

Kilmington Parish Housing Needs Report



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**Devon Community
Housing Hub**



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1 Executive Summary

Principal Conclusions

The survey identified a need for at least 12 affordable homes within the next 5 years.

Key findings

Affordability

- The survey found 12 households with a local connection now or within the next 12 months in housing need who could not afford to buy or rent on the open market and are not in adequate housing.
- There were a further 2 households who either did not provide sufficient details or did not have a local connection.
- There is a further one household identified that wanted to move within social housing but appeared to be adequately housed.
- A breakdown of the size and tenure requirements is provided below.

Type of Property	Social / Affordable Rented Housing	Low-cost home ownership	Totals
1 bedroom property	2	1	3
2 bedroom property	5	2	7
3 bedroom property	2	0	2
Totals	8	3	12

For further detailed analysis please see Section 7.

Housing Needs of Older People

- The majority 110 (72%) of older households have no plans to move.
- There are a small number of older households (14) who wish to move and remain the Parish, 6 of these need affordable housing of which 4 have a local connection.

Other Findings

- 432 surveys were delivered and 196 survey forms were returned. The response rate was 45%.
- 76% of respondents that completed the survey were over 55 years old.

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.

3. Survey history, methodology and response

3.1 History

East Devon District Council in conjunction with Kilminster Parish Council commissioned this survey to assess future local housing need. After discussions with both Councils survey forms were finalised and survey forms were posted to all of the 432 households in the parish. Parishioners were able to return the survey in a reply paid envelope. The survey was also available for completion online. The deadline for the return of the survey was 31st July 2024.

3.2 Methodology

The survey was carried out using a standard methodology. The survey form was in 3 parts. The first section asked questions about the respondents' 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 parish. 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 parishioners aged over 55 to gauge the specific needs of older residents.

The methodology is based on identifying actual numbers of households in housing need and is not used to project future need.

3.3 Response

- 196 surveys were returned. An email was sent to those registered for the Parish on the Housing Register with an email address giving further encouragement to complete the survey on 8th August 2024 and extending the date by which responses could be submitted to 16th August 2024. The response rate was 45%.
- The survey achieved its aim of identifying actual households in need. Out of the returned surveys, 51 were returned with some, or all of Part 2 completed.
- 189 respondents stated that they live in the Parish of Kilminster, 3 live in East Devon, but outside of the Parish and 1 indicated that they live within Devon, but did not provide details, and 1 lives outside of the County. 2 did not answer the question.

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 Kilminster.

4.1 Overview of Kilminster.

Kilminster is a village and Parish situated in East Devon approximately 2 miles from Axminster, 8 miles from Honiton and 26 miles from Exeter. The centre of the village is around 0.5 miles from the A35. The closest railway station is at Axminster, which is on the main line from Exeter to London Waterloo. Trains run approximately once an hour from Axminster to Exeter and London. There are also 6 buses per day between Monday and Saturday between Kilminster Axminster, Honiton and Exeter. There is also easy access to Exeter Airport which is 21 miles away.

The Parish of Kilminster is intersected by the A35, the main village is on the southern half and some dispersed outlying dwellings and farms to the north. The village along The Street and parts of Whitford Road and The Grn is designated as a conservation area. Outside of the village the remainder of the Parish is agricultural land and sits within two National Landscapes, Blackdown Hills and East Devon.

The village of Kilminster has a primary school and pre-school with the designated secondary schools in Axminster. There is a Parish church, a Baptist church, village hall, cricket pavilion, playing field, 2 pubs, a filling station with a shop, motel and café attached, and a farm shop. There is also a small wildlife park. The post office is open once a week for 2 hours on a Tuesday.

Local organisations include Kilminster Community Cinema which holds monthly film evenings, Royal British Legion, Kilminster Community Association who organise village social events, gardening club, history group and amateur dramatic society. The village is also a centre for the Duke of Edinburgh awards. 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 2021 census the population of the Parish was 930 people living in 410 households (this number only includes homes that have a main resident). More information can be found at <https://www.ons.gov.uk/visualisations/customprofiles/build/#E04002969>. Details from the 2021 have now been published as estimates and rounded to the nearest 10, which means that the total number of households varies slightly depending on the data set that is being used. As the detailed results from the 2021 Census at Parish level are not yet readily available the following information is taken from the 2011 Census.

The 2011 Census indicates that the usually resident population of Kilminster was recorded as 830 in 405 households. Of these, 370 (91.4%) had at least one usual resident and 35 (8.6%) had no usual residents. 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. It is of note that 58% of dwellings are detached houses and bungalows, which usually represent the more expensive end of the housing market, with only 14% terraced houses, bungalows and flats which represent the entry level property type for many aspiring homeowners.

Table 1

Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
235(58%)	110 (27%)	42 (10%)	15 (4%)	3 (1%)	405

4.4 Bedroom numbers

In the 2011 Census the number of bedrooms per dwelling were broken down as in Table 2 below.¹ See note below. It is of note that 4% of dwellings with a 'usual resident' are one bedroom homes, whilst there are 109 (29%) households from this total that are one person households.

Table 2

1 bedroom	2 bedrooms	3 bedrooms	4 or more	Total
14 (4%)	93 (25%)	146 (39%)	117 (32%)	370

When viewed together these tables indicate that there is a significant under-representation of semi-detached and terraced houses in the Parish and the proportion of one bedroom homes (4%) does not reflect the number of single person households. These are often the types of homes that enable entry to the housing market.

4.5 Property Prices and Rent

To assess whether a household can afford to buy or rent in the open market it is necessary to look at the cost of an entry level property in the local market. For open market purchase information on recent house sales and current listings is analysed. For rented housing information on current rent costs provided by respondents to the housing needs survey are compared with rents of properties currently on the market. From this information, we can establish typical housing costs to assess affordability.

When background research was carried out on 9th and 23rd September 2024² there were 11 properties for sale with 2 or more bedrooms within one mile of Kilmington with a value of £800,000 or less on the Rightmove website (see note 2). There were no one bedroom properties for sale within one mile of Kilmington so the search area for comparators was increased to 3 miles. This included some one bedroom homes in the nearby town of Axminster. There were 4 two bedroom properties for sale, 6 three bedroom homes for sale and one 4 bedroom home for sale. Extending the area to within three miles of Kilmington, which includes Axminster, there were 3 one bedroom properties that were included as comparators.

¹ This table only gives details for 370 of the total 405 dwellings. This is because there is no data on bedroom numbers for the 35 empty homes, second homes or holiday lets in this dataset.

² Information on both properties for sale and rent was taken from Rightmove.co.uk on 9th and 23rd September 2024. Retirement, Park Homes and properties over £800,000 in value are not included as comparators. One property was also excluded as it required complete refurbishment.

This stock profile within 1 mile of Kilmington reflects the characteristics of the area with fewer smaller homes available. Of those that are listed within 1 mile of Kilmington, the cheapest property included as a comparator was a 2 bedroomed home with an asking price of £240,000. The cheapest 3 bedroom home was £375,000.

Research to establish rental costs was carried out on 9th September 2024 when there were no properties advertised for rent within 1 mile of Kilmington, there were 7 properties within 5 miles of Kilmington. Additionally, information on rent costs was provided by 8 survey respondents who are in private rented accommodation in the Parish. Information on rent levels from both sources has been relied on to establish entry level rent costs in the Parish. It is possible that rent levels for lettings closer to the Parish will be higher due to the lack of homes to rent in the area. There were 1 one bedroom, 1 two bedroomed and 3 three bedroomed rented properties available within 5 miles of Kilmington. It is of note that the local housing allowance is significantly lower than the market cost of rented housing, making accessibility even harder for households who are dependent on benefits to meet their housing costs, especially those with larger families.

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

Table 3

Size	Property price	Weekly rent	Local Housing Allowance
1 bedroom	£120,000	£130.77	121.97
2 bedroom	£350,000	£174.23	157.64
3 bedroom	£520,000	£331.73	189.86

There have been 5 lettings of Council and Housing Association homes last 2 years, 3 in 2022, 1 in 2023 and 1 in 2024 (2 x one bedroom home and 3 x two bedroom home). It is not anticipated that lettings of current affordable housing stock will have any impact on future need figures.

5. General Survey Findings

5.1 Knowledge of those who have left parish in last 5 years

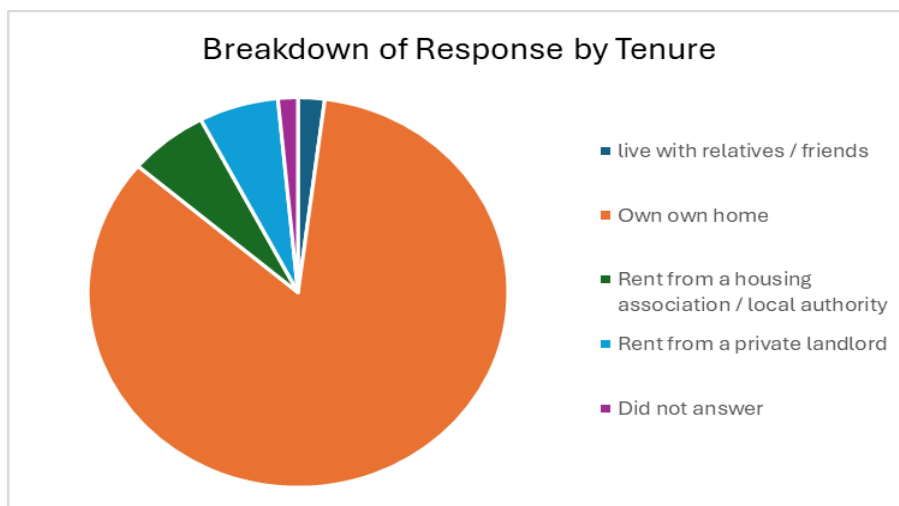
Respondents were asked if they knew of anybody who had to leave the parish in the last 5 years due to lack of suitable housing. They were also asked to indicate if they knew of anyone who was working over 16 hours per week in the Parish and were looking for housing within Kilmington. They were asked to pass on the link to the survey to anybody who was seeking housing in the Parish so that their needs could be incorporated.

- 26 households replied that they did know of someone who had left the Parish due to a lack of suitable housing;
- 10 households responded that they knew of someone who was working in the Parish and needed accommodation in Kilmington.

5.2 Current tenure

Of the 193 respondents who provided details, 165 own their own home and 12 rent from a private landlord. 12 households rent from a housing association or local authority, 4 live with relatives or friends. 3 respondents did not answer the question. Figure 1 shows the breakdown of responses by tenure.

Figure 1



5.3 Main or second home

Of the 196 respondents who answered the question all stated that they occupied their property as their main home.

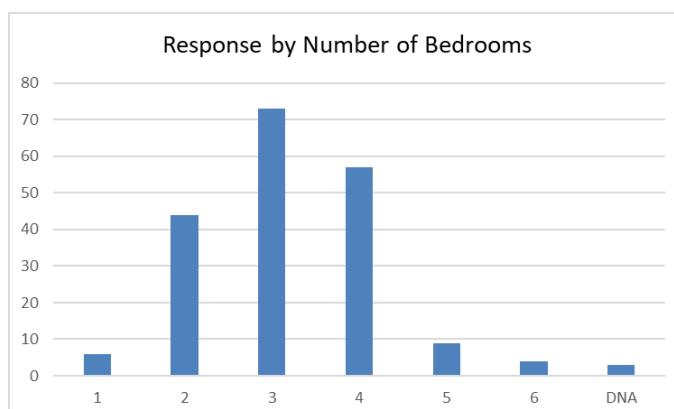
5.4 Parish of Residence

Respondents were asked which parish they lived in. 189 respondents stated that they live in the Parish of Kilmington, 3 live in East Devon, but outside of the Parish and 1 indicated that they live within Devon, but did not provide details, and 1 lives outside of the County. 2 did not answer the question.

5.5 Number of bedrooms in current home

Respondents were asked how many bedrooms their current home has. The responses are shown in Figure 2. 3 respondents did not answer the question.

Figure 2



5.6 Future plans

If respondents indicated that they were intending to move within 5 years they were asked to give a timeframe for this and asked to complete part 2 of the form which includes more detailed questions regarding their housing plans.

- 36 (18.4%) stated they did intend to move within the Parish within the next 5 years
- 136 (69.4%) of those households who answered the question stated they did not intend to move within the Parish within the next 5 years
- 24 (12.2%) households did not answer the question.

6. Assessment of those wishing to move to a new home in Kilmington within the next 5 years

Part 2 of the survey was aimed at those who expect to move home within the next 5 years and remain in Kilmington Parish. It includes all households including older households. It asked questions about size and make-up of the new household, local connection and financial circumstances. This information helps identify the number of households that require both open market and affordable housing in the parish and the size, tenure and type of homes required.

36 respondents indicated that they were intending to move within the Parish within the next 5 years, however 51 respondents completed some or all of Part 2 of the survey. The needs of these 51 households have been included in this section of the survey.

6.1 Minimum bedroom preference

Respondents were asked the minimum number of bedrooms they would require in their new home. Table 4 below shows the breakdown. It should be noted that this reflects the preferences of the respondents rather than their eligibility. 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. 10 respondents did not answer the question.

Table 4

1 bedroom	2 bedroom	3 bedroom	4+ bedroom
2	25	14	0

6.2 Timescales for moving

Households completing this part of the form were asked to identify when they would need to move. 10 households did not answer the question.

- 13 of the households indicated a current need to move.
- 12 households indicated a need to move within the next 1-3 years.
- 16 households indicated a need to move within the next 3-5 years.

6.3 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. Respondents could select more than one option. 10 of the 14 respondents indicating that they would like open market housing were only interested in this tenure option, and a further 3 respondents were only interested in self-build or open market housing. 14 households were only interested in affordable rented housing and 2 further households were only interested in either affordable / social rented or rent to buy. The results are shown in table 5.

Table 5

Shared ownership/ equity	Affordable housing for rent	Self- build	Discount market	Rent to buy	Open market
4	19	5	3	5	14

6.4 Reasons for moving

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

Table 6

Reason for wishing to move	No of respondents
Need to downsize to a home with fewer bedrooms	17
Need to move for health/mobility reasons	11
Wish to move back to the parish and have a strong local connection	9
Other - Closer to family for childcare	8
Need to move to a home with more bedrooms	6
Home is in poor condition	4
You are struggling to afford your current home	3
Your private tenancy is ending	3
Other - general comments	3
Need to move for work	3
Other - bigger garden	1
Will be leaving home and do not expect to be able to rent or buy privately	1
Sharing kitchen and / or bathroom	0

6.5 Budget for new home

Respondents were asked about their budget. Table 7 below shows the breakdown of replies. 35 respondents did not answer the question.

Table 7

Less than £150,000	£150,001 - £200,000	£200,001 - £250,000	£250,001 - £300,000	£300,001 - £350,000	£350,001 +
7	2	1	0	2	4

As can be seen in table 3 the average entry level property prices in the Parish are £120,000 for a 1 bed, £350,000 for a 2 and £520,000 for a 3 bed home.

7. 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.

7.1 Exclusions

36 of the households who expressed a wish to move within the next 5 years and remain in Kilmington have been assessed and have been excluded for the following reasons:-

- They stated they were only interested in open market housing;
- They gave insufficient details to assess their eligibility;
- They already own their own home so do not qualify for affordable housing.
- Indicated that despite completing Part 2 they wish to move away from Kilmington

This leaves 15 households who have been assessed for affordable housing. 7 of these households are in private rented homes, 4 are in local authority/housing association accommodation and 4 are living with relatives.

7.2 Local Connection

To qualify for affordable housing within the Kilmington Parish, respondents must have a local connection. This connection is determined by East Devon Council and is set out below:-

Local connection requirements to occupy affordable housing on a Rural Exception Site Local connection to the parish or parish grouping (in order of priority)

- 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 a 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 12 months immediately prior to being offered the affordable dwelling; or
- 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

12 of the households identified have a current local connection, or will establish a local connection within the next 6 months. Of the remaining 3, one household currently lives in the Parish, but not for the required 3 out of 5 years, and two did not provide information to establish that they met the local connection requirements.

7.3 Housing Options

Of the 51 households that completed Part 2, 36 have been excluded for the reasons given in Paragraphs 7.1. This leaves 15 respondents who require an assessment to establish whether there is a housing need by carrying out an affordability assessment. Three of these households do not currently have a local connection, or have not provided insufficient information to establish whether they meet the criteria. The housing options of all 15 households have been reviewed.

Respondents provided information on income and savings along with household size which allows an assessment of what type of affordable housing is best suited to the household's financial circumstances.

The breakdown of housing needs of the 15 households that were identified as having a need for affordable housing are shown in Table 8, with the three households without a determinable local connection shown in brackets.

One of the 6 households that were identified as needing a two bedroom affordable rented home appears to be adequately housed and has been excluded from table 10 in paragraph 7.5.

One of the respondents assessed as needing 2 bedroom accommodation has stated that they require disabled accessible accommodation. One of the respondents needing a one bedroomed home expressed a preference for two bedroomed accommodation but this was not financially viable for them.

6 households identified are older (over 55) households and their needs have also been included in the section regarding older persons housing need. All of these households required affordable rented housing, and four of the households had a local connection.

Table 8

	1 bedroom	2 bedroom	3 bedroom
Social / Affordable rent	2 (1)	5 (1)	2(1)
Low cost home ownership	1	2	0

7.4 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 (DHC). Applicants are given a banding from A to E depending on their level of need. A breakdown of the number of applicants on the housing register (Devon Home Choice) is provided below. Applicants can be registered for a Parish without having a local connection.

Table 9

Devon Home Choice band	1 bed	2 bed	3 bed	4 bed	5 bed	TOTAL
Band A (Emergency Need)	0	0	0	0	0	0
Band B (High need)	2	1	1	0	0	4
Band C (Medium need)	1	6	7	0	0	14
Band D (Low need)	5	4	1	0	0	10
Band E (No need)	8	6	1	0	0	15
TOTAL	16	17	10	0	0	43

7.5 Housing Mix

The suggested mix of housing is shown in Table 10 below. This takes account of the family makeup as declared on the survey form and the type of housing required. A definition of the tenure types is provided in the footnote below.³ The household that appears to be adequately housed has been excluded from these figures. There is one further household which, whilst they do not currently have a local connection have lived in the Parish for 2 years and will establish a local connection within 12 months if they remain in their current housing. This households needs have been included in this table.

Table 10

Type of Property	Social / Affordable Rented Housing	Low-cost home ownership	Totals
1 bedroom property	2	1	3
2 bedroom property	5	2	7
3 bedroom property	2	0	2
Totals	8	3	12

8. 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. In East Devon 30.4% of people are aged over 65, and 4.7% of people are aged over 85. (ONS Local Authority Aging Statistics, mid year population estimates June 2020)

149 (76%) of respondents had a least one member of the household that was aged 55 or over and completed Part 3 of the survey.

8.1 Age of Respondents to Part 3 of the survey

Respondents were asked to give their age in 10 year bands. The breakdown is shown in table 11 below.

Table 11

Age Group of individuals within household	55-65	66-75	76-85	Over 86
Number	56	73	92	19

³ Rented Housing – the rent for the property equates to between 60% and 80% of Open Market Value (OMV)
Low Cost Home Ownership – any product which enables a household to own a portion of their home.

8.2 Future Housing Plans

Households with someone over 55 were asked about their future housing plans.

- 22 (15%) households plan to move within the next five years. 14 households would like to remain in Kilminster, 3 are planning to move away from the Parish but remain in East Devon, 3 plan to move further away but remain in Devon and one plans to move away from Devon. One respondent did not answer the question.
- Of the 14 households wanting to remain in Kilminster, 8 already own their own home, 4 are in private rented housing and two are in local authority/housing association accommodation. All 6 of the older households that are not owner occupiers are likely to need affordable housing in the Parish and have been included in Part 2 for the report. 4 have a local connection and 2 have not provided sufficient details to determine, or do not have a local connection.
- Of the 14 households wishing to move locally, 4 expect to move within the next 12 months, 3 within 1 -3 years and 6 within 3-5 years, and one did not answer the question.
- Of the remaining respondents 11 (7%) have considered moving, but do not expect to do so within the next 5 years, 110 (72%) have no plans to move and 7 did not answer the question.

8.3 Adaptability of current home

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

- 100 households said their home was adaptable
- 37 households said their home was not adaptable
- 12 did not answer the question.

8.4 Type of Accommodation preferred by older persons

Older households who were expecting to move in the future were asked what type of accommodation they anticipated moving to. Most respondents 103 (69%) either did not expect to move or did not answer the question. Of those that did anticipate a move 31 preferred a home better suited to their needs but not specially designed for older people, 14 preferred a specifically designed home and 1 was anticipating moving to a residential / nursing home when it was necessary for them to move. Preferences are shown in Table 12 below.

Table 12

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	31
Home specially designed for older people	14
Residential / nursing home	1

The preference for accommodation which is suited to older person's needs but is not specially designed for older people is of note. There is a preference for a property that is designed for accessibility, but not for designated older persons accommodation.

8.5 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 numbers in brackets are the responses from those who indicated that they were likely to move in the Parish within 5 years. The reasons are listed in Table 13.

Table 13

Most important consideration	Number
Need to downsize to a smaller more manageable home	29 (10)
Proximity to shops/amenities	22 (2)
Proximity to public transport	21 (6)
Need to be near family / carers	19 (3)
Cheaper running costs	15 (5)
Need one level for medical reasons	13 (5)

The most important considerations overall were that older persons wished to move to a property which is smaller and more manageable, with proximity to amenities and public transport also being an important consideration.

8.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of older households 110 (72%) have no plans to move home. The parish does have a small number (22) of older households who wish to move in the next 5 years, 14 of whom want to move within the Parish. The main drivers for those who anticipate moving at some point are having a smaller, more manageable home and being close to amenities including public transport. There is a preference for a home which is suitable for older people, but not necessarily specifically designed for this age group.

The survey indicates that 6 of the 14 older households that expect to move home within the next 5 years and remain in Kilmington will need affordable housing in the Parish, 4 have a local connection and 2 either have not provided sufficient detail to determine, or do not have a local connection. These have been included within the numbers detailed in the affordability section (table 10). The remaining households have stated that they already own their own home.

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. The survey has identified that there is currently a need for at least 12 units of affordable housing within the next 5 years.

As the needs of households are constantly changing 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 may be necessary to refresh the survey.