

parish of brentor local housing needs report



Produced by: The Community Council of Devon

On behalf of: The Devon Rural Housing Partnership



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This document is available in large print and alternative formats upon request. Please ring 01392 383443

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1 Findings and Recommendations

Principal Conclusions

The survey identified need for 10 affordable homes within the next 3 to 5 years

- Immediately 1 households
- 1-3 years 6 households
- 3-5 years 3 households

Recommendations

- 1) To provide 10 additional affordable homes to meet local needs in the parish of Brentor.
- 2) The need is for 6 rented and 4 shared ownership homes
- 3) The need is for 9 one or two bedroom homes, for singles and couples and one 2 bed family home.

Key findings

Affordability

- The survey found that all respondents in housing need could not afford to buy or rent in the open market, four responders may be able to afford to buy a shared ownership property.

Local connection

- The survey found that the respondents met the Dartmoor National Park Authority local connection requirement

Other Findings

- The survey achieved its aim of identifying actual households in need. 221 surveys were delivered and 92 survey forms were returned. The response rate was 41.6% which was a good response. 18 responders filled in Part three of the survey which is concerned with actual housing need.
- 64% of those replying said they would be in favour of a small development of affordable housing for local people.
- The survey identified no immediate need for affordable accommodation for older people however 4 households identified a need to move to more suitable accommodation in the next 5 years.

2. Introduction and Information about Brentor

The parish of Brentor lies on the north western corner of Dartmoor about five miles north of Tavistock in West Devon. The name Brentor is commonly used for the main village in the parish, which is more properly called North Brentor. In addition to North Brentor, the parish includes the hamlets of South Brentor, Liddaton and Lydford Station. All of these settlements except Liddaton lie within the boundary of the Dartmoor National Park. Brentor has a natural feature, Brent Tor, which is capped by St Michael de Rupe church; there is no shop or school in the parish. There is an hourly bus service throughout most of day through North Brentor and Lydford Station to both Tavistock and Okehampton, the nearest towns.

The 2001 Census shows that there were 423 people resident in Brentor living in 168 households. More recently the population has been estimated to have increased to 449 (Family Health Services Authority 2010). In the Census there were 8 second homes or holiday lets in the parish.

In 2009 the average house price in West Devon was £237,551. There were 11 sales in Brentor during September 2009 and October 2010 giving an average price of £192,863. For the purposes of assessing affordability a figure of £159,375 has been used to assess whether households can afford to buy in the market, this figure has been derived by averaging the lower priced starter homes sales.

There is a very limited rental market in Brentor and there are currently no properties on the market.

There are five social rented properties in Brentor; there have been no vacancies in the last two years. It is worth noting however that as there are less than 100 social rented units in the Parish that West Devon Borough Councils allocation policy gives preference to local applicants. There are no social rented properties where occupation is controlled through a Section 106 agreement.

3. Aims of the Survey

- To investigate the affordable housing need, tenure and house size for local people in the parish of Brentor, those wishing to return, and those who work in the village.
- To investigate the housing needs and aspirations in more detail for older residents of the parish
- To establish the general level of support for a small development of affordable housing for local people with housing needs

“Housing Need” is defined in Planning Policy Statement 3 as “The quantity of housing required for households who are unable to access suitable housing without financial assistance”.

In order to establish whether a person needs affordable accommodation it is necessary to establish 3 elements:

- a) That they have a housing need
- b) That they are unable to meet their need with their own resources in the open market
- c) That they have a local connection to the parish.

4. Survey history, methodology, distribution and response.

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.

A housing need survey was undertaken as part of West Devon Borough Councils practice to collect data on housing need across the whole of the District. This survey is part of that process. Survey forms (Appendix 1) were posted to every household in the parish, accompanied with an explanatory letter. The deadline for the return of the survey was the 4th February 2011.

The survey form was in 3 parts, the first part asked a limited number of questions about the type of household and support for affordable housing. All residents were invited to respond to this part of the survey. The second part of the survey was for completion by households where one member was over the age of 55, and was intended to gather information on the long term housing aspirations of older people. The third part of the survey is designed to be completed by households with a need to move home within the next 5 years.

There were a total of 92 surveys returned, which is a response rate of 41.6%. This is a good response and the survey achieved its aim of identifying actual households in need. Out of the 92 surveys, 18 were returned with part three filled in. This is 19.5% of all returned surveys and similar to other housing surveys carried out by the Community Council.

In this report where statistics are used they were published in 2009 unless stated otherwise.

It should be noted that whilst apparent inconsistencies in responses are followed up, the information given is taken at face value.

5. General Survey Findings

5.1 Favour a small local development

Respondents were asked that if the need for affordable housing were proven would they be in favour of a small number of homes for local people. 64% of those answering the question said they would be in favour.

5.2 Suggestions of where a development could be sited.

Respondents were asked to suggest small sites and identify any empty properties or redundant buildings which could be used for affordable housing.

32 suggestions were made, with three specific locations and various suggestions mentioning the surrounding fields around Brentor on the outskirts. There were 2 predominant sites mentioned

Additional comments were made more generally about the provision of new housing; these comments are listed in Appendix 2.

5.3 Main or second home

One response was from a person who has a second home in the parish.

5.4 Current tenure

91% of respondents are owner occupiers. 8% of respondents were from private rented accommodation and 1% renting from a housing association.

5.5 Respondents who need to move.

Twenty three households expected that they or someone in their household would have to move as a household now or within the next five years.

6. Housing needs and aspirations of older residents

Part 2 of the questionnaire was directed at residents over the age of 55. The population projections for Devon show a massive increase in the numbers of older people in the next 20 years. There is little information on the housing needs and aspirations of older residents in rural Devon.

82 older residents responded to the survey from 58 separate households. Table 1 below shows the age breakdown of the respondents compared to the population estimates of Brentor provided by the Devon Primary Care Trust (FHSA 2010). The table also shows the projected increase in population of each age group taking account of the projected growth in population in West Devon.

Table 1 Residents responding to the survey

Age	PCT Estimate for Brentor (2009)	Number responding to survey	% of estimated population	Projected population of Brentor in 2021
55-65	93	50	53%	96
65-75	52	19	13%	74
75-85	21	10	47%	31
85+	10	3	3%	15

Households were asked about their future housing plans. 41 households have no plans to move home. Four households plan to move and they would like to do so in the next 5 years. A further twelve households have thought about moving but do not plan to do so in the next 5 years.

Households were then asked what type of accommodation they would need. The results are shown in Table 2. One responder expects to move into a residential or nursing home.

Table 2 Type of housing needed

	House	Apartment	Bungalow
Home to better meet needs	8	2	8
Home designed for older people but without support	1	2	3
Home designed for older people but with limited support			3
Home designed for older people but with extensive support			1

When asked where they wished to live sixteen of the households wished to remain in Brentor. Eleven would move to elsewhere in West Devon, three would live in Devon away from West Devon and two would prefer to move away from Devon.

Residents were also asked to set out the reasons which were most important in choosing their next home. The three most important factors were: a home which is easy to maintain, running costs of the property and joint third was easy access to public transport and easy access to the countryside.

7. Assessment of those in need

Eighteen households indicated a need to move and returned part 3 of the survey. This section refers to the households who returned this part of the form.

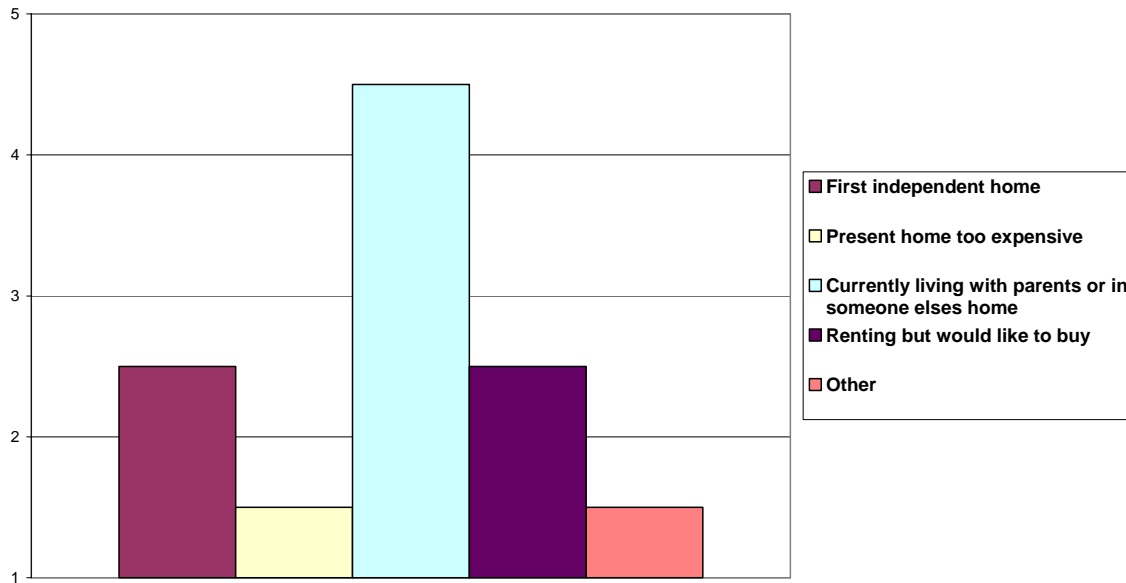
Eight cases have been excluded from the assessment below as there was insufficient information, no contact details or the responders don't want housing. It is also worth pointing out that there are four young single people who have had information sent in one of which is under the age of 16.

Ten cases therefore have been assessed in detail.

Housing need

Households completing this part of the form were asked to identify their reasons for wanting to move.

Fig 1: Why do you need to Move?



The main reasons for needing to move were: first independent home and currently living in someone else's home.

Local Connection

The definition of local connection is set out in the Dartmoor National Park Local Plan below:

- Those people currently living in a parish wholly or partly within the National Park or a rural parish adjacent to the parish of provision and having done so for a period of at least five years; or
- Those people who have lived in the parish wholly or partly within the National Park or a rural parish adjacent to the parish of provision for a period of 5 years but have moved away in the past three years; or
- Those people who have a strong local connection with a parish wholly or partly within the National Park or a rural parish adjacent to the parish by virtue of, for example, upbringing or employment.

Each of those completing part 3 of the form was asked to show how they met these criteria. This information has been compared to the criteria above to establish whether respondents meet the criteria.

On reviewing the circumstances all households were found to meet the local connection requirement as set out above.

Housing Options

The housing options available to the households in need with a local connection are now given consideration.

Respondents provide information on income and savings which allows an assessment of what the household can afford to pay for their accommodation. Notes on the methodology are available from the Rural Housing Enabler.

The options are listed below:

- **Social rented** - housing owned and managed by Registered Social Landlords (housing associations) or local authorities. There is currently statutory control of rent levels.
- **Shared ownership (or Homebuy)** - housing owned (normally) by housing associations. A percentage share of the property is sold on a long lease. The household pays a rent on the remaining share, as well as in some cases a service charge. The household will normally have a mortgage on the share they purchase.
- **Self Build** - An option for intermediate earners. In some areas it is possible for households to build their own house but the future use of the property is controlled by a legal planning agreement. This controls the re-sale price to keep the property affordable for local people in housing need.
- **Low cost home ownership** - a former of low cost open market purchase
- **Private rented housing**
- **Owner occupation**

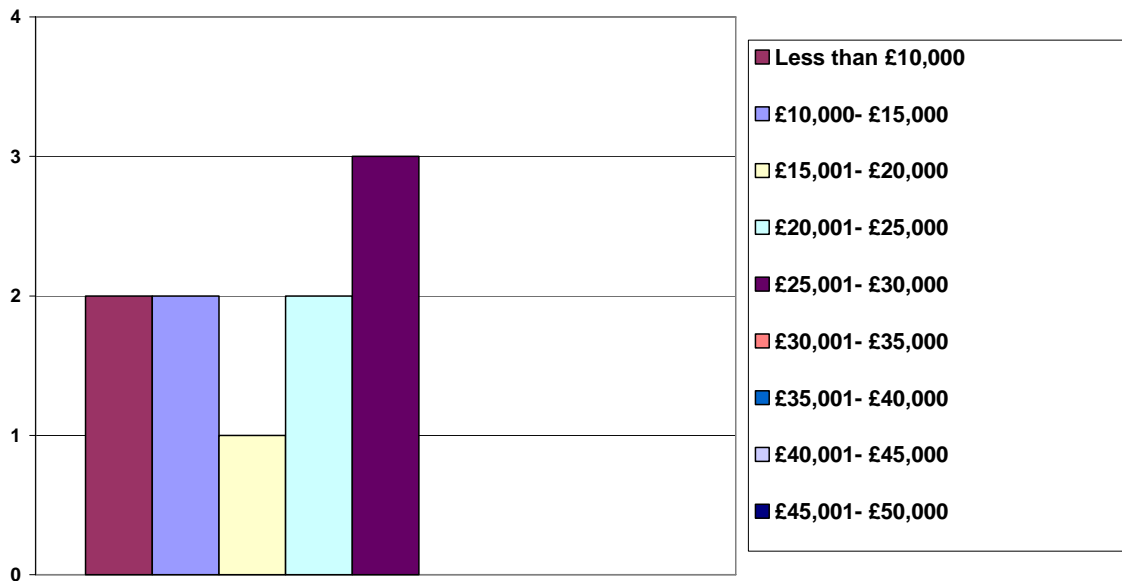
The preferred option of those households in need with a local connection and unable to meet their needs in the open market is shown in Table 3 below.

Table 3 Type of housing preferred (respondents could choose more than one option)

Type of housing	Number of households
Owner occupation	4
Private renting	1
Renting a home probably from a housing association	7
Low cost home ownership	5
Shared ownership home	5
Self build home	2

There is a high aspiration for home ownership however many 12 are also interested in renting from a housing association and shared ownership. Figure 3 below shows the income of those needing a new home. One respondent in housing need states that they are registered on the West Devon Housing Register. (Devon Home Choice)

Fig 3: Annual Income of those in Need



Taking into account the income, savings and assets of the households none of the respondents can afford to buy in the open market.

The suggested mix of housing is shown in Table 4 below. This takes account of the family makeup as declared on the survey form.

Table 4: Housing mix needed

Type of property	Rent	Shared ownership
1 or 2 bedroom property for single people	4	1
1 or 2 bedroom property for couples	2	2
2 bedroom property for families		1
3 bedroom property for families		
4 bedroom property for families		

(Two older couples may be able to afford shared ownership)

The survey also assessed when those in need required accommodation, one respondent requires housing within 12 months, six respondents require housing in one to three years and three respondents require housing within 3 to 5 years time.

8. Conclusion - Future Housing Need for Brentor

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 survey has identified a need, in the near future for 10 units of affordable housing.

It is not usual to provide specifically and exactly for the total identified need as some households may not be eligible for affordable housing provision and some respondents may withdraw, move away, or be housed by other means. "In-situ" solutions (e.g. extending property) may resolve some of the housing need. For these reasons housing providers may provide a percentage of the final need. It must be noted that this does not mean that the total need should not be addressed.

Older peoples housing needs

The survey also looked at the short and longer term needs for older people in the parish. The survey identified no immediate need for affordable accommodation for older people however four households identified a need to move to more suitable accommodation in the next 5 years.

When asked where they wished to live sixteen of the households wished to remain in Brentor. Eleven would move to elsewhere in West Devon, three would live in Devon away from West Devon and two would prefer to move away from Devon.

The three most important factors for considering another home were: is easy to maintain, running costs of the property and joint third was easy access to public transport and easy access to the countryside.

It is recommended that this report is noted and that consideration is given for further action to address the need for 10 affordable homes.

Brentor Housing Needs Survey - Part 1

This survey form has been sent to every known household in the Parish. Please complete Part 1 of the form, even if you do not have a housing need, and return it in the envelope provided.

Completed forms must be received by 4th February 2011.

If you require extra forms or have any questions, please contact Sue Hitchcock on 01392 383419.

A. Your Current Home

1) Do you:

Own your own home	Live in a shared ownership property
Rent from a private landlord	Live in housing tied to job
Rent from a housing association or local authority	Other, please specify

2) Is this your:

Main Home	Second Home
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B. Housing Required (including housing for older people)?

- 3) As the main householder, do you expect to move house within the next 5 years?
Yes/No
- 4) Are there other people currently living in your household who will need their own housing within the next five years? **Yes/No**

If you have answered Yes to Q3 or Q4, please complete Part 3 of this form

C. Your View of Affordable Housing

- 6) If there is a need for affordable housing, would you support a small development of affordable homes for local people? **Yes/No**
- 7) Do you have any suggestions for a suitable site for affordable housing?
- 8) Any other comments regarding affordable housing (attach extra sheets if needed):

D. Your contact details (optional)

Name..... Telephone number.....
Address.....

Confidentiality and Data Protection: The information you provide will be used by CCD to provide information for the Housing Needs Survey Report and summary information on rural housing need. No data will be published which can identify an individual.

Thank you for taking the time to complete this form.

Brentor Housing Needs Survey - Part 2

Housing needs of older people in Brentor

The population projections for Devon show a massive increase in the numbers of older people in the next 20 years. Please complete this part of the form if one or more of your household is over 55.

1) How many people of each age group are there in your household?

Age 55 -65		Age 66-75		Age 76-85		Age 86 or above	
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2) Which of these statements best describes your future housing plans? Please tick one box.

I have no plans at the moment to move home.	
I have thought about moving home in the future but do not expect to do so in the next 5 years.	
I expect to have to move home in the next 5 years. (please complete part 3 of this survey)	

3) If you expect to move, what type of accommodation do you think you will need. (Please tick no more than 2 boxes, and circle the type of property preferred.)

A home which better meets your needs but is not specially built for older people		House Apartment Bungalow
A home which has been specially designed for older people but does not come with any support services		House Apartment Bungalow
A home in a development for older people with some limited support services (for example a community alarm service)		House Apartment Bungalow
A home in a development for older people with a more extensive range of support services (for example assistance with bathing, meals, access to care staff)		House Apartment Bungalow
A Residential or Nursing home		

4) Where do you want to move to when you next move home?

Brentor		Elsewhere in West Devon	
Elsewhere in Devon away from West Devon.		Away from Devon	

5) Which 3 reasons listed below will be the most important when you choose your next home?

Close to health services		Easy access to public transport	
A home on one level		Close to relatives	
A home which is easy to maintain		Easy access to the countryside	
Close to friends and clubs		Close to support services	
Cost of property		Close to shops and leisure facilities	
Running costs of property			

Thank you for completing this part of the form.

If you need to move in the next 5 years please complete Part 3.

Brentor Housing Needs survey – Part 3

Please complete this form if you think you may have to move to another home in Brentor within the next five years. Please return the completed form in the envelope provided.

A separate form for each household in need of housing must be completed e.g. for each grown up child in a family, who wants to set up their own home.

If you require extra forms or have any questions, please contact Sue Hitchcock on 01392 383419.

In order to accurately assess housing need, we have to ask for some sensitive information. Please be assured that the information you provide will be used by CCD to prepare the Housing Needs Survey Report and provide summary information on rural housing need. No data will be published which can identify an individual.

A. Your Housing Need

1) Please complete the table below listing all family members who would need to live in the new affordable housing?

Name	Age	Male/Female	Any specific needs

2) Does anyone in your household need the following? Please tick any that apply;

Access for a wheelchair	
Sheltered housing with a warden	
Residential care	
Accommodation on one level	
Help with personal care	
Other, please state	

3) Could you remain in your present home if alterations, adaptations or support were provided? **Yes/No**

If **Yes**, please describe what would be needed:

.....

.....

4) What is the current tenure of the household needing to move? (tick appropriate box)

Private rented		Rent from a housing association or local authority	
Owner occupier		Living with relatives	
Sharing a house		Tied accommodation	
Lodger		Other – please describe:	

5) Why do you need to move? Please tick any that apply to you

a) First independent home		k) Currently homeless	
b) Couple setting up home together		l) Cannot manage stairs	
c) Present home too small		m) Present home in poor condition	
d) Present home too large		n) Renting but would like to buy	
e) Present home too expensive		o) Moved away and wish to return	
f) Private tenancy ending shortly		p) Need specially adapted home	
g) Private tenancy, need more security		q) For family support	
h) In tied housing, need more security		r) To be near work	
i) Family break up		s) Other please explain	
j) Currently living with parents or in someone else's home			

6) Which of the above is your main reason? Please state one only

7) When will you need to move? Tick one only

Within 12 months	
1 – 3 years	
3 – 5 years	

8) Depending on affordability, which of the following would you be interested in? Tick all that apply

Owning your own home	
Renting a home from a private landlord	
Renting a home from a Housing Association	
Low cost home ownership	
Shared ownership (part buy/part rent – through a Housing Association)	
Self build	

9) Is your household on the Council's Housing Register? **YES/NO**

If you consider that your household is in affordable housing need, it is essential that you are on the Council Housing Register. For an application form, please contact West Devon Borough Council on 01822 813600.

B. What can you afford?

It will help us to assess the type of a housing you can afford if you tell us your level of income and any assets, savings or investments.

10) Do you believe that you have enough income and savings (including equity in your existing home) to be able to buy on the open market **YES/NO?**

11) **Income**

What is your household's **annual income?** (Gross income before deductions). This should be the combined income for couples. Please tick the appropriate box.

Less than £10,000		£10,000- £15,000	
£15,001- £20,000		£20,001- £25,000	
£25,001- £30,000		£30,001- £35,000	
£35,001- £40,000.		£40,001 - £45,000	
£45,001 - £50,000		£50,001- £55,000	
£55,001 - £60,000		Over £60,000	

12) **Savings, investments and assets**

Please give the amount of savings and investments to the nearest £500

£

If you own a home we need the following information to make a proper assessment of whether you could potentially qualify for an affordable home

What is your estimate of the value of your home?

£

What is your estimate of the balance outstanding on your mortgage?

£

C. Do you have a local connection to Brentor?

If any affordable homes are provided in Brentor, they will be for people living or working in the Parish, or for those who can show that they have a long-term connection with the area

13) Please answer the following questions, if they do not apply please put "n/a"

Is a member of the household currently resident in the parish and have been so for the past five years	
Has a member of the household lived in the parish for a period of five years but moved away in the past three years	
Is a member of the household employed in the parish?	
Do you have other strong local connection with the parish for example by upbringing – please describe in Q15 below.	

14) If you are claiming previous residence please provide addresses and approximate dates of residence. Please continue on a separate sheet if needed.

Address	From (month/year)	To (month/year)

15) Do you have any other special reason to live in Brentor?

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It would be very helpful if you could provide your contact details below. It may be necessary for the Rural Housing Enabler to stay in touch to ensure that you have the best chance of receiving an offer of housing if your need is verified.

Name	
Address	
Postcode	
Telephone Number:	Email:

In order to provide new affordable housing, it is useful to be able to share information with our development partners. Please sign the following declaration to confirm that you are happy to share the information on this Part 3 form with these development partners.

I confirm that I agree to the Rural Housing Enabler sharing the information on this form with the housing authority and development partners, where this is to assist in helping me to access affordable housing.	
Signed.....	Date.....
Name.....	

If you know someone who has moved away from the parish because of the lack of affordable housing and may wish to return, please ask them to contact Sue Hitchcock who will send them a form.

Thank you for taking the time to complete this survey form.

Please return the survey form in the envelope provided by 4th February 2011

<p><u>Local Rural Housing Officer</u> Sue Hitchcock, Community Council of Devon, County Hall Topsham Road Exeter EX2 4QB</p> <p>Tel: 01392 383419 Email:susan@devonrcc.org.uk</p>

- Affordable housing should be on brown field sites or in towns where there are facilities and possibility of employment, and schools and transport links. There are none of these in Brentor, what would anyone do? None of our children can or want to live here
- Agree with policy that infrastructure i.e. transport/shops needs to be in place to support growth in population
- Although we would like to preserve our village, but we know there is a housing need
- Apart from its setting, Brentor has no amenities, it is a moorland farming hamlet, with no school, shops, no pub and very little employment, nearly all casual and/or part time.
- Brentor has no shop, school or public house and a fair weather bus service. People on low incomes surely reliant on public transport would find living in the village very hard. For example, the nearest shop being in Tavistock.
- Given the lack of local amenities, Brentor is an inappropriate location for affordable housing, it is also unlikely that Brentorians would be living in this housing
- Higher tax for second home owners with vacant property
- Housing should be spread equally among villages & towns
- How come the views are only sought of those who actually need the affordable housing?
- I am strongly in favour of a small development
- I do not think Tavistock & Okehampton should have all the affordable housing, it should be shared through West Devon
- I have three children who may in the future need local affordable housing available to them
- I think the building of affordable housing will inconvenience people and a lot of people will oppose it for numerous reasons but the next generation should have the option of buying locally
- I whole heartedly support this proposal. For many years I have expressed a need for affordable housing in Brentor and have personal experience requiring this need. My family date back four generations and possibly beyond in this parish.
- It is very difficult for younger people to remain in the village due to the high cost of housing
- It should not be only for people on housing registers and it should be available for people who work in Brentor and for older/younger people to retire or start up in
- Keep some of the young families in Brentor or it will become an old village doing nothing
- Let to local/rural families only and no second homes
- Lots!
- Main reason for objection is no shop/transport
- Many elderly and others are forced to live in extra poverty by housing benefit levels shortfall for rentals to private landlords. I know there are

others locally and in Lydford who are facing retirement on state pensions.

- Maybe there would be some affordable housing in small rural communities if there was not a second homes market
- No amenities in the village
- No housing should happen till the pub re-opens and people can use it
- Not appropriate for Brentor. No school, shop, employment. Too many empty properties already, (holiday homes/lets etc) They should be used before new building takes place
- Older people and young need housing now where they have always lived so families can stay together
- Planning officers must be more flexible in allowing affordable housing in rural areas. Those in affordable housing should be assimilated into a mixed community. Too often a large number of affordable houses are built together with ensuing problems associated
- Small developments of say 4/6 units should be built in all villages for young starting out and older people down sizing
- The design and appearance of any new development of affordable housing must aim to preserve and enhance the character of Brentor conservation area
- The owner of the land should be offered to sell to the community at a enhanced price but the main profit should be kept by the village
- There are vacant houses in Brentor that are available for sale and to rent, there is no need to build new homes here
- There is a need to redress the socio economic imbalance within our community caused by inflated house prices.
- There is no need for affordable housing in Brentor, there are rental properties available within and around Tavistock like we had to before we bought, we worked hard to be able to live here and don't want the village spoilt or busier
- This must be provided to keep a healthy balance of age groups to continue the health of the social life of the village
- Tighter controls are required on the sale of houses for use as second homes or holiday lets
- Village not suitable, no school, not enough sewerage, no shop, no mobile phone cover
- We are not against affordable housing in the area, nor a small amount of "in fill"-one or two sensitively designed new properties. However, what we are concerned about could adversely affect the character of this rural Dartmoor village is a larger scale, high density
- We fully support the idea of building affordable housing for young people & the elderly. It is very important that the village retains young people with useful skills.
- Would support but it depends on how small is 'small'
- An issue worth considering is the number of houses in the heart of the village that are second homes - often empty for much of the year