.4 Bedroom numbers

In the 2011 Census the number of bedrooms per dwelling were broken down as in Table 2 below.¹ The vast majority of homes (73%) have between 3 and 4 bedrooms with very few smaller 1 bedroom properties (3%).

Table 2

1 bedroom	2 bedrooms	3 bedrooms	4 or more	Total
5 (3%)	42 (25%)	57 (34%)	66 (39%)	170

When viewed together these tables show that there is a lack of smaller, cheaper accommodation in the parish with detached dwellings and properties of 3 bedrooms plus being the most prolific. Therefore there are very few properties suitable for those on low incomes to buy or rent. It is also of note that 26% of households in the Parish are single person households, however this is not reflected in the profile of the housing stock.

¹ These tables only give details for 170 dwellings, this is because there is no data for empty homes in this dataset.

4.5 Property Prices and Rent

There are currently 42 property listings within 3 miles of Brentor on the Rightmove website, of which 32 are sold subject to contract (STC). Of those that are listed the cheapest property is a three bedroom terraced house with an asking price of £185,000. There are 10 x 2 bedroomed properties for sale, 3 of which are priced below £250,000 (9 are sold STC), and 10 x 3 bedroom houses, with 4 priced at £275,000 or below (7 of which are STC). There were no one bedroom properties for sale within 3 miles of Brentor. Information from a wider area has been used to establish an entry level value for this size property, however it should be noted that there are very few suitable properties available.

It is a feature of the housing market during 2021 that properties are showing as sold STC for many months before the transaction completes. This is due to the restrictions in place for viewing properties due to the Covid pandemic, which means that a potential home mover must secure an offer on their property before they can start to view homes which causes delays. This has also resulted in much fewer properties being marketed at the current time, and a significant backlog demand from prospective purchasers. This is not a situation unique to Devon.

To assess whether a household can afford to buy or rent 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 8 properties advertised for rent within 3 miles of Brentor, and information on rent levels was provided by 5 respondents. This information has been used to establish entry level rent costs.

The figures used to assess affordability are set out in Table 3 below.

Table 3

Size	Property price	Weekly rent
1 bedroom	£180,000	£127.00
2 bedroom	£250,000	£153.00
3 bedroom	£275,000	£196.00

There are currently 4 council/housing association owned properties in Brentor. There have been no lettings last 2 years and it is not anticipated that lettings of current affordable housing stock will have any impact on future need figures.

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. 60 (73%) of those answering the question said they would be in favour. 22 (27%) said they were against any development. It should be noted that 6 households did not respond to this question.

5.2 Site suggestions and general comments

42 individuals made suggestions for possible housing sites within the parish and / or made more general comments about housing in the parish. These suggestions and comments will be made available to the District Council on a separate document.

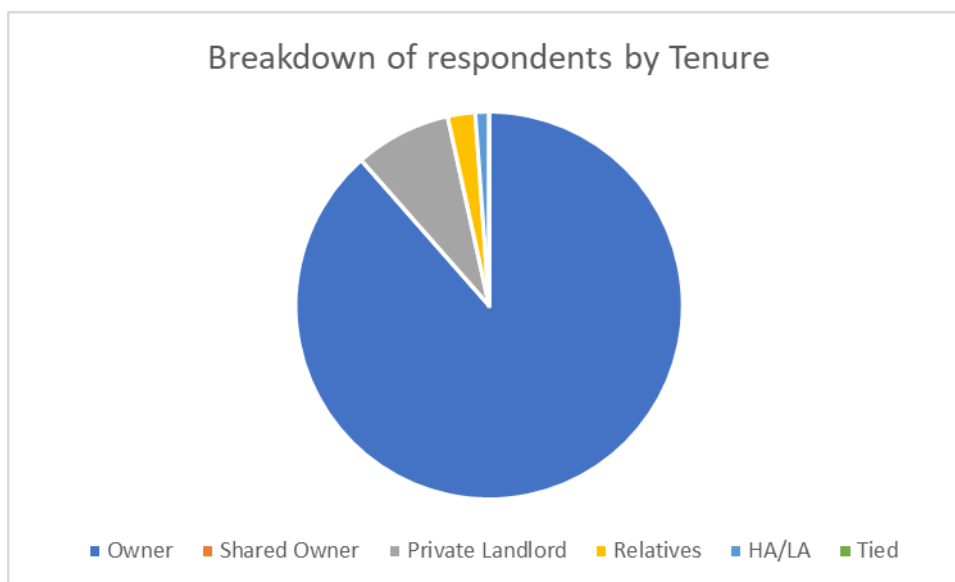
5.3 Knowledge of those who have left parish in last 5 years

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

- 20 households replied that they did know of someone

5.4 Current tenure

Of the 87 respondents who provided details, 77 own their own home and 7 rent from a private landlord. Of the remaining households 2 are living with relatives and 1 rents from a housing association or local authority. Figure 1 below shows the breakdown of tenure.



5.5 Main or second home

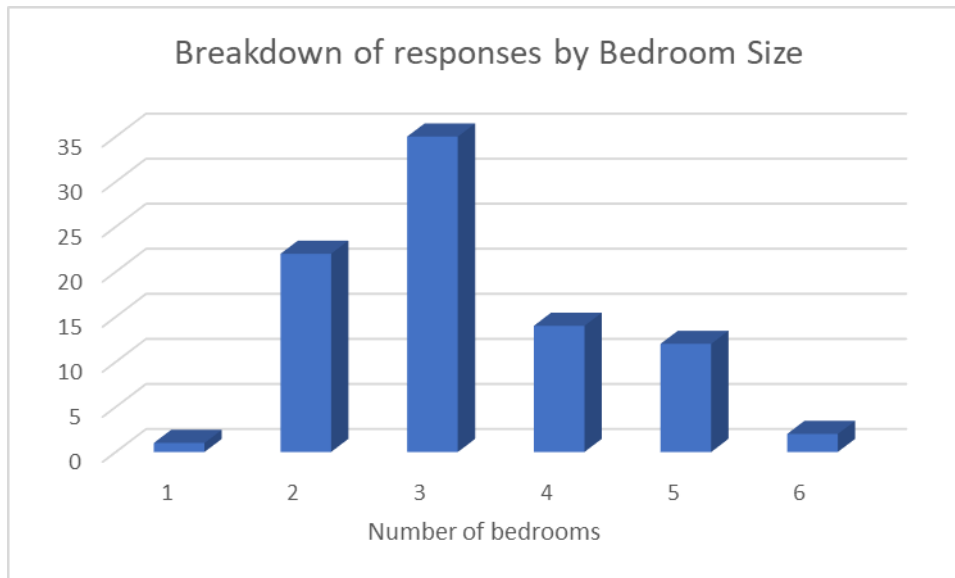
86 respondents lived in their property as their main home and two owned the property as their second home.

5.6 Parish of Residence

Respondents were asked which parish they lived in. 85 (98%) respondents stated that they live in Brentor, with 1 living in Tavistock, and another living in the North. 1 respondent did not answer the question.

5.7 Number of bedrooms in current home

Respondents were asked how many bedrooms their current home has. The responses are shown in Figure 2 below.



5.8 Future plans

Respondents were asked whether they intended to move home within the Parish within the next 5 years. If they answered yes to this question they were asked to complete Part 3 of the form.

- 15 households stated they did intend to move within the Parish within the next 5 years

5.9 Community Land Trusts (CLTs)

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

- 5 households showed an interest and their details will be passed on to the local authority.

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.

74(84%) respondents had a least one member of the household that was aged 55 or over and completed Part 2 of 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 4 overleaf, the majority of those who replied (88%) were aged between 55 and 75.

Table 4

Age Group of individuals within household	55-65	66-75	76-85	Over 86
Number	42	61	13	1

6.2 Future Housing Plans

Households with someone over 55 were asked about their future housing plans.

- 11 households plan to move within the next five years. 8 these all would like to remain in Brentor, 2 wish to move elsewhere and 1 did not indicate where they would seek to move.
- Of the 8 households wanting to remain in Brentor 3 expect to be able to meet their housing need by purchasing on the open market and 1 did not answer the question. The remaining 4 older households 1 did not provide information to enable an assessment for affordability to be made, and 3 will need 1 bedroom affordable housing.
- 6 further households expects to move after five years.
- 55 (have no plans to move at the moment.
- 2 respondents did not answer the question.

6.3 Adaptability of current home

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

- 42 households said their home was adaptable
- 23 households said their home was not adaptable
- 9 households did not answer the question.

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 47 (64%) did not answer this question. Of those that did 24 (32% of responses) preferred a home better suited to their needs but not designed for older people and 3 preferred a specifically designed home. Preferences are shown in Table 5 below.

Table 5

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	24
Home specially designed for older people	3
Residential / nursing home	0

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 numbers in brackets are the responses from those who indicated that they were likely to move within 5 years. The reasons are listed in Table 6.

Table 6

Most important consideration	Number
Need to downsize to a smaller more manageable home	14 (5)
Cheaper running costs	16 (7)
Proximity to shops/amenities	8 (3)
Proximity to public transport	9 (2)
Need to be near family / carers	9 (4)
Need one level for medical reasons	9 (3)

The most important consideration was that older persons wished to move to a property which is cheaper to run and more manageable.

6.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of older households 55 (74 %) 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, has lower running costs and is close to amenities and support.

The survey indicates that 3 of the 6 households that expect to move home within the next 5 years and remain in Brentor will need affordable housing. The remaining 3 households have stated that they will be looking to the open market for alternative housing within 5 years. It would be important to give consideration to how any open market properties can be identified for local people.

7. Assessment of those wishing to move to a new home in Brentor 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 Brentor. It includes all households including older households. 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.

15 households indicated a need to move within the next 5 years and remain in Brentor. However 16 completed Part 3 of the survey. The needs of these 16 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. Four households did not answer the question.

Table 7

1 bedroom	2 bedroom	3 bedroom	4+ bedroom
3	6	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 of the households indicated a current need to move.
- 3 households indicated a need to move within the next 1-3 years.
- 6 households indicated a need to move within the next 3-5 years.
- 6 households did not answer the question

7.3 Housing tenure

Respondents were asked what type of accommodation they would consider moving to. This gives an indication of respondents' aspirations rather than confirming which type of housing they are eligible for. The results are shown in table 8 below. Respondents could choose more than one option.

Table 8

Shared ownership/ equity	Affordable housing for rent	Self-build	Discount market	Rent to buy	Open market
3	6	2	5	3	7

7.4 Reasons for moving

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

Table 9

Reason for wishing to move	No of respondents
Need to move to a home with more bedrooms	0
Need to downsize to a home with fewer bedrooms	4
Need to move for health/mobility reasons	3
Will be leaving home and do not expect to be able to rent or buy privately	3
You are struggling to afford your current home	3
Wish to move back to the parish and have a strong local connection	1
Home is in poor condition	1
Your private tenancy is ending	1
Sharing kitchen and / or bathroom	0
Other - to give / receive support	2

7.5 Budget for new home

Respondents who wished to purchase a home were asked about their budget. Table 10 below shows the breakdown of replies. 8 respondents did not answer the question.

Table 10

Less than £150,000	£150,000 - £200,000	£200,000 - £250,000	£250,000 - £300,000	£300,000 - £350,000	£350,000 +
1	1	3	1	1	1

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

10 of the households who expressed a need to move within the next 5 years and remain in Brentor have been assessed and have been excluded for the following reasons:-

- They stated they were only interested in open market housing (2);
- They gave insufficient details to assess their eligibility (5);
- They already own their own home so do not qualify for affordable housing (3).

This leaves 6 households who would for affordable housing. Of these 2 households are living with relatives and 4 are in private rented housing.

8.2 Local Connection

To qualify for affordable housing, respondents must have a local connection to the Parish of Brentor. This connection is determined West Devon District Council and is set out below:-

- The person has lived in the parish/town for 3 out of the 5 years preceding the allocation.
- The person has immediately prior to the allocation lived in the parish/town for 6 out of 12 months preceding the allocation.
- 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.
- 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.

5 of the households identified have a local connection, and one will have a local connection by residency within the next 5 years.

8.3 Housing Options

The housing options available to the households identified as being in need of affordable housing have been reviewed.

Respondents provided information on income and savings along with household size which allows an assessment of what type of affordable housing is best suited to the household's financial circumstances. Two households had sufficient income for low cost home ownership, but insufficient savings. The breakdown of housing needs of the 6 households that were identified as having a need for affordable housing are shown in the table below.

Table 11

	1 bedroom	2 bedroom	3 bedroom
Social rent	4	0	0
Market Rent / Rent to buy	1	1	0
Low cost home ownership	0	0	0

8.4 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 5 households resident or working in the Parish registered on Devon Home Choice. It is important to note that there is insufficient information recorded to establish whether these households meet the local connection criteria detailed in paragraph 8.2. 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)	0	0	0	0	0
Band D (Low)	3	0	0	0	3
Band E (No Housing Need)	1	0	0	0	1
Total	5	0	0	0	5

One of the households who are registered on Devon Home Choice completed the survey by the closing date.

8.5 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. Two of the households had sufficient income for low cost home ownership, but insufficient savings. Consideration could be given to a rent to purchase product in these circumstances. The remaining 4 households would only be able to access

Table 13

Type of Property	Social Rented Housing	Affordable Housing for Rent	Low cost home ownership	Totals
1 or 2 bedroom property for single people	4	1	0	5
1 or 2 bedroom property for couples	0	0	0	0
2 bedroom property for families	0	1	0	1
3 bedroom property for families	0	0	0	0
Totals	4	2	0	6

9. Conclusion - Future Housing Need for Brentor

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. The survey has identified a need in the near future for up to 6 units of affordable housing.

As the needs of households are constantly changing 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 to 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.