

Parish of Ipplepen Housing Needs Report



Produced by: Devon Communities Together

On behalf of: Ipplepen Parish Council

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1 Executive Summary

Principal Conclusions

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

Key findings

Affordability

- The survey found 13 households in housing need who could not afford to buy or rent in the open market.
- 3 additional replies were received by households on Devon Home Choice who had not completed the survey but were eligible for affordable housing in the parish.

Tenure

- 13 of the households in need qualified for affordable rent, 3 may be able to afford a shared ownership property.

Size of Property Required

- 8 x 1 or 2 bedroom properties for singles / couples
- 6 x 2 bedroom properties for families
- 2 x 3 bedroom properties for families

Other Findings

- The survey achieved its aim of identifying actual households in need. 1300 surveys were delivered and 418 survey forms were returned. The response rate was 32%.
- 73% of those who answered the question said they would be in favour of a small development of affordable housing for local people. 42 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

Ipplepen Parish Council decided to carry out a housing need survey for the parish to identify housing need. The Rural Housing Enabler attended a parish council meeting in January 2019 and it was agreed to proceed with the survey. Survey forms were finalised and 1300 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 6th April 2019.

3.2 Methodology

The survey was carried out using a standard methodology approved by local planners. Background notes on the methodology can be obtained from the Rural Housing Enabler.

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

- 418 surveys were returned, which is a response rate of 32% of all dwellings surveyed.
- 39 out of the 418 surveys were returned with Part 3 completed.

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 Ipplepen

4.1 Overview of Ipplepen

Ipplepen is a large rural parish located approximately 4 miles south of Newton Abbot in the Teignbridge district of Devon. The village of Ipplepen has a good selection of facilities and amenities including a Parish church, Methodist church, Village Hall, Millennium Centre, primary school, health centre, public house, a village shop, café, football and cricket pitches and a childrens' play area. There is also a large garden centre just outside of the main village.

The village has a number of clubs and societies including film society, local history group, cottage garden society, bowling club, football club and cricket club.

4.2 Population Figures

In the 2011 census the usually resident population of Ipplepen was recorded as 2,469 in 1,135 households.

4.3 Type of Accommodation

In the 2011 Census the types of accommodation in the parish were broken down as in Table 1 below.

Table 1

Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
585	317	183	45	5	1135

4.4 Bedroom numbers

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

Table 2

1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more	Total
41	349	422	183	83	1078

When viewed together these tables show that there is a lack of smaller, cheaper accommodation in the parish with detached properties of 3 bedrooms plus being the most prolific.

4.5 Property Prices and Rent

In the last 2 years the Land Registry has recorded 74 property sales in the parish. The average price of properties whose value was shown was £300,000. Prices ranged from £136,500 for a 1 bedroom terrace house to £700,000 for a 5 bedroom detached house.

There are currently 22 property listings in Ipplepen on the Rightmove website. The cheapest house on the market at the moment is a 3 bedroom property for £190,000. There are only 2 houses for sale under £200,000.²

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 overleaf.

¹ This data only gives details for 1078 dwellings, this is because data for empty homes is not included.

² Data correct as of 4/4/19

Table 3

Size	Property price	Weekly rent
1 bedroom	£150,000	£120
2 bedroom	£220,000	£130
3 bedroom	£240,000	£175

There are currently 59 housing association owned properties in Ipplepen. The affordable rented properties are broken down by size in the table below.

Table 4

1 bedroom	2 bedrooms	3 bedrooms
3	30	26

No affordable homes 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

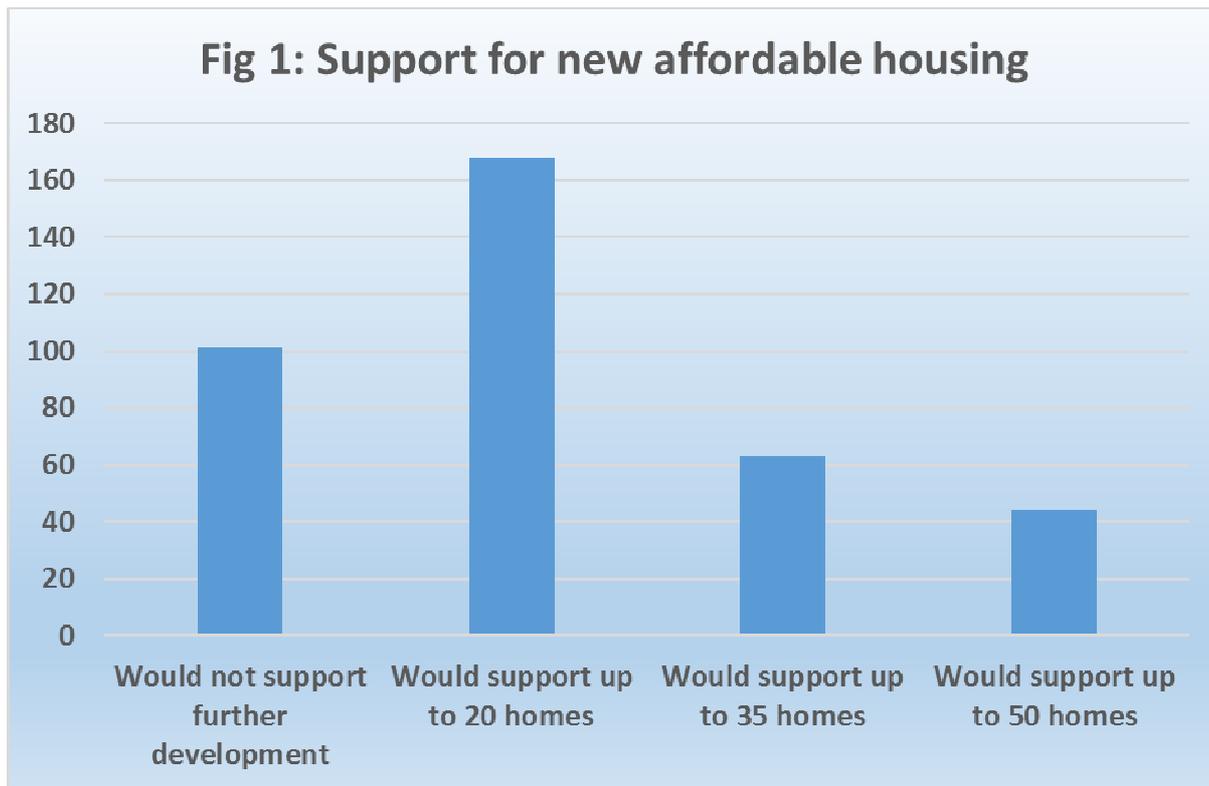
Respondents were asked if they would be in favour of a small number of homes for local people being built if the need for affordable housing were proven and also how many homes they would support. It should be noted that 42 households did not answer the question.

- 73% of those who answered the question would support an affordable housing development.
- 27% of those who answered the question would not support an affordable housing development.

Of the 73% who would support a development:-

- 61% would support a development of up to 20 homes
- 23% would support a development of up to 35 homes
- 16% would support a development of up to 50 homes

The results are shown in the table overleaf.



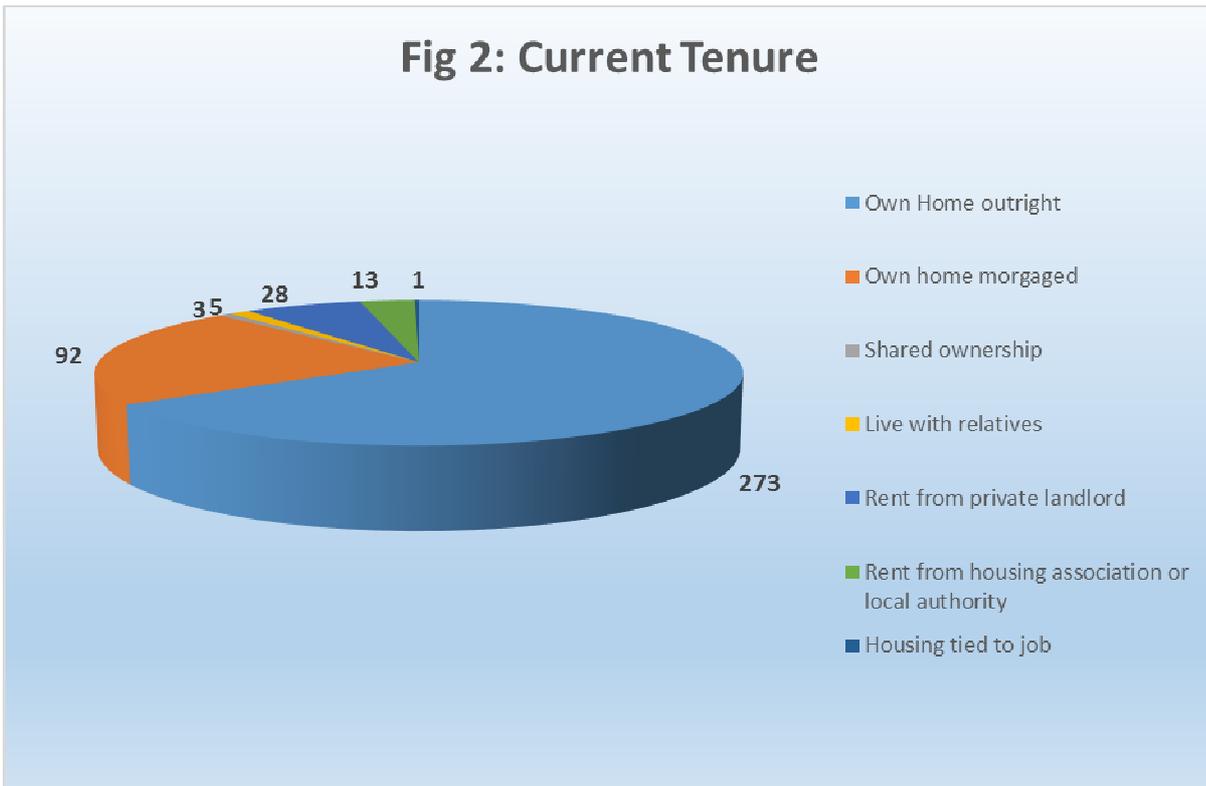
5.2 Site suggestions and general comments

108 individuals commented on possible 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.

5.3 Current tenure

Of the 415 respondents who provided details, 273 (66%) own their own home outright, 92 (22%) own their own home with a mortgage, 28 (7%) rent from a private landlord and 13 (3%) rent from a housing association. The remaining 2% is made up of 3 households living in shared ownership properties and 1 living in housing tied to a job. Figure 2 below shows the breakdown of tenure.

Fig 2: Current Tenure



5.4 Main or second home

All of the respondents were main home owners with the exception of 2, one of which is a second home owner and one who owns an investment property.

5.5 Number of bedrooms

Respondents were asked how many bedrooms their current home has. The figures are broken down in the table below.

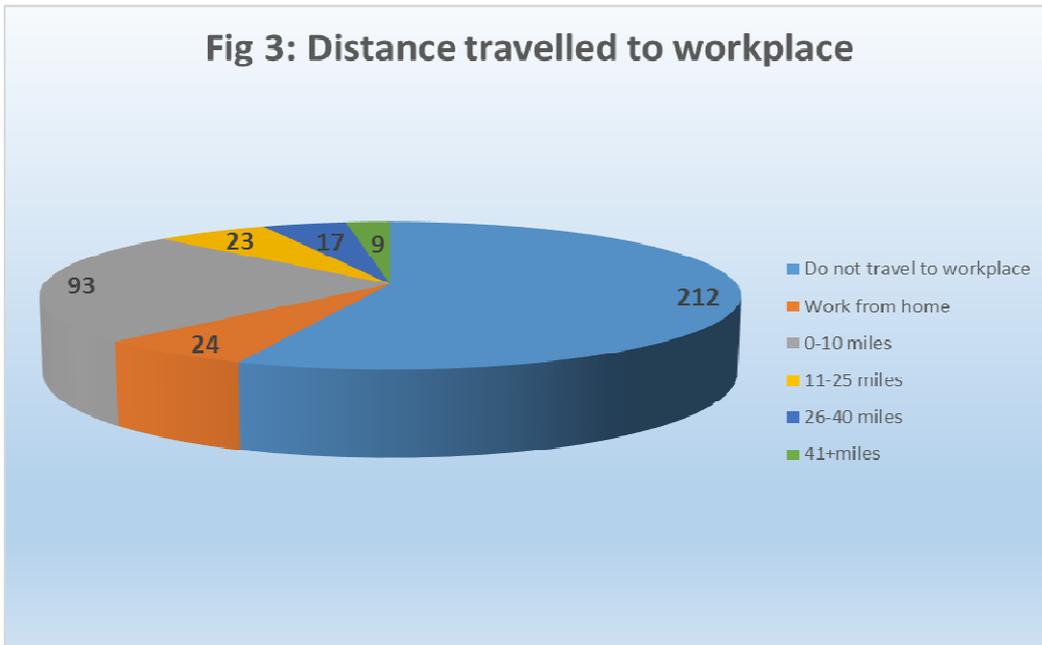
Table 5

1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms or more	Total
10	130	154	118	412

5.6 Travel to work

Respondents were asked how far they travel to work. Of those who do travel, the vast majority travel between 1 - 10 miles. The figures are broken down in the table overleaf.

Fig 3: Distance travelled to workplace



5.7 Support for design code

Respondents were asked if they would support a design code for future affordable housing development.

- 362 said they would support a design code
- 35 said they would not support a design code

5.8 Vote on location of future affordable housing

Respondents were asked if they would like the opportunity to vote on the location of potential new housing developments within the parish.

- 338 said they would like the opportunity
- 42 said they would not like the opportunity

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.

- 51 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 also by 23% in Teignbridge district during that period.

499 people answered Part 2 of the survey from 314 households with at least one member over the age of 55. This is 75% of the total number of households who responded to the survey.

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 6 below, the majority of those who replied (72%) were aged between 55 and 75.

Table 6

Age Group	55-65	66-75	76-85	Over 85
Number	157	200	111	31

6.2 Future Housing Plans

Households were asked about their future housing plans.

- 33 plan to move within the next five years. Of these, 14 would like to remain in Ipplepen.
- 4 of these households are eligible for affordable housing.
- 36 expect to move after five years.
- 237 have no plans to move at the moment.
- 8 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.

- 229 households felt that their home was adaptable
- 59 felt that 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 7 below.

Table 7

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	59
Home specially designed for older people	22
Residential / nursing home	15

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 8.

Table 8

Most important consideration	Number
Proximity to shops/amenities	41
Need to downsize to a smaller more manageable home	38
Cheaper running costs	38
Need to be near family / carers	35
Proximity to public transport	33
Need one level for medical reasons	24

The considerations were fairly similar in importance with proximity to shops/amenities being the most important consideration and a property on one level being the least important.

6.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of households (75%) 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.

Only 4 of the 14 households that expect to move home within the next 5 years and remain in Ipplepen are eligible for 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 Ipplepen 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 Ipplepen. 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.

51 households indicated a need to move within the parish in the next 5 years, however only 39 completed Part 3 of the survey. These 39 forms have been assessed.

7.1 Minimum bedroom requirement

Respondents were asked the minimum number of bedrooms they would require in their new home. Table 9 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 9

1 bedroom	2 bedroom	3 bedroom	4 bedroom
4	13	17	2

7.2 Preferred Housing tenure

Respondents were asked what type of accommodation they would consider moving to. The results are shown in table 10 below. Respondents could choose more than one option.

Table 10

Shared ownership/ equity	Affordable/Social rent	Self-build	Discounted market	Starter home	Rent to buy	Open market
9	9	9	8	9	8	18

7.3 Reasons for moving

Respondents were asked why they wished to move home. They could tick more than one box. Table 11 overleaf shows why households need to move. The most important reasons were health/mobility problems and the need for a smaller home.

Table 11

Reason for wishing to move	No of respondents
Need to move for health/mobility reasons	5
Need to downsize to a home with fewer bedrooms	4
Private tenancy ending	3
Wish to move back to the parish and have a strong local connection	2
Leaving home and not able to rent or buy privately	2
Need to move to a home with more bedrooms	2
Struggling to afford current home	1
Need to move for work	1
Other (want to own home)	1

7.4 Budget for new home

Respondents who wished to purchase a home were asked about their budget. Table 12 below shows the breakdown of replies.

Table 12

£150,000 - £200,000	£200,000 - £250,000	£250,000 - £300,000	£300,000 - £350,000	£400,000+
12	5	5	2	4

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 39 of the households who completed Part 3 of the survey have been assessed and 26 have been excluded as they either own their own home or have the funds to buy on the open market. This leaves 13 who may qualify for affordable housing.

8.2 Local Connection

In order to qualify for affordable housing, respondents must have a local connection to Ipplepen. Local connection criteria are set out by Teignbridge District Council and are detailed below:-

A member of the household:-

- has immediately prior been resident within the parish or neighbouring rural parishes, or;
- has a strong local connection with the parish, including any two of the following:
 - family associations within the parish or neighbouring rural parishes;

- any periods of ordinary residence in the parish or neighbouring rural parish not immediately before the date upon which any Affordable Dwelling becomes vacant; and/or;
- has current employment of a non-casual nature in the parish or neighbouring parishes.

All of the respondents have this connection.

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 13 below.

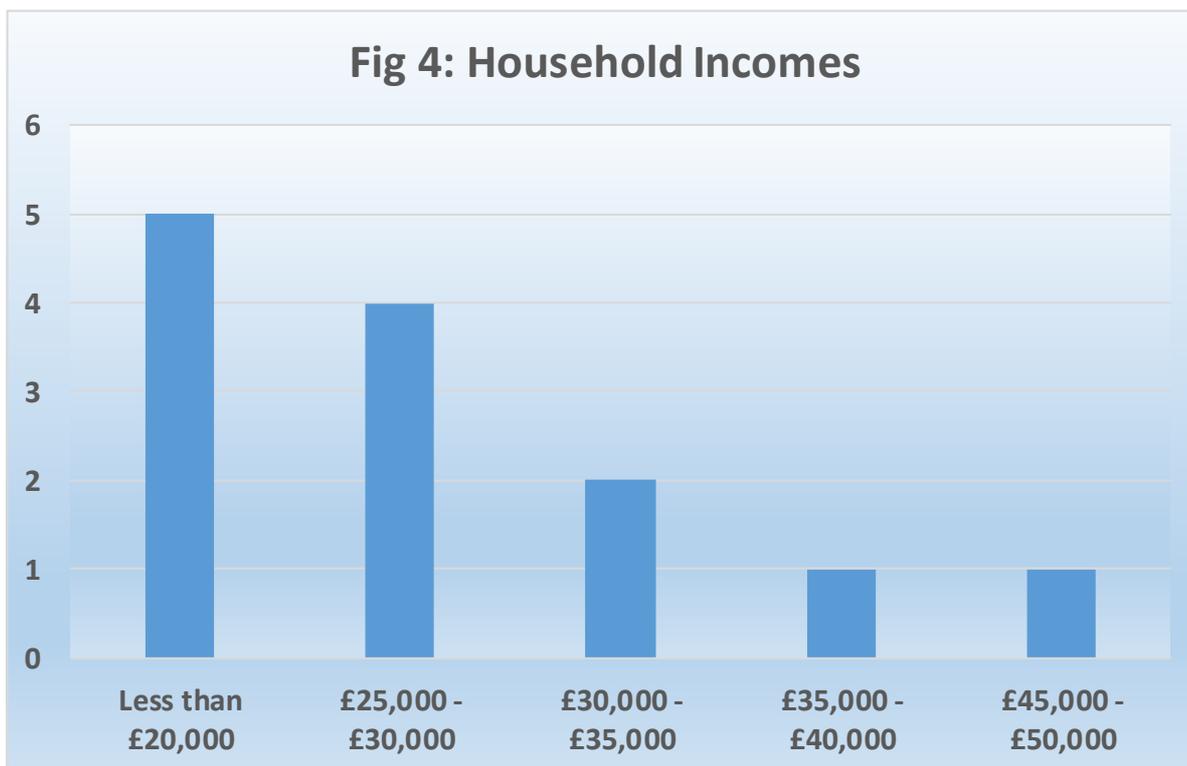
Table 13

Type of housing	Interested
Shared ownership/equity	5
Affordable Rent	7
Self build	2
Discount market sale	3
Starter home	3
Rent to buy	5

8.4 Housing Options

The housing options available to the 13 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 4 overleaf. It should be noted that 1 household did not provide this information.



Given the financial circumstances of the households in need, 3 may be able to afford a shared ownership home. The other 10 would require affordable rented housing.

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 D depending on their level of need. There are 10 households resident in the parish registered on Devon Home Choice. Details are set out below.

Table 14

Devon Home Choice band	1 bed	2 bed	3 bed	Total
Band A (Emergency need)	0	0	0	0
Band B (High)	1	0	0	1
Band C (Medium)	1	2	0	3
Band D (Low)	4	1	1	6
Total	6	3	1	10

None 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 or working within the parish were contacted separately by letter and a further 3 replies were received. These have been added to the final numbers, giving a total need of 16.

8.6 Housing Mix

The suggested mix of housing is shown in Table 15 below. This takes account of the family makeup as declared on the survey form and the type of housing required.

Table 15

Type of Property	Affordable Rent	Discount market	Totals
1 or 2 bedroom property for single people	5	1	6
1 or 2 bedroom property for couples	1	1	2
2 bedroom property for families	5	1	6
3 bedroom property for families	2	0	2
Totals	13	3	16

1 household requires a property with level access.

9. Conclusion - Future Housing Need for Ipplepen

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 can feel confident in the results of this survey. The survey has identified a need in the near future for 16 units of affordable housing.

Any further action taken towards meeting this housing need will require the support of the Parish Council and wider community consultation. 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 16 affordable homes.**