

Parish of Woodbury Housing Needs Report



Produced by: **Devon Communities Together**

On behalf of: **LiveWest Homes Ltd**

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**Devon Community
Housing Hub**



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1 Executive Summary

Principal Conclusions

The survey identified a need for up to 16 affordable homes within the next 5 years.

Key findings

General Findings

- 1445 surveys were delivered and 293 survey forms were returned. The response rate was 20% which is within the normal range for responses to Housing Needs Surveys
- 58% (171 responses) said they would be in favour of a small development of affordable housing for local people and 30% (87 respondents) were against. 35 (12%) households did not answer this question.
- The existing stock profile indicates that there is a lack of smaller, cheaper accommodation within the Parish.

Affordability

- The survey found 16 households in housing need who could not afford to buy or rent in the open market.
- A breakdown of the size and tenure requirements is provided below.

Type of Property	Social / Affordable Rented Housing	Low cost home ownership	Totals
1 bedroom property	6	2	8
2 bedroom property	3	1	4
3 bedroom property	4	0	4
Totals	13	3	16

For further detailed analysis please see Section 7.

Housing Needs of Older People

- The majority (74%) of older households have no plans to move.
- There are a small number of older households (16) who wish to move and remain the Parish, 15 of these have a local connection and 1 is in need of affordable housing.

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

LiveWest Homes Limited commissioned this survey to assess future local housing need in the Parish. 1445 forms were posted 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 11th September 2023.

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 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

- 293 surveys were returned, which is a response rate of 20% of all dwellings surveyed.
- The survey achieved its aim of identifying actual households in need. Out of the returned surveys, 63 were returned with some, or all of Part 2 completed.
- 281 respondents stated that they live in the Parish of Woodbury, a further 3 stated that they lived outside, but close to the Parish, and 1 lived further away. 8 respondents 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 Woodbury.

4.1 Overview of Woodbury.

Woodbury is a large rural parish located approximately 7 miles from Exeter and 4 miles from Exmouth. The parish includes 3 main settlements, Woodbury, Woodbury Salterton and Exton. All of these settlements have been included in the circulation for this housing needs survey.

The main village of Woodbury has a parish church, village hall, church rooms, primary school, GP surgery, 2 public houses, a Post Office, shops, a restaurant, a takeaway and a garage. It also boasts a large hotel with golf course, leisure activities and spa.

Woodbury Salterton has its own church, village hall, public house and a pre and primary school.

Exton also has a church, village hall and public house. Each of the villages has its own children's play area.

Currently a mobile library visits Woodbury and Woodbury Salterton fortnightly.

The open heath area of Woodbury Common lies within the parish and is designated as an area of outstanding natural beauty. The common is used by walkers and cyclists and part is also used by the nearby Commando Training Centre at Lymstone for training purposes.

The parish is home to many varied clubs and organisations from sporting and health activities through to special interest groups and those targeted at specific age groups.

There is good access to Exeter and Exmouth from within the Parish. There is a daily bus service that links to Exeter and Exmouth (not Sundays). The village of Exton has a railway station that has a regular service to Exeter and Exmouth.

4.2 Population Figures

In the 2021 census the population of the Parish was 3886 people living in 1369 households. More information can be found at <https://woodbury.parish.uk/census/>. Details from the 2021 have now been published as estimates, 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 of the 1314 households that were recorded 1259 (96%) had at least one usual resident with the remaining 55 homes being either empty homes, second homes or holiday 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. There is a broadly balanced mix of house types, with flats making up a very small proportion of the housing stock.

Table 1

Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
660(50%)	376 (29%)	233(18%)	41 (3%)	4 (0.3%)	1314

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. The vast majority of homes (71%) have between 3 and 4 bedrooms with very few smaller 1 bedroom properties (6%).

Table 2

1 bedroom	2 bedrooms	3 bedrooms	4 or more	Total
76 (6%)	284 (23%)	430 (34%)	469 (37%)	1259

When viewed together these tables show that there is a lack of smaller, cheaper accommodation in the parish with properties of 3 bedrooms plus being the most prolific. This is likely to restrict access to housing for those on low incomes to buy or rent. It is also of note that 368 (27%) of households in the Parish are single person households, however this is not reflected in the profile of the housing stock.

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 24th September 2023² there were 45 properties for sale within 1 mile of Woodbury with a value of £800,000 or less on the Rightmove website (see note 2). Of those that are listed the cheapest property was a 3 bed terraced house with an asking price of £150,000. There was only one 1 bedroom property for sale within 1 miles of Woodbury and it should be noted that this size of property is very scarce. 17 of the listings were for properties larger than 3 bedrooms, with 15 being 3 bed homes and 12 for 2 bed homes.

When the research was carried out (24th September 2023) there were 8 properties advertised for rent within 1 mile of Woodbury, and additional information on rent levels in the Parish was provided by 31 respondents. All this information has been amalgamated and averaged to establish entry level rent costs. It is of note that the local housing allowance is significantly lower than the estimated entry level cost for one bedroom homes, and slightly lower for three bedroom properties making accessibility even harder for households who are dependent on benefits to meet their housing costs.

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

Table 3

Size	Property price	Weekly rent	Local Housing Allowance (TQ13)
1 bedroom	£195,000	£150.00	131.18
2 bedroom	£240,000	£156.49	156.49
3 bedroom	£365,000	£192.23	189.86

¹ These tables only give details for 1259 dwellings of the 1314 dwellings. This is because there is no data on bedroom numbers any for the 55 empty homes, second homes or holiday lets in this dataset.

² Information on both properties for sale and rent was taken from Rightmove.co.uk on 24th September 2023. Retirement, Park Homes and properties over £800,000 in value are not included as comparators.

There are currently 104 council/housing association owned properties in Woodbury. There have been 9 lettings last 2 years, all of which were 4 and 5 bedroom homes. It is not anticipated that lettings of current affordable housing stock will have any significant 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. 171 (66%) of those answering the question said they would be in favour. 87 (34%) said they were against any development. It should be noted that 35 households did not respond to this question.

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

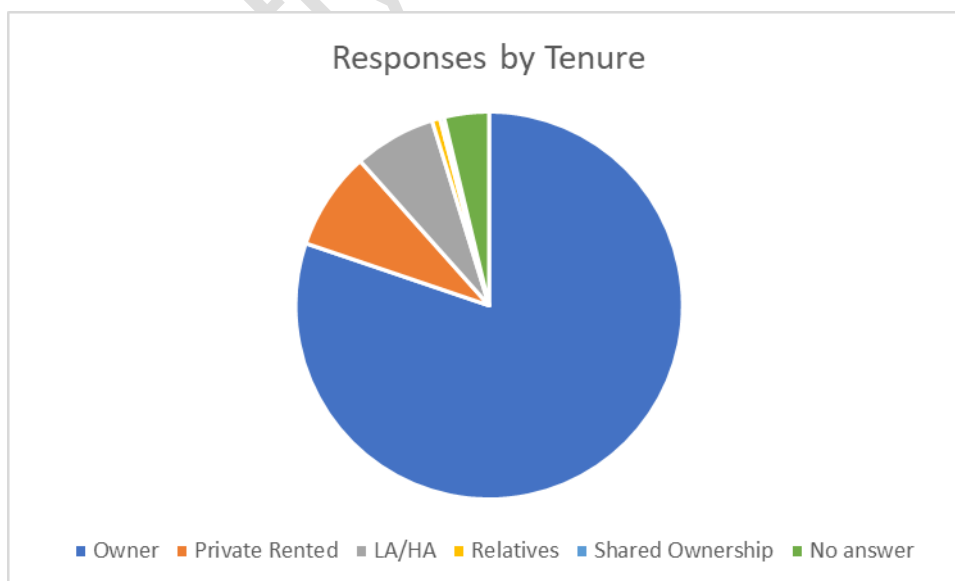
Respondents were asked if they knew of anybody who had had to leave the parish in the last 5 years due to lack of suitable housing. They were also asked to indicate if they knew of anyone who was working over 16 hours per week in the Parish and were looking for housing within Woodbury. They were asked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

- 57 households replied that they did know of someone who had left the Parish;
- 34 households responded that they knew of someone who was working in the Parish and wanted accommodation in Woodbury.

5.3 Current tenure

Of the 282 respondents who provided details, 235 own their own home and 24 rent from a private landlord. 20 households rents from a housing association or local authority, 2 live with relatives and 1 is living in a shared ownership property. 11 respondents did not answer the question. Figure 1 below shows the breakdown of tenure.

Figure 1



5.4 Main or second home

281 respondents lived in their property as their main home and two owned the property as their second home. 10 respondents did not answer the question.

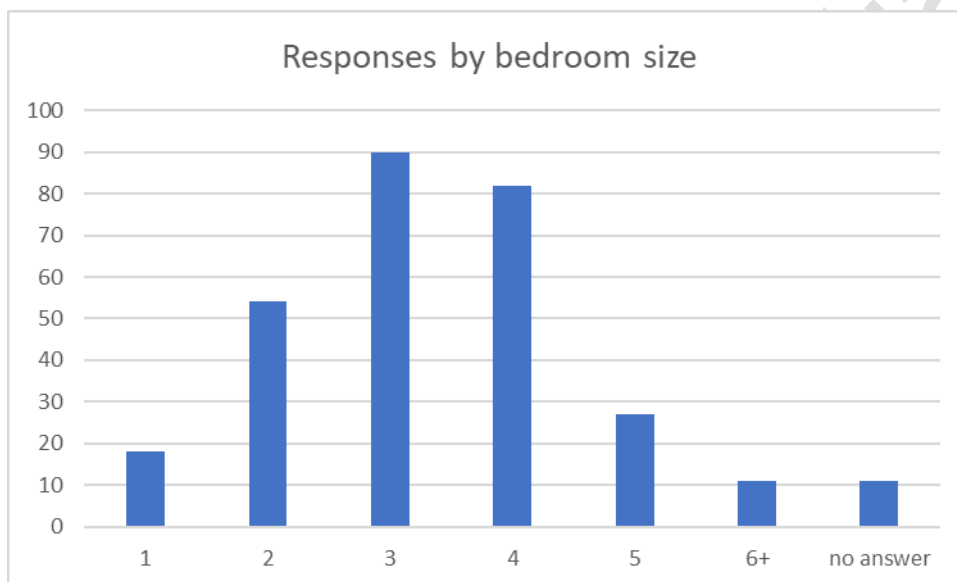
5.5 Parish of Residence

Respondents were asked which parish they lived in. 281 respondents stated that they live in the Parish of Woodbury, a further 3 stated that they lived outside, but close to the Parish, and 1 lived further away. 8 respondents did not answer the question.

5.6 Number of bedrooms in current home

Respondents were asked how many bedrooms their current home has. The responses are shown in Figure 2. 11 respondents did not answer the question.

Figure 2



5.7 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.

- 56 (21%) households stated they did intend to move within the Parish within the next 5 years

6. Assessment of those wishing to move to a new home in Woodbury 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 Woodbury Parish. It includes all households including older households. 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 require both open market and affordable housing in the parish and the size, tenure and type of homes required.

48 respondents indicated that they were intending to move within the next 5 years, however 63 respondents completed some or all of Part 2 of the survey. The needs of these 63 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. 19 respondents did not answer the question.

Table 4

1 bedroom	2 bedroom	3 bedroom	4+ bedroom
9	16	13	6

6.2 Timescales for moving

Households completing this part of the form were asked to identify when they would need to move. 22 households did not answer the question.

- 9 of the households indicated a current need to move.
- 13 households indicated a need to move within the next 1-3 years.
- 19 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. 19 of the 23 respondents indicating that they would like open market housing were only interested in this tenure. Affordable rented housing was also very popular, with many households indicating that this is one of their preferences, with 10 households only interested in affordable housing as an option. 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
8	18	5	2	5	23

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	11
Need to downsize to a home with fewer bedrooms	12
Need to move for health/mobility reasons	9
Will be leaving home and do not expect to be able to rent or buy privately	8
You are struggling to afford your current home	5
Wish to move back to the parish and have a strong local connection	4
Home is in poor condition	4
Your private tenancy is ending	7
Sharing kitchen and / or bathroom	0
Need to move for work	1
Antisocial behaviour	1
Other - want to retire but can't afford rent	2
Other - want larger / smaller garden	2
Other - future mobility issues, to be nearer to family	2

6.5 Budget for new home

Respondents were asked about their budget. Table 7 below shows the breakdown of replies. 30 respondents did not answer the question. Of the 10 respondents that expected to have a budget of over £350,000 8 were only interested in open market housing and 2 did not specify the tenure that they were interested in.

Table 7

Less than £150,000	£150,001 - £200,000	£200,001 - £250,000	£250,001 - £300,000	£300,001 - £350,000	£350,001 +
9	2	4	2	6	10

As can be seen in table 3 the average entry level property prices in the Parish are £195,000 for a 1 bed, £240,000 for a 2 bed and £365,000 for a 3 bed.

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

44 of the households who expressed a wish to move within the next 5 years and remain in Woodbury 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.

This leaves 19 households who have been assessed for affordable housing. 11 of these households are currently living in private rented housing, 6 are in local authority / housing association accommodation, 1 is living in a shared ownership property and 1 did not answer the question regarding current tenure.

7.2 Local Connection

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

- The person has lived in the parish/town for 3 out of the 5 years preceding the allocation.
- The person has immediately prior to the allocation lived in the parish/town for 6 out of 12 months preceding the allocation.
- Immediate family have lived in the parish/town themselves for 5 years preceding the allocation. For avoidance of doubt The Local Government Association guidelines define immediate family as parents, siblings and non-dependent children.
- The person has permanent employment in the parish/town with a minimum contract of 16 hours per week which has continued for the 6 months preceding the allocation without a break in employment of more than 3 months such employment to include self-employment. This should not include employment of a casual nature.

15 of the households identified have a current local connection, and 3 do not have a local connection. One household has not provided sufficient information to satisfy the local connection criteria, but as it is likely that they would be considered to have a local connection they have been included in the affordability assessment.

7.3 Housing Options

Of the 59 households that completed Part 2, 40 have been excluded for the reasons given in Paragraph 8.1 and 3 do not have a local connection or live in the Parish. This leaves 16 respondents which have a current housing need and a local connection. The housing options available to the 16 households identified as being in need of affordable housing (whether they have a current, or future local connection) 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.

It should be noted that both households in need of one bedroom low cost home ownership expressed a preference for larger accommodation, but were either not eligible or did not have sufficient savings.

The breakdown of housing needs of the 16 households that were identified as having a need for affordable housing are shown in Table 8.

Table 8

	1 bedroom	2 bedroom	3 bedroom
Social / Affordable rent	6	3	4
Low cost home ownership	2	1	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. The eligibility based on Local Connection is not established at the point of registration for DHC, but prior to allocation. This may mean that some of these applicants do not meet the Local Connection criteria.

Table 9

Devon Home Choice band	1 bed	2 bed	3 bed	Total
Band A (Emergency need)	0	0	0	0
Band B (High)	2	0	0	2
Band C (Medium)	2	1	7	10
Band D (Low)	12	2	1	15
Band E (No need)	14	12	1	27
Total	30	15	9	54

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 The two households assessed as needing one bedroom accommodation expressed a preference for larger accommodation.

Table 10

Type of Property	Social / Affordable Rented Housing	Low cost home ownership	Totals
1 bedroom property	6	2	8
2 bedroom property	3	1	4
3 bedroom property	4	0	4
Totals	13	3	16

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.

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.

218 (74%) 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 2 survey

Respondents were asked to give their age in 10 year bands. The breakdown is shown in table 11 below. There were 13 respondents who indicated that that everybody in the household was aged 86 and over.

Table 11

Age Group of individuals within household	55-65	66-75	76-85	Over 86
Number	120	132	66	24

8.2 Future Housing Plans

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

- 23 households plan to move within the next five years. 16 households would like to remain in Woodbury, one plans to move somewhere within North Devon, 3 plan to move elsewhere in Devon and two plan to move away from Devon. The remainder did not answer the question.
- Of the 16 households wanting to remain in Woodbury 12 already own their own home, two expect to meet their needs through the open market and one has no local connection . The remaining 1 household is likely to need affordable housing and are included within the figures in the previous sections.
- Of the 16 households wishing to move locally, 3 expect to move within the next 12 months, 4 within 1 -3 years, 8 within 3-5 years and the remaining one did not answer the question.
- Of the remaining respondents 22 have considered moving, but do not expect to do so within the next 5 years, 171 (78%) have no plans to move and 2 did not answer the question.

8.3 Adaptability of current home

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

- 136 households said their home was adaptable
- 65 households said their home was not adaptable
- 17 did not answer the question.

8.4 Type of Accommodation preferred by older persons

Older households who were expecting to move in the future were asked what type of accommodation they may need in the future. Most respondents 180 (83%) either did not expect to move or did not answer the question. Of those that did 28 (74% of responses) preferred a home better suited to their needs but not specially designed for older people, 6 (16%) preferred a specifically designed home and 4 (10%) were anticipating moving to a residential / nursing home when it was necessary for them to move. 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	28
Home specially designed for older people	6
Residential / nursing home	4

The preference for accommodation which is suited to older persons 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	33 (10)
Cheaper running costs	22 (5)
Proximity to shops/amenities	31 (9)
Proximity to public transport	30 (7)
Need to be near family / carers	34 (13)
Need one level for medical reasons	16 (1)

The most important considerations overall were that older persons wished to move to a property which is smaller and more manageable, and to be close to family and carers.

8.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of older households 171 (78 %) have no plans to move home. However, the parish does have a small number (23) of older households who wish to move, 16 of which want to move within the Parish. The main drivers being having a more manageable home and being close to 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 of the 16 older households that expect to move home within the next 5 years and remain in Woodbury will need affordable housing. These have been included within the numbers detailed in the affordability section (table 10). The remaining households have stated that they will be looking to the open market for alternative housing within 5 years, or already own their own home.

9. Conclusion - Future Housing Need for Woodbury

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 up to 16 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.

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