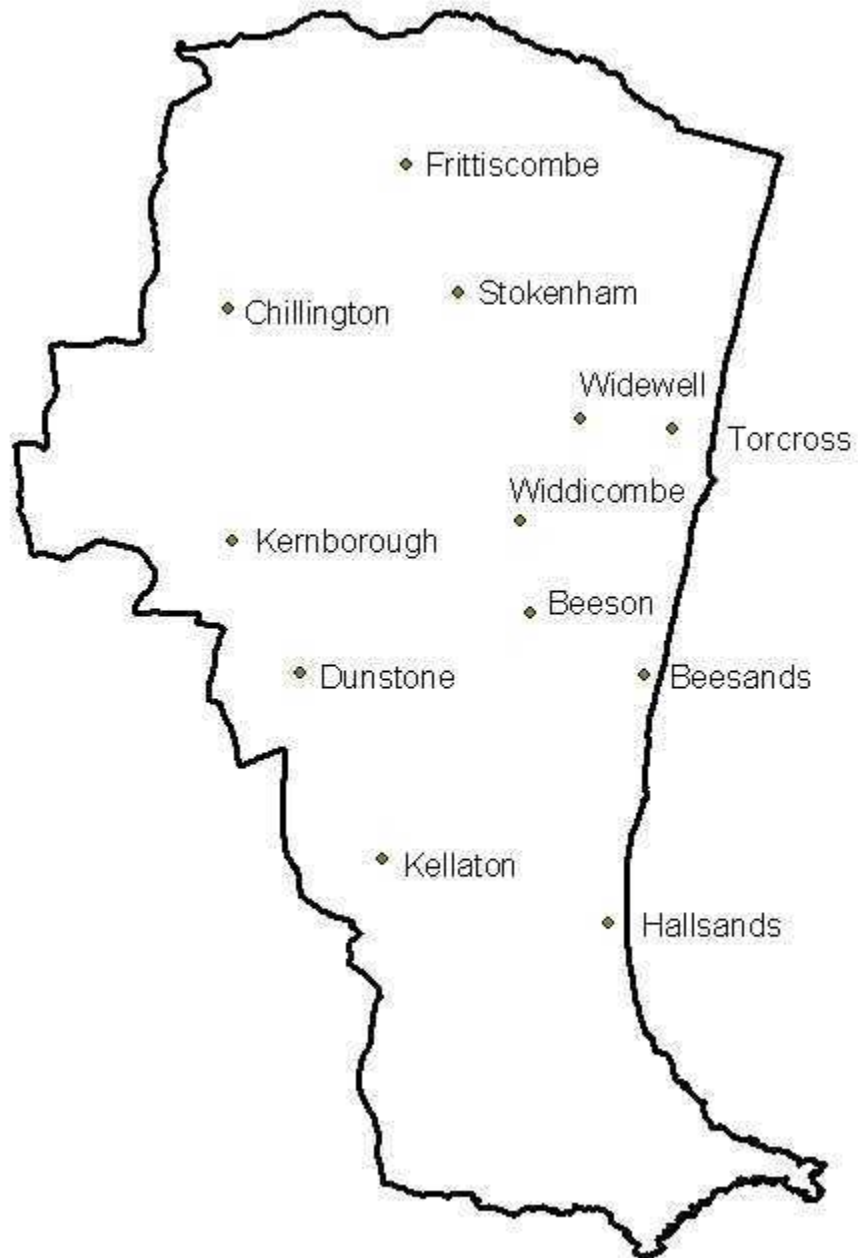


Housing Report Stokenham Parish April 2004



STOKENHAM HOUSING NEEDS SURVEY

1 SUMMARY

To investigate the affordable housing need for local people of Stokenham parish. The Parish Council working with the Corporate Information Service at Devon County Council and the Rural Housing Enabler agreed to include a housing needs survey as part of the Parish Plan questionnaire. If a household answered, "yes" to a question are you in housing need? Then they were invited to complete the separate housing survey form.

2 SURVEY DISTRIBUTION AND RESPONSE

The Parish Council as part of the Parish Plan distributed the questionnaire in August 2003 to 1104 households in Stokenham parish for return by September 2003. From the main questionnaire returned there was a response from 670 households. Out of the households responding to the Parish Questionnaire 84 households responded that they were in housing need.

3 KEY FINDINGS

- There was a 60.7% response rate to the Parish Plan Questionnaire, which is well above the average of 35% for similar parish surveys with 12.5% of those returning the housing needs survey.
- There is a lack of small affordable accommodation in Stokenham parish evident from Council Tax records.
- The current parish tenure profile is dominated by the owner occupied sector. This limits not only the choice of tenure but also the ability for some households to resolve their housing need, as they are unable to afford to purchase a property.
- Over the last ten years there has been a loss of over 38 % of Registered Social Landlord / Local Authority stock in the parish through the effect of the Right To Buy legislation reducing the number of homes from 68 to 42.
- House prices in Stokenham parish are 30 % higher than in Devon and 7% higher than the average for South Hams. The average actual sale price for this postcode area of Stokenham according to Land Registry records (Oct-Dec 03) range from £174,883 for a terraced property to £365,900 for a detached property. The average sale price overall for this postcode area during this period was £ 280,978.
- The population of Stokenham parish has increased since 1991 and reflects the increase in the overall profile of South Hams population. However a third of Stokenhams parish population (32.9%) are over 65 years compared with South Hams profile which totals just over 20% for this age group.

Of those households who replied to the Housing needs survey:

- 84 households claimed to be in some type of housing need in the next 10 years. (Definition of a household is someone who wishes to live separately in their own home).

Of these 84 households:

TYPE OF HOUSEHOLD

- Over 54% of those in need (44) were single and couple households
- 36 % of those in need (31) were family households
- 7% of those in need (6) were households with 3 or more adults
- 60% of households are currently living with their parents and wishing to set up their first home or living in privately rented accommodation

AGE.

- Those in need are mainly from the age bracket of 16-24 years (75) compared to over 60 years (44)

TENURE AND TYPE OF HOUSING

- 40% of the households prefer the ownership tenures including buying outright and shared ownership.
- 24% of the households wished to rent from a Housing Association.
- 52% of the households prefer to have a house although just over 30% would prefer a bungalow and 34% would prefer a flat. (The question allowed more than one response).

WHEN AND WHERE.

- 47% wish to move to alternative accommodation in 1 to 3 years time
- 61% wished to remain in Stokenham parish.
- 23% of households wished to move to alternative accommodation due to old age or infirmity
- Out of the 84 households expressing a housing need only 14(1 in 6) were registered on the Housing Register.
- Over 70% of the respondents to the full Parish questionnaire would be prepared to see additional housing development in the parish to provide affordable housing for young people. Only 16.1 % of respondents were against with 13.8 % having no opinion.

HOUSING RECOMMENDATIONS

- House prices within the Parish are beyond the reach of the majority of the respondents to the survey; therefore there is a need for alternative solutions to outright purchase on the open market.
- From the initial housing needs survey information the housing need for the immediate 1 to 3 years has been analysed more closely to formulate the following recommendations-
 - ❖ The predominant need is for 1, 2 and 3-bedroom accommodation mainly for rent but with a small proportion for shared ownership.
 - ❖ As 40 households have identified being in housing need over the next 3 years a development of between 12 and 14 homes would be the recommendation.
 - ❖ As to where in the parish; over 49% of respondents to the housing needs survey were from Chillington, over 20% from Stokenham, and 13% from Torcross.

4 HOUSING MARKET AND CONTEXTUAL INFORMATION

4.1 Characteristics of Stokenham Parish

The parish of Stokenham lies to the south of South Hams District and borders the sea. Stokenham parish covers an area of 20.6 hectares consisting of 7 villages and a number of other hamlets. Stokenham and Chillington are the larger settlements within the parish with the five smaller villages of Torcross, Beesands, Beeson, Hallsands and Kellaton. Much of the parish lies within the South Devon Area of Outstanding Natural Beauty. Stokenham and Chillington are together designated as a Local Centre. The two villages form a focal point for the parish and provide a range of services and facilities. The village of Stokenham has a range of community facilities including a primary school and is situated about 5 miles east of Kingsbridge and 1 mile inland from Start Bay.

Chillington is located 4 miles to the east of Kingsbridge. The busy A379 road runs through the middle of this settlement. Chillington has a range of community services, which include the Community Hall and Methodist Chapel.

The villages of Torcross, Beesands, Beeson, and Hallsands are within the Coastal Preservation Area.

Torcross is located about 6 miles from Kingsbridge and 9 miles from Dartmouth being situated between the sea and freshwater lake of Slapton Ley. The village extends for about a mile along the main A 379 road and has a good range of community facilities. Beesands, Beeson, Hallsands and Kellaton are situated about 6 miles from Kingsbridge. Beesands and Hallsands are located on the coast whilst Beeson and Kellaton are about 1 mile inland. The villages have a very limited range of community facilities.

4.2 Council tax bands

The Council tax bandings provide an overall profile of the value of housing in Stokenham parish. The information reveals that Stokenham compared to the overall profile of the district is under-represented at Bands A to C (36.5% compared to 51.2% of the District) the least expensive bands.

Bands D to F are over represented in Stokenham (59.3% compared to 41.4%).

Source: *South Hams DC Council Tax records.*

4.3 Tenure

The information below reveals that the owner occupied sector has increased in Stokenham exceeding the increase in this sector in South Hams and the South West. The Registered Social Landlord/Local Authority stock has reduced by just over 38% in the parish whilst overall South Hams district has lost over 28% of their stock to the Right To Buy since the early 1980's. The private rented sector has increased slightly in the parish but is lower than the district and county statistics.

-The tenure profile for Stokenham parish compared to the District is as follows-

Tenure	Stokenham			South Hams		DEVON	
	1991	2001	%	1991 %	2001%	2001	%
Households	702	757	84.7	75.9	76.1	74.3	
Owner-occupier	68	42	5.5	10.9	10.7	11.5	
RSL/LA	70	88	9.8	4.7	13.2	14.3	
Private rented	115	210	19.1	10.5	11.1	3.5	
2 nd Homes							

Source 1991 Census and 2001 Census

5 PRIVATE SECTOR HOUSING MARKET

5.1 Owner Occupied

Local Estate Agents (Right Move.com) were contacted for current properties for sale in the parish. There were 7 properties for sale on the open market at the time of enquiry (Feb. 04) revealing the following house prices-

Village	Size and type of house	Price
Beeson	3b end of terrace	£285,000
Beesands	2b end terrace	£160,000
Beesands	No details	£238,000
Beesands	3b semi detached	£340,000
Chillington	3b semi detached	£215,000
North Hallsands	2b barn conversion	£220,000
North Hallsands	3b barn conversion	£425,000

This information provides a snap shot guide to the open market prices for the parish. All of the above figures average equates to an open market average sale price of £271,000.

For a comparison information from the Land Registry was researched. The most recent figures being October to December 2003.

Region	Detached		Semi-detached		Terraced		Flat/maisonette		Av.price
	Av.price	Sales	Av.price	Sales	Av.price	Sales	Av.price	Sales	
TQ7 2	365,900	9	217,285	7	174,833	3	0	0	280,978

19 properties were sold in the parish of Stokenham during this quarter.

The average house prices in Stokenham are just over 7% higher than the district and 30% higher than the average price in Devon.

6 PRIVATE RENTED SECTOR

From the parish statistics over 9% of the housing stock was identified as privately rented. However at the time of research (Feb 04) no properties were currently available for rent.

7 REGISTERED SOCIAL LANDLORD HOUSING

In Stokenham parish there are only 42 properties currently in this tenure. Tor Homes own all the properties, which are located in the following villages within the parish of Stokenham-

Village	Size	Number of homes	No of vacancies last year	No on Waiting list
Beeson	2b	5	0	33
	3b	7		
Beesands	2b	2	0	33
Chillington	1b	2	2	94
	2b	10		
	3b	2		
Kellaton	2b	2	0	31
Kernaborough	2b	2	0	30
	3b	1		
Stokenham	3b	9	0	36
Total		42	2	257

In relation to the number on the District wide Housing Register there are currently 257 households registered for the villages within the Stokenham parish. However this figure maybe distorted by the same household registering for more than one village within the parish.

From the Housing Needs survey conducted it was noted that only 1 in 6 households responding were registered on the Housing Register.

The number of properties has reduced in the last ten years in the parish from 68 to 42, a loss of 38%.

These figures demonstrate that there is the need for rented housing in Stokenham parish and the turnover of the rented properties is very low.

8 THE SURVEY

The Parish Council working with the Corporate Information service at Devon County Council and the Rural Housing Enabler agreed to include a Housing Needs survey as part of the Parish questionnaire. If a household answered, "yes" to a question were in housing need? Then a separate housing survey was completed. Of the 670 households responding to the Parish Questionnaire 84 households 12.5% responded they were in housing need.

8.1 Population

The most recent official data for Stokenham Parish is the Census data 2001 and is compared with 1991 Census

STOKENHAM PARISH POPULATION

AGE	1991	%	2001	%	Inc/dec
0-15	248	12.8	274	12.9	+0.1
16-29	241	12.4	193	9.2	-3.2
30-44	314	16.2	306	14.5	-1.7
45-64	470	24.2	644	30.5	+6.3
65-75+	664	34.4	696	32.9	-1.5
Total	1937	100	2113	100	

The above table shows the population profile of Stokenham parish and the changes over the 10 years between Census intervals. It shows a decrease of about 3% in the 16-29 age group, and an increase of 6% of the 45-64 age group. The over 65-age group has fallen by just over 1%.

When comparing these statistics with the South Hams profile it illustrates that compared with the District profile Stokenham parish is under represented in the age groups 0-15,16-29,30-44 but over represented in the age groups 45-64, and 65+. One third of Stokenham population is over 65+ whilst only 20% of the Districts population is over 65+.

The Housing survey results profile the following population –

Age	Number of people in housing need	% Of survey population
0-15	25	18.1
16-24	26	18.8
25-44	39	28.3
45-59	18	13.0
60-74	9	6.5
75+	21	15.3
Total no of people in need	138	100%

As the table above shows over 36.9% of people in housing need are aged 0-24, over 41.3% are aged 25-59 with only just over 21.8% aged 60+.

9 TENURE AND SECOND HOME OWNERSHIP

From the main Parish Questionnaire information just over 8% of households responded that the homes were used for second or holiday use. However from the current Census information recorded the figure for the parish is actually almost double and is over 19%. From other surveys conducted it is likely that 2nd homeowners are less likely to return forms than resident households, simply because the houses may remain empty for many months.

It is also possible that private tenants may be under-represented in the survey as only 8% of respondents were from private rented tenancies.

There has been a trend for rates of home ownership to increase over the past 10 years and on balance the tenure profile is representative of that situation in the parish.

9.1 In-migration

From the housing needs survey households were asked how long they had lived in the village

No of years	Actual no of households	%
1-5	9	10.7
6-10	8	9.5
11-20	24	28.6
21-40	10	11.9
40+	1	1.20
No response	32	38.1
Total	84	100

From the survey over 63% of the households wished to remain in the parish. Asked the question how far were they prepared to move, over 65% wished to remain within 10 miles of the parish with 21.3% being prepared to move only between 0-4 miles away.

The main reasons stated for requiring alternative accommodation were -

Reason for requiring alternative accom were	Actual no of people/respondents	% Of people
Price of housing	47	35.6
Lack of suitable housing to buy	20	15.2
Lack of Local Authority/RSL housing	18	13.6
Lack of other rented accommodation	11	8.3
Other	36	27.3
Total	132	100

10 HOUSEHOLDS WISHING TO MOVE

10.1 Return rate

84 households returned the housing questionnaire identifying that they were in some type of housing need over the next 10 years. Less than 17% or 1 in 6 of these respondents were registered on the Housing Register. When asked why they were seeking a new home the results were as follows-

Why seeking a new home	Actual no	% Of respondents/people
1 st independent home	41	33.3
Need larger/smaller home	16	13
Present home too expensive/poor condition	4	3.3
Lodging/separate accommodation	1	0.8
Private tenancy	10	8.1
To be nearer work/family	10	8.1
Retirement	7	5.7
Setting up home with partner	13	10.6
Divorce/family break up	1	0.8
New accommodation due to age/infirmity	20	16.3
Total NB this was a multiple response question where respondents could tick as many options as applied to them	123	100

10.2 When do you need housing?

The length of time indicated for wanting to move implies the households level of satisfaction with his or her current tenure and clearly the longer the timescale the less urgent the need. 23 out of the 84 households (27%) expressed a need to move now with a further 17 (over 20%) wishing to move in the next 3 years which suggests some urgency.

10.3 What type of housing and tenure would best suit your requirements?

Of those expressing a need to move now or in the next 3 years. The type of housing required was as follows (These questions allowed a multiple response)

Type of household	No of Of Households	House	Flat	Bungalow	Other
Single people	9	3	9	2	1
Couples	6	1		4	
Families	20	18	4	5	2
3 or more adults	4	4	1		
Other	1		1	1	
Total	40	26	15	12	3

The types of tenure preference required by the above households are detailed below-

Type of household	Owner occupation	Rented Registered Social Landlord	Shared Ownership	Self build
Single people	5	3	2	
Couples	3	3	1	2
Families	8	8	3	2
3 or more adults	4	2		
Other		1		
Total	20	17	6	4

Preference of respondents to size of accommodation required in the next 3 years were as follows-

No of bedrooms	1 bed	2 bed	3 bed	4 bed	4bed +	Total
No of households	5	21	11	2	1	40

From the above statistics there is clearly an aspiration towards owner occupation as well as renting through a Housing Association.

Those who wished to rent were asked what level of rent they could afford?

75% wished to rent at a level below £100 per week.

Those with an aspiration to home ownership were asked what price range they could afford?

70% of the respondents could afford up to £100,000 with a further 28% up to £150,000.

10.4 Affordability

Of the respondents wishing to move now or in the next 3 years the weekly household take home income were as follows-

5% of the respondents took home under £145 per week

27.5% of the respondents took home between £146-£210 per week

22.5% of the respondents took home between £211-£249 per week

15% of the respondents took home between £250-£300 per week

15% of the respondents took home over £300 per week

By comparing the information to both the income levels of respondents in housing need and the most up to date house prices it is clear that relatively few households are able to resolve their housing needs on the open market and the majority of the respondents are unable to purchase outright..

Realistically it is only likely that the households earning over £300 per week may be able to afford to purchase on the open market whilst it would be more likely that they could satisfy their housing requirements through shared ownership.

The result of the survey demonstrates no great enthusiasm for this tenure in the parish (only 6 respondents highlighted it as their 1st choice) this may be due to the lack of understanding about how a shared ownership scheme may work.

Affordability is difficult to assess but working on the accepted multiplier of 3.25 in relation to income, if this is used in relation to a future shared ownership property with a nominal value of £120,000 it may be possible to purchase a 50% stake in the property for £60,000 and to rent the other 50% share.

This would require a gross annual income of £18,500 (£355 per week) and only 15% of the respondents could afford shared ownership. Therefore the primary need in Stokenham parish would be for rent.

It should also be noted that there is an interest in self-build from (4) respondents.

CONCLUSIONS

- Based on the findings of the report there does appear to be significant need for affordable housing for local people within the Stokenham parish.
- Overall it must be taken into consideration that the Housing Needs survey represents a snapshot in time, personal circumstances change and evolve and any provision of affordable housing needs to take account of this.
- House prices within the Parish are beyond the reach of the majority of the respondents.
- Over 37% of those requiring housing are single people and couples with 50% of the remainder of those requiring housing being families.
- The predominant preference is for 2 and 3 bedroom accommodation even though there is considerable demand from singles and couples.

RECOMMENDATIONS

- As 40 households have identified as being in housing need over the next 3 years a development of between 12 and 14 homes should be considered.
- The homes built would be mainly for rent but with a small proportion for shared ownership. Size of homes being a mix of 1, 2 or 3 bedroom units.
- As to where in the parish over 49% of respondents were from Chillington, over 20% from Stokenham, and 13% from Torcross, perhaps the spread of development should reflect this?

Produced by the Rural Housing Enabler for Devon.
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