



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

Exmoor House, Dulverton, Somerset. TA22 9HL

Telephone: 01398 322249/45 Fax: 01398 323150

E-mail: cbsavage@exmoor-nationalpark.gov.uk

HOUSING NEEDS SURVEY

**HEANTON
PUNCHARDON
North Devon**

JUNE/JULY 2010



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

The Rural Housing Project has been running since 2002 and is a partnership between Exmoor National Park Authority, North Devon Council, West Somerset Council, English Rural Housing Association, Falcon Rural Housing, Hastoe South West, Devon & Cornwall Housing Association, North Devon Homes Ltd and Magna West Somerset 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.

Contents

Introduction	3
Local Amenities.....	3
The Survey Part One	4
Tenure	5
Age Range	5
Perception of Housing Need	6
Part Two	6
Local Connection	6
Income and Savings.....	7
Identifying Housing Need	8
Rural Housing Enabler's Comments and Recommendations	9
Comments from Heanton Punchardon Parish residents.....	10
Letter from Chairman of Heanton Punchardon Parish Council	15
Letter from Rural Housing Enabler.....	16
SUPPORTING INFORMATION	17
HOUSING NEEDS SURVEY	19

HEANTON PUNCHARDON PARISH HOUSING NEEDS SURVEY

Introduction



Heanton Punchardon is a village in North Devon, situated on high land looking over farmland, one mile from Braunton, three miles from Saunton. Barnstaple (market town) is four miles away, Exmoor 10.

Heanton Punchardon parish includes Wrafton, Mainstone, Chivenor, West Ashford, Horsey Island and Horridge, and has a population of 1,812¹.

Local Amenities

Shops: Post Office at Wrafton
Supermarket in Braunton
Pubs at Chivenor and Wrafton

Health: Doctors, Dentists, and Vets at Braunton
Hospital at Barnstaple



Transport: Buses: Service No. 303 to Barnstaple stops at Heanton once a day at 10:15 and returns once a day leaving at 13:30.
Nearest train station is Barnstaple.

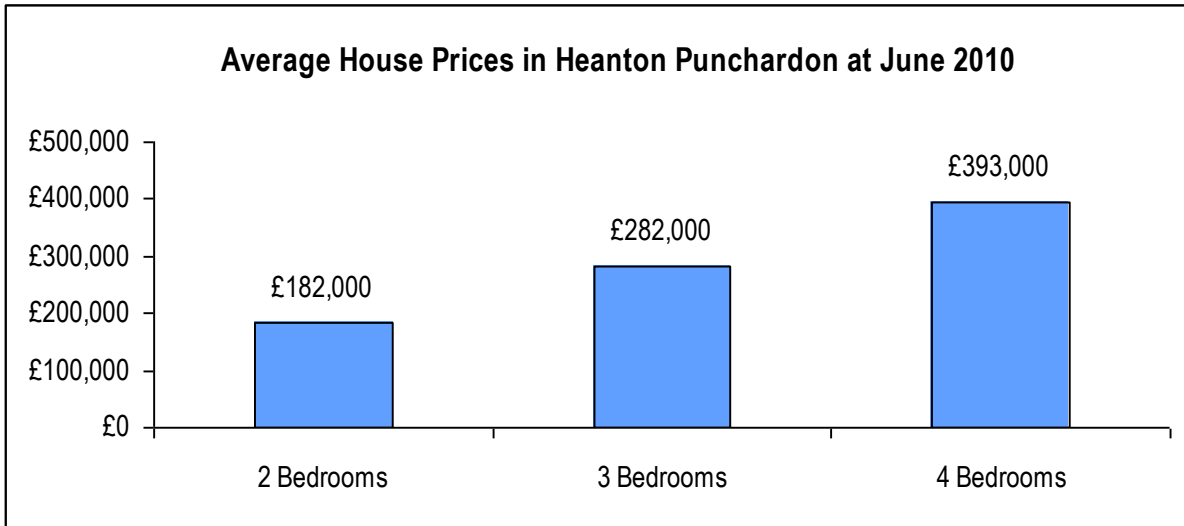
Schools: Braunton Caen Community Primary School (1.1 miles)
Kingsacre Community Primary School, Braunton (1.5 miles)
Braunton School and Community College (0.7 miles)

Library: Braunton
Mobile library from Barnstaple visits Heanton Punchardon fortnightly

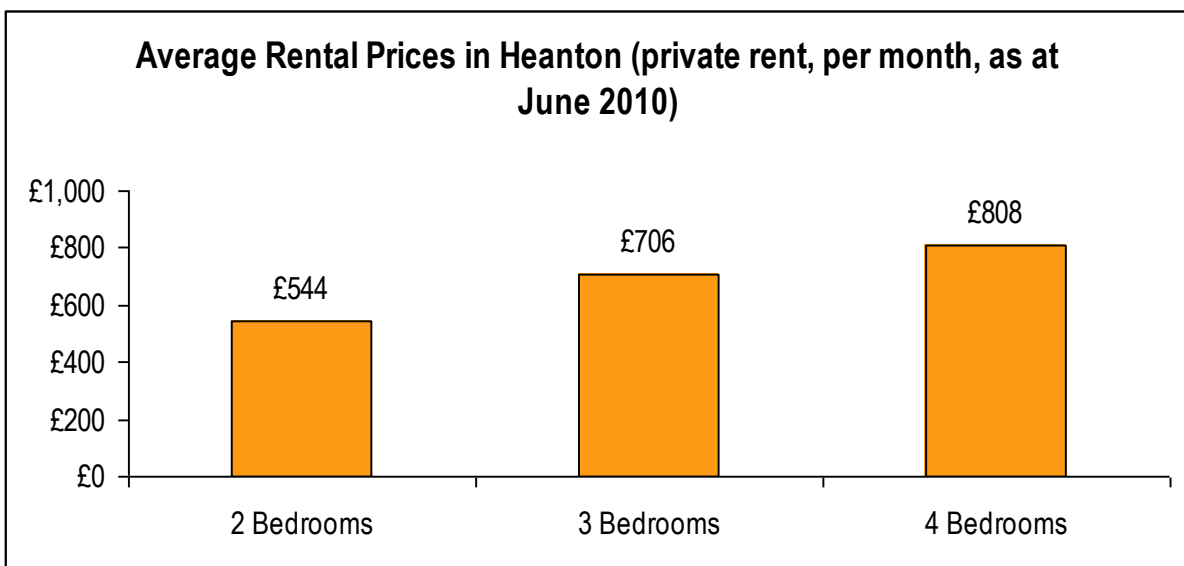
Main industry and employment:

Barnstaple (4 miles): main employers are local government, North Devon District Hospital, a large pharmaceutical company and the Royal Marines base at Chivenor.

¹ Source: Office for National Statistics Last Updated: 28 April 2004



[Data source: www.nestoria.co.uk]



The Survey

Following discussions with Heanton Punchardon Parish Council, and with its agreement, housing needs survey forms were sent to 791 dwellings in Heanton Punchardon Parish², along with covering letters from the Chairman of the Parish Council and the Rural Housing Enabler (copies of letters and form are appended to this report).

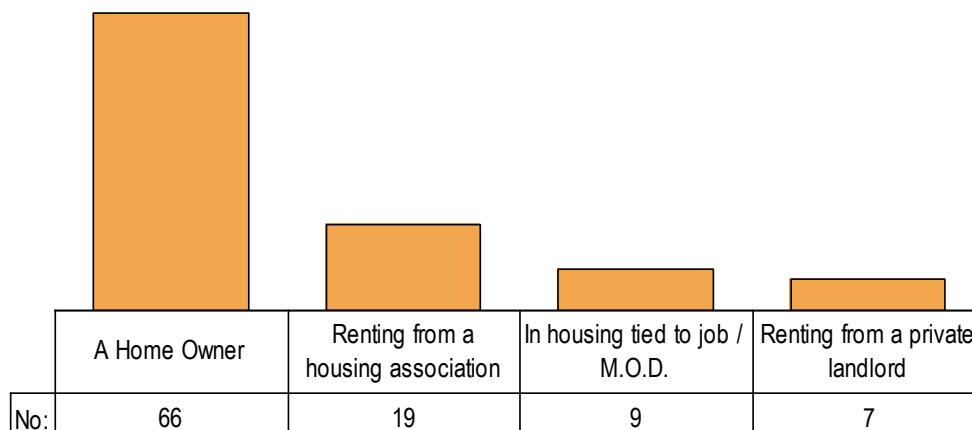
A total of 102 forms were sent back, representing a return of 13% which is a disappointingly low response.

Of these 102 returns, 15 households completed Part Two, indicating that they are in need of affordable housing in the parish. These are dealt with in detail later in the report. The following data relates to the parish and all the forms returned, whether or not they completed Part Two.

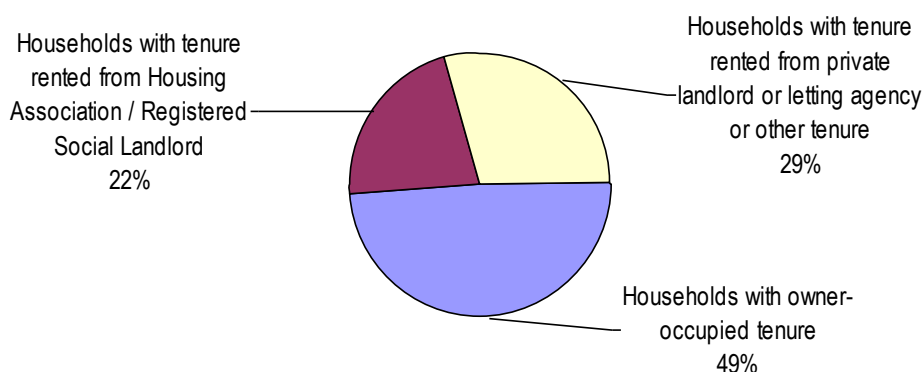
² Addresses provided by North Devon Council, all sent out to "The Occupier"

Tenure

Most of those responding to our survey were home owners, as follows:



Government statistics on households in Heanton Punchardon Parish³ also show a similar proportion being rented privately; Ministry of Defence properties at Chivenor would fall into this category:

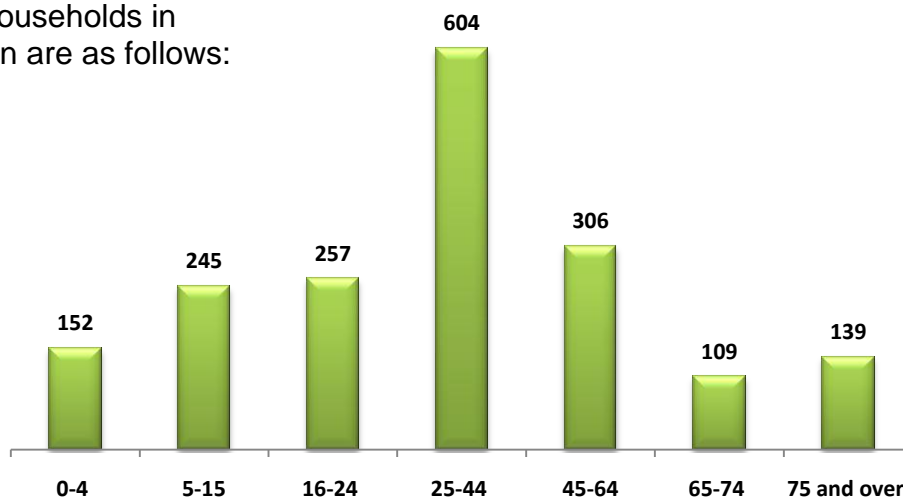


The high number of private rental/tied housing may mean there is a hidden level of housing need, as private renting is an insecure form of tenure.

One property in Heanton Punchardon parish was reported as being a second or holiday home; the Office for National Statistics states that there are in fact 3 in total.

Age Range

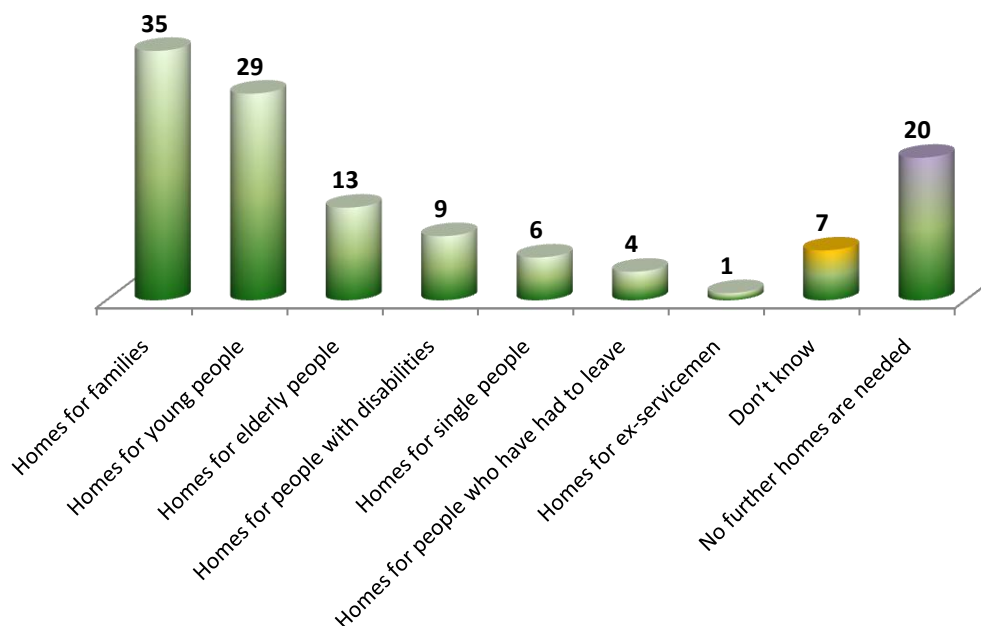
Age ranges within households in Heanton Punchardon are as follows:



³ Office for National Statistics, Census 2001, updated April 2004

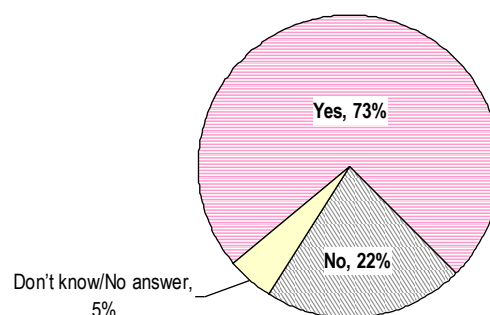
Perception of Housing Need

Respondents felt that those in greatest need of new homes in the parish were as follows:



When asked if need were to be proven, would they be in favour of a small number of new homes to help meet the housing needs of local people, 73% said yes, they would be in favour.

Comments and points of view expressed at this point are set out on pages 11-14.



PART TWO

15 Part Two sections were returned indicating a need for affordable housing in Heanton Punchardon Parish.

Local Connection

Any affordable homes delivered in Heanton Punchardon parish would be for people living or working in the parish, or an adjoining one, or for those who can show that they have a long-term connection with the area. These categories are defined in the North Devon Council Local Plan. The respondents ticked these boxes, some ticking more than one, as follows:

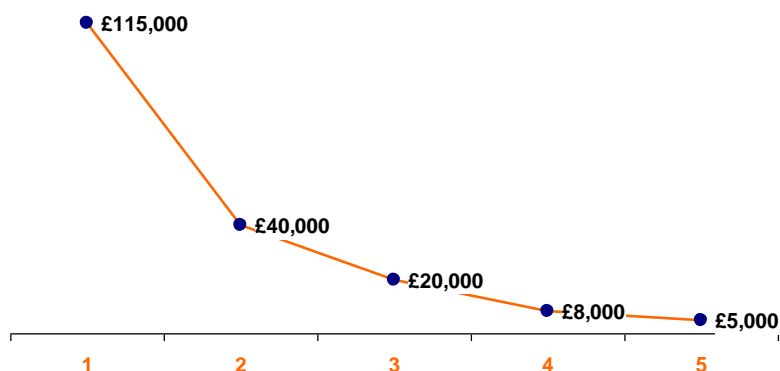
Have you lived in the Heanton Punchardon Parish or an adjoining North Devon parish for 5 years continuously in the last 10?	13
Have you worked in Heanton Punchardon Parish or an adjoining North Devon parish continuously for the last five years?	11
Are you currently employed in an agricultural related activity, the emergency services, as a professional health, care or social worker or as a qualified school teacher and working within the parish and/or providing an important service?	6
Do you know someone who has moved away but has strong established and continuous links with the locality by reason of birth or family and still has a parent or guardian living there?	1

Income and Savings

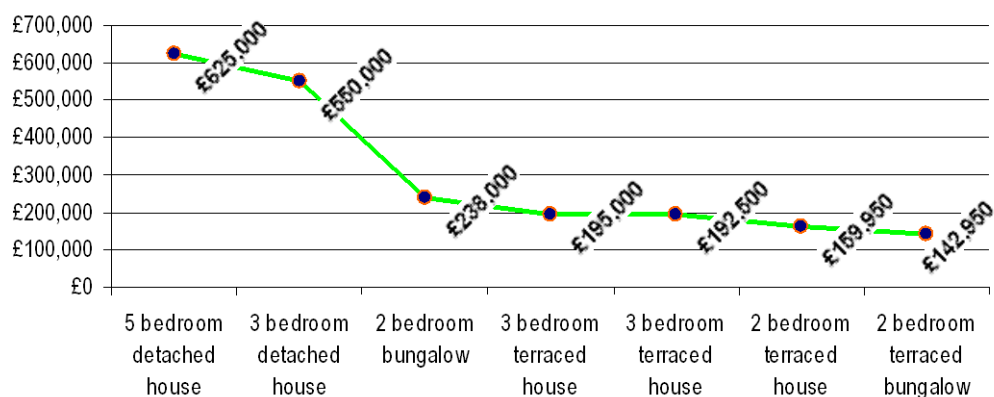
Those claiming to be in housing need stated that their annual household incomes fell into the following ranges:



7 had savings, 7 had no savings and one declined to answer. Of those with savings, 2 failed to state how much and the other five were distributed as follows:



A mortgage calculator showed that a household with an income of £35,000 could borrow up to £136,500 on a mortgage⁴. As at 31 July 2010 the only residential properties for sale in or within a mile of Heanton Punchardon village⁵ were as follows:



⁴ www.halifax.co.uk

⁵ www.rightmove.co.uk

This suggests that all houses in the parish are out of the reach of households with two dependent children and an annual total income of less than approximately £36,500 unless they have enough savings for a substantial deposit.

Identifying Housing Need

The survey asked for reasons why people need to move. Again, sometimes ticking more than one box, the reasons were given as follows:-

In tied housing, need more security	3
Present home too expensive	2
Present home too large	2
Renting but would like to buy	2
Cannot manage stairs	1
First independent home	1
For family support	1
Present home too small	1
Private tenancy ending shortly	1
To be near work	1

13 said they would not be able to remain in their present home, even if alterations, adaptations or support were provided. When asked how soon they needed to move, the answers were as follows:

Within 12 months	2
1 – 3 years	7
3 – 5 years	4
5 + years	2

Depending on affordability, the respondents ticked tenure boxes they would be interested in as follows:-

a. Renting a home? (Most likely through a Housing Association)	8
b. Low cost home ownership?	9
c. Shared ownership? (part buy/part rent – through a Housing Association)	7
d. Self build?	3

Three would appreciate accommodation on one level.

Parish choices were as follows:

	<u>1st choice</u>	<u>2nd choice</u>	<u>3rd choice</u>
1.	Heanton Punchardon	Marwood	Ashford
2.	Heanton Punchardon	Marwood	Ashford
3.	Heanton Punchardon	Braunton	-
4.	Heanton Punchardon	Braunton	-
5.	Heanton Punchardon	Ashford	Marwood
6.	Heanton Punchardon	Ashford	Marwood
7.	Heanton Punchardon	Ashford	Marwood
8.	Heanton Punchardon	Ashford	Marwood
9.	Heanton Punchardon	Ashford	Marwood
10.	Heanton Punchardon	Ashford	Marwood
11.	Heanton Punchardon	-	-
12.	Heanton Punchardon	-	-
13.	Heanton Punchardon	-	-
14.	Heanton Punchardon	-	-
15.	Ashford	Heanton Punchardon	Marwood

5 of the households are already on the North Devon Housing Register.

All 15 households returning Part Twos appeared to meet the local connection criteria and to be in need of affordable local housing. Their household sizes were as follows:

- 2 families with 4 children
- 1 family with 3 children
- 3 families with 2 children
- 2 families with 1 child
- 4 single adults
- 2 couples
- 1 household with 2 adults

Rural Housing Enabler's Comments and Recommendations

The overall response rate was surprisingly low at 13% - about 1/3 of a typical housing needs survey. Those in housing need are reasonably typical, however, and will be taken as a realistic assessment of need.

All fifteen households can be seen as having some form of housing need. Two are existing home owners who are struggling with costs and would like to downsize.

The parish has a particular need for housing those from the forces who wish to remain living locally. On the whole this group have relatively high incomes and some savings, but are still unable to afford open market home ownership. There may be a way of enabling low cost home ownership for this group.

Overall, recommended provision is in the following table:

	2 bed	3 bed	4 bed
Rent	4	1	1
LCHO	2	5	2
Total	6	6	3

The Rural Housing Project would like to consider site opportunities for meeting this need with the Parish Council. This would include sites identified by survey respondents, but there may be others.

Colin Savage
Rural Housing Enabler
September 2010

Comments from Heanton Punchardon Parish residents

People who said “yes”

- I think it is important to maintain a local community. People care and respect their area if they feel a valued member of a community.
- Communities should grow gradually (not rapidly) to meet the needs of their population. (But the S.W. population is static.)
- A lot of young families cannot get affordable housing to get the first rung of the property ladder, ending up renting for the majority of their life with no dream of owning their own house.
- Most homes locally seem to be expensive and beyond our mortgage means.
- Nimby is a very sad thing.
- Everyone has a right to live where they want to but the cost of living and wages here is no comparison to the cost of houses.
- Council houses on council land, i.e. homes to rent.
- Housing for local families is important, so that families care for each other – grandparents, mother fathers sons daughters grandchildren continue the links from generation to generation.
- Am in favour of a small amount of houses being built for rental to local families. NOT for being sold for an inflated profit as has happened before! There are enough houses for sale but young couples cannot afford them.
- The new government should now allow local authorities to build “council houses” for young couples. These young people should be allowed to buy their house as they can afford to. If they at a later date wish to sell their house, the council or local young couples only should be able to buy said house.
- Young couples have no chance of getting on the housing market unless affordable homes are built (for local born people).
- We think it is necessary for more affordable housing to be made available as the house prices in this parish are generally above most local people’s means.
- Too many people with second homes here is not good and local people with young families who cannot afford to buy here should have priority, so council houses or such-like is a good idea.
- There is a shortage of affordable homes for local people so more affordable housing is needed.
- 1. 10-20 bungalows/small houses designated for young couples. 2. They should all fall into the “affordable” range. 3. Architecturally should be acceptable.
- So long as sensible planning and location was achieved and that the houses were offered to local people who really need them.
- Local families need to be given the opportunities to bring up their families in familiar surroundings where friends and relatives live.
- Everyone has to live somewhere? To far from local shops for elderly people (now shop and P.O. closing).
- Everyone needs a home.
- Help the local economy.

- Young people cannot afford the house prices in the area.
- Housing in the parish has become so expensive, even ex-council housing is beyond the means of most 1st time buyers, forcing families to leave the area.
- Not enough housing being provided for young people or the disabled.
- It would hopefully release larger homes for families.
- I think it would be a fantastic idea for single persons like myself to get onto the property ladder and not pay rent, but a mortgage.
- Homes should be available to everyone at a reasonable cost.
- We have benefited from buying our house at a time when houses were more affordable. (We did save ourselves and had to wait until we were in our thirties.) I feel for young families particularly for whom it is not very hard to get a foot on the housing ladder because of house prices.
- Stop people coming from richer groups and towns taking over our local homes.
- House prices are too high for ordinary people, especially young families. We need some affordable homes.
- There is a lack of larger (4 bedroom+) properties and with people choosing to have more children, this is proving to be difficult in finding accommodation.
- I will be moving away – Bideford area – because we have no affordable housing.
- Young married couples cannot afford the current prices of houses in Braunton. Most places are advertised as “suitable for holiday homes of let” which is no encouragement to youngsters!
- Any new housing to be built should be restricted to people with strong ties to the area already. The local area is to be valued and not blighted by over-population, over-extension and an influx of people with no care for the community.
- A house should be available to all, not just the privileged few. In this parish, this will require housing provided and ringfenced from the open market.
- The Heanton Lea complex is a model of good, discrete, efficient housing.



Bungalows at Heanton Lea

- Very few family homes available to rent, or to buy at an affordable price. Too many homes in area taken as second/holiday homes.
- I need to downsize but cannot afford to buy in Braunton area. That is a shame because I feel part of the community and have friends and my church is here.
- We certainly need more homes and we also need more jobs so that all the young people don't have to leave the area.

- All depending on what is meant by small numbers – 3 or 4 here and there perhaps.
- Everyone deserves a home.
- Local affordable families
- People need a home regardless so that they can fit in and lead a life.
- Our house is closer to Ashford than Heanton and my perception is (do not have demographic data) the community is not well balanced in terms of age profile because of available accommodation. Could housing be used to encourage a little social engineering? I strongly suspect that there are substantial homes (like ours) occupied by elderly couples/widows/widowers with rooms unutilised because children have grown up and moved away. Downsizing could release family homes but affordability may be a problem.
- I think local homes should be for local people, not outsiders.
- There is a demand for affordable housing in the area where incomes are among the lowest in Britain. Young couples would rather remain in the area but are being forced to live and work elsewhere.
- In Wrafton we seem to have young people mixed in with the elderly which doesn't always pay.
- Only for disabled who almost always have had their situation thrust upon them, the other categories are mainly self-inflicted, e.g. I knew that it was very likely I would become old so decades ago I prepared for it!
- Yes... but not in the village of Heanton Punchardon due to lack of facilities, i.e. transport.

People who said “no”

- Traffic problems on Heanton Hill. No wish for further light pollution as inevitable streetlights would follow. Inadequate bus service for those unwilling to walk, therefore more cars.
- Infrastructure is not there.
- There is enough urban sprawl – Braunton has doubled and trebled in the last 20/30 years.
- We chose to live in this parish because of its rural nature and low number of houses.
- No more on green belt areas
- Our small lanes would not be able to cope with any more traffic.
- The house I live in was built in 1947. I feel that our countryside and farmland is being eroded only to line the pockets of developers and landowners who are happy to sell our heritage.
- Rural village being taken over by the surfing community/holiday lets, increase in off-street parking, noise.

- There are no facilities or amenities (apart from rural peace) in Heanton. There is only a church and a telephone box. Chivenor has a general stores, petrol station and soon a Post Office, plus a comprehensive bus service – not a weekly one as in Heanton. There are no available jobs in Heanton. As it can only be approached by steep hills it is not suitable for the disabled.
- Schools are already at full capacity, more pressing needs to be addressed are local people being priced out of the market and 40+ people moving in to the area to start or with young family pushing prices up because they have had affluent salaries in other parts of the country and can afford to pay more. I would not like to see any developments taking place. Higher taxes on second homes may discourage people having an “extra” home in Wrafton/Heanton therefore freeing up homes empty for most of the year for people who give something back to the community and local economy.
- I’ve lived in Heanton Punchardon for 42 years which was a hamlet in 1968 it has just about doubled in size since then thus making it a village – please do not turn us into a town.
- Heanton Punchardon is a rural parish and should not be spoilt by making it larger. More suitable sites would be Wrafton, Braunton, Barnstaple which are on convenient bus routes.
- Current road system leading to/from Heanton village is inadequate to take additional traffic; it is hazardous enough at the moment.
- There is no available land that could be used for new homes in this hamlet.
- No shops, no parks, no space!
- I would not like to see this area grow larger with houses being build on green field sites.
- When buying my property I was reassured that planning laws stated that no further development would be allowed. The over generous provision of housing for unmarried mothers needs to be reversed and not be an incentive to get pregnant at a cost to the children and society.
- Insufficient services to accommodate any further development.

HEANTON PUNCHARDON PARISH COUNCIL

Chairman: Cllr Mrs Jeanne E. Elliott
27 Poyers, Wrafton, Braunton. EX33 2DP

May 2010

Dear Parishioner

Heanton Punchardon 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 the best way to do this.

Enclosed is a letter from the Rural Housing Enabler and a two-part 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 Heanton Punchardon 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 both parts of the survey form. If you know of a Heanton Punchardon person/household **or** anyone from any of the adjoining parishes of Ashford or Marwood, who needs to live in this Parish and help to obtain an affordable home, they will need to complete their own survey forms. Additional forms can be obtained from the Rural Housing Project; 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 very much for your participation.

Yours sincerely

Chairman of Heanton Punchardon Parish Council

Enc.



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

EXMOOR HOUSE, DULVERTON, SOMERSET. TA22 9HL
01398 322249 cbsavage@exmoor-nationalpark.gov.uk

May 2010

Dear Parishioner

Heanton Punchardon 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 independently with all parties to take the project forward step by step, hopefully to provide affordable housing for local people.

Heanton Punchardon Parish Council is working with the Rural Housing Project to complete a Housing Needs Survey for Heanton Punchardon 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. I enclose a prepaid envelope 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 Heanton Punchardon 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 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 as soon as possible. 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, or my assistant Diane Blackman.

Yours sincerely,

Colin Savage

Colin Savage
Rural Housing Enabler

AFFORDABLE HOUSING FOR LOCAL PEOPLE - HEANTON PUNCHARDON

If this Housing Needs Survey identifies a need for local affordable housing, careful consideration will be given to how and where this should be provided.

NORTH DEVON COUNCIL LOCAL PLAN

North Devon Council has clear and strong planning policies within its Local Plan that would restrict housing developed in Heanton Punchardon to people with a strong local connection. See Local Connection criteria below.

The Local Plan does not specifically define Heanton Punchardon as an “identified rural settlement” and Policies HSG8, HSG9 and 9a, and EVN1 would therefore apply.

POLICY HSG8

A proposal for affordable housing to meet a local housing need in a rural area will only be permitted where:-

- A) the site is within or immediately adjoining the main built up area of an identified village or rural settlement to which policies hsg2, hsg3 and hsg4 apply;
- B) there is an established local housing need which cannot be met in any other way;
- C) the number, type and size of dwelling(s) proposed are the most suitable to meet the housing need(s) identified;
- D) the siting, scale and design of the development respects the character of the settlement and surrounding countryside;
- E) in the case of a single affordable dwelling, it is an appropriate size to meet the identified local need; and
- F) secure arrangements are made to ensure the affordable housing remains available to meet the needs of the community both initially and in the long term provided the need exists.

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; and
- 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 of 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 ENV1 (Development In The Countryside)

Development in the countryside will only be permitted where:-

- A) a rural location is required;
- B) it provides economic or social benefits to the local community; and
- C) it protects or enhances its beauty, the diversity of its landscape and historic character, the wealth of its natural resources and its ecological, recreational and archaeological value.

The parish includes Wrafton, where there is an allocated site for housing under Policy BRA4 at Wrafton Glebefield, to include at least 22 affordable homes.

LOCAL CONNECTION CRITERIA

New affordable housing provided under the Local Plan will be strictly limited to people with a strong local connection, and this will be controlled by a Section 106 agreement as part of Planning Permission. To qualify for new affordable housing applicants must:-

- (1) be able to demonstrate that they are in affordable housing need, and that they cannot meet their housing requirements through renting or buying on the open market.
- (2) meet one of the following local connection criteria:
 - 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 left, 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;
- 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 is a cascade provision working outwards from the parish and adjoining parishes, but North Devon DC would expect to see the homes going to people meeting one of the three criteria above. Housing would not be provided in Heanton Punchardon to meet the needs of neighbouring larger settlements such as Braunton or Fremington. North Devon DC has a special policy giving priority to those with local connection over those from other parishes in higher housing need.

AFFORDABLE HOUSING NEED

New affordable housing would only be considered where there is an identified local need. Such need may be because of overcrowding, poor conditions, lack of facilities, or insecurity of tenure. Section B of the Part Two form enclosed identifies the range of issues which might result in people being regarded as in housing need. Housing need is likely to result from a combination of these factors, not one on its own. The planning policy above says that housing can only be provided, where people “cannot meet their housing requirements through renting or buying on the open market.”

These housing need criteria apply to those seeking rented housing who cannot afford open market rents. Affordable home ownership is available to those who can afford to rent but would like to buy. Government guidance suggests these will be

“existing council and housing association tenants, those on local housing waiting lists for rented accommodation, statutory homeless, key public sector workers and other first time buyers.”

In rural areas, they will also have to meet the local connection criteria above.

HOUSING OPTIONS

There are several affordable options available to those in housing need. In general terms those on lower incomes (less than £20,000 per annum) are likely to be able to afford the rented options below.

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 that 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 that the tenant has to pay, and which makes it extremely difficult for them to afford.

Households with incomes higher than £20,000 per annum may be able to afford low cost home ownership options, which are sometimes called “intermediate” housing. These include shared equity, shared ownership, and self-build. Those seeking such provision should also complete Part Two of the questionnaire.

**For more information, contact the Rural Housing Project
Exmoor House, Dulverton, Somerset, TA22 9HL**

☎ 01398 322245/49 ✉ cbsavage@exmoor-nationalpark.gov.uk

Colin Savage

Rural Housing Enabler

May 2010





RURAL HOUSING PROJECT

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

HEANTON PUNCHARDON PARISH HOUSING NEEDS SURVEY – PART ONE

The Rural Housing Project is working with Heanton Punchardon Parish Council to identify the level of local affordable housing need within Heanton Punchardon Parish. This Part One survey form has been sent to every known household in the parish and will 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

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

Are you:

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

Is this your:

Main Home?		Second Home?	
------------	--	--------------	--

C. Housing Required

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	

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 your parish?

Yes No

Please briefly explain your views

Can you suggest a site where a small development could be built, or building/s that could be converted for affordable housing?

D.

**If you
or your household or someone in your household
or someone you know who has moved away and wishes to return (*please pass survey form on to 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 for:

- 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.

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

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



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

HEANTON PUNCHARDON PARISH HOUSING NEEDS SURVEY – PART TWO

Please complete this form if you consider that you are in need of local affordable housing in Heanton Punchardon 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 (☎ 01398 322245 - Diane Blackman)

A. Local Connection.

It is intended that any affordable homes delivered in Heanton Punchardon will be for people living or working in Heanton Punchardon 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 Heanton Punchardon Parish or an adjoining* North Devon parish (please state) for 5 years continuously in the last 10?	
Have you worked in Heanton Punchardon Parish or an adjoining* North Devon parish (please state) continuously for the last five years?	
Are you 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/or providing an important service and need to live closer to the local community?	
Do you know someone who has moved away but has strong established and continuous links with the locality by reason of birth or family and still has a parent or guardian living there? If so, please put them in touch with the Rural Housing Project.	

* adjoining parishes = Marwood & Ashford.

Please provide all addresses and dates of residence for the person claiming five years or more residence above, covering the whole of that five year period. *Continue on a separate sheet if needed.*

Address (including post code, where known)	From (month/year)	To (month/year)

B. Identifying Housing Need

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	

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

When will you need to move? Tick one only

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

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

Yes		No	
-----	--	----	--

If Yes, please specify what would be needed:

C. Affordability

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:

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.		

Savings

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

No		Yes		Please state amount (to nearest £500): £
----	--	-----	--	--

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

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?
<i>Myself</i>				

How many bedrooms would you need?

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

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

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

Where do you need to live?

Please put in order of priority with ① by your first choice, ② = second and ③ = third choice.

Heanton Punchardon Parish		Ashford Parish	
Marwood Parish		Other – please state	

E. North Devon District Housing Register

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

Yes No Application Submitted

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
Civic Centre, North Walk, Barnstaple. EX31 1EA
Tel: 01271 388870 E-mail: housingadvice@northdevon.gov.uk
Website: 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.

Name
Address
Postcode
Telephone Number/s
E-mail Address
Date completing this form