

Parish of Uplyme Housing Needs Report



Produced by: Devon Communities Together

On behalf of: Uplyme Parish Council

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1 Executive Summary

Principal Conclusions

The survey identified a need for 15 affordable homes within the next 5 years.

Key findings

Affordability

- The survey found 15 households in housing need who could not afford to buy or rent in the open market.

Size of property required

- 12 x 1 or 2 bedroom properties for singles/couples
- 2 x 2 bedroom properties for families.
- 1 x 3 bedroom property for a family

Tenure

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

Other Findings

- 836 surveys were delivered and 255 survey forms were returned. The response rate was 30%.
- 81% of those who answered the question said they would be in favour of a small development of affordable housing for local people. 28 households did not answer this question.

2. Aims of the Survey

- To investigate the housing need, tenure and size of homes required for local people living or working in the parish and those wishing to return.
- To establish the general level of support for new homes in the parish with an emphasis on homes for local people with housing needs.
- To establish the views of the whole community on future housing in the parish.
- To assist the Parish Council and District Council with future planning for the parish.

3. Survey history, methodology and response

3.1 History

Uplyme Parish Council decided to carry out a survey to assess future local housing need. After discussions with the Rural Housing Enabler survey forms were finalised and 836 forms were mailed to every household in the parish. Parishioners were able to return the survey in a reply paid envelope. The survey was also available for completion online. The deadline for the return of the survey was 16th 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 parishioners aged over 55 to gauge the specific needs of older residents. The third part of the survey was designed to be completed by households who intend to move home within the next 5 years and wish to remain living in the parish. Both those who have an affordable housing need and those who wish to buy on the open market were invited to complete this section of the form. A reminder was also sent to those on the Devon Home Choice register who did not complete a survey form.

3.3 Response

- 255 surveys were returned, which is a response rate of 30% of all dwellings surveyed.
- The survey achieved its aim of identifying actual households in need. Out of the 254 returned surveys, 30 were returned with Part 3 completed.
- All but 14 of the respondents live in Uplyme 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 Uplyme

4.1 Overview of Uplyme

Uplyme is a large rural parish located on the East Devon / Dorset border, adjoining the town of Lyme Regis. It lies within an Area of Outstanding Natural Beauty and close to the Jurassic Coast which is an internationally recognised World Heritage Site.

Parish amenities include a parish church, village hall, primary and pre-school, public house, a filling station with Post Office and village shop attached and recreation and play areas. There is a secondary school on the border of Uplyme and Lyme Regis.

Local clubs and organisations include a football club, Scouting Association, bellringers, Quakers, Horticultural Society. There are also numerous clubs and societies in Lyme Regis.

Transport links to Uplyme are fairly good with the village lying a mile off of the main A35 road. Uplyme is well served by public transport with several daily bus services to Dorchester, Bridport, Weymouth and surrounding towns and villages.

4.2 Population Figures

In the 2011 census the usually resident population of Uplyme was recorded as 1,663 in 825 households. There were 93 empty properties. This equates to 11% of the total number of homes which is higher than the Devon average. The proximity of the village to the coast and the holiday destination of Lyme Regis may well explain this.

4.3 Type of Accommodation

In the 2011 Census the types of accommodation in the parish 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

Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
536	114	42	34	6	732

4.4 Bedroom numbers

In the 2011 Census the number of bedrooms per dwelling was broken down as in Table 2 below.¹ 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
26	162	313	161	70	732

When viewed together these tables show that there is a lack of smaller, cheaper accommodation in the parish with detached dwellings and properties of 3 bedrooms plus being the most prolific. Therefore there are very few properties suitable for those on low incomes to buy or rent.

4.5 Property Prices and Rent

In the last 2 years the Land Registry has recorded 42 property sales in the parish. The average price of properties was £523,000. Prices ranged from £200,000 for a 2 bedroom flat to £1,500,000 for a 7 bedroom house.

¹ These tables only give details for 732 dwellings, this is because there is no data for empty homes in this dataset.

There are currently 3 residential property listings on the Rightmove website. The cheapest house on the market at the moment is a 2 bedroom flat for £225,000. The other 2 houses are both over £450,000.² These figures reinforce the lack of cheaper, more affordable homes in Uplyme.

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 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	£180,000	£150
2 bedroom	£220,000	£160
3 bedroom	£300,000	£180

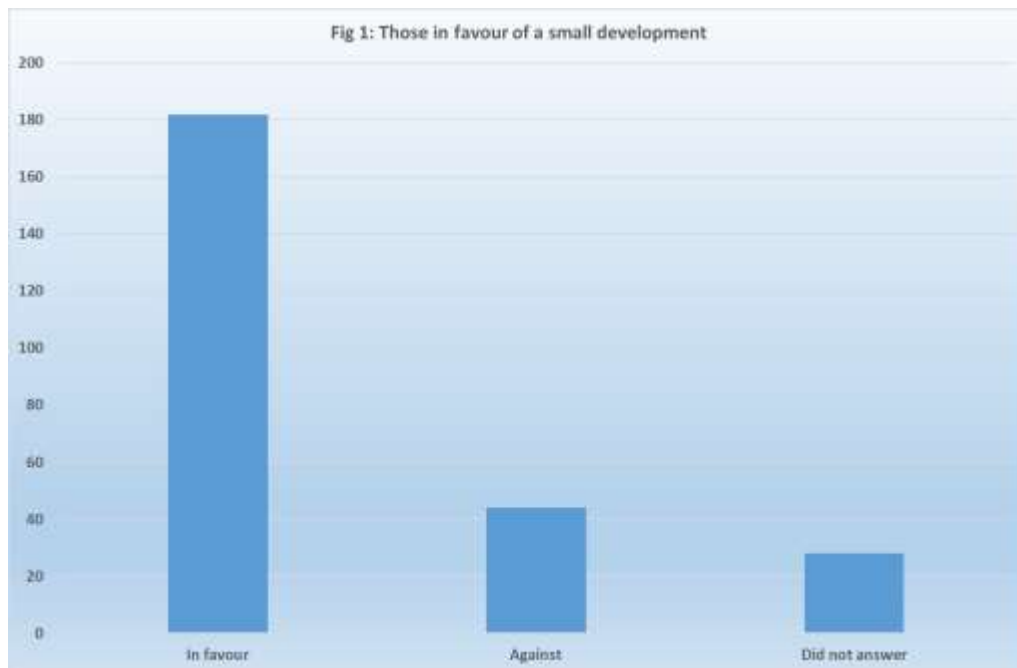
There are currently 39 council/housing association owned properties in Uplyme. 5 have been let in the last 2 years. Therefore lettings of current affordable housing stock will have little impact on future need figures.

5. General Survey Findings

5.1 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. 81% of those answering the question said they would be in favour. 19% said they were against any development. It should be noted that 28 households did not respond to this question. Fig.1 overleaf shows the breakdown.

² Data correct as of 27/4/21



5.2 Main or second home

12 of the respondents were second home owners.

5.3 Parish of Residence

Respondents were asked which parish they lived in. All but 14 of the respondents live in Uplyme. The others live in Lyme Regis (2 households), Axminster, Chideock, Reading, Whitchurch, Shoreham and Elmbridge. 1 gave their parish as East Devon. The others did not specify. 6 of these were second home owners so gave their home parish.

5.4 Site suggestions and general comments

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

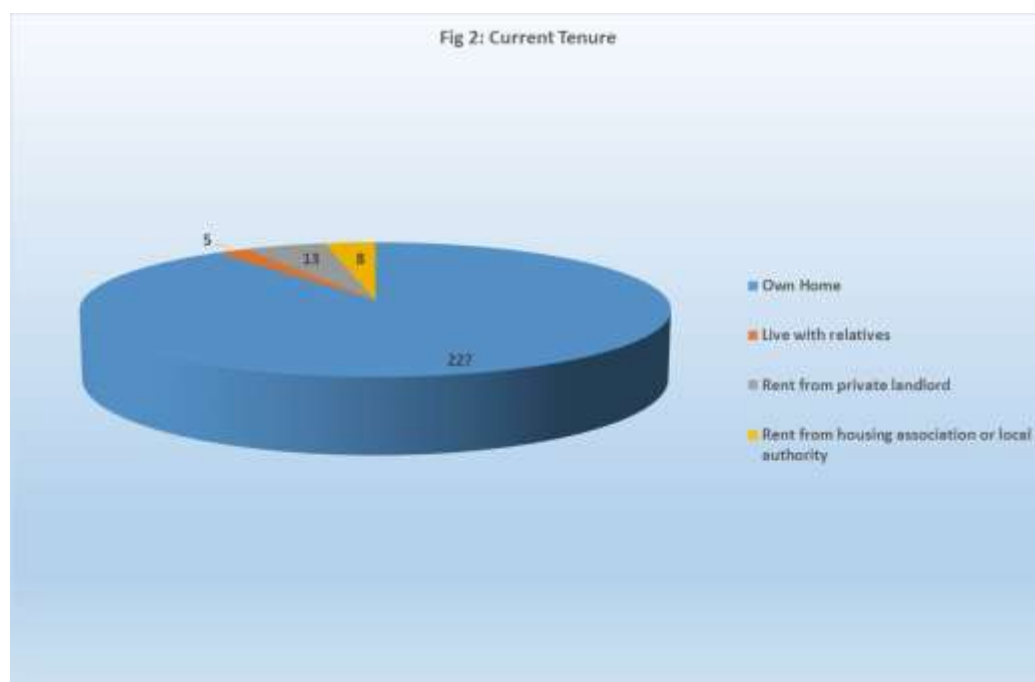
5.5 Knowledge of those who have left parish in last 5 years

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.

- 18 households replied that they did know of someone

5.6 Current tenure

All respondents provided details of their current tenure. 227 (90%) own their own home, 14 (5%) rent from a private landlord, 8 (3%) rent from a housing association and 5 (2%) live with relatives. Figure 2 below shows the breakdown of tenure.



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 answer this question.

Table 4

Number of bedrooms	1	2	3	4+
Respondents	4	46	101	102

5.8 Community Land Trusts (CLTs)

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

- 17 households expressed an interest and 14 left contact details.

5.9 Future plans

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

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

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.

355 people answered Part 2 of the survey from 213 households with at least one member over the age of 55. This is 84% 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 (78%) were aged between 55 and 75.

Table 5

Age Group	55-65	66-75	76-85	Over 85
Number	125	152	59	20

6.2 Future Housing Plans

Households were asked about their future housing plans.

- 26 households plan to move within the next five years. Of these, 12 would like to remain in Uplyme.
- 2 of these 12 households may need affordable housing.
- 26 further households expect to move after five years.
- 158 have no plans to move at the moment.
- 3 households did not answer the question.

6.3 Adaptability of current home

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

- 153 households said their home was adaptable
- 45 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	49
Home specially designed for older people	11
Residential / nursing home	5

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

Most important consideration	Number
Need to downsize to a smaller more manageable home	34
Proximity to shops/amenities	27
Need to be near family / carers	21
Proximity to public transport	19
Cheaper running costs	17
Need one level for medical reasons	14

The two most important considerations were that older persons wished to move to a smaller property that was 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 parish does have a number of older households who wish to downsize to smaller accommodation that is easier to maintain, has lower running costs and is close to amenities and support.

2 of the 12 households that expect to move home within the next 5 years and remain in Uplyme believe they will need affordable housing. The remaining 10 households 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 Uplyme 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 Uplyme. It asked questions regarding size and make-up of the new household, local connection and financial circumstances. This information helps to identify the number of households that are eligible for both open market and affordable housing in the parish and the size, tenure and type of homes required.

24 households indicated a need to move within the next 5 years and remain in Uplyme, however 30 completed Part 3 of the survey. The needs of these 30 households have been included in this section of the survey.

7.1 Minimum bedroom requirement

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

1 bedroom	2 bedroom	3 bedroom	4 bedroom
1	17	8	2

7.2 Timescales for moving

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

- 7 households indicated a current need to move.
- 10 households indicated a need to move within the next 1-3 years.
- 12 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
7	11	13	9	9	12

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
Wish to move back to the parish and have a strong local connection	8
Need to move to a home with more bedrooms	5
Need to downsize to a home with fewer bedrooms	5
Need to move for health/mobility reasons	4
Will be leaving home and do not expect to be able to rent or buy privately	3
Struggling to afford current home	3
Private tenancy ending	4
Sharing facilities with someone who is not moving with you	3
Other (Garden too large, want bungalow, retiring, want to buy house and start family, outdoor space too small, divorce)	8

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 +
9	4	4	2	6

8. Assessment of those in affordable housing need

This section of the survey looks at the number of households who would qualify for an affordable home in the parish, based on their household income and savings.

8.1 Exclusions

All 30 households who completed Part 3 of the survey have been assessed and 14 have been excluded for the following reasons:-

- 1 could afford to buy on the open market and wishes to do so
- 13 already own their own home so do not qualify for affordable housing

This leaves 16 who would qualify for affordable housing.

8.2 Local Connection

In order to qualify for affordable housing, respondents must have a local connection to Uplyme. 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 grouping³:

- 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 final figures leaving 15 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

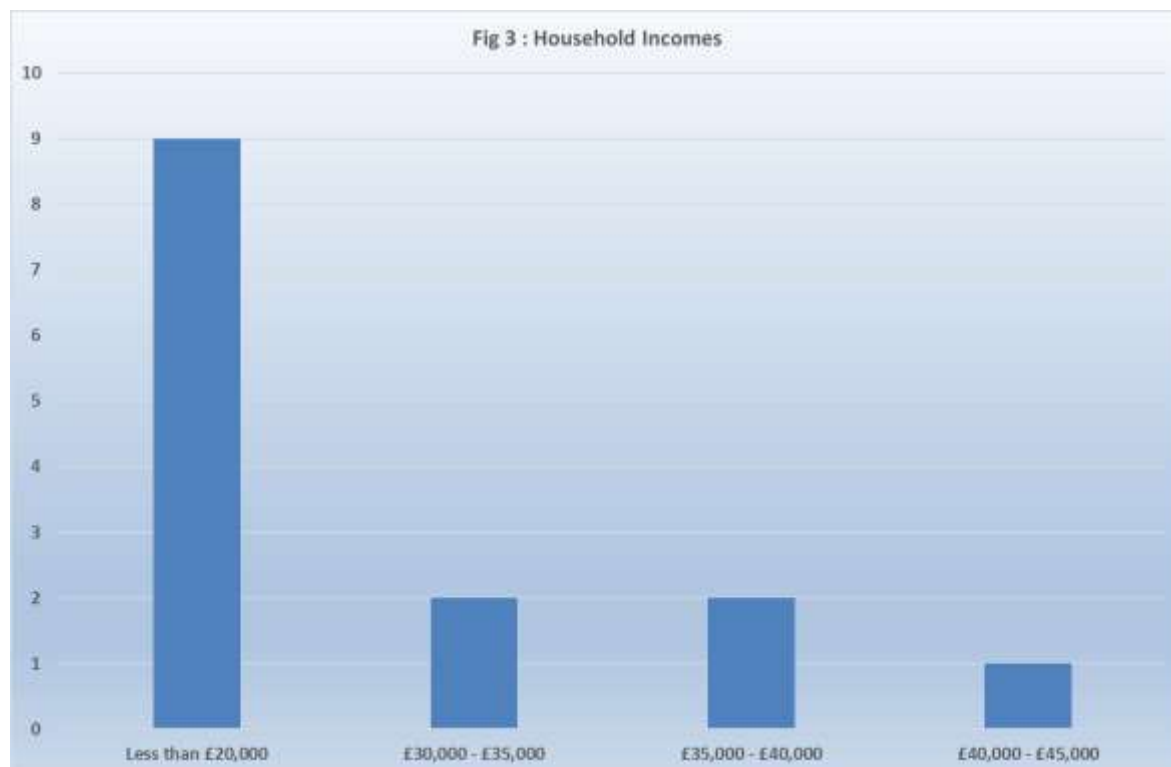
Type of housing	Interested
Shared ownership/equity	5
Affordable housing for rent	9
Affordable self-build	8
Discounted market sale	6
Rent to buy	7

³ Parishes grouped with Uplyme are Axmouth and Combpyn Rousdon.

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 2 below.



Given the financial circumstances of the households in need, 4 may be able to afford a low cost ownership home but the other 10 would require affordable housing for rent. One late respondent has income of £20,000-£25,000.

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 19 households resident in the parish 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)	1	0	0	0	1
Band C (Medium)	1	1	0	1	3
Band D (Low)	4	1	1	0	6
Band E (No Housing Need)	5	3	1	0	9
Total	11	5	2	1	19

Only 1 of the households who are registered on Devon Home Choice completed the survey by the closing date. Due to this apparent disparity, all those who are registered with Devon Home Choice and living within the parish were emailed separately and asked to complete the survey on Survey Monkey. No further replies were received.

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	4	4	8
1 or 2 bedroom property for couples	4	0	4
2 bedroom property for families	2	0	2
3 bedroom property for families	1	0	1
Totals	11	4	15

1 household requires a property adapted for a wheelchair and level access.

9. Conclusion - Future Housing Need for Uplyme

Overall it must be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving. Any provision of affordable housing would, by necessity, need to take account of this. The survey has identified a need in the near future for 15 units of affordable housing.

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.

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