



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

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EAST AND WEST

BUCKLAND

Parish Housing Needs Report

February 2007

The Rural Housing Project

The Rural Housing Project has been running since 2002 and is a partnership between Exmoor National Park Authority; North Devon District Council; West Somerset District Council; Hastoe Housing Association; Falcon Rural Housing; North Devon Homes Ltd; Magna Housing Association and DEFRA. It 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.

The area covered by the project displays an extreme disparity between incomes and house prices which makes it hard for many to gain any secure footing within the housing market. The Project has been working hard to address the shortage of affordable housing within this predominantly rural area. This is being done by helping educate/inform people about affordable rural housing, giving 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.

East and West Buckland Parish Housing Needs Report

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1. Introduction

1.1 Executive Summary

The purpose of the parish housing need survey is to identify the general level of local affordable housing need within East and West Buckland parish. This report provides a detailed analysis of the local affordable housing need identified within the parish, which can be used to gauge the level of housing, if any, that needs to be delivered.

The Rural Housing Enabler, in agreement with the Parish Council, prepared a two-part survey for distribution. (The survey form is shown in Appendix 1). Part one of the survey provides background information and general trends regarding the parish. Part two is completed by those who wish or think they have a need to move and provides more in depth information, which can be used to help assess whether the respondent is 'in need' of local affordable housing. The survey forms were posted on 21st March 2006 to 153 households in East and West Buckland Parish, in accordance with North Devon District Council Tax records. Additional Part Two survey forms were made available for anyone likely to have a local affordable housing need in the next five years.

From a total of 153 survey forms issued, 65 replies were received, a response rate of 42% to the survey. This is a standard response rate compared to other project surveys, which average out at 41%. Part One surveys were returned by 62 households. A total of 10 Part Two forms were received from households indicating a need for affordable housing, equal to 7% of total survey forms issued. For comparison this response has been an average of 6% for the project area, based on previous completed surveys and reports.

It is important to note that this survey attempts to show general trends and it is not our intention to identify particular individuals/couples/families.

1.2 Key Findings and Recommendation

There are **2 households assessed as being in local affordable housing need.** Section 5 of this report provides in depth analysis, the key points are:

- **The household types are 1 x Single and 1 x Family household.**
- **The most accessible rent band is £50 - £69 a week.**
- **Accessible house prices are £50,000 and £51,000.**
- **The median average household income is £11,570 gross, per annum.**
- **An example mortgage calculation indicates that it would require an income of around £52,000 to access the lowest average sale price for a property in the parish (£164,338).**
- **Tenure preference is split between Shared or Low Cost Home Ownership. An assessment of income would suggest that the two households in need would be unable to afford these tenure options.**
- **The two households in local affordable housing need could afford to access some form of affordable rented accommodation. It is likely this would be in the form of a Housing Association property.**

2. Parish Context and Housing Market

It is important to bear in mind that the following figures and graphs represent a snapshot in time. The housing market is in a constant state of flux and circumstances can change.

2.1 Population

The following chart profiles the percentage of population in each age bracket and compares them for East and West Buckland parish and the UK. The parish has a lower representation in the three lowest age brackets (52% of total) compared to the UK (60% of total). There are a slightly larger proportion of respondents that fall into the last three age brackets, 48% in East and West Buckland compared to 40% in the UK.

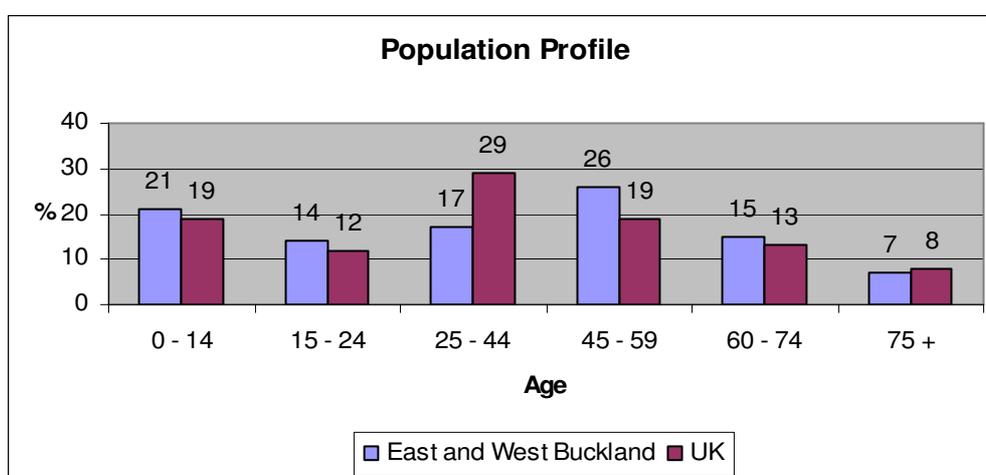


Figure 1 - Population Profile Comparing East and West Buckland and the UK

Source: Survey Results and Office of National Statistics

2.2 Council Tax Bands

Council Tax bands provide an overall profile of the value of housing in East and West Buckland parish. Each household is in one of eight tax bands (A-H) depending on its value. The parish has a similar proportion of stock in the lower two bands of A and B (35%) compared to North Devon's profile (38%). There are 65% of properties within the parish that fall into the higher value bands from C to H.

The profile for East and West Buckland parish indicates that there are a relatively healthy proportion of lower tax band properties in the parish, which are likely to be more affordable.

2.3 Tenure

The following chart provides a tenure profile for East and West Buckland in comparison with District, Regional and National profiles.

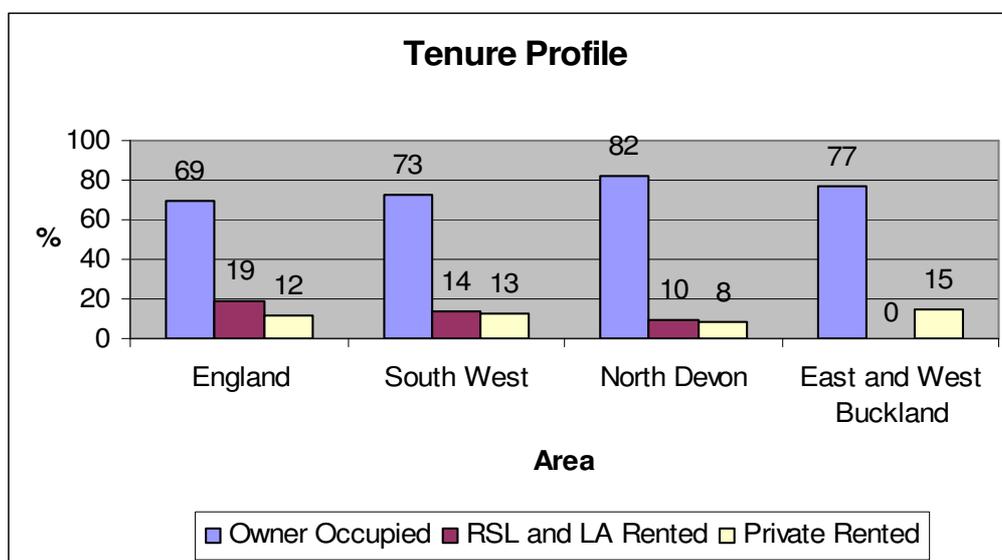


Figure 2 – Tenure Profile

Source: England, the South West & North Devon: Office of National Statistics
East and West Buckland: Survey Results

This indicates that:

- The Owner Occupied sector dominates the tenure provision, as it does in the wider, district, regional and nation-wide context.
- Survey results indicate no properties in East and West Buckland in the Registered Social Landlord (RSL) and Local Authority (L.A.) rented provision.
- The Private Rented Sector (PRS) in the parish represents a similar proportion of the parish market as in the wider regional and nationwide market.

The above information suggests that there is a more **limited choice of tenure for those wishing to live in East and West Buckland parish** than in the regional or nationwide context. There is pressure on residents to be able to access the Owner Occupied tenure in order to have housing in the Parish.

2.31 Open Market Housing

2.311 Owner Occupied

Local Estate Agents, Local Papers and the World Wide Web were consulted for current advertised open market sale prices. The average advertised house price for East and West Buckland parish, at the time of research, was £333,642. The lowest advertised house price in East and West Buckland parish was £180,000.

Information from The Land Registry website was used to gain information on actual average house sale prices in East and West Buckland's postcode area of EX32 0. The benefit of the Land Registry records is that it enables a base for comparison of prices against the wider context. The information shown represents the available figures for sales from January to March 2006.



Figure 3 – HM Land Registry Average Sale Prices for East and West Buckland Parish and Devon

Figure 3 reveals that the 'Overall' average sale price for a property in East and West Buckland postcode area was £217,154. The lowest average sale price in this parish's postcode area was £164,338 for a terraced property. During the January to March 2006 period, East and West Buckland house prices were 2% higher than Devon County as a whole.

Considering sale prices over a longer period of time indicates that the average sale price for a property within East and West Buckland's postcode area rose from £87,625 in 2001 to £271,666 in 2006, an increase of 210% in 5 years. (Source: www.mouseprice.com).

2.312 Private Rented Sector

During the four months in which research was conducted, 4 properties were found to be advertised for rent in East and West Buckland parish. This may be indicative of the slow turnover of private rented accommodation, and represents a snapshot in time, so the situation may be subject to change. At the time of research the advertised properties for rent in East and West Buckland (EWB) parish and Rural North Devon (RND) were as follows:

- (EWB) 1 Bedroom Property - average £412.50 per calendar month or £95.19 p.w
- (EWB) 2 Bedroom Property - average £490 per calendar month or £113.08 p.w
- (RND) 3 Bedroom Property - average £620 per calendar month or £155.00 p.w

2.32 Registered Social Landlord Housing

There are no registered social landlord properties in East and West Buckland parish.

There are currently 182 households on North Devon District Council's Housing Register who would like to live in East and West Buckland.

2.4 Perception of Greatest Need

Respondents were asked who they think is in the greatest need of a new home in the parish. It was indicated that the most significant proportion of respondents (38%) felt that the main need was housing for young people. A notable proportion (24%) of respondents felt that no further homes are needed. A space was provided for respondents to add 'Other' suggestions and these are shown in Appendix 2.

2.5 New Homes to Meet Local Needs?

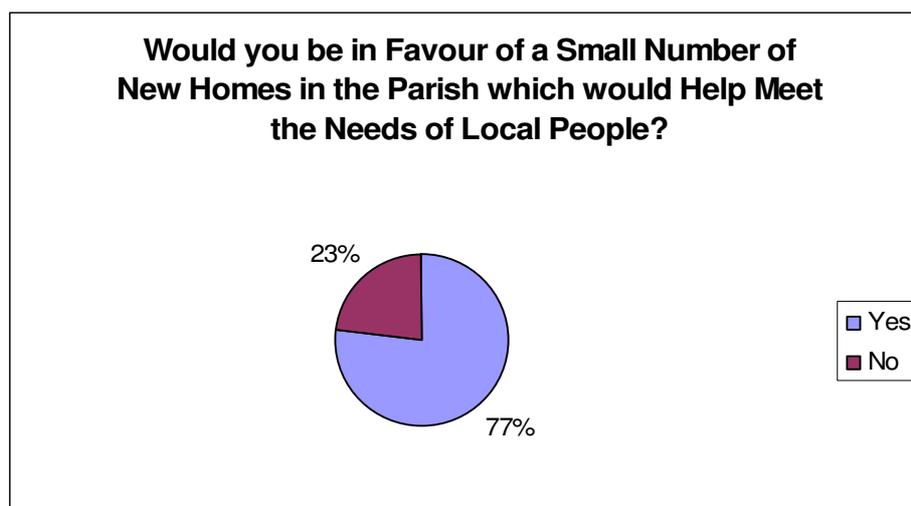


Figure 4 – Indicating Whether Parish Residents are in Favour of New Homes within the Parish for Local Needs

Respondents were asked if they 'would be in favour of a small number of new homes in the parish to help meet the needs of local people'. A majority of respondents were in favour of a small number of new homes to meet local affordable housing needs. This indicates that the majority of respondents acknowledge that there is a need to address the housing situation within the parish. However there were a notable proportion of respondents that were not in favour of new homes in the parish.

Significant concern was expressed (by 17% of respondents) regarding the road network through and surrounding the village, the current pressures upon it and its capacity to cope with further traffic arising from new homes.

A space was provided for respondents to explain their views regarding new homes in the parish and these are shown in Appendix 2.

3. Households Wishing to Move

Part Two survey forms were received from 10 households, indicating a need to move to another home in the Parish. The household composition of those returning Part 2 is shown below. There are:

- 5 x Single households - representing 50% of the total
- 3 x Couple households - representing 30% of the total
- 2 x Family households – representing 20 % of the total

4. Assessing Local Affordable Housing Need

A filter system is now applied to determine those households that are in local affordable housing need.

1 Is there Local Connection and Housing Need?

- Local Connection is assessed in accordance with North Devon District Council's Housing Allocation Policy.

2 Is There a Housing Need?

- Housing need is assessed in accordance with the aforementioned and takes account of household's current housing tenure, size, and reason's given for their need to move.

3 Are Households in need of Affordable Housing?

- Assessed by analysing what size accommodation households' need and what they can afford and, therefore, whether they have can satisfy their housing need in the Owner Occupation and Private Rented markets. The size needed has been assessed in accordance with North Devon District Council's Housing Allocation Policy. Account has been given, where necessary, that a more generous house size may be considered and allowed.

Those households will then be analysed in detail, taking account of their preferred housing choices, income and what they can actually afford.

There are a variety of affordable home options available such as rental (through a Housing Association), shared ownership, which allows you to buy a share of your home and pay rent on the remaining share, low cost market housing, or self build schemes.

4.1 Is There a Local Connection?

North Devon District Council's Housing Allocation Policy is used as the basis for considering if households qualify as being in local housing need.

North Devon District Council's Local Connection definition is as follows:

A person with a local connection will usually be someone who:

- *lived in the district of the Council for 5 out of the 10 years immediately preceding receipt by the Council of the duly Application Form or Renewal Form*
- *has family who have lived in the district of the Council for the 10 years immediately preceding receipt by the Council of the duly Application Form or Renewal Form*
- *has worked in the district of the Council continuously for 2 years immediately preceding receipt by the Council of the duly Application Form or Renewal Form.*

Applying this definition to Part Two respondents, has indicated that there are **3 single households, or 30% of Part Two respondents** that do not meet the local connection criteria or did not include local connection details therefore cannot be considered further.

4.2 Is There a Housing Need?

The **7 remaining households (70%)** will be looked at in relation to current housing and their motives to move.

The following households are considered to be in housing need and will be assessed further;

There is 1 x Single household currently living in the parish with their parents, who wish to have their first independent home, and be near their work.

1 x family household (with dependent child) is renting from a private landlord in the parish. Their present home is in poor condition and too expensive. They would like the opportunity to buy.

The following households are not considered to be in housing need and cannot be assessed further;

There is 1 x Single household who is still in further education and has no income. They are not in urgent need and their circumstances are likely to change.

2 x Couple households are renting from a private landlord in the parish; they would like the more security and the chance to buy, and to be near work. One household's income is likely to drop and they do not consider themselves to be in need at the moment. One household has savings and a home in an adjacent parish.

There is 1 x couple household living in the parish who would like to set up home together. They are still in higher education and their circumstances may change before they are ready to set up home.

1 x family household is renting from a private landlord in the parish, and would like more security. Their current accommodation is adequate and they do not express an urgent need to move.

Consequently there are two households (1 x single, 1 x family) who meet the local connection criteria and whose circumstances and motives for moving indicate that they are in housing need.

4.3 Are Households in Need of Affordable Housing?

This section will assess whether the two households that meet the local connection criteria and are in housing need are able to afford to resolve their housing needs in the open market private rental sector or the owner occupied market by taking account of what they can afford to rent or buy.

4.31 Affordable Rent Assessment

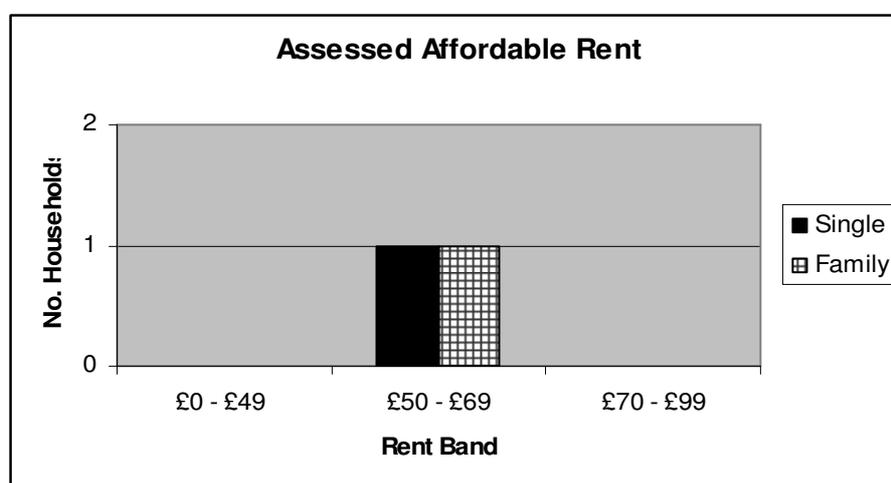


Figure 5 – Assessed Affordable Rent

Figure 5 (above) shows assessed affordable rent bands, calculated based on the financial information provided and allowing 25% of gross household income* toward the rent (*for the purpose of this survey the total weekly take home income was assumed to be 80% of the gross).

To set the context regarding the Private Rented Sector, (PRS) it has previously been shown (at Section 2) that;

- The average 1 bedroom rent for East and West Buckland is £95.19 per week.
- Larger two bed property in East and West Buckland is £113.08 per week, and a three bed property in rural North Devon is £155 per week.

Both the single and family household can afford to rent within a range of £50 - £69. **This would be unlikely to allow the two households to resolve their housing need within the private rental sector.**

4.32 Affordable House Price Assessment

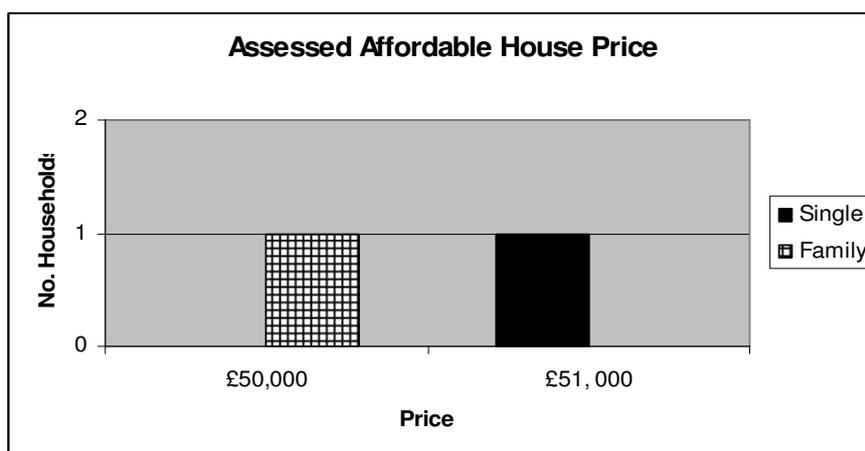


Figure 6 – Assessed Affordable House Prices

Figure 6 shows the 'assessed' affordable house prices. The mortgages are calculated by allowing 3 times the gross annual household* incomes (*total income of those persons responsible for the mortgages payments). Accessible house prices are £50,000 and £51,000. The lowest advertised property price within the East and West Buckland parish was £180,000. The lowest average sale price in the parish's postcode area was £164,338 for a terraced property. At these price levels neither household would be able to afford to purchase a property on the open market within East and West Buckland parish.

4.33 Conclusion

Of the two households assessed, neither would be able to resolve their housing needs by purchasing property on the open market. They would also be unable to resolve their housing needs within the private rental sector.

Therefore two households are considered to be in local affordable housing need and will be discussed in the final analysis.

5. Final Analysis

5.1 Household Composition

Of the 10 Part Two respondents considered, this section provides a final analysis for the 2 households assessed as being in local affordable housing need. The household composition is as follows:

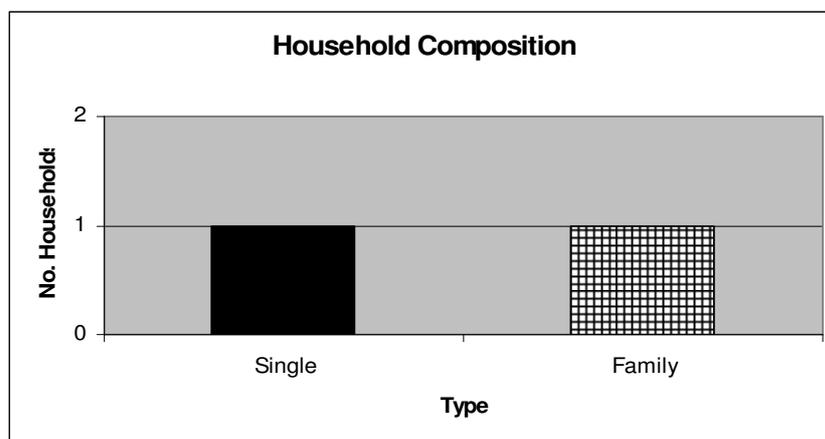


Figure 7 – Composition of Households that are in Local Affordable Housing Need

5.2 Main Reasons for Needing to Move

The main reasons for needing to move stated by those assessed as being in local affordable housing need, are equally a desire to set up their own independent home and their present home being too expensive.

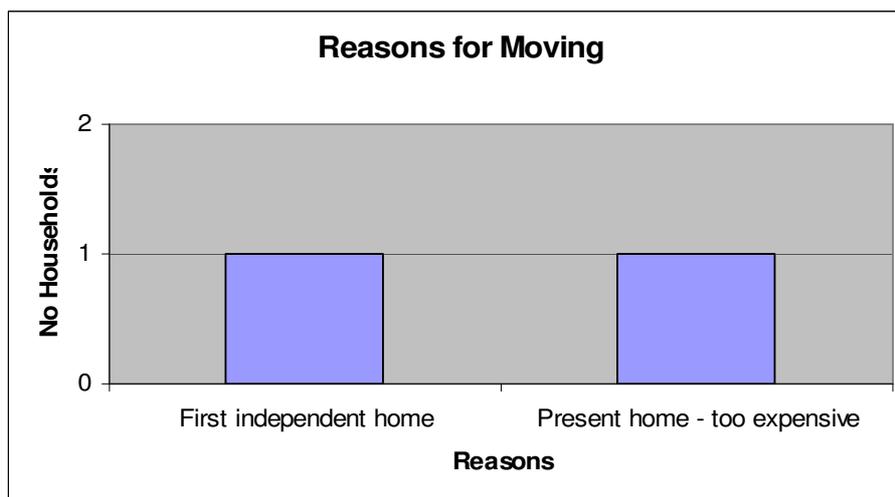


Figure 8 – Indicating the Main Reasons for Needing to Move

5.3 Income

Income data is shown below. The median take home household income bracket for those households in local affordable housing need is between £146 and £210 per week. This works out as a mid-point income of £178. (For the purpose of this survey the total weekly take home income was assumed to be 80% of the gross). **This equates to an annual gross household income of £11,570.**

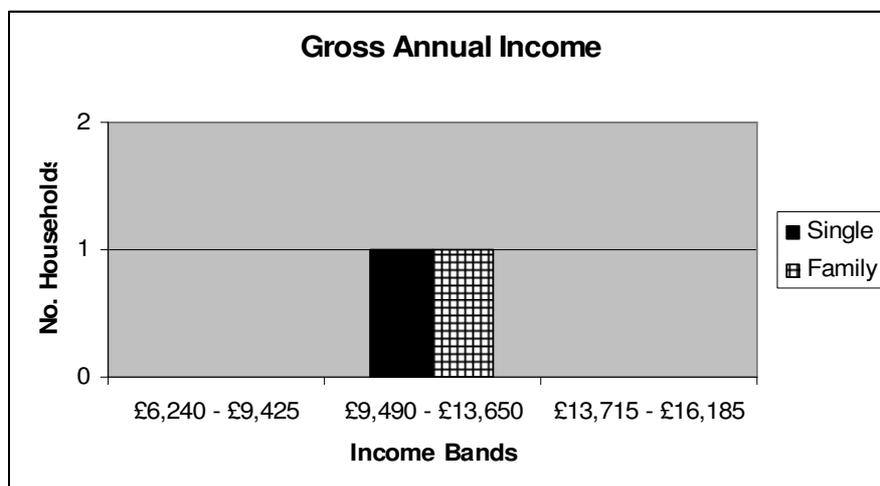


Figure 9 – Gross Annual Income of Households in Local Affordable Housing Need

Comparing this figure to the lowest 10% quartile household income within North Devon District and nationally, indicates that the median income of £11,570 is substantially lower than the lowest annual household income at the district (£23,987) and national level (£25,828).

The average sale price for a property within East and West Buckland's postcode area increased by 210% between 2001 and 2006. In comparison the lowest annual household income in North Devon has only increased by 37% from £17,000 in 2001 to around £23,987 in 2006. There is significant disparity between average house prices and local incomes. It is unlikely that local incomes can rise at an equivalent rate to match the rate of house price inflation the UK is currently experiencing.

(Source: National Statistics - ASHE 2001, 2006, www.mouseprice.com – Land Registry house price figures 2001 - 2006 & Survey results)

Example calculation for a mortgage;

Typically a household can obtain a mortgage of 3 times their annual income and are likely to require a deposit of 5% of the total price. The lowest average sale price within East and West Buckland's postcode area is £164,338.

A household would therefore need a £8,216 deposit and require an annual income of at least £52,040 to be able to purchase a house at the lowest average sale price.

At the average sale prices for East and West Buckland, it would not be possible for a household to purchase a property without a large deposit, equity in existing property or a sizeable income

5.4 Affordability

Please see Figures 5 and 6 for graphs showing affordable rent levels and house prices, and household breakdown for those households in local affordable housing need.

5.41 Affordable Rent Levels

Two households in local affordable housing need could afford £50 - £69 per week rent which would make it very difficult for them to be able to afford any kind of rental property in the open market private rental sector within East and West Buckland parish or the wider Rural North Devon area.

Affordable Rental Options

Housing Associations that operate within North Devon can provide rental accommodation at an accessible rate, from around £50 for a one bedroom property, to around £80 for a four bedroom property. Households that can afford the lower rent bands, unable to resolve their housing needs within the open market private rental sector, could thus afford to rent a one, two, or three bedroom property that would be of an assured standard, and suitable in terms of size, quality and length of tenancy.

5.42 Affordable House Prices

The affordable house prices for the two households in local affordable housing need are £50,000 (family) and £51,000 (single). In the current market this is considered to be far short of the amount required to be able to afford an open market property within East and West Buckland parish's postcode area, where the lowest average sale price is £164,338. These two households are also unlikely to have sufficient funds to be able to access any form of affordable home ownership. (Shared ownership, low cost home ownership).

5.5 Household Size, Tenure and Type

The housing size against tenure preference is shown below. It should be noted that households were able to indicate more than one size or tenure preference. The preference is for three bed Low Cost Home Ownership (LCHO) or shared ownership properties. However not all households may be able to afford these options and this may be reflected in the final recommendations. Both households in local affordable housing need aspire to have a house.

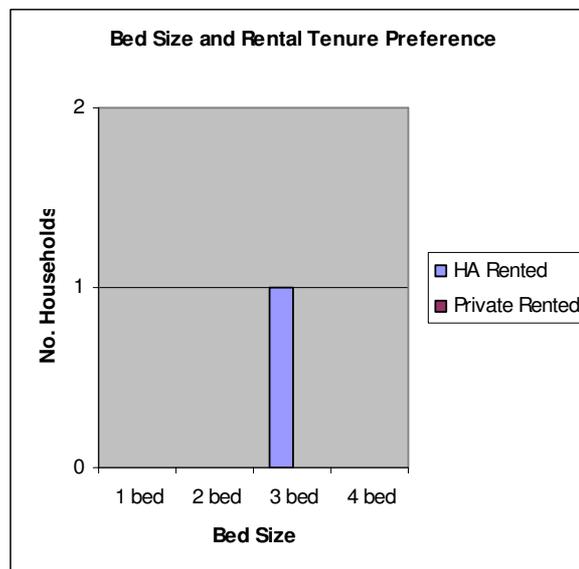
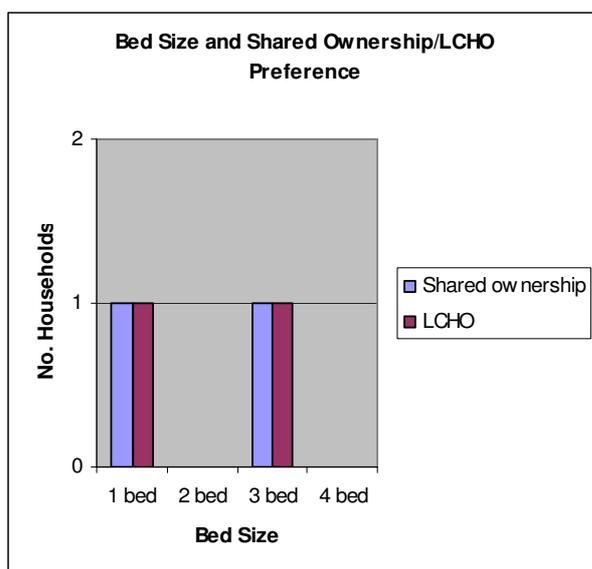


Figure 10 – Bed Size and Shared/Low Cost Home Ownership Preference

Figure 11 – Bed Size and Rental Tenure Preference

When making the final recommendations, preferences are taken into consideration, in addition to allocations policy from the District Council.

5.6 Timescale for Moving

The time scales for needing to move are all within 3 years. Figure 12 (below) suggests that there is a relatively urgent need for one household to move within the next twelve months.

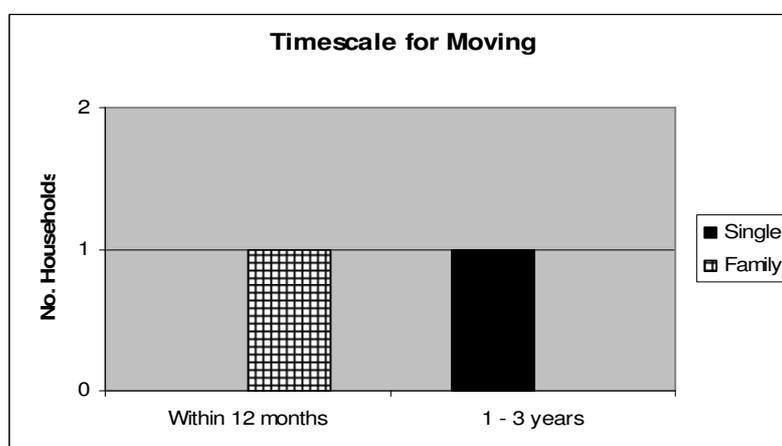


Figure 12 – Timescale for Moving

6. Recommendation

The purpose of the survey is to assess the number of people who qualify at the present time for affordable housing in order to give a well researched indication of the affordable housing needs of your parish and community over the next few years. Over time, the circumstances of those in housing need who completed the survey and who the report findings were based on may change, while other people in local affordable housing need may come forward. The report therefore will recommend the number of houses that may be needed but they may not ultimately be lived in by those who originally responded to the survey.

A total of 65 survey forms were returned. 10 households considered that they were in affordable housing need and filled out Part Two of the survey form. **From the assessment of the survey forms it is evident that two households are in local affordable housing need.** They comply with the Local Connection Criteria for North Devon District Council and satisfy their criteria for being in affordable housing need.

When considering the size/type of affordable housing which may be required within the parish, it is important to take into account the criteria which would be applied both by the local authority and/or a housing association when allocating properties. Assessment suggests that there are households suitable for affordable rental (Housing Association) properties. The breakdown is as follows:

1 x 1/2 bed affordable rental and
1 x 2/3 bed affordable rental property

Despite there being 2 qualifying households at the moment, it is not generally considered sustainable to build a house per household as the community's needs may change and it is important that these houses are filled, not only in the first instance, but remain occupied by local people in affordable housing need in the future. It is difficult to build such a small number of homes cost effectively, so a specific scheme on a Planning exception site may be difficult to justify. Current housing market conditions are likely to make it increasingly difficult for low income households to access open market housing. However there are a variety of ways in which the identified housing need could be met.:-

- as part of an open market new build development
- through conversion of an existing building
- renovation of an existing property

It is important to remember that anyone in housing need in this parish may be eligible for affordable housing, should it become available, in the adjoining parishes while the information contained within this report may be used in conjunction with another survey done on a neighbouring parish to bring together a combined affordable housing scheme in the future.

Significant concern was expressed (by 17% of respondents) regarding the road network through, and surrounding the village, the current pressures upon it and its capacity to cope with further traffic arising from new homes.

Households that consider that they are in local affordable housing need can ensure that their needs are visible to all the relevant organisations, by making sure that they are on North Devon District Council's Housing Register and contacting local Housing Associations to gain information on affordable properties in the area. Contact details are available from the Rural Housing Project (see Appendix 4).

7. Appendix 1

Please return by: 19th April 2006



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

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

PART ONE – EAST AND WEST BUCKLAND PARISH HOUSING NEEDS SURVEY

This survey form has been provided to every known household in the Parish. The form collects basic information about you and the people who live with you. If you are likely to need to find another home in the parish now, or in the next few years, please go on to complete Part Two. If you know anyone who needs to live in the Parish separately from you, they should complete their own Part Two. **Extra copies** can be obtained from Susan Ayre, Rural Housing Project Assistant, contact details as above.

A. YOUR HOUSEHOLD

Please tell us the number of people living in your home in each of the following age groups:

Age	0-15 years	16-24 years	25-44 years	45-59years	60-74years	75+ years
Male						
Female						

B. YOUR CURRENT HOME

1 Are you (please tick appropriate box):

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> a home owner?
<input type="checkbox"/> renting from a private landlord?
<input type="checkbox"/> renting from a housing association?
<input type="checkbox"/> a shared owner (part buy/part rent)? | <input type="checkbox"/> lodging with another household?
<input type="checkbox"/> in housing tied to your job?
<input type="checkbox"/> living with parents or relatives?
<input type="checkbox"/> Other (please specify)?
..... |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

2 How many bedrooms does your present home have?

3 Is this your only home (please tick)? Yes - Go to 6 No - Go to 4

4 Is this your main home? Yes - Go to 6 No - Go to 5

5 Where is your other home?

6 How long have you lived continuously in this Parish?

- 0-4 years
 5-9 years
 10-19 years
 20+ years

C. HOUSING REQUIRED

1 Please tell us who you think is in **greatest need** of a new home in the parish (please tick only one):

- | | | | |
|--------------------------|----------------------------------------|--------------------------|-----------------------------|
| <input type="checkbox"/> | Homes for young people | <input type="checkbox"/> | Homes for elderly people |
| <input type="checkbox"/> | Homes for families | <input type="checkbox"/> | Homes for single people |
| <input type="checkbox"/> | Homes for people with disabilities | <input type="checkbox"/> | No further homes are needed |
| <input type="checkbox"/> | Homes for people who have had to leave | | |
| <input type="checkbox"/> | Other (please explain): | | |

2 Would you be in favour of a small number of new homes in the parish which would help to meet the needs of **local people**? - Go to D - Go to 3

3 Please briefly explain your concern:
.....(continue on separate sheet)

D. HOUSING INTENTIONS

1 Are you likely to need to move to another home in this parish now or in the next five years?

- | | |
|--------------------------|-------------------------------------------------|
| <input type="checkbox"/> | Yes - Go to 2 and then complete Part Two |
| <input type="checkbox"/> | No - Go to 2 |

2 Is there anyone living with you at present that is likely to need to set up home separately from you in this parish now or in the next five years?

- | | |
|--------------------------|---------------------------------------------------------------------------------------|
| <input type="checkbox"/> | Yes They need to complete a Part Two (Extra copies available) - Go to 3 |
| <input type="checkbox"/> | No - Go to 3 |

3 a) Have any members of your household moved away from this parish in the last ten years?

- | | | | |
|--------------------------|------------------|--------------------------|--------------|
| <input type="checkbox"/> | Yes - Go to 3 b) | <input type="checkbox"/> | No - Go to E |
|--------------------------|------------------|--------------------------|--------------|

b) Do they wish to return?

- | | |
|--------------------------|----------------------------------------------------------------------------------------|
| <input type="checkbox"/> | Yes They need to complete a Part Two (Extra copies available) - Go to c) |
| <input type="checkbox"/> | No - Go to E |

c) How many have moved away and wish to return? Go to 3 d)

d) Why did they leave (please tick only one for each member that has moved away)?

- | | | | |
|--------------------------|-------------------------------------------------|--------------------------|---------------------------------|
| <input type="checkbox"/> | Lack of affordable housing | <input type="checkbox"/> | To take up employment elsewhere |
| <input type="checkbox"/> | Lack of public transport | <input type="checkbox"/> | To go to university or college |
| <input type="checkbox"/> | Lack of suitable housing (e.g. wrong type/size) | | |
| <input type="checkbox"/> | Other | | |

E. THANK YOU

Thank you for taking the time to complete this form. If you are likely to need to find another home in this parish in the next few years, please continue to complete Part Two. If you know anyone who is likely to need to live in the Parish, separately from you, they should complete their own Part Two. Extra copies are available from Susan Ayre, Rural Housing Project Assistant, contact details at top of this form.

Please return by: 19th April 2006



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

Exmoor House, Dulverton, Somerset, TA22 9HL Telephone: 01398 322245 Fax: 01398 323150
E-mail: sjayre@exmoor-nationalpark.gov.uk

PART TWO - EAST AND WEST BUCKLAND PARISH HOUSING NEEDS SURVEY

Please complete this form if you are likely to need to move to another home in this Parish now or in the next few years and feel you need help to obtain a **local affordable home**. If you know of a East and West Buckland person, or someone with a connection to the Parish through family, relatives or work, who needs to live in the Parish separately from you, and needs help to obtain a local affordable home, they should complete their own survey forms. **Extra copies** can be obtained from Susan Ayre, Rural Housing Project Assistant, contact details as above.

A. HOUSING NEED

1 Are you in need, or likely to be in need, of another home in this parish?

Yes - Go to 2 No - **You do not need to complete the rest of this form.**

2 When will you need to move?

Now within 12 months 1 - 3 years (yrs) 3- 5 yrs 5+ yrs

3 Why do you need to move (you can give more than one reason)?

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

4 Which, of the above, is your main reason (please insert the letter from above)?

5 Could you remain in your present home if your home was altered or if you were given support?

Yes - Go to 6 No - Go to B

6 What alterations or support would you need?

.....

B. YOUR HOUSEHOLD

Please provide the following information for everyone who will need to move with you:

Relationship to you (e.g. husband, son, daughter, partner etc.)	Age	Male/ Female (M/F)	Living with you now? (Y/N)	Living with you in next home? (Y/N)
YOURSELF				

C. LOCAL CONNECTION

- 1 **Do you live** in East and West Buckland Parish now?
 Yes – go to 4 No – go to 2
- 2 Do you **have a need to live** in East and West Buckland Parish?
 Yes – Go to 3 No – Go to 6
- 3 Please give your reasons (and then go to Question 6)
- 4 **Have you lived continuously** in East and West Buckland Parish for the last 5 years or more?
 Yes - Go to D No – Go to 5
- 5 How many years have you lived continuously in East and West Buckland Parish?
 Go to 6
- 6 Within the last 5 years, have you lived continuously in any of the adjoining parishes of Stoke Rivers, Brayford, North Molton, Filleigh or Swimbridge?
 Yes - Go to 7 No – Go to 8
- 7 How many years have you lived continuously in that (or those) Parish(es)? Go to 8
- 8 **Do you work** in East or West Buckland Parish or any of the adjoining Parishes of Stoke Rivers, Brayford, North Molton, Filleigh or Swimbridge?
 Yes - Go to 9 No - Go to 11
- 9 How many years have you worked continuously in East and West Buckland Parish?
 Go to 10
- 10 How many years have you worked continuously in the adjoining Parish(es)? Go to 11
- 11 Do you have **relatives who live** in East and West Buckland Parish or any of the adjoining parishes of Stoke Rivers, Brayford, North Molton, Filleigh or Swimbridge?
 Yes – Go to 12 No - Go to 14

12 a) How many years have they lived continuously in East and West Buckland Parish?

Go to b)

b) Please state their relationship to you (e.g. mother):

13 a) How many years have they lived continuously in the adjoining Parish(es)? Go to b)

b) Please state their relationship to you (e.g. mother):

14 **Do you need to live close** to someone else in East and West Buckland Parish?

Yes - Go to 15 No - Go to D

15 a) How many years have they lived continuously in East and West Buckland Parish?

Go to 15b)

b) Why do you need to live close to them? :

.....

D. TYPE OF HOUSING REQUIRED

1 What type of home do you need?

	<i>1 bed</i>	<i>2 bed</i>	<i>3 bed</i>	<i>4 bed</i>	<i>5 bed or more</i>
House	<input type="text"/>				
Bungalow	<input type="text"/>				
Flat	<input type="text"/>				
Other (please explain):					

2 What type of accommodation would you prefer (you can tick more than one)?

<input type="checkbox"/> Housing Association Rented	<input type="checkbox"/> Open Market Ownership	<input type="checkbox"/> Low Cost Ownership*
<input type="checkbox"/> Private Rented	<input type="checkbox"/> Shared Ownership*	<input type="checkbox"/> Self Build*
<input type="checkbox"/> Other (Please specify)		* see 'Scheme Types' at 'K'

3 If you wish to rent, please indicate the most you could afford to pay in rent per week:

£0-£49
 £50-£69
 £70-£99
 £100-£150
 £150-£200
 £200+

4 If you wish to buy, what price range do you think you could afford?

<input type="checkbox"/> Below £50,000	<input type="checkbox"/> £70,000 - £99,999	<input type="checkbox"/> £150,000 - £199,999
<input type="checkbox"/> £50,000 - £69,999	<input type="checkbox"/> £100,000 - £149,999	<input type="checkbox"/> £200,000 - £249,999
		<input type="checkbox"/> £250,000 and over

5 Does anyone in the household wishing to move need the following:

<input type="checkbox"/> Access for wheelchair	<input type="checkbox"/> Accommodation on one Level
<input type="checkbox"/> Sheltered housing with warden	<input type="checkbox"/> Help with personal care
<input type="checkbox"/> Residential Care	

Please use this space to tell us more about any health or disabilities which affect your housing needs:

.....

.....

6 a) Are you currently registered on the Local Authority waiting list?

<input type="checkbox"/>	Yes - Go to E
<input type="checkbox"/>	No - Go to 6b

b) Please say why you have not registered on the Local Authority Waiting List?

.....

E. WHERE WOULD YOU LIKE TO LIVE

1 Please tell us where in the Parish you would like to live, in order of preference

1st 2nd 3rd

2 Please give the reasons for your first choice (tick as many boxes as apply)

<input type="checkbox"/>	Near family	<input type="checkbox"/>	Near work	<input type="checkbox"/>	Live there now
<input type="checkbox"/>	Lived there previously and would like to return	<input type="checkbox"/>	Born and brought up there		
<input type="checkbox"/>	Other (Please explain)				

F. INCOME & EMPLOYMENT

1 Please indicate the total weekly take home income, (total joint incomes, where applicable). Include all sources of income including: earning(s), pension(s), Child Benefit, Working Families' Tax Credit, Jobseekers' Allowance, etc., but please **do not include** housing benefit or council tax benefit.

<input type="checkbox"/>	£0 - £48 per week	<input type="checkbox"/>	£146 - £210 per week	<input type="checkbox"/>	£301 - £400 per week
<input type="checkbox"/>	£49 - £95 per week	<input type="checkbox"/>	£211 - £249 per week	<input type="checkbox"/>	£401 - £500 per week
<input type="checkbox"/>	£96 - £145 per week	<input type="checkbox"/>	£250 - £300 per week	<input type="checkbox"/>	£501 or more per week
					Please State:

2 How many people in the household wishing to move are:
(Please enter the number of people in each category in the appropriate box)

<input type="checkbox"/>	Working Full Time (30+ hours a week) - Go to 3	<input type="checkbox"/>	Working Part Time - Go to 3
<input type="checkbox"/>	Unemployed and seeking work - Go to G	<input type="checkbox"/>	Retired - Go to G
<input type="checkbox"/>	Unemployed but not seeking work - Go to G	<input type="checkbox"/>	Other - Go to G
<input type="checkbox"/>	In full time further/higher education - Go to G		

3 If you, or your partner, are employed, please describe the nature of the employment?

(i) Your employment:
(ii) Your partner's employment:

4 How would you describe the employment:

	Your employment	Your partner's employment
Permanent	<input type="checkbox"/>	<input type="checkbox"/>
Casual	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal	<input type="checkbox"/>	<input type="checkbox"/>
Other		
E.g. short term contract, please explain		

- 5 If you are employed, how far do you travel to work?
(Please enter the number of people in each category in the appropriate box)

<input type="checkbox"/>	Work from home	<input type="checkbox"/>	Travel 5 - 10 miles	<input type="checkbox"/>	Travel 20 - 25 miles
<input type="checkbox"/>	Work elsewhere in the parish	<input type="checkbox"/>	Travel 10 - 15 miles	<input type="checkbox"/>	Travel 25 - 30 miles
<input type="checkbox"/>	Travel under 5 miles	<input type="checkbox"/>	Travel 15 - 20 miles	<input type="checkbox"/>	Travel over 30 miles

- 6 In which village/town do you, or your partner work?

G. HOME OWNERS

- 1 If you own your current home, please indicate how much you think your property is worth:

<input type="checkbox"/>	Less than £50,000	<input type="checkbox"/>	£76 - £85,000	<input type="checkbox"/>	£121 - £140,000
<input type="checkbox"/>	£50 - £60,000	<input type="checkbox"/>	£86 - £100,000	<input type="checkbox"/>	£141 - £160,000
<input type="checkbox"/>	£61 - £75,000	<input type="checkbox"/>	£101 - £120,000	<input type="checkbox"/>	More than £160,000

Please state estimated value: £.....

- 2 Do you have a mortgage on your current home?

Yes - Go to 3 No - Go to H

- 3 a) How much do you still owe? £

and

- b) How long does it still have to run? years

H. SAVINGS

In order to fully assess whether you have a need for affordable housing in this Parish it is necessary to know whether you are able to access the housing market (rented or ownership) with your current income, savings, capital and investments. Therefore, the following information is necessary in order to consider you for any affordable housing provision.

- 1 Do you have any of savings, investments, capital, stocks, shares and/or financial interest(s)?

Yes - Go to 2 No - Go to I

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

£

Do not include the amount of equity in your current home if you have already provided this information at Section G above.

I. FORMER RESIDENTS

- 1 Are you a former resident of this parish who wishes to return?

Yes - Go to 2 No - Go to J

2 Please tell us why you originally left:

Lack of affordable housing

Lack of employment opportunities

Other (please explain).....

Lack of effective public transport system

To take up further/higher education

J. CONTACT DETAILS

It is important that you provide your name, address and contact details. Please be assured that the information provided on your individual survey forms will only be available to the Rural Housing Project and other official agencies, as described in the next paragraph. Initially, I shall prepare a report for the Parish Council based on the results of the information provided. This report will only provide general numbers, trends, percentages, comments and housing needs. **The report will not include any names or addresses and will avoid any unnecessary information that could identify a particular respondent.**

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. **At that point**, those agencies may need to access relevant details from your survey form. You will need to give me permission to pass your details on to those relevant agencies. **Please note that your personal details will only be used for the purpose of providing affordable housing.**

Please tick this box to give permission for your details to be used for the purpose of assessing the need for affordable housing.

Name(s):

Address:
 Postcode:.....

Daytime Tel.No.(s): Email address :

Please tick this box if you are happy to allow elected district council or parish representatives to follow up and inform you of any progress regarding the Rural Housing Project in your community.

Thank you for taking the time to complete this form

If you have any questions you can contact Susan Ayre, contact details as above.

K. SCHEME TYPES

Shared Ownership is particularly suitable for people with a regular income who want to buy a home of their own but cannot afford to buy a home outright. Shared Ownership allows you to buy a share of your home, on a long lease, and pay rent on the remaining share, which is normally owned by a Housing Association. The lease details each party's responsibilities and other relevant information, e.g. rent/repair/maintenance issues.

Shared Ownership schemes vary, most allow you to buy further shares in the property (with the rent reducing accordingly), some allow you to progress to outright ownership. Others restrict outright ownership to allow the Housing Association to ensure that future sales are to someone with a local need.

Low cost market housing can be provided when the land, development costs and/or available grant(s) enable this provision. Various models exist around the Country and the Project are
Rural Housing Project – East and West Buckland Parish Housing Needs Report (February 2007)

considering their merits locally, where appropriate, to resolve housing needs. Low cost market housing could allow you to own the property outright, with a mortgage. These schemes could involve a Housing Association, who may retain some equity in the property, this assures that future sales are provided for local people and can reduce the overall required mortgage by you. Most schemes are restricted to local people on initial and future sales. This restriction assists to reduce the value of the property and keep it within an affordable level for local people.

Self Build Schemes vary according to local circumstances, but usually involve a group of people who live in the same area building their homes. Some schemes intend to train the group but not necessarily provide homes for them all. Working with a housing association enables access to experience of building, borrowing and public subsidy. Working as a group means that everyone's input is 'pooled' and could count as a contribution towards the cost of building. However, delays in the building process, including commitments to training, could make the building cost more and may even cause penalties to be imposed, or reduce, or even cancel out some contributions.



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

March 2006

Dear Parishioner,

Rural Housing Project & East and West Buckland Parish

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.

The Parish Council have decided to work with me to complete a Housing Needs Survey of East and West Buckland parish. The survey is enclosed and you will see that there are two parts. **It would be helpful if you would complete Part One**, it is only a short questionnaire, it can be submitted anonymously and it will help provide an overall profile of households in the parish. A prepaid envelope is enclosed for your use.

You will only need to complete Part Two if you are likely to need to move to another home in this parish now or in the next five years and you feel you may need help to obtain an affordable home. A prepaid envelope is enclosed for your use. If you are returning Part Two, you will be asked to provide your name, address and contact details. The survey 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 results of the information provided but the report will only provide general numbers, trends, percentages, comments and housing needs. **The report will not include any name or addresses and will avoid any unnecessary information that could identify a particular respondent.** A public meeting may be held to discuss the report. 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. At that point, those agencies may need to access relevant details from your survey form. Please be assured that your personal details will not be held on a computer by this project but your details may be passed onto an agency involved in facilitating the provision of affordable housing for the community.

Please return your completed form(s) by 19th April 2006

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,

Jo Cox (Rural Housing Enabler)

March 2006

Dear Parishioner,

Exmoor, North Devon and West Somerset Rural Housing Project

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

Enclosed are notes on the project and the survey forms Part One and Part Two. 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 are likely to need to move to another home in East and West Buckland 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 Part Two. If you know of an East and West Buckland person **or** a person from any of the adjoining parishes of Stoke Rivers, Brayford, North Molton, Filleigh 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 Susan Ayre; 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 report are complete a public meeting may be held to discuss the results. 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 the Parish Council

Appendix 2 – Survey Comments

Part 1, C1 - Who do you think is in greatest need of a new home in the parish?
Homes for fostered children

Part 1, C2 Residents were asked if they 'would be in favour of a small number of new homes in the parish to help meet the needs of local people' and had the opportunity to briefly explain their views regarding new homes in the parish. The following are the comments of survey respondents and do not in any way represent the views of the Rural Housing Project;

House prices in the village are very high
The increase in traffic through the small rural village. There is already a large amount of traffic passing through the village to get to West Buckland School, this causes problems and is creating poor road surface. Furthermore the local primary school Filleigh is full in some year groups and one family have had to travel to a neighbouring school.
Only concern is traffic and we would not like any of it re-routed either.
The roads to the village are not capable to cope with the traffic at the moment because of the school. The roads to West Buckland village are not suitable to take any more traffic as they do not cope with traffic at the moment. The traffic jams start at about 7.45am and go on until about 9am, the West Buckland school makes a lot of traffic as the school has got bigger over the years but the roads have not. The link road did not help when it made its junction, so many more cars and buses try to get up the hill to go to the village, which makes matters worse. There have been many accidents on this bit of road as people come off the link road and do not reduce their speed accordingly. The jams start again at about 3.30pm to 5.30pm, the corner was taken off the road at the bottom of the hill but people still go too fast and a lot of accidents occur there. Therefore we feel there is no way any more houses should be built in the village. We are in favour of a small number; say 5 or 6 homes for young local people, but not in West Buckland.
There is no local need because we have at the moment a small house for sale that could house if needed and it will be sold to someone from away after some time on the market and we have enough traffic through the village.
More than a small number. House prices are prohibitive for young couples and families. Additional housing will, however, create even greater problems with the roads into the village. Something must be done about the excessive traffic created by West Buckland school.
The road network into the village will not support the increase in traffic
The roads will not take any further traffic in West Buckland, its bad enough with the school buses!!
During the last 20 years this parish has changed from an agrarian base of some 25+ farms to a dormitory community that derives nearly all its income from the two local urban centres. There is now virtually only one employer, West Buckland School. The infrastructure supporting the parish has failed to keep up with this change and the four feeder roads into the community are still little more than tarmacked cart tracks. With the exception of one night a week when there is a youth club, there is nothing for the young to do. (This is now being highlighted by a rise in local vandalism). There is no bus service to allow the older ones of this group to travel to Barnstaple either for work or entertainment. The attending of state schools involves the use of coaches, use of leisure facilities, or doing the weekly shopping etc require the use of a car. Whilst there are several places in the parish that would be ideal for the development of housing with a local needs element, if you impose the number of dwellings and the occupants on to the current situation that these developments would involve, it will make an existing poor situation even worse.
Roads inadequate to accommodate more housing.

Don't want them to be ugly.
No public transport – too much personal transport in narrow lanes.
Encouraging undesirable types to move into our village
Rural area not suitable for those with a severe disability or lack of personal transport.
No work, sewage, amenities or public transport.
These properties will eventually be sold on indiscriminately to the highest bidder – who will probably not be local people
If built need in a sensitive way to benefit the community and not made into segregated areas.

Below are listed the concerns I have about housing requirements in Paragraph 3 of Part C

- Demand for new housing is virtually non-existent in the community of West Buckland
 - i) Housing in the community of West Buckland usually takes a long time to sell. One house was recently on the market for over 12 months before it was sold. Other property can take as long to sell and some residents remove their properties from the market without interest by potential purchasers. This suggests that demand for housing in the village is low.
 - ii) Properties that have eventually sold in the last few years have been purchased for letting or as second homes or by people from outside the village.
 - iii) There are currently six dwellings that are privately owned but let. All the tenants are from outside the parish of East and West Buckland

- The village infrastructure of West Buckland is not capable of supporting further development of new housing:
 - i) Employment opportunities are negligible in the village; there is very little farm work as most farms now use contract services. There is no other industry or commerce except West Buckland School with limited employment opportunities. Therefore most residents of any new development would either be retired or would work outside the village.
 - ii) Public transport is almost non-existent; there are only three buses each week for local markets.
 - iii) Roads, which are single track with passing places to the village are inadequate at the moment for the present traffic flows; residents have difficulty leaving and returning to the village at peak times due to the volume of traffic that services West Buckland School. Large coaches refuse to reverse even short distances into passing places, large numbers of parents transport their children to school despite buses sometimes only half-occupied and trucks and vans make deliveries to the school, and the school facilities are used by outside organisations for swimming and canoe training after normal school hours, all of this traffic congestion occurs at any time from 07.30 hrs. to 21.00hrs. during the school weeks. There is also planning permission granted for West Buckland School to build “all-weather sports facilities” at the school which will be let to outside bodies.
Every new house is likely to have at least two vehicles, most of which are likely to be parked on the roads. The most recent housing development; St Peters close

has 8 houses, with 13 vehicles five of which are parked in driveways, leaving eight parked partly on the road and partly on the pavement.

ii) The sewage system is alleged not able to take any more housing development in the village

iii) The existing Childrens' play area is insufficient for the number of children presently living in the village; affordable housing is likely to be targeted at younger families who may have children therefore placing pressure on existing facilities.

iv) State schools are three miles (Primary) and 8 miles (secondary) from the village necessitating bus journeys for local children. Both schools are currently full. There is currently no nursery School in the village centre, necessitating a car journey to the nearest one.

vi) There is a small shop/ post office which carries a VERY limited range of items and is only part time. Therefore the majority of residents have to shop at nearby towns.

Appendix 3 – Supplementary data

Population Figures

	1991	2001	% Change
East and West Buckland	348	685	Up 96.8%
North Devon	84,800	87,518	Up 3.2%
South West	4,688,234	4,928,434	Up 5.1%
UK	57,353,894	58,789,194	Up 2.5%

Source: Office of National Statistics 2001 Census

www.statistics.gov.uk/census2001/census2001.asp

East and West Buckland figures - Devon County Council

County and Regional Average House Price Figures (January to March 2006)

Area	Detached	Semi Detached	Terraced	Flat/Maisonette	Overall
Devon	£304,081	£191,678	£166,446	£149,359	£212,145
South West	£297,529	£182,342	£161,856	£147,836	£199,165

Source: Land Registry Website – www.landreg.gov.uk/propertyinfo/

England and Wales Average House Price Figures (January to March 2006)

Area	Detached	Semi Detached	Terraced	Flat/Maisonette	Overall
England and Wales	£288,791	£169,196	£141,728	£169,604	£183,486

Source: Land Registry Website – www.landreg.gov.uk/propertyinfo/

Appendix 4 - Useful Contact Details/ Websites

- **North Devon District Council** – Holds the district wide housing register for North Devon and can provide housing advice. To apply to get on the housing register please contact;

Housing Advice Centre - 25 Boutport Street, Barnstaple, Devon, EX31 1RP

Telephone: 01271 325757 E-mail: housingadvice@northdevon.gov.uk or info@northhdevon.gov.uk

Website: www.northdevon.gov.uk

- Housing Association contact details are available from the **Rural Housing Project – Exmoor, North Devon and West Somerset.**

Telephone: 01398 322245 E-mail: sjayre@exmoor-nationalpark.gov.uk

- **The Housing Corporation** – Website: www.housingcorp.gov.uk
National Government Agency that funds new affordable housing and regulates Housing Associations. Their website contains information on becoming a housing association tenant, holds a public register of housing associations in your area and provides information on finding an affordable home through the Government's HomeBuy scheme.

- **Commission for Rural Communities** – An independent body that acts as a rural advocate, they aim to provide well informed, independent advice to government and ensure that policies reflect the real needs of people living and working in rural England, with a particular focus on tackling disadvantage.

Website: www.ruralcommunities.gov.uk

- **Defra** Affordable Rural Housing - <http://www.defra.gov.uk/rural/arh/index.htm>

- **Government Office South West (GOSW)** - Housing page

www.gosw.gov.uk/gosw/peoplesc/housing/?a=42496

- **Joseph Rowntree Foundation** – A social policy research and development charity. One of its remits is to understand the causes of, and solutions to deprivation related to 'place', focusing on **housing and neighbourhoods.**

Website: www.jrf.org.uk

- **Office of National Statistics** – Holds online Census data www.statistics.gov.uk