

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 12, 2017 7:52:27 AM
Last Modified: Tuesday, September 12, 2017 7:59:04 AM
Time Spent: 00:06:37
IP Address: 46.18.47.216

Page 1: about your scheme

Q1 Please provide your name and address or company name and address

Cllr Peter Smerdon

Q2 Who are you responding on behalf of? eg parish council. **personal response**

Q3 Do you know if a housing needs survey was carried out in the village? **Yes**

Q4 Was a housing scheme built in your village **Yes**

Q5 Which partners or agencies did you work with?

Parish council, Community Council Devon, Housing Association

Q6 Was a call for sites carried out in the area? **No**

Q7 Did you have issues in finding a site in terms of flooding, drainage, AONB etc? **no**

Q8 Did you receive financial assistance from the council for pre-planning costs? **Yes**

Q9 Did you receive funding for this scheme, if so from who? **South Hams District Council**

Q10 Do you know how many open market units were built? please detail

2

Q11 Do you know how many rented and shared ownership units were built? please detail

6 rent 4 shared

Q12 Do you know how many bedrooms the properties have? please detail for open market and affordable if possible.

OM 3, Affordable 3,2,1

Q13 Were the affordable rented properties let to people with a local connection?

Yes

Q14 were the shared ownership properties sold to people with a local connection to the village?

Yes

Q15 How long did it take from the point of looking at schemes to the properties being ready for occupation?

7 years

Q16 Was this too long?

Yes

Q17 Were there any delays throughout the process, if yes please provide the details.

First Developer went bust, then it was a huge task to find another

Q18 Were there changes that you would make if you did this again. Please detail

Not use a small contractor

Q19 What changes or additions do you think that the council should consider through this review. please provide as much detail as possible.

Give it a relaunch and do a call for sites across the district

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 13, 2017 9:53:17 AM
Last Modified: Wednesday, September 13, 2017 10:01:05 AM
Time Spent: 00:07:47
IP Address: 46.226.49.231

Page 1: about your scheme

Q1 Please provide your name and address or company name and address

Eleanor Stark

Q2 Who are you responding on behalf of? eg parish council. **Registered Provider**

Q3 Do you know if a housing needs survey was carried out in the village? **Yes**

Q4 Was a housing scheme built in your village **No**

Q5 Which partners or agencies did you work with?

Parish Council and LA

Q6 Was a call for sites carried out in the area? **No**

Q7 Did you have issues in finding a site in terms of flooding, drainage, AONB etc? **no**

Q8 Did you receive financial assistance from the council for pre-planning costs? **no**

Q9 Did you receive funding for this scheme, if so from who? **Other (please specify): plus HCA and internal RCGF**

Q10 Do you know how many open market units were built? please detail

0

Q11 Do you know how many rented and shared ownership units were built? please detail

8 rent and 7s/o

Q12 Do you know how many bedrooms the properties have? please detail for open market and affordable if possible.

range of 2-4 beds

Q13 Were the affordable rented properties let to people with a local connection?

Nonination agreement was in place but majority of lets went to neighbouring parish

Q14 were the shared ownership properties sold to people with a local connection to the village?

no

Q15 How long did it take from the point of looking at schemes to the properties being ready for occupation?

10 years

Q16 Was this too long?

Yes

Q17 Were there any delays throughout the process, if yes please provide the details.

yes, planning and local consultaion

Q18 Were there changes that you would make if you did this again. Please detail **Respondent skipped this question**

Q19 What changes or additions do you think that the council should consider through this review. please provide as much detail as possible.

The Council to provide financial support through the pre-planning process. The RP was expceted to take all the risk and over a 10 year period and would not do so again.

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 13, 2017 4:10:48 PM
Last Modified: Wednesday, September 13, 2017 4:20:08 PM
Time Spent: 00:09:19
IP Address: 87.112.19.176

Page 1: about your scheme

Q1 Please provide your name and address or company name and address

Cllr Blackler, Ward member for Sparkwell to Newton Ferrers

Q2 Who are you responding on behalf of? eg parish council. **personal response**

Q3 Do you know if a housing needs survey was carried out in the village? **Yes**

Q4 Was a housing scheme built in your village **No**

Q5 Which partners or agencies did you work with?

As above

Q6 Was a call for sites carried out in the area? **Yes**

Q7 Did you have issues in finding a site in terms of flooding, drainage, AONB etc? **no**

Q8 Did you receive financial assistance from the council for pre-planning costs? **no**

Q9 Did you receive funding for this scheme, if so from who? **Other (please specify):
None to my knowledge**

Q10 Do you know how many open market units were built? please detail

New scheme are coming forward

Q11 Do you know how many rented and shared ownership units were built? please detail

Not yet

Q12 Do you know how many bedrooms the properties have? please detail for open market and affordable if possible.

3 sites coming forward in Sparkwell

Q13 Were the affordable rented properties let to people with a local connection?

No details yet

Q14 were the shared ownership properties sold to people with a local connection to the village?

As above

Q15 How long did it take from the point of looking at schemes to the properties being ready for occupation?

None uet

Q16 Was this too long?

Yes

Q17 Were there any delays throughout the process, if yes please provide the details.

Still going forward

Q18 Were there changes that you would make if you did this again. Please detail

Not uet

Q19 What changes or additions do you think that the council should consider through this review. please provide as much detail as possible.

Not applicable yet

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, September 17, 2017 8:48:19 PM
Last Modified: Sunday, September 17, 2017 8:53:42 PM
Time Spent: 00:05:22
IP Address: 159.253.162.63

Page 1: about your scheme

Q1 Please provide your name and address or company name and address

South Hams DC

Q2 Who are you responding on behalf of? eg parish council. Other (please specify):
District Council

Q3 Do you know if a housing needs survey was carried out in the village? **Yes**

Q4 Was a housing scheme built in your village **Yes**

Q5 Which partners or agencies did you work with?

DCH

Q6 Was a call for sites carried out in the area? **Yes**

Q7 Did you have issues in finding a site in terms of flooding, drainage, AONB etc? if there were issues please detail:
AONB, outside parish Development boundary

Q8 Did you receive financial assistance from the council for pre-planning costs? **unsure**

Q9 Did you receive funding for this scheme, if so from who? **South Hams District Council**

Q10 Do you know how many open market units were built? please detail

1

Q11 Do you know how many rented and shared ownership units were built? please detail

14

Q12 Do you know how many bedrooms the properties have? please detail for open market and affordable if possible.

Respondent skipped this question

Q13 Were the affordable rented properties let to people with a local connection?

Mostly

Q14 were the shared ownership properties sold to people with a local connection to the village?

Partly

Q15 How long did it take from the point of looking at schemes to the properties being ready for occupation?

6 years

Q16 Was this too long?

About right

Q17 Were there any delays throughout the process, if yes please provide the details.

Yes. Delay getting landowner agreement

Q18 Were there changes that you would make if you did this again. Please detail

Respondent skipped this question

Q19 What changes or additions do you think that the council should consider through this review. please provide as much detail as possible.

Respondent skipped this question

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 18, 2017 9:37:29 PM
Last Modified: Monday, September 18, 2017 9:45:10 PM
Time Spent: 00:07:40
IP Address: 88.110.224.182

Page 1: about your scheme

Q1 Please provide your name and address or company name and address

Cllr Tom Holway, SHDC

Q2 Who are you responding on behalf of? eg parish council. **personal response**

Q3 Do you know if a housing needs survey was carried out in the village? **Yes**

Q4 Was a housing scheme built in your village **No**

Q5 Which partners or agencies did you work with?

N A

Q6 Was a call for sites carried out in the area? **Yes**

Q7 Did you have issues in finding a site in terms of flooding, drainage, AONB etc? **if there were issues please detail:**
Access considered too difficult

Q8 Did you receive financial assistance from the council for pre-planning costs? **no**

Q9 Did you receive funding for this scheme, if so from who? **Other (please specify):**
No Scheme

Q10 Do you know how many open market units were built? please detail

N A

Q11 Do you know how many rented and shared ownership units were built? please detail

N A

Q12 Do you know how many bedrooms the properties have? please detail for open market and affordable if possible.

N A

Q13 Were the affordable rented properties let to people with a local connection?

N A

Q14 were the shared ownership properties sold to people with a local connection to the village?

N A

Q15 How long did it take from the point of looking at schemes to the properties being ready for occupation?

N A

Q16 Was this too long?

No

Q17 Were there any delays throughout the process, if yes please provide the details.

N A

Q18 Were there changes that you would make if you did this again. Please detail

Need to overcome perceived access difficulties

Q19 What changes or additions do you think that the council should consider through this review. please provide as much detail as possible.

Consider sites that are less than perfect.

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 20, 2017 12:13:37 PM
Last Modified: Wednesday, September 20, 2017 12:30:37 PM
Time Spent: 00:17:00
IP Address: 82.153.93.20

Page 1: about your scheme

Q1 Please provide your name and address or company name and address

Harberton & Harbertonford CLT Ltd, 2 The Old Hall, Tristford Road, Harberton, TQ97SD

Q2 Who are you responding on behalf of? eg parish council. **Community Land Trust****Q3** Do you know if a housing needs survey was carried out in the village? **Yes****Q4** Was a housing scheme built in your village **No****Q5** Which partners or agencies did you work with?

HCA, VenturSome, Sustainable Design Collective (Architects) and a range of specialist survey firms

Q6 Was a call for sites carried out in the area? **Yes****Q7** Did you have issues in finding a site in terms of flooding, drainage, AONB etc?

if there were issues please detail:

We are currently ready to go to planning with our application that is why I have put down it is not built yet. Main issues were finding a site that wouldn't contribute to an increase of the flooding problem in the village plus working on the County Councils transport objection

Q8 Did you receive financial assistance from the council for pre-planning costs? **Yes**

Q9 Did you receive funding for this scheme, if so from who?

Other (please specify):
South Hams, HCA and Ventursome plus some locality funding

Q10 Do you know how many open market units were built? please detail

We plan one for the land owner and one for the CLT

Q11 Do you know how many rented and shared ownership units were built? please detail

We plan ten

Q12 Do you know how many bedrooms the properties have? please detail for open market and affordable if possible.

A mix of 4,3 and 2 plus one 2 bed bungalow

Q13 Were the affordable rented properties let to people with a local connection?

Yes

Q14 were the shared ownership properties sold to people with a local connection to the village?

Some and some to neighbouring parishes

Q15 How long did it take from the point of looking at schemes to the properties being ready for occupation?

currently we are at 5 years I estimate 6-6.5 for occupation if we get planning

Q16 Was this too long?

Yes

Q17 Were there any delays throughout the process, if yes please provide the details.

Main issues were finding someone to sell the land in the parish, funding for pre development work initially and an abortive first attempt with an organisation that brought the idea of a CLT to the Parish Council

Q18 Were there changes that you would make if you did this again. Please detail

NP's help by identifying development land. We would know more about calls for members of the CLT

Q19 What changes or additions do you think that the council should consider through this review. please provide as much detail as possible.

A bank of solicitors familiar with community housing would be good as we have spent a large sum on both the land option and the builders agreement with the CLT members. If it were possible to have draft versions that would be useful.

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 21, 2017 2:04:08 PM
Last Modified: Thursday, September 21, 2017 2:06:20 PM
Time Spent: 00:02:11
IP Address: 86.165.85.191

Page 1: about your scheme

Q1 Please provide your name and address or company name and address

Julian Brazil SHDC

Q2 Who are you responding on behalf of? eg parish council. **personal response**

Q3 Do you know if a housing needs survey was carried out in the village? **Yes**

Q4 Was a housing scheme built in your village **No**

Q5 Which partners or agencies did you work with? **Respondent skipped this question**

Q6 Was a call for sites carried out in the area? **No**

Q7 Did you have issues in finding a site in terms of flooding, drainage, AONB etc? **no**

Q8 Did you receive financial assistance from the council for pre-planning costs? **Yes**

Q9 Did you receive funding for this scheme, if so from who? **Housing Association**

Q10 Do you know how many open market units were built? please detail

2

Q11 Do you know how many rented and shared ownership units were built? please detail

9

Q12 Do you know how many bedrooms the properties have? please detail for open market and affordable if possible.

Respondent skipped this question

Q13 Were the affordable rented properties let to people with a local connection?

Yes

Q14 were the shared ownership properties sold to people with a local connection to the village?

Respondent skipped this question

Q15 How long did it take from the point of looking at schemes to the properties being ready for occupation?

5 years

Q16 Was this too long?

About right

Q17 Were there any delays throughout the process, if yes please provide the details.

Respondent skipped this question

Q18 Were there changes that you would make if you did this again. Please detail

Respondent skipped this question

Q19 What changes or additions do you think that the council should consider through this review. please provide as much detail as possible.

Respondent skipped this question

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, September 22, 2017 5:08:30 PM
Last Modified: Friday, September 22, 2017 5:13:16 PM
Time Spent: 00:04:45
IP Address: 86.155.173.103

Page 1: about your scheme

Q1 Please provide your name and address or company name and address

Dittisham Parish Council

Q2 Who are you responding on behalf of? eg parish council. **Parish Council**

Q3 Do you know if a housing needs survey was carried out in the village? **Yes**

Q4 Was a housing scheme built in your village **No**

Q5 Which partners or agencies did you work with? **Respondent skipped this question**

Q6 Was a call for sites carried out in the area? **Yes**

Q7 Did you have issues in finding a site in terms of flooding, drainage, AONB etc? **no**

Q8 Did you receive financial assistance from the council for pre-planning costs? **no**

Q9 Did you receive funding for this scheme, if so from who? **Respondent skipped this question**

Q10 Do you know how many open market units were built? please detail **Respondent skipped this question**

Q11 Do you know how many rented and shared ownership units were built? please detail **Respondent skipped this question**

Q12 Do you know how many bedrooms the properties have? please detail for open market and affordable if possible.

Respondent skipped this question

Q13 Were the affordable rented properties let to people with a local connection?

Respondent skipped this question

Q14 were the shared ownership properties sold to people with a local connection to the village?

Respondent skipped this question

Q15 How long did it take from the point of looking at schemes to the properties being ready for occupation?

Respondent skipped this question

Q16 Was this too long?

Respondent skipped this question

Q17 Were there any delays throughout the process, if yes please provide the details.

Respondent skipped this question

Q18 Were there changes that you would make if you did this again. Please detail

Respondent skipped this question

Q19 What changes or additions do you think that the council should consider through this review. please provide as much detail as possible.

No houses were built. Although a need was found the participants were not able to fund the construction. The site was withdrawn. .

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 26, 2017 2:12:49 PM
Last Modified: Tuesday, September 26, 2017 2:33:35 PM
Time Spent: 00:20:45
IP Address: 195.2.244.193

Page 1: about your scheme

Q1 Please provide your name and address or company name and address

Jo Flint, Hastoe Housing Association, Fleur De Lis, Middlemarsh Street, Poundbury, Dorset DT1 3GX

Q2 Who are you responding on behalf of? eg parish council. **Registered Provider**

Q3 Do you know if a housing needs survey was carried out in the village? **Yes**

Q4 Was a housing scheme built in your village **Yes**

Q5 Which partners or agencies did you work with?

Frogmore Parish Council, Devon Communities together, South Hams

Q6 Was a call for sites carried out in the area? **Respondent skipped this question**

Q7 Did you have issues in finding a site in terms of flooding, drainage, AONB etc? **yes**

Q8 Did you receive financial assistance from the council for pre-planning costs? **no**

Q9 Did you receive funding for this scheme, if so from who? **Other (please specify):
Hastoe, HCA and SHDC**

Q10 Do you know how many open market units were built? please detail

none yet. Initially granted planning for 1 property, landowner then sought planning for an additional one property

Q11 Do you know how many rented and shared ownership units were built? please detail

9 x affordable rented homes

Q12 Do you know how many bedrooms the properties have? please detail for open market and affordable if possible.

1, 2 and 3 bed homes

Q13 Were the affordable rented properties let to people with a local connection?

Yes - all of them

Q14 were the shared ownership properties sold to people with a local connection to the village?

N/A

Q15 How long did it take from the point of looking at schemes to the properties being ready for occupation?

9 1/2 years

Q16 Was this too long?

Yes

Q17 Were there any delays throughout the process, if yes please provide the details.

Yes. (1) landowner originally to sell site to Hastoe, then chose to change the scheme to VHI after this policy came in. (2) very expensive site to build on, delays with HCA funding and fitting the scheme into our programme (3) delays with landowner ref. agreeing option/land (4) delays at practical completion due to 4 properties being built in wrong location.

Q18 Were there changes that you would make if you did this again. Please detail

Ensure option agreement was in place at start of development process to avoid delays in land transfer

Q19 What changes or additions do you think that the council should consider through this review. please provide as much detail as possible.

I don't believe the VHI has increased the number of potential sites that have come forward to Hastoe, although I could not give and supporting evidence to this statement. The VHI has increased the value landowners expect from their exception sites. Landowner no longer accept £7-10,000 per plot, they now expect several plots with planning permission even on a small site. This is happening across the south west and it is particularly worrying to RP's as construction costs are rising sharply, our rental income is being reduced and grant rates are still limited.

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, September 29, 2017 10:48:43 AM
Last Modified: Friday, September 29, 2017 10:57:04 AM
Time Spent: 00:08:20
IP Address: 213.205.194.118

Page 1: about your scheme

Q1 Please provide your name and address or company name and address

Richard Haigh Bozdown Rattery TQ10 9LJ

Q2 Who are you responding on behalf of? eg parish council. **Parish Council****Q3** Do you know if a housing needs survey was carried out in the village? **Yes****Q4** Was a housing scheme built in your village **Yes****Q5** Which partners or agencies did you work with?

Devon and Cornwall Housing; SHDC

Q6 Was a call for sites carried out in the area? **No****Q7** Did you have issues in finding a site in terms of flooding, drainage, AONB etc? **no****Q8** Did you receive financial assistance from the council for pre-planning costs? **no****Q9** Did you receive funding for this scheme, if so from who? **Housing Association****Q10** Do you know how many open market units were built? please detail

Two

Q11 Do you know how many rented and shared ownership units were built? please detail

Ten

Q12 Do you know how many bedrooms the properties have? please detail for open market and affordable if possible.

Varied from 3 to 1

Q13 Were the affordable rented properties let to people with a local connection?

Yes

Q14 were the shared ownership properties sold to people with a local connection to the village?

Yes, local to S. Devon

Q15 How long did it take from the point of looking at schemes to the properties being ready for occupation?

approx 4 years

Q16 Was this too long?

Yes

Q17 Were there any delays throughout the process, if yes please provide the details.

The initial building contractor failed

Q18 Were there changes that you would make if you did this again. Please detail

Have a more up-to-date housing needs survey; more careful choice of contractor; more control by parish council over design of the houses to fit into village.

Q19 What changes or additions do you think that the council should consider through this review. please provide as much detail as possible.

Listen more carefully to the Parish Council to ensure that the new housing fits in.

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 03, 2017 12:57:06 PM
Last Modified: Tuesday, October 03, 2017 1:21:00 PM
Time Spent: 00:23:54
IP Address: 31.52.133.126

Page 1: about your scheme

Q1 Please provide your name and address or company name and address

Cllr John Green

Q2 Who are you responding on behalf of? eg parish council. **personal response**

Q3 Do you know if a housing needs survey was carried out in the village? **Yes**

Q4 Was a housing scheme built in your village **Yes**

Q5 Which partners or agencies did you work with? **Respondent skipped this question**

Q6 Was a call for sites carried out in the area? **Respondent skipped this question**

Q7 Did you have issues in finding a site in terms of flooding, drainage, AONB etc? **Respondent skipped this question**

Q8 Did you receive financial assistance from the council for pre-planning costs? **Respondent skipped this question**

Q9 Did you receive funding for this scheme, if so from who? **Respondent skipped this question**

Q10 Do you know how many open market units were built? please detail **Respondent skipped this question**

Q11 Do you know how many rented and shared ownership units were built? please detail **Respondent skipped this question**

Q12 Do you know how many bedrooms the properties have? please detail for open market and affordable if possible.

Respondent skipped this question

Q13 Were the affordable rented properties let to people with a local connection?

2 have gone to primary connection of Newton/Noss, and the other 6 have gone to South Hams connections.

Q14 were the shared ownership properties sold to people with a local connection to the village?

Out of the 7 for sale, 5 of the properties were allocated to those with a South Hams connection – 4 being Newton & Noss & 1 being Yealmpton. 1 property was allocated to a Plymouth connection and the final property was allocated to a M.O.D family.

Q15 How long did it take from the point of looking at schemes to the properties being ready for occupation?

Respondent skipped this question

Q16 Was this too long?

Respondent skipped this question

Q17 Were there any delays throughout the process, if yes please provide the details.

Respondent skipped this question

Q18 Were there changes that you would make if you did this again. Please detail

Respondent skipped this question

Q19 What changes or additions do you think that the council should consider through this review. please provide as much detail as possible.

For Shared Ownership properties, I think that it would be worth considering the implications of giving priority to people along the following lines, as I think that there are benefits for society of enabling people to live near to relations and where they have been brought up or have been living in recent years: - A-D housing need for people living in the Parish - A-D housing need for people living in the neighbouring Parishes - E housing need for people living in the Parish who are not able to afford an open market house (as defined by the Help to Buy South West <https://www.helptobuysw.org.uk/Default/FrequentlyAskedQuestions>) - A-D housing need from the rest of the South Hams - E housing need for people living in the neighbouring Parishes - E housing need from the rest of the South Hams