



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

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NORTH MOLTON

Parish Housing Needs Survey Report

January 2003

NORTH MOLTON HOUSING NEEDS SURVEY

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NORTH MOLTON HOUSING NEEDS SURVEY

SEPTEMBER 2002

1 SUMMARY AND KEY FINDINGS

1.1 AIM

To investigate the affordable housing need for local people (or those have a need to live in the Parish or the locality) of North Molton.

1.2 SURVEY DISTRIBUTION AND RESPONSE

A two-part survey was distributed by postal service on the 29th July 2002 to 464 current households in North Molton Parish, for return on the 30th August 2002. Part One was made available to only current householders, to obtain information about the general profile of the parish. Part Two was available for return by anyone likely to have an affordable housing need in the next five years. Additional Part Two forms were available for anyone with a local need and 2 were issued upon request. Therefore a total of 466 surveys were distributed.

A total of 241 replies were received, a 52% response rate to the survey. Part One surveys were returned by 230, of those 35 arrived with Part Two forms enclosed. There were 11 Part Two forms received without Part One forms. Therefore a total of 46 Part Two forms were received, equal to 10% indicating a need for affordable housing. For comparison, the average response rate of a similar survey process by Cumbria Rural Housing Trust is 35%.

1.3 KEY FINDINGS

There was a 52% response rate to the survey, with 10% (46 households) returning information indicating a housing need. This is well above the average of 35% for similar surveys.

There is a lack of small affordable accommodation in North Molton, evident from Council Tax records, market research, survey responses and the identified need.

The current housing market's tenure profile is dominated by the Owner Occupied sector, exaggerated in North Molton compared to elsewhere in England. This limits not only choice of tenure but the ability to resolve housing need for those households unable to afford to enter that tenure. Furthermore, There has been a loss of 38% of Registered Social Landlord stock in the Parish since the introduction of the Right to Buy.

House prices in North Molton are 7% higher than in England, 4% higher than the South West and 10% higher than North Devon. The average 'actual' sale price for this postcode area, according to Land Registry records, is £142,827. The 'lowest' actual sale price for this post code area is £107,833. The calculated average first time buyer house price is £96,530.

Income data, for those returning Part Two of the survey, reveals that the median, net household income bracket is £250 - £300. This equates to an annual gross income of £16,250 to £19,500. The mid-point of this range is £17,875 and is 19% lower than the UK average.

The majority of households are willing to commit more income towards housing costs than is considered appropriate.

North Molton's population has increased at triple the rate of the UK percentage growth rate from 1991 to 2001 and North Molton has an ageing population. The survey response was, overwhelmingly, represented by those in the age bracket 16-24 years.

The main reason given for households who had left the parish was due to lack of affordable housing.

Residents of North Molton are in favour of 'a small number of new homes in the parish to help meet the needs of local people'.

There are a total of 35 households in affordable housing need. This includes 30 households assessed as in affordable housing need with local connection to the parish or adjoining parish and a further 5 households in affordable housing need but no local connection.

For those 30 households in affordable housing need, with local connection, the following are the key factors:

- To meet this need there would need to be a 7% increase in housing provision.
- Single and Couple households form the majority of those in need, jointly representing 53% of households in need. There are also 7 Family Households (23%), 4 households with access requirements, one elderly and two households with an Unknown household composition.
- Those in need are mainly from the age bracket of 16 to 24 years.
- The median household income bracket (at the mid-point of range) For those assessed as in affordable housing need with local connection is £14,950. They would require 10 times their household income to access the average actual Open Market house.
- There is a predominant need (73%) for one-bedroom properties, but a strong preference (56%) for two bedroom properties.
- The majority of households prefer the Ownership tenures (75%). Single and Couple households prefer the Low Cost Ownership option (16%). 25% of households have selected a Rented Option, with nine households selecting Housing Association Rented (16%) and six selecting only that option (10%).
- The Single and Couple households have been 'assessed' as able to afford a median mortgage of between £40,000 - £50,000, they have 'expressed' the median affordable mortgage range is £50,000 to £70,000.
- The majority of households prefer to have a House and although households have indicated they would consider a flat, only two households selected only that option. Three out of four of the households with access considerations have selected the bungalow option.
- The majority of households in need are currently living with parents and wishing to set up their first home, or, living in the Private Rented Sector (PRS) and wanting security of tenure.
- Most households have indicated that they will need to move from 1 to 5 years.
- The majority of households wish to live in the settlement of North Molton because they live there now or to be near to Family.

It is recommended that 8 properties be provided to meet the identified need. The recommendation is for 2 x One bedroom, 4 x Two Bedroom, 1 x Three Bedroom and 1 x Four Bedroom. To provide, 2 properties for Housing Association Rented and 6 properties as a form of affordable Ownership models, preferably Low Cost Ownership.

2 HOUSING MARKET & CONTEXT

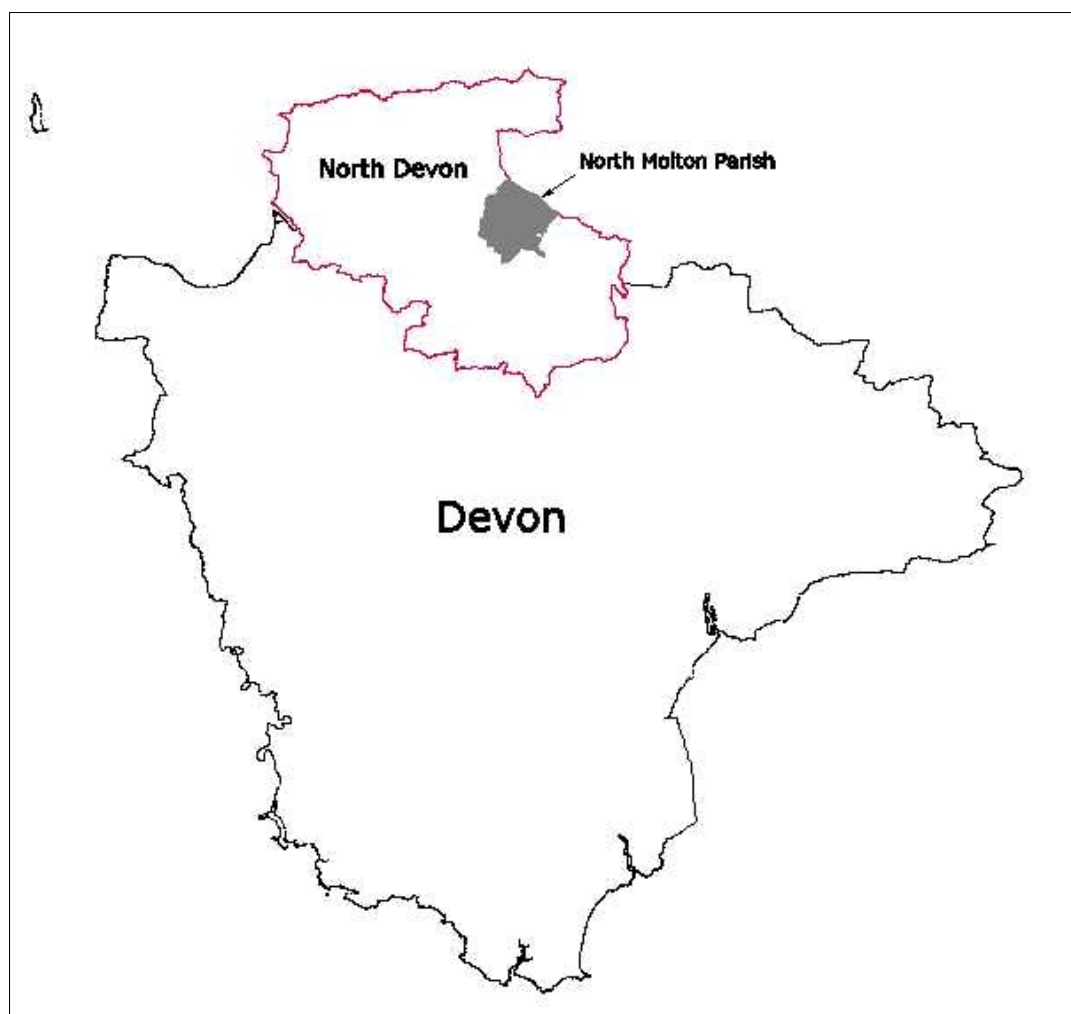
2.1 CHARACTERISTICS OF NORTH MOLTON

The Parish of North Molton is located in the east of North Devon (see map below), on the South Western fringe of the Exmoor National Park boundary. It has a strategic position at the gateway to Exmoor and is situated within an Area of Great Landscape Value.

The main Parish settlement is the village of North Molton, but also includes the small settlement of Heasley Mill. The centre of North Molton village is designated as a Conservation Area, including The Square and the Church of All Saints which is a Grade I listed building.

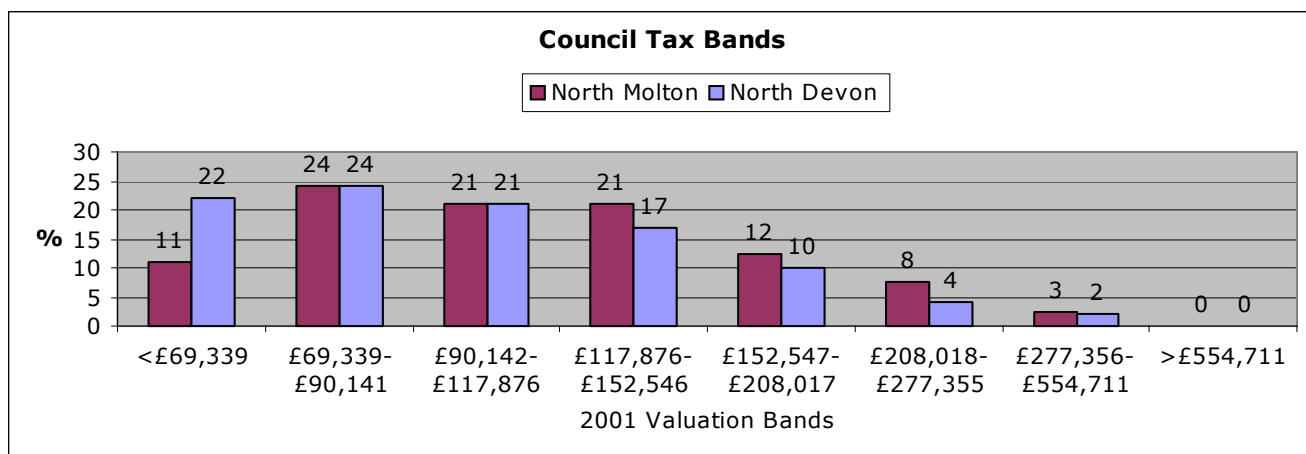
North Molton village has a range of local facilities including a Primary School, 2 Public Houses, Church, Garage/Petrol Station, General Stores, Post Office, Sports Club, Village Hall and twice weekly doctor's surgery as well as regular public transport links.

The location of North Molton is described as approximately 3 miles from the A361 North Devon Link road giving excellent links to the Regional Centre of Barnstaple, 14 miles to the west. Tiverton is approximately 20 miles to the south east, with Junction 27 of the M5 motorway a further 6 miles. The local market town of South Molton is approximately 3 miles to the south and provides all local amenities including infant, junior and senior schools.



2.2 COUNCIL TAX BANDS

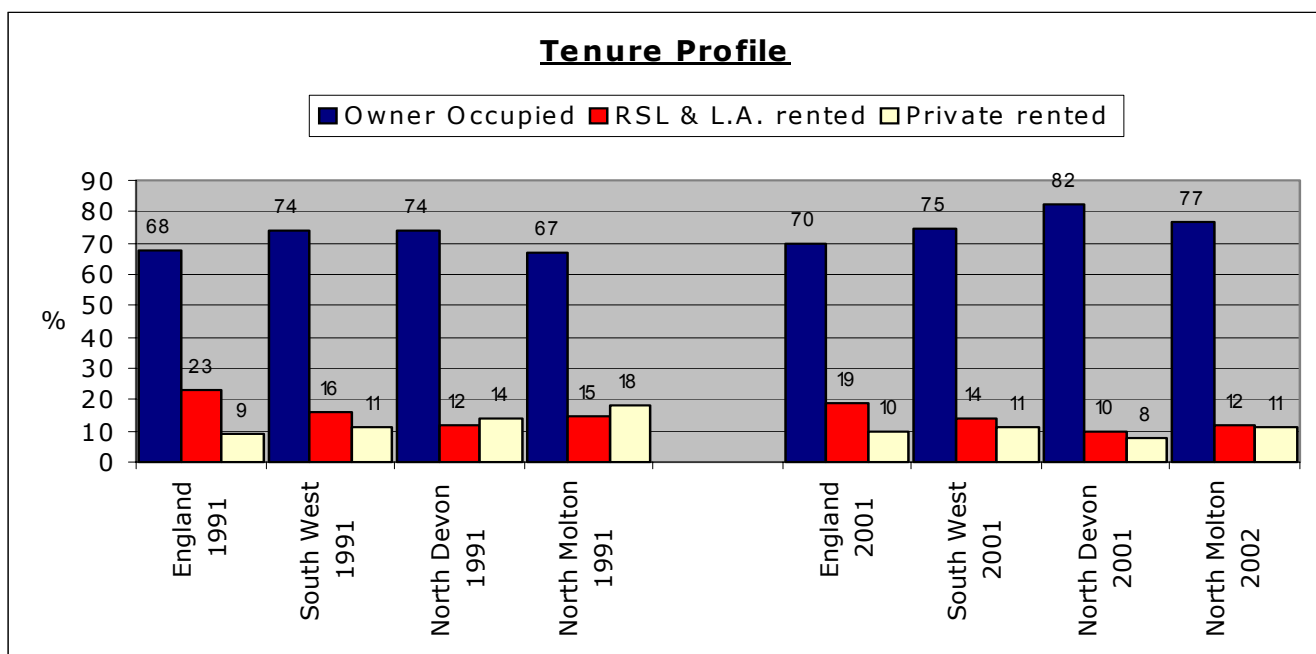
Council Tax bandings provide an overall profile of the value of housing in North Molton. The following chart profiles this against North Devon as a whole. The bandings were set in 1991 and have therefore been modified, by the average house price inflation for the South West from 1991 to 2001, to provide an up to date reflection of current values. The chart reveals that North Molton compared to North Devon has 50% less housing in the lowest value band and proportionately more housing in the higher value bands.



Source: North Devon District Council - Council Tax Records
www.housing.odpm.gov.uk/statistics/publicat/houseprices/index.htm

2.3 TENURE

The following chart provides a tenure profile for North Molton in comparison with district, regional and national profiles.



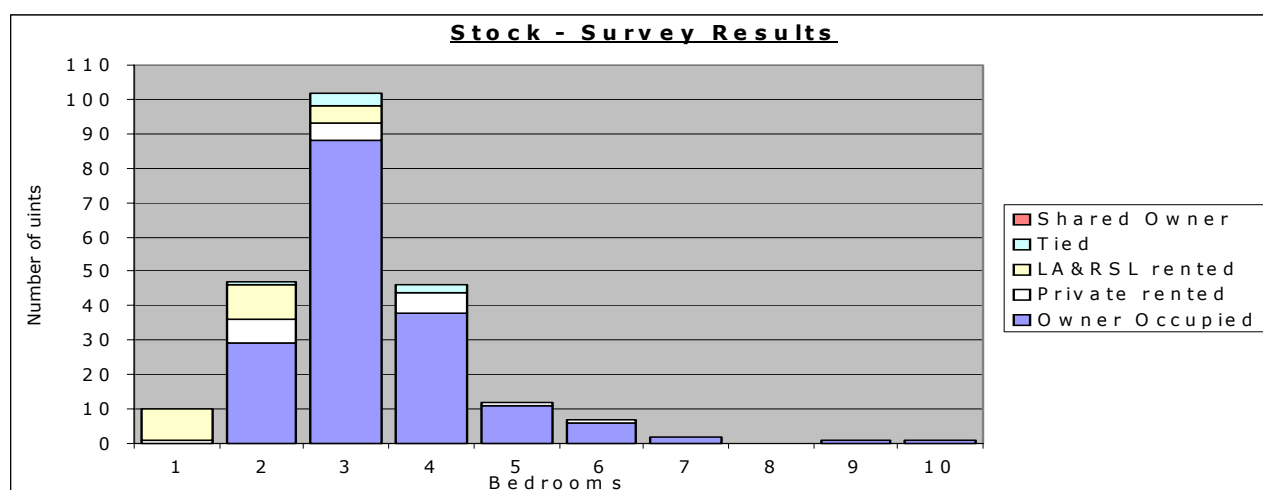
Source: 1991 figures: 1991 Census
 2001 England and South West: 2001 Census
 2001 North Devon: North Devon District Council Housing Statement 2001-2005 (Review 2002)
 2002 North Molton: Survey Results

This reveals that over the last 10 years:

- The Owner Occupied sector has significantly increased as a provision in North Molton with levels now exceeding those of England and the South West. This trend is similar to North Devon as a whole
- The Registered Social Landlord (RSL) and Local Authority (L.A.) rented provision has reduced across the board but in North Devon and North Molton, the provision has reduced to just 10% and 12% respectively, compared to 19% overall in England.
- The Private Rented Sector (PRS) provision has reduced significantly in North Devon and North Molton, whereas in England it has slightly increased as a provision.

Overall, the Owner Occupied sector dominates the tenure provision and is exaggerated in North Devon and North Molton, resulting in less choice of tenure for those wishing to live in those areas compared to elsewhere in England.

The survey result provides an insight to the stock by tenure and number of bedrooms. This reveals a large supply of three bedroom properties in North Molton. However, there is only a small supply of one bedroom properties that are mainly owned by Social Landlords, otherwise there is only one for Private Rent and none are known to be Owner Occupied. This not only reduces the choice of tenure available for those wishing to occupy smaller accommodation, but also restricts their ability to enter the Owner Occupied tenure at the smaller and more affordable end of the market.



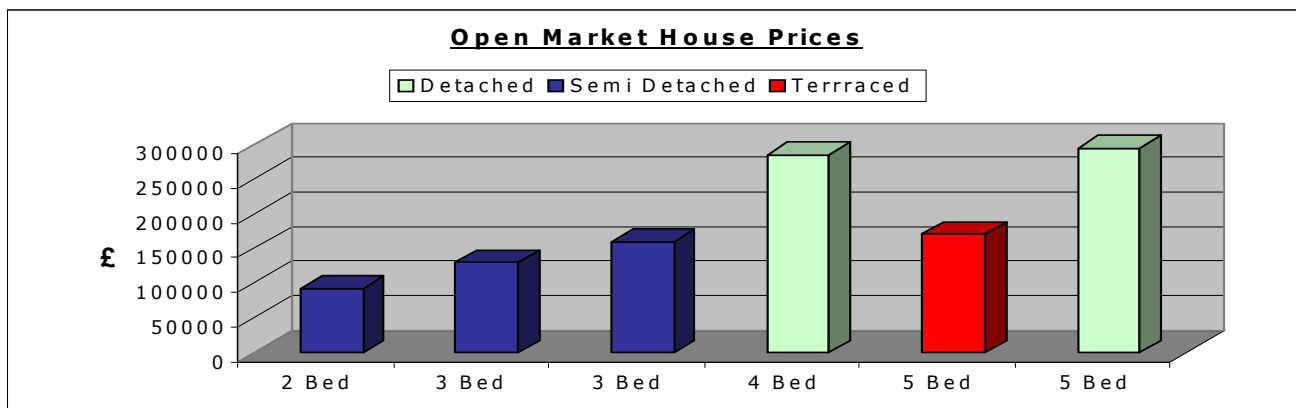
2.31 PRIVATE SECTOR HOUSING MARKET

2.311 OWNER OCCUPIED

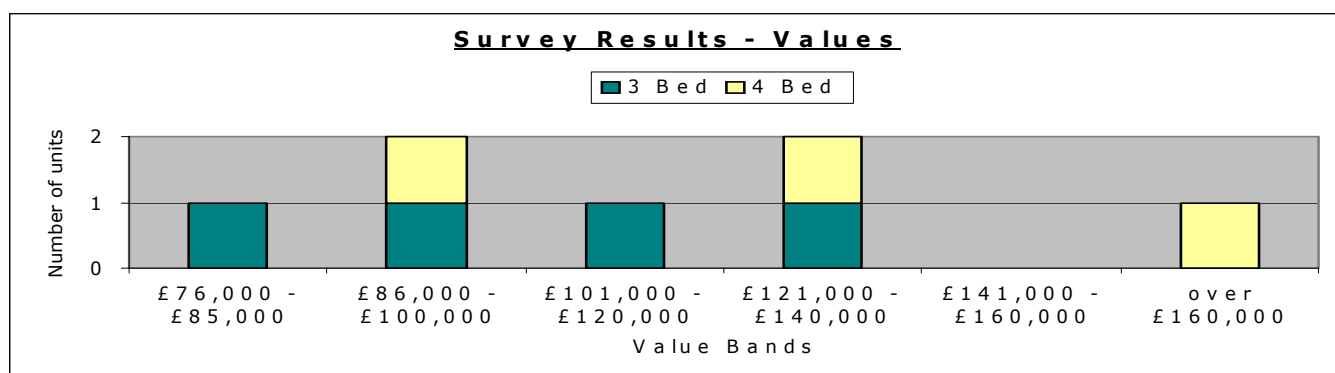
Local Estate Agents were contacted for current open market sale prices. There were 6 properties for sale on the open market at the time of enquiry, revealing the following house prices:

2 Bed House (ex-Right to Buy)	Semi-detached	£92,500
3 Bed House (ex-Right to Buy)	Semi-detached	£129,950
3 Bed House	Semi-detached	£160,000
4 Bed House	Detached	£285,000
5 Bed House	Terraced	£170,000
5 Bed House	Detached	£295,000

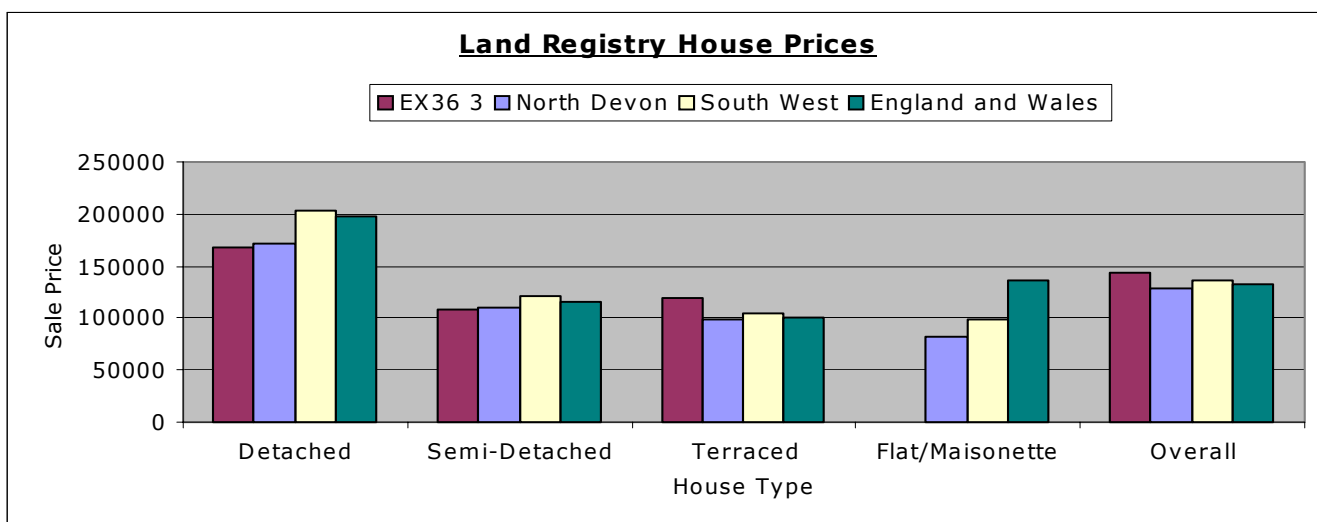
This information provides a 'snap shot' guide to the open market prices for North Molton based on the number of bedrooms. **The above average equates to an open market sale price of £188,742.** It should be noted that this average is possibly skewed downwards by the inclusion of two ex-Right to Buy properties, which usually sell at a lower price than others of a similar type, this fact is evident from the above figures. The above information, in chart form, highlights the range and variation in price and indicates that the 'type' of house (i.e. terraced, semi-detached and detached) also affects the price.



The survey results provide information on the house price values in the parish as shown below. Respondents to Part Two of the survey were asked (if they were owner-occupiers) to indicate the value band of their home. The values provided range from £76,000 to £85,000 for a 3 bedroom property and £86,000 to £100,000 for a 4 bedroom property. It is possible that these values are estimates by the owners and possibly towards the lower range of their believed values. As would be expected not many Part Two responses (indicating a need) were not received from current homeowners with property value in excess of £160,000.

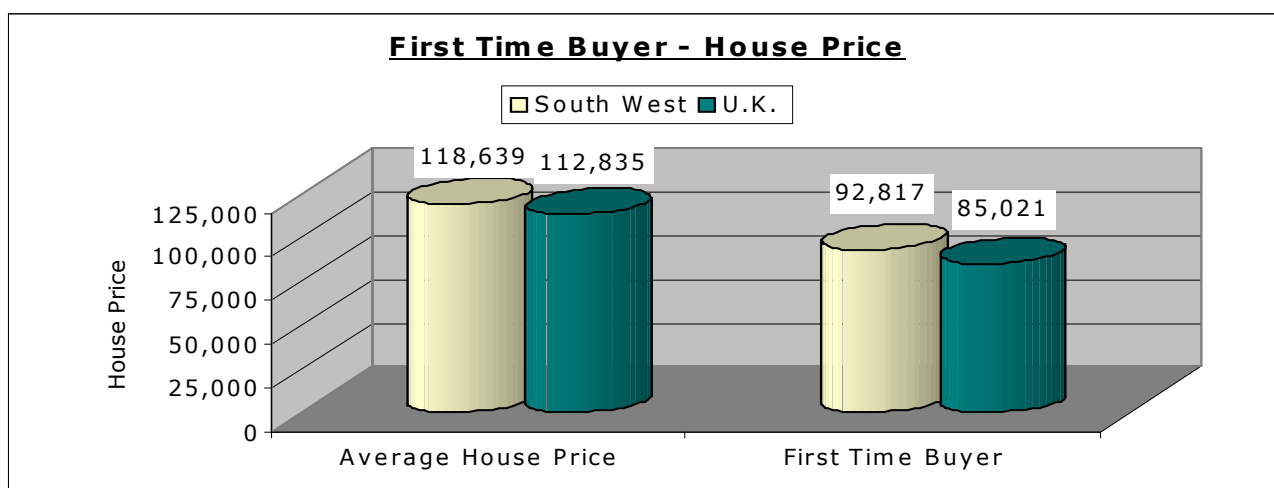


Information from The Land Registry site was used to gain further information on 'actual' average house price sales in the EX36 3 postcode area* (*the nearest search that can be made for North Molton), this enables a consistent base for comparison of prices in other areas. The information shown represents the available figures for sales from April - June 2002. The **'lowest' actual sale price for this post code area is £107,833.** **Overall, the actual average sale price of £142, 827 for North Molton was higher than other areas.** North Molton house prices are, 7% higher than England and Wales, 4% higher than the South West and 10% higher than North Devon. This could be due to the lack of lower priced housing in the 'Flat/Maisonette' bracket, which will have reduced the overall average price in the other areas. Further analysis of The Land Registry records revealed that there were 'nil' sales recorded in the 'Falt/Maisonette' bracket over the previous 12 months in North Molton, indicating a lack of availability of smaller units in the parish.



The Actual Average House Sale Price of £142,827 is 24% lower than the above quoted Average House Price on the market.

The following chart shows that the house price for the first time buyer is lower than the overall average house price. However, the house price for a first time buyer in the South West is 9% higher than the United Kingdom (UK) average.



Source: Office of Deputy Prime Minister, Housing Statistics, Table 503

The above Land Registry information finds that the overall average sale price in North Molton was 4% higher than the South West. If this 4% increase is applied to the South West Average House Price for the First Time Buyer House Price of £92,817, you have the following outcome for North Molton house prices:

North Molton

Average First Time Buyer House Price £96,530

2.312 PRIVATE RENTED SECTOR (PRS)

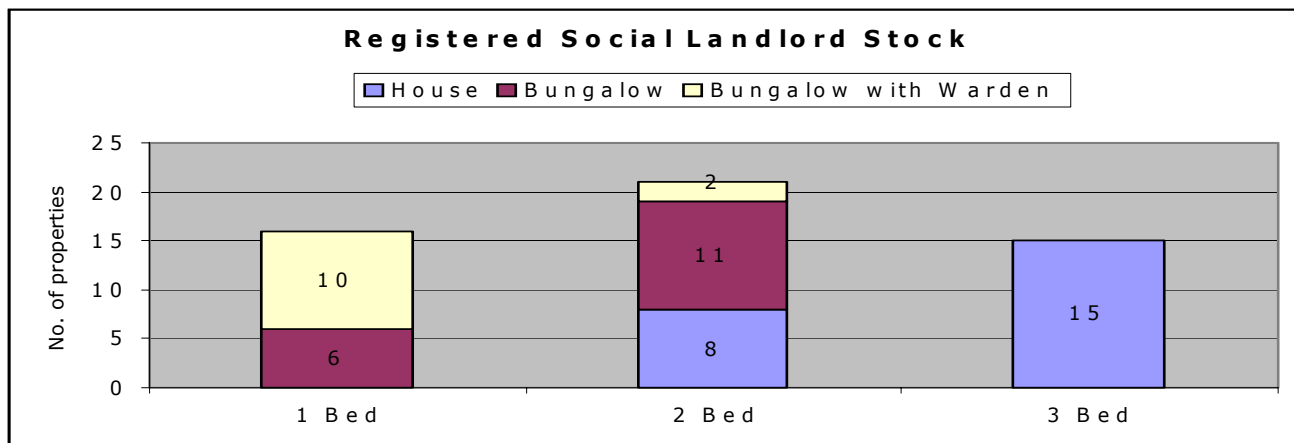
Research revealed only one, 3 bedroom property available for rent at the time, advertised at £450 per calendar month. The letting agents estimated the following rents, based on a combination of their knowledge of rental levels in the area and rented property currently on their books in the parish:

- 2 Bedroom Property - £350-£400 per calendar month or £80.77-£92.31 per week
- 3 Bedroom Property - £450-£550 per calendar month or £103.85-£126.93 per week
- 4 Bedroom Property - £500-£600 per calendar month or £115.39-£138.46 per week

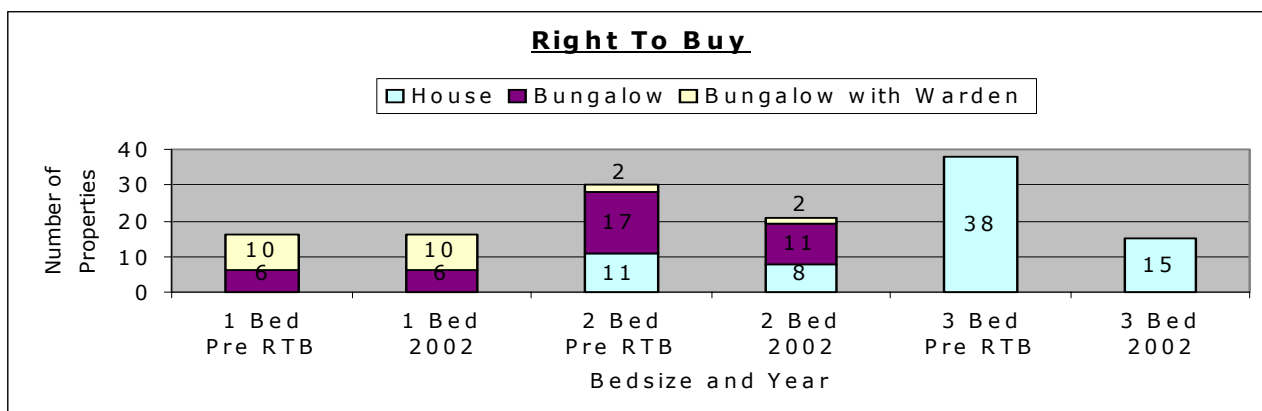
According to the North Devon Journal 'lettings section', the One Bedroom Property details range, on average, between £285-£400 per calendar month or £65.77-£92.31 per week.

2.32 REGISTERED SOCIAL LANDLORD HOUSING

There are 52 properties in this tenure. North Devon Homes own the majority of the Registered Social Landlord housing stock in North Molton, located at Back Lane, Jubilee Gardens, Meadows View, Mole View and Oakford Villas. Hastoe Housing association own two, 2 bedroom houses at Mays Cottages. The following chart provides further detail.



The Right To Buy has reduced the amount of stock in this tenure. The following chart provides details of the numbers sold since the introduction of the Right To Buy. Noticeably, there have been no sales of one bedroom properties, the majority of sales have occurred in the 2 and 3 bedroom properties.



Since the introduction of the Right to Buy there has been a 28% loss of 2 bedroom houses, 35% loss of 2 bedroom bungalows and a 60% loss of 3 bedroom houses from the Registered Social Landlord Stock. Overall a loss of 32 properties, equal to 38% of stock.

There are currently 45 households on the District Council's Register for the 'North Molton Area', which includes the Brayford Parish as well. The turnover of these properties occurs at about 5 a year based on figures for 2001/2002. In that year there were vacancies of two, 3 Bedroom Houses, two, 2 Bedroom Houses and one, 2 Bedroom (Wardened) Bungalow.

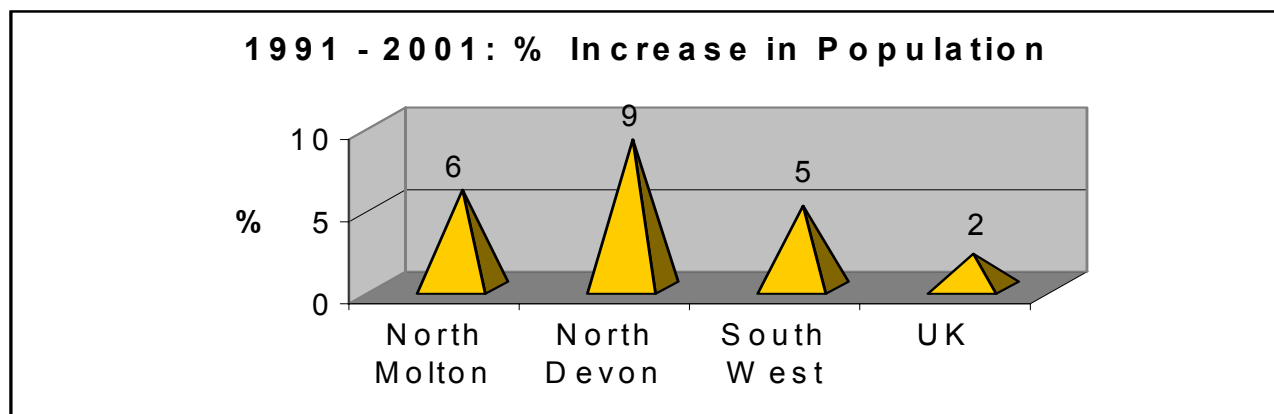
2.4 POPULATION

Overall, the population figures are increasing as shown below:

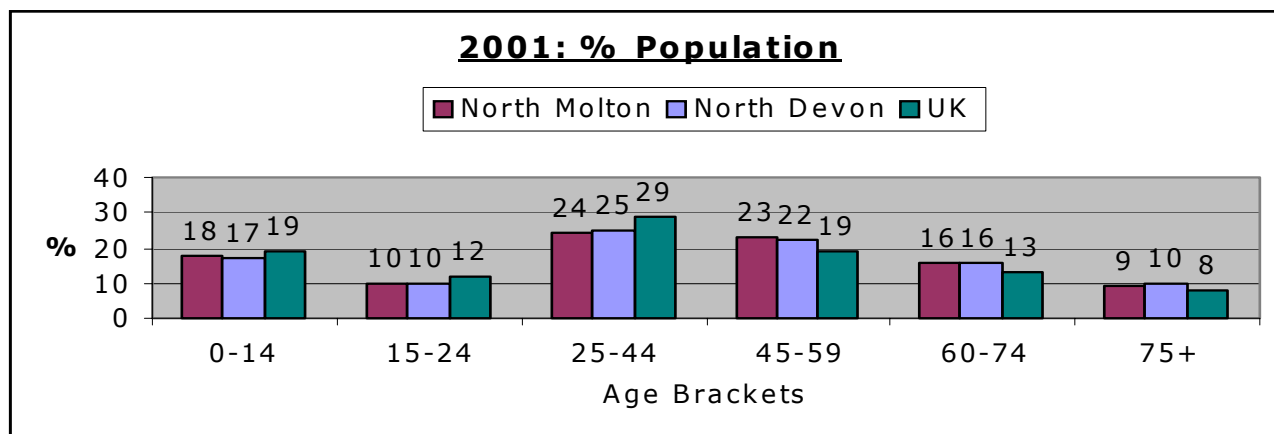
	<u>1991</u>	<u>2001</u>	<u>% Increase</u>
North Molton	1032	1097	6
North Devon	84669	92438	9
South West	4717000	4934200	5
UK	57469000	58836700	2

Source: Office of National Statistics

The following chart shows the percentage increase in population size over the last ten years. It is evident that the North Molton, North Devon and the South West Region's population are growing faster than the UK. North Molton's population has increased at triple the rate of the UK percentage growth rate. This will be likely to have a larger impact in a small population area.

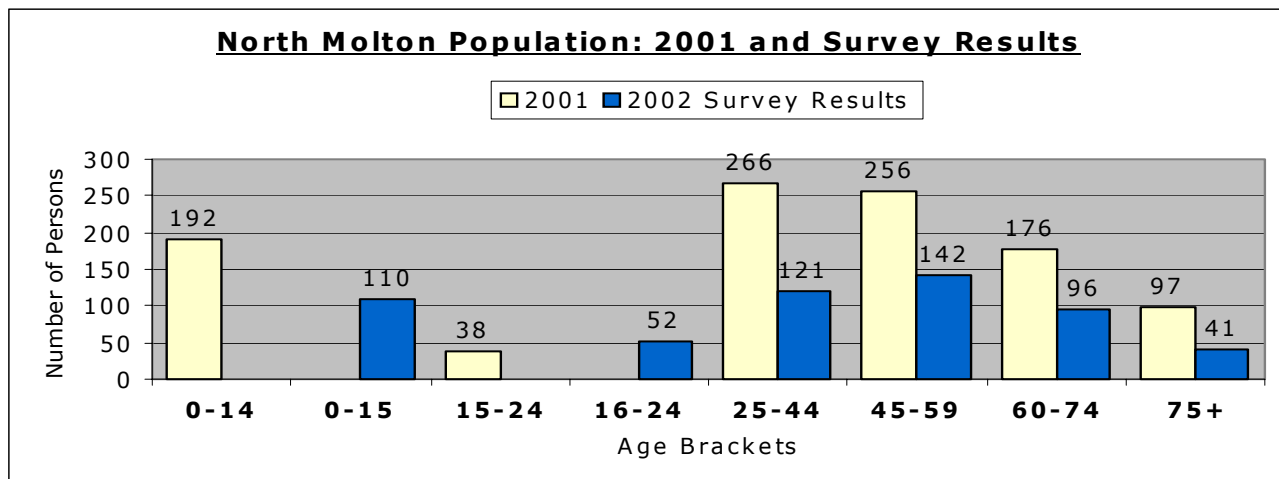


The next chart profiles the percentage of population in each age bracket and compares them for North Molton, North Devon and the UK. Overall the profiles are similar. North Molton and North Devon are very closely matched. The main difference is that in North Molton and North Devon have a lower proportion of population aged 44 years or under and a higher proportion aged 45 years or over, indicating an ageing population.



Source: Devon County Council and Office of National Statistics

The survey response rate was 52% and therefore it is possible to make a reasonable comparison of the survey population with the North Molton population profile. However, It should be noted that the survey form had slightly different age brackets for the first two ranges than used by the Census. Despite this it can be seen that the overall profiles are similar, with the survey profile running alongside at approximately 50% of the Census profile. This indicates that the overall population profile of the survey is a reasonably balanced cross section of the population of North Molton.

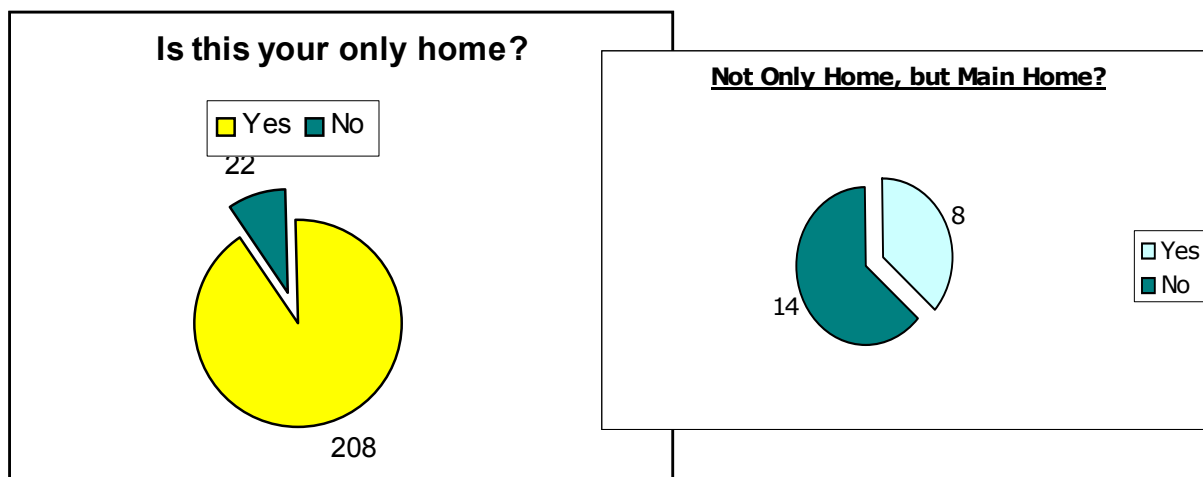


Source: Office of National Statistics

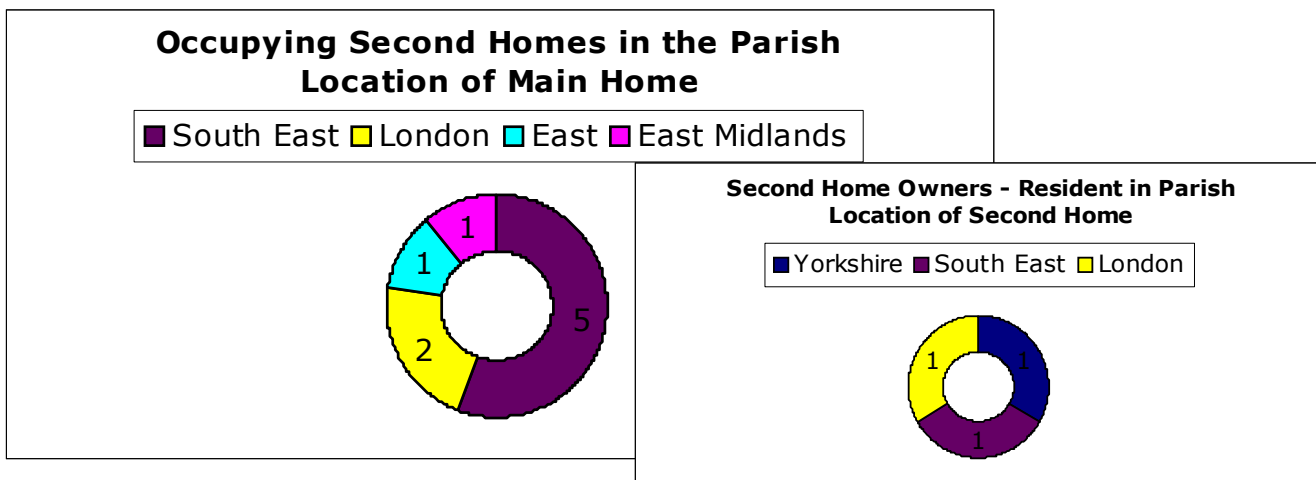
The exception to this is in the age brackets 15-24 (2001 Census) and 16-24 (Survey) which in comparison has a major over representation in the latter, running at 136% higher than the 2001 Census. This could indicate that a greater number of households with persons in that age bracket have returned the survey to indicate their housing need.

2.5 PARISH RESIDENCE & SECOND HOME OWNERSHIP

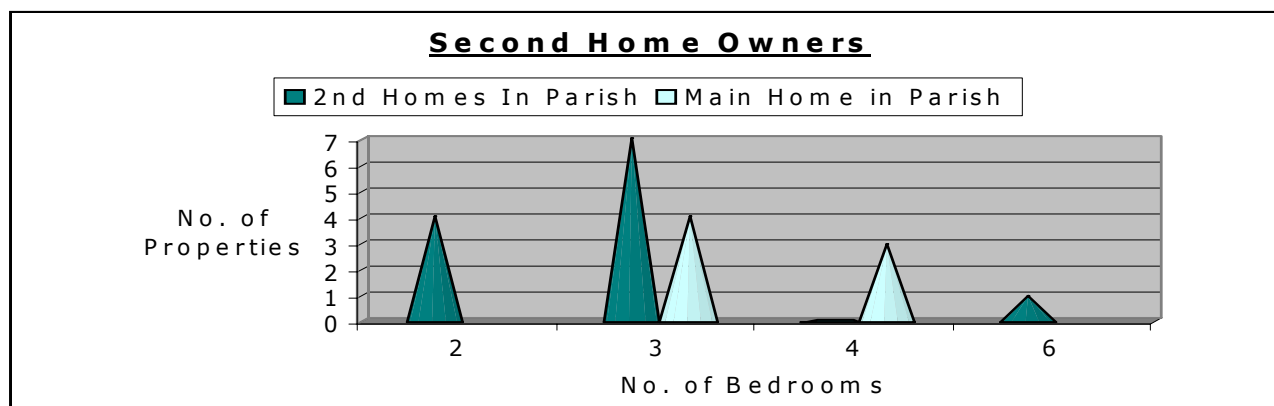
Current householders were asked if this was their only home, for 90% (208 households) this was the case. The other 10% were asked if this was not their only home was it their main home. Of the 10%, 14 households declared that this was not their only or main home, 12 of those households were 'homeowners' and therefore are 'occupying second homes' in the Parish. Council Tax records show 1.5% of households in the Parish to be Second Home Owners, compared to 2.2% for North Devon as a whole.



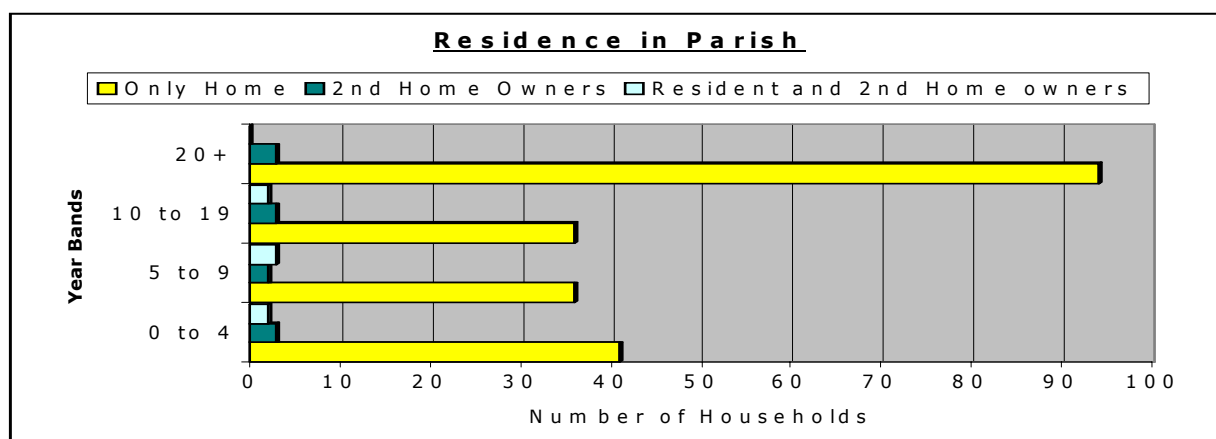
Further enquiry of this 12 second home owners provided information regarding the location of their main homes in accordance with the ODPM regions, shown below. It can be seen that the majority reside in the South East and London Regions. The second homeowners, with their main residence in the Parish, have declared the location of their second homes as shown below.



The property bedroom sizes that second homeowners have purchased are shown below. It can be seen that the majority have purchased properties with three bedrooms.

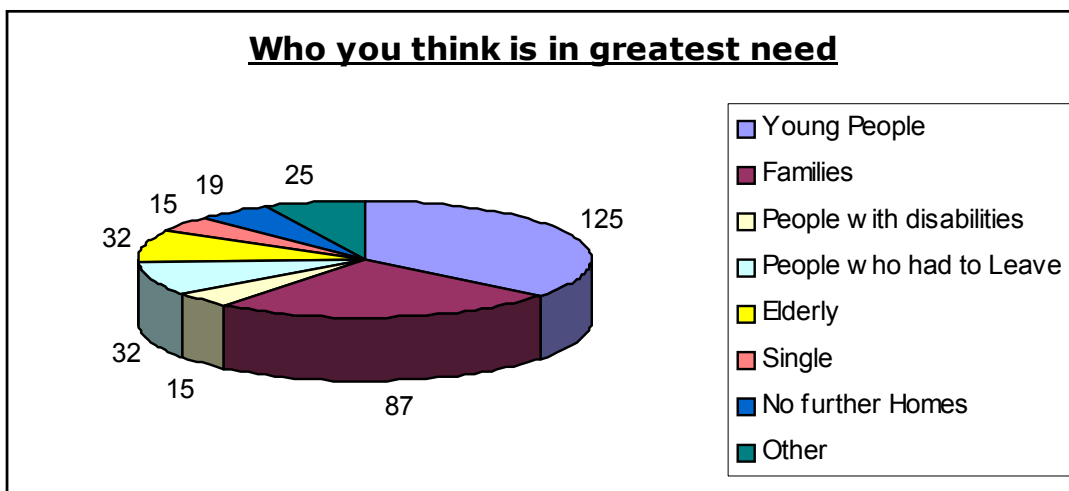


Nearly half (46%) of all residents with their only home in the parish, have been resident for 20 years or more, indicating that this is a place to settle. The length of residence stated by those with second homes in the parish indicates that this second home ownership in this Parish is not a recent trend as there are as many indicating 20 years plus residence as those with 10 to 19 and 0 to 4 years residence. Residents in the parish with second homes elsewhere has been occurring for up to 19 years, again indicating that this is not a recent trend, although an lesser time period than the aforementioned group.



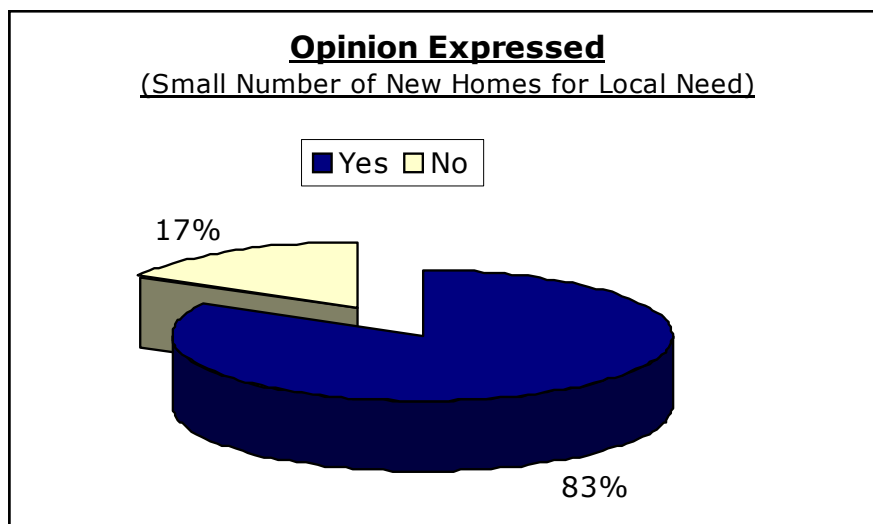
2.6 HOUSING REQUIRED: RESIDENTS' PERCEPTION

Current Householders were asked who they think is in the greatest need of a new home in their parish.



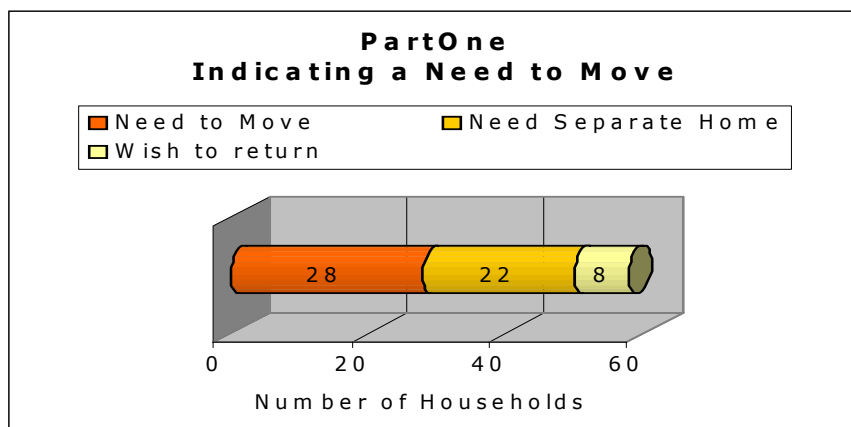
The majority felt that the main need was for Young People, then Families, then equally Elderly and those who have had to leave.

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'. The response, shown below, was overwhelmingly in favour of such proposal. The concerns of those who are not in favour are shown at Appendix 2.

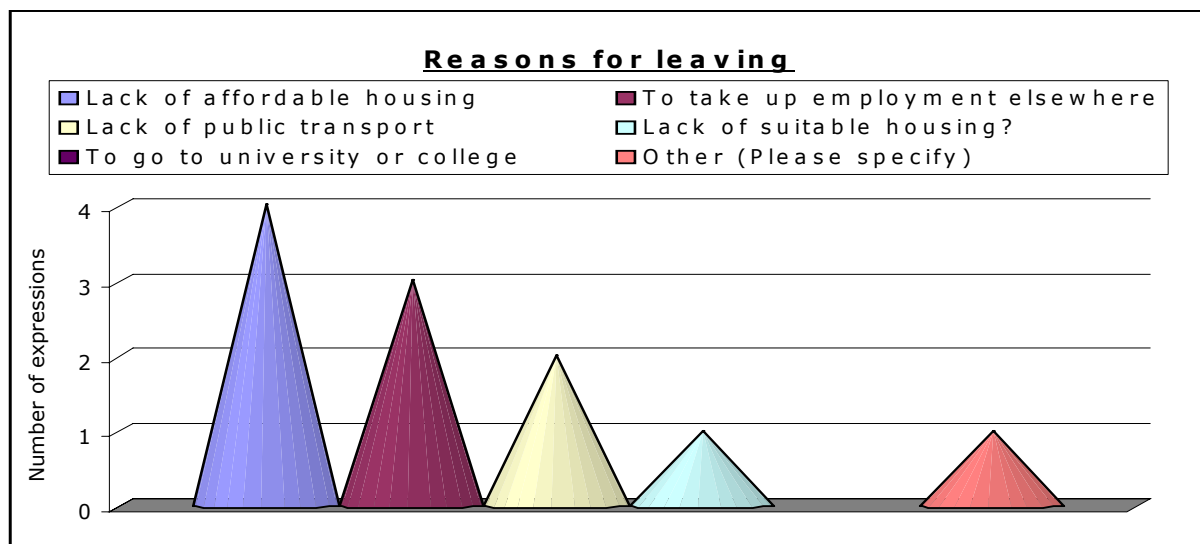


2.7 HOUSING INTENTIONS

The final section of Part One of the survey enquired about whom was likely to need to move within the next five years. This section also directed those persons to complete Part Two of the survey. The responses are shown below. Some of those indicating a need (60 below), did not return Part Two (46 received). The majority are existing households but a large number are currently living within other households and need a separate home. There are 8 households who had members who have move away and wish to return.



Of those households who had members leave and wish to return, a total of 11 members had left. Six households only had one member leave, but in two cases there were 2 and 3 household members from each that had left those households. The reasons given for leaving are shown below and reveal that the lack of affordable housing was usually the reason given.

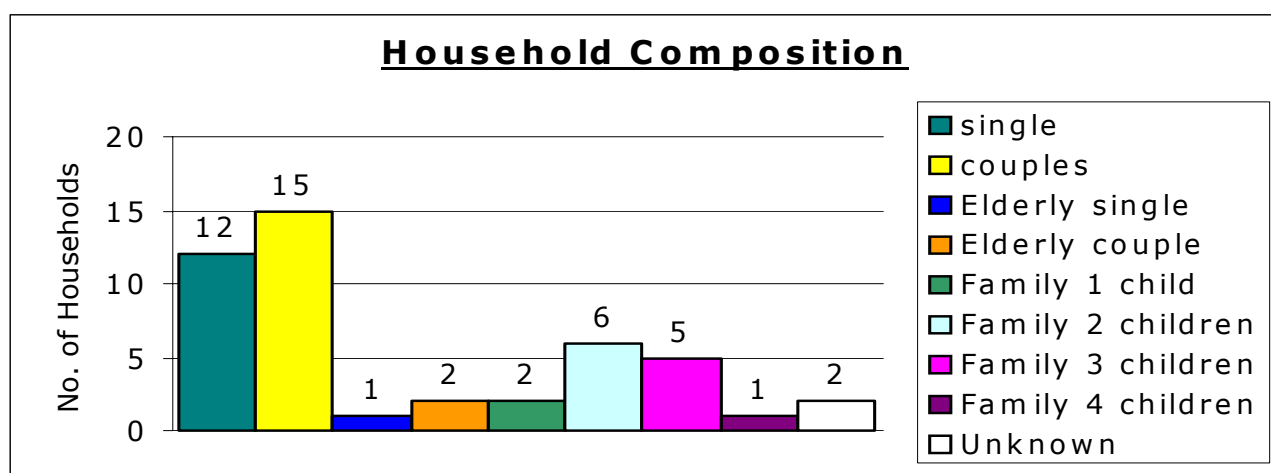


3 HOUSEHOLDS WISHING TO MOVE

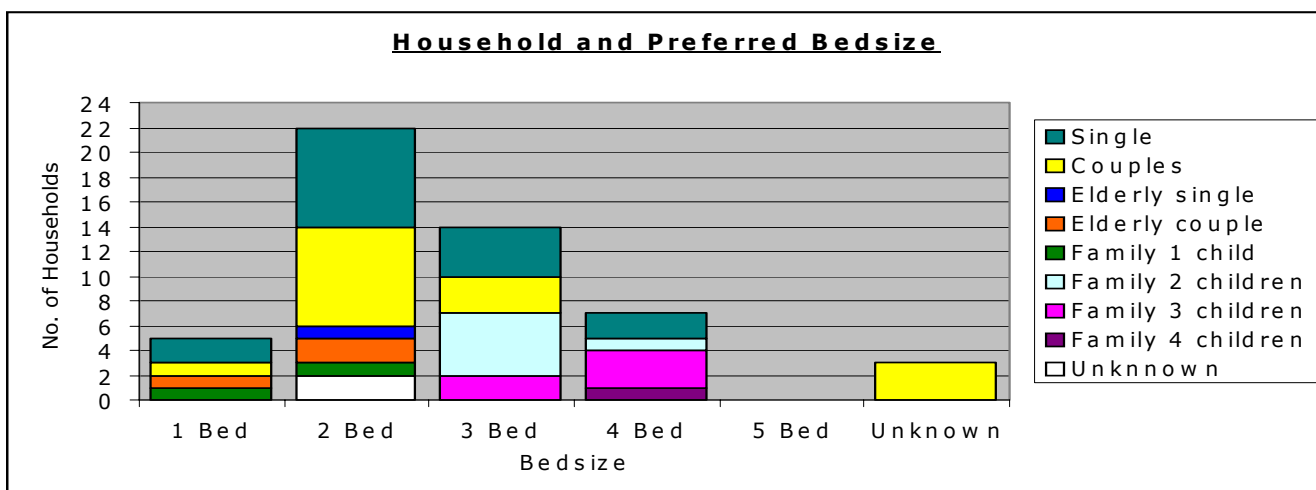
Part Two survey forms were received from 46 households, indicating a need to move to another home in the Parish. It should be noted that because Part 2 of the survey form could be returned anonymously, some surveys were received incomplete. Where possible contact has been made to obtain the necessary information. However, there are four households who have not provided all the necessary information and therefore the report identifies them but is not always able to include them in some of the following assessments.

The following three charts provide an overview of those returning Part Two. The report will then go on to assess those who are considered to be in local affordable housing need and will report in more depth about that need.

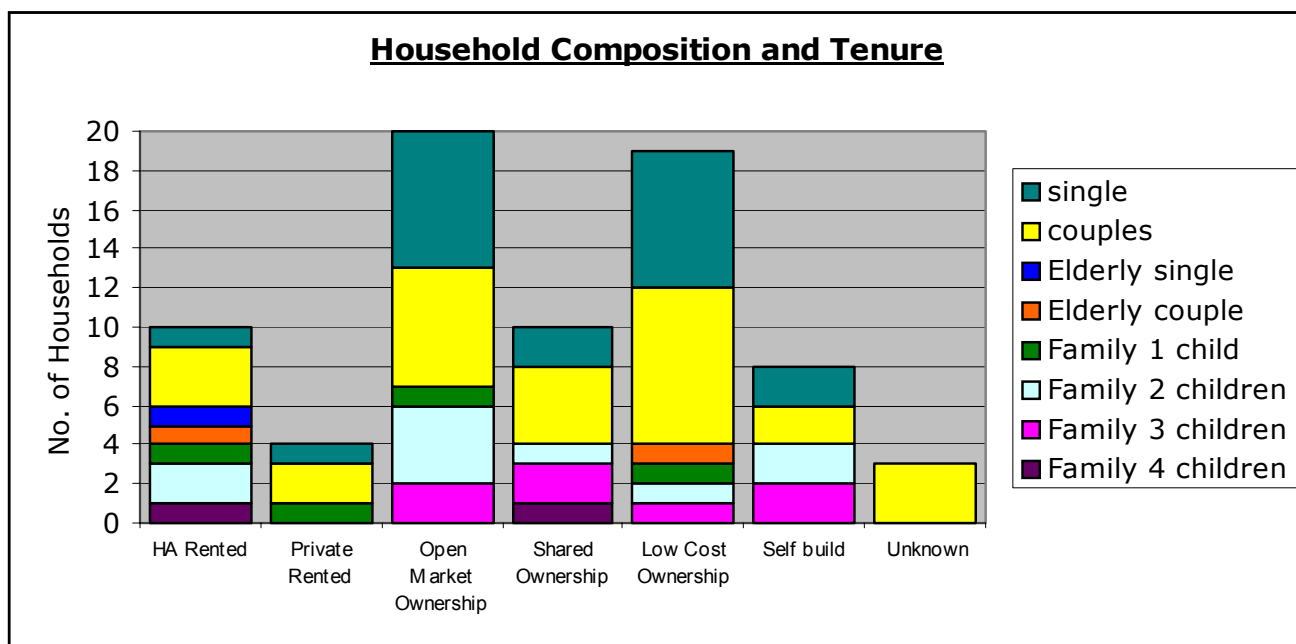
The household composition of those returning Part 2 is shown below. Two of the households' composition type could not be assessed due to lack of and unclear information. The majority of households, 27 in total, are either singles or couples under the age of 60 years old (59% jointly). Although there are 14 families with children (30% jointly), 3 Elderly households (7%) and 2 'Unknown' household type (4%).



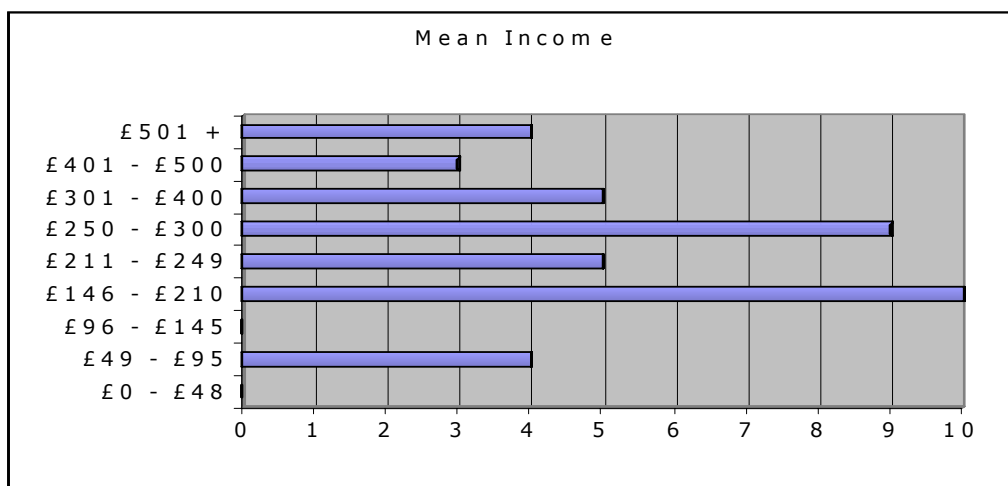
Households were asked to identify the type of housing they preferred. An overview is provided, summarised into preferred bedsize rather than type (i.e. House/bungalow/flat). This will be analysed later in further detail. Some households ticked more than one bedsize. The chart reveals that there is a preference for 2 bedroom accommodation. The choices are as would be expected with the exceptions of a Family with one Child opting for one bedroom accommodation, Singles and Couples who would like three bedroom accommodation and two Singles indicating four bedroom accommodation. 3 Couples did not indicate a bedsize preference.



The Overall Type of Tenure preference is shown with reference to household composition. Again, more than one choice could be indicated and this will be analysed in more detail later. The preference for Open Market Ownership will be analysed to determine if these respondents are able to afford this model without assistance or whether this is an aspiration. The second preferred choice is Low Cost Ownership



Income data for those returning Part two of the survey reveals that the median take home household income bracket is £250 - £300*. This equates to an annual gross income of £16,250 to £19,500 (*for the purpose of this survey the total weekly take home income was assumed to be 80% of the gross). The point of this range is £17,875.



Nationally, collected data shows that Part Two respondents, have a lower income than the average household income statistics from 1997 (1997 was the last statistical information to allow comparison for national to parish level):

Survey Results	=	£17,875	
North Molton	=	£20,000	= 12 % higher than Part Two respondents
North Devon	=	£18,000	= 2.5% higher than Part Two respondents
United Kingdom	=	£21,300	= 19 % higher than Part Two respondents

(Source: CACI)

4 ASSESSING LOCAL AFFORDABLE HOUSING NEED

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

This will be assessed by applying the following three assessments:

1 **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 afford to satisfy their housing need in the Owner Occupation and Private Rented markets. The size 'needed' has been assessed in accordance with NDDC's allocation policy. Account has been given, where necessary, that a more generous house size may be considered and allowed.

2 **Is there a Housing Need?**

Assessed by considering the households' current housing tenure, and size, and the reasons given for their need to move.

3 **Is there Local Connection?**

Assessed by consideration of whether they are 'local people or have a need to live in the Parish' (or the locality) in accordance with planning policies (adopted and deposit plans).

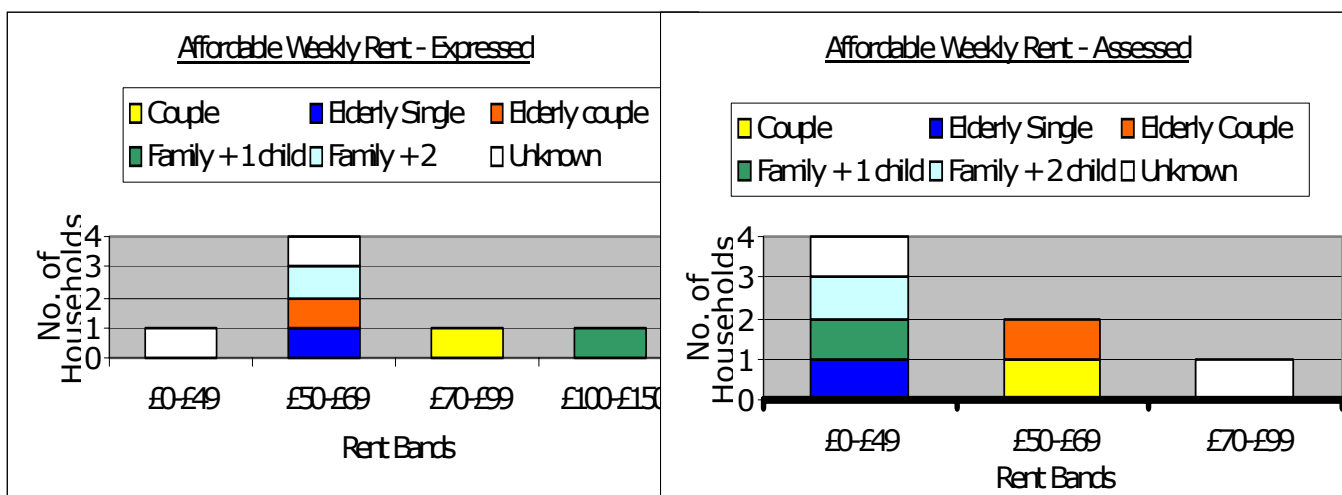
Those households will then be considered further, analysing what their preferred housing choices are. Finally the 'net' housing need will be considered taking account of the current affordable housing supply.

The report will first consider those households who have opted for only the Rented Tenure to determine if they are in local affordable housing need. It will then consider those who have opted for rented and/or ownership options.

4.1 RENTED OPTION

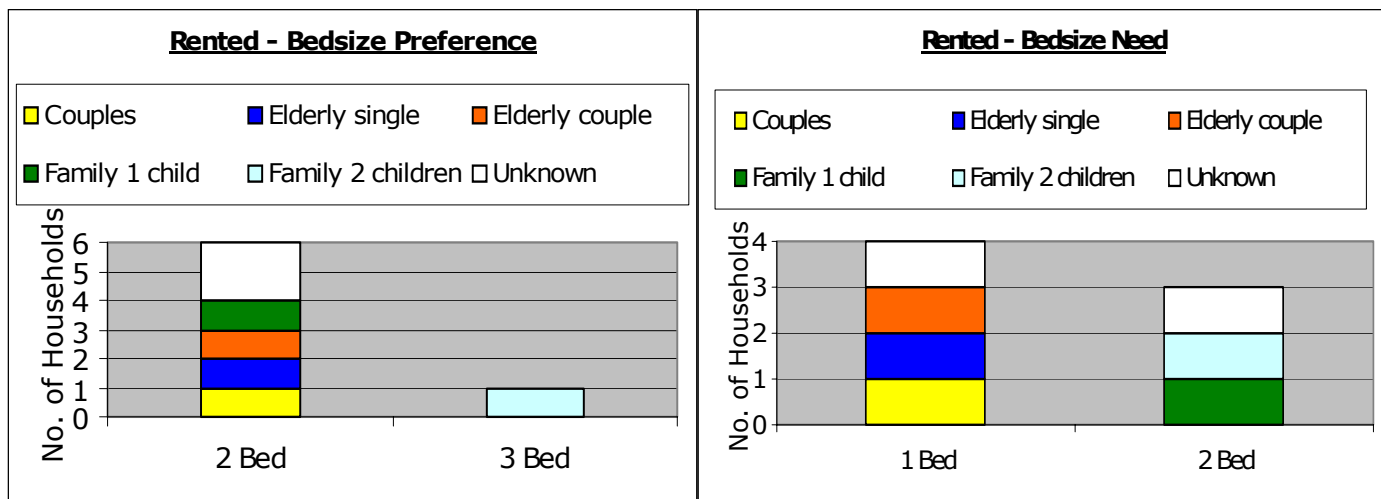
Seven households indicated a wish to be considered for **only rented accommodation**, all opting for Housing Association Rented accommodation and three indicating Private Rented as well.

The left-hand chart below, shows the rent bands indicated and expressed as affordable by households. The right-hand chart shows the 'assessed' affordable rent bands, calculated based on the financial information provided and allowing 25% of gross household income* towards the rent. (*for the purpose of this survey the total weekly take home income was assumed to be 80% of the gross).



By comparing the two charts it can be seen that most households are willing to commit a larger proportion of their income to rental costs than is assessed as 'affordable'.

The left-hand chart below shows the preferred bedsize indicated by respondents. The right-hand chart shows the bedsize 'needed' by households. This reveals that most households despite their assessed bedsize need prefer accommodation with more than one bedroom.



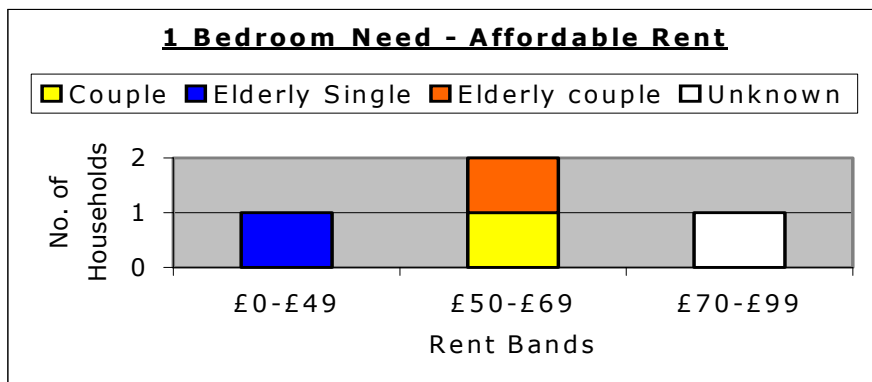
4.11 RENTED OPTION - ONE BEDROOM NEED

The report will now focus on those in need of one bedroom accommodation to assess if they are in need of affordable housing.

1 Are Households in need of 'Affordable Housing'?

The average rent for Private Rented Sector (PRS) one bedroom property is considered to range from £65.77 to £92.31. However, there were no PRS one bedroom properties available to rent at the time of this research. There are a total of 464 properties in North Molton (according to Council Tax records) and the survey results revealed that 11% of the stock (51 units) is available for Private Rented. However, **only one PRS property is known to have one bedroom**. Therefore, alternative options to PRS one bedroom properties are the likely remedy for those 'needing' one bedroom accommodation. These options can include one bedroom Registered Social Landlord Stock or Open Market purchase or larger accommodation in any of the tenure options. The research and survey results did not reveal any One bedroom Open Market Properties.

The following chart isolates the assessed affordable rent levels for this category.



The 'Elderly Single' household is only able to afford a rent between £0 - £49 per week and based on their circumstances they are not able to consider ownership options. They are therefore considered to be in need of affordable housing.

'The Couple' are able to afford between £50 - £69, and therefore may be able to afford PRS one bedroom accommodation ranging from £65.77 to £80.77. However, this would only be possible if such a property were available (the supply is limited) and the rent was at the lower end of the price range. Their ages indicate that they are approaching retirement and may therefore be likely to experience a drop in their current income. Should this occur, they would have difficulty affording a PRS one bedroom property. The limited supply of one bedroom accommodation and their circumstances mean that they are likely to need to consider alternative options. It is unlikely that they would be able to obtain or afford a mortgage and therefore cannot consider ownership options. The other option would be to consider larger accommodation in the PRS. PRS two bedroom properties range from £80.77 and are therefore not affordable to them. Therefore, 'this Couple' are considered to be in need of affordable housing.

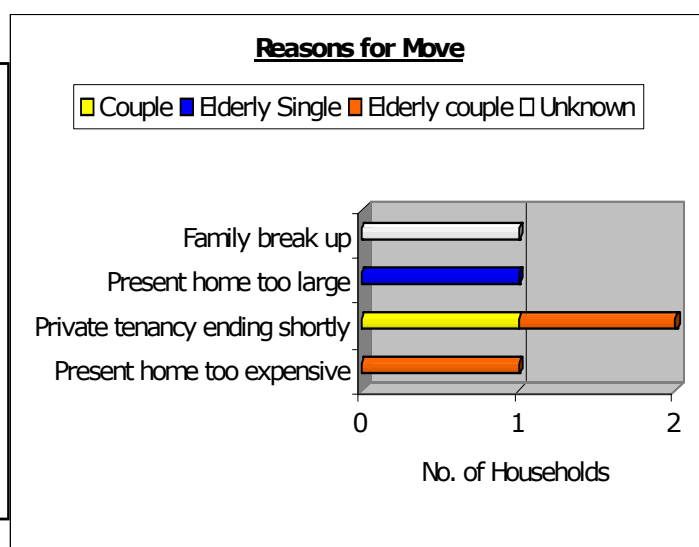
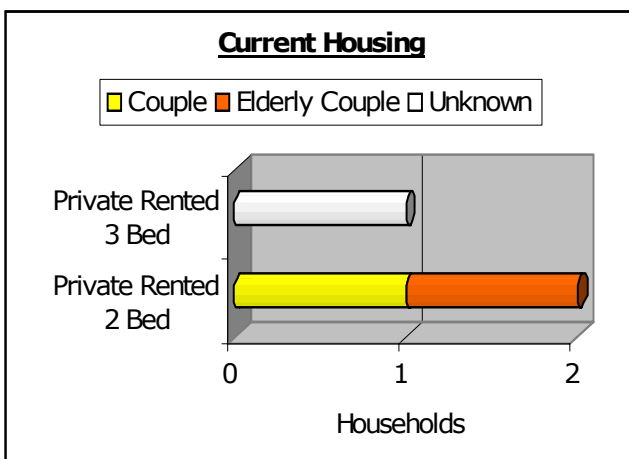
The 'Elderly Couple', like the Couple above, are able to afford between £50 - £69. They are not able to consider ownership options, have limited opportunity to access PRS one bedroom Property and are unable to afford PRS two bedroom properties. They are considered to be in need of affordable housing.

The unknown household is very likely to be a Single Elderly Person. They have currently been assessed as able to afford between £70 - £99. However it appears very likely that those financial circumstances may change in the next 5 years and given that the respondent has indicated that they are only able to afford £50 - £69 per week, their own assessment will be used to consider their affordability range. Ownership options do not appear to be an option. As above PRS one bedroom options are limited, and range from £65.77 to £80.77 and PRS two bedroom properties range from £80.77 to £92.31. This household is to be considered to be in need of affordable housing.

2 Is there a Housing Need?

The housing need for each of these households is assessed by considering their current housing and reasons for moving.

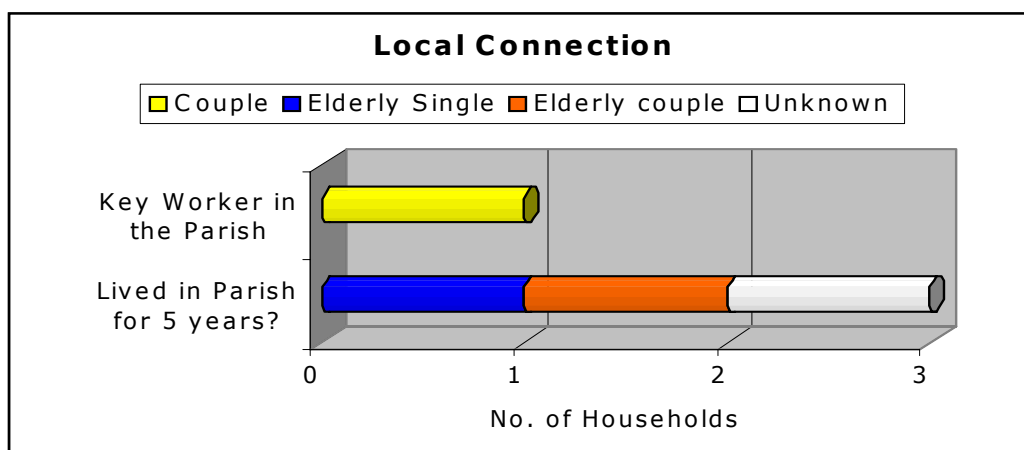
The current tenure of the 'Elderly single' is unknown, but needs to move due to 'Present home too large'. Due to the age of the respondent it is likely that this is an acceptable indicator of housing need.



All other householders are in the PRS and have all expressed acceptable reasons for a need to move and, therefore, are all to be considered in affordable housing need.

3 Is there Local Connection?

Finally, the following chart reveals that all four households satisfy the local connection criteria.



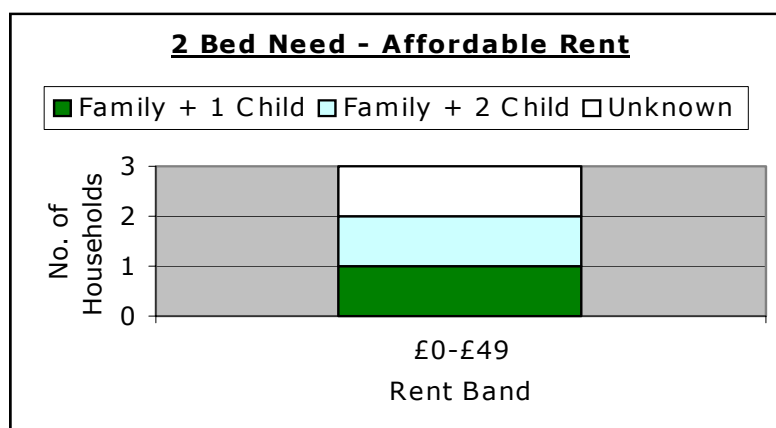
All four households have been assessed as in need of affordable housing, in housing need and with local connection and therefore will be considered further in this report **as in local affordable housing need.**

4.12 RENTED OPTION - 2 BEDROOM NEED

1 Are Households in need of 'Affordable Housing'?

PRS two bedroom properties range from £80.77 to £92.31. The survey results indicate there at least 7, PRS two bedroom properties in the parish.

The following chart shows the affordable rent levels for those opting for Rented accommodation and in need of two bedrooms.



All have been assessed as able to afford only £0 - £49. The 'Family + 1 Child' would not be able to obtain a mortgage. They are in need of affordable housing.

The 'Family + 2 Child' currently need two bedrooms and due to the family composition they could be 'considered' for three bedrooms immediately but will not 'need' 3

bedrooms for a further seven years. They are only able to afford a rent of £0 - £49 and unable to consider ownership options. So they are in need of affordable housing.

It should be noted that it was not possible to determine the exact bedsize need for the 'Unknown Household' because of their failure to declare their household composition. The respondent has indicated a two bedroom need, so this has been used to place them in this group, however their need could be for only one bedroom. Either way their income details indicate that they would not enable them to afford accommodation in the private market and are to be considered as in need of affordable housing.

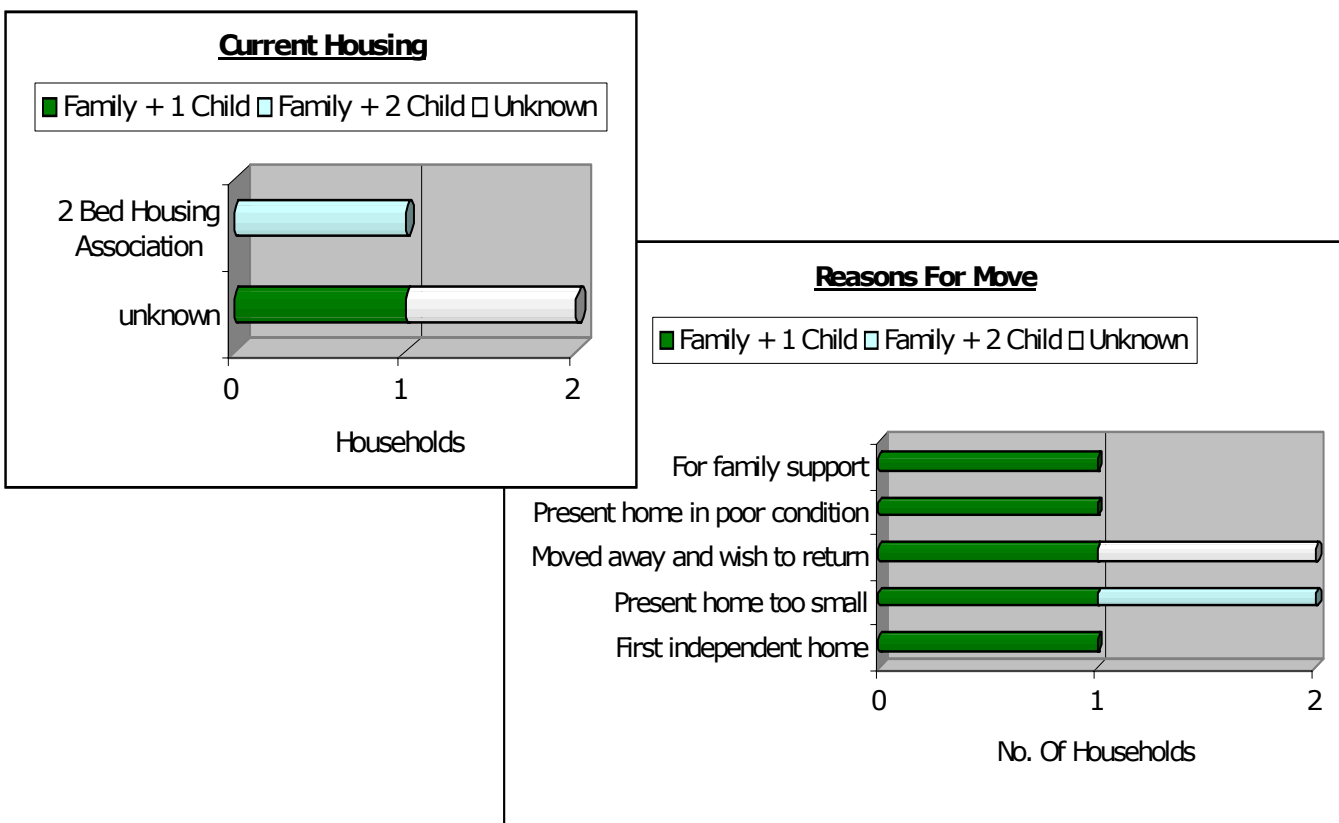
2 Is there a Housing Need?

The housing need for each of these households is assessed by considering their current housing and reasons for moving, shown on the two charts below

The 'Family + 1 Child' household's current housing is unknown but they have given five reasons for moving, including a 'need for first independent home'. They are accepted as in housing need.

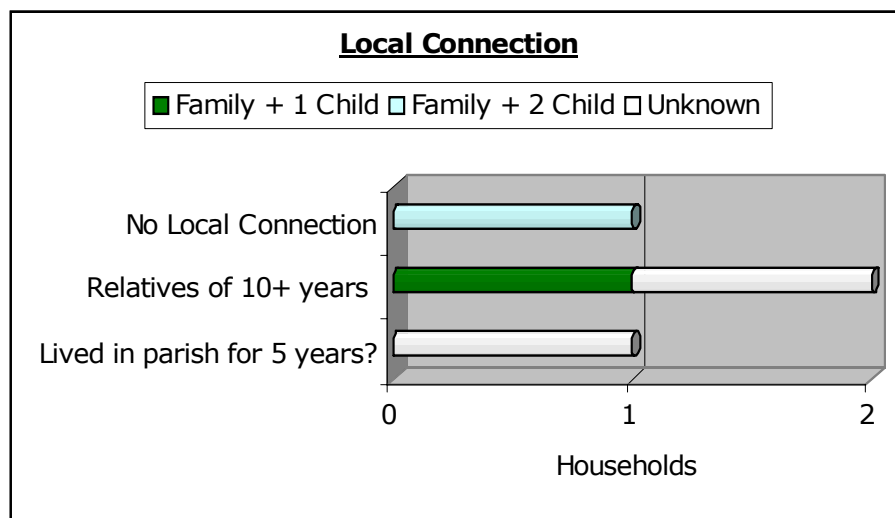
The 'Family + 2 Child' are occupying 2 Bedroom Housing Association property. They have been assessed above as having a 2 Bedroom need. This was assessed on the basis of North Devon District Council's allocation policy, but this same policy and most Housing Associations' policies would allow this family to be considered for a 3 bedroom property because the children have opposite sexes and will need separate bedrooms. Therefore, in recognition of this and to enable any build to also meet any known developing housing needs this household will be accepted as in housing need.

The 'Unknown' household's current housing is unknown but the reason for needing to move is to return to the Parish. This is an accepted indicator in accordance with the Local Plan. It has already been accepted that this in need of affordable housing, so they will be accepted as in housing need.



3 Is there Local Connection?

The chart below reveals that the **'Family + 1 Child'** has local connection through relatives (parents of 10 years + residence). Taking into account all the above assessments this household **will be considered further as having local affordable housing need.**

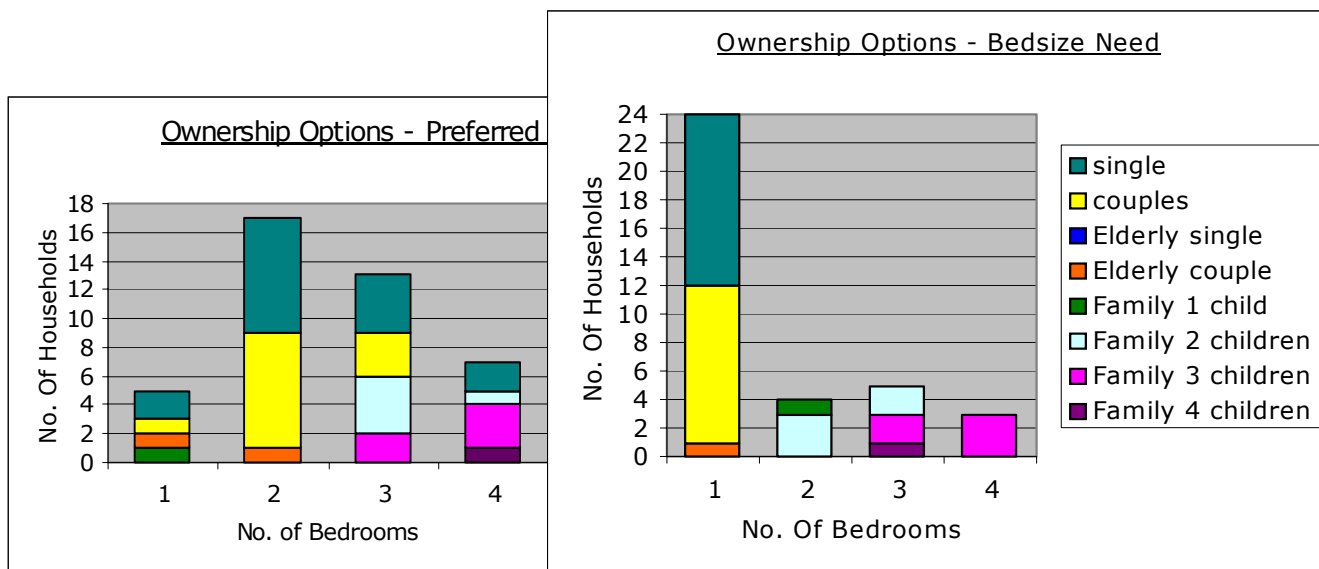


The **'Family + 2 Child'** does not satisfy the Local Connection criteria, as although they have lived in the Parish for 3 years this would not satisfy the Local Plan requirements of 5 years residence. There is no local connection through other criteria nor with adjoining parishes. This **household will not be considered further as in local affordable housing need.**

The 'Unknown' household has Local Connection as they have lived in the Parish for 5 years or more and through relatives (parents of 10 years + residence). Taking into account all the above assessments this household **will be considered further as having local affordable housing need.**

4.2 OWNERSHIP OPTIONS

The report will now consider all those households, not already considered above, all of who have indicated one of the 'Ownership tenures' as one of their preferred options. Three households have also indicated the Housing Association Option. In the same style as above, the report will focus on groups based on their 'assessed bedsize need'. The following two charts show, firstly these households 'preferred' bedsize and, secondly, their 'assessed' bedsize need. The survey forms allowed each household to select more than one 'preferred' bedsize, whereas the 'assessed' bedsize chart allocates one bedsize for each household.



Overall, most households would prefer larger accommodation than is needed. The majority of respondents are 'Single' and 'Couple' households and most of them are indicating a preference for accommodation with larger than One bedroom.

The report will now focus on each group in each of the bedsize 'need' categories. They will be considered against the following filter system to determine those households considered to be in local affordable housing need.

The 3 Step Filter System:

1 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 afford to satisfy their housing need in the Owner Occupation markets. Those households who have also indicated the Housing Association Rented Option will also be assessed by whether they can afford to satisfy their housing need in the Private Rented markets. The size of accommodation 'needed' has been assessed in accordance with NDDC's allocation policy. Account has been given, where necessary, that a more generous house size may be considered and allowed.

2 Is there a Housing Need?

Assessed by considering the households' current housing tenure, and size, and the reasons given for their need to move.

3 Is there Local Connection?

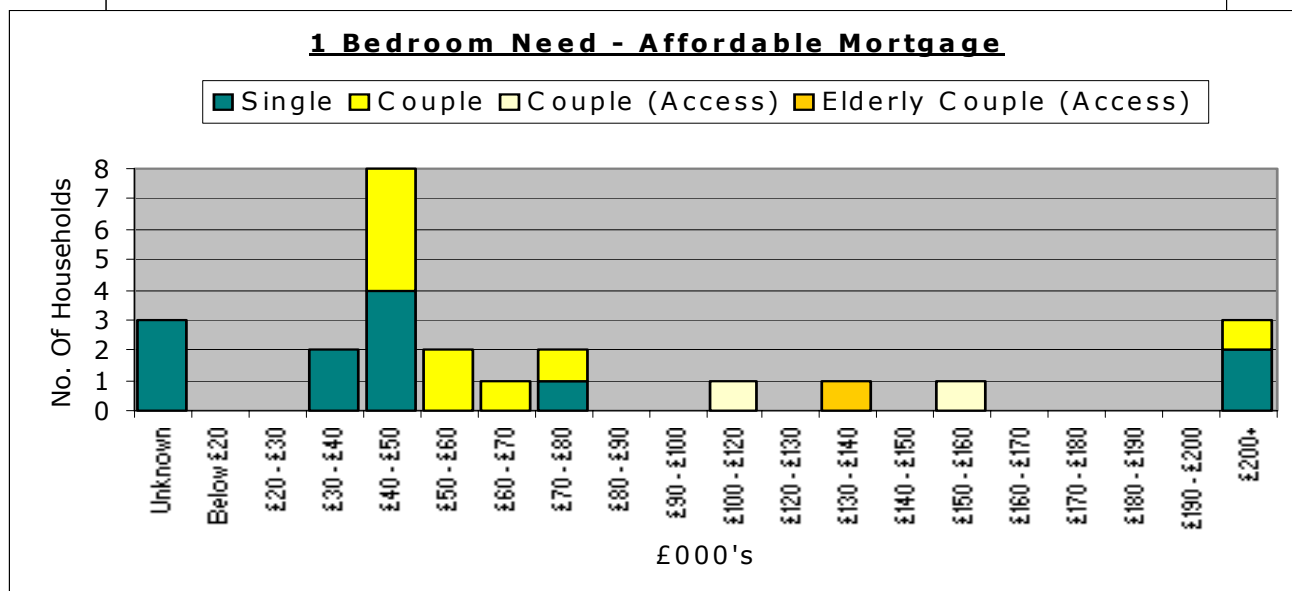
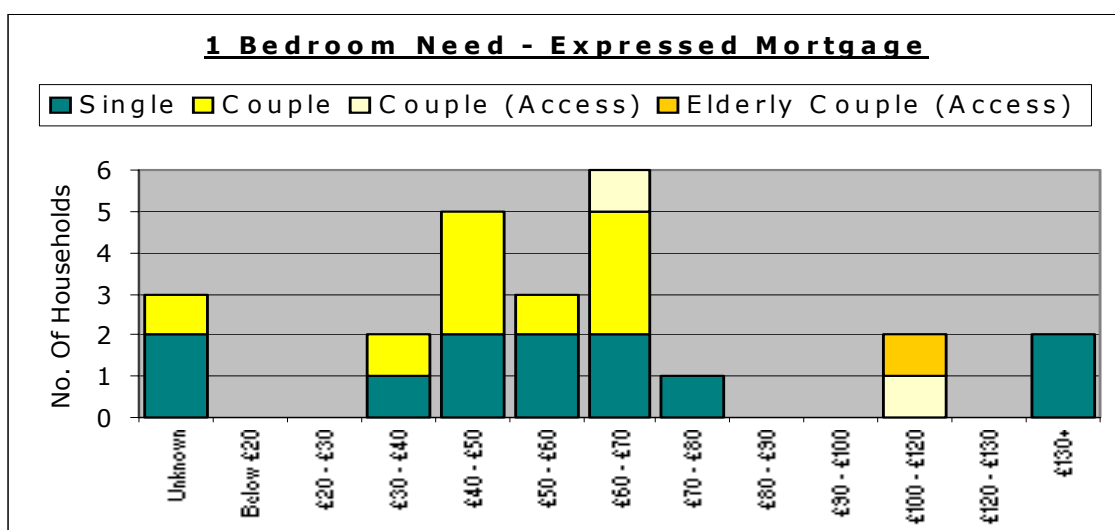
Assessed by consideration of whether they are 'local people or have a need to live in the Parish' (or the locality) in accordance with planning policies (adopted and deposit plans).

To enable the assessment process the following information has been pulled down from the above research to provide some context regarding the Open Market in North Molton:

- £92,500 was the lowest 'On the Market, house sale price', £188,742 was the average 'On the Market, house sale price',
- £107,833 was the lowest recorded 'Actual Sold Price', according to Land Registry House Prices chart and records, £142,827 was the average 'Actual Sold Price', according to Land Registry House Prices chart and records,
- £96,530 is the Average First Time Buyer House Price according the given OPDM statistics, £123,364 is the Average House Price according to the given ODPM statistics
- £76,000 to £86,000 was the lowest value indicated by existing Home Owners who were expressing to be in housing need, and
- According to the modified 'Council Tax Bands' chart and records, only 11% of properties (51 properties) in North Molton have a Valuation of less than £69,339. The tenure of those is unknown and could include Registered Social Landlord stock, which may not be available in the open market. 24% of the stock has a valuation of between £69,339 - £90,141.

4.21 OWNERSHIP OPTION - ONE BEDROOM NEED

The following two charts show, firstly the 'expressed' affordable mortgage and, secondly, the 'assessed' affordable mortgage for each household.



With the exception of one household, the 3 households in above first chart's 'Unknown' Mortgage range are not the same households included in that same band in the second chart, with the exception of one 'Single' household who is in the same band in the second chart. The other 'Single' household and the 'Couple' household have not 'expressed' a mortgage band although they have provided income and capital details and are therefore in other bands in the second chart.

The 'assessed' affordable mortgage has been calculated based on the financial information provided and allowing 3 times the gross household income* towards a mortgage. (*for the purpose of this survey the total weekly take home income was assumed to be 80% of the gross).

Overall, the majority of 'Single' and 'Couple' households have 'expressed' an affordable mortgage in the ranges of £30,000 to £80,000. There are three households with 'Access' considerations who can afford more than the aforementioned majority, but still consider themselves to be in need. This is likely due to the higher costs of bungalows with appropriate access. There are three households who are 'assessed' as able to afford more than £200,000.

1 Are Households in need of 'Affordable Housing'?

Three households have been 'assessed' as having an 'Unknown' affordable mortgage. Two of those 'Single' households still in Full Time Education and so have not yet started earning. With no income they would be considered to be in need of affordable housing. Neither has indicated that they would consider rented. They would not be able to obtain or support a mortgage and therefore cannot be considered for an 'Ownership option' at this stage. They will be considered further only on the basis that there is an obvious potential future need.

The third 'Single' household has refused to provide income details and has not provided any contact details. This household cannot be considered further.

The Open Market research above reveals that the lowest estimated 'house value' in North Molton is £76,000 and the lowest 'On the Market, house sale price' is £92,500 (see above). Although Council Tax Bands indicate that there may be properties with a lower value, evidence does not exist to prove that those properties are in the Owner Occupied tenure and therefore may never be available for sale. Based on this it is unlikely that any of the households in the mortgage bands between £30,000 to £70,000 will be able to access the open market.

As mentioned some households have indicated the Housing Rented Option also and may be considered against the PRS. In those situations, account needs to be given to the fact that they would be competing for a tenure totalling only 11% of the market, i.e. 51 units. At the time of research, there was only one, 3 bedroom property available for Private Rent, and it appears there may be a limited supply of smaller properties, with evidence of only one known, 1 bedroom property and seven, 2 bedroom properties. This factor will be taken into account when considering those households' ability to access the PRS market to resolve their own needs. Consideration of these households follows.

There are two 'Single' households assessed as able to afford between £30,000 to £40,000. Both have annual incomes between £9490 to £13650. In order to obtain a mortgage for a house value of £76,000 they would require 8 times their income (at £9490) or **at best, 5.5 times their income (at £13650)**. Similarly for a house value

of £92,500, they would require 10 times (at £9490) or 7 times their incomes (at £13650). These householders have 'expressed' that they would be able to afford a mortgage of, £50,000 to £60,000, in one case, and, in the other £60,000 to £70,000. Allowing for the top end of their income scale they would not be able to afford their 'expressed' mortgages. However, both indicate that their future housing and mortgages may be a 'joint' venture, but they have only declared solo incomes. A joint income might allow them to afford the 'expressed' mortgages but that would still not be enough to access the market. Only one of these households has indicated that they would consider 'Housing Association Rented'. Based on their solo income, they would be able to afford a maximum rent of £64 per week. As discussed earlier in this report, a PRS one bedroom property ranges from £65.77 to £80.77. Both households are considered to be in need of affordable housing.

The majority of households, four 'Single' and four 'Couple' households, have been assessed as able to afford between £40,000 - £50,000. One of the 'Couples' has also selected the Housing Association Rented option. They are clearly unable to afford to access the open market and have been have an 'assessed' affordable rent band of £65 to £77. The limited supply of PRS one bedroom accommodation would require them to consider larger PRS accommodation. PRS two bedroom properties range from £80.77 to £92.31, which is not affordable to them. Therefore this household will be considered to be in need of affordable housing. Three 'Single' and three 'Couple' households are clearly unable to afford to access the open market and have not indicated the Housing Association Rented option. Therefore, all six are considered to be in need of affordable housing. The other 'Single' household is possibly able to access to Land and if they were able to build on that land, they would need to obtain a mortgage to cover total build costs of approximately £55,000 to £60,000 (including, legal fees, architecture, servicing, etc). They have been assessed as unable to afford this. This household has not selected the Housing Association Rented option. This 'Single' Household is considered to be in need of affordable housing.

Two 'Couple' households are 'assessed' as able to afford £50,000 to £60,000. They are still clearly unable to afford to access the open market. Neither has selected the Housing Association Rented Option. Both households are to be considered as in need of affordable housing.

Two households are assessed as able to afford £60,000 to £70,000. The first of these, a 'Couple', are clearly unable to afford access the open market and has not has selected the Housing Association Rented Option. This household will be considered as in need of affordable housing.

A 'Couple' and a 'Single' household have been assessed as able to afford a mortgage of £70,000 to £80,000. The 'Single' household returned their application anonymously and unfortunately there was a lack of clarity regarding the availability of existing capital. Therefore, there is some doubt regarding their true financial circumstances. Due to this they have been placed in the same affordability range as they have 'expressed' and have not been 'assessed'. The Owner Occupied research at 2.311 has shown that one existing Home Owner has estimated their house value to be between £76,000 to £85,000. However, the lowest recorded 'On the Market' house sale is known to be £92,500, and the lowest recorded 'actual sale', through Land Registry, at £107,833. The evidence shows that they are likely to need to support a mortgage nearer to £92,500 rather than £76,000. Based on these facts, these households would not be able to afford to resolve their own housing needs through the Open Market. They have not selected the Housing Association Rented Option. Therefore, both these household will be considered as in need of affordable housing.

A 'Couple with 'Access' needs have been assessed as able to afford £100,000 to £120,000. If they were to move, they would require 'suitable' accommodation to meet their specific needs and evidence of that supply is unknown. It is likely that their needs would be best met through ground floor accommodation and it is likely that this would be a bungalow, in the Open Market. Traditionally, bungalows are more expensive and usually, detached accommodation. The lowest 'actual' price of a detached property, according to Land Registry, was £167,300. They have not selected the Housing Association Rented Option. They are to be considered to be in need of affordable housing. This household has indicated that they would consider adaptations to their current home to address their needs.

The 'Elderly Couple with Access' needs have been assessed as able to afford £130,000 to £140,000. Their reasons for needing 'accommodation on one level' are not specific and would need further clarification. On the basis that they are in need of such accommodation and taking account of the information given in the former paragraph, they are to be considered to be in need of affordable housing. They have not selected the Housing Association Rented Option.

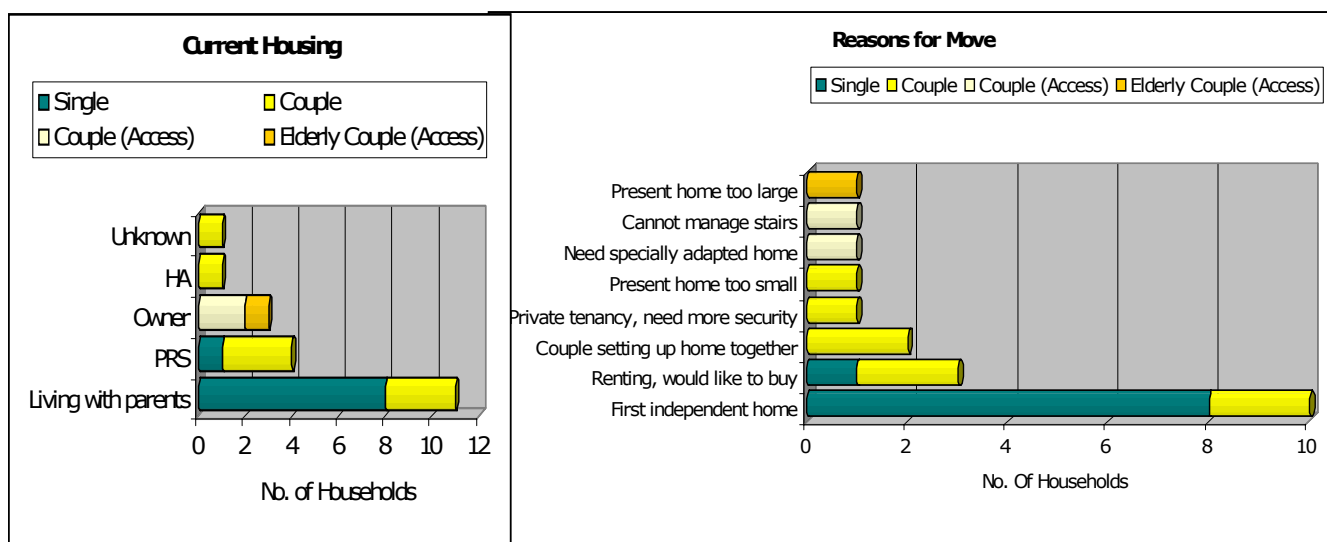
A 'Couple' with 'Access' needs have been assessed as able to afford £150,000 to £160,000. Potentially, the main earner could be required to become the main carer. This would result in £130,000 available as assessed affordable mortgage. Based on the above information they are unlikely to be able to access affordable housing and will be considered to be in need of affordable housing. They have indicated the Housing Association Rented Option. The sale of their housing would enable them to afford any private rented accommodation. However, it is unlikely that appropriate private rented accommodation exists to meet their specific access need and so will continue to be considered further.

The three households in the '£200,000 plus' category have sufficient income, equity or savings to satisfy their own housing needs. It appears that two of them, a 'Single' and a 'Couple', have returned their survey form to express an interest in the 'self build' option rather than to access 'affordable housing'. They shall not be considered further in this report.

There are 20 households from the above 24, assessed as in need of affordable housing. These households will now be considered further.

2 Is there a Housing Need?

The housing need for each household is assessed by considering their current housing and reasons for moving, shown on the two charts below.



From the 'living with parents' category, all the 'Single' households, one of the 'Couple', (total of 9 households), wish to have their 'first independent home'. The Unknown, current housing category, is also in this category of 'their first independent home'. This is an accepted housing need reason, in accordance with the Local Plan, and therefore all these households will be considered further.

The two other Couples in 'living with parents' category are 'Couples, setting home together'. Again this is an accepted housing need reason, in accordance with the Local Plan, and therefore all these households will be considered further.

There are four households in the PRS. The 'Single' household has given the main reason for moving as 'Renting, would like to buy' and has also stated that the 'present home in poor condition', 'too small' and 'need more security'. One of the Couples have also given their main reasons as 'Renting, would like to buy', but also they are a 'Couple, setting home together' and 'first independent home'. One of the other 'Couples' have given the main reason for moving as 'Private tenancy, need more security'. This is often a reason for needing to seek alternative accommodation. The final Couple have stated, 'present home too small' and are expecting a baby. All households are accepted as in housing need.

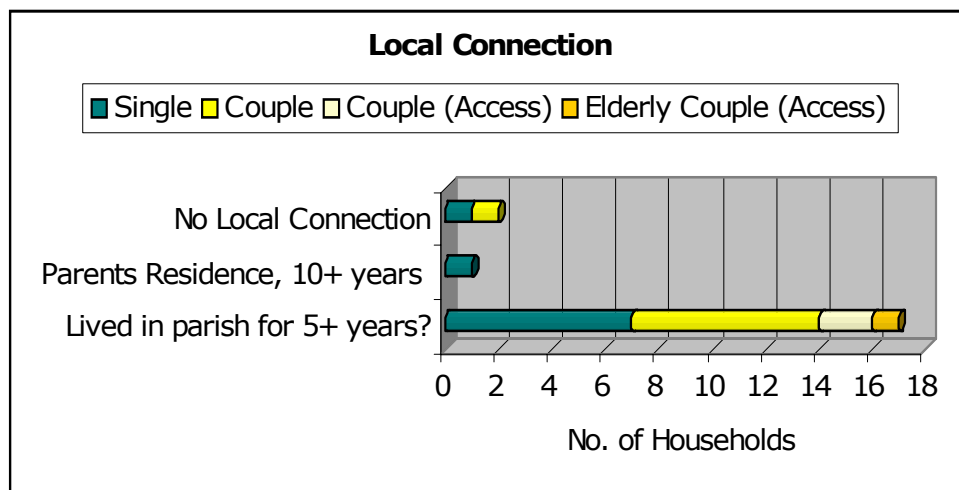
The 'Couple' in HA (Housing Association) accommodation are 'Renting, would like to buy'. This will be accepted as a housing need because if this 'Couple' are able to make the transition to an affordable 'Ownership option', then they would make available a One Bedroom HA rented property for another household in need.

The final 3 households are all existing Owners with 'Access' considerations. The two 'Couples with Access' have stated, in the first case, 'need a specially adapted home, and, in the second case, 'Cannot manage the stairs'. The 'Elderly Couple with Access' has stated 'Present home too large'. All are accepted as in housing need.

All 20 households will be considered further.

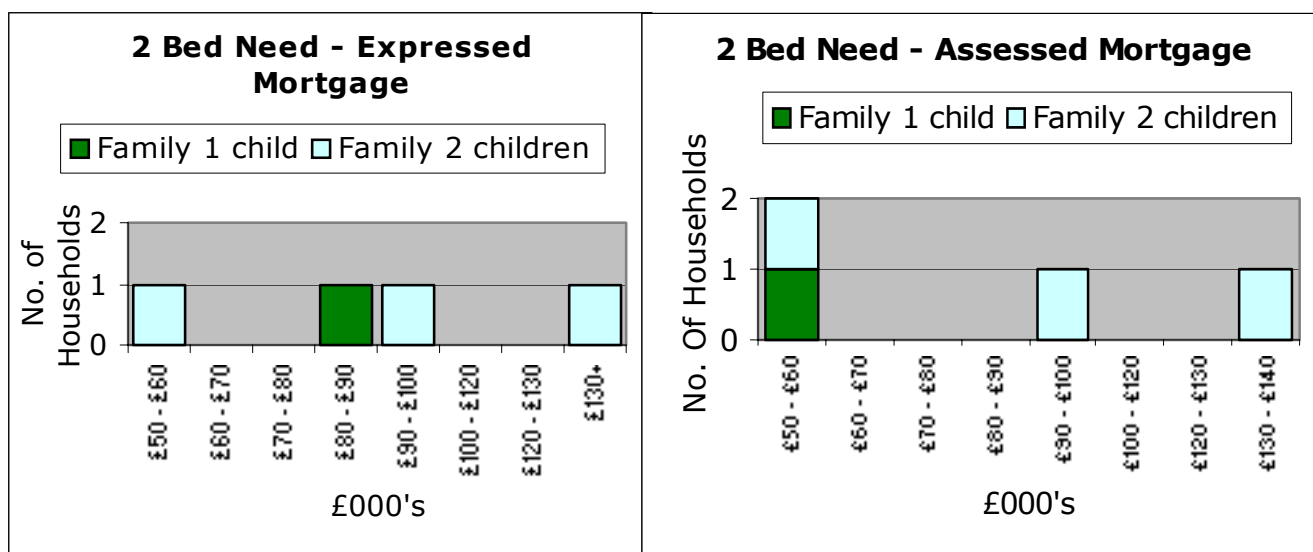
3 Is there Local Connection?

The following chart shows that two households do not satisfy the Local Connection, criteria and therefore cannot be considered further. Both are considered to be in housing need and assessed as able to afford a mortgage of £40,000 to £50,000. The 'Couple' household were looking to move from the PRS for security and the 'Single' household wishes to move from parents to their first independent home.



4.22 OWNERSHIP OPTION - TWO BEDROOM NEED

The following two charts show, firstly the 'expressed' affordable mortgage and, secondly, the 'assessed' affordable mortgage for each household.



1 Are Households in need of 'Affordable Housing'?

Both the 'Family + 1 Child' and 'Family + 2 Child', assessed as able to afford £50,000 to £60,000, are unable to afford Open Market Owner Occupied housing and are therefore in need of affordable housing. Both have selected the Housing Association Rented Option. Both are assessed as able to afford Rents of £70 to £99 per week. As mentioned above, there is a limited supply of PRS accommodation, with only 51 units available in the PRS. There are only 7 known properties with 2 Bedrooms. The average 2 Bed rents range from £80.77 to £92.31. If seeking accommodation, it is possible that families would need to consider larger accommodation. This would require an ability to afford higher rents. The average 3 Bedroom PRS commences at £103.85. Therefore, if these families were needing to find alternative PRS accommodation they would need to be fairly lucky to find a 2 bedroom PRS available at the same time. Therefore, these two households will be considered to be in need of affordable housing.

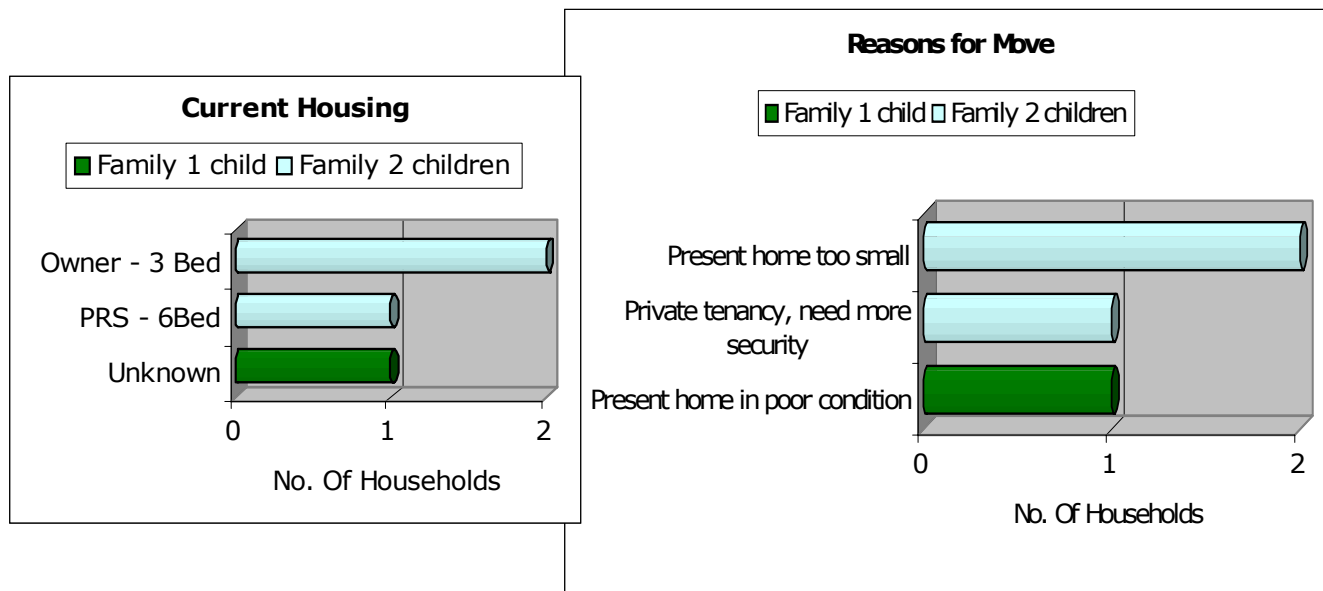
The 'Family + 2 Child' may be able to afford to resolve their own housing need, with 2 Bedroom Housing (ex-right to Buy) being advertised at £92,500. However, their family composition means that at some future point they will 'need' 3 bedroom accommodation, that has been advertised at £129,950. Actual Sale prices have been 24% lower than advertised. Resulting in a 3 Bed property sale price of approximately £104,798. Therefore, at this point they will be considered further, but there is some doubt that they are in need of assistance to access affordable housing.

The last 'Family + 2 Child' can afford £130,000 to £140,000. However, their family composition means that at some future point they will 'need' 3 bedroom accommodation. Taking account of the detail in the previous paragraph, it is likely that this family could afford to resolve their own housing need. There are 2 x 2 Bedroom and 23 x 3 Bedroom ex-right to buy properties in the Owner Occupied Tenure. However, if there were no sales from the ex-Right to Buy market, they would have to be able to access house prices at £113,775* (*estimated at £92500 + 23%) for 2 bedrooms and £160,000 for 3 Bedrooms. Therefore, on the basis that they would possibly not be able to access 3 bedroom properties, they will be considered further, for

now, but there is some doubt that they are in need of assistance to access affordable housing.

2 Is there a Housing Need?

The housing need for each household is assessed by considering their current housing and reasons for moving, shown on the two charts below.

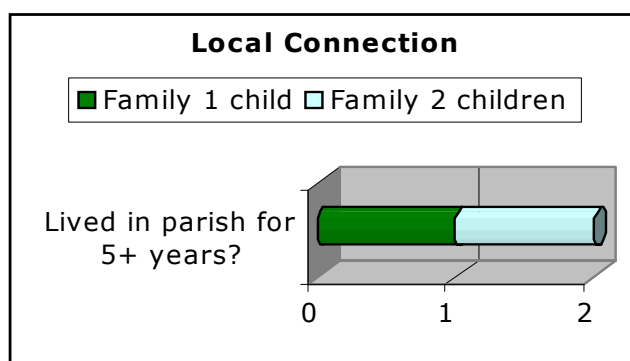


The 'Family + 1 Child' and the 'Family + 2 Child' assessed above as in need are also accepted as in housing need. The former is in 'Unknown' current housing, in poor condition, the latter, in the PRS, needing more security.

The other two 'Family + 2 Child' are already occupying 3 bedroom property. There was doubt whether they were in assistance to access affordable housing. Both appear to be occupying accommodation large enough to accommodate their needs and will not be considered to be in housing need.

3 Is there Local Connection?

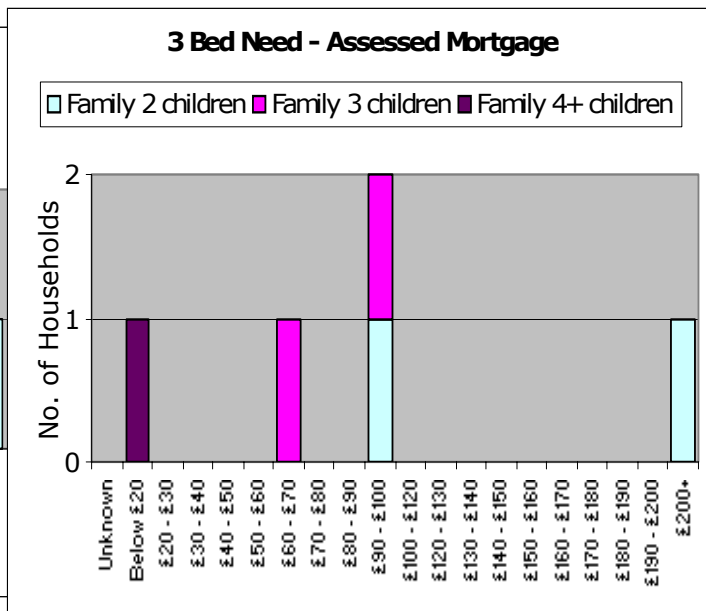
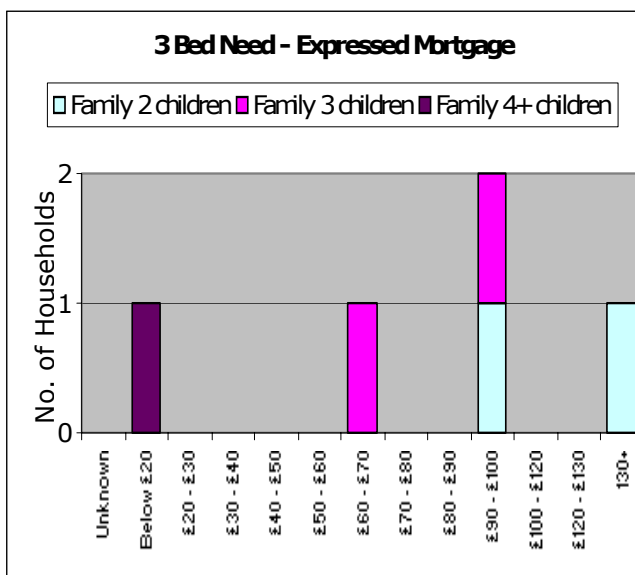
Both Households have Local connection and will be considered further.



4.23 OWNERSHIP OPTION - THREE BEDROOM NEED

1 Are Households in need of 'Affordable Housing'?

The following two charts show, firstly the 'expressed' affordable mortgage and, secondly, the 'assessed' affordable mortgage for each household.



The 'Family + 4 Child' household is unlikely to be able to obtain a mortgage and cannot at this stage be considered for the Ownership Option. There will also be a future need (in a 4/5 years) for 4 bedrooms. The assessed affordable rent is £70 to £99 per week, whereas 3 bedroom PRS rents commence at £103.85. Therefore this household is to be considered as in need of affordable housing.

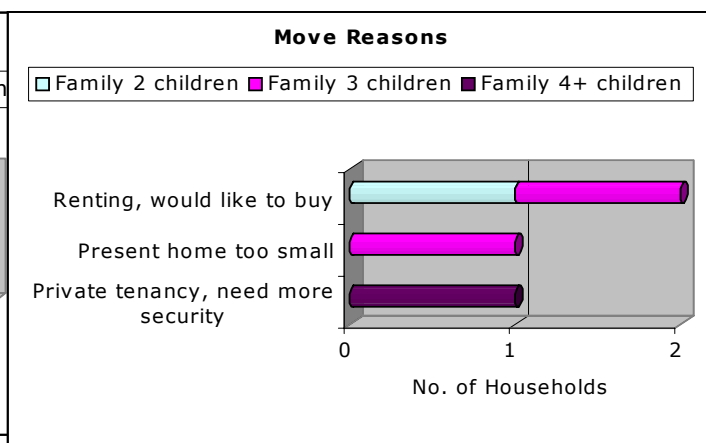
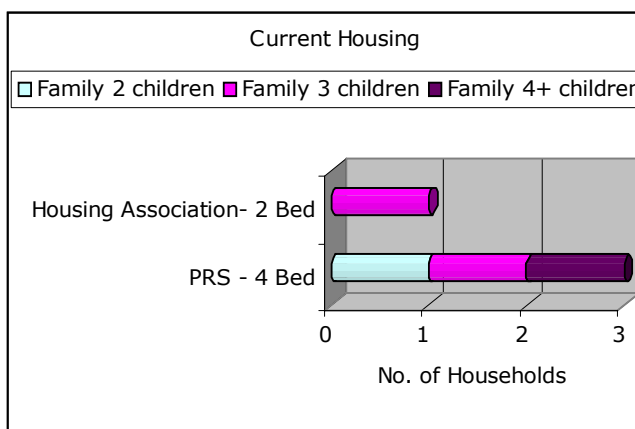
The first 'Family + 3 Child' are shown as able to afford £60,000 to £70,000. With possible house values commencing at £76,000, this family is considered to be in need of affordable housing.

Two households, 'Family + 2 Child' and 'Family + 3 Child', are able to afford £90,000 to £100,000. Some existing households have estimated their 3 Bedroom property to value between £76,000 to £85,000. However, a 3 bedroom ex-right to buy property has been advertised at £129,950. Actual Sale prices tend to be approximately 24% lower than advertised. Resulting in a 3 Bed property sale price of possibly £104, 798. Both these households will be considered to be in need of affordable housing.

The 'Family + 2 Child' household shown as able to afford more than £200,000 will not be considered as in need of affordable housing.

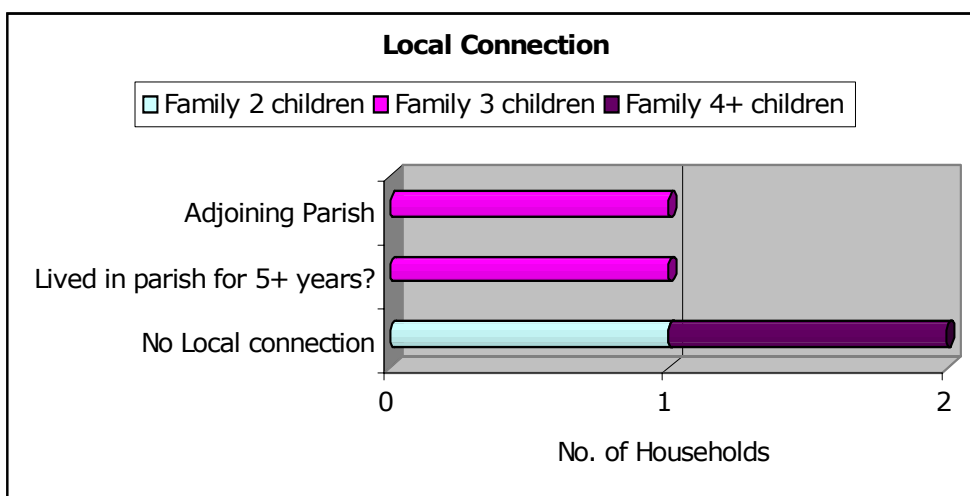
2 Is there a Housing Need?

The 'Family + 3 Child' in a 2 Bedroom Housing Association property needs to move because 'present home is too small and, therefore, is accepted as in housing need. All other households in the PRS are accepted as in housing need.



3 Is there Local Connection?

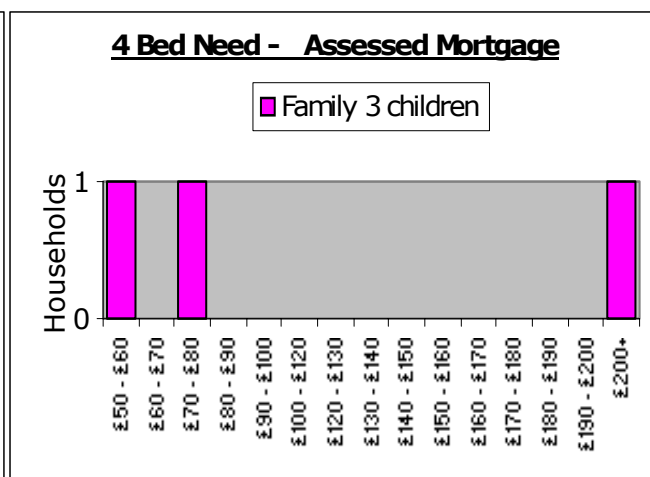
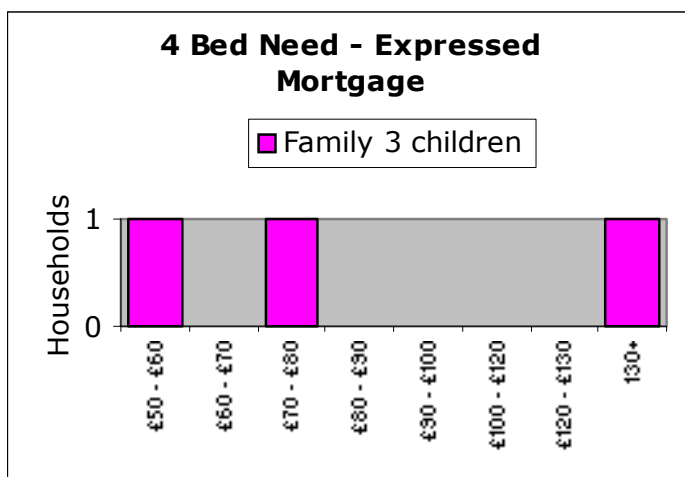
Two households do not satisfy the local connection criteria and therefore will not be considered further. Both the 'Family + 3 Child' households do have local connection and will be considered further.



4.24 OWNERSHIP OPTION - FOUR BEDROOM NEED

1 Are Households in need of 'Affordable Housing'?

The following two charts show, firstly the 'expressed' affordable mortgage and, secondly, the 'assessed' affordable mortgage for each household.

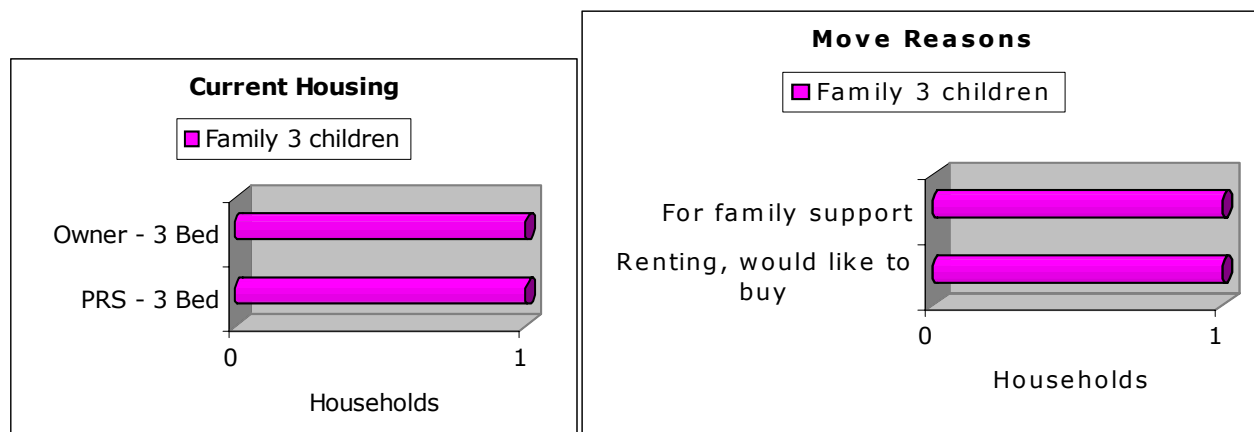


The first household is in need of affordable housing. The second household appears to be in need, although there would need to be further clarification regarding savings and equity. At this point they are accepted as in need of affordable housing.

The third household is able to resolve their own housing need so will not be considered further.

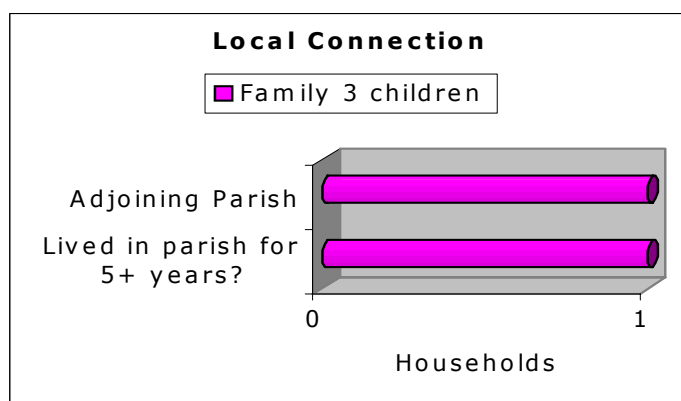
2 Is there a Housing Need?

Both households are occupying property smaller than their need and therefore are accepted as in housing need.



3 Is there Local Connection?

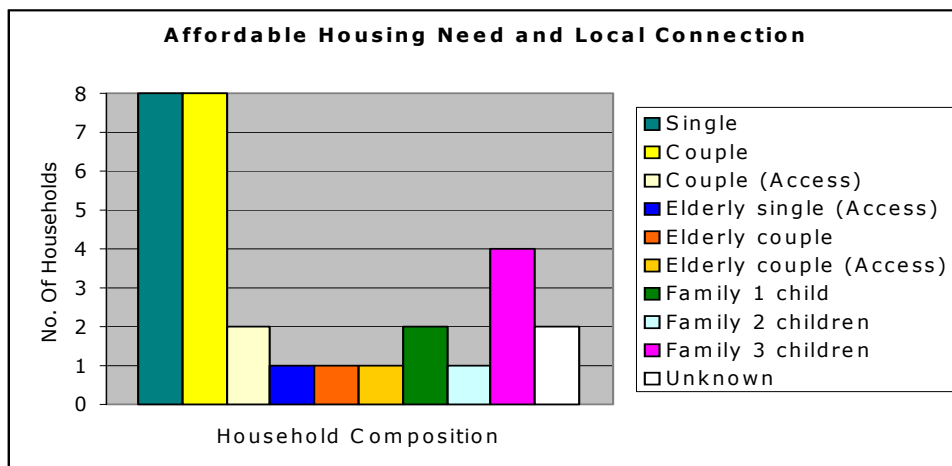
Both Households have Local Connection and will be considered further.



5 FINAL ANALYSIS OF ASSESSED HOUSING NEED

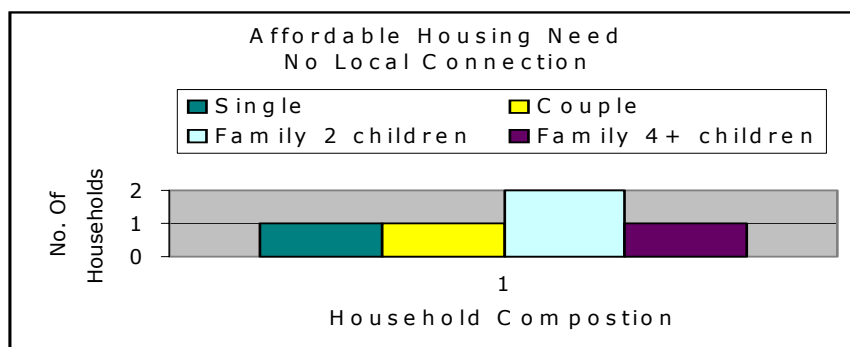
5.1 HOUSEHOLD COMPOSITION

The following information provides a final analysis of all those households that have been assessed as 'in need of affordable housing', 'in housing need' and with 'Local Connection' to North Molton or the adjoining Parishes.



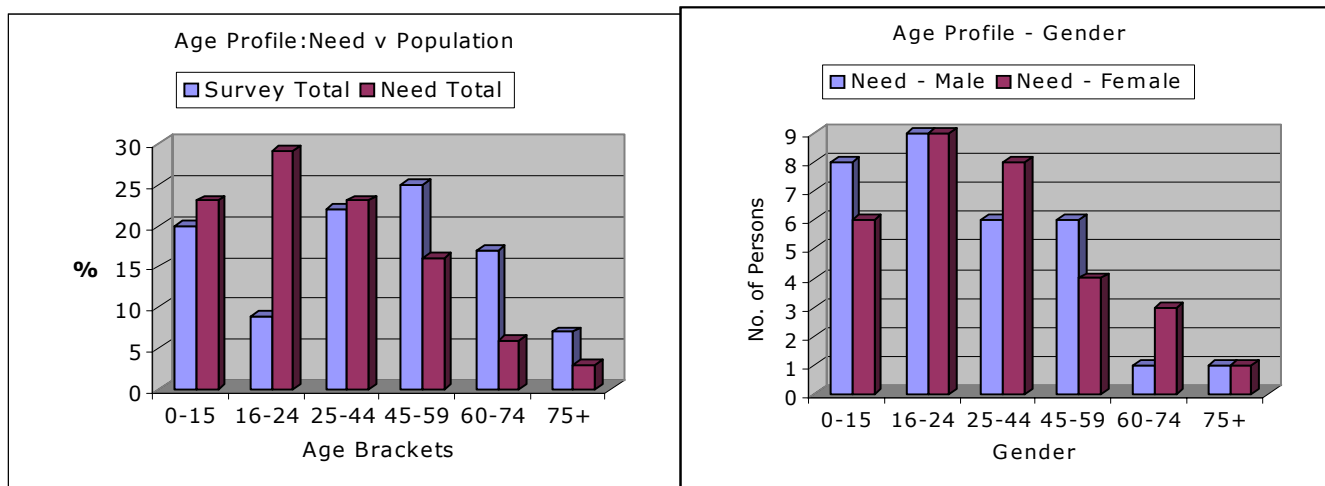
Single and Couple households, a joint total of 16 (53%), are the majority of households in need. There are also 7 Family households (23%), 4 households with 'Access' needs (Two Couples, one Elderly Single and one Elderly Couple), One Elderly Couple and two 'Unknown' households.

A further 5 households are in affordable housing need but do not have local connection.



5.2 AGE PROFILE

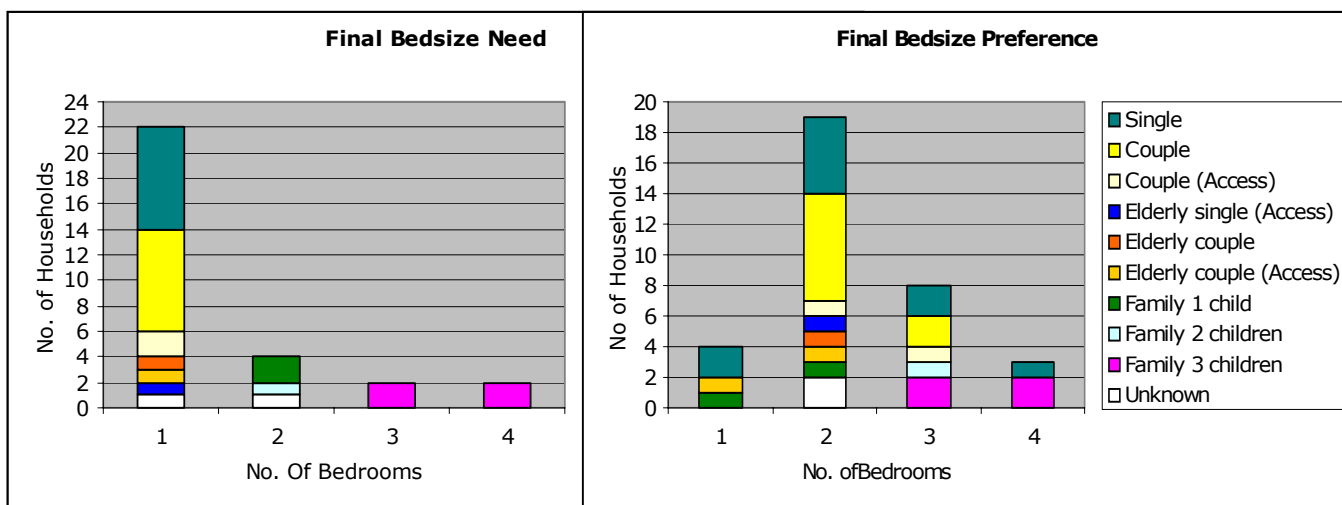
The following two charts, provide details regarding the Age Profiles of those in need. The first shows the age profile of all survey respondents against those in need. Earlier (at 2.4) it was considered that the survey respondents' profile was reasonable reflective



of the 2001 Census profile, with the exception of an over representation in the age bracket 16-24. The first chart shows that those in need are once again overwhelmingly over represented in this age bracket, indicating the need for housing for the age group 16 - 24. The second chart provides a breakdown of the Gender of those in need for each age bracket, there does not appear to be any extremes with this profile

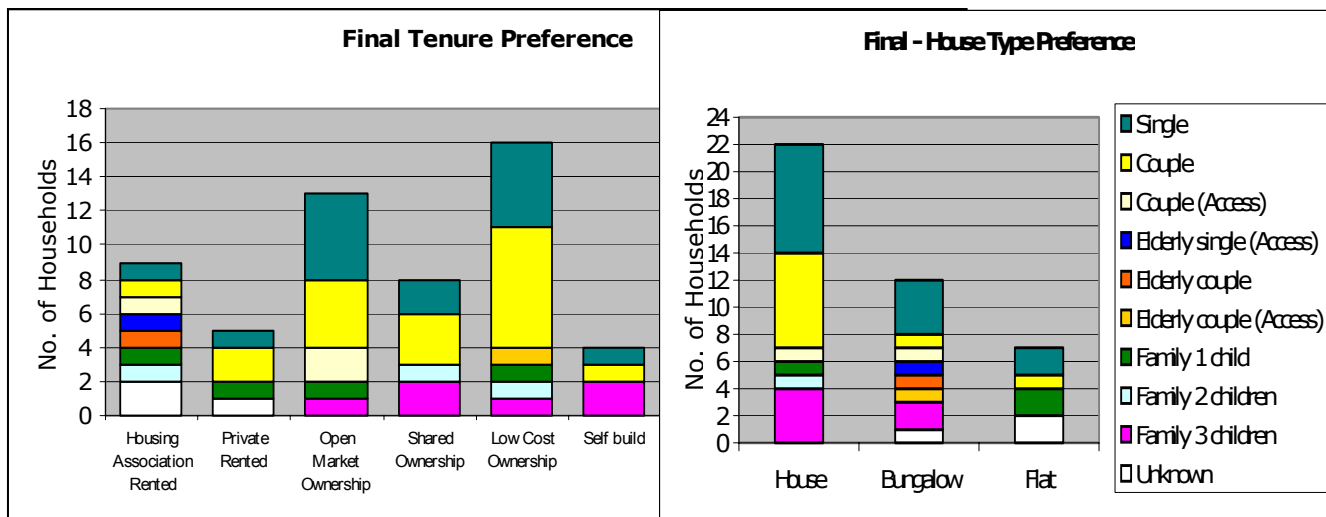
5.3 BEDSIZE

The Final Bedsize Need against preference is shown below. It should be noted that households were able to indicate more than one bedsize preference. Nearly all households have indicated a preference for accommodation with more than one bedroom and for more bedrooms than are needed. Only one 'Single' and one 'Family + 1 child' household opted only for one bedroom. There is a predominant need for one bedroom properties (73%), but an overwhelming preference (56%) for two bedroom property by those same households.



5.4 TENURE & HOUSE TYPE

Tenure preference and the Type of housing preferred are shown in the next two charts. Households were allowed to indicate more than one tenure and type choice. One quarter (25%) have selected one of the Rented Options. Six households have selected only the Housing Association Rented option, whereas a 'Family with 2 Child', a 'Single' and a 'Couple with Access' have selected the Housing Association option as well as one of the Ownership Options, totalling Nine households or 16%.

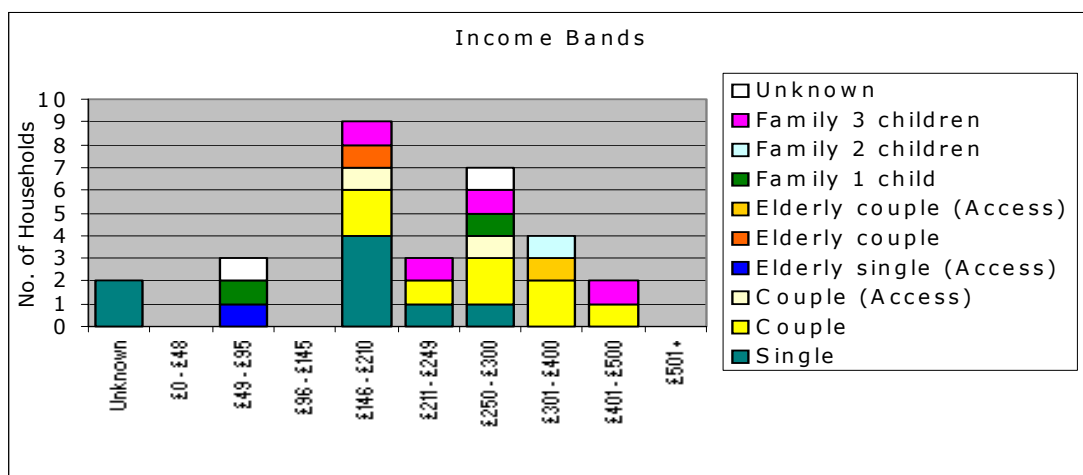


The majority (75%) prefer one of the Ownership Options. The majority of Single and Couple households (85%) prefer one of the Ownership Options, with preference for the Low Cost Ownership option (36%).

One of the 'Couple' and the 'Elderly Single' households with Access requirements will consider Housing Association Rented, the latter requesting only Housing Association tenure. The other 'Couple' and 'Elderly Couple' with Access requirements, will only consider an Ownership Option, the former of these will consider remaining at their current address with appropriate modifications. The majority of Households prefer to have a House. Of all those who selected a Flat, as one of their choices, only two households ('Unknown' and 'Family + 1 Child') selected just a Flat. All but one of the households with 'Access' considerations have selected the bungalow option.

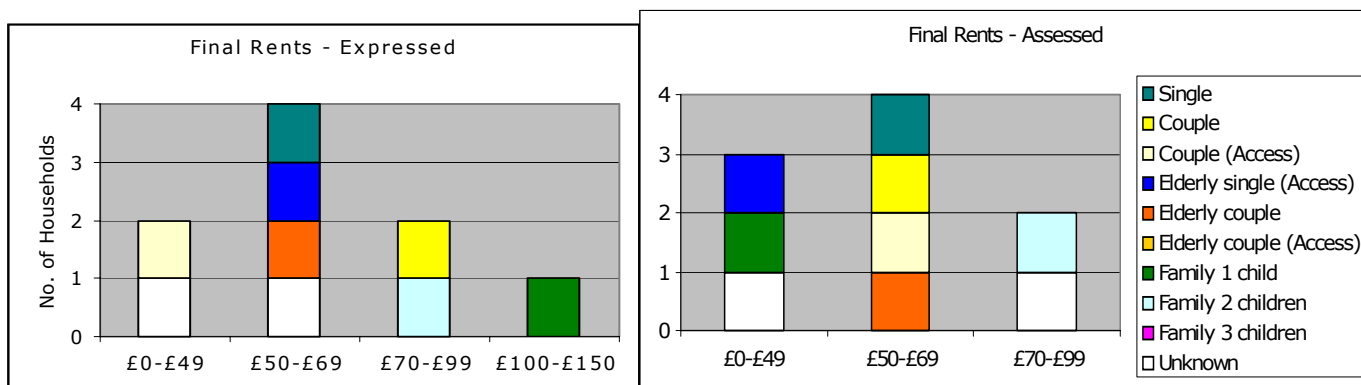
5.5 INCOME & AFFORDABILITY

The following chart shows the income bands for all those households accepted as in need with local connection. The median household income bracket is £211 to £249 net or £263.75 to 311.25 gross (assuming net is 80% of gross). **This equates to a gross household income of £13715 to £16185, or £14950 at the mid-point of range.** The average actual house price, according to Land Registry sales, is £142,827. Therefore, **requiring 10 times their household income** to access the average actual Open Market house.



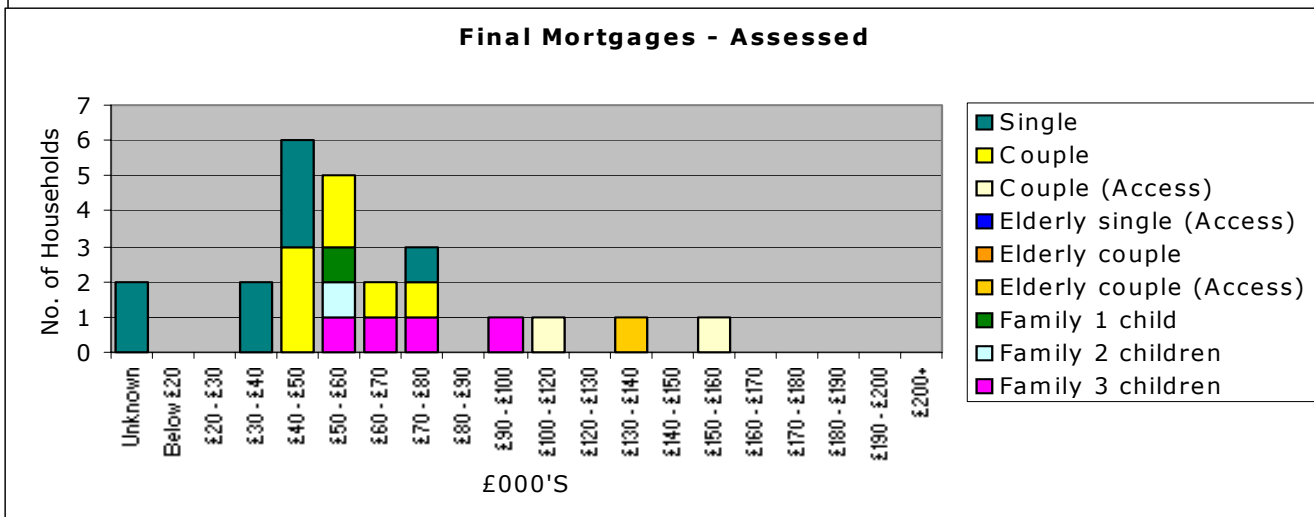
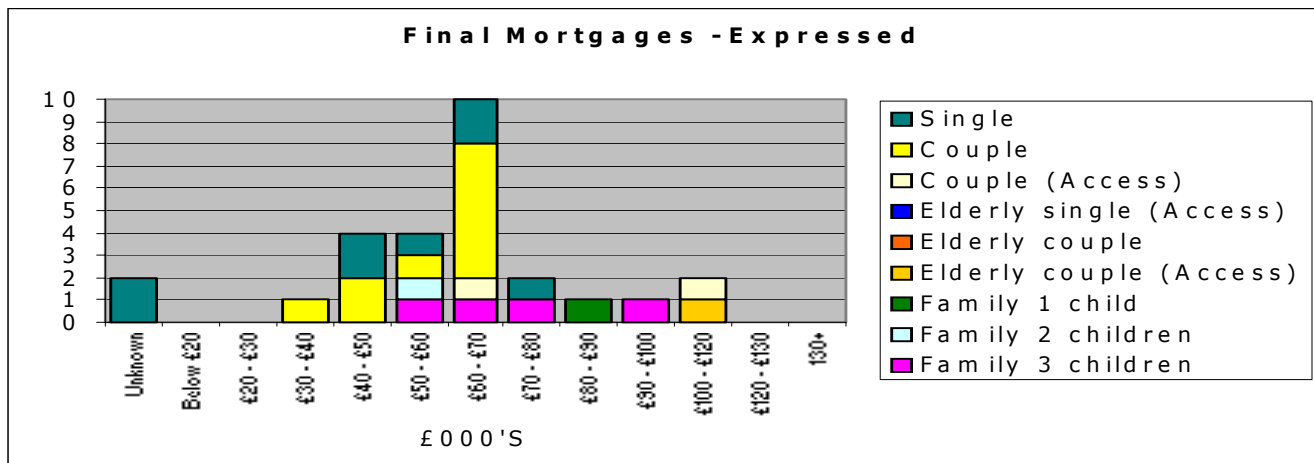
5.51 AFFORDABLE RENTS

The following two charts show the affordable Rents as 'expressed' and 'assessed' for all those households who have indicated 'Housing Association' as one of their preferred Tenure. Most households express they can afford a higher rent than assessed. Indicating that most households would dedicate more than the 25% of income towards housing costs, which is considered the appropriate amount. No household is able to afford more than £99.00 per week.



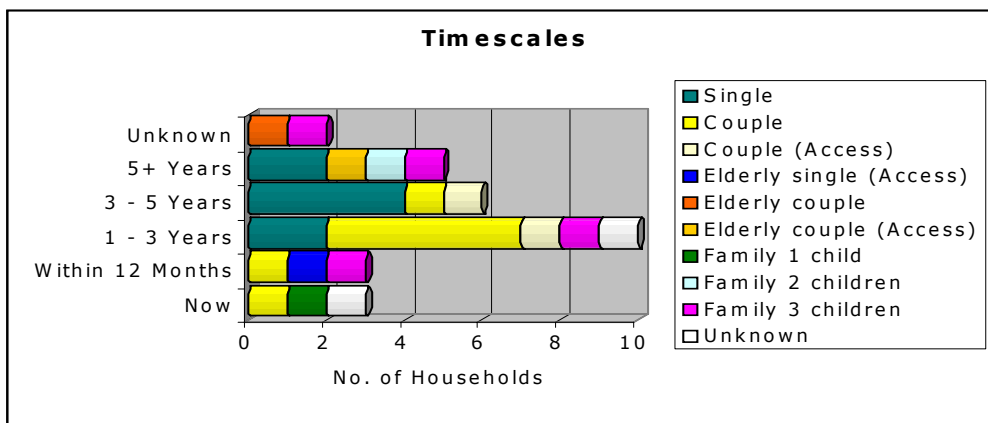
5.52 AFFORDABLE MORTGAGES

The affordable mortgages 'expressed' and 'assessed' by are shown below. Overall, most households believe to be able to afford a higher mortgage than assessed. Indicating that most households would dedicate more than 3 times their income towards their housing costs, which is considered to be the appropriate amount. Otherwise, the most noticeable factor is that the majority of Single and Couple households have expressed that they can afford £60,000 to £70,000, whereas the assessed chart shows them as able to afford between £30,000 to £60,000.



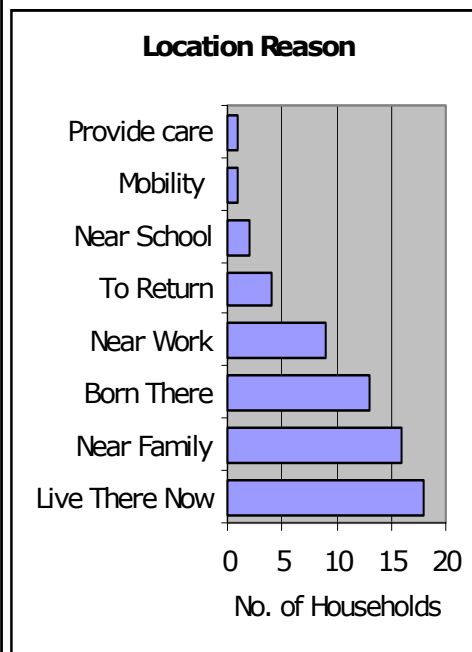
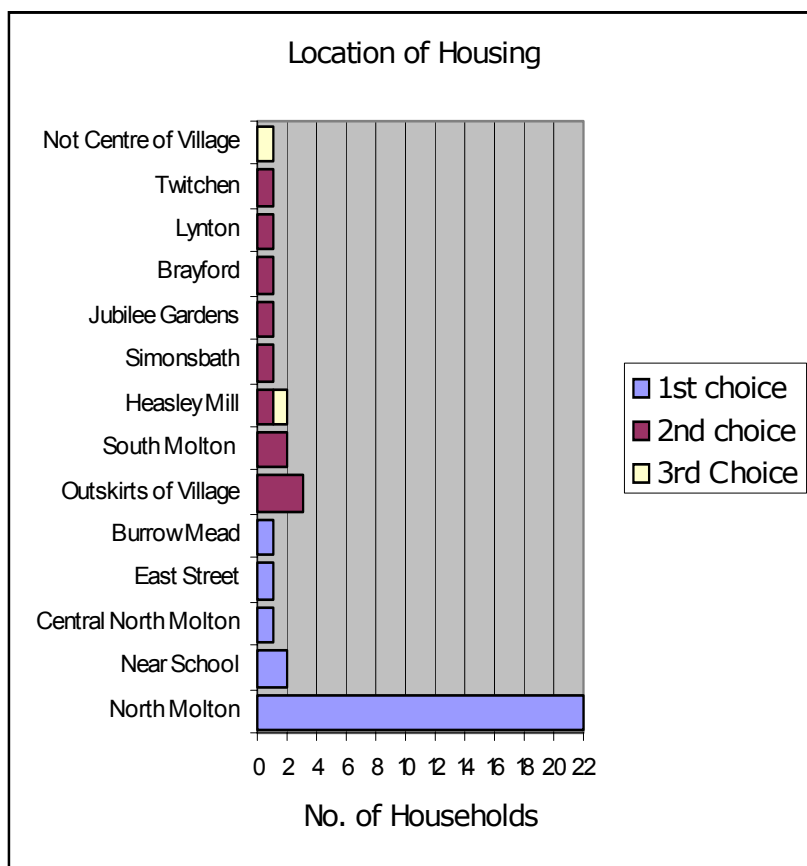
5.6 TIMESCALES FOR HOUSING

There does not appear to be an urgent need for re-housing, most households have indicated that they will need to move from 1 to 5 years. Thus, allowing some time to address the provision to meet the need.



5.7 LOCATION OF PROVISION

The preferred location of any housing provision, and reason for those choices, is shown in the two following charts. The majority of households wish to live in the settlement of North Molton because they live there now or to be near to Family.



6 CONCLUSION

There was a 52% response rate to the survey, with 46 households (10%) returning information indicating a housing need.

There are 30 households assessed as in affordable housing need with local connection to the parish or adjoining parish. A further 5 households are in affordable housing need but do not have local connection.

The report has a dedicated section analysing the detailed housing needs and preferences for the 30 households in need, so this conclusion will not attempt to repeat that information, but will outline the key conclusion points concerning these households:

- Single and Couple households form the majority of those in need, jointly representing 53% of households in need. There are also 7 Family Households (23%), 4 households with access requirements (Two Couples, one Elderly Single and one Elderly Couple), one Elderly Couple and two households with an Unknown household composition.
- Those in need are mainly from the age bracket of 16 to 24 years.
- There is a predominant need (73%) for one bedroom properties, but a strong preference (56%) for two bedroom properties.
- The majority of households prefer the Ownership tenures (75%), with the Single and Couple households preferring the Low Cost Ownership option (36%). Nine households have selected Housing Association Rented as an Option (16%), with six of those selecting only that option (10%).
- The Single and Couple households have been assessed as able to afford a median mortgage of between £40,000 - £50,000, they have expressed the median affordable range is £50,000 to £70,000.
- The majority of households prefer to have a House. Although households have indicated they would consider a flat, only two households selected only that option. Three out of four of the households with access considerations have selected the bungalow option.
- The majority of households in need are currently living with parents and wishing to set up their first home or living in the Private rented Sector and wanting security of tenure.

The evidence shows that the households in need are unable to resolve their own housing needs through the existing housing market. This is due to a number of main factors regarding the housing market in North Molton:

- There is a lack of small affordable accommodation in North Molton. Council Tax records reveal less housing available in the lower valuation bands and proportionately more housing in the higher valuation bands. The survey results reveal only small supply of one bedroom properties, mainly owned by Social Landlords, with only one, known to exist in the Private Rented Sector and none known to be in the Owner Occupied sector. Land Registry sales do not reveal any flats or maisonettes for sale, which are usually at the lower price end.
- The tenure profile is dominated by the Owner Occupied sector, exaggerated in North Molton compared to elsewhere in England, resulting in less choice of tenure for those wishing to live in those areas and having to have a greater reliance on being able to enter the Owner Occupied market.
- The Right to Buy has resulted in a loss of 38% of stock in that tenure. There are 52 properties in this tenure, with a current waiting list of 45 households and a turnover occurring at only 5 per year. This report assesses the majority of local

affordable housing need to be for 1 Bedroom properties by those under 60 years of age. There are only 6 of these in stock and the last turnover of such is unknown.

- Second Home Ownership does not appear to be affecting the supply that is required for those in need.
- House prices in North Molton are 7% higher than in England, 4% higher than the South West and 10% higher than North Devon. The average 'actual' sale price for this postcode area is £142,827.
- The median household income bracket (at the mid-point of range) for Part Two respondents is £17,875, requiring 8 times their household income to access the above average priced house. For those assessed as in affordable housing need with local connection, the median household income bracket (at the mid-point of range) is £14,950 requiring 10 times their household income to access the average actual Open Market house.

North Molton's population has increased at triple the rate of the UK percentage growth rate and North Molton has an ageing population. The survey response was, overwhelmingly, represented by those in the age bracket 16-24 years. If the housing market is unable to provide for that need, the risk is that this age group may leave the community to resolve their housing needs. The survey shows that the main reason for households who had left the parish was due to lack of affordable housing.

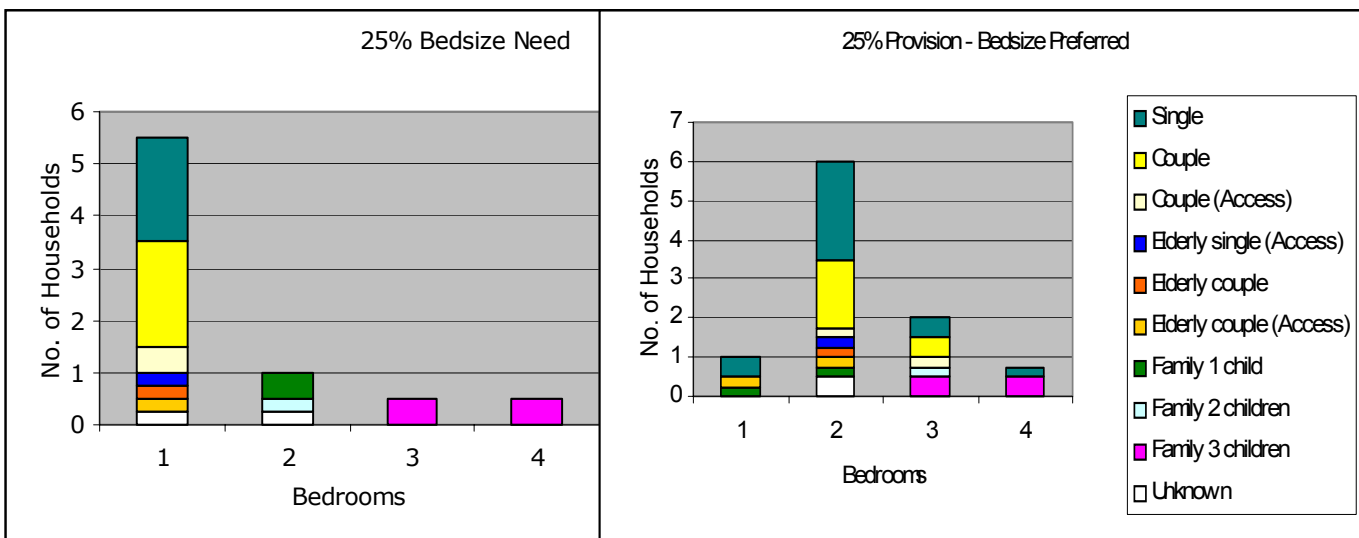
Residents of North Molton are in favour of a small number of 'new homes in the parish to help meet the needs of local people'.

There does not appear to be an urgent need for re-housing, most households have indicated that they will need to move from 1 to 5 years. This will allow some time to address the provision to meet the need.

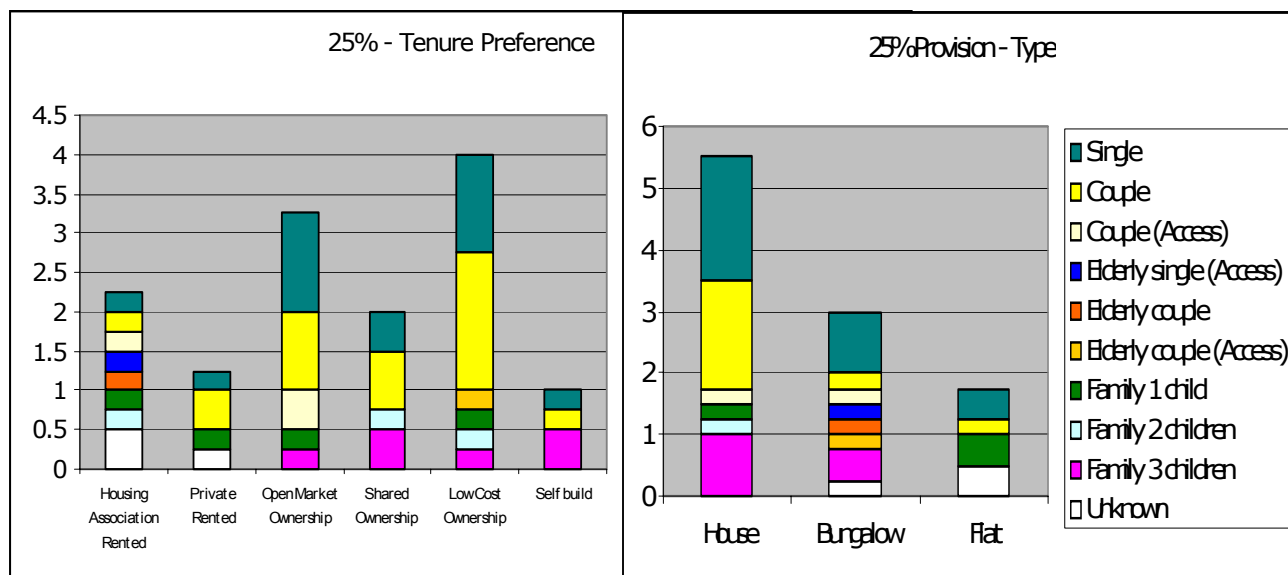
The majority of households wish to live in the settlement of North Molton because they live there now or to be near to Family.

7 RECOMMENDATIONS

Final provision should be made for 25% of the identified need, requiring 8 units to be provided. It will be necessary to have respect for the preferred options in order to make any provision sustainable. Therefore, taking account of the following charts a recommended mix should be 6 x One Bedroom, 1 x Two bedroom and 1 x Three or Four Bedroom. **However, taking account of preference it is recommended to build no more than 2 x One bedroom properties, at least 4 x Two bedroom properties, 1 x Three bedroom property and 1 x Four bedroom property.**



There is a maximum need of 2 units to be provided as Housing Association Rented and 6 properties as a form of Affordable Ownership model, preferably Low Cost Ownership.



The House types will be best decided when the building resources are known. For example if conversion of existing buildings are to be considered then it maybe suitable to consider 2 x 2 bedroom flats for Low cost Ownership. If new land is to be used it may be better to consider Houses or bungalows, dependent upon the final build costs.

It will be necessary to fully investigate the mortgage ability of those interested in the Ownership tenures before commitment can be made to such a program. This is because the assessed mortgages appear to be very low. The ability to acquire cheap land/building resources will be a crucial element to the success of providing for the ownership options.

APPENDIX 1

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'.

The concerns of those who are not in favour are shown below.

If No, explain Why ?
Local school can only just cope with current demand. Village has large number of modern estate
Would like to keep small local community. N Molton is slowly being invaded by people from away.
Encourages the wrong type of people to the village
Only if they cannot afford to buy
It is a shame so much housing is for holiday homes
No Jobs, overdevelopment, too many holiday homes
Not to spoil the beautiful views
Only if for local people
People born in village. Not who have lived here 5/10 yrs. Those who are local people not live
Not on greenfield sites
North Molton already has 2 new estates & other sundry new homes, anymore would spoil the
Damage the surrounding views of the countryside
We moved to North Molton because it is small, we don't want any more houses built here
Not sure, it would depend on where the houses are to be built
but sewage capacity for village already at MAX need improved and extended treatment works
Those needs can be met by Housing development in South Molton
Small number only as do not want large developments and loss of green
Double Council Tax on 2nd homes, releasing for local people. New homes spoil character of village
As long as not for Aliens, as doing in Barnstaple - is unfair, must be for local people
Do not want building on greenfield sites. New homes may not be affordable for local people
Not to be second homes
If there is local need, resolve by purchase / renovation of existing not new build on greenfield
Most unmarried mothers are not even Devonian let alone North Molton
Encourage more bungalows etc
Housing market is varied enough not to require new build
Would they be local? Where would they be employed? Would it be a dormitory estate?
If deemed necessary
Who qualifies for local? How many is a small amount? When selling will they be for other locals?
This housing should be kept for first time buyers only and not used for great profits in the future
Difficulty to define local in non bureaucratic yet democratic way. Market distortion. Release land.
'Affordable housing' by dictate or legislation distorts the property market. Rural no worse than