

# Parishes of Brampford Speke and Upton Pyne Housing Needs Report



Produced by: Devon Communities Together

On behalf of Brampford Speke and Upton Pyne Parish  
Councils

Date May 2021



## Contents

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

Please note that this document is the intellectual property of the Devon Rural Housing Partnership. If this document is used by any organisation to support a development then a fee will be charged. Details of this fee can be obtained from the Rural Housing Enabler at Devon Communities Together.

Devon Communities Together  
Units 73 & 74 Basepoint Business Centre,  
Yeoford Rd, Exeter EX2 8LB  
Tel 01392 248919

[www.devoncommunities.org.uk](http://www.devoncommunities.org.uk)

# 1 Executive Summary

## Principal Conclusions

The survey identified a need for 9 affordable homes within the next 5 years.

## Key findings

### Affordability

- The survey found 8 households in housing need who could not afford to buy in the open market.
- 1 additional reply was received from a household on Devon Home Choice.

### Tenure

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

### Size of Property Required

- 6 x 1 or 2 bedroom properties for singles / couples
- 2 x 2 bedroom properties for families
- 1 x 4 bedroom property for a family

## Other Findings

- 423 surveys were delivered and 122 survey forms were returned. The response rate was 29%.
- 79% of those who answered the question said they would be in favour of a small development of affordable housing for local people. 15 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 2 parishes and those wishing to return.
- To establish the general level of support for new homes in the 2 parishes with an emphasis on homes for local people with housing needs.
- To establish the views of the whole community on future housing in the 2 parishes.
- To assist the Parish Councils and District Council with future planning.

## 3. Survey history, methodology and response

### 3.1 History

Brampford Speke and Upton Pyne Parish Councils decided to carry out a survey to assess future local housing need. After discussions with the Rural Housing Enabler survey forms were finalised and 423 forms were hand delivered to every household in the 2 parishes. Residents 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 May 2021.

### 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 residents 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 1 of the 2 parishes. 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. 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 29% of all dwellings surveyed.
- The survey achieved its aim of identifying actual households in need. Out of the 122 returned surveys, 15 were returned with Part 3 completed.
- 56 of the respondents live in Upton Pyne, 57 live in Brampford Speke and 7 live elsewhere. 2 did not specify.

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 Brampford Speke and Upton Pyne

### 4.1 Overview of Brampford Speke parish

Brampford Speke is a rural parish located in East Devon, approximately 4 miles to the north of Exeter. The parish has one settlement, Brampford Speke village, with the rest of the parish being given over to agricultural land.

The village has a Parish Church, Baptist Chapel, village hall, primary school and public house. Local organisations include a Womens Institute group, Neighbourhood Watch and Twinning Association. A mobile library also calls monthly.

There are no bus services to the village but road links are reasonably good with the village being located between the A377 road and the M5.

#### 4.2 Overview of Upton Pyne parish

Upton Pyne is located to the immediate west of Brampford Speke. It has 2 distinct settlements, Upton Pyne village and Cowley. Cowley lies to the south of the parish just north of Exeter with Upton Pyne lying to north of the parish, approximately 3 miles north of Exeter. As with Brampford Speke the majority of the parish is made over to agriculture.

The parish has a parish church and village hall (located in Upton Pyne village) and a pub/restaurant and large garden centre (located in Cowley).

Local organisations are based around the village hall and include various exercise classes, Art Group, Garden Club and Whist drives. There is a social club which is home to darts, skittles and dominoes.

The village of Upton Pyne is only served by a once weekly bus service to Witheridge. However, as the village of Cowley is situated on the main Exeter - Crediton road (A377) it has numerous bus services linking it to Exeter and larger towns such as Crediton, Barnstaple and Bideford.

#### 4.3 Population Figures

In the 2011 census the usually resident population of Brampford Speke was recorded as 419 in 176 households. The usually resident population of Upton Pyne was recorded as 483 in 236 households.

#### 4.4 Type of Accommodation

In the 2011 Census the types of accommodation in the 2 parishes was 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

Parish	Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
Brampford Speke	95	53	18	2	1	169
Upton Pyne	100	50	52	20	1	223
<b>Total</b>	<b>195</b>	<b>103</b>	<b>70</b>	<b>22</b>	<b>2</b>	<b>392</b>

#### 4.5 Bedroom numbers

In the 2011 Census the number of bedrooms per dwelling was broken down as in Table 2 below.<sup>1</sup> The vast majority of homes have between 3 and 4 bedrooms with very few smaller 1 bedroom properties. 2 dwellings were recorded as having no bedrooms.

<sup>1</sup> These tables only give details for 392 dwellings, this is because there is no data for empty homes in this dataset.

Table 2

Parish	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more	Total
Brampford Speke	9	31	66	41	22	169
Upton Pyne	21	43	82	51	24	223
<b>Total</b>	<b>30</b>	<b>74</b>	<b>148</b>	<b>92</b>	<b>46</b>	<b>390</b>

When viewed together these tables show that there is a lack of smaller, cheaper accommodation in the 2 parishes 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.

#### 4.6 Property Prices and Rent

In the last 2 years the Land Registry has recorded 16 property sales in the 2 parishes. The average price of properties was £406,000. Prices ranged from £162,000 for a 1 bedroom property to £670,000 for a 5 bedroom property.

There are currently 2 property listings on the Rightmove website, a 4 bedroom house in Brampford Speke and a 2 bedroom flat in Cowley. These properties are on the market for £485,000 and £240,000 respectively.<sup>2</sup>

To assess whether a household can afford to buy 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 no one bedroom properties for sale or rent on the open market at the time of writing this report therefore data has been taken from surrounding rural areas.

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

Table 3

Size	Property price	Weekly rent
1 bedroom	£160,000	£120
2 bedroom	£250,000	£140
3 bedroom	£300,000	£180

There are currently 45 council/housing association owned properties in Brampford Speke and Upton Pyne (18 in Brampford Speke and 27 in Upton Pyne). 4 have been let in the last 2 years (2 in each parish). Therefore lettings of current affordable housing stock will have little impact on future need figures.

## 5. General Survey Findings

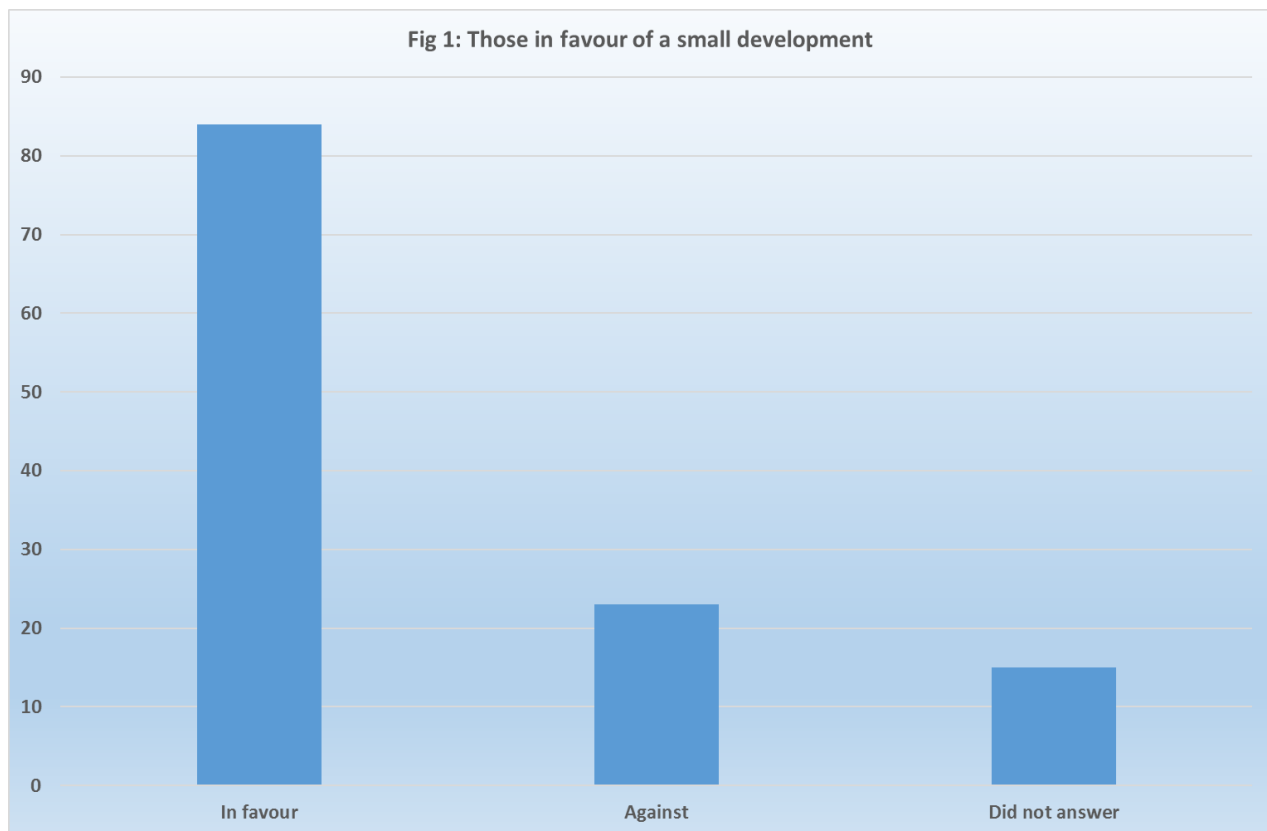
### 5.1 In favour of a small local development

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. 78% of those answering the question

---

<sup>2</sup> Data correct as of 27/4/21

said they would be in favour. 22% said they were against any development. It should be noted that 15 households did not respond to this question. Fig.1 below shows the breakdown.



## 5.2 Site suggestions and general comments

29 individuals made suggestions for possible housing sites within the 2 parishes and made more general comments about housing in the area. These suggestions and comments will be made available to the Parish Councils on a separate document.

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

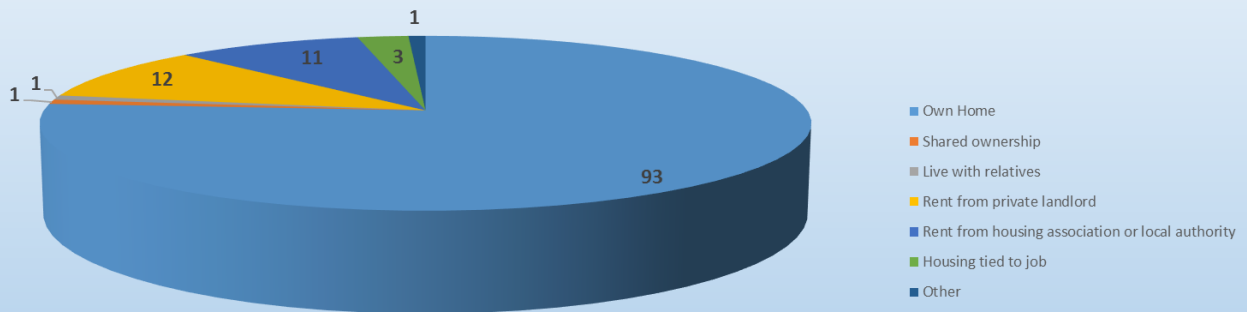
Respondents were asked if they knew of anybody who had had to leave the 2 parishes in the last 5 years due to lack of suitable housing.

- 9 households replied that they did know of someone

## 5.4 Current tenure

All 122 respondents provided details. 93 (77%) own their own home, 12 (9%) rent from a private landlord and 11 (9%) rent from a housing association. The remaining 6 households (5%) are made up of 3 households living in tied housing, 1 living in a shared ownership property, 1 living with relatives and 1 other (not specified). Figure 2 below shows the breakdown of tenure.

**Fig 2: Current Tenure**



**5.5 Main or second home**

2 of the respondents were second home owners.

**5.6 Parish of Residence**

Respondents were asked which parish they lived in.

- 57 lived in Bramford Speke
- 56 lived in Upton Pyne
- 7 lived elsewhere - 1 in Crediton and 1 in Exeter. The others did not specify.
- 2 did not answer the question.

**5.7 Number of bedrooms in current home**

Respondents were asked how many bedrooms their current home has. The replies are shown in Table 4 below. 2 did not specify.

**Table 4**

Number of bedrooms	1	2	3	4+
Respondents	11	7	52	50

**5.9 Community Land Trusts (CLTs)**

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

- 11 households expressed an interest
- 3 were already members and the other 8 left contact details

## 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 and by 22% in East Devon during that period.

126 people answered Part 2 of the survey from 85 households with at least one member over the age of 55. This is 70% of the total respondents.

### 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 5 below, the majority of those who replied (77%) were aged between 55 and 75.

Table 5

Age Group	55-65	66-75	76-85	Over 85
Number	40	57	18	11

### 6.2 Future Housing Plans

Households were asked about their future housing plans.

- 14 households plan to move within the next five years. Of these, 5 would like to remain in Brampford Speke or Upton Pyne.
- None of these 5 household will need need affordable housing. 6 further households expect to move after five years.
- 63 have no plans to move at the moment.
- 1 household did not answer the question.

### 6.3 Adaptability of current home

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

- 52 households said their home was adaptable
- 22 households said their home was not adaptable

### 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 preferred a home better suited to their needs but not designed for older people. Preferences are shown in Table 6 below.

Table 6

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	25
Home specially designed for older people	1
Residential / nursing home	2

### 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 reasons are listed below in Table 7.

**Table 7**

<b>Most important consideration</b>	<b>Number</b>
Need to downsize to a smaller more manageable home	17
Proximity to shops/amenities	13
Cheaper running costs	11
Proximity to public transport	11
Need to be near family / carers	9
Need one level for medical reasons	5

The two most important considerations were that older persons wished to move to a smaller property closer to shops and amenities.

### **6.6 Conclusion - Older Persons Needs**

The older persons' survey shows that the majority of households (74%) have no plans to move home. However, the 2 parishes do 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.

None of the 5 households that expect to move home within the next 5 years and remain in Bramford Speke or Upton Pyne are eligible for affordable housing. All would require open market housing. Small open market bungalows, flats and houses can be built, however, developers who build open market homes do not usually attach any kind of local connection covenant as this reduces the value of the homes. This means that any open market properties cannot be guaranteed for local people.

Meeting the housing needs of this group of people should be given further consideration.

## **7. Assessment of those wishing to move to a new home in Bramford Speke or Upton Pyne 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 Bramford Speke or Upton Pyne. 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 2 parishes and the size, tenure and type of homes required.

16 households returned Part 3 of the form and 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 8 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 8**

<b>1 bedroom</b>	<b>2 bedroom</b>	<b>3 bedroom</b>	<b>4 bedroom +</b>
1	9	3	3

## 7.2 Timescales for moving

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

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

## 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 9 below. Respondents could choose more than one option.

Table 9

Shared ownership/ equity	Affordable housing for rent	Self-build	Discount market	Rent to buy	Open market
3	9	2	6	8	8

## 7.4 Reasons for moving

Respondents were asked why they wished to move home. They could tick more than one box. Table 10 shows why households need to move

Table 10

Reason for wishing to move	No of respondents
Need to move to a home with more bedrooms	5
Struggling to afford current home	5
Need to downsize to a home with fewer bedrooms	4
Need to move for health/mobility reasons	1
Will be leaving home and do not expect to be able to rent or buy privately	2
Private tenancy ending	1
Sharing facilities with another household	1
Wish to move back to the parish and have a strong local connection	2
Need to move for work	1
Other (more outdoor space, changing circumstances and need accommodation for farm worker)	3

## 7.5 Budget for new home

Respondents who wished to purchase a home were asked about their budget. Table 11 below shows the breakdown of replies.

Table 11

£150,000 - £200,000	£200,000 - £250,000	£250,000 - £300,000	£300,000 - £350,000	£350,000 +
3	5	1	1	3

## 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 2 parishes, based on their household income and savings.

### 8.1 Exclusions

All 16 of the households who expressed a need to move within the next 5 years and remain in Brampford Speke or Upton Pyne have been assessed and 7 have been excluded:-

- 3 could afford to buy on the open market and wanted this type of housing
- 4 already own their own home so do not qualify for affordable housing

This leaves 9 who would qualify for affordable housing.

### 8.2 Local Connection

In order to qualify for affordable housing, respondents must have a local connection to Brampford Speke or Upton Pyne. 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 grouping<sup>3</sup>:

- 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.

1 of the respondents does not have this connection so has been excluded from the need figures. That leaves 8 households in housing need.

### 8.3 Preferred housing tenure

The survey also asked households who had a housing need which tenure of housing they were interested in. Respondents could give more than one option. The responses are listed in Table 12 below.

Table 12

Type of housing	Interested
Shared ownership/equity	1
Affordable housing for rent	7
Affordable self-build	2
Discounted market sale	4
Rent to buy	6

<sup>3</sup> Parishes grouped with Brampford Speke and Upton Pyne for planning purposes are Huxham, Netherex, Rewe and Stoke Canon.

#### 8.4 Housing Options

The housing options available to the 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. These incomes are shown in Figure 3 below.

Given the financial circumstances of the households in need, all qualify for affordable rented housing. 2 may be able to afford a low cost home ownership property.

#### 8.5 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 18 households resident in the 2 parishes registered on Devon Home Choice. Details are set out below.

Table 13

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)	4	0	0	0	4
Band C (Medium)	1	0	1	0	2
Band D (Low)	6	0	0	1	7
Band E (No Housing Need)	5	0	0	0	5
<b>Total</b>	<b>16</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>18</b>

Only 2 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 asked to complete the survey. 1 further reply was received and has been added to the final figures making a total of 9 households in housing need.

#### 8.6 Housing Mix

The suggested mix of housing is shown in Table 14 below. This takes account of the family makeup as declared on the survey form and the type of housing required.

Table 14

Type of Property	Affordable Housing for Rent	Low cost home ownership	Totals
1 or 2 bedroom property for single people	3	1	4
1 or 2 bedroom property for couples	2	0	2
2 bedroom property for families	1	1	2
4 bedroom property for families	1	0	1
<b>Totals</b>	<b>7</b>	<b>2</b>	<b>9</b>

## 9. Conclusion - Future Housing Need for Brampford Speke and Upton Pyne

The survey has identified a need in the near future for 9 units of affordable housing.

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.

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 2 parishes 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 2 parishes before any further development to address local needs is considered.