

Parish of Broadhembury Housing Needs Report



Produced by: Devon Communities Together

On behalf of: Broadhembury Parish Council

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1 Executive Summary

Principal Conclusions

The survey findings have been correlated with the DHC Register, and it was found that there are 4 households in housing need who could not afford to buy or rent in the open market.

Key findings

Affordability

- The survey found 4 households in housing need who could not afford to buy or rent in the open market.

Size of property required

- 3 x 1 or 2 bedroom properties for single people¹
- 1 x 2 bedroom property for a family

Tenure

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

Other Findings

- The survey achieved its aim of identifying actual households in need and gauging the support of the wider community. 295 surveys were delivered and 122 survey forms were returned. The response rate was 41%.
- 93% of those who answered the question said they would be in favour of building a small number of homes for local people as per the statement provided by the Community Land Trust. 16 households did not answer this question.

¹¹ Although single people are only entitled to 1 bedroom under Devon Home Choice policy, 2 bedroom properties are often built as they allow for the household to grow and also provide a spare bedroom.

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 BNCLT, Parish Council and District Council with future planning for the parish.

3. Survey history, methodology and response

3.1 History

Broadhembury Neighbourhood Land Trust (BNCLT) came into being when it received approval from the Financial Conduct Authority on 30th October 2020. Amongst the aims of BNCLT are to meet the needs for affordable housing in Broadhembury Parish with sensitivity to the historical and rural landscape that already exists, building only what is required. The housing built will be owned in perpetuity by the BNCLT to allow those with a strong local connection to remain in the parish.

As the first step in the process, Broadhembury Parish Council decided to carry out a survey to assess future local housing need. After discussions with the Rural Housing Enabler from Devon Communities Together it was agreed to proceed with the survey. Survey forms were finalised and 295 forms were hand delivered to every household in the parish. Parishioners were able to return the survey in a reply paid envelope. The deadline for the return of the survey was 31st October 2020.

3.2 Methodology

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

The survey form was in 2 parts. The first section asked a limited number of questions about the 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, wish to remain living in the parish and who believe they will need affordable housing. A reminder was also sent to those on the Devon Home Choice register who did not complete a survey form.

3.3 Response

- 122 surveys were returned, which is a response rate of 41% of all dwellings surveyed. This figures includes 7 responses on Survey Monkey.
- Out of the 122 returned surveys, 8 were returned with Part 2 completed.
- All 118 respondents who answered the question relating to which parish they lived in are resident in Broadhembury Parish.

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 Broadhembury Parish

4.1 Overview of Broadhembury Parish

Broadhembury is a rural parish located approximately 5 miles north west of Honiton. The parish consists of the main village of Broadhembury, the village of Kerswell and smaller hamlets of Luton, Colliton, Crammer and St.Andrew's Wood with the rest of the parish being made up of agricultural land. About a third of the parish, including the main village, lies within the Blackdown Hills Area of Outstanding Natural Beauty.

Amenities include a Parish Church, Memorial Hall, public house, primary school and Post Office.

The Memorial Hall is used for art groups, exercise classes and short mat bowls and can be hired out for functions including weddings.

The village has good transport links, lying approximately 5 miles equidistant between the A30 and M5. There are bus services to Honiton (3 days a week) and Exeter (1 day a week). There is a mainline railway station at nearby Honiton.

4.2 Population Figures

In the 2011 census the usually resident population of Broadhembury Parish was recorded as 708 in 306 households. 10 of these households had no usual resident so were either empty, holiday homes or second 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. The largest category by far is detached houses or bungalows. There are few terraced houses or flats.

Table 1

Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
163	95	31	5	2	296

4.4 Bedroom numbers

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

Table 2

1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more	Total
16	40	133	80	27	296

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 first time buyers, those wishing to downsize or those on low incomes to buy or rent.

4.5 Property Prices and Rent

² These tables only give details for 296 dwellings. This is because there is no data for empty homes in these datasets.

In the last 2 years the Land Registry has recorded 14 property sales in the parish. The average price of properties whose value was shown was £413,212. Prices ranged from £187,550 to £850,000.

At the time of writing this report there were 3 property listings in Broadhembury Parish on the Rightmove website. The cheapest house on the market at the moment is a 2 bedroom property for £300,000.³ There are no properties to rent on the same website. The sales and rental situation again indicates the lack of suitable cheaper property in the parish for first time buyers, people on lower incomes or those wishing to downsize.

To assess whether a household can afford to buy a home in Broadhembury on the open market it is necessary to look at the cost of an entry level property. 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. As there were so few sold properties or properties for sale or rent on the open market at the time of writing this report, data has also been taken from surrounding rural parishes.

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

Table 3

Size	Property price	Weekly rent
1 bedroom	£180,000	£130
2 bedroom	£200,000	£150
3 bedroom	£250,000	£180

There are currently 24 council/housing association owned properties in Broadhembury. Only 3 have been let in the last 2 years. Therefore lettings of current affordable housing stock will have little impact on future need figures.

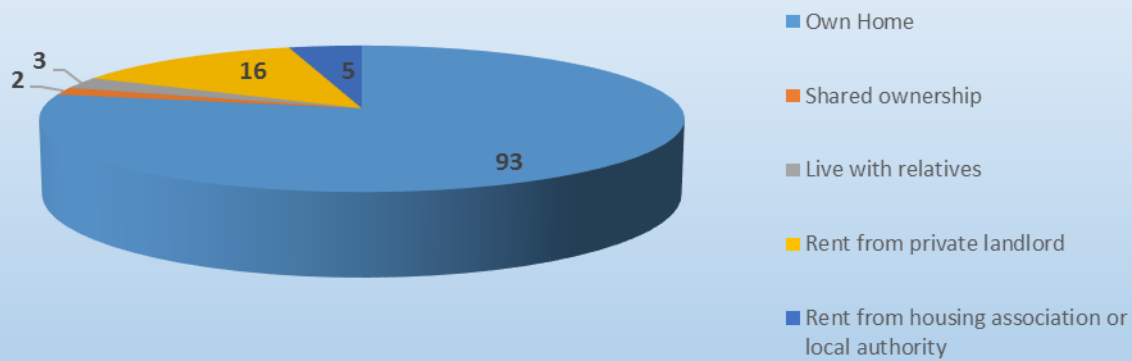
5. General Survey Findings

5.1 Current tenure

Of the 119 respondents who provided details, 93 (78.1%) own their own home, 16 (13.5%) rent from a private landlord and 5 (4.2%) rent from a housing association. The remaining 5 households (4.2%) are made up of 2 shared ownership and 3 living with relatives. Figure 1 overleaf shows the breakdown of tenure.

³ Property data correct as of 3/11/20

Fig 1 : Current Tenure



5.2 Main (primary permanent) or second home

None of the respondents were second home owners.

5.3 Location of main primary permanent home

All of the respondents who answered the question (4 did not) said that Broadhembury is the location of their primary permanent home.

5.4 Number of bedrooms in current home

Respondents were asked how many bedrooms their current home has. The replies are shown in Table 4 below. 1 household did not specify.

Table 4

Number of bedrooms	1	2	3	4+
Respondents	4	15	45	57

5.5 Ownership/tenancy of property not in Broadhembury Parish

Respondents were asked if they owned or rented any property elsewhere and, if so, where. 19 stated that they did.

- 8 had properties elsewhere in Devon
- 8 had properties elsewhere in England
- 2 had properties abroad.
- 4 did not specify a location.

This totals 24 as 3 households had more than 1 property elsewhere.

5.6 Community Land Trusts (CLTs)

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

- 27 households showed an interest and 26 left contact details.

5.9 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.

- 8 households replied that they did know of someone

5.10 Future plans

Respondents were asked whether they intended to move home within the next 5 years and wished to remain in Broadhembury Parish. If they answered Yes to this question they were asked to complete Part 2 of the form.

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

5.11 Adaptability of current home

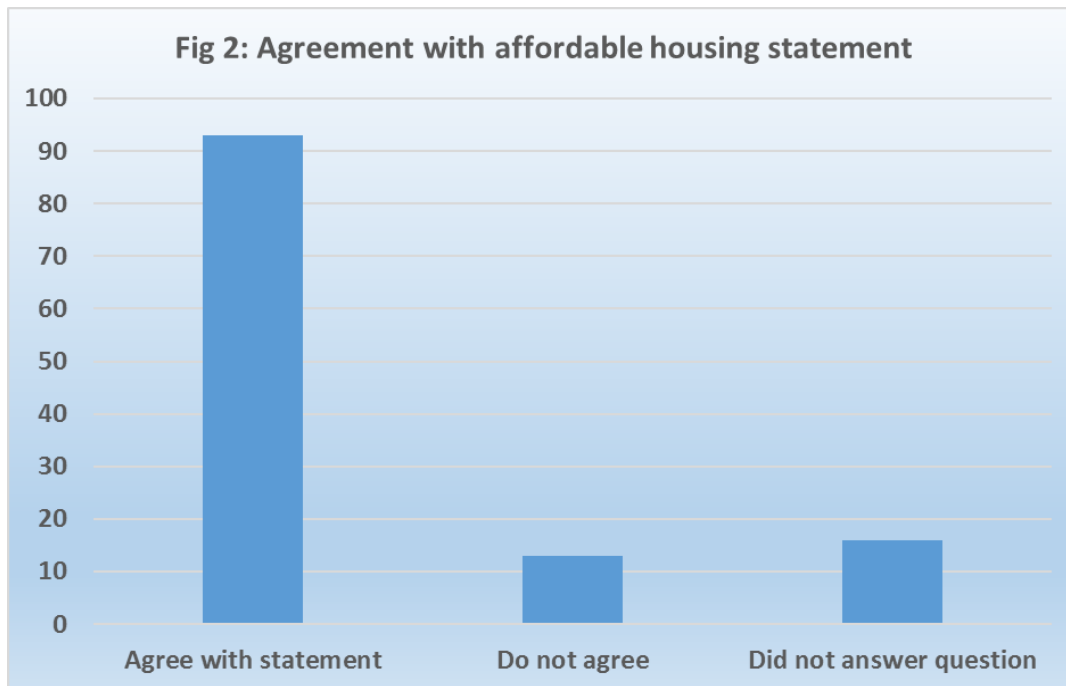
Respondents were asked if their current home was adaptable to their future needs.

- 83 households believe that their home was adaptable
- 33 households believed that their home was not adaptable
- 6 did not answer the question

5.12 In favour of small scale development

Respondents were asked if they agreed with the statement *“In order to preserve the unique, historic and rural character of Broadhembury Parish it is necessary to ensure any new affordable homes made available are designed and located very sensitively. Only what is essential will be built. A cluster of housing will not be built. Instead, the intent is to distributed what is needed in order to preserve the character and balance of the Parish. Also, those affordable homes should be provided only for people that have a strong connection to Broadhembury Parish and that they should be provided by a CLT”*.

93 (88%) of those who answered the question said they did agree with the statement. 13 (12%) did not agree. It should be noted that 16 households did not respond to this question. Fig.2 overleaf shows the breakdown.



18 comments were provided for this question. These have been provided to the Parish Council and BNCLT on a separate document.

5.13 General Comments

Respondents were asked to give any additional comments on affordable housing, the survey or the role of the BNCLT.

22 respondents made comments. These will be provided to the Parish Council and BNCLT on a separate document.

6. Assessment of those in affordable housing need

Part 2 of the survey was aimed at those who expect to need to move to an affordable home within the next 5 years and wish to remain in Broadhembury Parish. 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 affordable housing in the parish and the size and type of homes required.

8 Part 2 forms were received.

6.1 Exclusions

The 8 households who completed Part 2 of the survey have been assessed. 2 have been excluded for the following reasons :-

- 1 is too young to be allocated affordable housing
- 1 wishes to move away from Broadhembury parish

This leaves 6 who are eligible for affordable housing and wish to remain in the parish.

6.2 Local Connection

In order to qualify for affordable housing, respondents must have a local connection to Broadhembury Parish. This connection is determined by East Devon District Council and is set out below:-

Local connection means one or more of the following connections in priority order in respect of parishes or the parish grouping⁴:

- i) 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
- ii) being formerly permanently resident therein for a continuous period of five years at some time in the past
- iii) 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 twelve (12) months immediately prior to being offered the Affordable Dwelling;
- 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.

2 of the respondents do not have this connection so have been excluded from the final figures, leaving 4 households who are eligible for affordable housing and meet the local connection criteria.

6.4 Minimum bedroom requirement

Respondents were asked the minimum number of bedrooms they would require in their new home. Table 5 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.

Table 5

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

6.5 Timescales for moving

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

- 1 household indicated a need to move now or within 12 months.
- 3 households indicated a need to move within the next 1-3 years.

6.6. Reasons for moving

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

Table 6 overleaf shows why households need to move.

⁴ Parishes grouped with Broadhembury for planning purposes are Awliscombe, Payhembury and Plymtree.

Table 6

Reason for wishing to move	No of respondents
Need to move to a home with fewer bedrooms	3
Sharing kitchen or bathroom facilities	3
Home is in poor condition	2
Other (want to buy)	1

6.7 First choice of parish to move to

Respondents were asked which would be their first choice of location within the parish if they moved into affordable housing.

- 2 wished to live in Broadhembury village (1 x 1 bedroom and 1 x 2 bedroom property)
- 2 wished to live in Kerswell (2 x 1 bedroom properties)

6.8 Budget for new home

Respondents who wished to purchase a home were asked what their budget would be.

- All 4 stated their budget was less than £200,000

6.9 Housing Options

The housing options available to the 4 households in need are now given consideration.

Respondents provided information on income and savings which allows an assessment of what the household can afford to pay for their accommodation.

- 3 earned less than £20,000 per year
- 1 earned between £30,000 - £35,000

Given the financial circumstances of the households in need, all would be eligible for affordable rented property. 1 may also be able to afford a low cost home ownership property.

6.10 Other evidence of housing need

As well as this survey other evidence of housing need is also 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 14 households resident in the parish registered on Devon Home Choice. Details are set out below.

Table 8

Devon Home Choice band	1 bed	2 bed	3 bed	4 bed	Total
Band A (Emergency need)	0	0	0	0	0
Band B (High)	0	0	0	1	1
Band C (Medium)	2	2	0	1	5
Band D (Low)	3	0	0	0	3
Band E (No Housing Need)	4	1	0	0	5
Total	9	3	0	2	14

Only 1 of the households who are registered on Devon Home Choice completed the survey. Due to this apparent disparity, all those who are registered with Devon Home Choice and living within the parish were contacted separately by email and a further 2 replies were received. 1 of

these had already been rehoused and the other wished to leave the parish. Therefore the Devon Home Choice applicants do not change the final number of households in need.

6.11 Housing Mix

The suggested mix of housing is shown in Table 9 below. This takes account of the family makeup as declared on the survey form and the type of housing required.

The 2 bedroom household may be able to afford a low cost home ownership, however it is understood that the BNCLT wishes to provide affordable rented property only.

Table 9

Type of Property	Affordable Housing for Rent	Totals
1 or 2 bedroom property for single people	3	3
2 bedroom property for families	1	1
Totals	4	4

7. Conclusion - Future Housing Need for Broadhembury

Overall, it must be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving. Any provision of affordable housing, would, by necessity, need to take account of this. However, given the level of response to the survey, and in spite of the potential for circumstances to change, the Parish Council and BNCLT can feel confident in the results of this survey. The survey has identified a need in the near future for 4 units of affordable housing.

Any further action taken towards meeting this housing need will require the support of the wider community. Should the Parish Council wish to address the identified housing need, the Rural Housing Enablers are available to help identify potential sites, conduct site appraisals and facilitate the process of identifying potential development partners as well as any other ongoing assistance that may be required.

As the needs of households are constantly evolving the level and mix of need in this report should be taken as a guide. In particular it may be appropriate to vary the mix of sizes provided. This report remains appropriate evidence of need for up to five years. However if there is a significant development of affordable housing in the 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.

Recommendation

It is recommended that the Parish Council:

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

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