

THE PARISH OF YEALMPTON LOCAL HOUSING NEEDS REPORT



Produced by: The Community Council of Devon

On behalf of: The Devon Rural Housing Partnership

November 2008



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Community Council of Devon
County Hall
Topsham Road
Exeter EX2 4QB
Tel 01392 382504

www.devonrcc.org.uk

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Executive Summary

Principal Conclusions

The survey identified need for 29 affordable homes within the next three years.

Immediate need:	11
Forecast within three years:	18

Recommendations

- 1) A provision of affordable houses to meet needs should be made within the Parish.
- 2) The survey results support the development of a suitable small site or sites.
- 3) The need is for social rented accommodation although a small amount of shared ownership or intermediate rented housing could be supported

Other findings:

- The survey was commissioned by Yealmpton Parish Council and carried out as an independent survey by the Community Council of Devon in October and November 2008. It is considered that the survey should remain relevant for at least three years.
- The survey achieved its aim of identifying actual households in need. 931 surveys were delivered and 335 survey forms were returned, a response rate of 36%. This is a good response rate.
- Out of those returned 56 had filled in part two of the survey.
- 32 households were found to be in need of affordable housing, it was assessed that three of these households would have their need met in existing local connection social housing
- The largest groups requiring housing are one and two person households, and families with a child or children.
- The most realistic tenure is social renting with a small proportion of shared ownership (based on an analysis of income).
- The survey suggests a mix of 23 rented homes and 6 shared ownership properties.
- The current difficulties in the financial market may make it appropriate to meet the need for shared ownership homes through intermediate rented housing.
- A mix of 2 four bedroom, seven 3 bedroom and twenty 1 or 2 bedroom homes is needed.

1. Aims and methodology

1.1 Aims

- To investigate the affordable housing need, tenure and house size for local people in the Parish of Yealmpton and its environs and those wishing to return and those who work in the villages.

“Housing Need” can be defined as the need for an individual or household to obtain housing which is suitable to their circumstances. It implies that there are problems or limitations with the household’s current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector. Such problems may be concerned with housing costs, size, location, and layout, state of repair or security of tenure. This need may be immediate or anticipated in the near future.

1.2 Survey history, methodology, distribution and response

The Rural Housing Enabler for Devon with a representative of South Hams District Council attended a meeting of the Yealmpton Housing Committee on 4th February 2008. Carrying out a housing need survey was agreed because of the perceived lack of affordable housing for local people and to be able to provide independent evidence to be a base to argue the required need.

Survey forms (appendix 1) were delivered by hand to every household in the parish, accompanied by a letter from the Parish Council Chair. The deadline for the return of the survey was 10th November 2008. Every household was invited to complete the first section of the form, giving details of household size, age profile and current housing in order to give an overall context for the data and to ensure that the survey had been returned by a broad section of the population. If a household considered itself in need, it was invited to complete a further three pages of the form. This section was designed to gather details of the reasons for which the current accommodation failed to meet its needs and the type of accommodation which might be required in the future. A postage-paid envelope was supplied with each survey in order that they could be returned direct to the Community Council for analysis. This ensured confidentiality and anonymity for respondents. Extra survey forms were available from the Rural Housing Enabler, and the Parish Council website.

There were a total of 335 surveys returned, which is a response rate of 36%. Alongside the 435 surveys returned, 56 part two forms were also returned. This is a fair response rate compared to other similar surveys; the results can be considered a healthy enough return from which to draw the results of the survey together. The survey achieved its aim of identifying actual households in need.

NB No independent auditing of the survey responses was undertaken and answers were taken on face value.

Please note that not all of the respondents answered all of the questions, and that the vertical axis of the graphs is normally the number of respondents, not the percentage.

2. Housing Market and Context

2.1 Characteristics of Yealmpton

The Parish of Yealmpton lies between Dartmoor and the South Devon coast with the Village just 7 miles east of Plymouth, on either side of the valley of the River Yealm leading down to the estuary.

Yealmpton has a primary school, a pre-school, a community centre, a medical centre serving several villages in the area, a store, post office, cafe and farm shop. In addition, it has a service station, two pubs, a restaurant, antique shop, several small businesses and the well known Kitley House Hotel.

The Community Centre, co-located with the school, provides a range of services as well as a public meeting place, as does the WI Hall and the Methodist Hall. A Parish Room has facilities for a Youth Club.

The parish is served by an hourly or better weekday bus service to Plymouth

2.2 Population

According to the South Devon Health Information Service 2007 there are 2067 people living in the Parish of Yealmpton in approximately 931 dwellings. In 2001 the census identified a population of 1923 people in 833 households (891 dwellings).

2.3 Social Housing in Yealmpton

There are 117 social housing properties in Yealmpton. The table below gives a breakdown of this existing stock

2	1 bedroom house
48	1 bedroom bungalow
30	2 bedroom house
1	2 bedroom bungalow
34	3 bedroom house
2	4 bedroom house

2.4 New Development in Yealmpton

26 dwellings have been built in the Parish of Yealmpton between 1st April 2002 and 31st March 2007.

2.5 Land Registry sale records

Investigation of the Land Registry: Residential Property prices web site showed that in the South Hams District area the average house price in 2006 was £261,926. However, in the PL8 2 postcode area the average in 2007 was considerably higher at £363,090.

The issues surrounding house prices are discussed in more detail in paragraph 5.3.

2.6 Council Tax records

Council Tax records reveal that 39.2% of the housing stock in the parish is in the lowest three bands. This is lower than to the South Hams profile of 48.7% of the stock of the same bands. The lower valued stock is the more affordable housing.

3. Survey Findings (Part 1)

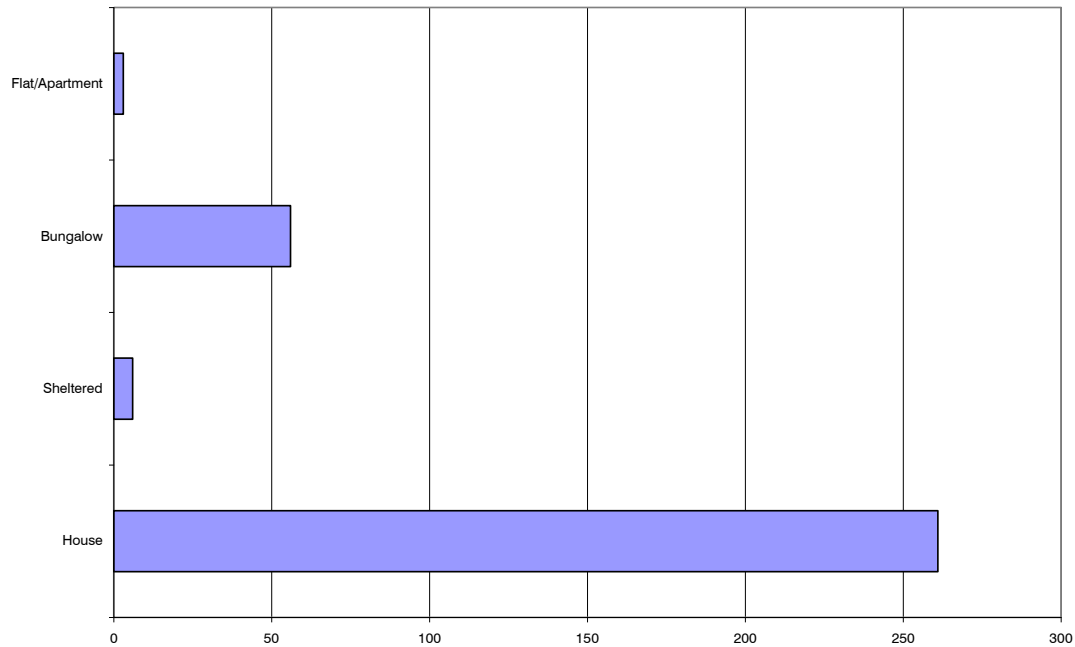
3.1 Main or second home

Only one of the responses was from someone who had a second home in the parish. The percentage of second home owners was 11.1% for South Hams District recorded by the 2001 census and 1.2% recorded in the parish in 2001.

3.2 Current Housing

The current housing of most respondents to the survey is a house (80%) with 17% living in a bungalow.

Fig 1 Type of home



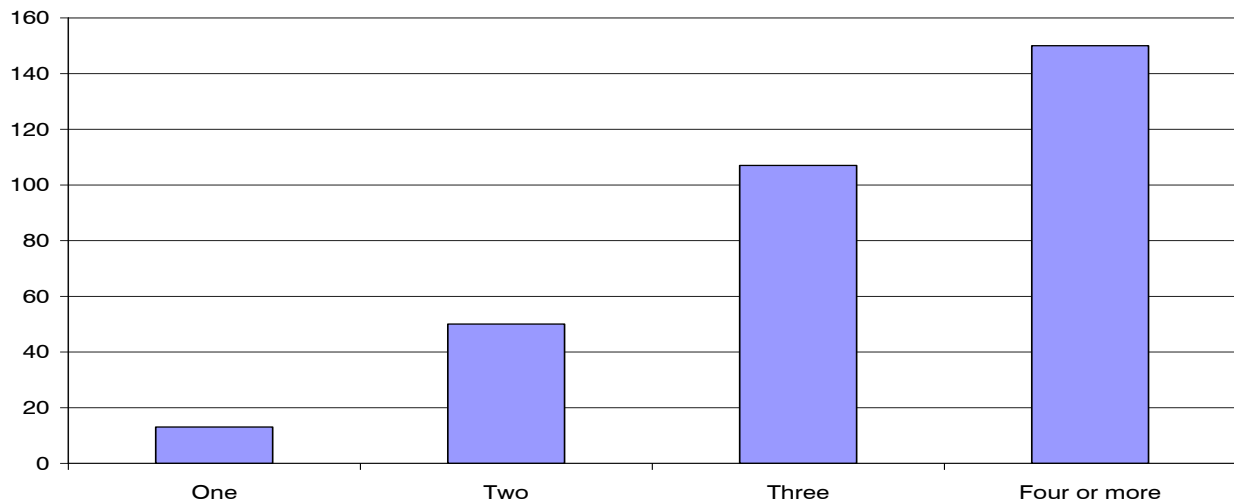
3.3 Condition of home

The majority of respondents considered the condition of their property to be acceptable (98.8%) with only 4 residents expressing any dissatisfaction with the condition of their home.

3.4 Number of bedrooms

There appears to be a high proportion of larger size accommodation with only 20% of returned forms from houses with one or two bedrooms and 80% of homes with three, four or more bedrooms. This indicates a lack of smaller and cheaper homes in the Parish of Yealmpton that would be suitable for first time buyers and those on low incomes

Fig. 2 Number of bedrooms



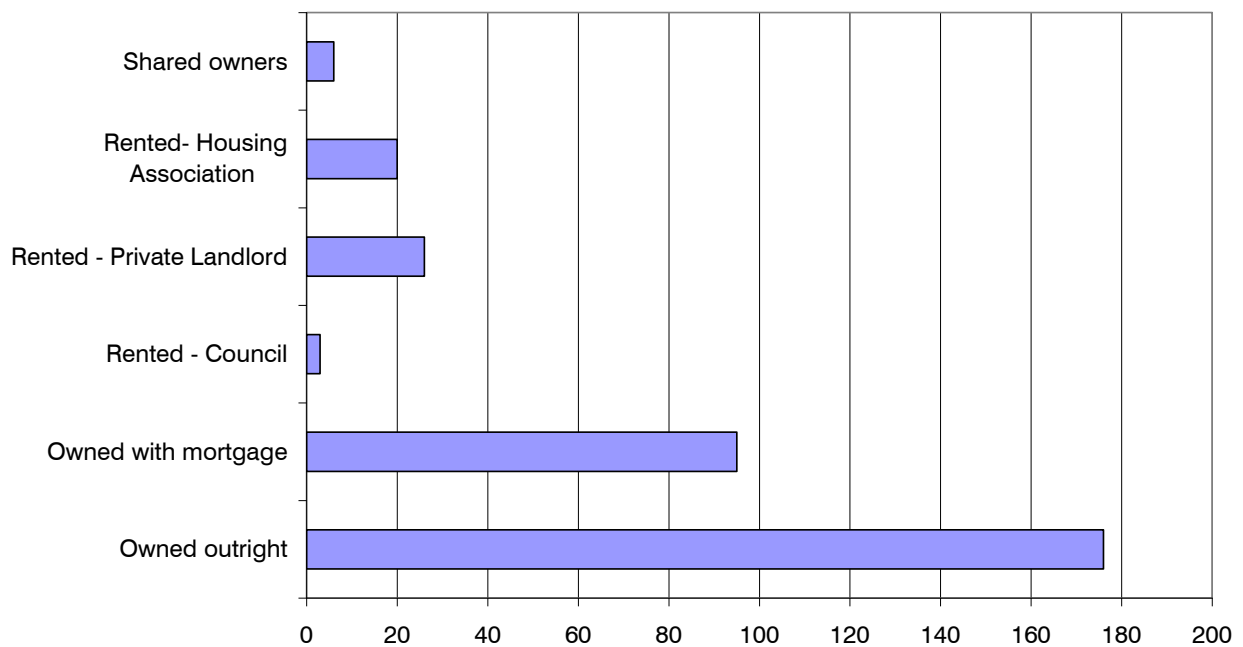
3.5 Current tenure

83% of respondents are owner occupiers with most owned outright (54%). 8% of households were occupying rented homes from private landlords.

The 2001 Census showed that 72.5% of households in Devon were living in owner occupied accommodation (either owned outright or buying) and 12.9% in accommodation that was rented from a registered social landlord.

The level of owner occupation is generally what would be expected as a trend although house prices determine the general lack of affordable housing, Therefore the ability for residents to live in the parish is largely restricted to those who can afford to enter the owner occupied tenure.

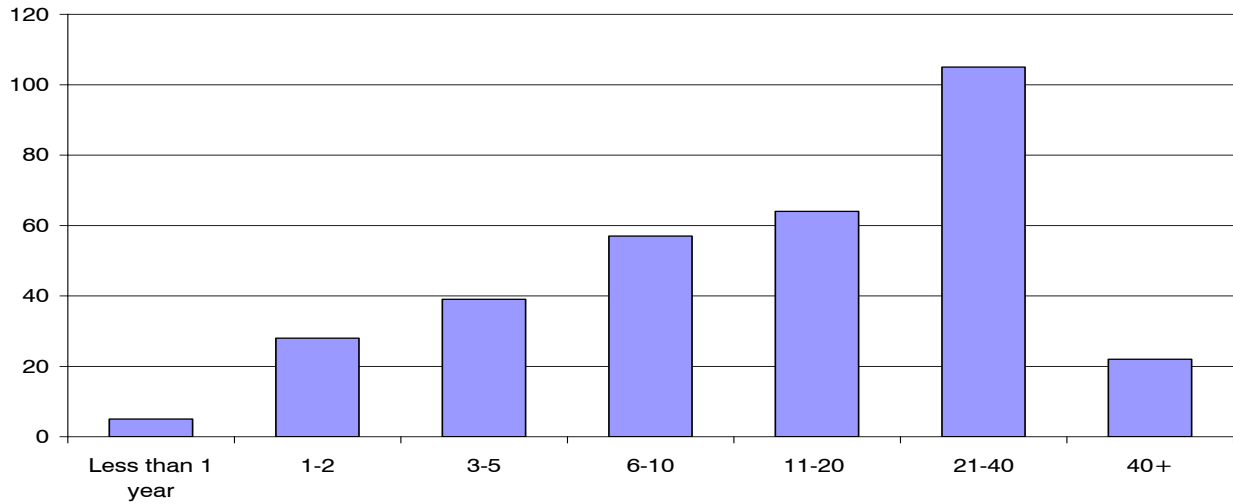
Fig. 3 Tenure type



3.6 Years lived in the Parish of Yealmpton

Interestingly 60% of respondents have lived in the Parish for eleven years or more. 11% have lived in the Parish for less than 3 years. This indicates stability in the population and possibly the effect that high house prices has on a population as reluctance or inability to pay high prices enforces people to stay in accommodation longer than they might otherwise.

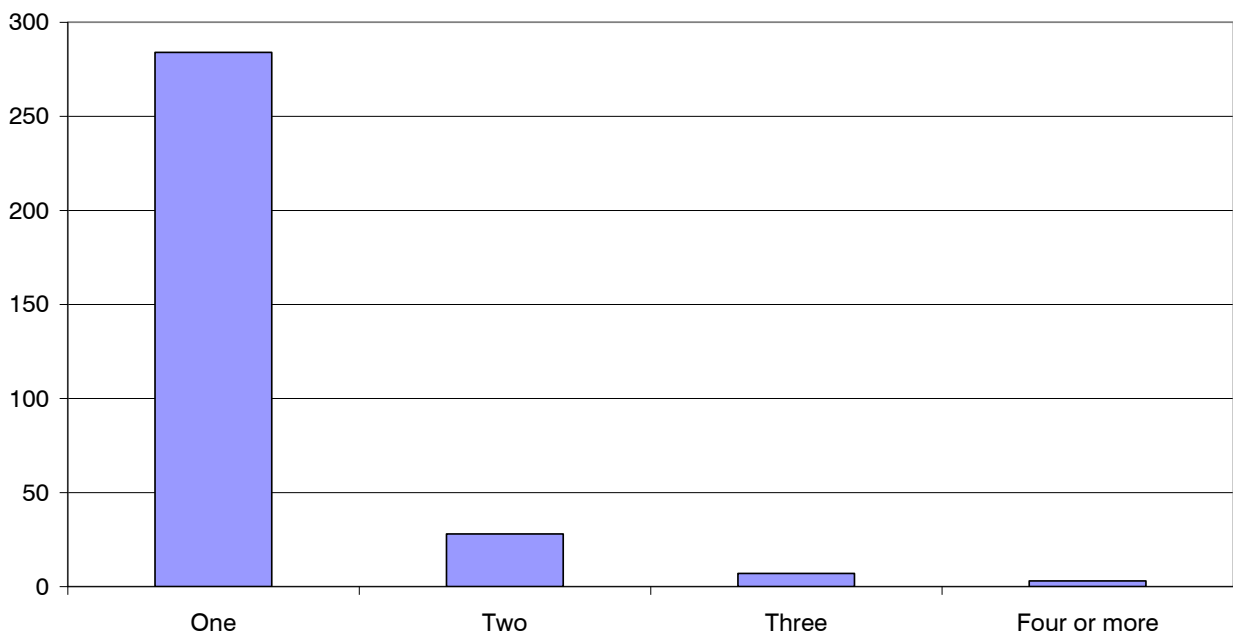
Fig. 4 Number of years lived in Yealmpton



3.7 Number of households living in the property

Most homes have only one household living there but some overcrowding is apparent as 8.7% of homes have 2 households.

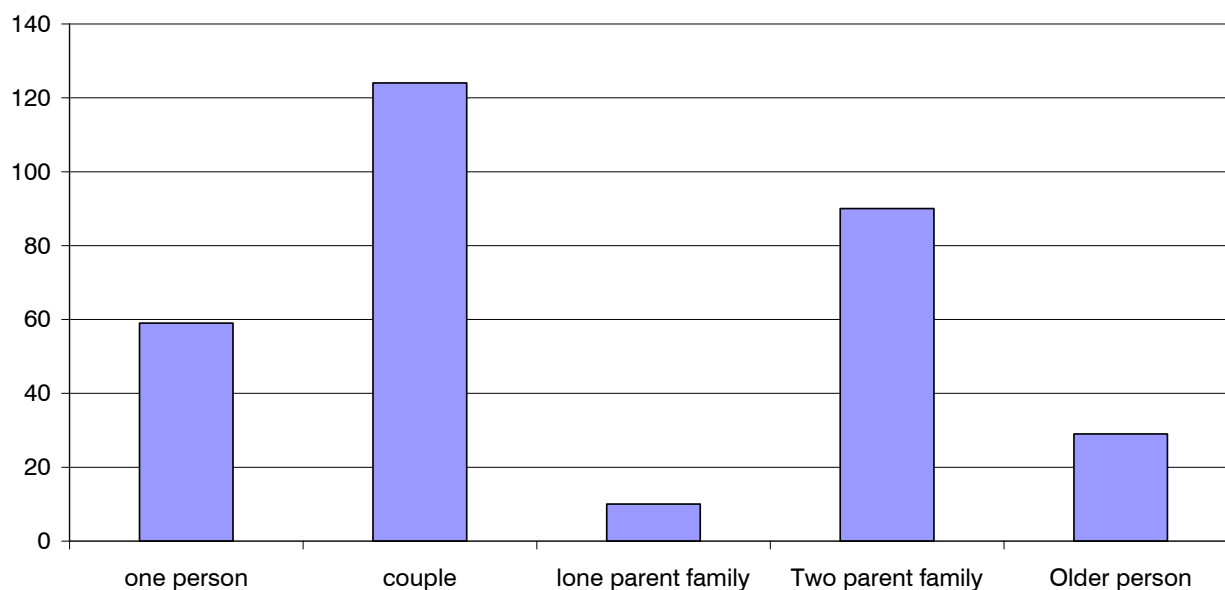
Fig. 5 Number of households living in property



3.8 Type of household

The majority of respondents are couples living on their own (40%) with the next most numerous group being two parent families (29%).

Fig. 6 Type of household



3.9 Respondents who had moved recently or who need to move.

Of all the respondents 29 knew of households who had moved away from the Parish of Yealmpton in the last 5 years because they had been unable to find a suitable home locally. 35 households expected that they would have to move as a household now or within the next three years and 33 households had someone living with them who needed to move to alternative accommodation now or in the next three years. 56 completed part 2 of the questionnaire.

Of those 93 who answered the question about how far would you be willing to move away, 42% would be prepared to move up to 4 miles away from the Parish of Yealmpton and 40% would be prepared to move 5 to 20 miles away.

4. Households wishing to move – Part Two

All surveys had a Part Two to be filled out by households, if they or anyone in their family were in housing need or would be in the next three years. 56 households indicated a need to move and returned part 2. Of the 56 surveys returned there were 22 surveys discounted for the following reasons: 14 respondents indicated that there was equity or financial capacity to purchase on the open market; 6 respondents gave insufficient information and no contact details or have failed to respond to requests for information, two did not indicate any need to move.

The graphs in this section reflect the replies of the 34 survey forms.

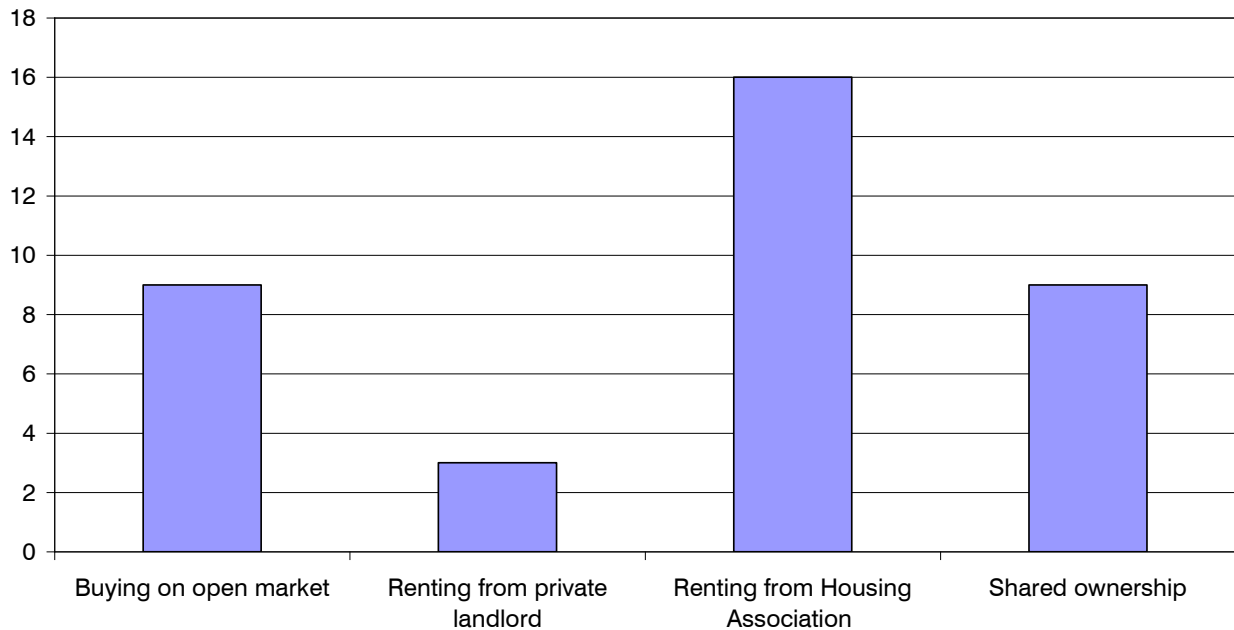
4.1 Where household lives

Twenty nine respondents were living as one household within the Parish, one was living with another household in the parish, and four respondents were living as one household outside the parish.

4.2 Preferred tenure

The information provided in Figure 7 relates to the type of accommodation preferred by respondents in housing need. Although there is an aspiration to home ownership from nine respondents, shared ownership was chosen by nine as their preferred tenure and sixteen would prefer to rent from a registered social landlord.

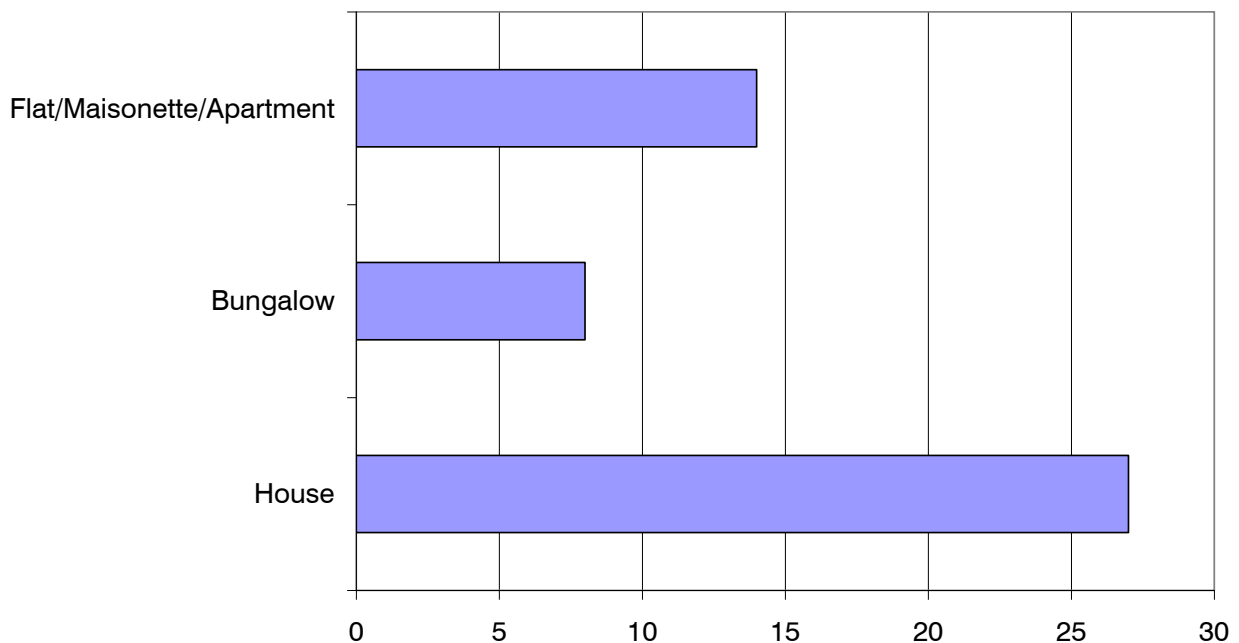
Fig. 7 Preferred tenure



4.3 Type of accommodation preferred

Households were asked to identify the type of accommodation they would consider. The majority (27) prefer a house, eight respondents prefer a bungalow and fourteen a flat. One respondent stated that they needed retirement housing without support.

Fig. 8 Preferred type of accommodation



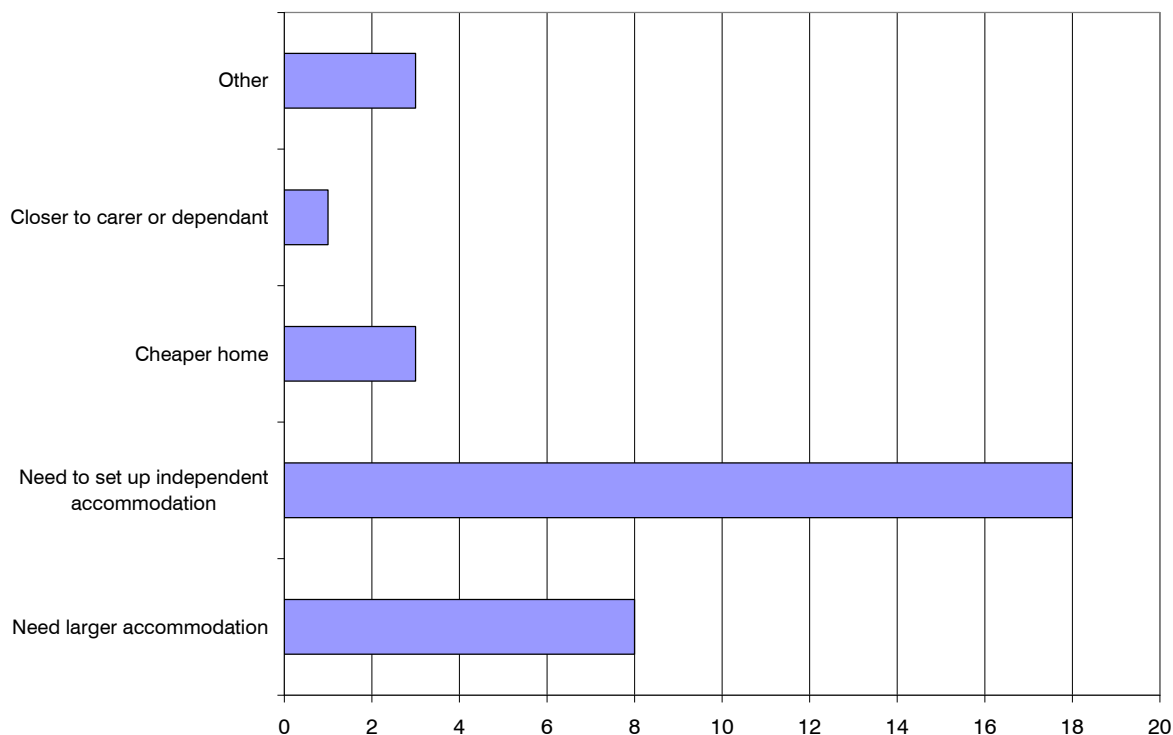
4.4 On Local Authority Housing Register

Only eight of the 34 respondents are registered on the Local Authority Register of Housing Need as needing accommodation. People may not realise that they can register their housing need if they are working or in some sort of housing (however unsuitable) and others do not do so as they are aware of the shortage of social housing and the length of waiting times

4.5 Reasons for needing to move

Figure 9 shows that the main reason for households wishing to move is for families and young people to set up independent accommodation.

Fig. 9 Reasons for needing to move



5. Assessment of affordability

This section assesses whether households are able to afford to resolve their own housing need in the private sector either through renting or buying. The charts and tables below indicate that affordability is a major factor prohibiting access to more suitable housing in the Parish of Yealmpton.

5.1 Ability to Rent

Those people who considered themselves in need of affordable rented accommodation were asked about the levels of rent that they felt able to afford.

Maximum level of Affordable Rent Per Week	
£0-49	4
£50-69	2
£70-99	9
£100-149	6
£150-199	1
Over £200	0

Table 1 below contains information on rent levels in Yealmpton area. Column 1 refers to local referenced rents, which are determined as the Housing Benefit ceiling lower end of rent levels in South Devon obtained from the Rent Service. Column 2 refers to average rents available in the market in November 2008; these may be outside Yealmpton, and within a one mile radius. These figures show that it is difficult for people in housing need to access private rented property.

Table 1 – Rent levels in the Parish of Yealmpton and surrounding area

Size of accommodation	Local referenced	Average rents available in the
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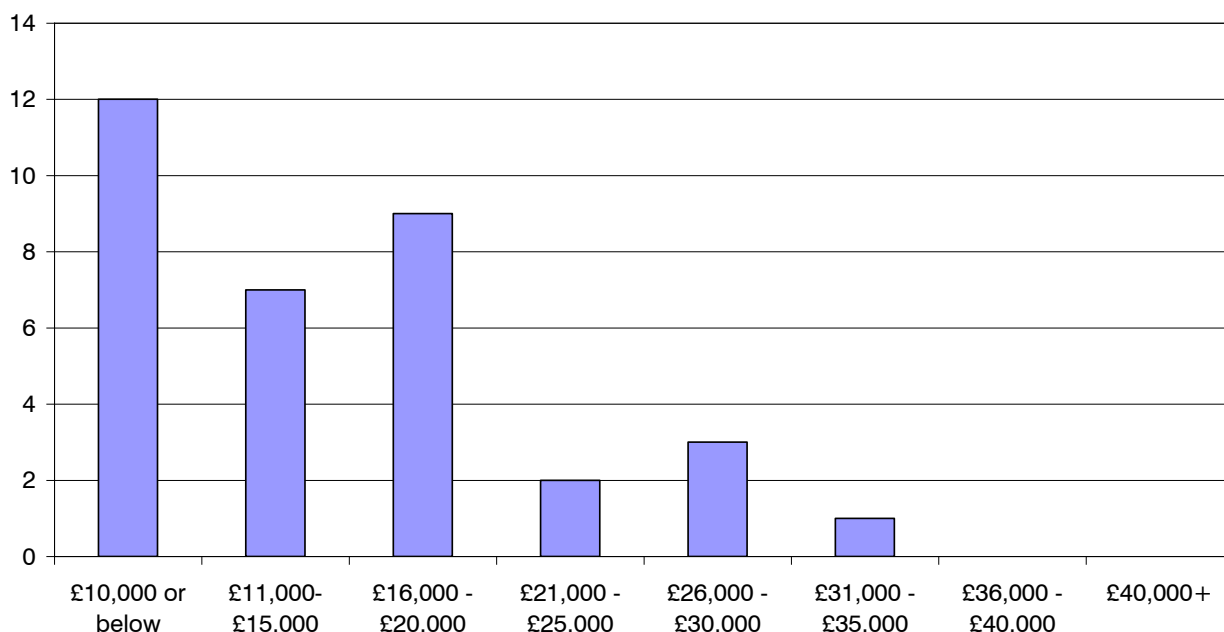
	rents per week	market per week
1 bed room flat	98.46	No information available
2 bed terraced house	126.93-150.00	£110-£125
3 bed room house	150-173.08	£173
4 bed room house	173.08- 196.16	£253

Sources: Rent Service: Local referenced rents Sept 2008
Rightmove.co.uk: Local rent charges at July 2008

5.2 Household Income data

The chart below shows the data for the total gross annual household income of the person responsible for paying the rent or mortgage (total joint incomes where applicable) and shows a range of incomes. The South West Regional average is £26,221 per annum (around £500 per week). Four of the respondents are earning a wage equivalent of the average or above, and twelve of the respondents are earning less than £10,000.

Fig.10 Annual household income



5.3 Ability to Buy

Affordability is always difficult to assess but it is possible to estimate using a multiplier of 3.5 in relation to income. Most mortgage lenders will lend an average of 3.5 times a household’s income, although some are prepared to lend more and the multiplier will vary in response to market conditions. The Department of Communities and Local Government national guidelines for housing market assessments suggest the use 3.5 times as the multiple for the assessment of affordability.

By comparing the income levels of respondents in housing need (Fig 10) and considering the most up to date house-price information for the area the ability of people to buy can be assessed. Property sales for the Parish of Yealmpton from 1st January 2007 to 31st December 2007 show that the average price of a property was £363,090. This includes all house prices. However this average includes a number of transactions for 3 detached properties in a price in excess of £800k. This considerably distorted the average. If detached properties are excluded the average price falls to just under £200k.

The current market for homes in the Parish of Yealmpton shows a wide range of properties for sale market. At the bottom end of the market there is a limited supply of 3 bedroom houses

between £160k and £200k. There is also a wider selection of properties between £200k and £250k.

The final stage of the process is to establish whether any of those in need can afford to buy a property under a shared ownership arrangement. The first part of the process is to work out the maximum that the respondent could afford to pay based on what they could borrow taking account of their income, and their savings. This is then compared to the anticipated cost of a property and a potential equity share percentage calculated. In this case we have used indicative price of £180k. This calculation shows that 6 households could potentially afford to buy a 40% share of a shared ownership property of the type appropriate to their needs.

6. Access to suitable housing

In addition to being able to afford accommodation households require to have access to housing suitable for their needs.

With reference to private rented accommodation the survey has indicated a limited supply of private rented accommodation in the Parish of Yealmpton.

There have only been twelve vacancies in affordable housing in the Parish of Yealmpton since April 2007. Two of these have been at Milizac Close which is subject to a local connection restriction which means local people receive preference.

If this level of vacancies is repeated over the next three years (the planning horizon for the housing needs survey) it is likely that there will be 22 vacancies of which 3 will be in the local connection properties. The 3 vacancies in the local connection properties will be available to meet the need identified in this survey and therefore the overall need for rented properties will be reduced by 3. The remaining 19 potential vacancies will be allocated in accordance with South Hams allocation policy. This means that these homes are available to anyone on the housing register, and preference is not given to people from Yealmpton. Whilst it is possible that some of those in housing need will be housed through this route it is impossible to make a reliable estimate of the number.

7. Local connection

In order to find out whether households have a local connection to the Parish of Yealmpton a number of questions were asked. Of the 34 respondents being considered 31 have local connection by means of current residence, one lives outside the parish but has sufficient local connection by way of previous residence and family connection to appear to meet South Hams local connection requirement. Two of the respondents do not appear to meet the local connection requirement. There are therefore 32 households with a local connection to the parish. Seventeen of the respondents have lived in the parish over 10 years.

In terms of employment, four respondents are employed in the Parish and local area. Three respondents are students.

8. Final Analysis of assessed Housing Need

The following information provides a final analysis of the 32 households who have been assessed as “in need of affordable housing”, “in housing need” and with a “local connection” to Yealmpton.

8.1 Household Composition

The survey asked a number of questions in order to identify the composition of respondent households. Fourteen of the returns were from one person households; seven were from couples and eleven from families with children.

The ages of those in respondent households are shown in Fig 11. When these figures are compared to the figures collected by the FHSA 2007 it is evident that there is a much higher percentage of people in need in the lowest two age groups.

Fig.11 Age profile of people in need

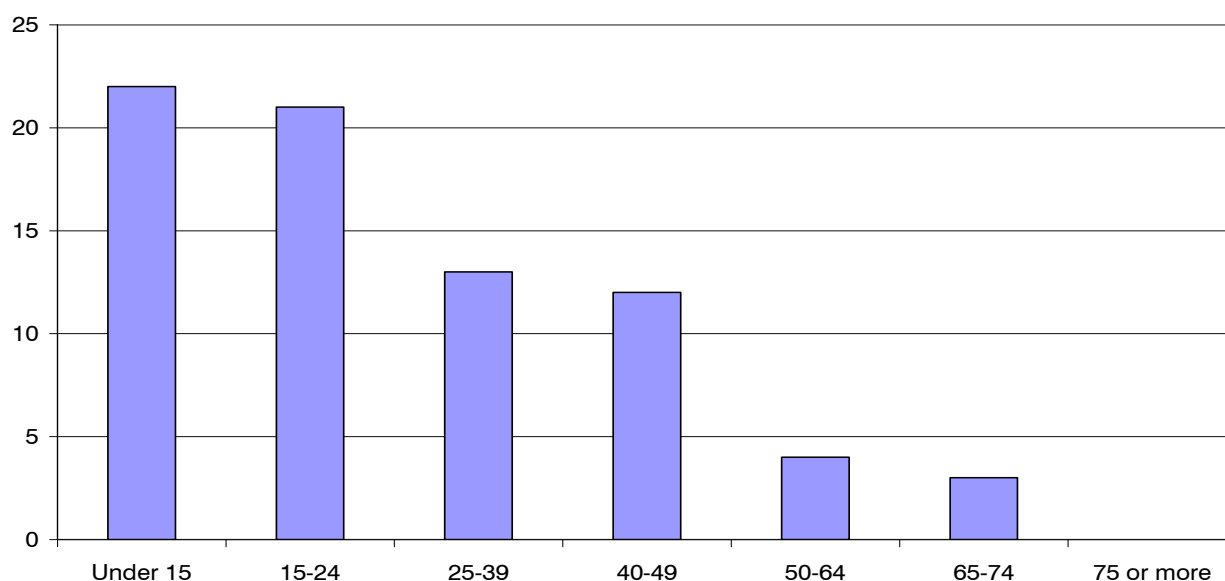


Table 2 – Population by Age in the Parish of Yealmpton

Age Range	No	%
0-14	331	16.0
15-24	172	8.3
25-39	303	14.7
40-49	277	13.4
50-64	514	24.9
65-74	246	11.9
75+	224	10.8
Total	2067	100

(Information from FHSA 2007)

The greatest number of respondent households requires a minimum of 1 bedroom (21 households), however two need 2 bedrooms, seven 3 bedrooms and two four bedrooms. Current government policy allows under occupation so that the needs of single people and childless couples can be met. For this reason it is suggested that some of the housing need amongst single people and couples is met by two bedroom accommodation.

Urgency of need

Considering the urgency for alternative accommodation, of the 32 responses, 19 need to move between 1-3 years time, whilst 11 consider themselves to have an immediate need. Therefore there is a need to act immediately to ensure that provision is available and to prevent these households leaving the parish.

Tenure of Housing

In paragraph 5.3 the tenure of housing which could be afforded was assessed. With the information provided by respondents it was assessed that no respondents could afford to meet their housing needs in the market and that the only realistic tenure for these respondents is affordable rented housing, although six respondents could afford 35% equity in a shared ownership scheme.

This assessment of tenure does not take account of the difficulties currently being encountered in accessing low cost mortgage finance on shared ownership properties on rural exception sites, or the need for substantial deposits. On this basis five of those who may have sufficient income

to afford a mortgage are unlikely to be able to access these funds. It is therefore proposed that any provision of shared ownership housing should be limited. It may be appropriate in the current market to look at intermediate renting or a rent to mortgage product.

9. Conclusion - Future Housing Need for the Parish of Yealmpton

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 moving this process forward.

The survey has identified a need, in the near future for 32 units of affordable housing. The survey has further identified that the needs of three of these households are likely to be met in existing housing where people with a local connection have preference. Therefore the net need is for 29 homes.

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. Any new development must be of a size that is in keeping with the rest of the village and will be subject to the usual financial constraints. It must be noted that this does not mean that the total need should not be addressed.

In rural environments it is not always viable or sensible to construct one bedroom properties, the likelihood of single people forming relationships and having children needs to be taken into account as does the likelihood that development of future affordable housing cannot be guaranteed. We therefore propose that a mix of one and two bedroom properties should be constructed to meet the needs of single people and couples, rather than all single bedroom dwellings.

It is recommended that the need for 29 affordable properties should be addressed. The development mix needs to take into account the response from fourteen single responders and seven couples and eleven families with a child or children. Six of these homes should be for intermediate housing or shared ownership.

Parish Housing Needs Survey for YEALMPTON *October 2008*

Thank you for taking the time to complete this questionnaire. Please use the pre-paid envelope to return it to John Scott at the Community Council in Exeter by 10th November 2008. His address and contact details are printed at the end of the form.

1. Is this your main home?

- Yes, main Home 1
 No, second Home 2

If this is your second home, please do not complete the rest of the form but return it in the envelope provided....thank you.

Part 1 - You and Your Household

2. How would you describe your home: (Tick one box only ✓)

- | | | | |
|-----------------------------------|----------------------------|-------------------------------------|----------------------------|
| House | <input type="checkbox"/> 1 | Bungalow | <input type="checkbox"/> 2 |
| Flat/maisonette/apartment/bed-sit | <input type="checkbox"/> 3 | Caravan/mobile home/temp. structure | <input type="checkbox"/> 4 |
| Sheltered/retirement housing | <input type="checkbox"/> 5 | Other (specify) _____ | <input type="checkbox"/> 6 |

3. What is the condition of your home?

- Acceptable Poor Unfit

4. How many bedrooms do you have?

5. What is the tenure of your home: (Tick one box only ✓)

- | | |
|---|----------------------------|
| Owned outright by a household member (s) | <input type="checkbox"/> 1 |
| Owned with mortgage by a household member (s) | <input type="checkbox"/> 2 |
| Shared Ownership (part owned/part rented) | <input type="checkbox"/> 3 |
| Rented from a Local Authority | <input type="checkbox"/> 4 |
| Rented from a Housing Association | <input type="checkbox"/> 5 |
| Rented from a private landlord | <input type="checkbox"/> 6 |
| Tied to job | <input type="checkbox"/> 7 |
| Other (specify) _____ | <input type="checkbox"/> 8 |

6. How many years have you and your household lived in this parish? (Please write in)

7. How many households are living in this property?

By household we mean a single person/group of people who have the address as their only/main residence and who would normally expect to live together. You may have more than one household living in the same house because they are unable to find separate dwellings e.g. grown up children etc.

Each household should fill in a separate version of Part 2 of this survey.

Additional forms are available from John Scott (telephone 01392 383419) or can be downloaded from www.yealmpton-parishcouncil.org.uk

8. What type of household are you? (Tick one box only✓)

- | | | | |
|------------------------|--------------------------|----------------------|--------------------------|
| One-person household | <input type="checkbox"/> | Couple | <input type="checkbox"/> |
| Two-parent family | <input type="checkbox"/> | Lone-parent family | <input type="checkbox"/> |
| Older person household | <input type="checkbox"/> | Other (specify)_____ | <input type="checkbox"/> |

9. If your accommodation is not suitable for you or you have other problems with your housing please list them below

10. Has anyone from your family moved away from the parish in the last 10 years, due to difficulties in finding a suitable home locally?

Family means your children, parents, brothers and sisters

Yes 1 No 2

If you answered 'Yes' to this question and the family members wish to move back to parish, please ask them to contact the Rural Housing Officer (*contact details below*) for a copy of **Part 2** of this survey.

11. Will any household that lives in this house need to move now or in the next three years?

Yes 1 No 2

12. Is there anyone living with your household who needs to move to alternative accommodation now or in the next three years?

Yes 1 No 2

13. How far would you be willing to move away?

0 - 4 miles 5 - 20 miles 21+ miles

If you answered 'Yes' to Q11 or Q12 and you are looking to remain within the Parish, please complete **Part 2** of this survey which collects information on your housing needs.

If there is the need for more than two households to move then please request an additional form from your Rural Housing Officer (*contact details are below*).

Thank you for taking the time to complete this questionnaire. The results of this survey will be available in the coming months and will help the Parish Council decide its future plans. The results may be used to support proposals for additional housing provision.

Local Rural Housing Officer:

John Scott, Community Council of Devon,
County Hall, Topsham Road, Exeter EX2
4QB Tel: (01392) 383419,
Email:john@devonrcc.org.uk

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

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

Part 2 - Housing Needs Survey – YEALMPTON

Please complete this form if you are likely to need to move to another home in Yealmpton either now or in the next few years. We are interested in anyone who wants to remain in Yealmpton, even if they expect to be able to buy there new home. Please use the prepaid envelope enclosed.

Do you know of any household or someone with a connection to this Parish through family, relatives or work, who needs to live in Yealmpton separately from you and needs help to obtain a local affordable home? Please ask them to complete their own survey forms. Additional forms are available from John Scott (telephone 01392 383419).

14. Where does your household live?

- Together as a household within this Parish 1 Within another household in this Parish
2 Outside the Parish 3

15. When does the household need to move from this home?

- Within the next year 1
 Between 1 to 3 years from now 2

16. Which tenure would you prefer? (Tick one box only ✓)

- Buying on the open market 1 Renting from a private landlord 2
 Renting from a Housing Association 3 Shared Ownership/Intermediate* 4

* Allowing you to buy a share of your home, usually from a housing association, and pay rent on the remaining share you do not own.

17. Are you on the Local Authority/Housing Association register or waiting list?

- Yes 1 No 2

18. What type of accommodation would you consider?

- House 1 Bungalow 2
 Flat/maisonette/apartment 3

19. Does anyone in your household require the following?

- Accommodation on the ground floor 1
 Sheltered housing with support services provided 2
 Other housing with support services provided 3
 Residential care 4
 Retirement accomodation without support 5

20. Has your current home been adapted to increase physical accessibility * because of the disability of someone in your household?

- Yes 1 No 2

2

* Layout and design is suitable for any member requiring adapted accommodation, e.g. wheelchair access

21. Please indicate the age, gender and occupation of each person needing to move.

	Age	Gender	Occupation
You			
Other Household member 1			
Other Household member 2			
Other Household member 3			
Other Household member 4			

Other Household member 5			
--------------------------	--	--	--

22. How many bedrooms do you require? (Tick one box only ✓)

- | | | | |
|----------------|----------------------------|-----------------------|----------------------------|
| One bedroom | <input type="checkbox"/> 1 | Two bedrooms | <input type="checkbox"/> 2 |
| Three bedrooms | <input type="checkbox"/> 3 | Four or more bedrooms | <input type="checkbox"/> 4 |

23. What are your main reasons for needing to move? (Tick one box only ✓)

- | | |
|---|-----------------------------|
| Need larger accommodation | <input type="checkbox"/> 1 |
| Need smaller accommodation – present home is difficult to manage | <input type="checkbox"/> 2 |
| Need to set-up independent accommodation | <input type="checkbox"/> 3 |
| Need physically adapted accommodation | <input type="checkbox"/> 4 |
| Need cheaper home | <input type="checkbox"/> 5 |
| Need to be closer to employment | <input type="checkbox"/> 6 |
| Need to be closer to a carer or dependent, to give or receive support | <input type="checkbox"/> 7 |
| Need to be closer to services/amenities e.g. healthcare, school, shop etc | <input type="checkbox"/> 8 |
| Need to avoid harassment | <input type="checkbox"/> 9 |
| Need secure accommodation | <input type="checkbox"/> 10 |
| Need to change tenure | <input type="checkbox"/> 11 |
| Your accommodation is affecting your health adversely | <input type="checkbox"/> 12 |
| Your accommodation is of an unfit standard | <input type="checkbox"/> 13 |
| Other (specify) _____ | <input type="checkbox"/> 14 |

24. Does your household use Yealmpton Primary school?

- Yes 1 No 2

25. If you selected renting in Q16, what is the maximum rent you could afford, including any service charges?

(Tick one box only ✓)

- | | | | |
|----------------|----------------------------|-------------------|----------------------------|
| £0 - £49/wk | <input type="checkbox"/> 1 | £50 - £60/wk | <input type="checkbox"/> 2 |
| £70 - £99/wk | <input type="checkbox"/> 3 | £100 - £149/wk | <input type="checkbox"/> 4 |
| £150 - £199/wk | <input type="checkbox"/> 5 | More than £200/wk | <input type="checkbox"/> 6 |

In order to fully assess whether you have a need for affordable housing in Yealmpton it is necessary to know whether you are able to access the housing market (rented or ownership) with your current income, savings, capital and investments. With your savings you may be able to afford to part buy a property even if your income is low. Therefore, the following information is necessary in order to consider you for any affordable housing provision.

26. Do you have any savings, equity, investments, capital, stocks, shares and/or financial interests? If you are a homeowner please include your estimate of the difference between the value of your home and the amount of mortgage outstanding.

- Yes 1 No 2

Please state the total amount you have (round up or down to the nearest £1000) []

27. Please indicate your annual income (if you are a couple please combine your incomes)

(Tick one box only ✓)

- | | | | |
|-------------------|----------------------------|-------------------|----------------------------|
| £10,000 or below | <input type="checkbox"/> 1 | £11,000 - £15,000 | <input type="checkbox"/> 2 |
| £16,000 - £20,000 | <input type="checkbox"/> 3 | £21,000 - £25,000 | <input type="checkbox"/> 4 |
| £26,000 - £30,000 | <input type="checkbox"/> 5 | £31,000 - £35,000 | <input type="checkbox"/> 6 |
| £36,000 - £40,000 | <input type="checkbox"/> 7 | £40,000+ | <input type="checkbox"/> 8 |

Do you have a local connection with Yealmpton Parish?(This information is needed for planning reasons)

28. Do you live in Yealmpton? Yes 1 No 2

How many years?

29. If you don't live in the Parish now, have you lived here or in any of the adjoining Parishes in the last 10 years? Yes 1 No 2

Name of Parish
.....

30. Do you live currently live in a Parish adjoining Yealmpton? Yes 1 No 2

Name of Parish

31. Where do you work?

32. Has any adult member of your household been offered a job in Yealmpton Parish or an adjoining Parish but was unable to take up the offer due to a lack of affordable housing?

Yes 1 No 2

33. Do you have relatives living in Yealmpton?

Yes 1 No 2

If this survey shows that there is a need for affordable housing for local people, we may want to contact with you. Therefore, it will be helpful if you can include your name and address below:

Name

Address

Tel. No. _____ E-mail _____

Thank you for taking the time to complete this questionnaire. The survey results will be available in the coming months and will help the Parish Council to decide on its future plans.

Rural Housing Officer:

John Scott, Community Council of Devon, County Hall, Topsham Road, Exeter EX2 4QB

Tel: (01392) 383419 E-mail: john@devonrcc.org.uk

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

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

