

# Otterton Local Housing Needs Report



Produced by: The Community Council of Devon

On behalf of: The Devon Rural Housing Partnership

July 2012



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**This document is available in large print and alternative formats upon request. Please ring 01392 248919**

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# 1 Findings and Recommendations

## Principal Conclusions

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

- With the next year 3 household
- Within 1-3 years 7 households

## Recommendations

- 1) The need for 10 affordable homes for local people should be addressed.
- 2) Five homes are needed for single people or couples, and two 2 bedroom, two 3 bedroom and one 4 bedroom homes for families.

## Key findings

### Affordability

- The survey found ten respondents in housing need who cannot afford to buy or rent in the open market. One may be able to afford a shared ownership home.

### Local connection

- The households in need meet the East Devon District Council local connection requirement.

## Other Findings

- The survey achieved its aim of identifying actual households in need. 347 surveys were delivered and 101 survey forms were returned. The response rate was 28.8%.
- 84.6% of those replying said they would be in favour of a small development of affordable housing for local people.

## 2. Introduction and Information about Otterton

Otterton is a coastal Parish lying between Sidmouth and Budleigh Salterton in the East Devon Area of Outstanding Natural Beauty. As well as being a coastal area with tourist development, agriculture is still important in the area. The Parish also contains the hamlet at Pinn.

The Parish has a Church, a public house, a primary school, and a village hall. Otterton Mill has a restaurant and is a venue for the surrounding area.

In the 2001 census the population of the Otterton was 700 in 291 households. There were 18 second homes or holiday lettings in the Parish at the time. In 2012 the NHS Patients and Practitioners Services Agency estimated that the population had fallen to 673.

In recent years there has been a number of property transactions registered through the Land Registry in Otterton. The Land Registry records seven sales in 2011 at an average of £368,500.

There are currently 7 properties being marketed in Otterton on the Rightmove website. The cheapest being marketed is a 2 bedroom house for £187k. There is a further 2 bedroom house being marketed for £190k and a 3 bedroom house for £250k. All of the other properties are over £300k in price. Table 1 below shows the prices that have been calculated taking account of current market prices and sales evidence to assess affordability. For 1 bedroom properties we have had to look at a wider area to find useable information.

There is currently one property being marketed for rent on the Rightmove website. This is a 2 bedroom house at a rent of £675 per month. The housing need survey provided information about the rents of properties being rented privately. The average rents are shown in Table 1 below. There is no information for one bedroom properties in Otterton. As with properties for sale, information from Budleigh Salterton and Sidmouth has been used.

**Table 1**

<b>Property size</b>	<b>Sale price</b>	<b>Private rent (weekly)</b>
1 bedroom	£145,000	£115
2 bedroom	£190,000	£125
3 bedroom	£250,000	£135

There are currently 22 affordable homes (social housing) in Otterton.

## 3. Aims of the Survey

- To investigate the affordable housing need, tenure and house size for local people in Otterton, those wishing to return, and those who work in the village.

- To establish the general level of support for a small development of affordable housing for local people with housing needs

## **4. Survey history, methodology, distribution and response.**

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

A housing needs survey was carried out by the Rural Housing Trust in 2006 which identified significant need, however this survey is now considered to be out of date.

Following a planning application being received for a site in the village, the Rural Housing Officer attended a meeting of Otterton Parish Council on 6<sup>th</sup> February 2012 where it was agreed that a housing needs survey should take place. The survey form was delivered by post to all households in the Parish in June 2012. The closing date for the survey was set for 30<sup>th</sup> June 2012.

The survey form was in 2 parts. A copy of the survey form is attached as Appendix 1. The first part of the survey form asked a limited number of questions about the type of household and support for affordable housing. All residents were invited to respond to this part of the survey. The second part of the survey was designed to be completed by households with a need to move to an affordable home within Otterton within the next 5 years.

There were 101 surveys returned, which is a response rate of 28.8%. The survey achieved its aim of identifying actual households in need. Out of the 101 surveys ten were returned with part two filled in.

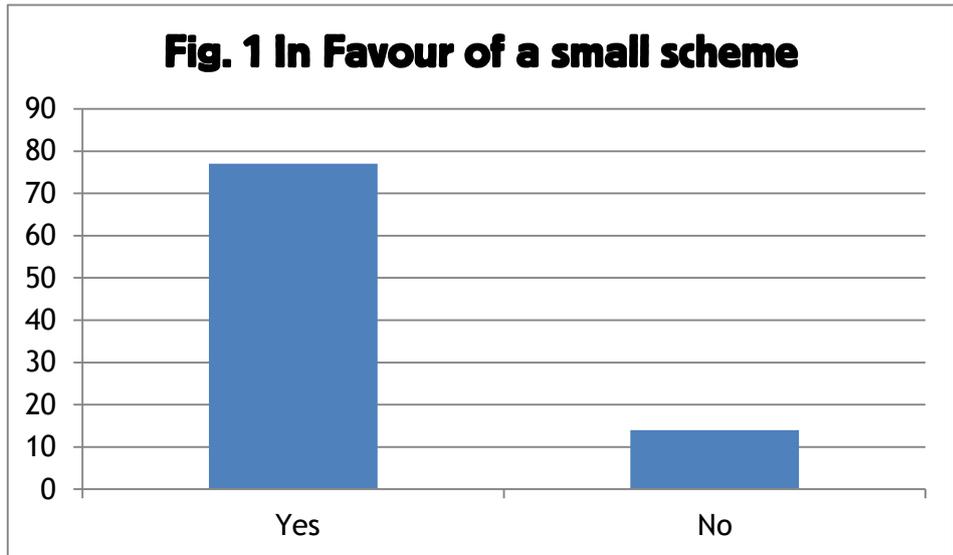
Statistics referred to in this report were published in 2011 unless stated otherwise.

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

## **5. General Survey Findings**

### **5.1 Favour a small local development**

Respondents were asked if the need for affordable housing were proven would they be in favour of a small number of homes for local people. 84.6% of those answering the question said they would be in favour.



**5.2 Comments on affordable housing.**

Respondents were asked to comment on the issue of affordable housing. These comments (edited) are listed in Appendix 2.

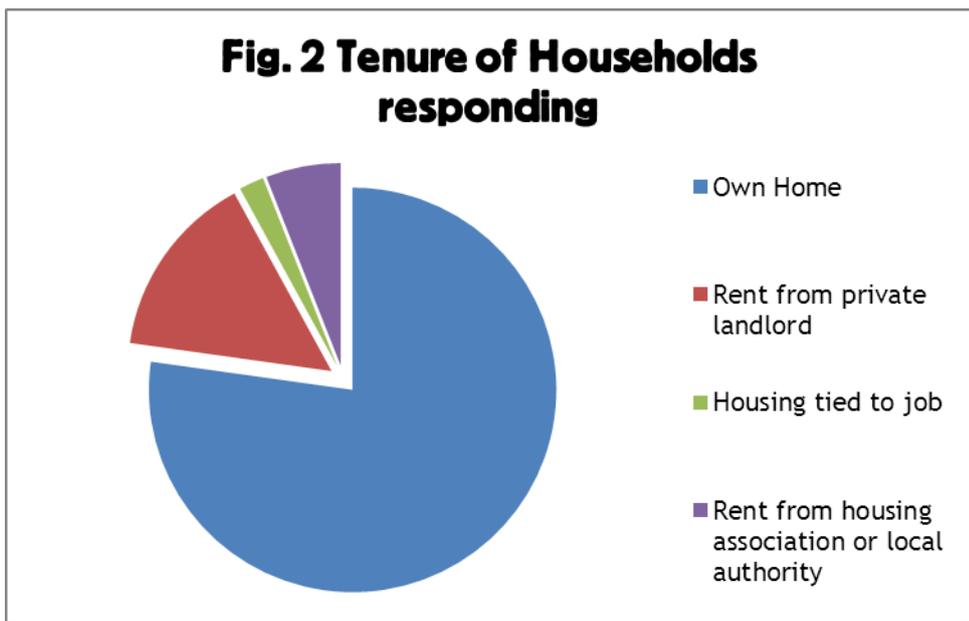
Residents were also asked to identify sites for a small development of affordable homes. A number of sites were identified. A copy of the list will be made available to the Parish Council.

**5.3 Main or second home**

Seven of the responses were from second home owners in Otterton.

**5.4 Current tenure**

77% of respondents own their own home; six of the households were occupying affordable rented homes rented from the Council or a housing association. Figure 2 below shows the breakdown of tenure.



### 5.5 Respondents who need to move.

Thirteen of the households expected that they or someone in their household would have to move as a household now or within the next five years. Ten households completed part 3 of the form.

## 6. Housing expectations of older residents

The questionnaire also looked at the housing expectations of residents over the age of 55. The population projections for Devon show a massive increase in the numbers of older people in the next 20 years. There is little information on the housing needs and aspirations of older residents in rural Devon.

Ninety five residents responded to the survey from sixty two separate households. Table 2 below shows the age breakdown of the respondents compared to the population estimates of the Parish provided by the NHS Patients and Practitioner Services Agency. The table also shows the projected increase in population of each age group taking account of the projected growth in population in East Devon.

**Table 2 Residents responding to the survey**

Age	PPSA Estimate for Parish (2012)	Number responding to survey	% of estimated population	Projected population of Otterton in 2021
55-65	106	36	34	116
65-75	78	29	37.2	105
75-85	56	25	44.6	66
85+	39	5	12.8	45

Older person households were asked about their future housing plans. Five households plan to move and they would like to do so in the next 5 years.

When asked where they wished to live 65% of the households wished to remain in Otterton.

## 7. Assessment of those in need

Eleven forms were returned identifying those in housing need.

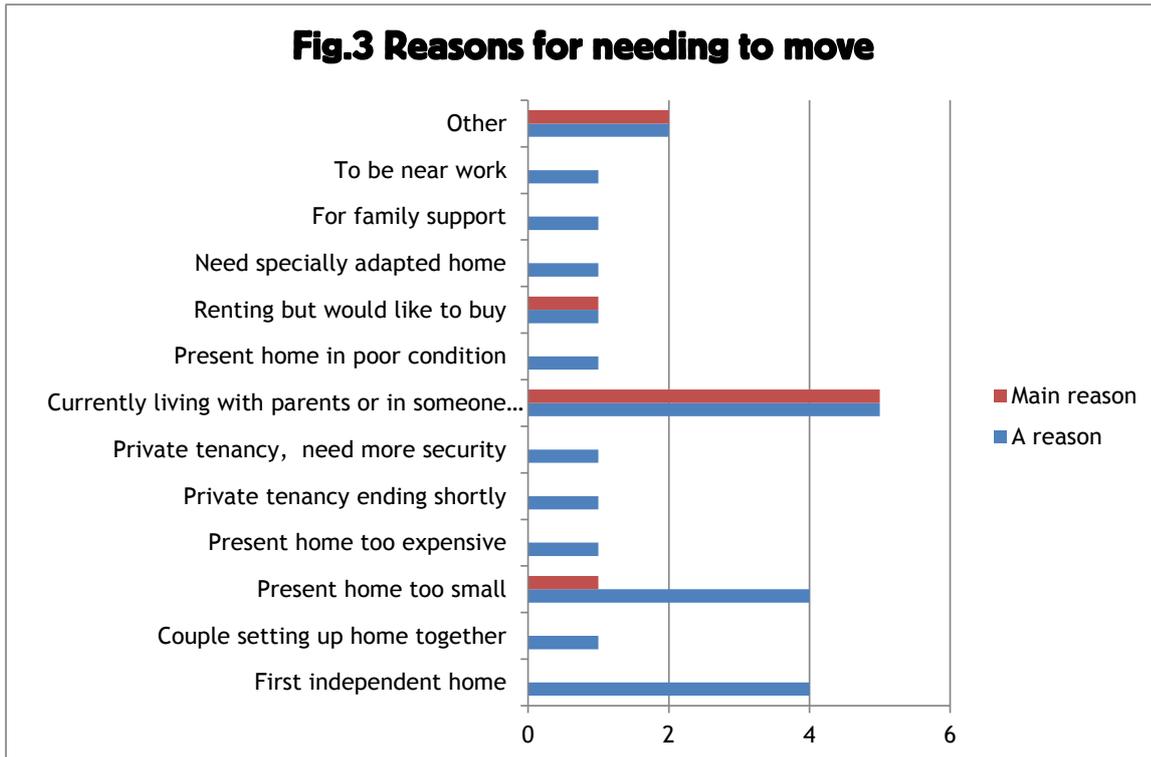
Of the ten cases assessed one has been excluded from the assessment because they gave insufficient information to assess their circumstances, and gave no address for contact.

This section refers to the remaining ten households.

### Housing need

Households completing this part of the form were asked to identify their reason for wanting to move. Figure 3 shows the reason and main reasons given for wanting to move.

**Fig.3 Reasons for needing to move**



### Local Connection

The definition of who is deemed to have a local connection is set out in the East Devon local plan. To have a local connection the resident should have:

- a) *Been a resident in the parish for at least 3 years*
- b) *Be a dependant of a resident of the parish for at least 3 years*
- c) *Been employed in the parish for at least 3 years*
- d) *Close local or family connections with the parish.*

Each of those completing part 2 of the form was asked to show how they met these criteria. This information has been compared to the criteria above to establish whether respondents meet the test.

On reviewing the circumstances all of the households were found to have a housing need and meet the local connection requirement as set out above.

### Housing Options

The housing options available to the households in need with a local connection are now given consideration.

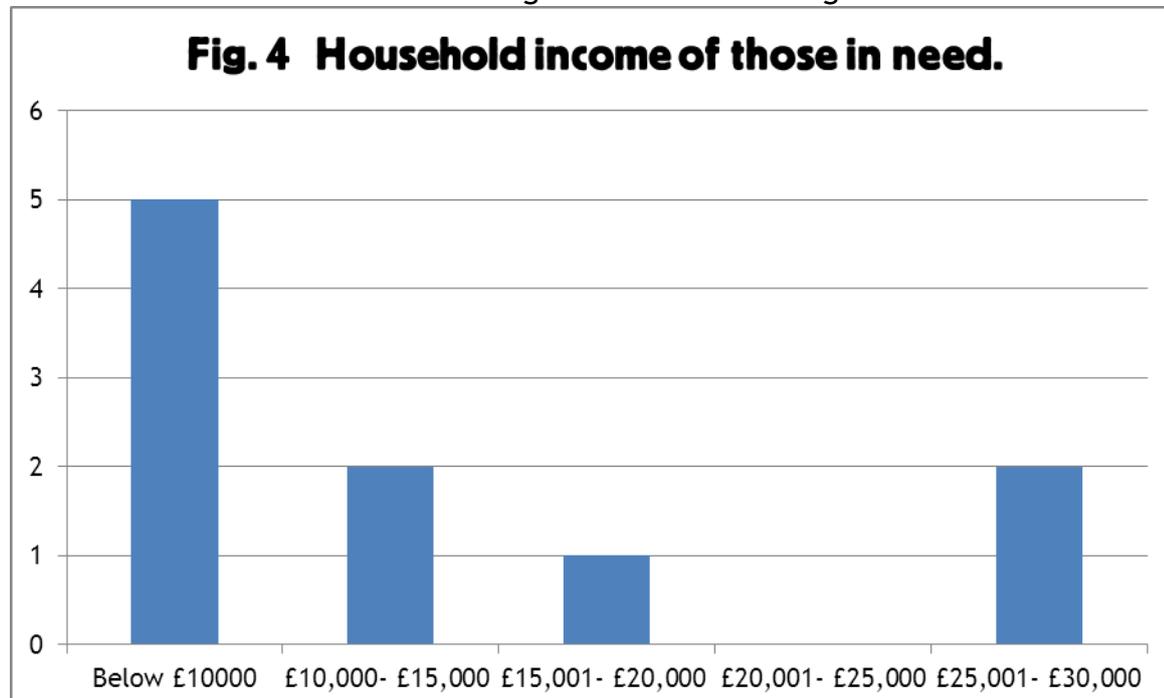
Respondents provide information on income and savings which allows an assessment of what the household can afford to pay for their accommodation. Notes on the methodology are available from the Rural Housing Team.

Options for residents are listed below

- **Social rented** - housing owned and managed by Registered Providers (housing associations) or local authorities. There is currently statutory control of rent levels. Most existing council housing or housing association houses are let at social rents. These are approximately 50%-60% of market rents. It is unlikely that any new development will include new Social rented housing.
- **Affordable rented housing** - from April 2011 the Government introduced a new type of publicly subsidised rented housing. The affordable rented housing rents are set at up to a maximum of 80% of average market rents. This is the normal form of new rented housing that is developed
- **Shared ownership (or Homebuy)** - housing owned (normally) by housing associations. A percentage share of the property is sold on a long lease. The household pays a rent on the remaining share, as well as in some cases a service charge. The household will normally have a mortgage on the share they purchase.
- **Private rented housing**
- **Owner occupation**

Five of the households are on the Devon Home Choice Register, and two are registered with South West Homes for shared ownership housing.

The income of households in housing need is shown in Figure 4 below.



Taking into account the income, savings and assets of the households, none of the 10 households can afford to buy in the open market or to rent in the open market. One of the households may be able to afford to buy a shared ownership property.

The only affordable option for the remaining nine households is subsidised rented housing.

The suggested mix of housing is shown in Table 3 below. This takes account of the family makeup as declared on the survey form.

**Table 3 Housing mix needed**

Type of property	Rent	Shared ownership
1 or 2 bedroom property for single people	5	
2 bedroom property for families	1	1
3 bedroom property for families	2	
4 bedroom property for families	1	

One of the households needs wheelchair accommodation.

The survey also enquired when those in need required accommodation; three said they needed to move in the next 12 months, seven said they needed to move in 1-3 years.

## **8. Conclusion - Future Housing Need for Otterton**

Overall, it must be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving. Any provision of affordable housing, would, by necessity, need to take account of this. Our experience shows however that it is unlikely that demand falls until an action is taken to address the need. However, given the level of response to the survey, and in spite of the potential for circumstances to change, there can be confidence in the results of this survey. The survey has identified a need, now and in the near future for ten units of affordable housing.

As the needs of households are constantly evolving the level and mix of need in this report should be taken as a guide. In particular it may be appropriate to vary the mix of sizes provided. This report remains appropriate evidence of need for up to 5 years. However if there is a significant development of affordable housing in the Parish which is subject a local connection requirement and substantially meets the need identified in the report it will normally be necessary to re-survey the Parish before any further development to address local needs is considered.

### **Recommendation**

**It is recommended that the need for 10 affordable rented homes is addressed.**

## Otterton Housing Needs Survey - Part 1

This survey form has been sent to every known household in the Parish. Please complete Part 1 of the form, even if you do not have a housing need, and return it in the envelope provided.

**Completed forms must be received by 30<sup>th</sup> June 2012.**

If you require extra forms or have any questions, please contact John Scott on 01392 248919 .

### A. Your Current Home

1) Do you:

Own your own home		Live in a shared ownership property	
Rent from a private landlord		Live in housing tied to job	
Rent from a housing association or local authority		Other, please specify	

2) Is this your:

Main Home		Second Home	
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3) How many bedrooms does your home have (tick the appropriate box)?

1 bedroom		2 bedrooms		3 bedrooms		4 or more bedrooms	
-----------	--	------------	--	------------	--	--------------------	--

4) If you rent privately how much rent do you pay each month (tick box)?

Under £400 per month		£400 to £500 per month	
£500 to £600 per month		£600 to £700 per month	
£700 to £800 per month		£800 to £900 per month	
£900 to £1000 per month		Over £1000 per month	

### B. Housing needs of people over 55

5) How many people of each age group are there in your household?

Age 55 -65		Age 66-75		Age 76-85		Age 86 or above	
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6) Which of these statements best describes the future housing plans of those aged 55 and above in your household? Please tick one box.

I have no plans at the moment to move home.	
I have thought about moving home in the future but do not expect to do so in the next 5 years.	
I expect to have to move home in the next 5 years. <b>Please complete Part 2 of the form</b>	

7) If you plan to move which of these choices is to top preference?

To remain in Otterton		To move away from Otterton	
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### C. Housing Required?

- 8) Do you as an entire household or some part of your household expect to move in the next 5 years? **Yes/No**

If yes please complete Part 2 of this form if you wish to remain in Otterton

### D. Your View of Affordable Housing

What do we mean by Affordable Housing? It includes the following types:

- **Social rented** - housing owned and managed by Registered Providers (housing associations) or local authorities. There is currently statutory control of rent levels.
- **Affordable rented housing** - since April 2011 the Government has introduced a new type of publicly subsidised rented housing. In the new affordable rented housing, the rents are up to a maximum of 80% of average market rents. This compares with existing social housing where rents are approximately 50%-60% of market rents.
- **Shared ownership (or Homebuy)** - housing owned (normally) by housing associations. A percentage share of the property is sold on a long lease. The household pays a rent on the remaining share, as well as in some cases a service charge. The household will normally have a mortgage on the share they purchase.
- **Discounted market sale** - where homes are sold at a discount to the market price - to be considered as affordable this would need to be at least a 20% discount and has to continue to be sold at a discounted price in the future.

- 9) If there is a need for affordable housing, would you support a small development of affordable homes for local people? **Yes/No**

- 10) Do you have any suggestions for a suitable site for affordable housing?.....  
.....

- 11) Any other comments regarding affordable housing (attach extra sheets if needed): .....  
.....

### E. Your contact details (optional)

Name..... Telephone number.....

Address.....

**Confidentiality and Data Protection:** The information you provide will be used by CCD to provide information for the Housing Needs Survey Report and summary information on rural housing need. No data will be published which can identify an individual.

Thank you for taking the time to complete this form.

**Otterton Housing Needs survey - Part 2**

Please complete this form if you think you may have to move to another home in Otterton within the next five years. Please return the completed form in the envelope provided.

A separate form for each household in need of housing must be completed e.g. for each grown up child in a family, who wants to set up their own home.

If you require extra forms or have any questions, please contact John Scott on 01392 248919

In order to accurately assess housing need, we have to ask for some sensitive information.

Please be assured that the information you provide will be used by CCD to prepare the Housing Needs Survey Report and provide summary information on rural housing need. No data will be published which can identify an individual.

**A. Your Housing Need**

1) Please complete the table below listing all family members who would need to live in the new affordable housing?

Name	Age	Male/Female	Any specific needs

2) Does anyone in your household need the following? Please tick any that apply;

Accommodation on one level	
Access for a wheelchair	
Residential care	
Other, please state:	

3) Could you remain in your present home if alterations, adaptations or support were provided? **Yes/No**

If Yes, please describe what would be needed:

.....  
 .....

4) What is the current tenure of the household needing to move? (tick appropriate box)

Private rented		Rent from a housing association or local authority	
Owner occupier		Living with relatives	
Sharing a house		Tied accommodation	
Lodger		Other - please describe:	

5) How many bedrooms does your current property have?

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

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

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

8) When will you need to move? Tick one only

Within 12 months	<input type="checkbox"/>
1 - 3 years	<input type="checkbox"/>
4 - 5 years	<input type="checkbox"/>

If you consider that your household is in affordable housing need, it is essential that you are registered with Devon Homechoice ([www.devonhomechoice.com](http://www.devonhomechoice.com)). For an application form, please contact East Devon District Council. If you are looking for a shared ownership you should register with South West Homes ([www.southwesthomes.org.uk](http://www.southwesthomes.org.uk))

- 9) a) Have you registered your need with DevonHomeChoice? YES/NO  
 b) Have you registered your need with South West Homes? YES/NO

## B. What can you afford?

**It will help us to assess the type of a housing you can afford if you tell us your level of income and any assets, savings or investments.**

10) Do you believe that you have enough income and savings (including equity in your existing home) to be able to buy on the open market? YES/NO

If you answer YES to this question then you need not answer questions 11 and 12

### 11) Income

What is your household's annual income? (Gross income before deductions-including benefits and pensions). This should be the combined income for couples. Please tick the appropriate box.

Less than £10,000	<input type="checkbox"/>	£10,000- £15,000	<input type="checkbox"/>
£15,001- £20,000	<input type="checkbox"/>	£20,001- £25,000	<input type="checkbox"/>
£25,001- £30,000	<input type="checkbox"/>	£30,001- £35,000	<input type="checkbox"/>
£35,001- £40,000.	<input type="checkbox"/>	£40,001 - £45,000	<input type="checkbox"/>
£45,001 - £50,000	<input type="checkbox"/>	£50,001- £55,000	<input type="checkbox"/>
£55,001 - £60,000	<input type="checkbox"/>	Over £60,000	<input type="checkbox"/>

**12) Savings, investments and assets**

Please give the amount of savings and investments to the nearest £500

£
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If you own a home we need the following information to make a proper assessment of whether you could potentially qualify for an affordable home

What is your estimate of the value of your home?

£
---

What is your estimate of the balance outstanding on your mortgage?

£
---

Do you potentially have access to a deposit in addition to any saving?  
If so how much?

£
---

**C. Do you have a local connection to Otterton?**

If any affordable homes are provided in Otterton, they will be for people living or working in the Parish, or for those who can show that they have a long-term connection with the area

**13)** Please answer the following questions, if they do not apply please put “n/a”

Is a member of the household currently resident in the parish, if so for how long in years?	
Is a member of the household employed in the parish, if so for how long?	
Do you have other strong local connection with the parish for example by upbringing – please describe in Q14 below.	

**14)** If you are claiming previous residence please provide addresses and approximate dates of residence. Please continue on a separate sheet if needed.

Address	From (month/year)	To (month/year)

**15)** Do you have any other special reason to live in Otterton?

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## F. Contact Details.

It would be very helpful if you could provide your contact details below. 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.

<b>Name</b>	
<b>Address</b>	
<b>Postcode</b>	
<b>Telephone Number:</b>	<b>Email:</b>

In order to provide new affordable housing, it is useful to be able to share information with our development partners. Please sign the following declaration to confirm that you are happy to share the information on this Part 2 form with these development partners.

I confirm that I agree to the Rural Housing Enabler sharing the information on this form with the housing authority and development partners (when a development is imminent), where this is to assist in helping me to access affordable housing.

Signed..... Date.....  
Name.....

If you know someone who has moved away from the parish because of the lack of affordable housing and may wish to return, please ask them to contact John Scott who will send them a form.

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

Please return the survey form in the envelope provided by 30<sup>th</sup> June 2012

Local Rural Housing Officer  
Community Council of Devon  
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Tel: (01392) 248919

Email:john@devonrcc.org.uk

**Comments on housing.****Appendix 2**

Affordable housing would be best situated near employment opportunities. Long term bus transport.
Affordable housing needed only for existing residents/families living in Otterton. Need for shared ownership
All housing of this type should remain as affordable, not holiday lets as previous developments have
Already excellent provision in the village and see families with several generations in the village
Any affordable housing must be controlled so that their buyers cannot sell on for a huge profit. Any developments should be restricted at about 8 units only
Covenants to ensure property remains only available to appropriate local people
Current traffic of caravans, lorries and speedy cars make it impossible for me to recommend any further housing. Why can't the council use the rented mobile homes at Ladram Bay? It would save a great deal of time, effort and money in the financial situation at present. Another road apart from Fore Street is required. The top road could be restored.
Discounted market homes need to be kept for community use for longer
Far too expensive to rent private properties. Local authorities have built very little since 1960.
Farmers have trouble getting vehicles through lanes. Won't need housing in the future as family are further north. New homes trying to drive us out of our homes, people only just able to walk safely at all busy times. Children are far less free than they used to be. People who need affordable housing have been excluded due to Ladram Bay extensions. Village is dangerously overloaded
Grown up in the village and want to stay here
Housing development in rural areas is a threat to the area as it will take away the rural and encourage further development
I believe a percentage of council houses should be retained for village resident occupation only
In economic downturn investment is questionable.
It is sorely needed in this village as young people have to move away
It's a dream I have
Made available in the first place to young people who have been in Otterton and/or have parents/family here
Must be for local people who have grown up in Otterton and want to remain in the village they grew up in
Need a village shop
No development without public car park being provided
No resale within 5 years minimum
Not in this village. 1982 Vieux Close - now nearly all holiday homes, no use or income to this village. i.e. no shops to benefit from visitors
Only if sold on for second homes
Parking is an increasing problem - must be at least 2 places for each resident. Consider part of site to be a car park. Would like the number of 2nd homes restricted.
Several smaller developments have been built in Otterton which were/are affordable, and yet several of them are 'second homes'. EDDC should have ensured these were for local people.
Should have a covenant to prevent being brought and used to let or later sold at market price

Should not be used as an excuse for any local/large businesses to expand their ever increasing empires
Small development required as long as it is for affordable housing for local people and not luxury home development
Some of us more elderly people have retired to this village to get peace and quiet, however since I moved here in 2006 the traffic going through the village has doubled. Much of it is caused by Ladram Bay which continues to grow.
The North Star site is ideal and is already being considered , with plans submitted
The properties could be old people's bungalows so the height does not interfere with the line of hill. This would release some council houses where there are elderly people currently living. They could be given to young families (not people from outside the village).
There is a lot of Clinton housing in area where local families are able to rent. I feel there is adequate affordable housing already.
There is no accommodation for people on low income and so we can't afford to move. We have 3 disabled people in a family of 7 in a 2 bedroomed house, would like to see large disabled family accommodation built in the area.
Using Dutch ideas for small spaces when designing smaller properties