



## RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

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# FILLEIGH

## Parish Housing Needs Survey Report

August 2007



Track to Lower Filleigh

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## **Rural Housing Project**

The Rural Housing Project has been running since 2002 and is a partnership between Exmoor National Park Authority, North Devon Council, West Somerset Council, Falcon Rural Housing, Hastoe Housing Association, North Devon Homes Ltd and Magna Housing Association. It has been working hard to address the shortage of affordable housing within a predominantly rural area. The area covered by the project displays an extreme disparity between incomes and house prices, which makes it hard for many to gain secure footing within the housing market.

The Rural Housing Project is designed to help promote and deliver affordable rural housing strategically across the project area and helps deliver Exmoor National Park housing policies within the Park. This is being achieved by informing people about affordable rural housing, providing help and advice, carrying out research at a parish level to assess the affordable housing need and bringing together the community and various partners to help deliver housing where it is needed.

One of the tasks for the project is to work with the Parish Council and the local community to assist them in carrying out a housing needs survey, in order to identify whether there is a need for affordable housing for local people in the parish.

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## Summary

The survey has shown:

- There is a perceived need for affordable housing within Filleigh Parish.
- There is support for the building of affordable housing to meet the needs of local people.
- There are 19 households in housing need and meeting local connection criteria, who need housing in the next five years. Two more households would like a change in circumstance, for example to move into intermediate housing. Three others are in housing need, but do not meet the local connection criteria.
- A large proportion of those in housing need live in private rented housing or accommodation tied to employment within the parish. Those in tied accommodation are adequately housed for the time being, but do provide a group of potential future occupants of affordable rented and low cost home ownership properties. The housing need of these households relates to having insecure tenancies, houses being too large or too expensive.
- There are a significant number of young adults still living with parents or relatives who need to set up independent households. Some of these may well move away, but others clearly want to remain living within Filleigh.
- Private rented housing is normally let at market rents, are relatively large houses and many local people need smaller or lower cost housing.
- There are a small number of people who are approaching retirement, looking for smaller, more manageable housing. There are several households requiring housing where support can be provided.
- Providing affordable housing will free up some of the larger private rented housing. However, unless these are re-let at sub-market rents within Housing Benefit levels, they will not help to meet the need of households needing 3-4 bedroom affordable housing.
- The Rural Housing Enabler recommends provision of:
  - four two bedroom affordable, rented flats, probably designed as a pair of semi-detached houses. These can provide for the needs of older and less mobile tenants, but could also have a use for younger first time households. Ideally these would be located close to the village hall and main bus stop, in the core part of Filleigh.
  - one affordable rented three to four bedroom house.
  - two low cost home ownership homes, one two bedroom and one three bedroom.

This mix will diversify the housing available within Filleigh for the long-term, enabling young people, young families and older residents to remain living in the Parish.

Affordable Housing can be provided on Exception sites under Policy HSG8 of North Devon Councils Local Plan. Policy HSG4 could also apply to Filleigh, allowing a mix of up to 50% open market housing. This may not be applied as North Devon Council Planners have indicated that a development on this scale could "harm the rural character and setting." In the event that open market housing were permitted, it would be a planning condition that the developer provide the affordable housing at nil cost to North Devon Council or the Registered Social Landlord who takes ownership of them.

## Introduction

Filleigh is situated in the North Devon District of Devon. The parish is small and extremely dispersed consisting of many small settlements. It has a thriving community with a well used and supported village hall, offering a range of activities from short mat bowls to a parent and toddler group. There is also a primary school, church and pub. The main feature of the parish is the Castle Hill Gardens and Estate, which owns most of the land and property in the area and provides much of the employment, through the estate itself or by providing units to small businesses. There is also a chipboard factory nearby. In addition, there is a regular bus service to Barnstaple and South Molton, where there are more employment opportunities.

Many of the children attend the village primary school and then move onto secondary schools in either South Molton or Barnstaple.

## Demographics and Local Housing

According to the Census 2001, there are 260 people living in Filleigh in 101 households (107 dwellings). The demographics are similar to those of North Devon, with the majority of people being aged between 45 and 64. The income of the Chittlehampton ward, of which this parish is part, is low compared to the rest of the UK. There are 362 people out of 986 (37%) earning less than £20,000 a year and 497 (50%) earning less than £25,000 (Paycheck, data 2007).

There is a high proportion of private rented accommodation in Filleigh compared to the rest of North Devon and a lower proportion of second homes (Table 1). This is probably because a large number of homes are owned by the estate.

Table 1 – Tenure and Status of Homes in Filleigh

Tenure	Percentage homes in	
	Filleigh	North Devon
Owner-occupied <sup>1</sup>	39	64
Total rented <sup>1</sup>	61	36
Registered social landlords <sup>1</sup>	3	11
Private Landlords <sup>1</sup>	58	16
Second homes <sup>2</sup>	0	5
Vacant homes <sup>2</sup>	4	4

1: from Census 2001

2: from Council Tax data 2007

House prices in the year July 2006 to June 2007 were higher in the Filleigh Parish area than the England and Wales average (£240,602 vs. £210,887 (UpMyStreet.com, Nov 2007)). There are currently two houses for sale in the Parish, which are on the market for £430,000 and £499,950 (www.home.co.uk and www.thisisdevon.co.uk, November 2007). There appears to be only one house available to rent at this time, a four bedroom property for £1,200 p.c.m. (www.thisisdevon.co.uk, www.rightmove.co.uk, Nov 2007).

Various planning applications have been submitted since January 2001 for a couple of barn conversions in the parish, one was approved to provide holiday accommodation and the other approval was subject to a S106 agreement for road improvements. The majority of applications have been for extensions to existing homes or change of use of buildings to businesses of varying types.

## The Survey

In March 2007 the Rural Housing Enabler visited Filleigh Parish Council to discuss the possibility of conducting a housing needs survey for the parish. This was duly agreed and the survey forms were sent out in July 2007 to be returned in August 2007. Copies of which can be seen in Appendix 1. This report covers the results of the survey and suggests housing provision for the future. It should be noted that the survey was done as part of a cluster of surveys with the surrounding parishes to establish the level of general housing need. It is not the intention to recommend the building of houses for specific individuals.

### Part One - Village Assessment

A total of 113 survey forms were sent to homes from the electoral register Filleigh, of which 48 (42%) were returned.

The age profile of the households who returned the surveys was different to that found in the parish and North Devon at the time of the 2001 Census. There are proportionately more people aged over 65, 15% in the parish in 2001 compared to 24% in the survey. There are also more 45 – 64 year olds, 30% in 2001 to 34% in the survey, and fewer in the 25 – 44 age group, 23% reducing to 20% in the survey. These findings are in line with an aging population.

The distribution of household tenure is shown in Table 2. The homeowners and housing association tenents should be adequately housed. The high percentage of the population renting from a private landlord or in accommodation tied to their employment, a total of 57% of the households, is as a result of the Castle Hill Estate owning much of the property in the village. The tenure of these households is insecure, so they can be considered to be in housing need. As are those households living with parents or relatives or lodging with another household. These results suggest there are 34 households in the parish with potential housing need. This provides support for long-term provision of affordable housing.

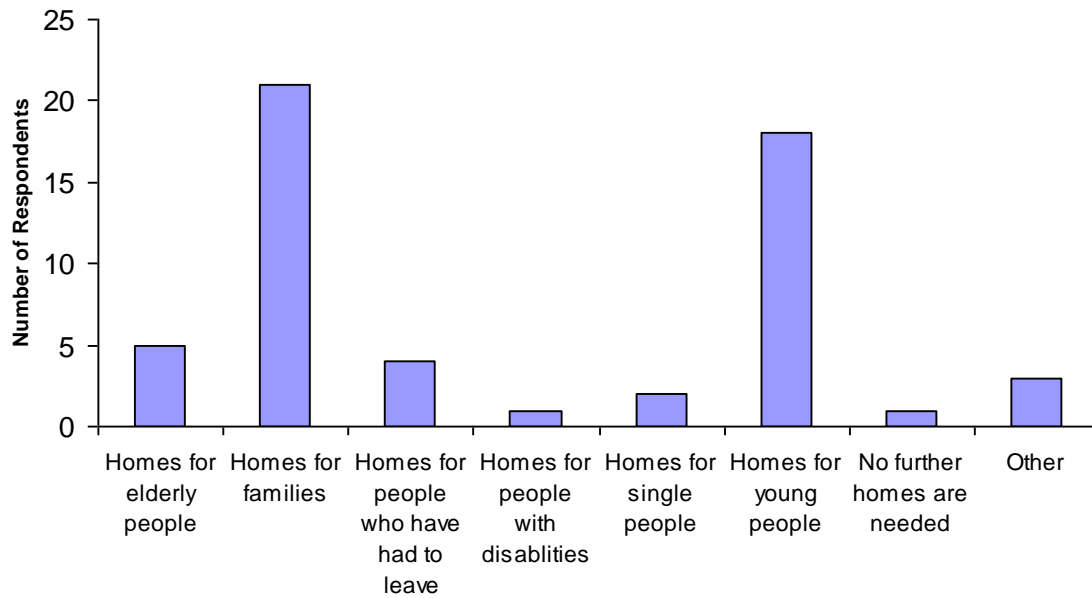
Table 2 – Tenure of Respondents to the Survey

Household Tenure	Number	Percentage
Home Owner	13	27
Living with parents or relatives	6	12
Lodging with another household	1	2
Renting from a Housing Association	1	2
Renting from a private landlord	18	38
Accommodation tied to a job	9	19

One of the respondents owned a second home in Filleigh.

The perceived need of the communities from the surveys was for more homes for families and young people (Figure 2). There was one household, however, who thought that no further homes were needed. Further comments made are included in Appendix 2.

**Figure 2 - Perceived village housing requirements**



The majority of people in the parish were in favour of a small affordable housing development if a need were proved, 44 out of 45, who answered the question. Additional comments made are included in Appendix 3.

## **Part Two – Those in Housing Need**

The determination of housing need is laid down in the North Devon Local Plan 1995 – 2011 (adopted 2006). It states that:

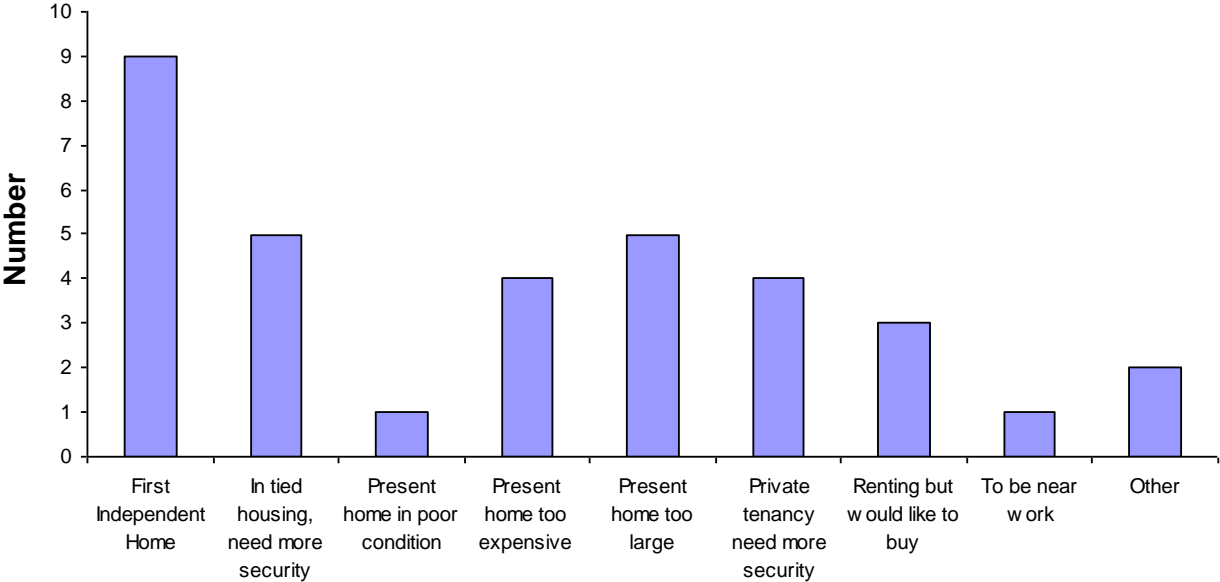
For the purposes of Policy HSG8, a *'local housing need'* is defined as a household which has an income too low to occupy available market housing appropriate to their circumstances for either rent or sale. In addition, the household must have a specific need to live in a particular parish or in certain circumstances an adjoining parish, including those in Exmoor National Park (defined as *'the locality'*) in which the scheme is situated. Such households will tend to fall into one of the following categories:-

- Existing residents who have lived in the locality for a continuous period of at least five years and are in need of separate accommodation (defined as those setting up a new household as a result of cohabitation, marriage, divorce or separation, or those that have, or are about to leave, tied accommodation on retirement);
- Existing residents who have lived in the locality for a continuous period of at least five years and whose present accommodation has become either substandard or unsuited to their circumstances because of their age, an impairment, medical condition or to meet the needs of a growing family;
- People who have worked in the parish for a continuous period of at least five years or someone currently employed in an agricultural related activity, the emergency services, as a professional health, care or social worker or as a qualified primary or secondary school teacher and working within the parish and those who provide an important service and need to live closer to the local community; and
- People who have moved away but have strong established and continuous links with the locality by reason of birth or family and still have a parent or guardian living there.

There were a total of 24 part two surveys returned by people who believed that they were in housing need, this is slightly lower than the total of 27 households in homes with an insecure tenure, who could be considered to be in need. Of the twenty-four, 19 met the local connections criteria laid down in the North Devon housing policy above. Three of the other five part two respondents are in situation where they are in housing need, but do not meet the local needs criteria. One of the remaining two is an elderly lady who can no longer manage the stairs in her own home, but is a home owner so does not qualify. The other is a local household, who would like to move into intermediate housing in Filleigh, but is already adequately housed in a local housing association home. These two households have been omitted from the following analyses, as have the three other non-qualifying respondents.

The main reason for needing to move given by 6 of the qualifying respondents was that they wanted to set up their first independent home, 5 were in tied housing and need more security, 3 were finding their present accommodation too expensive, 2 were renting but would like to buy, one was in private rented and wants more security, in another one the couple are retiring soon and want appropriate accommodation and the final household finds their current house is too large. All the reasons given are shown in Figure 3, the respondents were able to provide more than one reason.

Figure 3 - Reasons Given for Housing Need





The timescale in which households need to move are given in Table 3.

Table 3 – When Households Need to Move

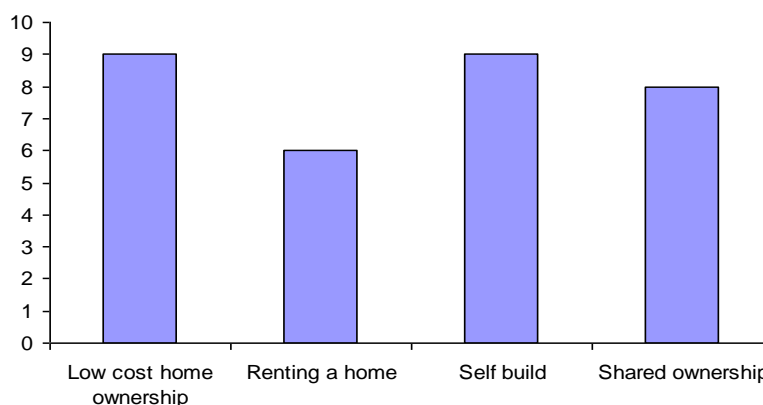
Timescale	Number
Next 12 months	8
1-3 years	2
3-5 years	5
5 or more years	4

The households recognised to be in need are:

- 6 single people, looking set up their first independent home, needing 1 or 2 bedroom homes.
- 2 couples, who would like to move out of private rented homes, needing 3 bedroom homes.
- 3 more mature couples, who are in tied accommodation, needing 2 or 3 bedroom homes.
- 2 couples, who are about to retire and find their present accommodation too large or expensive, needing 2 or 3 bedroom homes.
- 6 families of varying size needing 2 to 4 bedroom homes.

The type of housing these households wanted varied. The respondents were able to select as many options as they wished. Figure 4 below shows the preferences given.

Figure 4 – Preferred type of housing



Only 18 households provided information about their income, of these 14 had a gross income of less than £25,000 per annum. The incomes of all the households are summarized in Table 2.

Table 2 - Annual Household Gross Incomes of those in Housing Need

Gross Income	Number of Households
Less than £15,000 p.a.	6
£15,000 - £18,000 pa.	1
£18,000 - £25,000	7
£25,000 - £35,000	3
£35,000 - £45,000	1

All the households that expressed a preference gave a first choice of Filleigh. The other preferences given are in Table 3.

Table 3 - Where People Would Like to Live

Order of Preference	Parish	Number of Households
1	Filleigh	18
2	Chittlehampton	3
2	East and West Buckland	5
2	North Molton	1
2	Swimbridge	7
3	Chittlehampton	3
3	North Molton	5
3	Swimbridge	2
4	Chittlehampton	1
4	East and West Buckland	3
4	Swimbridge	2
4	South Molton	1
5	Chittlehampton	2
5	East and West Buckland	1
5	North Molton	3
5	Swimbridge	1
6	Swimbridge	1

There were two households that needed additional help in their accommodation. One required hand rails to help with walking and balance and another had health issues which meant that living next door to or close to their family was important. In addition, one of the households, not in housing need, requires access for a wheelchair, accommodation on one level and help with personal care, although this could be achieved through alterations to their current home.

### **Affordability**

The low incomes of those who meet the local needs criteria means that even the cheapest open-market housing that has been available in the last year is outside the ability to pay of most households. The highest income range would provide a mortgage of £160,000 to £180,000 and with the cheapest open market houses being in the region of £170,000 in that area an open market house for this household might be possible. In addition, older households would probably be unable to obtain a mortgage.

The limited available property for private rent makes the cost of this prohibitive too. Assuming a household is earning a gross income of £45,000 p.a. (the maximum of this group), the maximum affordable rent, using 25% of gross income towards rent, is about £865 per month. This means that 1 of the households could afford to rent a two bedroom house on the open market.

## **Housing Options**

There are several affordable options available to those in housing need, including shared ownership, affordable home ownership, self build and the social rental sector.

Shared ownership:-

- could be a suitable option for households with a sufficient regular income who cannot afford to buy a property outright. It allows them to buy a share of the home on a long lease and pay rent on the remaining share, which is normally owned by a housing association.

Shared equity:-

- can allow households to own a property with a mortgage, without any rent. These schemes may involve a housing association or a private developer, who will retain some equity in the property, which ensures that future sales are provided for local people and can reduce the overall cost of the mortgage. Most of these schemes are restricted to local people on initial and future sales, which helps to hold down the value of the property and keep it at an affordable level.

Self-build:-

- is another option for intermediate earners. In some cases they may be permitted to build their own home on the condition that the resulting house is controlled as affordable housing by the local authority, via a legal agreement (section 106). On re-sale it is sold at a controlled price to another household in need.

Social rented:-

- is where housing is built, rented and controlled by Registered Social Landlords (RSLs), most commonly housing associations. This enables people to rent homes of a good standard over long periods with secure tenancies, providing more security than is normally possible in the private sector. Rents are fixed by the Housing Corporation at levels well below open market rents.

Sub-market renting:-

- is where housing is provided with rents below open market rent levels, but higher than social rented. This will normally be in the range which is accepted locally for housing Benefit, so that tenants only pay what they can afford and Housing Benefit pays the remainder. On open market rented housing, there is usually an amount above the Housing Benefit cap which the tenant has to pay, and which makes it extremely difficult for them to afford.

## **Meeting housing need**

Almost all the identified need is for households currently living in private rented housing, or in housing tied to a job. Two younger people are living in their parents privately owned home and would like to set up their first independent home. Two other younger people live with parents in private rented or tied accommodation and would also like to set up home for the first time.

Some people are adequately housed, but would like smaller houses and in several cases indicated that rents were too expensive.

## Rented housing

Analysis of those needing rented housing suggests that there are eight households who would like to move to new housing. Three of these require 3 and 4 bedroom housing, of which there is a great deal in Filleigh. It is likely that sufficient housing of this size will be freed up by other households moving who require smaller houses.

The remainder require smaller homes which are in short supply. It is proposed that four 2 bedroom homes, possibly flats, and one three to four bed home at low cost rents be provided. These would suit the needs of younger people setting up home for the first time, smaller families, and older couples wanting to downsize.

## Low cost home ownership

Thirteen households expressed an interest in these options, although not all of them are likely to be able to afford these. Affordability requires an individual assessment of financial circumstances, and looks at household size. In general, no one with an income of less than £18,000 pa is likely to be able to afford any form of home ownership, and for larger households the additional costs of a larger home, and outgoings, mean that this figure is likely to be above £25,000 pa. Using these broad criteria, there are eight households likely to be able to afford this option. Individual households who are keen to pursue these options should get their circumstances appraised by Home2Own or by mortgage lenders.

Four households would like to move from tied housing to some form of low cost home ownership, partly for security of tenure, partly because they wish to own their own home and could afford this option. Three other households would be moving from private rented accommodation, the eighth would be moving from the parental home.

It is not usual practice to provide for the full level of need in this category, as there are a range of reasons why people's desire and aspiration do not come to fruition - some find that they cannot raise the necessary finance, others may decide that they like the idea, but for the time being will remain living where they are.

More work will be done in investigating this need, and how this may best be met. South Molton is nearby and this form of tenure is provided for there. It seems likely that there is sufficient demand within Filleigh for a small development of two homes, one with 2 bedrooms and the other with 3.

Table 4 – Suggested Affordable Housing Provision

House size	Type of Tenure	
	Rented	LCHO
2 Bed	4	1
3/4 Bed	1	1

## **Where housing can be provided**

In sensitive rural landscapes, there is a preference for housing to be met within the confines of the existing settlement or, if no suitable locations are available, immediately adjoining it, on what is known as an Exception site.

If a site cannot be found there are other ways in which accommodation can be made available, provided it is legally kept inside the affordable housing market sector. For example:

- Bringing empty properties back into use.
- Changing the use of redundant buildings.
- In rural settlements at least 50% of the total number of dwellings must be affordable where more than one is built or houses can be built in the countryside where a proven, sustainable need is established for agricultural, forestry or rural industry workers, subject to occupancy restrictions.
- Occupancy restrictions from the above and from holiday accommodation may be lifted if there is a proven housing need and the home is no longer required for its intended purpose. More details are contained in Appendix 4 and the North Devon local plan 1995-2011 (adopted July 2006).

Filleigh is defined as Rural Settlement within the local plan, paragraph 3.29 (P19) and policies HSG4, ECN3 and COM4 apply. Policy HSG4 allows for housing development which is well related to the main built up area of the settlement, and does not harm the rural character and setting. It also allows for a mix of open market and affordable housing, with at least 50% being affordable housing, with secure arrangements for the affordable housing to be for the local community. Affordable housing is restricted in accordance with paragraph 7.45 and policy HSG8 (P64-65).

In Filleigh North Devon Council are concerned that a larger scale development including open-market housing would harm the rural character and setting. They would therefore prefer affordable housing to be provided under the Exception policy HSG8.

Policy HSG4 would also allow for the development of a single dwelling, which could be for rent or sale. This would be restricted to people with local connection and need and in the case of a house for sale, this is likely to restrict its value by 15-20% below market value.

Households which consider themselves to be in local housing need can ensure that their needs are visible to all the relevant organisations by making sure they are on North Devon District Council's housing register and registering with local housing associations. Contact details are available from the Rural Housing Project. (Please see appendix 5).

## **Recommendations**

1. Five 2 and 3 bedroom homes are provided at affordable rents.
2. Further consideration is given to two two to three bedroom homes as low cost home ownership options, either in Filleigh or nearby.
3. Conversion of an existing building could be considered under Policy ECN5 (Appendix 4).
4. Sites are identified and discussion entered into with NDC planners and landowners.
5. A delivery partner for providing the affordable housing is identified.

## Appendix 1 – Survey documents sent out



### RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

July 2007

Dear Parishioner

#### Filleigh Parish Housing Needs Survey

The Rural Housing Project's aim is to increase the provision of affordable housing for local needs, where it is needed, in rural communities across the project area of Exmoor, North Devon and West Somerset. I am the Rural Housing Enabler for the project area and one of my roles is to work with Parish Councils and local communities to assist them to carry out a Housing Needs Survey, in order to identify whether there is a need for affordable housing for local people in the parish. If a need is identified, I can work as an 'honest broker' between all parties, to take the project forward step by step, to hopefully provide affordable housing for local people.

Filleigh Parish Council is working with the Rural Housing Project to complete a Housing Needs Survey for Filleigh parish. **It would be helpful if you would complete Part One**, it is only a short questionnaire, and it will help provide an overall profile of population, housing tenure and views on affordable local needs housing in the parish. A prepaid envelope is enclosed for your use.

**You will only need to complete and return a Part Two form if you consider yourself or your household to be in local affordable housing need, are likely to need to move to another home in Filleigh parish now or in the next five years, and you feel you may need help to obtain an affordable home.** This survey form does ask for detailed, confidential and sensitive information. I will need this information to assess whether you are in need of affordable housing and to consider you further. Please be assured that your individual survey forms will not be available to the Parish Council. I shall prepare a report based on the information provided but the report will only provide general numbers, trends, percentages, comments and identify the level of local affordable housing need. **The report will not include any name or addresses and will avoid any unnecessary information that could identify a particular respondent.** I will then attend a parish council meeting to discuss the report and options for the parish. When the report has been considered, if there is a need for affordable housing for local people, we may need to approach the District Council, Housing Association(s) and/or other agencies that can facilitate the provision of affordable housing for the community.

**Please return your completed form(s) to the Rural Housing Project by Monday 6<sup>th</sup> August 2007**

Additional forms are available for anyone who has a need to live in the parish. If you would like to discuss the survey or want any assistance in completing the survey form, please feel free to call me.

Yours sincerely,

Colin Savage (Rural Housing Enabler)

July 2007

Dear Parishioner

**Filleigh Parish Housing Needs Survey**

We need your help to assess whether there is a need for local needs affordable housing in the parish and an independent survey is considered to be the best way to do this.

Enclosed is a letter from the Rural Housing Project and a Part One and Part Two survey form. If you are suitably housed and will not need a change of housing in the next five years please complete and return Part One in the enclosed prepaid envelope.

If you consider your household to be in local affordable housing need, are likely to need to move to another home in Filleigh Parish, or an adjoining parish, now or in the next five years and you feel you will need help to obtain an affordable home, you will need to complete and return the Part Two survey form. If you know of a Filleigh person/household **or** anyone from any of the adjoining parishes of East and West Buckland, North Molton, South Molton, Chittlehampton or Swimbridge, who needs to live in this Parish and needs help to obtain an affordable home they will need to complete their own survey forms. Additional forms can be obtained from Colin Savage; contact details are on the enclosed letter and survey forms.

It would help if you could return the form(s) as soon as possible.

When the survey and subsequent report is complete Colin Savage (Rural Housing Enabler) will attend a Parish Council meeting to discuss the results and options for the parish. Any information regarding individuals will not be publicly identified or available at any stage of the survey or the report.

On behalf of the Parish Council, thank you for your participation.

Yours sincerely

Chairman of Filleigh Parish Council

Please return by: 6<sup>th</sup> August 2007



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EXMOOR, NORTH DEVON AND WEST SOMERSET

Address: Exmoor House, Dulverton, Somerset, TA22 9HL.  
Project Contact: Colin Savage Telephone: 01398 322249. Fax: 01398 323150.  
E-mail: [cbsavage@exmoor-nationalpark.gov.uk](mailto:cbsavage@exmoor-nationalpark.gov.uk)

### Filleigh Parish Housing Needs Survey – Part One

The Rural Housing Project is working with Filleigh Parish Council to identify the level of local affordable housing need within Filleigh Parish. This Part One survey form has been sent to every known household in the parish and can help provide a profile of the population, housing tenure and views on affordable housing in the parish. Extra forms are available from the Rural Housing Project. Please return completed forms to the Project in the envelope provided.

#### A. Your Household

1) Please indicate the number of people in your household in the following age groups:

Age	0 – 4	5 – 15	16 – 24	25 – 44	45 – 64	65 – 74	75+
Male							
Female							

#### B. Your Current Home

2) Are you?

A Home Owner		Lodging with another household	
Renting from a private landlord		In housing tied to job	
Renting from a housing association		Living with parents or relatives	
A shared owner (part rent/part buy)		Other, please specify	

3) Is this your:

Main Home?	
Second Home?	



### C. Housing Required?

4) Who do you think is in greatest need of a new home in the parish? (Please tick one)

Homes for young people		Homes for elderly people	
Homes for families		Homes for single people	
Homes for people with disabilities		No further homes are needed	
Homes for people who have had to leave		Other, please specify	

5) If need is proven would you be in favour of a small number of new homes to help meet the housing needs of local people in the parish?

Yes	
No	

a) Please briefly explain your views (continue on a separate sheet if necessary)

.....  
 .....

### D.

**If;**

- **You**
- **Your household or Someone in your household**
- **Someone you know who has moved away and wishes to return**  
**(Please pass survey form onto them or request another form from the Rural Housing Project).**

**consider that you meet the criteria set out below and are in need of affordable housing please complete a Part Two survey form**

### Affordable housing could be provided in the parish for people/households who;

- Meet local connection criteria for North Devon
  - You have lived in Filleigh parish or an adjoining\* parish for 5 years in the last 10 years.
  - You have immediate family who have lived in Filleigh parish or an adjoining\* parish for the last 10 years.
  - You have worked in Filleigh parish or an adjoining\* parish for the last 2 years.

\* Adjoining parishes – East and West Buckland, North Molton, South Molton, Chittlehampton, and Swimbridge

- Can demonstrate that they have a housing need (e.g. unsatisfactory accommodation, insecure tenancy, wants to move out of parental home and have first independent home etc).
- Cannot afford to resolve their housing need by renting or purchasing on the open market.

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

Please return by: 6<sup>th</sup> August 2007



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EXMOOR, NORTH DEVON AND WEST SOMERSET

Address: Exmoor House, Dulverton, Somerset, TA22 9HL.  
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E-mail: [cbsavage@exmoor-nationalpark.gov.uk](mailto:cbsavage@exmoor-nationalpark.gov.uk)

### Filleigh Parish Housing Needs Survey – Part Two

Please complete this form if you consider that you are in need of local affordable housing in Filleigh parish and may need to move to another home in the parish or an adjoining one over the next five years. Please return it to the Rural Housing Project in the envelope provided.

Complete a separate form for each household in need of housing.

If you require extra forms or have any questions, please don't hesitate to contact us.

#### A. Local Connection.

1) It is intended that any affordable homes delivered in Filleigh will be for people living or working in Filleigh Parish, or an adjoining one, or for those who can show that they have a long-term connection with the area - for example, people who have moved away but would like/need to return.

Please tick any that apply to you

Have you lived in the Filleigh Parish or an adjoining* parish (please state) for 5 years in the last 10?	
Do you have <b>immediate</b> family who have lived in the Filleigh Parish or an adjoining* parish for the last 10 years?	
Have you worked in Filleigh Parish or an adjoining* parish (please state) continuously for the last 2 years, or do you provide services of importance to the local community? (agriculture, emergency services, health care, social work, teacher).	
Do you know someone who has a strong link with Filleigh parish who would like to move back? If so, please put them in touch with the Rural Housing Project	

\* Adjoining parishes – East and West Buckland, North Molton, South Molton, Chittlehampton, and Swimbridge

**B. Identifying Housing Need**

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

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

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

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

Within 12 months		3 – 5 years	
1 – 3 years		5 + years	

4) Could you remain in your present home if alterations, adaptations or support were provided?

Yes	
No	

a) If Yes, please specify what would be needed:.....  
 .....  
 .....

**C. Affordability**

5) Employment

Please indicate the nature of you and/or your partner’s employment and whether it is full time, part time, casual or seasonal.

Your employment; .....

Your partner’s employment; .....

6) Income

It will help us to assess the type of affordable housing you can afford if you can indicate your level of income. This would be combined income for couples/households.

Which of the following ranges of **annual income** does your household have? (Gross income, before deductions). Please tick the appropriate box.

a. Less than £15,000 pa.		If you prefer to state your weekly or monthly income please do so below;  Weekly = Monthly =
b. £15,000- £18,000 pa.		
c. £18,000- £25,000 pa.		
d. £25,000- £35,000 pa.		
e. £35,000 - £45,000 pa.		
f. Over £45,000 pa.		

7) Savings

Do you have savings or equity you could use as a deposit for an affordable home or provide you with additional income?

Yes		Please state amount (to nearest £500)	
No			

8) Depending on affordability, would you be interested in; Tick all that apply

a. Renting a home? (Most likely through a Housing Association)	
b. Low cost home ownership?	
c. Shared ownership? (part buy/part rent – through a Housing Association)	
d. Self build?	

**D. Type and Location of Housing**

9) Please complete the table below for anyone in you household needing to move with you;

Relationship to you e.g. partner, son, daughter	Age	Male/Female	Living with you now?	Would live with you in next home?
Yourself				

10) How many bedrooms would you need?

1 bed		3 bed		5 bed or more	
2 bed		4 bed			

11) Does anyone in the household wishing to move need the following? Please tick all that apply;

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

12) Where do you need to live? Please put in order of priority with 1 by your first choice, 2 = second and 3 = third choice.

Filleigh Parish		Other – please specify
East and West Buckland Parish		
North Molton Parish		
Chittlehampton Parish		
Swimbridge Parish		

### E. North Devon District Housing Register

Is your household on North Devon District Council's Register?

Yes		No	
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This survey will help assess the level of local affordable housing need in your parish, however it is also important that if you consider that your household is in local affordable housing need, you ensure that your need is visible to all the relevant organisations by making sure you are on North Devon District Council's Housing Register. It is essential to be registered if you are to be considered for an affordable property, or receive an eventual offer of housing if suitable affordable housing is developed, or an existing property becomes available for which you meet the occupation criteria.

- Address: North Devon District Council Housing Advice Centre, 25 Boutport Street, Barnstaple, Devon.  
Tel: 01271 325757 E-mail: [housingadvice@northdevon.gov.uk](mailto:housingadvice@northdevon.gov.uk)  
Website: [www.northdevon.gov.uk](http://www.northdevon.gov.uk) – housing link on homepage.

### F. Your Contact Details.

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

It would be very helpful if you could provide your contact details below. If a need is identified it may be necessary for the Rural Housing Enabler to stay in touch to ensure that you have the best chance of receiving an offer of housing if your need is verified. Initially a report will be prepared for the parish council based on the results of this survey. It is important to note that the report attempts to show general parish trends and the level of housing need within the parish and it is not our intention to identify particular households.

Once the report has been considered, if a need for affordable housing for local people is identified, it may be necessary to approach the District Council, Housing Association(s) and/or other agencies that can work towards the provision of such housing for the community. At that point these organisations may need to access relevant needs information from your survey form. This information will only be available to the Rural Housing Project and other official agencies/organisations, for the purpose of providing local needs affordable housing.

<b>Name</b>
<b>Address</b>
<b>Postcode</b>
<b>Telephone Number</b>

## Appendix 2 – Comments on the perception of who needs affordable housing

- More homes to rent in all categories

- People old or young on low income wage

- Affordable - young people who are unable to get any houses

### Appendix 3 – Comments about whether housing needs should be met or not.

<ul style="list-style-type: none"> <li>• I do not believe the parish can sustain more homes</li> </ul>
<ul style="list-style-type: none"> <li>• Providing the houses fit into the parish in style, it would help to keep families together which in my view is very important</li> </ul>
<ul style="list-style-type: none"> <li>• I think families are needed to keep schools open and villages alive</li> </ul>
<ul style="list-style-type: none"> <li>• People with families are needed in the area, but there are also a lot of single people in the area in need of affordable housing.</li> </ul>
<ul style="list-style-type: none"> <li>• We need to encourage young families in to the community, otherwise we risk losing our school.</li> </ul>
<ul style="list-style-type: none"> <li>• Extra people - i.e. adults and children would help the school, church and parish activities</li> </ul>
<ul style="list-style-type: none"> <li>• Houses must fit into the countryside and not be a blot on the countryside views</li> </ul>
<ul style="list-style-type: none"> <li>• To bring a better balance of age groups to the community</li> </ul>
<ul style="list-style-type: none"> <li>• New housing reserved for people connected with Filleigh parish</li> </ul>
<ul style="list-style-type: none"> <li>• So long as they are not sold below market rate only to be sold on for a profit by the new owner</li> </ul>
<ul style="list-style-type: none"> <li>• I whole heartedly feel that housing on a limited scale is most desirable in Filleigh, which is an extremely nice village and most popular, but is in need of young people and young families to keep the community alive and active.</li> </ul>
<ul style="list-style-type: none"> <li>• No objection to a FEW new homes.</li> </ul>
<ul style="list-style-type: none"> <li>• Priority to natives of Great Britain.</li> </ul>
<ul style="list-style-type: none"> <li>• I think it is very difficult financially for young people to get their first independent home.</li> </ul>
<ul style="list-style-type: none"> <li>• People should not be selfish in opposing housing needs.</li> </ul>
<ul style="list-style-type: none"> <li>• Filleigh is an ideal village for families with an excellent school, safe environment and good buses. The situation near the link road is beneficial for working parents. The existing community positively welcomes new families. I feel that a mixed housing area would help other young people get onto the housing ladder.</li> </ul>
<ul style="list-style-type: none"> <li>• At present living with parents in house tied to their work unable to afford a place of my own.</li> </ul>
<ul style="list-style-type: none"> <li>• Having lived in tied accommodation for over 30 years while working in Filleigh would like to remain in the village in retirement.</li> </ul>
<ul style="list-style-type: none"> <li>• I am a community nurse renting from the Filleigh estate and I would like to buy a house in the local area as I work in a local surgery in South Molton.</li> </ul>
<ul style="list-style-type: none"> <li>• No hope for any young person if house is for sale, school could be in danger if affordable housing is not provided.</li> </ul>
<ul style="list-style-type: none"> <li>• Single at present living in tied house through employment with parents</li> </ul>
<ul style="list-style-type: none"> <li>• It is a lovely place for children to grow up; more should be allowed to benefit from it.</li> </ul>
<ul style="list-style-type: none"> <li>• Private rental now too expensive for low income workers, one must cut down on Government handouts.</li> </ul>
<ul style="list-style-type: none"> <li>• There is a need for affordable housing in our village and I am sure many young people and families would be willing to participate in an affordable housing plan.</li> </ul>

## Appendix 4 – North Devon Policy on Rural Development and Occupancy Changes

- Policy HSG4 part (d) (Residential Development in identified rural settlements)  
residential development in an identified rural settlement (in this case Filleigh) will be permitted where:- in the case of a scheme involving more than one dwelling, at least 50% of the total number of dwellings provided are affordable to meet the housing needs of the local community.
- Policy HSG9 (permanent dwellings in the countryside)
  1. A new dwelling in the countryside will not be permitted unless:-
    - a. There is a functional need for an agricultural or forestry worker to live on the holding.
    - b. The holding has been established for at least three years, has been profitable for at least one of them, is currently financially sound and has clear prospects of remaining so.
    - c. There is no suitable existing or alternative accommodation available, either on the holding or in the locality including buildings suitable for conversion.
    - d. The proposed dwelling is related to the whole of the holding and should, where possible, be closely related to existing buildings in terms of its siting and design.
    - e. The size of the dwelling is no larger than can be justified by the established need.
  2. A new dwelling permitted in the countryside, together with any existing accommodation associated with the activities on a holding, will be subject to a condition restricting its occupation to those people solely or mainly employed or last employed in agriculture or forestry in the locality, a widow or widower or such a person and any resident dependents.
- Policy HSG9A (Permanent dwellings in the countryside for rural based industries)  
A new dwelling in the countryside will be permitted provided it provides essential accommodation to house staff associated with a rural based industry.
- Policy HSG11 (occupancy conditions)
  1. The removal of an occupancy restriction from a dwelling in the countryside will not be permitted unless it is demonstrated that:-
    - a. There is no longer a functional need for the dwelling on the holding or in the locality.
    - b. The dwelling has been suitably marketed for a period of at least twelve consecutive months at a price that reflects the occupancy restriction unless an RSL is directly involved in the management of the property and it meets an identified need in the community.
  2. Where the removal of the original restriction is justified in accordance with the criteria above and it has been demonstrated that there is a housing need in the locality, the original restriction will be modified to limit the occupancy of the dwelling to meet the needs of the local community.
- Policy HSG13(The modification of a holiday condition in a converted rural building)
  1. A holiday condition relating to a converted rural building will be modified to limit its occupancy to meet a local housing need where:-
    - a. There is no longer a need for the holiday accommodation within the locality.
    - b. It would meet an identified local housing need for affordable accommodation in the locality.
    - c. The building is capable of being permanently occupied without the need for major extension or alteration.



- d. Sufficient curtilage space is provided without harm to the setting of the building or the surrounding area.
  - 2. Secure arrangements will be sought to ensure the permanent provision of adequate curtilage and that the converted rural building remains available to meet the affordable housing needs of the community both initially and in the long term provided the need exists.
- Policy ECN5 (The reuse of buildings in the countryside)
    - 1. The reuse of a building will only be permitted where:-
      - a. It is for employment, tourism, recreation or community uses; or
      - b. It is a residential conversion subordinate to a business reuse or for an agricultural or forestry worker; or
      - c. It is a residential conversion which meets an identified housing need in the local community.
 And in all cases:
      - d. The building is of a permanent and substantial construction, is capable of conversion without major reconstruction and it's form, bulk and design are in keeping with it's surroundings;
      - e. The scale and intensity of the development does not generate a level of travel unacceptable to that location;
      - f. In the case of an historic building it does not damage it's fabric and character; and
      - g. Any associated activity does not harm the surrounding countryside.
    - 2. A residential conversion will be subject to secure arrangements to ensure it is subordinate to a business reuse or is occupied by an agricultural or forestry worker or remains available to meet the affordable housing needs of the community both initially and in the long term provided the need exists.

### **Appendix 5 – Contact Details**

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