

THE PARISH OF DARTINGTON LOCAL HOUSING NEEDS REPORT



Produced by: The Community Council of Devon

On behalf of: The Devon Rural Housing Partnership

February 2009



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Executive Summary

Principal Conclusions

The survey identified need for 15 affordable homes within the next three years.

Immediate need: 6
Forecast within three years: 9

Recommendations

- 1) A provision of affordable houses to meet needs should be made on suitable small sites within the Parish.
- 2) 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 Dartington Parish Council and carried out as an independent survey by the Community Council of Devon in December 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. 776 surveys were delivered and 174 survey forms were returned, a response rate of 22.4%.
- Out of those returned 26 had filled in part two of the survey.
- 15 households were found to be in need of affordable housing.
- The largest groups requiring housing are families with a child or children.
- The most realistic tenure is social renting.
- The survey suggests a mix of 14 rented homes and 1 shared ownership.
- The current difficulties in the financial market may make it appropriate to meet the need for the shared ownership home through intermediate rented housing.
- A mix of one 4 bedroom, four 3 bedroom and ten 1 or 2 bedroom homes is recommended

1. Aims and methodology

1.1 Aims

- To investigate the affordable housing need, tenure and house size for local people in the Parish of Dartington and its environs and those wishing to return and those who work in the villages.
- To establish the general level of support for a small development of affordable housing for local people with housing needs

“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 attended a meeting of the Dartington Parish Council on 10th September 2008. It was agreed that a parish housing needs survey would be carried out because of the perceived lack of affordable housing for local people. This will provide independent evidence of the need for affordable housing in Dartington.

Survey forms (appendix 1) were delivered by hand to every household in the parish, accompanied by a letter from the Parish Council. The deadline for the return of the survey was 5th January 2009.

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. A number of forms were provided direct to the Dartington Hall Trust as the major employer in the area. This allowed them to pass forms to employees. This ensured confidentiality and anonymity for respondents. Extra survey forms were available from the Rural Housing Enabler.

There were a total of 174 surveys returned, which is a response rate of 22.4%. This is a disappointing response rate. Alongside the 174 surveys returned, 26 part two forms were also returned. This is a fair response rate and 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 Dartington

The Parish of Dartington lies to the north west of Totnes in the Dart valley in the South Hams district of Devon.

Dartington has a primary school, a pre-school, a community centre, a doctor's surgery, a store with post office, and farm shop. In addition, it has a service station, two pubs, several small businesses and the well known Devon Cider press shopping complex.

Dartington Hall and associated activities are also based in the parish. This organisation is a significant local employer. Dartington College of Arts, currently located on the campus will relocate to Falmouth in 2012.

The parish is served by an hourly weekday bus service.

2.2 Population

According to the South Devon Health Information Service (FSHA) 2007 there are 2224 people living in the Parish of Dartington in approximately 776 dwellings. In 2001 the census identified a population of 1917 people in 728 households (748 dwellings).

2.3 Social Housing in Dartington

There are 113 social housing properties in Dartington. The table below gives a breakdown of this existing stock.

Table 1 Social housing stock in Dartington

No of bedrooms	One	Two	Three	Total
Supported bungalows	17 (incl 2 wheelchair)	2 (both wheelchair)	0	19
Supported flats	2	0	0	2
Sheltered flats	14	0	0	14
General needs bungalows	4	20	0	24
General needs flats	2	2	0	4
General needs houses	4	27	18	49
Shared ownership houses	0	0	1	1

2.4 New Development in Dartington

14 dwellings have been built in the Parish of Dartington 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 TQ9 6 postcode area the average in 2007 was considerably higher at £401,763.

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

2.6 Council Tax records

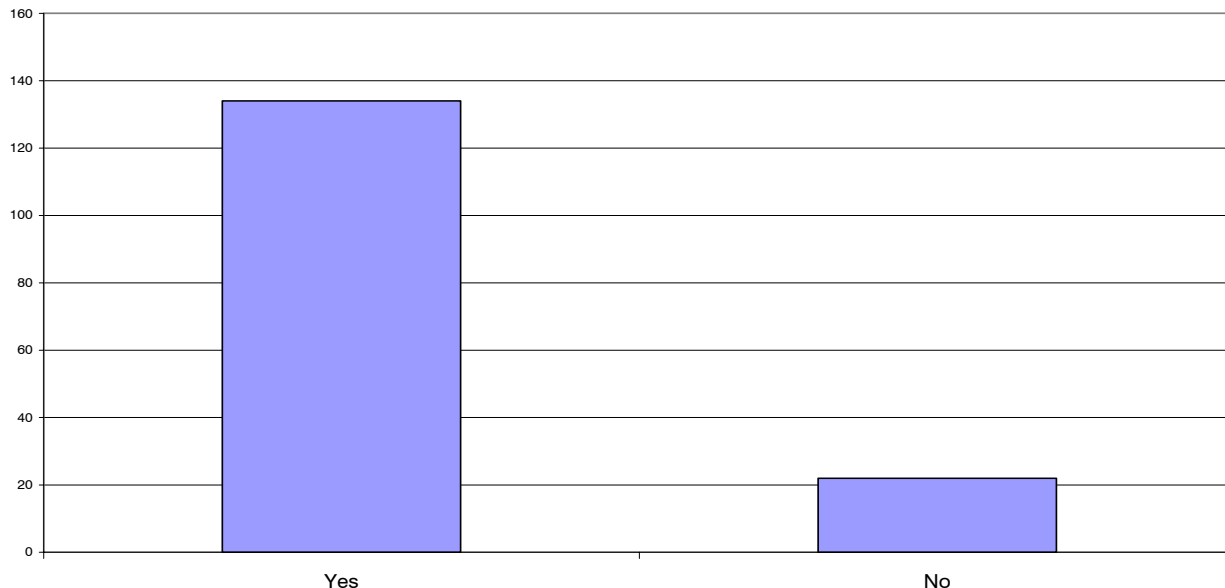
Council Tax records reveal that 42.5% of the housing stock in the parish is in the lowest three bands. This is lower than to the South Hams profile of 48.7% of the stock of the same bands. The lower valued stock is the more affordable housing.

3. Survey Findings (Part 1)

3.1 Favour a small local development

There is community support for affordable housing for local people with housing needs. A clear majority of respondents (86%) were in favour of a small development.

Fig. 1 In favour of a small scheme



3.2 Suggestions of where a development could be sited.

A list of suggested sites for development can be found in Appendix 2. Appendix 2 fully lists all of the proposals as written onto the survey form. Detailed local knowledge will be needed to identify specific sites and if the parish decides to proceed further a detailed parish site appraisal should be carried out.

Appendix 3 lists a number of other comments about affordable housing provision.

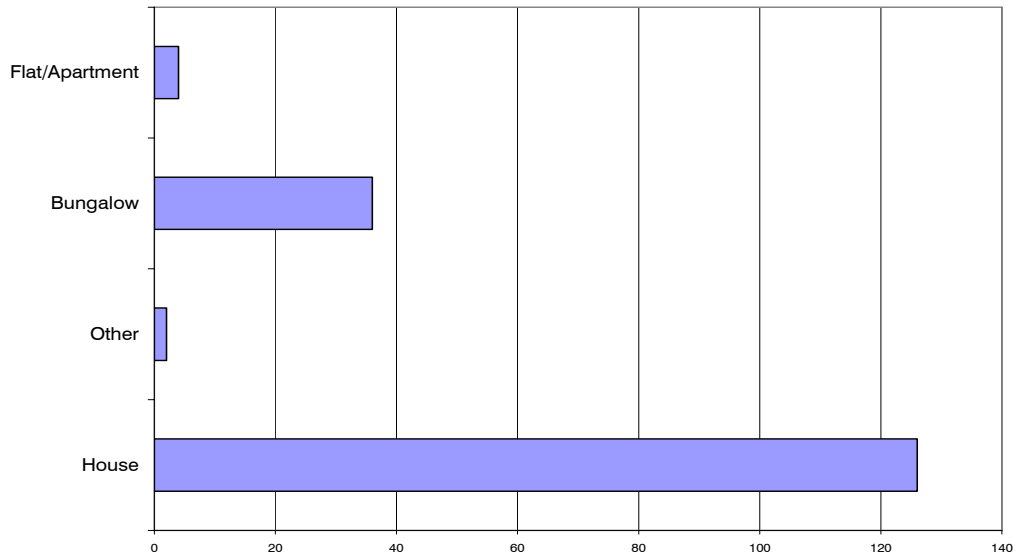
3.3 Main or second home

None of the responses came from second home owners in the parish. The percentage of second home owners was 11.1% for South Hams District recorded by the 2001 census and 1.2% in the parish in 2001.

3.4 Current Housing

The current housing of most respondents to the survey is a house (75%) with 21.4% living in a bungalow.

Fig 2 Type of home



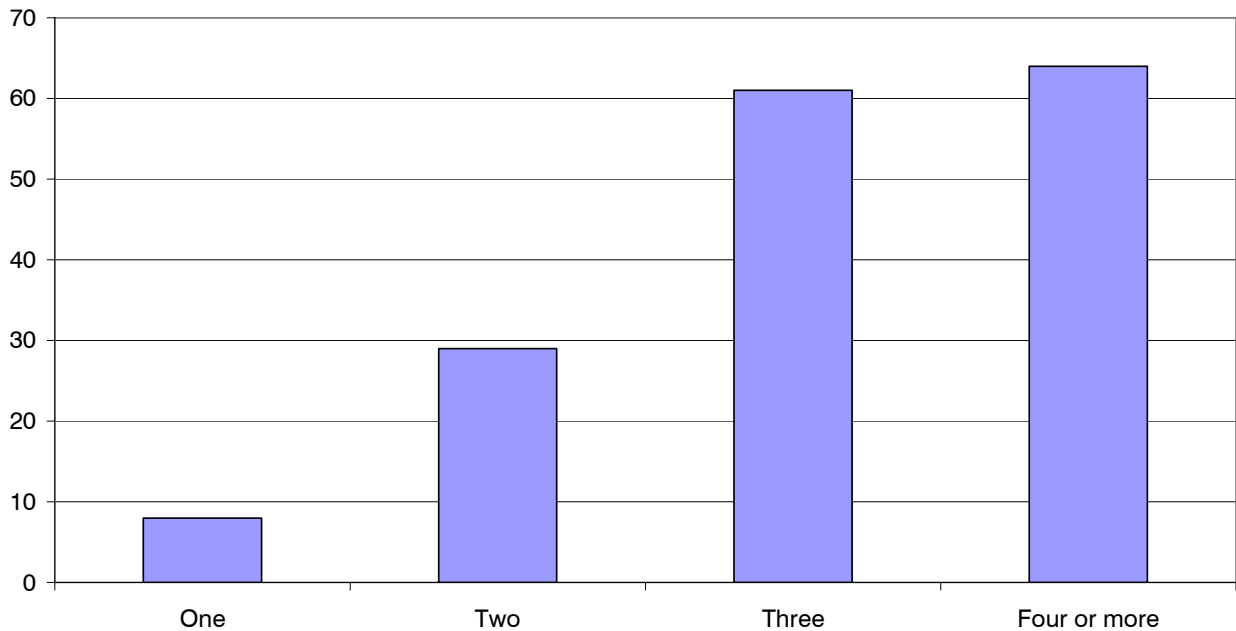
3.5 Condition of home

The majority of respondents considered the condition of their property to be acceptable (97.6%) with only 4 residents expressing any dissatisfaction with the condition of their home.

3.6 Number of bedrooms

There appears to be a high proportion of larger size accommodation with only 23% of returned forms from houses with one or two bedrooms and 77% of homes with three, four or more bedrooms. This indicates a lack of smaller and cheaper homes in the Parish of Dartington that would be suitable for first time buyers and those on low incomes

Fig. 3 Number of bedrooms



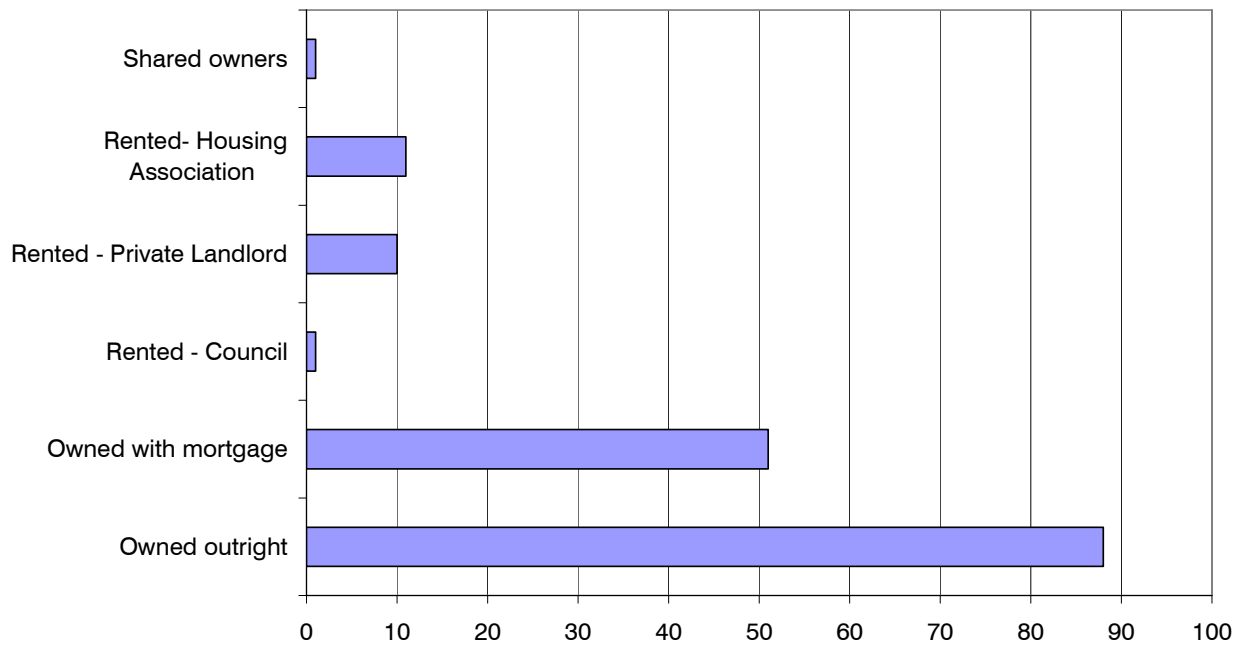
3.7 Current tenure

84% of respondents are owner occupiers with most owned outright (53%). 6% 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.

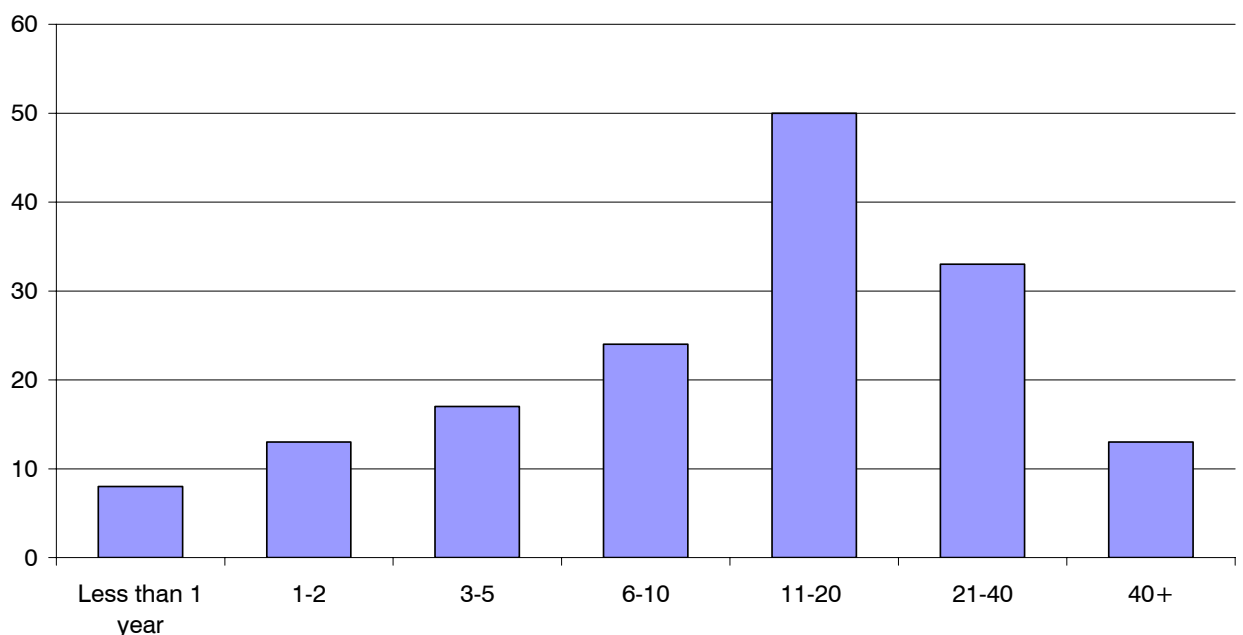
Fig. 4 Tenure type



3.8 Years lived in the Parish of Dartington

Interestingly 61% of respondents have lived in the Parish for eleven years or more. 13% 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.

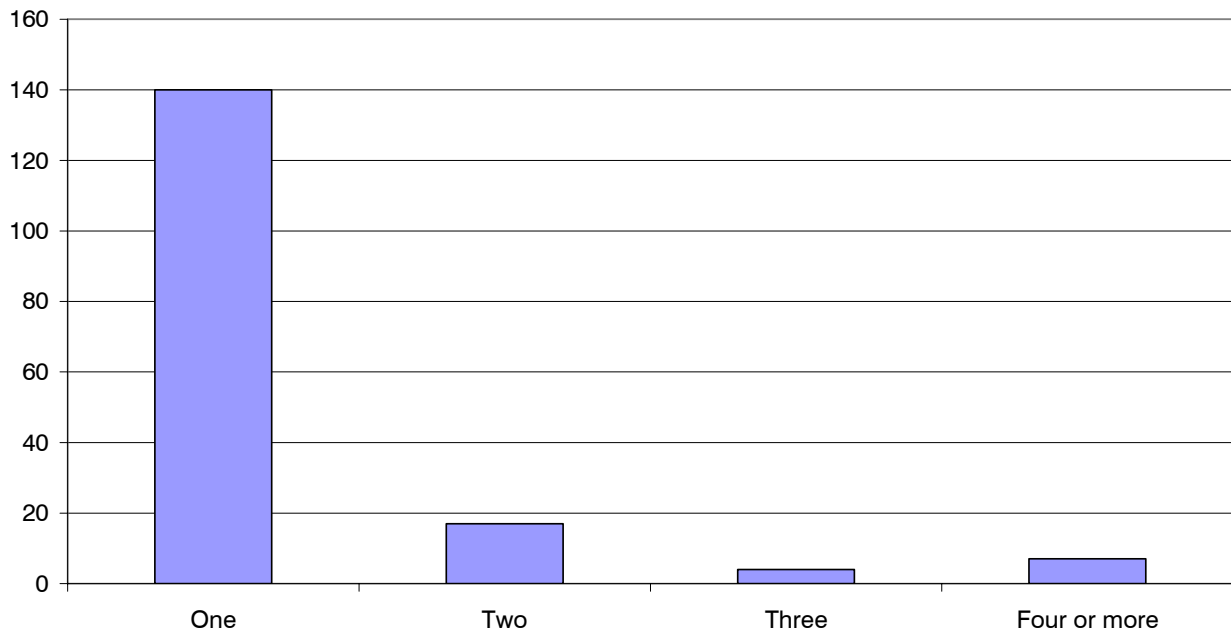
Fig. 5 Number of years lived in Dartington



3.9 Number of households living in the property

Most homes are occupied by a single household, but some overcrowding is apparent as 16.7% of homes have 2 or more households.

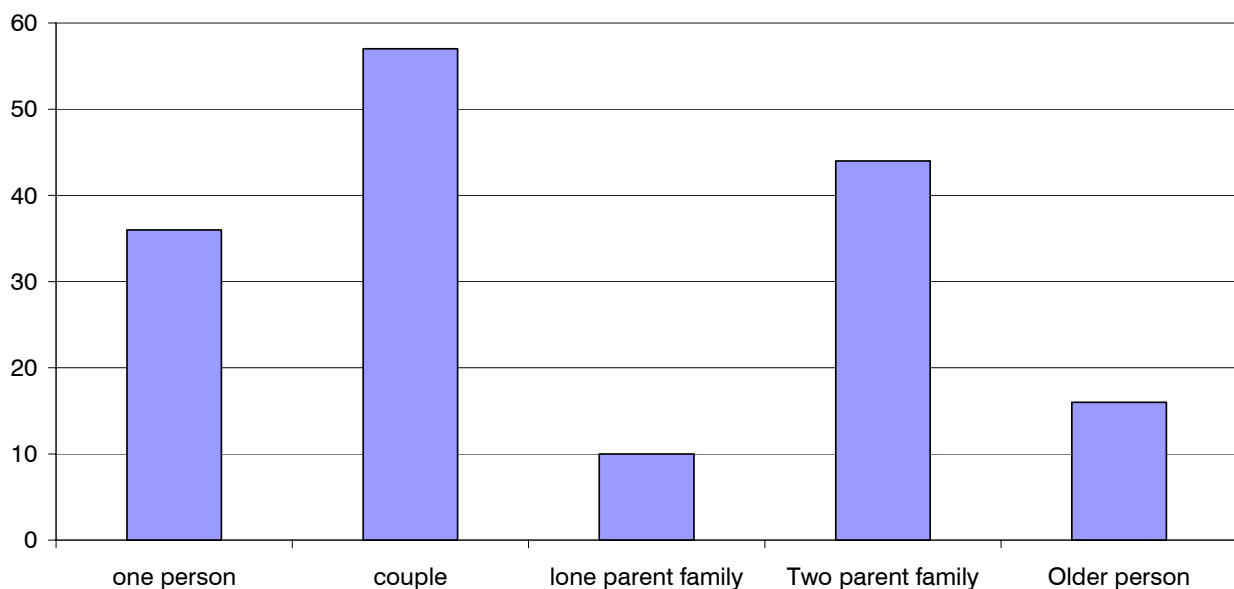
Fig. 6 Number of households living in property



3.10 Type of household

The majority of respondents are couples living on their own (35%) with the next most numerous group being two parent families (27%).

Fig. 7 Type of household



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

Of all the respondents 12 knew of households who had moved away from the Parish of Dartington in the last 5 years because they had been unable to find a suitable home locally. 24 households expected that they or someone living in their household would have to move within the next three years. 26 completed part 2 of the questionnaire.

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. 26 households indicated a need to move and returned part 2. Of the 26 surveys returned there were 8 surveys discounted for the following reasons: 3 respondents indicated that there was equity or financial capacity to purchase on the open market; 5 respondents gave insufficient information and no contact details or have failed to respond to requests for information

The graphs in this section reflect the replies of the 18 survey forms.

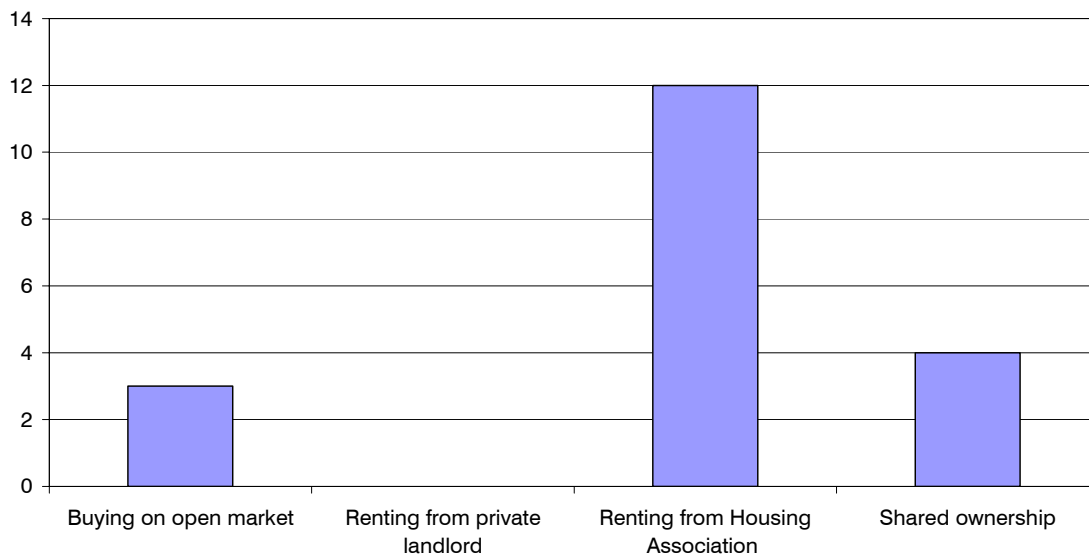
4.1 Where household lives

Thirteen respondents were living within the Parish and five respondents were living outside the parish.

4.2 Preferred tenure

The information provided in Figure 8 relates to the type of accommodation preferred by respondents in housing need.

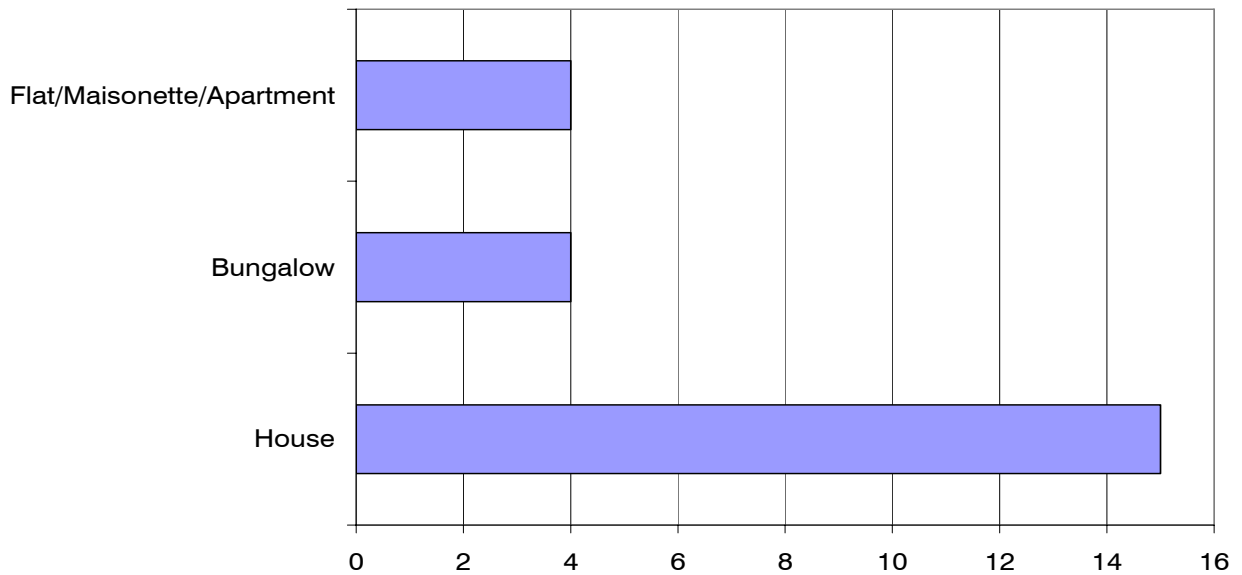
Fig. 8 Preferred tenure



4.3 Type of accommodation preferred

Households were asked to identify the type of accommodation they would consider. The majority (15) prefer a house. None of the respondents indicated that they had any specific requirements.

Fig. 9 Preferred type of accommodation



4.4 On Local Authority Housing Register

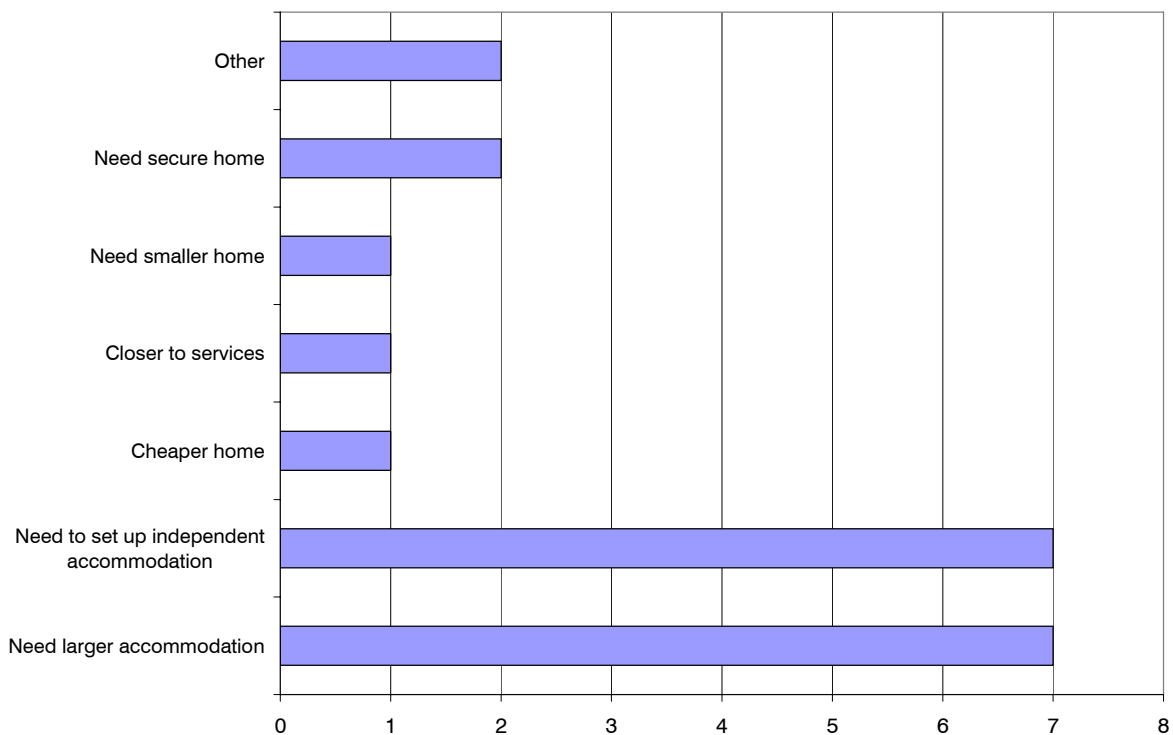
Only seven of the 18 respondents are registered on the Local Authority Register of Housing Need as needing accommodation. People may not realise that they can register their housing need if they are working or in some sort of housing (however unsuitable) and others do not do so as they are aware of the shortage of social housing and the length of waiting times

There are 27 people on the South Hams Housing Register who give Dartington as their first choice location, and 237 who include it in their choices.

4.5 Reasons for needing to move

Figure 10 shows that the main reason for households wishing to move is for families and young people to set up independent accommodation or to move to a larger home.

Fig. 10 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 Dartington.

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.

Table 2 Maximum rent level

Maximum level of Affordable Rent Per Week	
£0-49	0
£50-69	3
£70-99	7
£100-149	2
£150-199	0
Over £200	0

Table 3 below contains information on rent levels in Dartington 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 February 2009; these may be outside Dartington, and within a one mile radius.

Table 3 – Rent levels in the Parish of Dartington and surrounding area

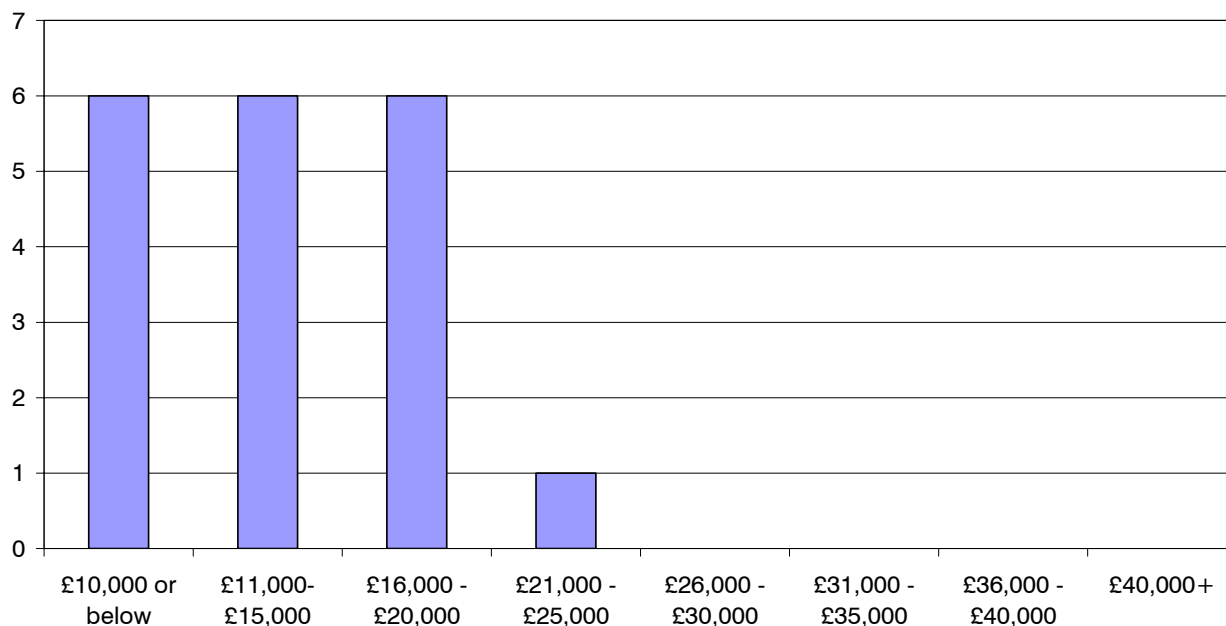
Size of accommodation	Local referenced rents per week	Average rents available in the market per week
1 bed room flat	100.96	No information available
2 bed terraced house	132.12-152.89	£138.46-£161.53
3 bed room house	152.89-178.85	£173.07-219.23
4 bed room house	178.85-208.50	£196.15-£276.92

Sources: Rent Service: Local referenced rents Jan 2009
Rightmove.co.uk: Local rent charges at Feb 2009

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). None of the respondents are earning a wage equivalent of the average or above, and six of the respondents are earning less than £10,000.

Fig.11 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 11) 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 Dartington from 1st January 2007 to 31st December 2007 show that the average price of a property was £401,763. The average for each type of property is shown in Table 4 below. This is based on 19 transactions, 15 of which were for detached properties. The average price of the cheapest 25% of properties was £231k.

Table 4 – House prices in Dartington 2007

Property Type	Average Price
Flat	None listed
Terraced	£315,000
Semi	£224,000
Detached	£443,100

Source Land Registry: 2009

In 2008 the overall average fell to £337,265(17 transactions) and the average for the cheapest 25% of houses actually rose slightly to £238k. It should be noted that this is not yet full year data,

The current market for homes in the Parish of Dartington shows a wide range of properties for sale. The "Rightmove" website shows that at the bottom end of the market there is a 1 bedroom flat on the market for £100k , there are then no other properties on the market for less than £200k with two 2 bedroom properties on the market at £210k, and three 3 bedroom properties on the market at between £215k and £230k. To make an assessment of affordability we have used prices of £200k for a 2 bedroom property and £220k for a 3 bedroom property. This takes account of the current weak market conditions.

The final stage of the process is to establish whether any of those in need could potentially 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. This calculation shows that 2 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.

There have only been four vacancies in affordable housing in the Parish of Dartington since April 2007. None of the social housing at Dartington is restricted to use by local people.

There are 27 people on the South Hams Housing Register who give Dartington as their first choice location, and 237 who include it in their choices.

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 12 vacancies. These 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 Dartington. 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 Dartington a number of questions were asked. Of the 18 respondents being considered 12 have local connection by means of current residence, three live outside the parish but have sufficient local connection by way of previous residence and family connection to appear to meet South Hams local connection requirement. Three of the respondents do not appear to meet the local connection requirement. There are therefore 15 households with a local connection to the parish. Nine of the respondents have lived in the parish over 10 years.

In terms of employment, five respondents are employed in the Parish and local area.

8. Final Analysis of assessed Housing Need

The following information provides a final analysis of the 15 households who have been assessed as “in need of affordable housing”, “in housing need” and with a “local connection” to Dartington.

8.1 Household Composition

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

The ages of those in respondent households are shown in Fig 12. When these figures are compared to the figures collected by the FHSA 2007 it is evident that there are a much higher percentage of people in need in the lowest three age groups.

Fig.12 Age profile of people in need

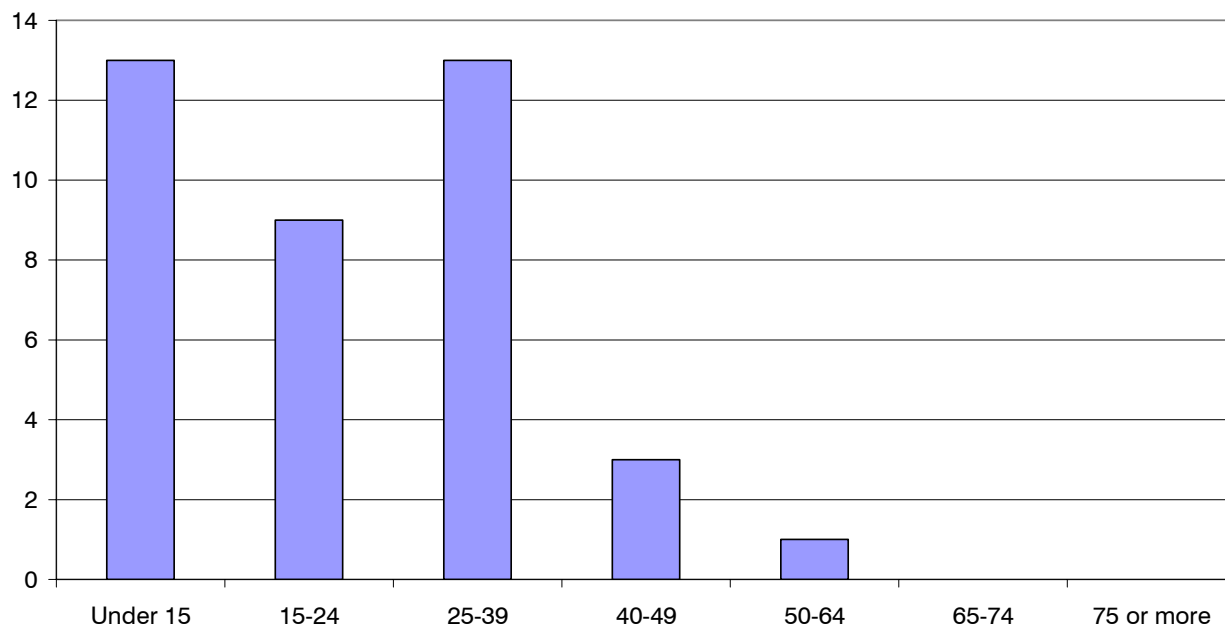


Table 5 – Population by Age in the Parish of Dartington

Age Range	No	%
0-14	290	13
15-24	426	19.2
25-39	299	13.4
40-49	292	13.1
50-64	499	22.4
65-74	190	8.5
75+	228	10.3
Total	2224	100

(Information from FHSA 2007)

The greatest number of respondent households requires a minimum of 1 bedroom (9 households), however two need 2 bedrooms, two 3 bedrooms and one four bedrooms. Current 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.

8.2 Urgency of need

Considering the urgency for alternative accommodation, of the 15 responses, 9 need to move between 1-3 years time, whilst 6 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.

8.3 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 one respondent could afford 40% 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. 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 Dartington

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 15 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. 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.

The economic downturn is affecting house prices which have fallen 16% in the past year. However this has not helped make housing more affordable. To buy a house in Dartington an income of £83,020 per annum is needed based on obtaining a mortgage of 3.5 times income and the average house price of £290,571. In addition to this it is becoming more difficult to obtain a mortgage as lenders tighten their lending criteria. Lenders are also charging much higher rates where borrowers do not have a substantial deposit.

In the market conditions pertaining in February 2009 we are reluctant to recommend the construction of shared ownership properties. Currently lenders are taking a very cautious approach to risk and expect large deposits. Equally there is reluctance from most lenders to give mortgages on properties where there is no option to acquire the full equity. In this case therefore although the mathematics would suggest one of the respondents could afford shared ownership we are recommending the provision of an intermediate housing product, this could be shared ownership or shared equity but could also be intermediate or social renting or a rent to mortgage product which is currently being developed.

It is recommended that the need for 15 affordable properties should be addressed. The development mix needs to take into account the response from five single responders and four couples and six families with a child or children. One of these homes could be for intermediate housing or shared ownership.

Housing Needs Survey for Dartington December 2008

Thank you for taking the time to complete this questionnaire. Please use the pre-paid envelope to return this questionnaire to us by 5th January 2009.

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

1. Would you be in favour of a small development of affordable housing for local people in Dartington if there were a proven need?

Yes No

2. Can you suggest a site where a small development could be built/an alternative way of meeting the need (e.g. conversion)

3. Is this your main home?

Yes, main Home
No, second Home

Part 1-You and Your Household

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

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

5. What is the condition of your home?

Acceptable Poor Unfit

6. How many bedrooms do you have?

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

Owned outright by a household member (s)	<input type="checkbox"/>
Owned with mortgage by a household member (s)	<input type="checkbox"/>
Shared Ownership (part owned/part rented)	<input type="checkbox"/>
Rented from a Local Authority	<input type="checkbox"/>
Rented from a Housing Association	<input type="checkbox"/>
Rented from a private landlord	<input type="checkbox"/>
Tied to job	<input type="checkbox"/>
Living with relatives	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>

8. How many years have you and your household lived in Dartington? (Please write in)

9. How many households are living in this property?

By household we mean a single person/group of people who have the address as their in 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. Please contact the Rural Housing Enabler (01392) 383419 for a separate form.

10. 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"/> |

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

12. Has anyone from your family moved away from Dartington in the last 5 years, due to difficulties in finding a suitable home locally?

Family means your children, parents, brothers and sisters Yes No

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

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

Yes No

If you answered 'Yes' to Q13 **and you are looking to remain in Dartington** then please complete Part 2 of this survey, which collects information on your housing needs. If there is the need for more than one household to move then please request an additional form from your RHE (*contact details 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 to decide on future plans for housing in Dartington. The results may be used in support of proposals for additional housing provision.

Local Rural Housing Enabler:

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.

Thank you for completing this form.

Part 2- Housing Needs Survey – DARTINGTON

Please complete this form if you are likely to need to move to another home in Dartington now or in the next few years and if you feel you need help to obtain a local affordable home. Please use the prepaid envelope enclosed.

Do you know of any household or someone with a connection to Dartington through family, relatives or work who needs to live in Dartington separately from you and needs help to obtain a local affordable home? Please ask them to complete their own survey forms. Extra copies can be obtained from John Scott, telephone 01392 383419.

14. Where does your household live?

Together as a household within Dartington Within another household in this Parish
Outside the Parish

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

Within the next year
Between 1 to 3 years from now

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

Buying on the open market Renting from a private landlord
Renting from Council/Housing Association Shared Ownership/Intermediate*

* 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 No

18. What type of accommodation would you consider? (Tick one box only ✓)

House Bungalow
Flat/maisonette/apartment

19. Does anyone in your household require the following?

Accommodation on the ground floor
Sheltered housing with support services provided
Other housing with support services provided
Residential care
Retired without support

20. Has your current home been adapted to increase physical accessibility * because of the disability of someone in your household? Yes No

* 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			

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

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

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

- Need larger accommodation
- Need smaller accommodation – present home is difficult to manage
- Need to set-up independent accommodation
- Need physically adapted accommodation
- Need cheaper home
- Need to be closer to employment
- Need to be closer to a carer or dependent, to give or receive support
- Need to be closer to services/amenities e.g. healthcare, school, shop etc
- Need to avoid harassment
- Need secure accommodation
- Need to change tenure
- Your accommodation is affecting your health adversely
- Your accommodation is of an unfit standard
- Other (specify) _____

23. Do you use your local school? Yes No

24. 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"/> | £50 - £60/wk | <input type="checkbox"/> |
| £70 - £99/wk | <input type="checkbox"/> | £100 - £149/wk | <input type="checkbox"/> |
| £150 - £199/wk | <input type="checkbox"/> | More than £200/wk | <input type="checkbox"/> |

In order to fully assess whether you have a need for affordable housing in Dartington 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.

25. Do you have any savings, equity in an existing property, investments, capital, stocks, shares and/or financial interests?

- Yes 1 No 2

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

£

26. Please indicate your annual income (if you are a couple please combine your incomes) (Tick one box only ✓)

- £10,000 or below
- £11,000 - £15,000
- £16,000 - £20,000
- £21,000 - £25,000
- £26,000 - £30,000
- £31,000 - £35,000
- £36,000 - £40,000
- £40,000+

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

27. Do you live in the Parish of Dartington? Yes No

How many years in the Parish?

28. If you don't live in the Dartington now, have you lived here or in any of the adjoining parishes in the last 5 years?

Yes No

Name of parish

.....

29. Do you live in an adjoining parish of DARTINGTON?

Yes No

Name of parish

.....

30. Where do you work (town or village)?

31 What is your occupation?

32. Do you have close relatives living in DARTINGTON?

(children, parents, brothers and sisters)

Yes No

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

Name _____

Address _____

Tel. No. _____ E-mail _____

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 to decide on future housing plans.

Rural Housing Enabler: 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.

Thank you for completing this form.

Appendix 2

Suggested sites for development

Small development towards Follaton at the back of Sawpit Lane
Aller Park, Dartington Hall
Allotments in between Barrack and Sawyers Roads.
Around the area the new school is being built
Ashburton Road
Ashburton Road
Behind Huntermore House
Between Shinners bridge and Dartington Church
Brimhay nursery site once new school is built
Brimhay nursery unit site
Clay Lane, nursery school site
Close to new school. Helping young parents, less traffic congestion
Conversion of student accommodation when Dartington College of Arts moves to Falmouth
Convert Lescaze Offices, use part of Webbers Yard.
Cott Lane near crossroads
Create several areas that have no more than 4 houses per site
Current primary school site
Current primary school site when school relocates
Current/old school site
Dairy Crest site in Totnes, Puddavine court
Dartington Estate
Dartington Hall estate
Droridge Lane
DPS site when it moves
Field abutting road between Dartington Church and Cider Press Centre car parks
Field behind Church hall or by Droridge Farm
Field by new school
Field opposite Webbers yard
Huxhams Cross
I thought it was already decided between the new primary school and Brom Park
in a field the other side of Droridge Lane
In discreet location
in the re-design of Webbers Yard/Lescaze area
Ivybridge
Land adjacent to the new primary school
Near the primary school, maybe turn the council building, now empty into accommodation
Near the school
Near to new school
New church/new school, Webbers Yard
Next to new school or it's present site
Not between Totnes and Dartington
Old primary school site
Old primary school, Webbers yard
Old woollen mill site above Webbers Way
On land at Dartington Hall or industrial estate.
On old primary school site or close to Cornwall Farmers site
On the site of Brunhay school when it moves
Only up to 20 in Higher Tweed Mill industrial estate
Opposite Webber's Yard, above the Dorothy Elmhurst Recreation Ground
Outskirts of Dartington or the Plymouth road
Perhaps between the Sawpit Lane/Longcause junction and Barracks Hill
Primary school site
Puddavine
Requires more information of suitable sites
Shinner's Bridge

Site of current primary school
Site of old primary school
Site of old primary school or the hillside opposite the Cider Press Centre
Site of the old mill next to the former public house
The grass area at bottom of Cott Road
The old Unigate site
Upper part of Webbers Way industrial site
We don't want a Jehovah's Witness building at Puddawere-instead affordable housing
Webber Yard
Webbers Way
Webbers Yard
Where Dartington hall buildings are. Where primary school is when new buildings built
Where 'old Dartington tech' site is
Where the school exists now

Comments on affordable housing

Build homes for local people, not outsiders
No development without improved infrastructure, particularly roads
Too much development the area is being ruined
Why do affordable housing, when they sell they won't be affordable any more. Build rented accommodation for local people with local connection i.e. family, not for people from Totnes or upcountry.
Nobody that is a true local lives here now. They can't afford to pay to rent or buy privately. They are the true next generation of this village and we should make sure that they exist.