

Parish of Kilmington Housing Needs Report



Produced by: Devon Communities Together

On behalf of: Kilmington Parish Council

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1 Executive Summary

Principal Conclusions

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

Key findings

Affordability

- The survey found 2 households in housing need who could not afford to buy or rent in the open market.
- 3 additional replies were received by households on Devon Home Choice who had not completed the survey but were eligible for affordable housing in the parish.

Tenure

- All of the households in need would require affordable rented accommodation.

Size of Property Required

- 3 x 1 or 2 bed properties for singles / couples
- 1 x 2 bed property for a family
- 1 x 3 bed property for a family

Other Findings

- 405 surveys were delivered and 160 survey forms were returned. The response rate was 40%.
- 81% of those who answered the question said they would be in favour of a small development of affordable housing for local people. 13 households did not answer this question.

2. Aims of the Survey

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

3. Survey history, methodology and response

3.1 History

Kilminster Parish Council and Neighbourhood Plan Committee decided to carry out a housing need survey for the parish to assist with their Neighbourhood Planning and to identify housing need in the parish. The Rural Housing Enabler attended a Neighbourhood Plan meeting in June and it was agreed to proceed with the survey. Survey forms were finalised and 405 forms were hand delivered to every household in the parish. Parishioners were able to return the survey in a reply paid envelope. The deadline for the return of the survey was 4th October 2019.

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 4 parts. Part 1 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. Part 2 was aimed at those who wish to move home and remain in Kilminster within the next 5 - 10 years. Part 3 of the survey was intended only for completion by parishioners aged over 55, to gauge the specific needs of older residents. Part 4 of the survey was designed to be completed by households who believed they may have a housing need. A reminder was also sent to those on the Devon Home Choice register who did not complete a survey form.

3.3 Response

- 160 surveys were returned, which is a response rate of 40% of all dwellings surveyed.
- 30 out of the 160 responses were returned with Part 2 completed, indicating a wish to move house and remain in Kilminster within the next 5 - 10 years.
- 7 out of the 160 responses were returned with Part 4 completed, indicating a need for affordable housing.

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 Kilmington

4.1 Overview of Kilmington

Kilmington is a rural parish located in the East Devon District Council area. It lies just off the busy A35 road which gives it good transport links to Axminster which is approximately 2 miles to the north east and Honiton which is approximately 8 miles to the west. Part of the parish lies within the East Devon Area of Outstanding Natural Beauty.

Kilmington has a range of facilities and amenities including a parish church, Baptist church, village hall, cricket pavilion which doubles as a meeting place, village primary school, 2 pubs, a filling station with a shop and café attached, a village shop and post office and a large farm shop. There is also a small wildlife park. A mobile library calls into the village once a month.

Local organisations include Moviola which holds monthly film evenings, Royal British Legion, gardening club and amateur dramatic society. The village is also a centre for the Duke of Edinburgh awards and has a volunteer organisation called Kilmington's Little Helpers who help local people with small jobs around the house. There are also several sports clubs such as the local cricket and tennis clubs, table tennis club, bridge club, short mat bowls club, Scrabble club and the village hall hosts a monthly country dancing event.

4.2 Population Figures

In the 2011 census the usually resident population of Kilmington was recorded as 830 in 405 households. There were 35 dwellings with no usual resident. This would cover holiday homes, second homes and empty homes.

4.3 Type of Accommodation

In the 2011 Census the types of accommodation in the parish were broken down as in Table 1 below. Detached houses are by far the largest type of accommodation in the parish.

Table 1

Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
222	100	33	12	3	370

4.4 Bedroom numbers

In the 2011 Census the number of bedrooms per dwelling was broken down as in Table 2 below.¹ The majority of homes have 2 or 3 bedrooms with very few smaller 1 bedroom properties.

Table 2

1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more	Total
14	93	146	74	43	370

When viewed together these tables show that there is a lack of smaller, cheaper accommodation in the parish with detached properties of 3 bedrooms plus being the most prolific.

¹ This data only gives details for 370 dwellings, this is because data for empty homes is not included.

4.5 Property Prices and Rent

In the last 2 years the Land Registry has recorded 26 property sales in the parish. The average price of properties whose value was shown was £337,000. Prices ranged from £180,000 for a 3 bedroom semi-detached house to £620,000 for a 3 bedroom detached house.

There are currently 5 property listings on the Rightmove website. The cheapest house on the market at the moment is a 3 bedroom property for £275,000. There are no other homes for sale under £300,000.² The lack of smaller, cheaper homes for sale and the Census information above highlights the lack of availability of smaller homes for those on low incomes or those who wish to downsize.

To assess whether a household can afford to buy in the open market it is necessary to look at the cost of an entry level property in the local market. This is done by comparing information on recent house sales and homes currently on the open market. Average rents are identified by comparing local private rents gained from the housing need survey with rents of properties currently on the market. From this information, we can establish typical rents to assess affordability. There were no one bedroom properties for sale or rent on the open market at the time of writing this report therefore data has been estimated. The figures used to assess affordability are set out in Table 3 below.

Table 3

Size	Property price	Weekly rent
1 bedroom	£150,000	£130
2 bedroom	£200,000	£160
3 bedroom	£250,000	£200

4.6 Current affordable housing stock

There are currently 30 council / housing association owned properties in Kilmington. These are broken down by size in the table below.

Table 4

1 bedroom	2 bedrooms	3 bedrooms
0	13	6

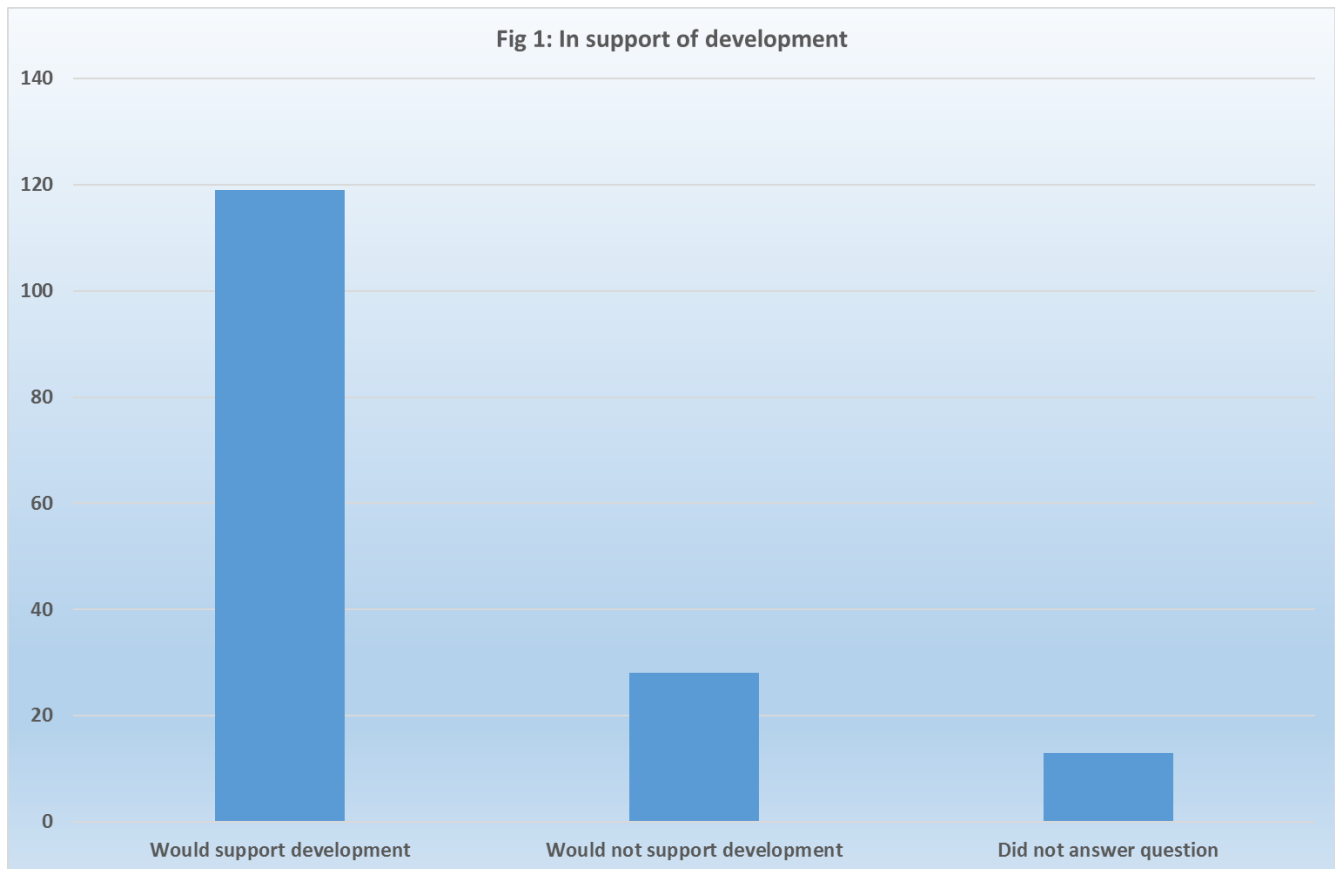
3 affordable homes have been let in the last 2 years. Therefore lettings of current affordable housing stock will have little impact on future need figures.

5. Basic Information

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. 81% of those answering the question said they would be in favour. 19% said they were against any development. It should be noted that 13 households did not respond to this question. Fig.1 overleaf shows the breakdown.

² Data correct as of 2/10/19



5.2 General comments about housing in the parish

43 individuals made general comments about housing in the parish. These comments will be made available to the Parish Council on a separate document.

5.3 Knowledge of those who have left parish in last 5 years or wish to return

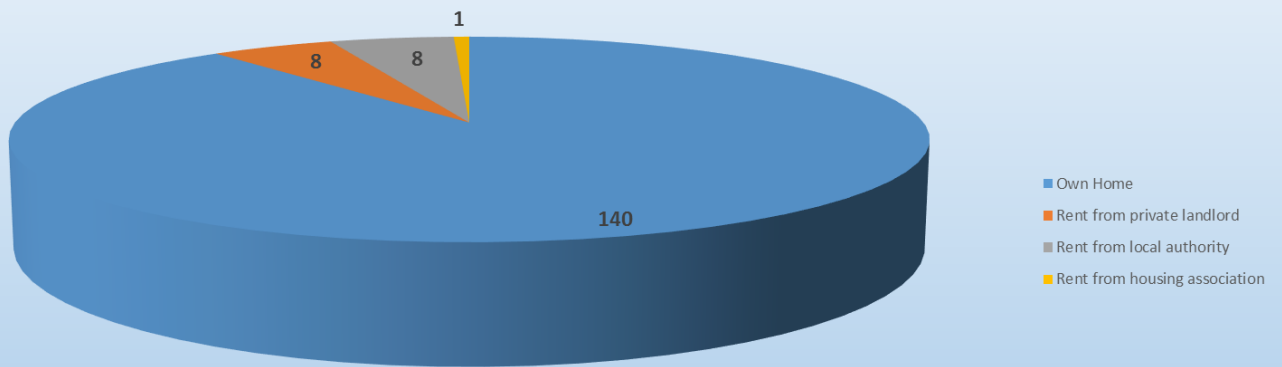
Respondents were asked if they knew of anybody who had had to leave the parish in the last 10 years due to lack of suitable housing, anyone who works in the parish and would like to move to Kilmington or anyone who has a long term connection to the parish and wishes to return.

- 16 households replied that they did know of someone

5.4 Current tenure

Of the 157 respondents who provided details, 140 (89%) own their own home, 8 (5%) rent from a private landlord and 8 (5%) rent from the local authority and 1 (1%) rents from a housing association. The tenure breakdown can be seen in Fig 2 overleaf.

Fig 2: Current Tenure



5.5 Main or second home

3 of the respondents were second home owners.

5.6 Number of bedrooms in current home

Respondents were asked how many bedrooms their current home has. The replies are shown in Table 5 below. 15 households did not specify a number.

Table 5

Number of bedrooms	1	2	3	4+
	6	31	52	56

5.7 Future plans

Respondents were asked whether they intended to move home within the next 10 years. If they answered Yes to this question they were asked whether they wished to remain in or move to Kilmingon or move away from Kilmingon.

- 56 households stated they did intend to move within the next 10 years
- 31 of these 56 households wish to remain in or move to Kilmingon
- 24 of these 56 households wish to move away from Kilmingon
- 1 households did not specify where they wanted to live

6. Type of Housing Needed

All those who wished to move home within 10 years and remain / move to Kilmington were asked to complete this part of the survey. A total of 30 households completed this part of the survey.

6.1 Future housing plans

Respondents were asked when they expect to move to a new home.

- 13 households stated they have thought about moving within 5 years
- 11 households stated they have thought about moving within 5 - 10 years
- 6 households did not answer the question

6.2 Reasons for moving

Respondents were asked why they wished to move home. They could tick more than one box. Table 6 below shows why households need to move.

Table 6

Reason for wishing to move	No of respondents
Need to downsize to a home with fewer bedrooms	10
Need a home with one level for health/mobility reasons	7
Need to move to a home with more bedrooms	4
Need to be closer to family support / carers etc	3
Private tenancy ending	2
Struggling to afford current home	1
Other (need attached garden and low maintenance home, more outside space, want to buy own home, want bigger garden)	5

6.3 Preferred housing tenure

The survey also asked households who had a housing need which tenure of housing they were interested in. Respondents could give more than one option. The responses are listed below.

Table 7

Type of housing	Interested
Open market	22
Self / custom build	5
Discount market home	4
Affordable Rent	2
Shared ownership / equity	2
Rent to buy	2

6.4 Minimum bedroom requirement

Respondents were asked the minimum number of bedrooms they would require in their new home. Table 8 below shows the breakdown. It should be noted that there are criteria relating to affordable housing that set the number of bedrooms that a household are eligible for based on the number of adults and children in that household.

Table 8

1 bedroom	2 bedroom	3 bedroom	4 bedroom
2	11	10	4

6.5 Budget for new home

Respondents who wished to purchase a home were asked about their budget. Table 9 below shows the breakdown of replies.

Table 9

£150,000 - £200,000	£200,000 - £250,000	£250,000 - £300,000	£300,000 - £350,000	£350,000+
4	2	2	4	12

7. Housing needs and aspirations of older residents

Part 3 of the questionnaire was directed at residents over the age of 55. The number of people over the age of 55 is set to rise significantly across the UK over the next 20 years. In 2014 the Office for National Statistics published population projections for the next 20 years. These figures show that by 2034 the percentage of people over the age of 55 will have increased by 23% across Devon and by 22% in East Devon district during that period.

132 individuals answered Part 2 of the survey from 82 households with at least one member over the age of 55. This is 52% of the total number of households who responded to the survey.

7.1 Age of Respondents to Part 2 survey

Respondents were asked to give their age in 10 year bands. As can be seen in Table 10 below, the majority of those who replied (70%) were aged between 55 and 75.

Table 10

Age Group	55-65	66-75	76-85	Over 85
Number	42	51	35	4

7.2 Type of Accommodation preferred by older persons

Older households were asked what type of accommodation they may need in the future. The majority preferred a home better suited to their needs but not designed for older people. Preferences are shown in Table 11 below.

Table 11

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	26
Home specially designed for older people	8
Residential / nursing home	2

7.3 Adaptability of current home

Respondents were asked if their current home was adaptable to meet changing needs.

- 56 households felt that their home was adaptable
- 14 felt that their home was not adaptable

7.4 Number of households wanting to move home in next 5 or 10 years

14 older persons' households completed Part 2 of the form, indicating that they would like to move home within the next 5 or 10 years and remain or move to Kilmington. None of these households would require affordable housing.

- 6 would like to move in the next 5 years
- 7 would like to move in 5 - 10 years
- 1 did not specify a timescale

7.5 Considerations when choosing next home

Households were asked to list the most important considerations when choosing a new home. They could give more than one reason. The reasons are listed below in Table 12.

Table 12

Most important consideration	Number
Small patio / garden area	21
Proximity to shops/church / village hall	21
Proximity to public transport	16
Need to downsize to a smaller more manageable home	17
Garage / storage for mobility equipment	17
Cheaper running costs	13
Need to be near family / carers / support	13
Accommodation on one level	10
Adaptable for/or with improved access for health/mobility reasons	5
Other (larger gardens / better parking / mains gas / energy efficient home / nearer pub / upstairs bathroom / purpose built complex for older people / walking distance to shops	11

The two most important considerations were that older persons wished to move to a property that was close to shops, church and village hall and wanted a small patio / garden area. Other popular reasons were the need to downsize to a more manageable home and proximity to public transport.

7.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of households have no plans to move home. However, Kilmington does have a number of older households who wish to move to more suitable accommodation.

None of the 14 households that expect to move home within the next 5 - 10 years and remain in Kilmington are eligible for affordable housing so would require open market housing. Small open market bungalows, flats and houses can be built, however, developers who build open market homes do not usually attach any kind of local connection covenant as this reduces the value of the homes. This means that any open market properties cannot be guaranteed for local people.

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 parish, based on their household income and savings.

8.1 Exclusions

7 households completed Part 4 of the form and have been assessed for affordable housing need.

3 have been excluded because they own their own home and did not identify a housing need.

This leaves 4 households who may qualify for affordable housing.

8.2 Local Connection

In order to qualify for affordable housing, respondents must have a local connection to Kilmington. Local connection criteria are set out by East Devon District Council and are detailed below:-

Local connection means one or more of the following connections in priority order in respect of parishes or the parish grouping³:

- i) persons who have been permanently resident therein for a continuous period of three years out of the five years immediately prior to the Affordable Dwelling being offered to them; or
- ii) being formerly permanently resident therein for a continuous period of five years at some time in the past
- iii) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least twelve (12) months immediately prior to being offered the Affordable Dwelling;
- iv) persons who can demonstrate a close family connection to the District in that the person's mother, father, son, daughter or sibling has been permanently resident therein for a continuous period of five years immediately prior to the Affordable Dwelling being offered to them and where there is independent evidence of a caring dependency relationship.

2 of the respondents do not have this connection and have been excluded from the final figures. This leaves 2 households in housing need.

8.3 Timescale

- 1 household would like to move within the next 5 years
- 1 did not specify a timescale.

8.4 Housing Options

The housing options available to the 2 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.

- 1 had an income of less than £20,000
- 1 had an income of £20,000 - £25,000

³ For planning purposes Poltimore is grouped with Broadclyst, Clyst Honiton, Clyst Hydon, Clyst St. Lawrence and Rockbeare.

Given the financial circumstances of the households in need, both would require affordable rented housing.

8.5 Other evidence of housing need

As well as this survey other evidence of housing need should be considered. The housing waiting list or register for Devon is called Devon Home Choice. Applicants are given a banding from A to E depending on their level of need. There are 12 households with a Kilmington address registered on Devon Home Choice. Details are set out below.

Table 13

Devon Home Choice band	1 bed	2 bed	3 bed	Total
Band A (Emergency need)	0	0	0	0
Band B (High)	0	0	0	0
Band C (Medium)	0	1	1	2
Band D (Low)	3	0	0	3
Band E (No Housing Need)	4	3	0	7
Total	7	4	1	12

Only 1 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 in the parish were contacted separately by letter and a further 3 replies were received. These have been added to the final numbers, giving a total need of 5 households.

8.6 Housing Mix

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

Table 14

Type of Property	Affordable Rent	Discount market	Totals
1 or 2 bedroom property for single people	2	0	2
1 or 2 bedroom property for couples	1	0	1
2 bedroom property for families	1	0	1
3 bedroom property for families	1	0	1
Totals	5	0	5

9. Conclusion - Future Housing Need for Kilmington

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

Any further action taken towards meeting this housing need will require the support of the Parish Council and wider community consultation. Should the Parish Council 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 parish 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 parish before any further development to address local needs is considered.

Recommendation

It is recommended that the Parish Council:

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

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