

Parish of Colyton Housing Needs Report



Produced by: Devon Communities Together

On behalf of: Colyton Parish Council

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1 Executive Summary

Principal Conclusions

The survey identified a need for 36 affordable homes within the next 5 years.

Key findings

Affordability

- The survey found 24 households in housing need who could not afford to buy or rent in the open market.
- 12 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

- 31 of the households in need qualified for affordable rent, 5 may be able to afford a shared ownership property.

Size of Property Required

- 20 x 1 or 2 bedroom properties for singles/couples
- 8 x 2 bedroom properties for families
- 7 x 3 bedroom properties for families
- 1 x 4 bedroom property for a family

Other Findings

- The survey achieved its aim of identifying actual households in need. 1500 surveys were delivered and 422 survey forms were returned. The response rate was 28%.
- 87% of those who answered the question said they would be in favour of a small development of affordable housing for local people. 92 households did not answer this question.
- 290 households said they would support the building of live/work units in the parish.
- 21 households said they may be interested in taking on a live/work unit themselves.

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

Colyton Parish Council decided to carry out a survey to assess future local housing need. The Rural Housing Enabler attended a Parish Council meeting on 24th July 2017 and it was agreed to proceed with the survey. Survey forms were finalised and 1500 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 30th September 2017.

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

- 422 surveys were returned, which is a response rate of 28% of all dwellings surveyed.
- The survey achieved its aim of identifying actual households in need. Out of the 422 returned surveys, 43 were returned with Part 3 completed.
- All but 2 of the respondents live in the 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 Colyton

4.1 Overview of Colyton

Colyton is a large rural parish located in East Devon, approximately 9 miles south east of Honiton and approximately 6 miles south west of Axminster. It consists of two main settlements, Colyton and Colyford and many outlying farms and isolated dwellings. Part of the parish is within the East Devon Area of Natural Beauty but the main settlements fall outside of this area.

The parish has limited employment opportunities with most employment being in the agricultural sector. A large employer, the Ceramtec factory, recently closed leaving a large brownfield site in the town which has been purchased by the Homes and Communities Agency with a view to providing housing and workspace.

The town of Colyton has many amenities including 2 places of worship, a town hall and Methodist Hall, primary and pre-school, secondary school (state Grammar school), GP surgery, 2 convenience stores (one including a Post Office), a butchers, a hairdressers, a library, a large play area with tennis courts, 3 public houses and a Social Club and a tannery which provides limited employment. There are also a number of smaller shops and businesses and a small business park on the outskirts of the town. The village of Colyford also has its own church, village hall, butchers, Post Office and stores and 2 public houses. Seaton Tramway, a popular tourist attraction, has stations at Colyford and Colyton.

The parish is very vibrant with many organisations and clubs for all ages. There is a football club with a clubhouse which can also be hired for events.

Colyton town is located just over a mile off the A3052 road and approximately 4 miles from the A35, both of which provide links to Exeter and on to the M5. There are limited bus services to Axminster and Seaton (not Sundays). Colyford lies on the main A3052 so has better public transport links with daily bus services to Exeter, Sidmouth and Honiton (Honiton not Sundays).

4.2 Population Figures

In the 2011 census the usually resident population of Colyton was recorded as 3,165 in 1,577 households. The census also records that there were 136 dwellings which were empty properties, second homes or holiday lets.

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 very few flats.

Table 1

Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
756	458	283	78	2	1577

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 2 and 3 bedrooms with very few smaller 1 bedroom properties.

Table 2

1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more	Total
42	387	638	273	101	1441

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.

¹ This data only gives details for 1441 dwellings, the reason for this is not known.

4.5 Property Prices and Rent

In the last 2 years the Land Registry has recorded 109 property sales in the parish. The average price of properties whose value was shown was £302,000. Prices ranged from £110,000 for a one bedroom flat to £925,000 for a 5 bedroom house.

There are currently 25 property listings on the Rightmove website in Colyton. The cheapest house on the market at the moment is a 3 bedroom property for £219,950. There are only 5 houses for sale under £300,000 and none 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 below.

Table 3

Size	Property price	Weekly rent
1 bedroom	£120,000	£130
2 bedroom	£170,000	£150
3 bedroom	£240,000	£180

There are currently 52 council/housing association owned properties in Colyton. 12 have been let in the last 2 years. Therefore lettings of current affordable housing stock will have limited impact on future need figures.

5. General Survey Findings

5.1 Site suggestions and general comments

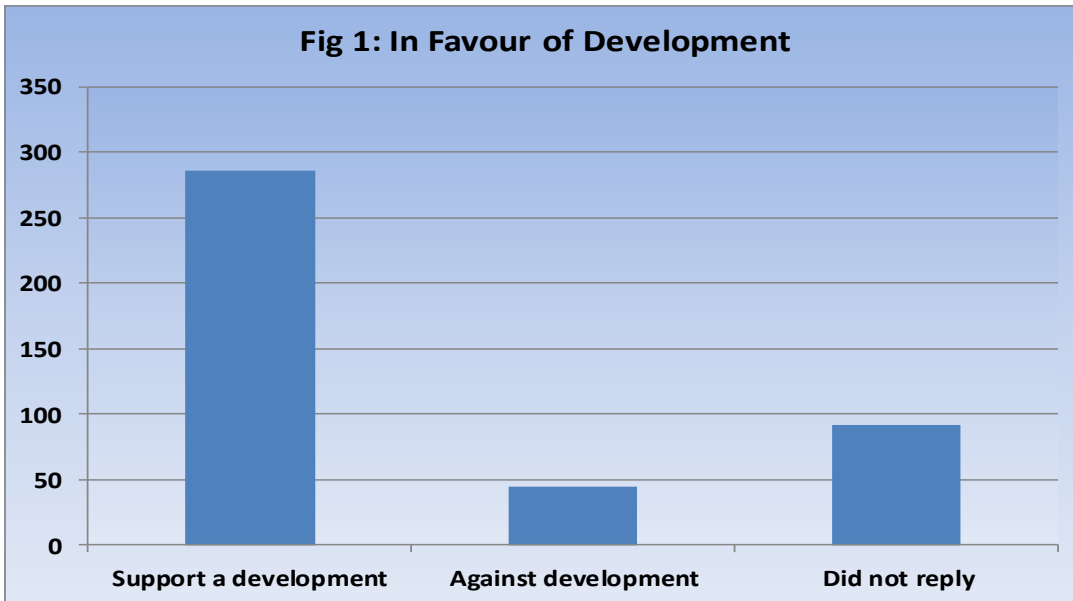
118 individuals made suggestions for possible housing sites within the parish and made more general comments about housing in the parish. These suggestions and comments will be made available to the Parish Council on a separate document.

The majority of those who suggested a site (62 replies) suggested the old Ceramtec site. Other suggestions included adjacent to Seaway Head, the old factory in Rosemary Lane and to build a new school and replace the old school with housing.

5.2 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. 87% of those answering the question said they would be in favour. 13% said they were against any development. It should be noted that 92 households did not respond to this question. Fig.1 below shows the breakdown.

² As of 2nd October 2017



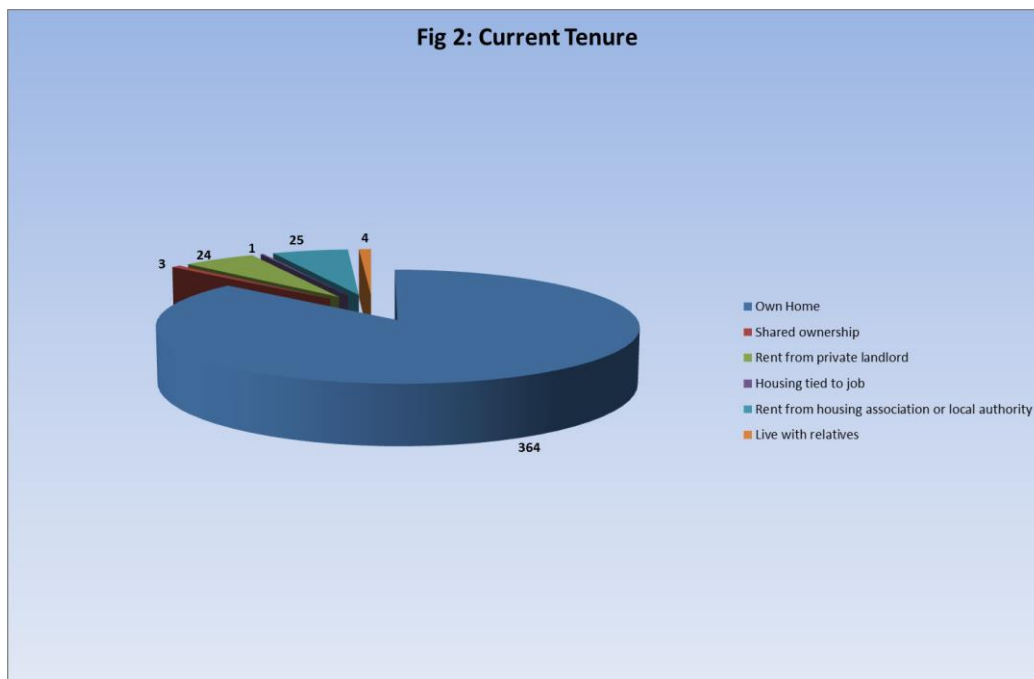
5.3 Knowledge of those who have left parish in last 5 years

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

- 24 households replied that they did know of someone

5.4 Current tenure

Of the 421 respondents who provided details, 364 (86%) own their own home, 24 (6%) rent from a private landlord, 25 (6%) rent from a housing association. The remaining 8 households (2%) are made up of 4 who live with relatives, 3 who live in a shared ownership property and 1 who lives in tied housing. Figure 2 below shows the breakdown of tenure.



5.5 Main or second home

8 of the respondents were second home owners.

5.6 Parish of Residence

Respondents were asked which parish they lived in.

- 399 lived in Colyton parish (including Colyford)
- 2 lived in Axminster
- 21 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.

Table 4

Number of bedrooms	1	2	3	4+
Respondents	7	95	204	103

5.8 Future plans

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

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

5.9 Community Land Trusts (CLTs)

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

- 32 households showed an interest and 26 of these provided contact details.

5.10 Live work units

The Parish Council is interested in encouraging live/work units where small businesses and cottage industries could be based. Respondents were asked if they would support the development of live/work units in the parish and whether they would be interested in taking on a live/work unit themselves.

- 290 households stated they would support live/work units being built in the parish.
- 100 households stated they would not support live/work units being built in the parish.
- 21 households stated they may be interested in taking on a live/work unit themselves.

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.

570 people answered Part 2 of the survey from 357 households with at least one member over the age of 55. This is 85% of the total number of households responding 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 5 below, the largest age group is in the 66 - 75 age band.

Table 5

Age Group	55-65	66-75	76-85	Over 85
Number	159	215	134	62

6.2 Future Housing Plans

Households were asked about their future housing plans.

- 38 households plan to move within the next five years. Of these, 16 would like to remain in Colyton.
- 6 of these 16 households will need affordable housing.
- 28 further households expect to move after five years.
- 282 have no plans to move at the moment.
- 9 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.

- 247 households stated that they believed their current home was adaptable
- 76 households stated that they did not believe their current home was adaptable

6.4 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	43
Cheaper running costs	31
Proximity to shops/amenities	47
Proximity to public transport	30
Need to be near family/carers	28
Need one level for medical reasons	36

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

6.5 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	65
Home specially designed for older people	23
Residential / nursing home	12

6.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of households (79%) 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.

6 of the 16 households that expect to move home within the next 5 years and remain in Colyton may 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 Colyton 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 Colyton. 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.

34 households indicated a need to move within the next 5 years and remain in Colyton in Part 1 of the survey. However 43 households completed Part 3 of the survey. The needs of these 43 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
7	24	6	2

7.2 Timescales for moving

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

- 9 households indicated a current need to move.
- 16 households indicated a need to move within the next 1-3 years.
- 13 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. The results are shown in table 9 below. Respondents could choose more than one option.

Table 9

Shared ownership/ equity	Affordable/Social rent	Self-build	Starter Home	Discounted market	Rent to buy	Open market
11	21	7	5	11	13	14

7.4 Reasons for moving

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

Table 10 below shows why households need to move

Table 10

Reason for wishing to move	No of respondents
Need to move for health/mobility reasons	13
Need to downsize to a home with fewer bedrooms	11
Struggling to afford current home	11
Need to move to a home with more bedrooms	4
Need to move to a home with more bedrooms	4
Will be leaving home and do not expect to be able to rent or buy privately	4
Home is in poor condition	3
Private tenancy ending	3
Wish to move back to the parish and have a strong local connection	1
Sharing facilities with someone who will not be rehoused with you	1
Other (includes financial issues, insecure tenancies, wish to buy own home, need for smaller garden, need for more land)	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 +
11	2	3	3	1

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 43 of the households who expressed a need to move within the next 5 years and remain in Colyton have been assessed for their eligibility for affordable housing. 17 of these have been excluded from further analysis for the following reasons:-

- 12 already own their own home so therefore do not qualify for affordable housing
- 1 could afford to buy on the open market
- 4 gave insufficient details to assess their eligibility

This leaves 26 households who may qualify for affordable housing.

8.2 Local Connection

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

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

- 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.

24 of the respondents have this connection. 2 did not give local connection details so have been excluded from the final figures as an assessment cannot be made.

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.

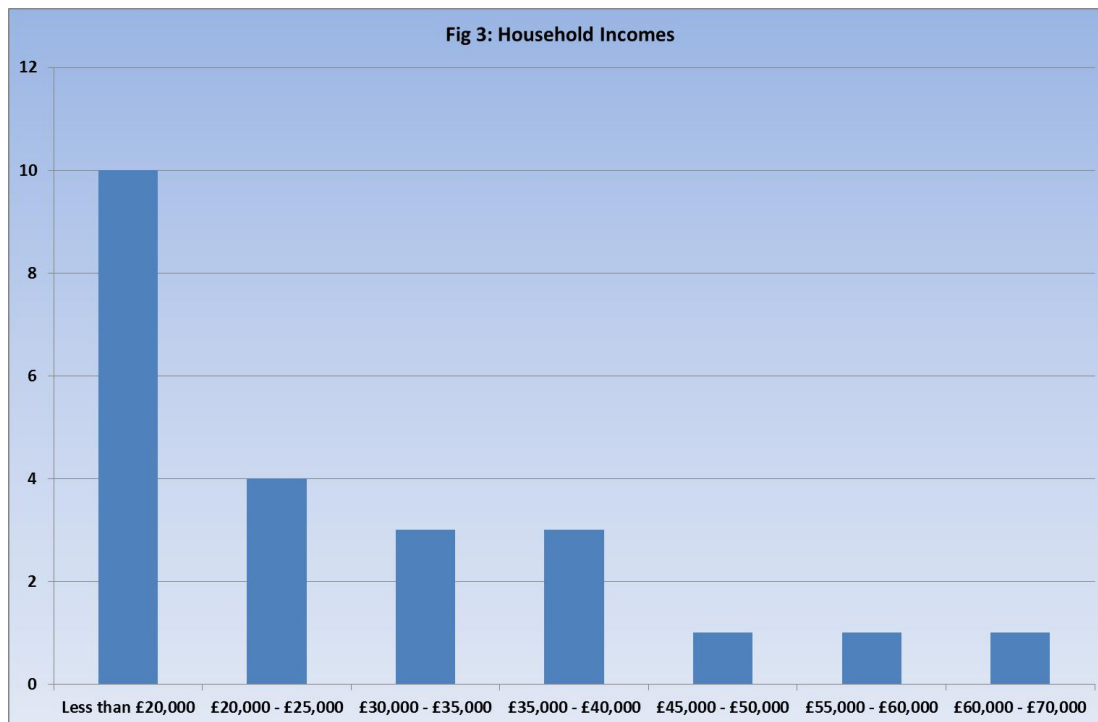
Table 12

Type of housing	Interested
Shared ownership/equity	8
Affordable rented	18
Self-build	4
Starter home	4
Discount market home	8
Rent to buy	9

8.4 Housing Options

The housing options available to the 24 households in housing 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, none could afford to buy on the open market. 5 may be able to afford a shared ownership home but the other 19 would require affordable housing for rent.

8.5 New benefit rules for single under 35s

New benefit rules are due to come in on 1st April 2019 which will limit the amount of housing benefit paid to single people under the age of 35 with no dependents. From this date single people under 35 will only be able to claim the shared accommodation level of housing benefit rather than benefit for a 1 bedroom property as currently. This will mean a reduction of around £30 per week. Although these rules will not be coming in until 2018, they will be backdated to include any tenancy that began after 1st April 2016.

This will affect the way that affordable housing is allocated to individuals that fall into that category. Housing associations will have to consider the person's ability to pay their rent and will also have to consider whether letting to those under the age of 35 who are in employment is wise as if they lose their job they may struggle to pay their rent.

Many housing associations have not yet made a decision as to how they are going to deal with this issue but it is worth bearing in mind, as individuals who fall into the single under 35s category may not be considered for housing in any new affordable housing development. The survey has only identified one person that falls into this category so this should have no effect on need figures in Colyton.

8.6 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 54 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)	2	1	0	0	3
Band C (Medium)	3	2	5	2	12
Band D (Low)	3	2	0	0	5
Band E (No Housing Need)	18	11	4	1	34
Total	26	16	9	3	54

Only 8 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 letter and a further 17 replies were received. Of these, 3 had moved away, 1 wishes to move out of the town and 1 no longer wishes to move. 12 replies were received from households who do wish to move home, to remain in Colyton and still need affordable housing. These have been added to the final numbers, giving a total need of 36.

8.7 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 Rent	Shared Ownership	Totals
1 or 2 bedroom property for single people	10	1	11
1 or 2 bedroom property for couples	8	1	9
2 bedroom property for families	7	1	8
3 bedroom property for families	5	2	7
4 bedroom property for families	1	0	1
Totals	31	5	35

3 of these households would require a property with level access.

9. Conclusion - Future Housing Need for Colyton

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 36 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 36 affordable homes.**