



## **RURAL HOUSING PROJECT**

**EXMOOR, NORTH DEVON AND WEST SOMERSET**

Exmoor House, Dulverton, Somerset. TA22 9HL  
Telephone: 01398 322249/45 Fax: 01398 323150  
E-mail: [cbsavage@exmoor-nationalpark.gov.uk](mailto:cbsavage@exmoor-nationalpark.gov.uk)

## **HOUSING NEEDS SURVEY**

**TAWSTOCK**  
**North Devon**

**2010**



## RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

The Rural Housing Project has been running since 2002 and is a partnership between Exmoor National Park Authority, North Devon Council, West Somerset Council, English Rural Housing Association, Falcon Rural Housing, Hastoe South West, Devon & Cornwall Housing Association, North Devon Homes Ltd and Magna West Somerset Housing Association. It has been working hard to address the shortage of affordable housing within a predominantly rural area. The area covered by the project displays an extreme disparity between incomes and house prices, which makes it hard for many to gain secure footing within the housing market.

The Rural Housing Project is designed to help promote and deliver affordable rural housing strategically across the project area and helps deliver Exmoor National Park housing policies within the Park. This is being achieved by informing people about affordable rural housing, providing help and advice, carrying out research at a parish level to assess the affordable housing need and bringing together the community and various partners to help deliver housing where it is needed.

One of the tasks for the project is to work with the Parish Council and the local community to assist them in carrying out a housing needs survey, in order to identify whether there is a need for affordable housing for local people in the parish.

### Contents

|  |          |
|--|----------|
| Introduction .....   | 3        |
| Local Amenities .....  | 3        |
| The Survey .....   | 4        |
| Tenure .....   | 5        |
| Age Range .....  | 6        |
| Perception of Housing Need .....   | 7        |
| <b>PART TWO</b> .....  | <b>8</b> |
| Local Connection .....   | 8        |
| Income and Savings .....   | 8        |
| Identifying Housing Need .....   | 9        |
| Rural Housing Enabler's Comments and Recommendations .....               | 10       |
| Respondents' Comments .....  | 11       |
| Site Suggestions .....   | 13       |
| <i>Appendix A : Letter from Parish Council to accompany survey</i> ..... | 15       |
| <i>Appendix B : Letter from Rural Housing Enabler</i> .....              | 16       |
| <i>Appendix C : Information Sheet accompanying Survey Form</i> .....     | 17       |
| <i>Appendix D : Housing Needs Survey Form</i> .....                      | 19       |

# TAWSTOCK PARISH HOUSING NEEDS SURVEY

## Introduction



Tawstock is a parish in North Devon, south of Barnstaple.

Tawstock parish includes the hamlets of Lake, Eastacombe, Chapelton, Harracott, Uppacott, Pristacott, Hiscott, Bridgetown, Ensis and St John's Chapel.

## Local Amenities

**Shops:** There is a local butcher at Bishop's Tawton, small supermarkets and other shops at Newport, a large supermarket at Roundswell, and main shops at Barnstaple.

**Health:** Doctors, dentists, vets and hospital at Barnstaple

**Transport:** Buses: Service No. 664, once a week only, on Fridays.  
Nearest train station is Barnstaple.

**Schools:**

|  |                |
|--|----------------|
| Bishop's Tawton Pre-school               | 0.4 miles East |
| Holywell C of E Primary School, Tawstock |                |
| Bishop's Tawton Primary School           | 0.4 mi N.E.    |
| The Park Community School, Barnstaple    | 1.3 mi North   |

**Library:** Main library at Barnstaple  
Mobile library visits Tawstock fortnightly on a Tuesday.

**Pubs:** The nearest pubs are at Bishop's Tawton, less than half a mile away.

Main industry and employment is at **Barnstaple** (4 miles), main employers being local government, North Devon District Hospital, a large pharmaceutical company and the Royal Marines base at Chivenor.

## Property Prices<sup>1</sup>

### Average House Prices in Tawstock

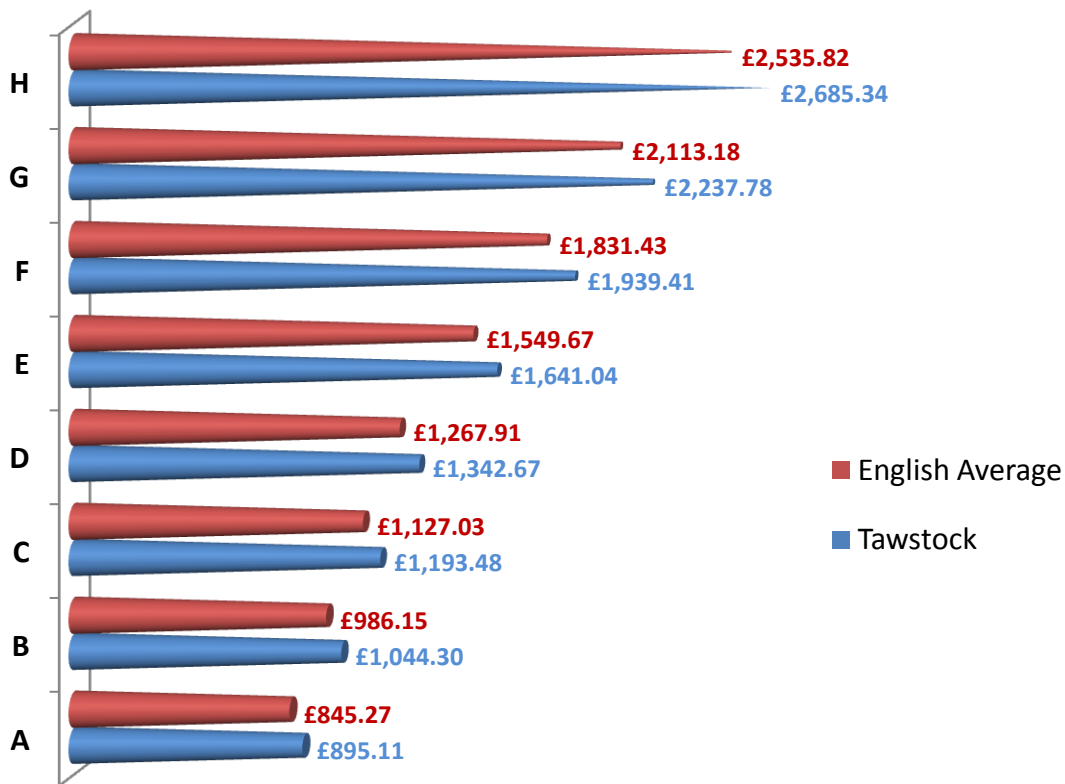
| <u>Beds</u> | <u>Nov 2010</u> | <u>Dec 2010</u> |
|-------------|-----------------|-----------------|
| 2           | £194,000        | £195,000        |
| 3           | £278,000        | £278,000        |
| 4           | £394,000        | £395,000        |

### Average Rental Prices in Tawstock

| <u>Beds</u> | <u>Dec 2010</u> | <u>Jan 2011</u> |
|-------------|-----------------|-----------------|
| 1           | £460            | £448            |
| 2           | £555            | £555            |
| 3           | £662            | £664            |
| 4           | £864            | £881            |

<sup>1</sup> Data source: [www.nestoria.co.uk](http://www.nestoria.co.uk)

### Council Tax levels for Tawstock compared with the English average, 2010/11:-



### The Survey

Following discussions with Tawstock Parish Council, and with its agreement, housing needs survey forms were sent to 322 dwellings in Rural Tawstock Parish<sup>2</sup>, along with covering letters from the Chairman of the Parish Council and the Rural Housing Enabler (copies of letters and form are appended to this report).

A total of 78 forms were sent back, representing a return of 24.2%. Of these 78 returns, 4 households completed Part Two, indicating that they are in need of affordable housing in the parish. These are dealt with in detail later in the report.

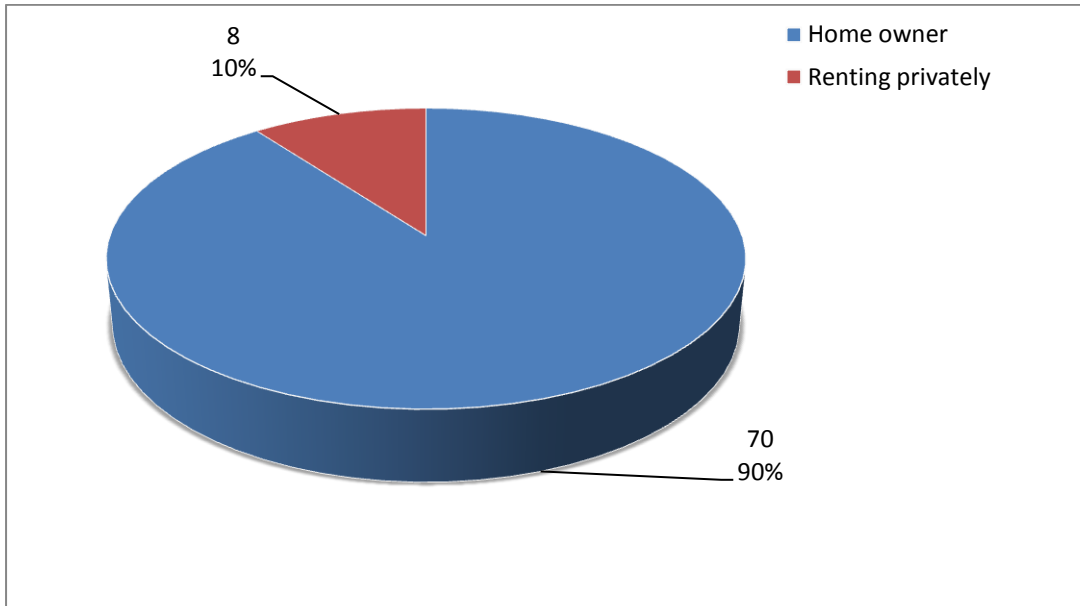
The following data relates to all the forms returned, whether or not the respondents completed Part Two.

Please note that where government statistics are quoted, they refer to the whole of Tawstock civil parish whereas the survey, as mentioned above, was sent only to the council-recognised rural section of the parish.

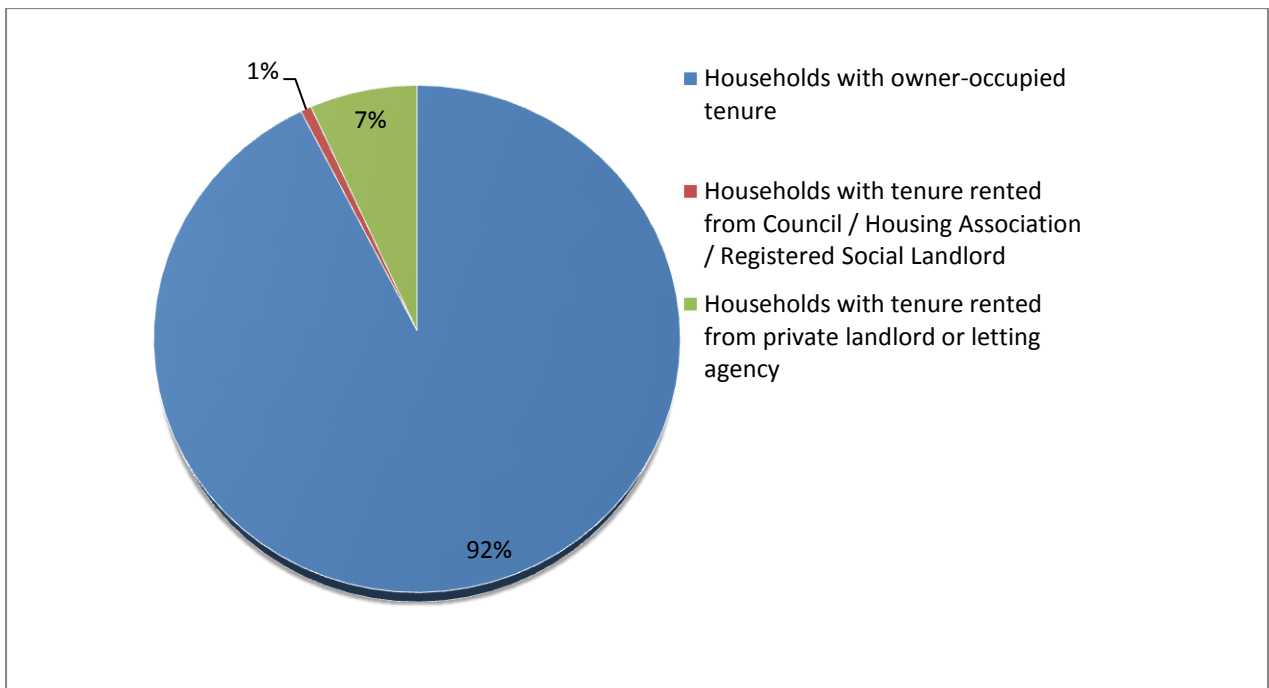
<sup>2</sup> Addresses provided by North Devon Council, all sent out to "The Occupier"

## Tenure

Most of those responding to our survey were home owners, as follows:



Government statistics on households in Tawstock Parish<sup>3</sup> show a similar picture:



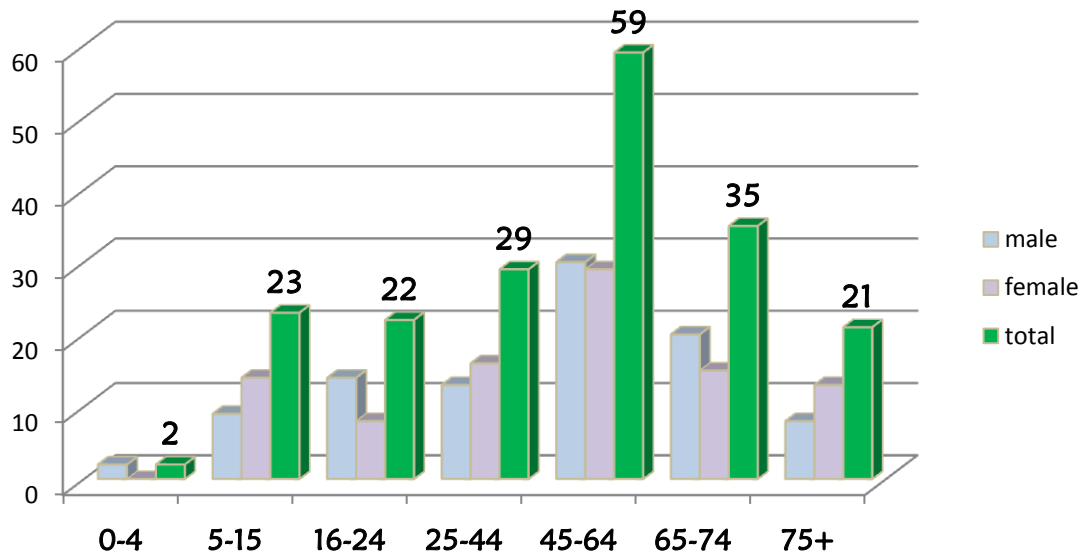
The high number of private rental/tied housing may mean there is a hidden level of housing need, as private renting is an insecure form of tenure.

Two properties in rural Tawstock were reported as being a second or holiday home; the Office for National Statistics states that there are 18 in the whole Tawstock parish.

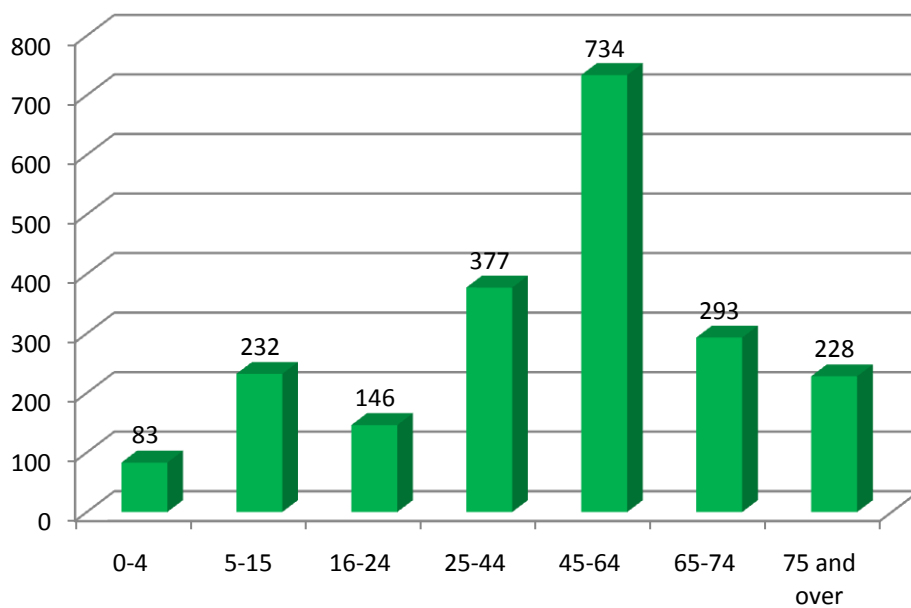
<sup>3</sup> Office for National Statistics, Census 2001, updated April 2004

### Age Range

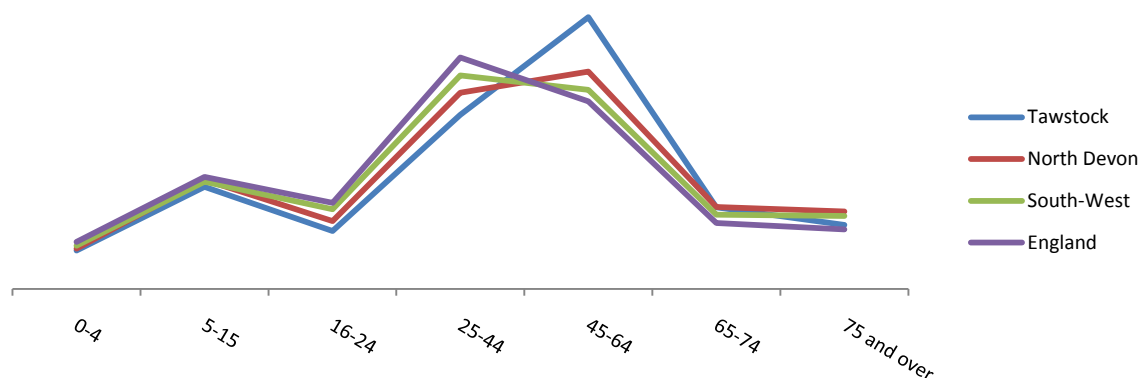
Age ranges within households in Tawstock were as follows:



Government statistics for the parish show similar proportions, except in numbers of children and young people:-

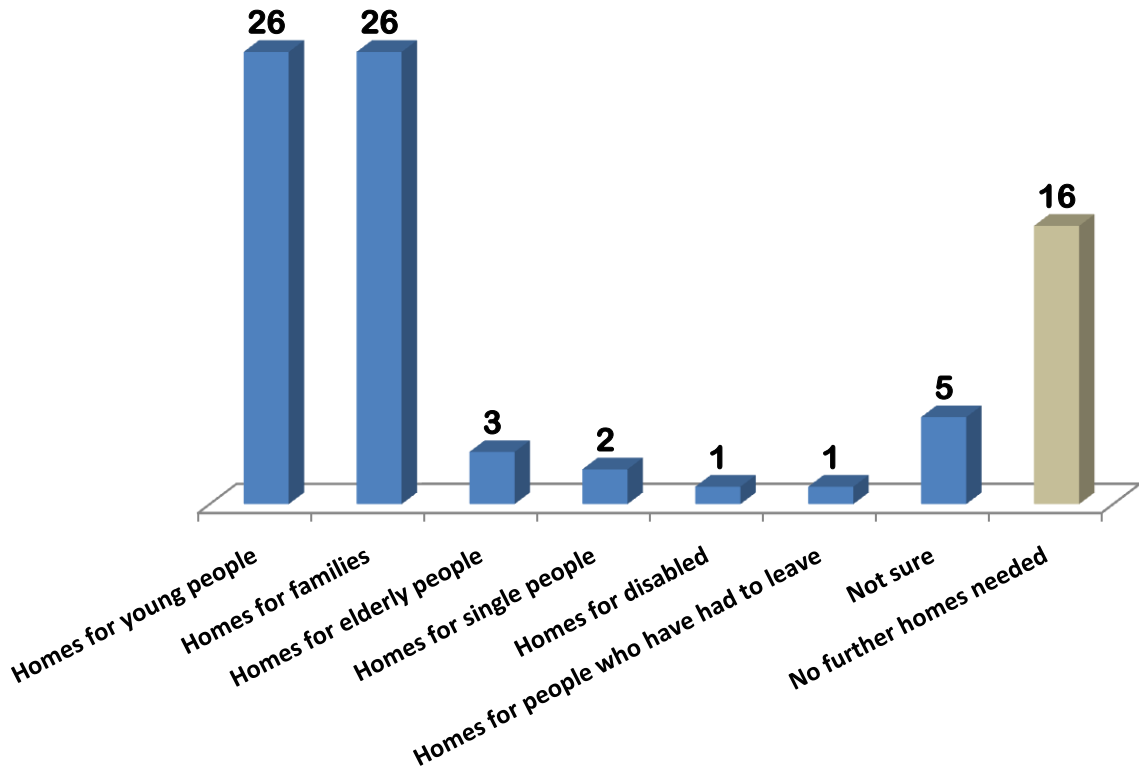


Tawstock appears to have a higher proportion of people in the middle age group than the national average, and fewer young adults and children, as shown in the following chart using figures, again, from the Office for National Statistics (Census):

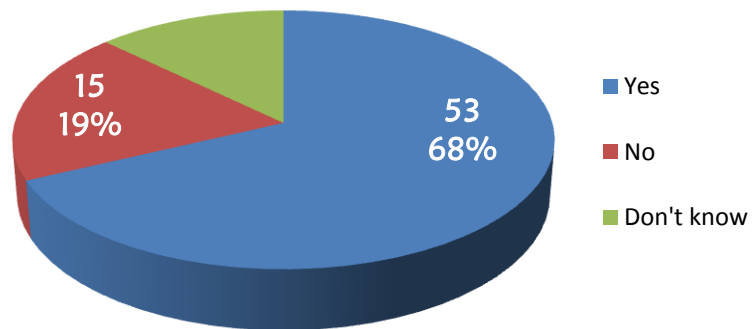


**Perception of Housing Need**

Respondents felt that those in greatest need of new homes in the parish were as follows:



When asked if need were to be proven, would they be in favour of a small number of new homes to help meet the housing needs of local people, the majority said yes, they would be in favour.



Comments and points of view expressed at this point are set out on pages 11-13.

## **PART TWO**

Four Part Two sections were returned indicating a need for affordable housing in Tawstock Parish.

### **Local Connection**

Any affordable homes delivered in Tawstock parish would be for people living or working in the parish, or an adjoining one, or for those who can show that they have a long-term connection with the area. These categories are defined in the North Devon Council Local Plan. The respondents ticked the boxes as follows:

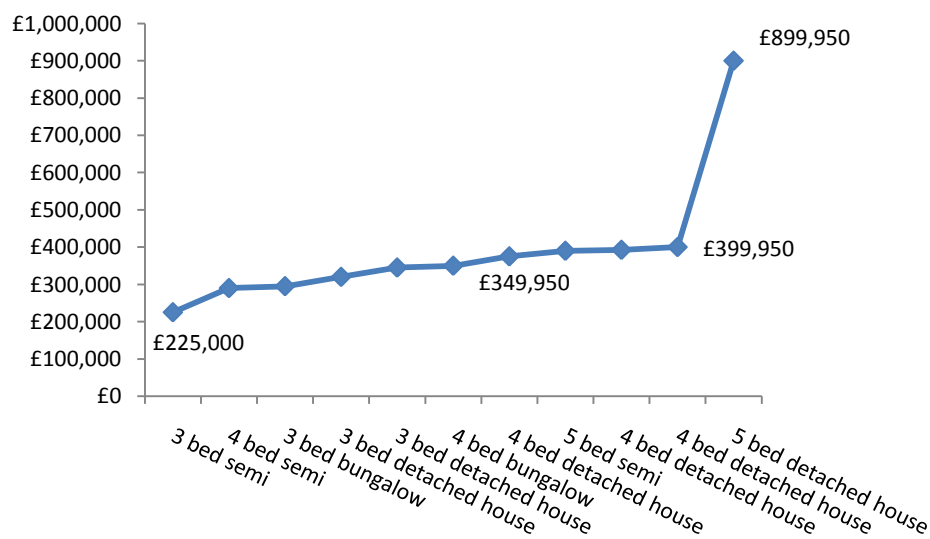
|  |   |
|--|---|
| Have you lived in the Tawstock Parish or an adjoining North Devon parish for 5 years continuously in the last 10?  | 2 |
| Have you worked in Tawstock Parish or an adjoining North Devon parish continuously for the last five years?  | 0 |
| Are you currently employed in an agricultural related activity, the emergency services, as a professional health/care/social worker or as a qualified school teacher and working within the parish and/or providing an important service and need to live closer to the local community? | 1 |
| Have you moved away but have strong established and continuous links with the locality by reason of birth or family and still have a parent living there?  | 1 |

### **Income and Savings**

Those claiming to be in housing need stated that their annual household incomes fell into the following ranges:

|                          |                                       |
|--------------------------|---------------------------------------|
| a. Less than £15,000 pa. | 1 (with £1,000 savings)               |
| b. £15,000- £18,000 pa.  | 0                                     |
| c. £18,000- £25,000 pa.  | 1 (no savings)                        |
| d. £25,000- £35,000 pa.  | 2 (1 with no savings, 1 with £20,000) |
| e. £35,000 - £45,000 pa. | 0                                     |
| f. Over £45,000 pa.      | 0                                     |

An online mortgage calculator shows that a household with an income of £35,000 could borrow up to £136,500 on a mortgage<sup>4</sup>. As at 31 July 2010 the only residential properties for sale within a mile of Tawstock village<sup>5</sup> started at £225,000, as follows:



<sup>4</sup> www.halifax.co.uk

<sup>5</sup> www.rightmove.co.uk



This suggests that all houses in the parish are out of the reach of households with two dependent children and an annual total income of less than approximately £57,000 unless they have enough savings for a substantial deposit.

Private rental is also relatively high, average monthly rents in the Tawstock area being as follows<sup>6</sup>:

| <u>No. of beds</u> |      |
|--------------------|------|
| 1                  | £442 |
| 2                  | £575 |
| 3                  | £630 |
| 4                  | £876 |

### Identifying Housing Need

The survey asked for reasons why people need to move. Again, sometimes ticking more than one box, the reasons were given as follows:-

|                                     |                |
|-------------------------------------|----------------|
| Private tenancy, need more security | <b>4 (all)</b> |
| Renting but would like to buy       | <b>3</b>       |
| For family support                  | <b>2</b>       |
| Present home too small              | <b>2</b>       |
| Present home in poor condition      | <b>1</b>       |
| Present home too expensive          | <b>1</b>       |
| To be near work                     | <b>1</b>       |

When asked how soon they needed to move, the answers were as follows:

|                  |   |
|------------------|---|
| Within 12 months | 1 |
| 1 – 3 years      | 1 |
| 3 – 5 years      |   |
| 5 + years        | 2 |

Depending on affordability, the respondents ticked tenure boxes they would be interested in as follows:-

|   |   |
|---|---|
| a. Renting a home? (Most likely through a Housing Association)            | 2 |
| b. Low cost home ownership?   | 4 |
| c. Shared ownership? (part buy/part rent – through a Housing Association) | 4 |
| d. Self build?  | 2 |

Parish choices were as follows:

|    | <u>1<sup>st</sup> choice</u> | <u>2<sup>nd</sup> choice</u>      | <u>3<sup>rd</sup> choice</u>      |
|----|------------------------------|-----------------------------------|-----------------------------------|
| 1. | <b>Tawstock</b>              | Horwood, Lovacott & Newton Tracey | Atherington                       |
| 2. | <b>Tawstock</b>              | Horwood, Lovacott & Newton Tracey | Bishop's Tawton                   |
| 3. | <b>Tawstock</b>              | Bishop's Tawton                   | Horwood, Lovacott & Newton Tracey |
| 4. | <b>Tawstock</b>              | Bishop's Tawton                   | Horwood, Lovacott & Newton Tracey |

<sup>6</sup> Source: www.nestoria.co.uk

Only one of the households is already on the North Devon Housing Register.

All households returning Part Twos appeared to be in need of affordable local housing and to meet the local connection criteria within a couple of years. Their household sizes were as follows:

- 1 family with three children
- 1 family with two children
- 1 family with one child
- 1 young couple

### **Rural Housing Enabler's Comments and Recommendations**

All four households in housing need are families or a couple, and are therefore likely to be stable and want to remain locally. All meet the local connection criteria.

It is recommended that four homes, all rented, are provided:

- 2 x 2 bed (4 person)
- 1 x 3 bed (5 person)
- 1 x 4 bed (6 person)

Tawstock is identified in the Local Plan as a Rural Settlement, and Policy HSG4 applies to affordable housing. This allows for a mixed development of open market and affordable housing, with at least 50% to be affordable, so a site for up to 8 homes could be identified.

If no site can be identified within the settlement, one on the edge of the village might be regarded as an "exception" site under policy HG8, where only affordable housing could be built. In the current economic circumstances it is going to be difficult to fund such a development.

All four households were willing to consider living in adjoining parishes, and housing schemes are in the pipeline in several of these. Similarly, there are people in adjoining parishes willing to live in Tawstock. The Rural Housing Project will review provision across a cluster of parishes and recommend the best location to build new schemes.

All households expressed an interest in low cost home ownership, but only one household is in a position to afford this. The Rural Housing Project will review the issue of low cost home ownership as there are a number of households scattered across rural North Devon who are interested and could afford it, but it is not a viable option for a housing association to provide this in a village where there is only one suitable purchaser.

**Colin Savage**

Rural Housing Enabler

May 2011

## Respondents' Comments

Those saying "Yes" to the idea of a small number of new homes to help meet the housing needs of local people:

- The area would benefit from the provision of housing in the hamlets for families. A mixture of affordable and open market (small development) houses would be welcome.
- Young people/single people - is there a difference? Nobody should have to live with parents in 2010!! Unless it is their choice.
- As there are no amenities, incomers would need own transport. They would need to be country people able to do without pubs, shops, transport.
- In favour of succession in farming community.
- Rural hamlets/villages need to grow and adapt to modern life in order to remain viable. There also needs to be a mix of different types of housing for different people. We live in Smemington (outskirts of Tawstock) and would love to see affordable housing built there as we are the only family with young children due to the ridiculously high property prices; and lack of rental opportunities, too.
- Many homes are under-occupied - including council houses. Also an appreciable number of homes with agricultural ties are used as holiday lets because they cannot be sold.
- Not a big ugly housing estate.
- The needs of families qualifying for "affordable" housing must be defined and assessed carefully; there have been numerous examples of local (well off) people who have gained planning for "agricultural" dwellings which have been subsequently sold on the open market. "Affordable" housing - for purchase? for rent?
- Emigration from Devon should be avoided by providing homes and by replacing traditional but sadly declining work opportunities with new 21<sup>st</sup> century careers.
- Young people need somewhere to live near their work and that includes rural areas.
- If people who have grown up here want to bring up their families here I think they should be able to.
- Young people are forced into town as there is no affordable housing in rural areas where they grew up. We would like to see laws relaxed so that families with land or large gardens could build affordable housing for their children.
- In the past, all good sized villages had at least a few of the old style council houses. Since they were sold off the demography of many villages has changed. It is time that the younger family groups are helped to stay in their local areas.
- As the population ages we need to encourage young families into the parish to keep the school going and generally revitalise the parish.
- In today's climate, young couples just need a little help to buy a house.

- To keep young families in the parish.
- Young couples are finding it hard to raise a deposit to buy their own property, so we should help them to stay in our village.
- I believe affordable housing for local people could be seen as a social obligation.
- Yes but I don't think Tawstock, with its lack of public transport or suitable roads is the right place to build this type of housing.
- Ordinary "working" couples can be unable to afford a house in this area and therefore there needs to be an increase in supply.
- I would like to see housing for young couples with children. The problem now is that nearly all "farm cottages" are now being used as holiday lets and "private lets".
- The housing must be affordable by young people.
- If required these should be individual homes - not large estates as this would be inappropriate in the rural part of Tawstock parish.
- All parishes must grow (in a planned way) or will just become for the old or the rich.
- Tawstock is somewhat remote; no public transport, shops or pub (which is a large part of its charm). It does have two schools which might suggest it would be attractive to families.
- I think we need something for young couples as all property in this area is out of their reach, and many are becoming holiday homes.
- Affordable housing is important for young people who wish to live in the area in which they have always lived.
- Affordable homes for first time buyers.
- To enable the young to stay in the area they were brought up and to keep the rural villages alive.
- We are fortunate to rent locally at a reasonable rate, but would love to purchase a home locally, but could not afford to at the moment, and not many suitable properties locally available.
- As long as they are spacious, have plenty of parking and are attractive in a traditional way. They need to age sympathetically.

**Comments of those who said "No" to the idea of a small number of new homes to help meet the housing needs of local people:**

- Very large developments exist in Barnstaple and Bideford. These are very close. Roads are already busy - more houses would make it worse.
- No jobs, no public transport, no shop, no post office, no pub in Tawstock - what's the point of new homes? Put them where there is already public transport, shops etc.

- Not if to be situated in the Parish as the local infrastructure cannot take any more development. Any further increase in road traffic on the small roads would increase the dangers. No mains drainage, no mains gas and ancient overhead electricity supplies - all of which mitigate against local development.
- There is no need to build on green fields or extend villages and hamlets, the services and roads cannot cope. Keep building on Roundswell development.
- Sorry but I have seen what can happen when social housing occurs, e.g. look at parts of Roundswell.
- Lack of transport - a vehicle would be needed. Lack of shops. Lack of health services. Lack of parking space.
- There is sufficient for utilities provided without changing environmental impact.
- Prices would be too high for young couples to afford and people who have money would pocket in. We have two schools with roads that are just patched with too higher speed limits. No slow scheme. Roundswell has easy buss links and good roads.
- Would prefer to keep as rural as possible but would understand if no other alternative.
- Roads are the trouble.
- From what I have seen in other parishes, the new homes built never become part of the community and often remain a separate enclave. Sometimes the development is totally out of keeping with the surrounding village; often the people moving in are urban or suburban and want to change the rural area.
- This is a rural location with very few local services. Affordable homes would be more appropriate within the boundary of Barnstaple where here are necessary services, i.e. schools, clinics, shops etc. etc.

### **Site Suggestions**

- Redundant farm buildings adjacent to the A377. Good access.
- South of the A361 close to Roundswell roundabout.
- Farm buildings.
- Clifford Bell, a local councillor, has expressed an interest in allowing his small redundant nursery to be used for affordable housing at Harepie, Tawstock.
- The area is entirely agricultural so there are plenty of open spaces which, subject to the application of the residential development policy, might be utilised for a few new homes.
- Eastacombe/Tawstock Quarry.
- East of St. John's Chapel, towards Tawstock, near chapel.
- Top of Roundswell Hill, South of road to Brynsworthy Depot (bit isolated)

- If proposed by-pass at St John's Chapel were to be built, there would be a good sized plot N. of crossroads on west side of B3232.
- Plenty of empty shops and warehouses.
- Eastacombe.
- The fields in the middle of Eastacombe - access from the main road (although I would understand objections from those backing onto those fields - I would object if I lived there.) Perhaps if the houses were built away from the current housing (close to the main road) this would be best - so that there is open space in between.
- Small areas/parcels of land near to various hamlets exist - it would mean Greenfield but that is the area.
- Near Uppacott or Collabear?
- Land opposite Jubilee House and Bloomfield Cottage in Tawstock.

Dear Parishioner

**Tawstock Parish Housing Needs Survey**

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

Enclosed is a letter from the Rural Housing Enabler and a two part survey form. If you are suitably housed and will not need a change of housing in the next five years please complete and return Part One in the enclosed prepaid envelope.

If you consider your household to be in local affordable housing need, are likely to need to move to another home in Tawstock Parish, or an adjoining parish, now or in the next five years and you feel you will need help to obtain an affordable home, you will need to complete and return both parts of the survey form. If you know of a Tawstock person/household **or** anyone from any of the adjoining parishes of Bishop's Tawton, Horwood Lovacott & Newton Tracey and Atherington who needs to live in this parish and help to obtain an affordable home, they will need to complete their own survey forms. Additional forms can be obtained from the Rural Housing Project; contact details are on the enclosed letter and survey forms.

It would help if you could return the form(s) as soon as possible.

When the survey and subsequent report is complete Colin Savage (Rural Housing Enabler) will attend a Parish Council meeting to discuss the results and options for the parish. No information regarding individuals will be publicly identified or available at any stage of the survey or the report.

On behalf of the Parish Council, thank you very much for your participation.

Yours sincerely

Chairman  
Tawstock Parish Council



**RURAL HOUSING PROJECT**

EXMOOR, NORTH DEVON AND WEST SOMERSET

EXMOOR HOUSE, DULVERTON, SOMERSET. TA22 9HL

01398 322249 cbsavage@exmoor-nationalpark.gov.uk

7 September 2010

Dear Parishioner

**Tawstock Parish Housing Needs Survey**

The Rural Housing Project's aim is to increase the provision of affordable housing for local needs, where it is needed, in rural communities across the project area of Exmoor, North Devon and West Somerset. I am the Rural Housing Enabler for the project area and one of my roles is to work with Parish Councils and local communities to assist them to carry out a Housing Needs Survey, in order to identify whether there is a need for affordable housing for local people in the parish. If a need is identified, I can work as an 'honest broker' between all parties, to take the project forward step by step, to hopefully provide affordable housing for local people.

Tawstock Parish Council is working with the Rural Housing Project to complete a Housing Needs Survey for rural Tawstock. **It would be helpful if you would complete Part One**, it is only a short questionnaire, and it will help provide an overall profile of population, housing tenure and views on affordable local needs housing in the parish. A prepaid envelope is enclosed for your use.

**You will only need to complete and return a Part Two form if you consider yourself or your household to be in local affordable housing need, are likely to need to move to another home in Tawstock parish now or in the next five years, and you feel you may need help to obtain an affordable home.** This survey form does ask for detailed, confidential and sensitive information. I will need this information to assess whether you are in need of affordable housing and to consider you further. Please be assured that your individual survey forms will *not* be available to the Parish Council. I shall prepare a report based on the information provided but the report will only provide general numbers, trends, percentages, comments and identify the level of local affordable housing need. **The report will not include any name or addresses and will avoid any unnecessary information that could identify a particular respondent.** I will then attend a parish council meeting to discuss the report and options for the parish. When the report has been considered, if there is a need for affordable housing for local people, we may need to approach the District Council, Housing Association(s) and/or other agencies that can facilitate the provision of affordable housing for the community.

**Please return your completed form(s) to the Rural Housing Project by 30<sup>th</sup> September 2010.** Additional forms are available for anyone who has a need to live in the parish. If you would like to discuss the survey or want assistance in completing the survey form, please feel free to call me.

Yours sincerely,

*Colin Savage*

Colin Savage  
Rural Housing Enabler



## **AFFORDABLE HOUSING FOR LOCAL PEOPLE – TAWSTOCK**

Because the Rural Housing Project concentrates on rural areas, this housing needs survey is being sent to all households in Tawstock Rural (Section DD of the Electoral Register). If the survey identifies a need for local affordable housing, careful consideration will be given to how and where this should be provided.

### **NORTH DEVON LOCAL PLAN**

North Devon Council has clear and strong planning policies within its Local Plan that would restrict housing developed in Tawstock parish to people with a strong local connection. [See *Local Connection Criteria below.*]

The Local Plan defines Tawstock as a 'rural settlement' and the policies applying to the rural settlements include Housing Policy HSG4, Economic Policy ECN3 dealing with employment and Policy COM4 which deals with community facilities.

#### **POLICY HSG4 (Residential Development in Identified Rural Settlements)**

Residential development in an identified rural settlement will be permitted where:-

- (a) it is well related to the main built up area of the settlement;
- (b) it does not harm the rural character and setting of the settlement and the surrounding countryside;
- (c) in the case of a single dwelling, secure arrangements are made to ensure the dwelling remains available to meet the needs of the local community both initially and in the long term provided the need exists; and
- (d) in the case of a scheme involving more than one dwelling, at least 50% of the total number of dwellings provided are affordable to meet the housing needs of the local community.

### **LOCAL CONNECTION CRITERIA**

New affordable housing provided under the Local Plan will be strictly limited to people with a strong local connection, and this will be controlled by a Section 106 agreement as part of Planning Permission. To qualify for new affordable housing applicants must:-

- (1) be able to demonstrate that they are in affordable housing need, and that they cannot meet their housing requirements through renting or buying on the open market.
- (2) meet one of the following local connection criteria:
  - existing residents who have lived in the locality for a continuous period of at least five years and are in need of separate accommodation (defined as those setting up a new household as a result of cohabitation, marriage, divorce or separation, or those that have left, or are about to leave, tied accommodation on retirement);
  - existing residents who have lived in the locality for a continuous period of at least five years and whose present accommodation has become either substandard or unsuited to their circumstances because of their age, an impairment, medical condition or to meet the needs of a growing family;
  - people who have worked in the parish for a continuous period of at least five years or someone currently employed in an agricultural related activity, the emergency services, as a professional health, care or social worker or as a qualified primary or secondary school teacher and working within the parish and those who provide an important service and need to live closer to the local community;
  - people who have moved away but have strong established and continuous links with the locality by reason of birth or family and still have a parent or guardian living there.

There is a cascade provision working outwards from the parish and adjoining parishes, but North Devon DC would expect to see the homes going to people meeting one of the criteria above. Housing would not be provided in rural Tawstock to meet the needs of neighbouring larger settlements such as Barnstaple or Fremington. North Devon DC has a special policy giving priority to those with local connection over those from other parishes in higher housing need.

## **AFFORDABLE HOUSING NEED**

New affordable housing would only be considered where there is an identified local need. Such need may be because of overcrowding, poor conditions, lack of facilities, or insecurity of tenure. Section B of the Part Two form enclosed identifies the range of issues which might result in people being regarded as in housing need. Housing need is likely to result from a combination of these factors, not one on its own. The planning policy above says that housing can only be provided, where people “cannot meet their housing requirements through renting or buying on the open market.”

These housing need criteria apply to those seeking rented housing who cannot afford open market rents. Affordable home ownership is available to those who can afford to rent but would like to buy. Government guidance suggests these will be

*“existing council and housing association tenants, those on local housing waiting lists for rented accommodation, statutory homeless, key public sector workers and other first time buyers.”*

In rural areas, they will also have to meet the local connection criteria above.

## **HOUSING OPTIONS**

There are several affordable options available to those in housing need. In general terms those on lower incomes (less than £20,000 per annum) are likely to be able to afford the rented options below.

### **Social rented:-**

- is where housing is built, rented and controlled by Registered Social Landlords (RSLs), most commonly housing associations. This enables people to rent homes of a good standard over long periods with secure tenancies, providing more security than is normally possible in the private sector. Rents are fixed by the Homes and Communities Agency at levels well below open market rents.

### **Sub-market renting:-**

- is where housing is provided with rents below open market rent levels, but higher than social rented. This will normally be in the range that is accepted locally for Housing Benefit, so that tenants only pay what they can afford and Housing Benefit pays the remainder. On open market rented housing, there is usually an amount above the Housing Benefit cap that the tenant has to pay, which makes it extremely difficult for them to afford.

Households with incomes higher than £20,000 per annum may be able to afford low cost home ownership options, sometimes called “intermediate” housing. These include shared equity, shared ownership, and self-build. Those seeking such provision should also complete Part Two of the questionnaire.

For more information, contact the Rural Housing Project  
Exmoor House, Dulverton, Somerset, TA22 9HL

☎ 01398 322245/49

✉ [cbsavage@exmoor-nationalpark.gov.uk](mailto:cbsavage@exmoor-nationalpark.gov.uk)



Colin Savage, Rural Housing Enabler  
August 2010



## RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

Address: Exmoor House, Dulverton, Somerset, TA22 9HL.

Project Contact: Colin Savage Telephone: 01398 322249

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

## TAWSTOCK HOUSING NEEDS SURVEY – PART ONE

The Rural Housing Project is working with Tawstock Parish Council to identify the level of local affordable housing need in rural Tawstock. This Part One survey form has been sent to every known household in the parish and will help provide a profile of the population, housing tenure and views on affordable housing in the parish. Extra forms are available from the Rural Housing Project. Please return completed forms to the Project in the envelope provided.

### A. Your Household

Please indicate the number of people in your household in the following age groups:

| Age    | 0 – 4 | 5 – 15 | 16 – 24 | 25 – 44 | 45 – 64 | 65 – 74 | 75+ |
|--------|-------|--------|---------|---------|---------|---------|-----|
| Male   |       |        |         |         |         |         |     |
| Female |       |        |         |         |         |         |     |

### B. Your Current Home

Are you:

|  |  |                                  |  |
|--|--|----------------------------------|--|
| A Home Owner                             |  | Lodging with another household   |  |
| Renting from a private landlord          |  | In housing tied to job           |  |
| Renting from council/housing association |  | Living with parents or relatives |  |
| A shared owner (part rent/part buy)      |  | Other, please specify            |  |

Is this your:

|            |  |              |  |
|------------|--|--------------|--|
| Main Home? |  | Second Home? |  |
|------------|--|--------------|--|

### C. Housing Required

Who do you think is in greatest need of a new home in the parish? (Please tick one)

|  |  |                             |  |
|--|--|-----------------------------|--|
| Homes for young people                 |  | Homes for elderly people    |  |
| Homes for families                     |  | Homes for single people     |  |
| Homes for people with disabilities     |  | No further homes are needed |  |
| Homes for people who have had to leave |  | Other, please specify       |  |

If need is proven, would you be in favour of a small number of new homes to help meet the housing needs of local people in your parish?

Yes  No

Please briefly explain your views

---

---

---

Can you suggest a site where a small development could be built, or building/s that could be converted for affordable housing?

---

---

---

D.

**If you  
or your household or someone in your household  
or someone you know who has moved away and wishes to return (*please pass survey form on to them or request another form from the Rural Housing Project*)  
consider that you meet the criteria set out below and are in need of affordable housing:**

**PLEASE COMPLETE A "PART TWO" SURVEY FORM**

**Affordable housing could be provided for:**

- Existing residents who have lived in the locality for a continuous period of at least five years and are in need of separate accommodation (defined as those setting up a new household as a result of cohabitation, marriage, divorce or separation, or those that have, or are about to leave, tied accommodation on retirement);
- Existing residents who have lived in the locality for a continuous period of at least five years and whose present accommodation has become either substandard or unsuited to their circumstances because of their age, an impairment, medical condition or to meet the needs of a growing family;
- People who have worked in the parish for a continuous period of at least five years or someone currently employed in an agricultural related activity, the emergency services, as a professional health, care or social worker or as a qualified primary or secondary school teacher and working within the parish and those who provide an important service and need to live closer to the local community;  
and
- People who have moved away but have strong established and continuous links with the locality by reason of birth or family and still have a parent or guardian living there.

**Thank you for taking the time to complete this survey form.**

Address: Exmoor House, Dulverton, Somerset, TA22 9HL.  
Project Contact: Colin Savage Telephone: 01398 322249. Fax: 01398 323150.  
E-mail: cbsavage@exmoor-nationalpark.gov.uk

## TAWSTOCK HOUSING NEEDS SURVEY – PART TWO

Please complete this form if you consider that you are in need of local affordable housing in Tawstock parish and may need to move to another home in the parish or an adjoining one over the next five years. **Please return it to the Rural Housing Project in the envelope provided.**

Complete a separate form for each household in need of housing. If you require extra forms or have any questions, please don't hesitate to contact us (☎ 01398 322245 - Diane Blackman)

### A. Local Connection.

It is intended that any affordable homes delivered in Tawstock will be for people living or working in Tawstock Parish, or an adjoining one, or for those who can show that they have a long-term connection with the area - for example, people who have moved away but would like/need to return.

Please tick any that apply to you:-

|   |  |
|---|--|
| Have you lived in the Tawstock Parish or an adjoining* North Devon parish (please state) for 5 years continuously in the last 10?   |  |
| Have you worked in Tawstock Parish or an adjoining* North Devon parish (please state) continuously for the last five years?   |  |
| Are you currently employed in an agricultural related activity, the emergency services, as a professional health, care or social worker or as a qualified primary or secondary school teacher and working within the parish and/or providing an important service and need to live closer to the local community? |  |
| Do you know someone who has moved away but has strong established and continuous links with the locality by reason of birth or family and still has a parent or guardian living there? If so, please put them in touch with the Rural Housing Project.  |  |

\* adjoining parishes = Bishop's Tawton, Atherington, Horwood, Lovacott & Newton Tracey.

Please provide all addresses and dates of residence for the person claiming five years or more residence above, covering the whole of that five year period. *Continue on a separate sheet if needed.*

| Address (including post code, where known) | From<br>(month/year) | To<br>(month/year) |
|--|----------------------|--------------------|
|  |                      |                    |
|  |                      |                    |
|  |                      |                    |
|  |                      |                    |
|  |                      |                    |

## B. Identifying Housing Need

Why do you need to move? Please tick any that apply to you:

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

Which of the above is your main reason? Please state one only

When will you need to move? Tick one only

|                  |  |             |  |
|------------------|--|-------------|--|
| Within 12 months |  | 3 – 5 years |  |
| 1 – 3 years      |  | 5 + years   |  |

Could you remain in your present home if alterations, adaptations or support were provided?

|     |  |    |  |
|-----|--|----|--|
| Yes |  | No |  |
|-----|--|----|--|

If Yes, please specify what would be needed:

## C. Affordability

### Employment

Please indicate the nature of you and/or your partner's employment and whether it is full time, part time, casual or seasonal.

Your employment:

Your partner's employment:

### Income

It will help us to assess the type of affordable housing you can afford if you can indicate your level of income. This would be combined income for couples/households.

Which of the following ranges of **annual income** does your household have? (Gross income, before deductions). Please tick the appropriate box.

|                          |  |   |
|--------------------------|--|---|
| a. Less than £15,000 pa. |  | If you prefer to state your weekly or monthly income please do so below:<br><br>Weekly =<br>Monthly = |
| b. £15,000- £18,000 pa.  |  |   |
| c. £18,000- £25,000 pa.  |  |   |
| d. £25,000- £35,000 pa.  |  |   |
| e. £35,000 - £45,000 pa. |  |   |
| f. Over £45,000 pa.      |  |   |

## Savings

Do you have savings or equity you could use as a deposit for an affordable home or provide you with additional income?

|    |  |     |  |  |
|----|--|-----|--|--|
| No |  | Yes |  | Please state amount (to nearest £500): £ |
|----|--|-----|--|--|

Depending on affordability, would you be interested in: Tick all that apply

|   |  |
|---|--|
| a. Renting a home? (Most likely through a Housing Association)            |  |
| b. Low cost home ownership?   |  |
| c. Shared ownership? (part buy/part rent – through a Housing Association) |  |
| d. Self build?  |  |

## **D. Type and Location of Housing**

Please complete the table below for anyone in you household needing to move with you:

| Relationship to you e.g. partner, son, daughter | Age | Male/Female | Living with you now? | Would live with you in next home? |
|---|-----|-------------|----------------------|-----------------------------------|
| <i>Myself</i>                                   |     |             |                      |                                   |
|   |     |             |                      |                                   |
|   |     |             |                      |                                   |
|   |     |             |                      |                                   |
|   |     |             |                      |                                   |
|   |     |             |                      |                                   |

How many bedrooms would you need?

|       |  |       |  |               |  |
|-------|--|-------|--|---------------|--|
| 1 bed |  | 3 bed |  | 5 bed or more |  |
| 2 bed |  | 4 bed |  |               |  |

Does anyone in the household wishing to move need the following? Please tick all that apply:

|                                 |  |                            |  |
|---------------------------------|--|----------------------------|--|
| Access for a wheelchair         |  | Accommodation on one level |  |
| Sheltered housing with a warden |  | Help with personal care    |  |
| Residential care                |  | Other, please state        |  |

Where do you need to live?

Please put in order of priority with (1) by your first choice, (2) = second and (3) = third choice.

|                                   |  |                        |  |
|-----------------------------------|--|------------------------|--|
| Tawstock Parish                   |  | Bishop's Tawton Parish |  |
| Atherington Parish                |  | Other – please state   |  |
| Horwood, Lovacott & Newton Tracey |  |                        |  |

## E. North Devon District Housing Register

Is your household on North Devon District Council's Register?

Yes  No  Application Submitted

This survey will help assess the level of local affordable housing need in your parish, however it is also important that if you consider that your household is in local affordable housing need, you ensure that your need is visible to all the relevant organisations by making sure you are on the Housing Register – Devon Home Choice. It is essential to be registered if you are to be considered for an affordable property, or receive an eventual offer of housing if suitable affordable housing is developed, or an existing property becomes available for which you meet the occupation criteria.

Address: North Devon District Council Housing Advice Centre  
Civic Centre, North Walk, Barnstaple. EX31 1EA  
Tel: 01271 388870 E-mail: [housingadvice@northdevon.gov.uk](mailto:housingadvice@northdevon.gov.uk)  
Website: [www.northdevon.gov.uk](http://www.northdevon.gov.uk) – housing link on homepage.

## F. Your Contact Details.

Thank you for taking the time to complete this survey form.

It would be very helpful if you could provide your contact details below. If a need is identified it may be necessary for the Rural Housing Enabler to stay in touch to ensure that you have the best chance of receiving an offer of housing if your need is verified. Initially a report will be prepared for the parish council based on the results of this survey. It is important to note that the report attempts to show general parish trends and the level of housing need within the parish and it is not our intention to identify particular households.

Once the report has been considered, if a need for affordable housing for local people is identified, it may be necessary to approach the District Council, housing association(s) and/or other agencies that can work towards the provision of such housing for the community. At that point, these organisations may need to access relevant needs information from your survey form. This information will only be available to the Rural Housing Project and other official agencies/ organisations, for the purpose of providing local needs affordable housing.

|                                  |
|----------------------------------|
| <b>Name</b>                      |
| <b>Address</b>                   |
| <b>Postcode</b>                  |
| <b>Telephone Number/s</b>        |
| <b>E-mail Address</b>            |
| <b>Date completing this form</b> |