

Luppitt Parish Housing Needs Report



Image credit: Lewis Clarke

Produced by: Devon Communities Together

On behalf of: East Devon District Council

Date: November 2024



**Devon Community
Housing Hub**



Contents

- 1. Executive Summary**
- 2. Aims of the Survey**
- 3. Survey History, Methodology and Response**
- 4. Introduction and Information about Luppitt**
- 5. General Survey Findings**
- 6. Assessment of those wishing to move home within next 5 years**
- 7. Assessment of those in need of affordable housing**
- 8. Housing Aspirations of Older People**
- 9. Conclusions - Future Housing Need for Luppitt**

Please note all documents produced by Devon Communities Together under this Contract are the intellectual property of Devon Communities Together and ownership of such documents will rest with Devon Communities Together. If this document is used by any organisation other than the client to support a development, then a fee will be charged. Details of this fee can be obtained from the Community Housing Coordinator at Devon Communities Together.

Devon Communities Together
1 Northleigh House,
Thorverton Road, Exeter. EX2 8HF
Tel 01392 248919

www.devoncommunities.org.uk

1 Executive Summary

Principal Conclusions

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

Key findings

Affordability

- The survey found 4 households with a local connection in housing need who could not afford to buy or rent on the open market and are not in adequate housing.
- There were a further 2 households who did not provide sufficient details.

Type of Property	Social / Affordable Rented Housing	Low cost home ownership	Totals
1 bedroom property	1	1	2
2 bedroom property	1	0	1
3 bedroom property	0	1	1
Totals	2	2	4

For further detailed analysis please see Section 7.

Housing Needs of Older People

- The majority 65 (76%) of older households have no plans to move.
- One older household wishes to move and remain the Parish, has a local connection and needs affordable housing.

Other Findings

- 214 surveys were delivered and 113 survey forms were returned. The response rate was 53%.

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.

3. Survey history, methodology and response

3.1 History

East Devon District Council in conjunction with Luppitt Parish Council commissioned this survey to assess future local housing need. After discussions with both Councils survey forms were finalised and survey forms were posted to all of the 214 households 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 18th October 2024.

3.2 Methodology

The survey was carried out using a standard methodology. The survey form was in 3 parts. The first section asked questions about the respondents' household and their support for affordable housing. All residents were invited to respond to this part of the survey. The second 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. The third section was aimed at parishioners aged over 55 to gauge the specific needs of older residents.

The methodology is based on identifying actual numbers of households in housing need and is not used to project future need.

3.3 Response

- 214 surveys were returned. An email reminder was sent to those registered for the Parish on the Housing Register with an email address giving further encouragement to complete the survey on 18th October 2024. The response rate was 53%. This is a good response rate.
- The survey achieved its aim of identifying actual households in need. Out of the returned surveys, 18 were returned with some, or all of Part 2 completed.
- 106 respondents stated that they live in the Parish of Luppitt, 1 lived in Honiton and 1 lived in Trull. 5 did not answer the question.

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 Luppitt.

4.1 Overview of Luppitt.

Luppitt is a village and Parish situated in East Devon approximately 5 miles from Honiton, and 22 miles from Exeter. The centre of the village is around 3 miles from the A30. The closest railway station is at Honiton, which is on the main line from Exeter to London Waterloo. Trains run approximately once an hour from Honiton to Exeter and London. The closest bus stop is 2.5 miles away in Dunkeswell with 5 buses per day Monday to Saturday

between Taunton, Dunkeswell, Honiton and Seaton. There is also access to Exeter Airport which is 17 miles away.

The Parish of Luppitt is in the Blackdown Hills National Landscape and includes the hamlets of Luppitt, Beacon, Wick and Shaugh. The main village is situated along Church Hill with some dispersed outlying dwellings and farms. The Parish is agricultural land and woodland with the River Love and the River Otter running through, separated by the ridges of Hartridge, Dumpdon Hill and Luppitt Common.

The designated primary school for Luppitt is in Upottery with the designated secondary school in Honiton. There is a Parish church, and a village hall. The nearest shop and post office is in Dunkeswell. The village hall hosts bingo, quiz nights, fete, flower show and yoga. There is an entertainment committee that organises events such as the Luppitt Christmas Party.

4.2 Population Figures

In the 2021 census the population of the Parish was 550 people living in 190 households (this number only includes homes that have a main resident). More information can be found at <https://www.ons.gov.uk/visualisations/customprofiles/build/>. Details from the 2021 have now been published as estimates and rounded to the nearest 10, which means that the total number of households varies slightly depending on the data set that is being used. As the detailed results from the 2021 Census at Parish level are not yet readily available the following information is taken from the 2011 Census.

The 2011 Census indicates that the usually resident population of Luppitt was recorded as 461 in 202 households. Of these, 172 (85.1%) had at least one usual resident and 30 (14.9%) had no usual residents. This would cover holiday homes, second homes and empty homes.

4.3 Type of Accommodation

In the 2011 Census the types of accommodation in the parish were broken down as in Table 1 below. It is of note that 71% of dwellings are detached houses and bungalows, which usually represent the more expensive end of the housing market, with only 8% terraced houses, bungalows and flats which represent the entry level property type for many aspiring homeowners.

Table 1

Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
143(71%)	42 (21%)	13 (6%)	4 (2%)	0 (0%)	202

4.4 Bedroom numbers

In the 2011 Census the number of bedrooms per dwelling were broken down as in Table 2 below.¹ See note below. It is of note that 4.1% of dwellings with a 'usual resident' are one bedroom homes, whilst there are 29 (16.9%) households from this total that are one person households.

¹ This table only gives details for 172 of the total 202 dwellings. This is because there is no data on bedroom numbers for the 30 empty homes, second homes or holiday lets in this dataset.

Table 2

1 bedroom	2 bedrooms	3 bedrooms	4 or more	Total
7 (4.1%)	28 (16.3%)	71 (41.3%)	66 (38.3%)	172

When viewed together these tables indicate that there is a significant under-representation of semi-detached, terraced houses and flats in the Parish and the proportion of one bedroom homes (4.1%) does not reflect the number of single person households. These are often the types of homes that enable entry to the housing market.

4.5 Property Prices and Rent

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. For open market purchase information on recent house sales and current listings is analysed. For rented housing information on current rent costs provided by respondents to the housing needs survey are compared with rents of properties currently on the market. From this information, we can establish typical housing costs to assess affordability.

When background research was carried out on 1st November 2024² there were 20 properties for sale within one mile of Luppitt (Excluding Honiton) with a value of £800,000 or less on the Rightmove website (see note 2). With a further 16 properties which were Sold STC or under offer. Within one mile of Luppitt there was 1 one bedroom property which was sold STC, 13 two bedroom properties for sale or sold STC, 15 three bedroom homes for sale or sold STC and 7 homes with four or more bedrooms for sale or sold STC. Of all the properties 1 was a terraced house with 1 bedroom, 1 was a flat with 2 bedrooms, 3 were bungalows with 2 bedrooms, 3 were bungalows with 3 bedrooms, 5 were a terraced house with 2 bedrooms, 2 were a terrace house with 3 bedrooms, 3 semi detached houses with 2 bedrooms and 4 semi detached with 3 bedrooms. The remaining homes within 1 mile of Luppitt were 3, 4 or more bedroom detached houses. There was 1 property for sale within Luppitt, a 3 bedroom detached house. This stock profile within 1 mile of Luppitt reflects the characteristics of the area with fewer smaller homes available. Of those that were listed within 1 mile of Luppitt, there was 1 one bedroomed home at £200,000, the cheapest property was a 2 bedroomed home with an asking price of £175,000 and the cheapest 3 bedroom home was £280,000.

Research to establish rental costs was carried out on 1st November 2024 when there were no properties advertised for rent within Luppitt, there were 22 properties within 5 miles of Luppitt. Additionally, information on rent costs was provided by 4 survey respondents who are in private rented accommodation in the Parish. Information on rent levels from both sources has been relied on to establish entry level rent costs in the Parish. It is possible that rent levels for lettings closer to the Parish will be higher due to the lack of homes to rent in the area. There were 4 one bedroom, 5 two bedroomed and 6 three bedroomed rented properties available within 5 miles of Luppitt. It is of note that the local housing allowance is around 43% lower than the estimated entry level cost for 1 bedroom properties, 28% lower for 2 bedroom properties, 9% lower for 3 bedroom homes and 35% lower for 4 bedroom homes, making accessibility even harder for households who are dependent on benefits to meet their housing costs, especially those looking for a 1 bedroom home and those with larger families.

² Information on both properties for sale and rent was taken from Rightmove.co.uk on 1st November 2024. Retirement, Park Homes and properties over £800,000 in value are not included as comparators.

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

Table 3

Size	Property price	Weekly rent	Local Housing Allowance
1 bedroom	£200,000	£215.42	121.97
2 bedroom	£230,000	£219.88	157.64
3 bedroom	£525,000	£208.99	189.86
4 bedroom	£575,000	£392.31	253.15

There are currently 14 council/housing association owned properties recorded within Luppitt. All 14 homes have 3 beds. It is possible that there are more council / housing association properties in the Parish as not all housing associations return information on their stock.

5. General Survey Findings

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

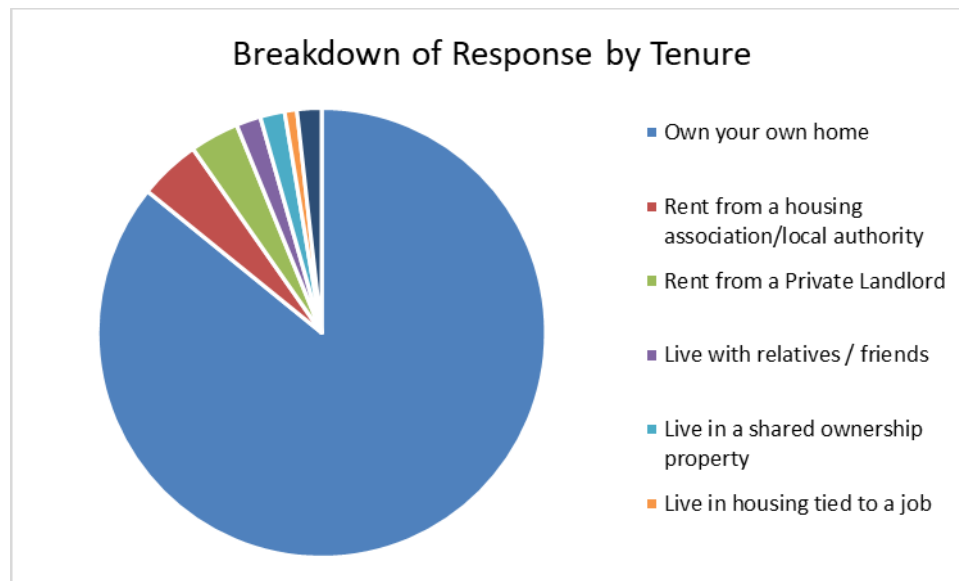
Respondents were asked if they knew of anybody who had to leave the parish in the last 5 years due to lack of suitable housing. They were also asked to indicate if they knew of anyone who was working over 16 hours per week in the Parish and were looking for housing within Luppitt. They were asked to pass on the link to the survey to anybody who was seeking housing in the Parish so that their needs could be incorporated.

- 19 households replied that they did know of someone who had left the Parish due to a lack of suitable housing;
- 5 households responded that they knew of someone who was working in the Parish and needed accommodation in Luppitt.

5.2 Current tenure

Of the 111 respondents who provided details, 97 own their own home and 4 rent from a private landlord. 5 households rent from a housing association or local authority, 2 live with relatives. 2 live in shared ownership properties. 1 lives in a property tied to a job. 2 respondents did not answer the question. Figure 1 shows the breakdown of responses by tenure.

Figure 1



5.3 Main or second home

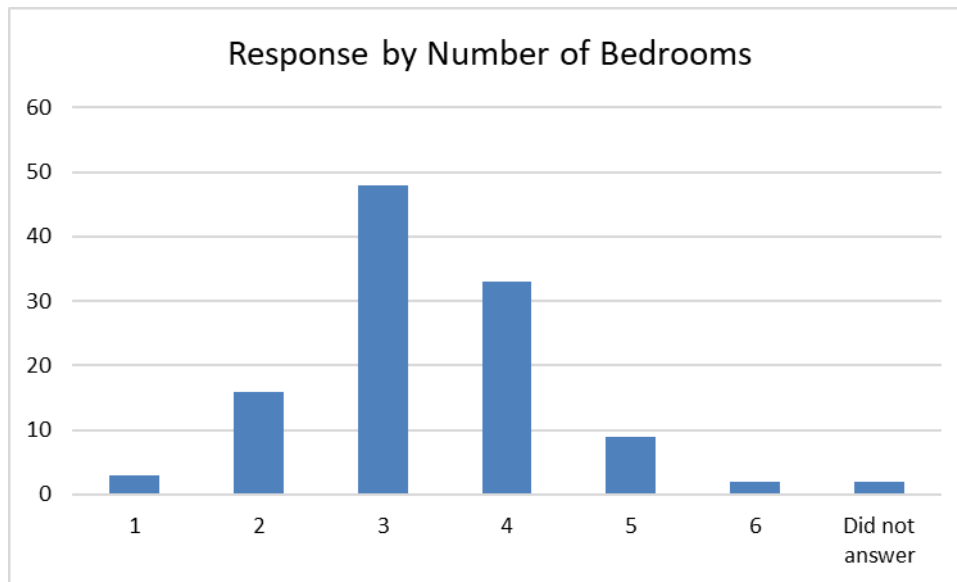
Of the 110 respondents who answered the question 103 stated that they occupied their property as their main home, 4 stated that it was their second home and 3 stated that the property was rented out as a holiday home. 3 respondents did not answer the question.

5.4 Parish of Residence

Respondents were asked which parish they lived in. 106 respondents stated that they live in the Parish of Luppitt, 1 lived in Honiton and 1 lived in Trull. 5 did not answer the question.

5.5 Number of bedrooms in current home

Respondents were asked how many bedrooms their current home has. The responses are shown in Figure 2. 2 respondents did not answer the question.



5.6 Future plans

If respondents indicated that they were intending to move within 5 years they were asked to give a timeframe for this and asked to complete part 2 of the form which includes more detailed questions regarding their housing plans.

- 7 (6.2%) stated they did intend to move within the Parish within the next 5 years
- 100 (88.5%) of those households who answered the question stated they did not intend to move within the Parish within the next 5 years
- 6 (5.3%) households did not answer the question.

6. Assessment of those wishing to move to a new home in Luppitt within the next 5 years

Part 2 of the survey was aimed at those who expect to move home within the next 5 years and remain in Luppitt Parish. It includes all households including older households. It asked questions about size and make-up of the new household, local connection and financial circumstances. This information helps identify the number of households that require both open market and affordable housing in the parish and the size, tenure and type of homes required.

7 respondents indicated that they were intending to move within the Parish within the next 5 years, however 18 respondents completed some or all of Part 2 of the survey. The needs of these 18 households have been included in this section of the survey.

6.1 Minimum bedroom preference

Respondents were asked the minimum number of bedrooms they would require in their new home. Table 4 below shows the breakdown. It should be noted that this reflects the preferences of the respondents rather than their eligibility. 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. 8 respondents did not answer the question.

Table 4

1 bedroom	2 bedroom	3 bedroom	4+ bedroom
0	5	3	2

6.2 Timescales for moving

Households completing this part of the form were asked to identify when they would need to move. 7 households did not answer the question.

- 2 of the households indicated a current need to move.
- 4 households indicated a need to move within the next 1-3 years.
- 5 households indicated a need to move within the next 3-5 years.

6.3 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. Respondents could select more than one option. 3 of the 6 respondents indicating that they would like open market housing were only interested in this tenure option. 2 households were only interested in affordable rented housing and 1 further household were only interested in either affordable / social rented or rent to buy. The results are shown in table 5.

Table 5

Shared ownership/ equity	Affordable housing for rent	Self- build	Discount market	Rent to buy	Open market
4	5	2	3	3	6

6.4 Reasons for moving

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

Table 6

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	2
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	0
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	0
Sharing kitchen and / or bathroom	0
Need to move for work	1
Need to be closer to support from family / carers / child care	5
Other - different amenities	1
Other-Relationship Breakdown	0
Other - bigger garden	0

Other - general comments	4
--------------------------	---

6.5 Budget for new home

Respondents were asked about their budget. Table 7 below shows the breakdown of replies. 8 respondents did not answer the question.

Table 7

Less than £150,000	£150,001 - £200,000	£200,001 - £250,000	£250,001 - £300,000	£300,001 - £350,000	£350,001 +
3	3	1	0	0	3

As can be seen in table 3 the average entry level property prices in the Parish are £200,000 for a 1 bed, £230,000 for a 2 and £525,000 for a 3 bed home

7. 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.

7.1 Exclusions

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

- They stated they were only interested in open market housing;
- They gave insufficient details to assess their eligibility;
- They already own their own home so do not qualify for affordable housing.
- Indicated that despite completing Part 2 they wish to move away from Luppitt

This leaves 4 households who have been assessed for affordable housing. 2 of these households are in local authority / housing association homes, 1 was in private rented accommodation and 1 didn't answer the question.

7.2 Local Connection

To qualify for affordable housing within the Luppitt Parish, respondents must have a local connection. This connection is determined by East Devon Council and is set out below:-

Local connection requirements to occupy affordable housing on a Rural Exception Site
Local connection to the parish or parish grouping (in order of priority)

- Persons who have been permanently resident therein for a continuous period of three years out of the five years immediately prior to the affordable dwelling being offered to them; or
- Being formerly permanently a resident therein for a continuous period of five years at some time in the past
- Having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least 12 months immediately prior to being offered the affordable dwelling; or

- iv) Persons who can demonstrate a close family connection to the District in that the person's mother, father, son, daughter or sibling has been permanently resident therein for a continuous period of five years immediately prior to the affordable dwelling being offered to them and where there is independent evidence of a caring dependency relationship

All 4 of the households identified have a current local connection.

7.3 Housing Options

Of the 18 households that completed Part 2, 14 have been excluded for the reasons given in Paragraphs 7.1. This leaves 4 respondents who require an assessment to establish whether there is a housing need by carrying out an affordability assessment. All of whom have a local connection. The housing options of all 4 households 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.

The breakdown of housing needs of the 4 households that were identified as having a need for affordable housing are shown in Table 8.

Of the 2 households that were identified as needing a one bedroom home 1 preferred a two bedroom home, but this was not financially viable for them.

1 of the 4 households identified are older (over 55) households and their needs have been included in the section regarding older persons housing need. This household has a local connection.

Table 8

	1 bedroom	2 bedroom	3 bedroom
Social / Affordable rent	1	(1)	1
Low cost home ownership	1	0	0

7.4 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 (DHC). Applicants are given a banding from A to E depending on their level of need. A breakdown of the number of applicants on the housing register (Devon Home Choice) is provided below. Applicants can be registered for a Parish without having a local connection. All of the applicants for whom there was an available e-mail address (6 out of the 7) were written to separately to encourage them to complete the survey.

Table 9

Devon Home Choice band	1 bed	2 bed	3 bed	4 bed	5 bed	TOTAL
Band A (Emergency Need)	0	0	0	0	0	0
Band B (High need)	0	0	0	0	0	0
Band C (Medium need)	0	0	0	1	0	1
Band D (Low need)	1	0	0	0	0	1
Band E (No need)	1	1	2	1	0	5
TOTAL	2	1	2	2	0	7

7.5 Housing Mix

The suggested mix of housing is shown in Table 10 below. This takes account of the family makeup as declared on the survey form and the type of housing required. A definition of the tenure types is provided in the footnote below.³

Table 10

Type of Property	Social / Affordable Rented Housing	Low-cost home ownership	Totals
1 bedroom property	1	1	2
2 bedroom property	1	0	1
3 bedroom property	1	0	1
Totals	2	1	4

8. Housing needs and aspirations of older residents

Part 3 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. In East Devon 30.4% of people are aged over 65, and 4.7% of people are aged over 85. (ONS Local Authority Aging Statistics, mid year population estimates June 2020)

86 (76%) of respondents had a least one member of the household that was aged 55 or over and completed Part 3 of the survey.

8.1 Age of Respondents to Part 3 of the survey

Respondents were asked to give their age in 10 year bands. The breakdown is shown in table 11 below.

Table 11

Age Group of individuals within household	55-65	66-75	76-85	Over 86
Number	44	58	39	6

8.2 Future Housing Plans

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

- 9(10%) households plan to move within the next five years. Of these, 1 household would like to remain in Luppitt, 5 are planning to move away from the Parish but remain in East Devon, 1 plans to move further away but remain in Devon, and 2 plan to move away from Devon.

³ Rented Housing – the rent for the property equates to between 60% and 80% of Open Market Value (OMV)
Low Cost Home Ownership – any product which enables a household to own a portion of their home.

- Of the remaining respondents 12 (14%) have considered moving, but do not expect to do so within the next 5 years, 64 (74%) have no plans to move and 1 did not answer the question in section 3.

8.3 Adaptability of current home

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

- 50 households said their home was adaptable
- 27 households said their home was not adaptable
- 9 did not answer the question.

8.4 Type of Accommodation preferred by older persons

Older households who were expecting to move at some point were asked what type of accommodation they anticipated moving to. Most respondents 65 (76%) either did not expect to move or did not answer the question. Of those that did anticipate a move 13 preferred a home better suited to their needs but not specially designed for older people, 0 preferred a home specially designed for older people and 0 were expecting their move to be to a residential or nursing home. Preferences are shown in Table 12 below.

Table 12

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	13
A home specially designed for older people	1
A residential or nursing home	0

The preference for accommodation which is suited to older person's needs but is not specially designed for older people is of note. There is a preference for a property that is designed for accessibility, but not for designated older persons accommodation.

8.5 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 13.

Table 13

Most important consideration	Number
Need to downsize to a smaller more manageable home	15 (7)
Need to be near family / carers / support	11 (2)
Proximity to shops/amenities	9 (4)
Need one level for medical reasons	8 (2)
Proximity to public transport	7 (4)
Cheaper running costs	3 (3)

The most important considerations overall were that older persons wished to move to a property which is smaller and more manageable, need to be near family / carers / support, with proximity to amenities, needing one level for medical reasons and public transport also being an important consideration.

8.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of older households 65 (76%) have no plans to move home. The parish does have a small number (9) of older households who wish to move in the next 5 years, 1 of whom want to move within the Parish. The main drivers for those who anticipate moving at some point are having a smaller, more manageable home and being close to family / carers / support. There is a preference for a home which is suitable for older people, but not necessarily specifically designed for this age group.

The survey indicates that 1 household that expect to move home within the next 5 years and remain in Luppitt will need affordable housing in the Parish. These have been included within the numbers detailed in the affordability section (table 10). The remaining households have stated that they already own their own home.

9. Conclusion - Future Housing Need for Luppitt

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 that there is currently a need for at least 4 units of affordable housing within the next 5 years.

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 may be necessary to refresh the survey.