

# Parishes of Parracombe, Kentisbury, Trentishoe and Martinhoe Housing Needs Report



Produced by: Devon Communities Together

On behalf of: Parracombe, Kentisbury, Trentishoe,  
and Martinhoe Parish Councils

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# 1 Executive Summary

## Principal Conclusions

The survey identified a need for 5 affordable homes and 3 open market homes within the next 5 years.

## Key findings

### Affordability

- The survey found 4 households in housing need who could not afford to buy or rent in the open market.
- 1 additional reply was received by a household on Devon Home Choice who had not completed the survey but was eligible for affordable housing in the parish.

### Tenure

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

### Size of Property Required

- 5 x 1 or 2 bed homes for singles/couples

## Other Findings

- The survey achieved its aim of identifying actual households in need. 370 surveys were delivered and 74 survey forms were returned. The response rate was 20%.
- 86% of those who answered the question said they would be in favour of a small development of affordable housing for local people. 11 households did not answer this question.
- A need for 3 open market homes in the parish was identified.
- 4 people expressed an interest in building their own homes in the parish, 3 of these were eligible for affordable housing.

## 2. Aims of the Survey

- To investigate the housing need, tenure and size of homes required for local people living or working in the 4 parishes and those wishing to return.
- To establish the general level of support for new homes in the 4 parishes with an emphasis on homes for local people with housing needs.
- To establish the views of the local community on future housing in the 4 parishes.
- To assist the Parish Councils and District Council with future planning for the 4 parishes.

## 3. Survey history, methodology and response

### 3.1 History

North Devon Council wished to carry out a survey to assess future local housing need for a possible development in Parracombe. The North Devon Rural Housing Enabler discussed this with the Local Authority and due to the limited size of the parish of Parracombe it was decided that a joint housing need survey should be carried out with the parishes of Kentisbury, Trentishoe and Martinhoe. The 2 Parish Councils and the Parish Meeting for Martinhoe were consulted and it was agreed to proceed with the survey. Survey forms were finalised and 370 forms were hand delivered to every household in the 4 parishes. Parishioners were able to return the survey in a reply paid envelope. The deadline for the return of the survey was 13<sup>th</sup> October 2017.

### 3.2 Methodology

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

The survey form was in 3 parts. The first section asked a limited number of questions about the type of household and their support for affordable housing. All residents were invited to respond to this part of the survey. The second part of the survey was designed to be completed by households who intend to move home within the next 5 years and wish to remain living in the one of the parishes. Both those who have an affordable housing need and those who wish to buy on the open market were invited to complete this section of the form. The third section was aimed at households with at least one member who is in need of accessible and/or adaptable housing due to age, health issues or disabilities. A reminder was also sent to those on the Devon Home Choice register who did not complete a survey form.

### 3.3 Response

- 74 surveys were returned, which is a response rate of 20% of all dwellings surveyed.
- The survey achieved its aim of identifying actual households in need. Out of the 74 returned surveys, 9 were returned with Part 3 completed.
- All but of 1 of the respondents live in the four parishes. 1 lives in Bratton Fleming.

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

## **4. Introduction and Information about Parracombe, Kentisbury, Trentishoe and Martinhoe**

### **4.1 Overview of Parracombe**

Parracombe is a small rural parish in the North Devon Council area located approximately 12 miles north east of Barnstaple and approximately 5 miles south west of Lynton. The parish lies within Exmoor National Park in the picturesque Heddon Valley. The majority of the parish is open countryside with the small settlement of Parracombe located at the centre of the parish area.

The village is located just off of the A39 road which links it to Barnstaple and has regular bus routes to the larger towns of Barnstaple, Lynton, Minehead and Ilfracombe (not Sundays).

The parish has 2 churches, a village hall, a primary school, a public house, a shop and a pottery studio, all located within the main settlement.

There are several organisations and groups in the village including dance and exercise classes, book group, bridge club and craft group. A mobile library visits the village approximately every 4 weeks and a fish van visits weekly.

### **4.2 Overview of Kentisbury**

Kentisbury is a small rural parish in the North Devon Council area consisting of 3 hamlets, Patchole, Kentisbury Ford and Kentisbury. For this reason, it is known locally as the parish without a village. Part of the parish lies within Exmoor National Park and consists of open countryside with the 3 small settlements lying at the centre of the parish boundary.

It is located approximately 10 miles north east of Barnstaple and approximately 4 miles west of Parracombe, also just off the A39. There are daily bus services from Kentisbury Ford to Barnstaple and Lynton (not Sundays).

The parish has a church, a village hall, a primary school, a filling station which includes a Post Office and small shop, a public house and a hotel.

### **4.3 Overview of Trentishoe**

Trentishoe is a small rural parish located directly north of Parracombe and Kentisbury on the North Devon coast. The parish has a church but no other facilities or amenities. It shares a Parish Council with Kentisbury.

### **4.4 Overview of Martinhoe**

Martinhoe is a small hamlet and rural parish in the North Devon Council area lying directly north of Parracombe. The parish borders the Bristol Channel in the north and lies within Exmoor National Park.

Martinhoe has a church, village hall, hotel, public house and includes the heritage railway station Woody Bay which is part of the Lynton and Barnstaple Railway.

There are daily bus services to Barnstaple and Lynton which stop at Woody Bay railway station (not Sundays).

#### 4.5 General overview of the 4 parishes

All of the parishes are very rural with little employment or industry and limited facilities. Parracombe is the largest of the 4 with a defined village centre and is where any new development would most likely be located.

#### 4.6 Population Figures

In the 2011 census the usually resident populations of Parracombe, Kentisbury and Martinhoe were recorded as below:-

Parracombe	293 in 149 households
Kentisbury	299 in 123 households
Martinhoe	159 in 87 households

Figures for Trentishoe are included with those of Martinhoe in the Census data. The census also records that there were 74 dwellings which were empty properties, second homes or holiday lets.

#### 4.7 Type of Accommodation

In the 2011 Census the types of accommodation in the 4 parishes were broken down as in Table 1 below. The largest category of homes is detached houses or bungalows. There are very few flats.

Table 1

Parish	Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
Parracombe	76	27	14	3	0	120
Kentisbury	71	24	5	3	5	108
Martinhoe	42	11	0	3	1	57

#### 4.8 Bedroom numbers

In the 2011 Census the number of bedrooms per home per parish were broken down as in Table 2 below.

Table 2

	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more	Total
Parracombe	7	14	51	30	18	120
Kentisbury	7	16	42	17	26	108
Martinhoe	3	11	20	10	13	57

When viewed together these tables show that there is a lack of smaller, cheaper accommodation in the 4 parishes with detached dwellings and properties of 3 bedrooms plus being the most prolific.<sup>1</sup>

#### 4.9 Property Prices and Rent

In the last 2 years the Land Registry has recorded 19 property sales in 3 of the parishes. No sales were recorded in Martinhoe. The average price of properties whose value was shown was

<sup>1</sup> This data only gives details for 285 dwellings as it does not include homes with no usual residents.

£382,763. Prices ranged from £120,000 for a two bedroom house to £667,500 for a 3 bedroom house.

There are currently 11 property listings on the Rightmove website in the 4 parishes. There are only 3 houses for sale under £250,000. 5 of the homes have 3 bedrooms with the rest being larger. There are no smaller homes for sale. There were no private homes listed on Rightmove for rent in any of the 4 parishes at the time of writing this report.<sup>2</sup>

To assess whether a household can afford to buy in the open market it is necessary to look at the cost of an entry level property in the local market. This is done by comparing information on recent house sales and homes currently on the open market. Average rents are identified by comparing local private rents gained from the housing need survey with rents of properties currently on the market. From this information, we can establish typical rents to assess affordability. There were very few properties for rent on the open market and very few sold properties of 3 bedrooms or less at the time of writing this report therefore data has been taken from surrounding rural areas.

The figures used to assess affordability are set out in Table 3 below.

**Table 3**

Size	Property price	Weekly rent
1 bedroom	£140,000	£120
2 bedroom	£180,000	£150
3 bedroom	£250,000	£170

There are currently 6 housing association owned properties in Parracombe, 1 in Kentisbury and 1 in Martinhoe (all 3 beds). This gives a total of 8 across the 4 parishes. Only 1 property has been let in the last 2 years. Therefore lettings of current affordable housing stock will have little impact on future need figures.

## **5. General Survey Findings**

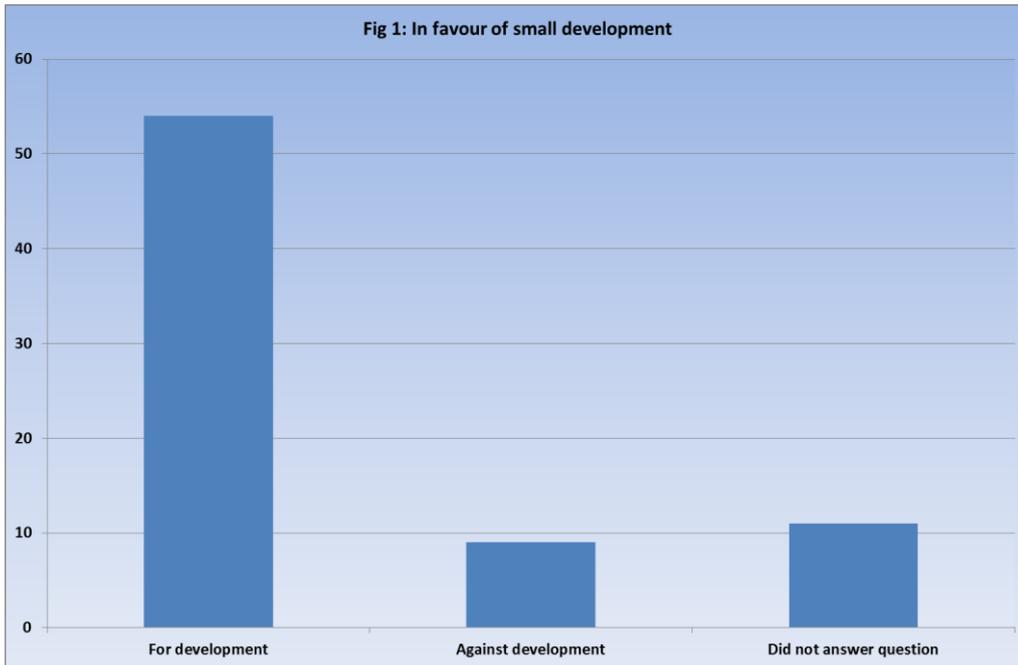
As 4 parishes have been surveyed, the most significant data will be broken down by parish in a separate document. The figures in the main body of the report relate to all 4 parishes together.

### **5.1 In favour of a small local development**

Respondents were asked if they would be in favour of a small number of homes for local people being built if the need for affordable housing were proven. 86% of those answering the question said they would be in favour. 14% said they were against any development. It should be noted that 11 households did not respond to this question. Fig.1 overleaf shows the breakdown.

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<sup>2</sup> House price and sale data as of 16/10/17

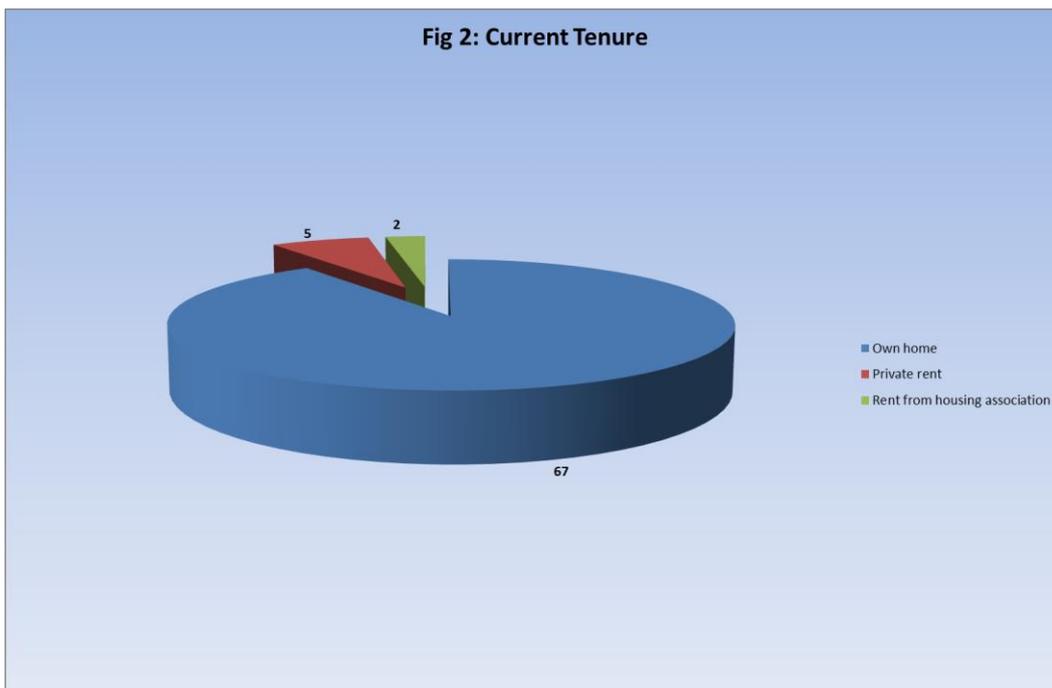


### 5.2 Site suggestions and general comments

19 individuals made suggestions for possible housing sites within the parish and made more general comments about housing in the parish. These suggestions and comments will be made available to the Parish Council on a separate document.

### 5.3 Current tenure

All of the respondents provided details. 67 (90%) own their own home, 5 (7%) rent from a private landlord and 2 (3%) rent from a housing association. Figure 2 below shows the breakdown of tenure.



#### 5.4 Main or second home

5 of the respondents were second home owners.

#### 5.5 Parish of Residence

Respondents were asked which parish they lived in.

- 40 lived in Parracombe
- 16 lived in Kentisbury
- 13 lived in Martinhoe
- 3 lived in Trentishoe
- 1 lived in Bratton Fleming
- 1 did not specify a parish

#### 5.6 Number of bedrooms in current home

Respondents were asked how many bedrooms their current home has. The replies are shown in Table 4 below.

Table 4

Number of bedrooms	1	2	3	4+
Respondents	2	4	29	33

#### 5.7 Future plans

Respondents were asked whether they intended to move home within the next 5 years. If they answered Yes to this question they were asked to complete Part 2 of the form.

- 7 households stated they did intend to move within the next 5 years
- 60 households stated they did not intend to move within the next 5 years
- 7 did not answer the question

#### 5.8 Community Land Trusts (CLTs)

Respondents were asked whether they would consider becoming a member of a CLT.

- 9 households showed an interest
- 8 of these provided contact details.

### 6. People in Need of Accessible/Adaptable Housing

Part 3 of the questionnaire was directed at households with at least one member who is in need of accessible and/or adaptable housing due to age, health issues or disabilities.

One household completed this part of the form. This is a single person who requires designated housing. This person is eligible for affordable housing and would like affordable housing for rent and meets the local connection criteria.

### 7. Assessment of those wishing to move to a new home in the 4 parishes within the next 5 years

Part 2 of the survey was aimed at those who expect to need to move home within the next 5 years and remain in Parracombe, Kentisbury, Trentishoe or Martinhoe. It asked questions regarding size and make-up of the new household, local connection and financial

circumstances. This information helps to identify the number of households that are eligible for both open market and affordable housing in the parishes and the size, tenure and type of homes required.

7 households indicated a need to move within the next 5 years, however 9 completed Part 2 of the survey. The needs of these 9 households have been included in this section of the survey.

### 7.1 Timescales for moving

Households completing this part of the form were asked to identify when they would need to move.

- 2 households indicated a current need to move.
- 3 households indicated a need to move within the next 1-3 years.
- 4 households indicated a need to move within the next 5 years.

### 7.2 Housing tenure

Respondents were asked what type of accommodation they would consider moving to. This gives an indication of respondents' aspirations rather than confirming which type of housing they are eligible for. The results are shown in table 5 below. Respondents could choose more than one option.

Table 5

Shared ownership/ equity	Affordable housing for rent	Self-build	Owner occupied housing	Rent to buy	Open market
1	3	4	1	1	3

### 7.3 Reasons for moving

Respondents were asked why they wished to move home. They could tick more than one box.

Table 6 shows why households need to move

Table 6

Reason for wishing to move	No of respondents
Need a smaller, more manageable home	4
Need to downsize to a home with fewer bedrooms	4
Need to move for family care / support	1
Struggling to afford current home	3
Renting and would like to buy home	1
Wish to move back to the parish and have a strong local connection	1
Need to be close to place of work	2
Need to be close to shops/amenities/public transport	1
Need to move for health/mobility reasons	1

### 7.4 Budget for new home

Respondents who wished to purchase a home were asked about their budget.

- 4 had a budget of under £150,000
- 1 had a budget of £200,000 - £250,000

## 7.5 Where do households need to live

Households were asked where they needed to live and given 6 options including the 4 parishes included in the survey plus Lynton/Lynmouth or Challacombe. 7 replied to this question.

- 4 need to live in Parracombe
- 1 needs to live in Martinhoe
- 1 needs to live in Lynton
- 1 needs to live in Parracombe, Trentishoe or Kentisbury

## 8. Assessment of those in affordable housing need

This section of the survey looks at the number of households who would qualify for an affordable home in the 4 parishes, based on their household income and savings.

### 8.1 Exclusions

All 9 of the households who expressed a need to move within the next 5 years and remain in Parracombe, Kentisbury, Trentishoe or Martinhoe have been assessed and 3 were excluded initially because they already own their own home so do not qualify for affordable housing. This leaves 6 who may qualify for affordable housing.

### 8.2 Local Connection

In order to qualify for affordable housing, respondents must have a local connection to one of the 4 parishes. Local connection criteria are set out by the local planning authority, Exmoor National Park. Their criteria states:-

Affordable houses in the Parish shall only be occupied by persons (and their dependants) whose housing needs are not met by the market and:

- a) who have a minimum period of 10 years permanent and continuous residence in the parish or an adjoining parish; or
- b) who are not now resident in the parish or an adjoining parish but have a local connection with the parish including a period of permanent and continuous residence of 10 years or more within the last 20; or
- c) who have an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the parish or an adjoining parish, the essential need arising from proven age or medical reasons; or
- d) who need to live close to their place of work in the parish or an adjoining parish

Two of the respondents did not provide enough information to assess this connection. This leaves 4 households.

### 8.3 Preferred housing tenure

The survey also asked households with a housing need which type of housing they were interested in. They could give more than one option. The responses are listed in Table 7 below.

Table 7

Type of housing	Interested
Shared ownership/equity	1
Affordable housing for rent	2
Affordable self-build	3
Owner occupied housing	1
Rent to buy	1

## 8.4 Housing Options

The housing options available to the 4 households in need are now given consideration.

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

- 3 households earn less than £20,000 per year
- 1 household earns £30,000 - £35,000 per year

Given the financial circumstances of the households in need, none could afford a starter home or discounted market home. 2 may be able to afford a shared ownership home but the other 2 would require affordable housing for rent.

## 8.5 New benefit rules for single under 35s

New benefit rules are due to come in on 1<sup>st</sup> April 2019 which will limit the amount of housing benefit paid to single people under the age of 35 with no dependents. From this date single people under 35 will only be able to claim the shared accommodation level of housing benefit rather than benefit for a 1 bedroom property as currently. This will mean a reduction of around £30 per week. Although these rules will not be coming in until 2018, they will be backdated to include any tenancy that begins after 1<sup>st</sup> April 2016.

This will affect the way that affordable housing is allocated to individuals that fall into that category. Housing associations will have to consider the person's ability to pay their rent and will also have to consider whether letting to those under the age of 35 who are in employment is wise as if they lose their job they may struggle to pay their rent.

Many housing associations have not yet made a decision as to how they are going to deal with this issue but it is worth bearing in mind, as if some of the individuals identified as being in housing need in this survey fall into the single under 35s category they may not be considered as eligible for housing in any new affordable housing development.

## 8.6 Other evidence of housing need

As well as this survey, other evidence of housing need should be considered. The housing waiting list or register for Devon is called Devon Home Choice. Applicants are given a banding from A to E depending on their level of need, with Band A being the highest. There are 7 households resident in the 4 parishes registered on Devon Home Choice. Details are set out in Table 8 below.

Table 8

Devon Home Choice band	1 bed	2 bed	3 bed	4 bed	Total
Band A (Emergency need)	0	0	0	0	0
Band B (High)	0	0	0	0	0
Band C (Medium)	0	0	0	0	0
Band D (Low)	1	0	0	0	1
Band E (No Housing Need)	3	3	0	0	6
<b>Total</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>7</b>

None of the households who are registered on Devon Home Choice completed the survey. Due to this apparent disparity, all those who are registered with Devon Home Choice and living within the 4 parishes were contacted separately by letter. Two of these letters were returned as the

addressee was no longer living at the address. These details will be passed on to North Devon Council to update their Devon Home Choice records. 1 reply was received from a household who does need affordable housing in one of the 4 parishes. This has been added to the final numbers, giving a total need of 5.

### 8.7 Housing Mix

The suggested mix of housing is shown in Table 9 below. This takes account of the family makeup as declared on the survey form and the type of housing required.

**Table 9**

Type of Property	Affordable Housing for Rent	Shared Ownership	Totals
1 or 2 bedroom property for single people	3	0	3
1 or 2 bedroom property for couples	0	2	2
2 bedroom property for families	0	0	0
3 bedroom property for families	0	0	0
<b>Totals</b>	<b>3</b>	<b>2</b>	<b>5</b>

## 8. Conclusion - Future Housing Need for Parracombe, Kentisbury, Trentishoe and Martinhoe

Overall, it must be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving. Any provision of affordable housing, would, by necessity, need to take account of this. However, given the level of response to the survey, and in spite of the potential for circumstances to change, the Parish Councils can feel confident in the results of this survey. The survey has identified a need in the near future for 5 units of affordable housing.

Any further action taken towards meeting this housing need will require the support of the Parish Councils and wider community consultation. Should the Parish Councils wish to address the identified housing need, the Rural Housing Enablers are available to help identify potential sites, conduct site appraisals and facilitate the process of identifying potential development partners as well as any other ongoing assistance that may be required.

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

### Recommendation

It is recommended that the Parish Councils:

- Note this report
- Consider the options for addressing the need for 5 affordable homes.