

# Parish of Dartington Housing Needs Report



Produced by: Devon Communities Together

On behalf of: Dartington Parish Council

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# 1 Executive Summary

## Principal Conclusions

The survey identified a need for 22 affordable homes within the next 5 years:

## Key findings

### Affordability

- The survey found 18 households in housing need who could not afford to buy or rent in the open market.
- 4 additional replies were received by households on Devon Home Choice who had not completed the survey but were eligible for affordable housing in the village.

### Tenure

- 20 of the households in need qualified for affordable rent, 2 may be able to afford a shared ownership property.

### Size of Property Required

- 18 x 1 or 2 bedroom properties for singles or couples
- 2 x 2 bedroom properties for families
- 2 x 3 bedroom property for families

## Other Findings

- 776 surveys were delivered and 207 survey forms were returned. The response rate was 27%.
- 91 % of those who answered the question said they would be in favour of a small development of affordable housing for local people. 22 households did not answer this question.
- The survey achieved its aim of identifying actual households in need. 24 households returned Part 3 of the form and 22 households were found to be in housing need.

## 2. Aims of the Survey

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

## 3. Survey history, methodology and response

### 3.1 History

A previous housing needs survey was carried out in Dartington parish in February 2009. This identified a need for 15 affordable homes. Dartington Parish Council decided to carry out a new survey to assess the current level of local housing need as part of their Neighbourhood Plan process. After discussions with the Rural Housing Enablers at Devon Communities Together it was agreed to proceed with the survey, which was funded by a Big Lottery Awards for All grant. Survey forms were finalised and 776 forms were hand delivered to every household in the village. Parishioners were able to return the survey in a reply paid envelope. The deadline for the return of the survey was 12<sup>th</sup> May 2016.

### 3.2 Methodology

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

The survey form was in 3 parts. The first section asked a limited number of questions about the type of household and their support for affordable housing. All residents were invited to respond to this part of the survey. The second section was aimed at parishioners aged over 55 to gauge the specific needs of older residents. The third part of the survey was designed to be completed by households who believe they have a need for affordable housing and wish to remain living in the village. A reminder was also sent to those on the Devon Home Choice register who did not complete a survey form.

### 3.3 Response

- 207 surveys were returned, which is a response rate of 27% of all dwellings surveyed.
- The survey achieved its aim of identifying actual households in need. Out of the 207 returned surveys, 24 were returned with Part 3 completed.

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

## 4. Introduction and Information about Dartington

### 4.1 Overview of Dartington

Dartington is a village located in the South Hams district, located approximately 2 miles from the larger town of Totnes. The village lies in a picturesque area of South Devon, popular with

tourists, and is home to the Dartington Estate and Dartington Hall which are the largest employers in the parish. These provide training and opportunities for business, education and the arts with an emphasis on rural sustainability. The hall is also the location of a popular international summer school.

The village has good transport links, lying approximately 7 miles off the main A38 road. There is a railway station at Totnes which lies on the main Penzance to Paddington railway line. There is a National Express coach service to London from Totnes and frequent daily bus services from Dartington to several other towns including Totnes, Plymouth, Torbay, Buckfastleigh, Ashburton and Newton Abbot.

The village has a church, village hall, public house, primary and pre-school, post office and village stores and several high end retail shops owned by the Dartington Estate.

#### 4.2 Population Figures

In the 2011 census the usually resident population of Dartington was recorded as 1753 in 801 households. The census also records that there were 52 dwellings which were empty properties, second homes or holiday lets.

#### 4.3 Council Tax Bandings

A breakdown of Council Tax bandings in Table 1 shows that there are 243 properties (30% of all dwellings) in the lower 2 bandings out of a total of 816. These represent the entry level properties that people on lower incomes would be able to afford. This is a fairly good percentage compared to many Devon villages and indicates that there is some availability of cheaper properties for purchase and rent within the village.

**Table 1**

Band A	Band B	Band C	Band C	Band E	Band F	Band G	Band H	Total
90	153	98	157	162	107	48	1	816

#### 4.4 Property Prices and Rent

In the last 2 years the Land Registry has recorded 50 property sales in the parish. The average price of properties whose value was shown was £335,000. Prices ranged from £106,000 for a 1 bedroom property to £1,200,000 for a 5 bedroom house.

There are currently 16 property listings on the Rightmove website. The cheapest house on the market at the moment is a 2 bedroom property for £239,000. This is the only property for sale under £325,000.<sup>1</sup>

To assess whether a household can afford to buy in the open market it is necessary to look at the cost of an entry level property in the local market. This is done by comparing information on recent house sales and homes currently on the open market. Average rents are identified by comparing local private rents gained from the housing need survey with rents of properties currently on the market. From this information, we can establish typical rents to assess affordability. There were no 1 bedroom properties for rent on the open market at the time of writing this report therefore data has been taken from surrounding rural areas.

The figures used to assess affordability are set out in Table 2 below.

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<sup>1</sup> As of 04/05/16

**Table 2**

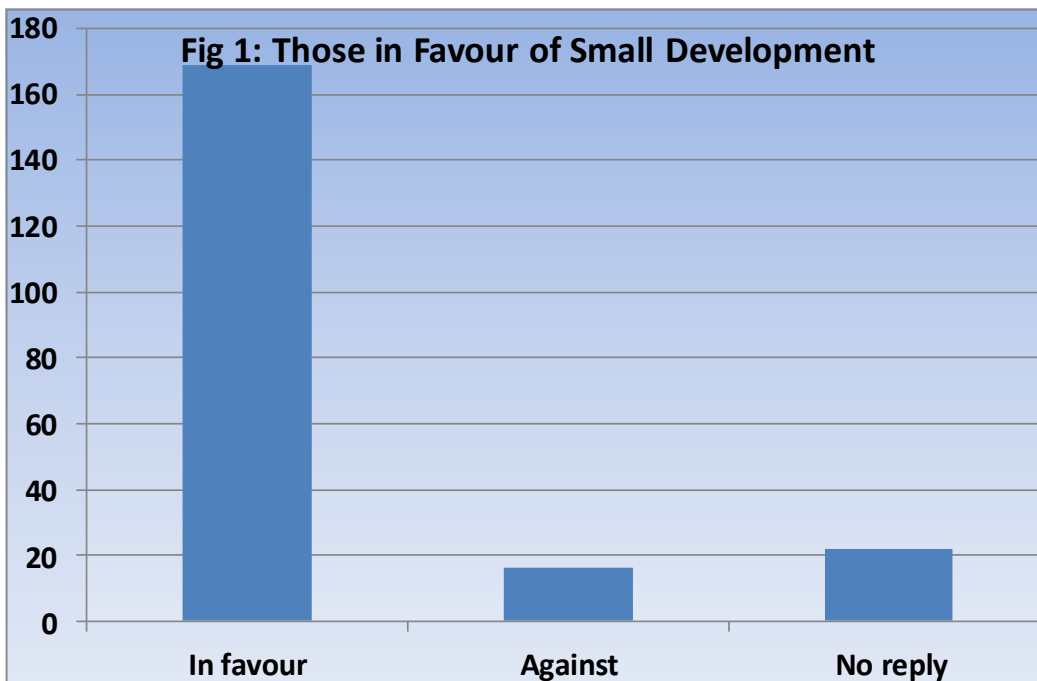
Size	Property price	Weekly rent
1 bedroom	£120,000	£104
2 bedroom	£190,000	£155
3 bedroom	£250,000	£196

There are currently 97 council/housing association owned properties in Dartington. Only 7 have been let in the last 2 years. Therefore lettings of current affordable housing stock will have little impact on future need figures.

## 5. General Survey Findings

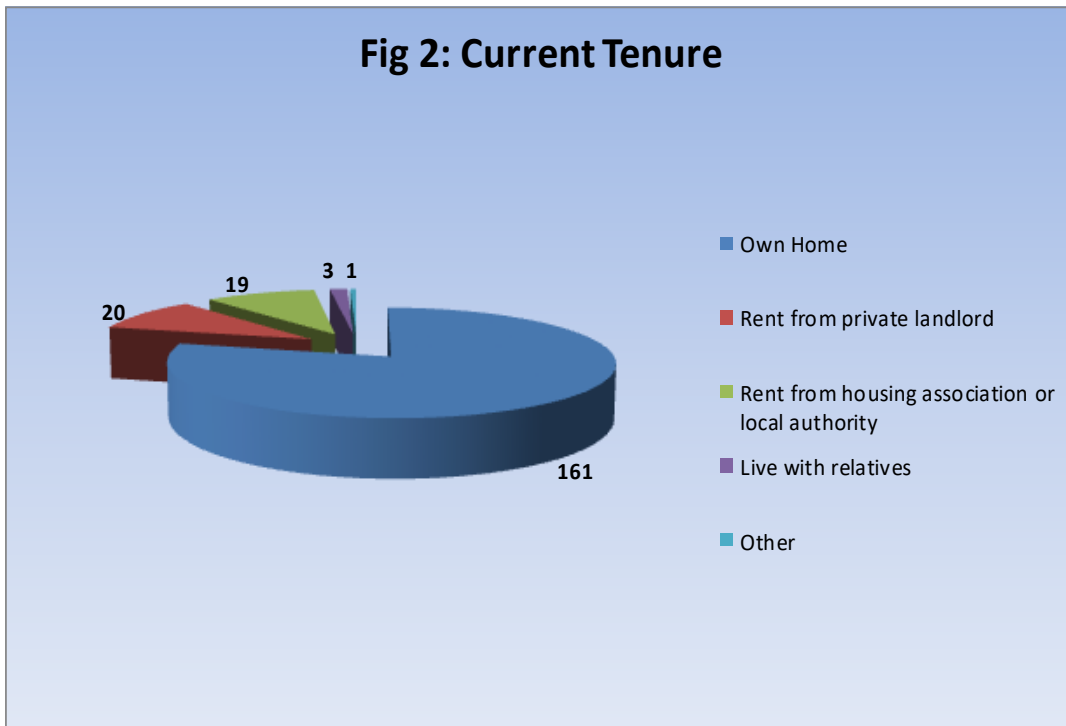
### 5.1 In favour of a small local development

Respondents were asked if they would be in favour of a small number of homes for local people being built if the need for affordable housing were proven. 91% of those answering the question said they would be in favour. 9% said they were against any development. It should be noted that 22 households did not respond to this question. Fig.1 below shows the breakdown.



### 5.2 Current tenure

Of the 204 respondents who provided details, 161 (79%) own their own home, 20 (10%) rent from a private landlord and 19 (9%) rent from a housing association. The remaining 4 households (2%) are made up of 3 living with relatives and 1 other (did not specify). Figure 2 below shows the breakdown of tenure.



### 5.3 Main or second home

- 2 of the respondents were second home owners.
- 19 of the respondents lived in the parish and owned a home elsewhere.

### 5.4 Where respondents live

Respondents were asked in which part of the parish they resided. Table 3 below gives the breakdown as reported.

**Table 3**

Location	Number
Allerton	2
Cott	101
Hood	2
Puddaven	7
Staple	1
Tigley	4
Week	26
Westcombe	1
Venton	4
Dartington Hall	12

Some respondents were unsure as to which part of the parish they live in and the following replies were also received which were not one of the options given in the survey question.

**Table 4**

Copland / Copland Meadows	13
Huxhams Cross	5
Droridge	4
Longcause	3
Velwell	2
Barracks Hill, Brooking, Broom Park, Dartington, Redcliff, Totnes borders, Vineyard Hill (Tolcheress)	1 each

### 5.5 Current number of bedrooms

Respondents were asked how many bedrooms their current home has. Table 5 below gives the breakdown.

**Table 5**

1 bedroom	2 bedrooms	3 bedroom	4 bedrooms
14	42	76	71

As can be seen, the majority of people are living in houses with 3 or more bedrooms. There are very few 1 bedroom homes available for singles and couples to rent or buy.

### 5.6 Garage, converted flat and working from home

- 22 households reported that they have a converted garage or studio flat.
- 62 households stated that at least one member worked from home.

### 5.7 Ages of Household Members

Respondents were asked to provide information on the ages of all members of their household. The results are broken down in Table 6 below.

**Table 6**

0-15	16-24	25-44	45-54	55 and over
45	18	34	54	252

The vast majority of people completing the survey are aged over 55. This is usual with this type of survey.

### 5.8 Interest in self-build

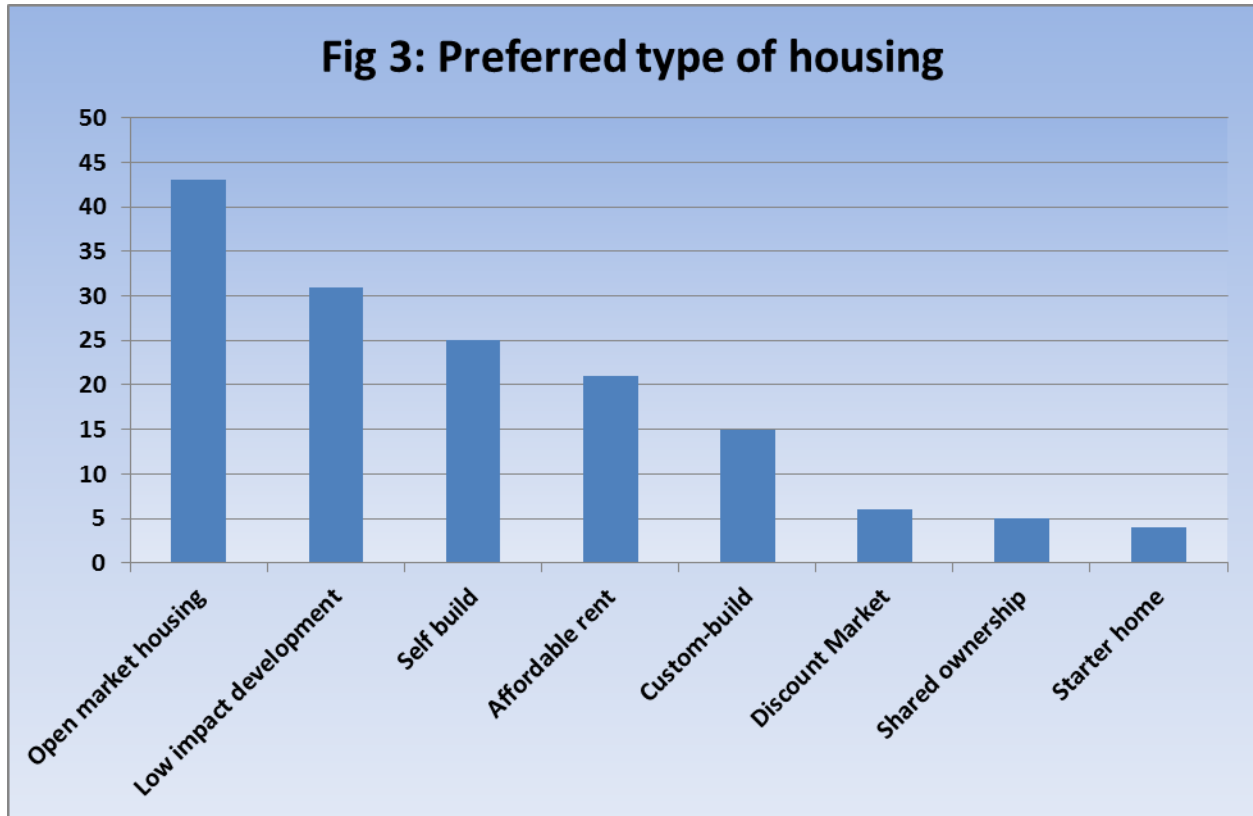
Respondents were asked whether they would be interested in a self-build project either individually or part of a group if a site were available. 37 households showed an interest in one or more types of self-build project (households were able to tick both types if they wished). As self-building is a popular option and is being encouraged by local and central government, this may be something for the Parish Council to consider further.



- 18 households stated they may be interested in an individual self-build project.
- 14 households stated they may be interested in a group self-build project.
- 22 households stated they may be interested in an affordable group self-build project

### 5.9 Preferred type of housing for those intending to move

Respondents who intend to move within the village in the next 5 years were asked what type of housing they would prefer to move to. They could tick more than one box. The results are shown in Figure 3 below.



The largest group would like to move to open market housing followed by interest in low impact development and then self-build. There is very little interest in discount market homes, shared ownership or starter homes which are all affordable housing options.

### 5.10 Enlarging / extending current home

31 households stated they were considering enlarging or extending their current home.

### 5.11 Further questions on affordable housing

- 50 households stated they knew of former residents who had to leave the village due to a lack of affordable housing but may wish to return if suitable accommodation was available.
- 161 households stated they would support a small development of self-build homes for local people if the need was identified.
- 56 individuals made suggestions or comments regarding suitable sites for affordable housing. Dartington Hall estate was the most popular suggestion. The full list will be made available to the Parish Council along with the general comments.

## 6. Housing needs and aspirations of older residents

Part 2 of the questionnaire was directed at residents over the age of 55. The number of people over the age of 55 is set to rise significantly across the UK over the next 20 years. The Office for National Statistics predicts that by 2034 the percentage of people over the age of 55 will increase by 23% across Devon and by 19% in South Hams.

248 people answered Part 2 of the survey from 156 households with at least one member over the age of 55. This is 75% of the total respondents.

### 6.1 Age of Respondents to Part 2 survey

Respondents were asked to give their age in 10 year bands. As can be seen in Table 7 below, the majority of those who replied (77%) were aged between 55 and 75.

Table 7

Age Group	55-65	66-75	76-85	Over 85
Number	101	90	36	21

### 6.2 Future Housing Plans

Households were asked about their future housing plans.

- 32 households plan to move within the next 5 years. Of these, 22 would like to remain in Dartington.
- 8 of these households expect to need affordable housing.
- 24 further households expect to move after 5 years.
- 96 have no plans to move at the moment.
- 4 households did not answer the question.

### 6.3 Reasons for moving home in next 5 years

Households were asked to list the reasons they may wish to move home in the next 5 years. They could give more than 1 reason. The reasons are listed below in Table 8.

Table 8

Reason for Moving	Number
Need to downsize to a smaller more manageable home	39
Expect health to deteriorate	15
Need to be nearer family/carers	10
Need to reduce running costs i.e. fuel bills	16
Cannot manage stairs/ need level access	13

The largest single reason for wanting to move (42% of respondents who answered the question) was a wish to move to a smaller property as they cannot manage their current home.

### 6.4 Type of Accommodation preferred by older persons

Older households were asked what type of accommodation they may need in the future. The majority preferred a home better suited to their needs but not designed for older people. There

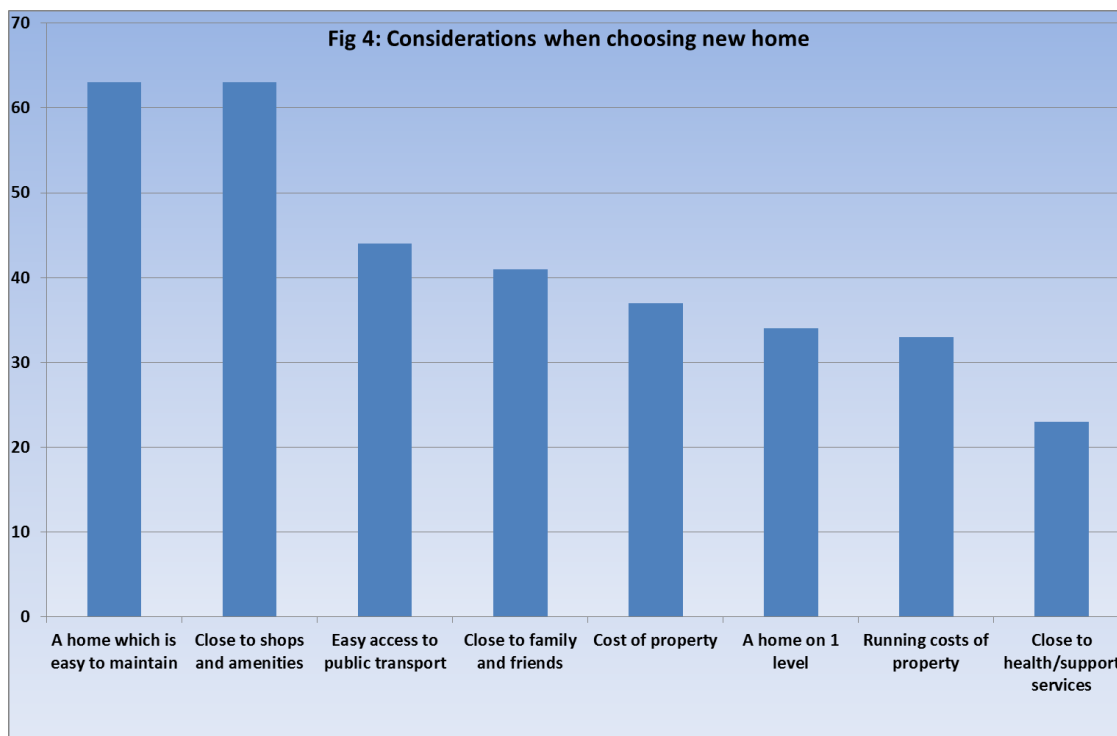
was also a good level of interest in a purpose built community for the over 55s. Preferences are shown in Table 9 below.

**Table 9**

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	49
A purpose built community with a vision for enabling the over 55's to lead more active & enriching lives.	29
Home specially designed for older people	4
Residential /nursing home	2

### 6.5 What reasons would be most important when choosing a new home

Older households were asked to give the three most important considerations when choosing their next home. The results are shown in Figure 3 below. The most popular reason is ease of maintenance followed by access to shops, amenities and public transport.



### 6.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of households (63%) have no plans to move home. However, Dartington does have a number of older households who wish to downsize to smaller accommodation that is easier to maintain and is close to amenities and support.

8 of the 22 households that expect to move home within the next 5 years and remain in Dartington believe they will need affordable housing. The remaining 14 households would require some form of open market housing. Small open market bungalows, flats and houses can be built, however, developers who build open market homes do not usually attach any kind of

local connection covenant as this reduces the value of the homes. This means that any open market properties cannot be guaranteed for local people.

Meeting the housing needs of this group of people should be given further consideration.

## 7. Assessment of those in need - Part 3 survey

24 households indicated a need to move and returned part 3 of the survey.

Of the 24 cases being assessed 4 have been excluded for the following reasons

- 2 respondents have sufficient funds to buy on the open market.
- 1 respondent gave insufficient information to assess.
- 1 household owns their own home and has not identified a housing need.

This section refers to the remaining 20 households.

### 7.1 Housing need

Households completing this part of the form were asked to identify why they had a housing need and when they would need to move. They could give more than one reason.

- 6 households indicated a current need to move.
- 6 households indicated a need to move within the next 1 - 3 years.
- 6 households indicated a need to move within the next 5 years.
- 2 did not specify a timescale

Table 10 shows why households need to move within the next 12 months

**Table 10**

Reason for current need	No of respondents
Share facilities with someone who is not going to be rehoused with you	1
Homeless or at risk of becoming homeless	2
Struggling to afford current home	4

Table 11 shows the reasons why people expect to need to move in the future.

**Table 11**

Reason for future need	No of respondents
Expect family to grow	3
Expect to leave home and cannot afford to buy or rent privately	3
Being discharged from army in next 5 years	1
Will need a smaller property	3
Expect health to deteriorate	1
Have a private tenancy ending and expect to need affordable housing	2
Want to move back to parish and have local connection	1
Other	2

## 7.2 Local Connection

The definition of local connection for South Hams District Council is set out below:

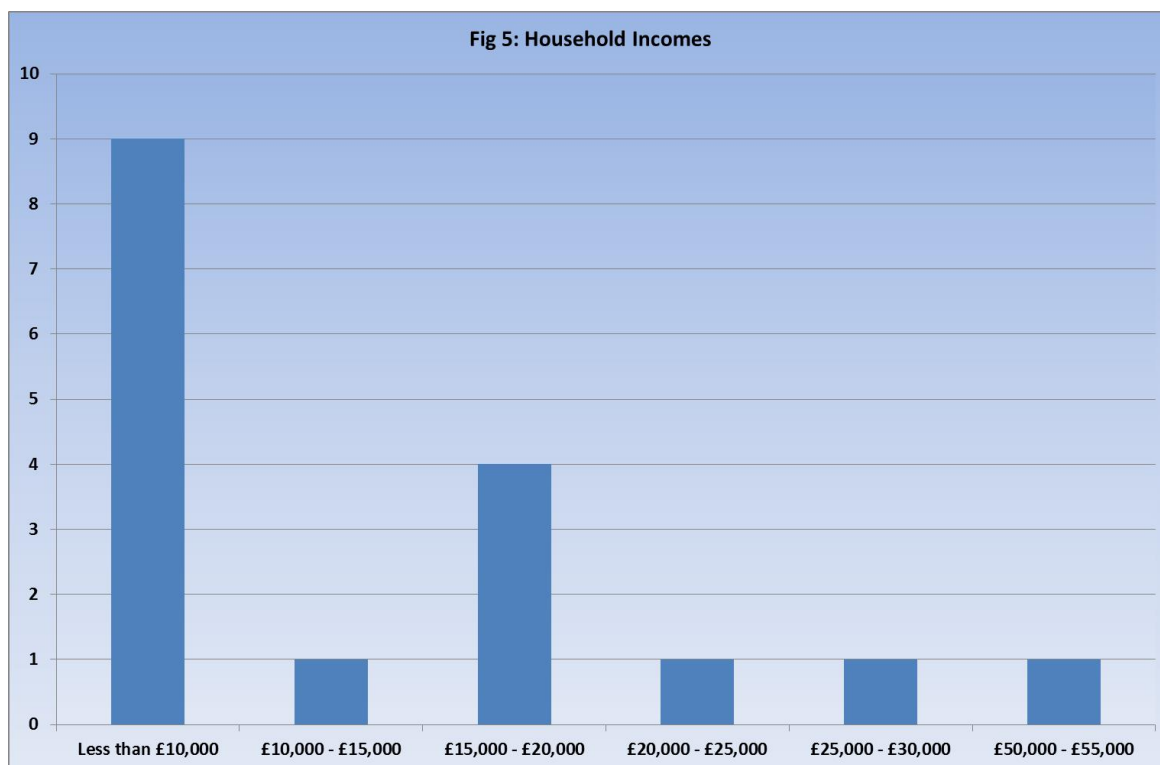
- Residence in the parish/town for 3 out of the 5 years preceding the allocation.
- Lived in the parish/town for 6 out of 12 months preceding the allocation
- Immediate family (parents, siblings and children) have lived in the parish/town themselves for 5 years preceding the allocation
- Permanent employment in the parish/town - not of a casual nature

On reviewing the circumstances 19 of the households in need were found to meet the local connection requirement as set out above. 1 did not.

## 7.3 Housing Options

The housing options available to the 19 households in need with a local connection are now given consideration.

Respondents provided information on income and savings which allows an assessment of what the household can afford to pay for their accommodation. These figures are shown in Figure 5 below.



2 households did not give income details but are registered with Devon Home Choice which means that they have already been assessed as being eligible for affordable housing.

Taking into account the income, savings and assets of the 17 households in housing need who declared their income, 1 household can afford to rent in the open market so has been discounted from the final figures. This leaves 18 households (including the 2 households who did not declare their income) that would require affordable housing - 2 may be able to afford to

buy a shared ownership property but the only affordable option for the remaining 16 households is subsidised rented housing.

The households who had a housing need were asked which type of housing they were interested in moving to. Respondents could give more than one option. The responses are listed in Table 12 below.

**Table 12**

Type of housing	Interested
Shared ownership/equity	3
Affordable rented	14
Self-build	10
Discounted market sale	3
Starter home	1

#### 7.4 Other evidence of housing need

As well as this survey other evidence of housing need should be considered. The housing waiting list or register for Devon is called Devon Home Choice. Applicants are given a banding from A to E depending on their level of need. There are 33 households resident in Dartington registered on Devon Home Choice. Details are set out below.

**Table 13**

Devon Home Choice band	1 bed	2 bed	3 bed	4 bed	Total
Band A (Emergency need)	0	0	0	0	0
Band B (High)	2	0	0	0	2
Band C (Medium)	1	1	1	0	3
Band D (Low)	13	4	0	0	17
Band E (No Housing Need)	8	0	2	1	11
<b>Total</b>	<b>24</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>33</b>

Only 4 of the households who are registered on Devon Home Choice completed the survey. Due to this apparent disparity, all those who are registered with Devon Home Choice and living within the parish were contacted separately by letter and a further 4 replies were received. These have been added to the final numbers, giving a total need of 22.

#### 7.5 Housing Mix

The suggested mix of housing is shown in Table 14 below. This takes account of the family makeup as declared on the survey form and the type of housing required.

**Table 14**

Type of Property	Affordable Rent	Shared Ownership	Totals
1 or 2 bedroom property for single people	14	1	15
1 or 2 bedroom property for couples	3	0	3
2 bedroom property for families	1	1	2
3 bedroom property for families	2	0	2
<b>Totals</b>	<b>20</b>	<b>2</b>	<b>22</b>

4 of these households require a property with level access.

## 8. Conclusion - Future Housing Need for 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 the results of this survey. The survey has identified a need in the near future for 22 units of affordable housing.

As the needs of households are constantly evolving the level and mix of need in this report should be taken as a guide. In particular it may be appropriate to vary the mix of sizes provided. This report remains appropriate evidence of need for up to 5 years. However if there is a significant development of affordable housing in the parish which is subject a local connection requirement and substantially meets the need identified in the report it will normally be necessary to re-survey the parish before any further development to address local needs is considered.

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