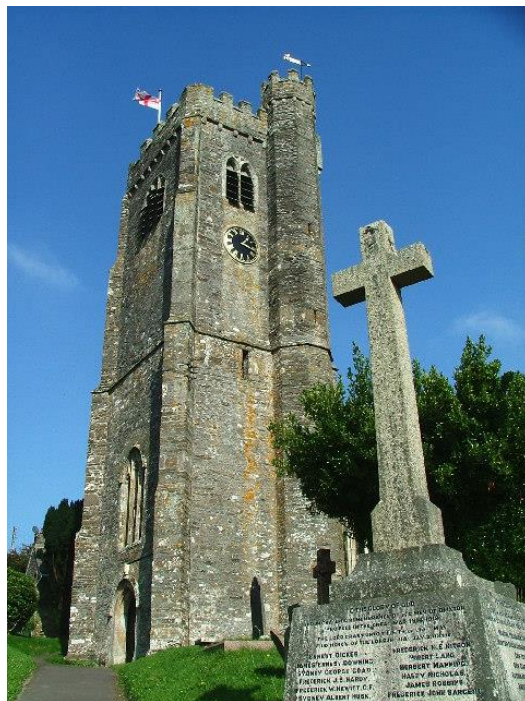


Parish of Brixton Housing Needs Report



Produced by: Devon Communities Together

On behalf of: Brixton Parish Council

Date April 2016



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1 Executive Summary

Principal Conclusions

The survey identified a need for 11 affordable homes within the next 5 years.

Key findings

A total of 25 households stated they wanted or needed to move home within the next 5 years.

Affordability

- The survey found 7 households in housing need who could not afford to buy in the open market.
- 4 additional replies were received by households on Devon Home Choice who had not completed the survey but were eligible for affordable housing in the village.

Tenure

- 10 of the households in housing need qualified for affordable rent, 1 may be able to afford a shared ownership property.

Size of Property Required

- 6 x 1 or 2 bedroom properties for singles or couples
- 3 x 2 bedroom properties for families
- 2 x 3 bedroom properties for families

Other Findings

- 800 surveys were delivered and 233 survey forms were returned. The response rate was 29%. This is a good response rate, with the average response being 25%.
- 47% of those who answered the question said they would be in favour of a small development of affordable housing for local people. 25% were against any development and 28% stated they may be in favour depending on the circumstances.

2. Aims of the Survey

- To investigate the housing need, tenure and house size for local people in the Parish of Brixton, those wishing to return, and those who work in the Parish.
- To establish the general level of support for a small development of affordable homes for local people with housing needs.

3. Survey history, methodology and response

3.1 History

Brixton Parish Council decided to carry out a survey to assess the level of local housing need as part of their Neighbourhood Plan process. Discussions were held between the Rural Housing Enabler at Devon Communities Together, the Housing Enabler at South Hams District Council and the Parish Council and it was agreed to proceed with the survey. Survey forms were finalised and 800 forms were hand delivered to every household in the village. Parishioners were able to return the survey in a reply paid envelope. The deadline for the return of the survey was 30th April.

3.2 Methodology

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

The survey form was in 3 parts. The first section asked a limited number of questions about the type of household and their support for affordable housing. All residents were invited to respond to this part of the survey. The second section was aimed at parishioners aged over 55 to gauge the specific needs of older residents. The third part of the survey was designed to be completed by households who intend to move home within the next 5 years and wish to remain living in the village. A reminder was also sent to those on the Devon Home Choice register who did not complete a survey form.

3.3 Response

- 233 surveys were returned, which is a response rate of 29% of all dwellings surveyed.
- The survey achieved its aim of identifying actual households in need. Out of the returned surveys, 25 stated they may wish to move and completed Part 3.

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

4. Introduction and Information about Brixton

4.1 Overview of Brixton

Brixton is a small rural parish in the South Hams, lying partly within the South Devon Area of Outstanding Natural Beauty approximately 5 miles east of Plymouth. The parish also includes a major settlement at Carroll Island, the smaller hamlets of Spriddlestone, Combe, Brixton Torr and Chittleburn and other isolated houses and farms.

Brixton village has good transport links, being located approximately 2 miles off the main A38 road with an hourly bus service (except Sundays) to the larger settlements of Plymouth, Kingsbridge and Dartmouth. There is also a bus service to Plymouth and Noss Mayo which leaves 3 times per day (except Sundays). There is a twice weekly ring and ride bus service and a voluntary car service provided by the Brixton Feoffee Trust.

Brixton is a popular tourist destination with many picturesque villages and coastal areas as well as beautiful countryside and stunning views especially at the nearby Yealm Estuary.

Village facilities include a Parish Church, community room and hall, primary school, childrens' nursery and pre-school, childrens' play areas, a hotel, bed & breakfast, caravan park, public house, restaurant, Post Office and village store and a fish and chip shop. Facilities at Carrollsland include a small supermarket and petrol station.

The village has several clubs and societies including a Community Association, WI, a monthly Community Café and Craft Group. There are also sports and fitness classes including gentle exercise, badminton, dance and short mat bowls. Younger persons' groups include Beavers, Cubs and Scouts. Plymouth Albion Oaks have their rugby club at Horsham Fields.

4.2 Population Figures

In the 2011 census the usually resident population of Brixton was recorded as 1715 in 783 households. The census also records that there were 47 dwellings which were empty properties, second homes or holiday lets.

4.3 Council Tax Bandings

A breakdown of Council Tax bandings in Table 1 shows that there are 293 properties (38% of all dwellings) in the lower two bandings out of a total of 762. These represent the entry level properties that people on lower incomes would be able to afford. This is a fairly good percentage compared to many Devon villages and indicates that there is some availability of cheaper properties for purchase and rent within the village.

Table 1

Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Total
78	215	149	140	86	44	49	1	762

4.4 Property Prices and Rent

In the last 2 years the Land Registry has recorded 46 property sales in the parish. The average price of properties whose value was shown was £312,000. Prices ranged from £110,000 for a three bedroom house to £630,000 for a large detached house.

There are currently 10 property listings on the Rightmove website. The cheapest house on the market at the moment is a 3 bedroom property for £179,000. There are only 2 houses for sale under £200,000.¹

To assess whether a household can afford to buy in the open market it is necessary to look at the cost of an entry level property in the local market. This is done by comparing information

¹ As of 04/05/16

on recent house sales and homes currently on the open market. Average rents are identified by comparing local private rents gained from the housing need survey with rents of properties currently on the market. From this information, we can establish typical rents to assess affordability. There were no one bedroom properties for rent on the open market at the time of writing this report therefore data has been taken from surrounding rural areas. The figures used to assess affordability are set out in Table 2 below.

Table 2

Size	Property price	Weekly rent
1 bedroom	£120,000	£110
2 bedroom	£150,000	£140
3 bedroom	£200,000	£160

There are currently 139 housing association owned properties in Brixton. 15 have been let in the last 2 years.

5. General Household Information

5.1 Main or second home

There were no replies from second home owners.

5.2 Current type of home

Respondents were asked what type of home they currently live in. The results are broken down in the table below.

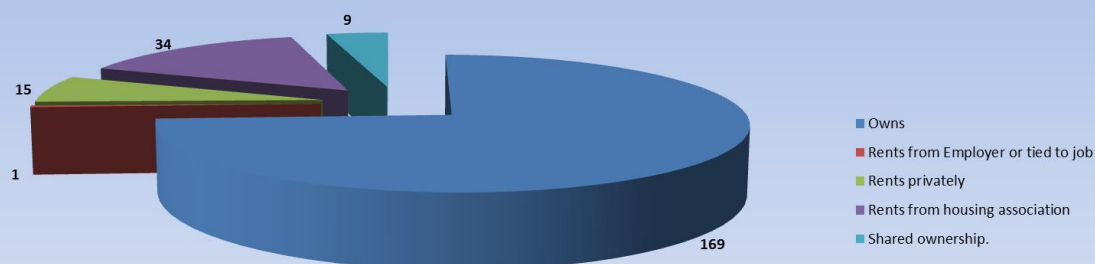
Table 3

Semi-detached house	Semi-detached bungalow	Terraced house	Detached house	Detached bungalow	Flat	Mobile Home
61	7	35	64	35	28	0

5.3 Current tenure

Of the 228 respondents who provided details, 169 (74%) own their own home, 15 (7%) rent from a private landlord, 34 (15%) rent from a housing association, 9 (4%) have a shared ownership property. There is also one household living in tied accommodation.

Fig 1: Current tenure



5.4 Length of residence in the area

Respondents were asked how long they had lived in the area. The results are broken down in the table below.

Table 4

	Less than 1 year	1 - 3 years	3 - 10 years	10 years +
Current home	19	30	50	123
Brixton parish	14	17	33	102
South Hams	11	11	23	119

5.5 Previous local authority area

Respondents were asked where they had lived previously if they had moved within the last year. 97 replies were received to this question. There were several replies received from households who had moved into the parish longer than a year ago. These have also been included. These will be provided on a separate document for ease.

The majority previously lived in Plymouth (41) and South Hams (18).

5.6 Current bedroom number

Respondents were asked how many bedrooms their home currently has.

- 26 households have 1 bedroom
- 60 households have 2 bedrooms
- 81 households have 3 bedrooms
- 51 households have 4 bedrooms
- 8 households have 5 or more bedrooms

5.7 Household Composition

Respondents were asked how many people of each age and sex live in their household. The results are shown in the table below.

Table 5

	0-11	12-18	19-29	30-39	40-55	56-68	68-80	81+
Male	17	13	12	23	44	45	55	17
Female	32	11	12	18	57	47	51	22

5.8 Those wishing to move within next 5 years

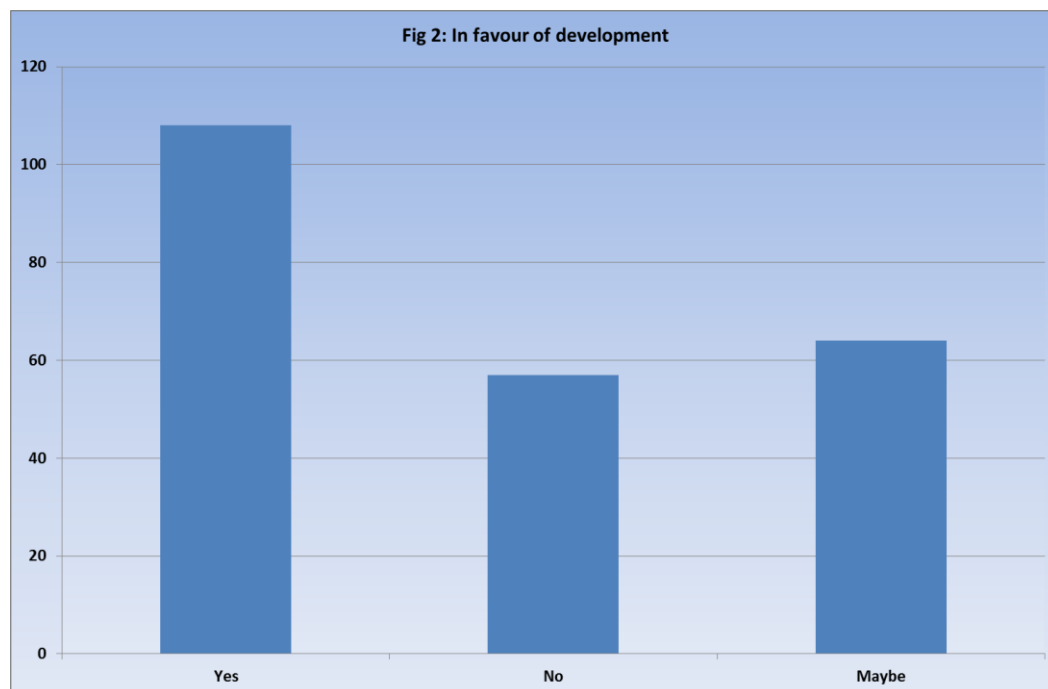
Respondents were asked if they wish to move within Brixton parish in the next 5 years, either as a whole or part of a household. 17 replied that they did intend to move. These households were then directed to answer sections 2 and 3 of the survey to provide further information.

6. Views on Affordable Housing

Section 2 of the survey looked at residents' views on affordable housing in Brixton.

6.1 In favour of a small local development

Respondents were asked if they would be in favour of a small number of homes for local people being built if the need for affordable housing were proven. 47% of those answering the question said they would be in favour. 25% said they were against any development and 28% replied maybe. Four households did not respond to this question. Fig.2 below shows the breakdown.



6.2 Those with a local connection who have left the village

17 respondents stated they knew of somebody who had left the village due to lack of affordable housing but would like to return.

6.3 Site suggestions and general comments

29 individuals made suggestions or comments including several landowners who would be interested in providing land for affordable housing. The full list will be made available to the Parish Council.

Additional comments were made more generally about the provision of new housing and the support or lack of support for affordable housing; these comments will also be made available to the Parish Council.

7. Assessment of those who need to move within 5 years

Part 3 of the survey was aimed at those who expect to need to move home within the next 5 years. It asked questions regarding size and make-up of the new household, local connection and financial circumstances. This information helps to identify the number of households that are eligible for affordable housing in the village and the size, tenure and type of homes required.

25 households indicated a need to move and returned part 3 of the survey.

7.1 Make-up of new household

Respondents were asked how many people of each age and sex would make up the new household. The individual age and gender information for each household will be attached at Appendix 3.

7.2 How many bedrooms would be required

Respondents were asked how many bedrooms they would require in their new home. Table 6 below shows the breakdown. It should be noted that there are criteria relating to affordable housing that set the number of bedrooms that a household are eligible for based on the number of adults and children in that household.

Table 6

1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedrooms+
1	12	9	2	0

7.3 Type of household

Respondents were asked how they would describe this emerging household. Table 7 below shows the breakdown.

Table 7

Single person	Couple	Family	Other
6	12	5	1

One household did not answer the question

7.4 Timescales for moving

Respondents were asked when they expect to need to move.

- 2 households indicated a current need to move.
- 7 households indicated a need to move within a year.
- 12 households indicated a need to move between 1 - 3 years.
- 5 households indicated a need to move between 3 -5 years.

There was 1 duplication where a household ticked both the 1-3 year and 3-5 year boxes.

Table 8 shows why households need to move

Table 8

Reason for current need	No of respondents
Too small	6
Too large	3
Unsuitable for physical needs	1
Temporary accommodation	4
Need to live close to employment	1
Need to live close to relative/family	3
House needs major repairs	4
Want to live independently	9
Affordability	5
Other (house will be too large when son moves out)	1
Other (not specified)	1

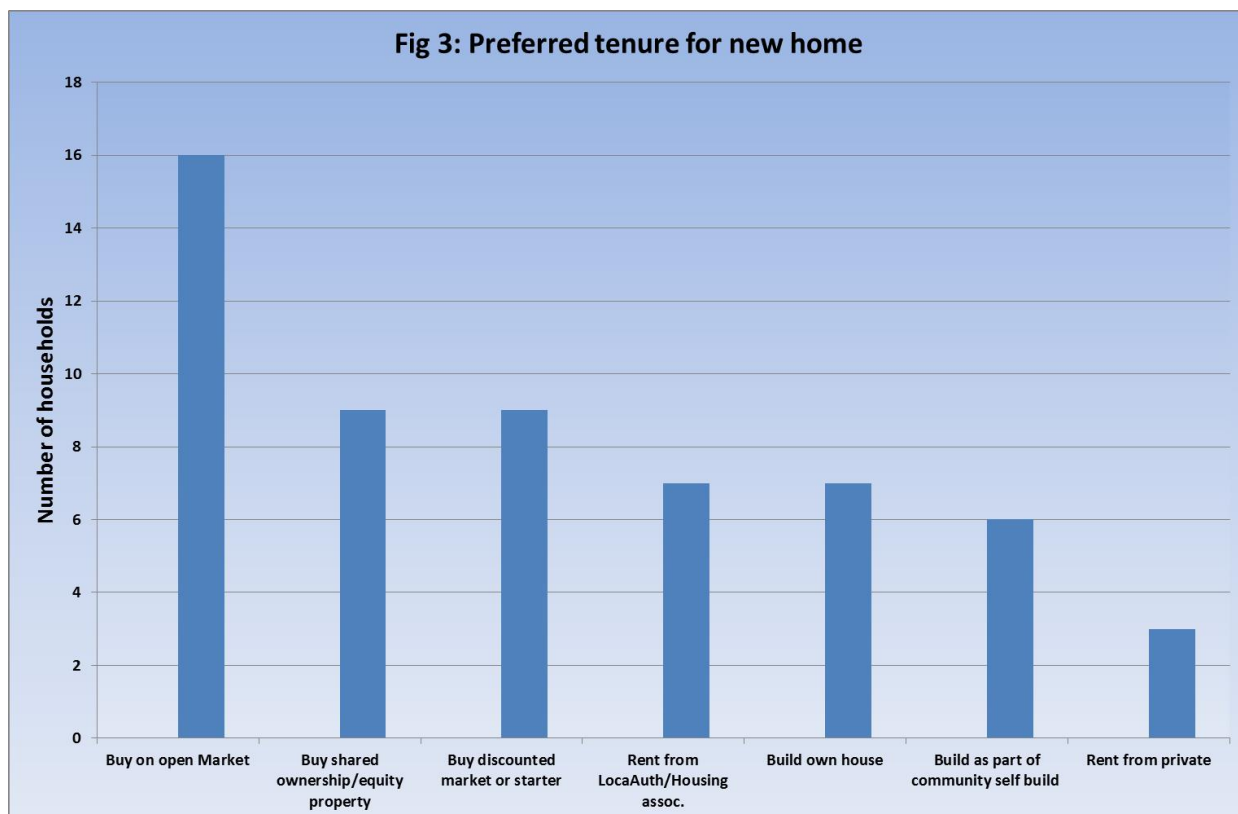
7.5 Specialist Housing Need

Respondents were asked if they had any specialist housing needs.

- 2 require ground floor accommodation
- 3 require older persons' housing
- 1 has another unspecified housing need

7.6 Preferred tenure for new home

Respondents were asked what tenure of property they would consider. They could tick more than one box if they wished. Breakdown is shown in Figure 3 below.



As can be seen, the majority of people would prefer to buy their own home, with open market, shared ownership and discount market/starter homes being the preferred choices.

7.7 Type of Accommodation preferred

Respondents were asked to state their preferred type of accommodation to purchase.

- 14 would prefer a house
- 4 would prefer a bungalow
- 2 would prefer a flat
- 1 would prefer older persons' accommodation
- 1 would prefer an unspecified other type of accommodation

7.8 Financial Circumstances

Respondents were asked a series of questions regarding their finances and budget for a new home.

Table 9 below shows the amount that respondents are able to afford on rent per month

Table 9

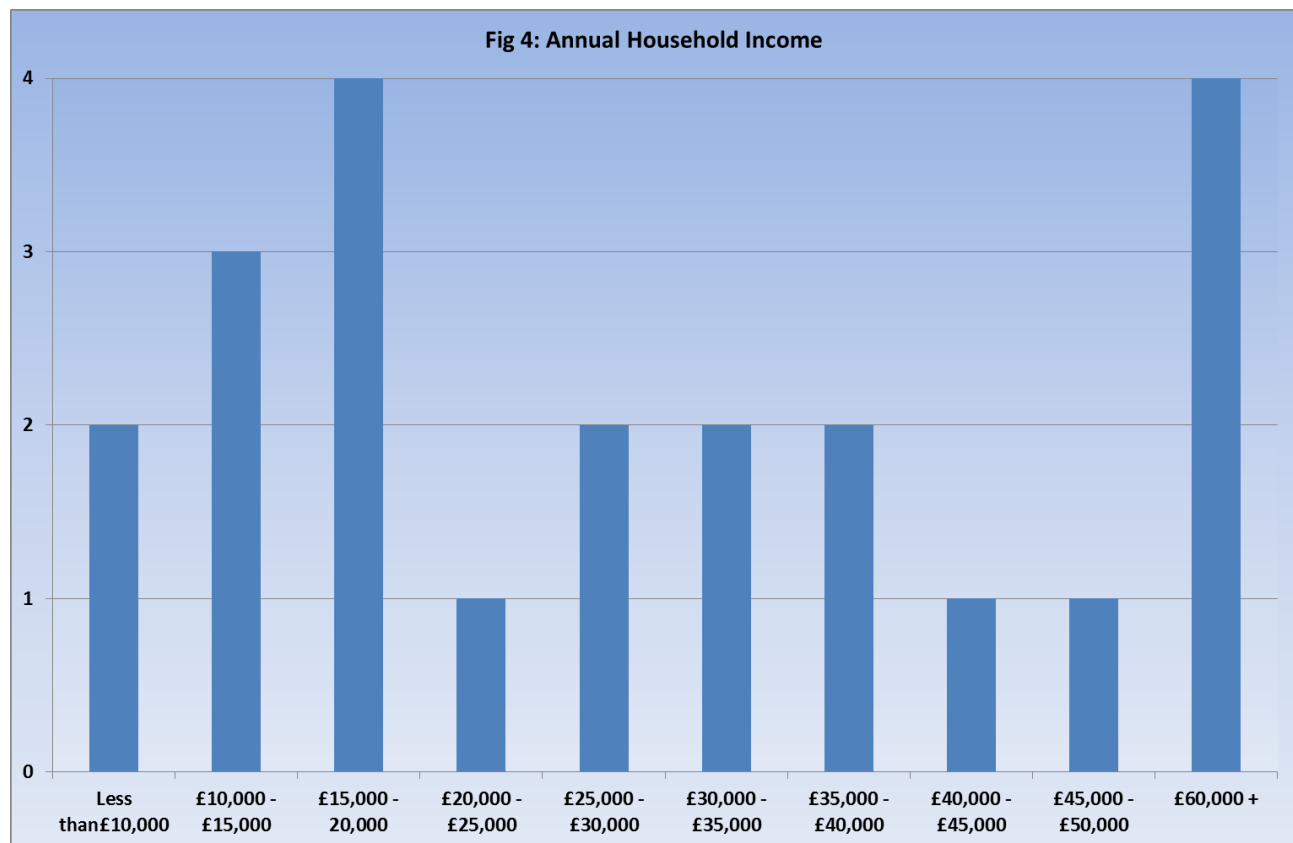
Up to £350	£351 - £450	£451 - £650	£651 - £800	£800+
1	5	7	4	0

Table 10 shows the amount that respondents would be able to afford if buying a property.

Table 10

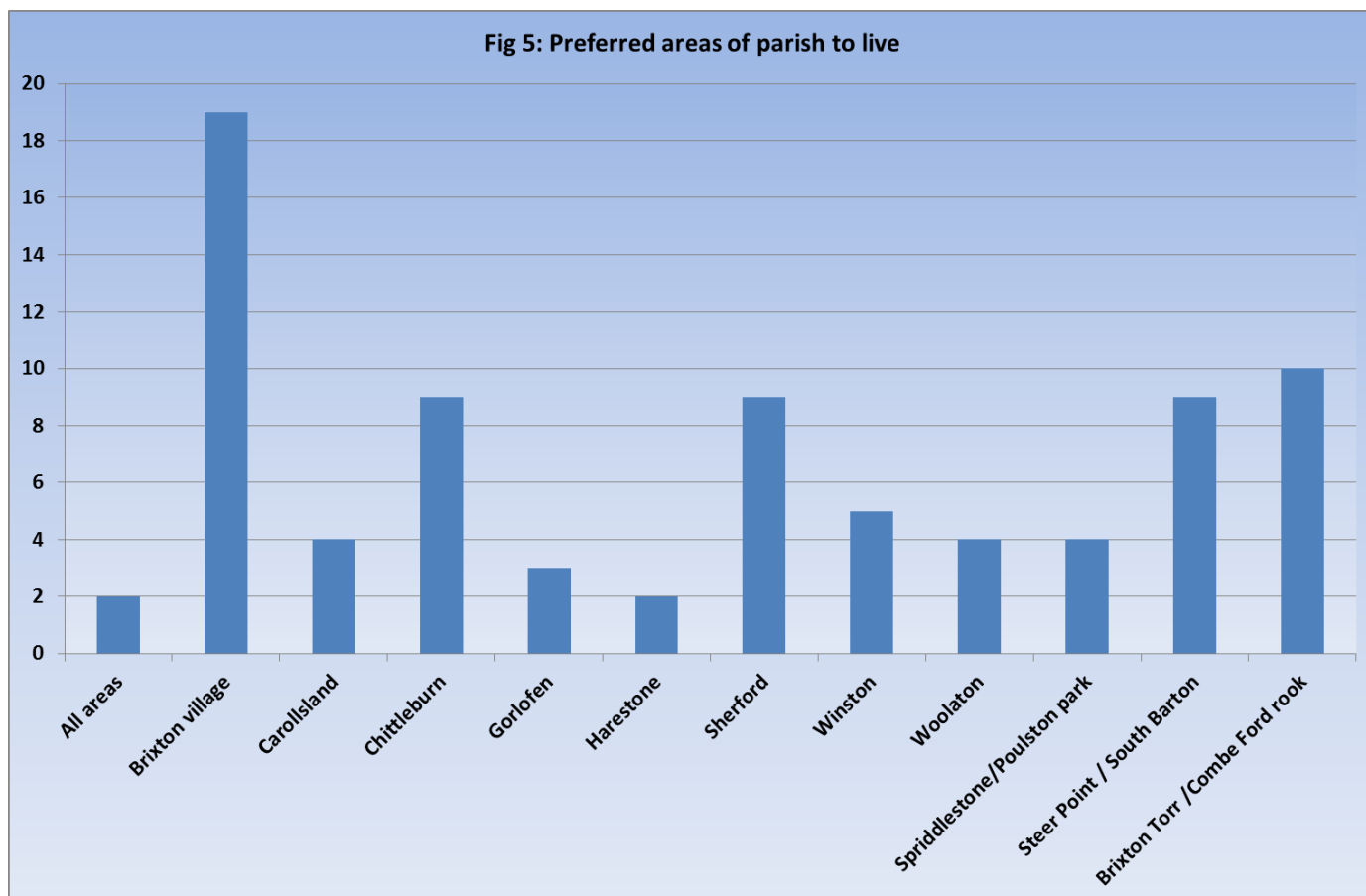
Up to £100,000	£100,000 - £150,000	£150,001 - £200,000	£200,001 - £300,000	£300,001 - £500,000	Over £500,000
5	4	6	5	2	1

Figure 4 shows the households' gross annual income before tax.



7.9 Preferred location for residence

Respondents were asked where in the parish they would consider living. Figure 5 below shows the breakdown.



7.10 Devon Home Choice

Only one of the respondents stated that they are registered on Devon Home Choice, they have been allocated Band C. Three further households stated that they intended to register.

One household is registered with Help to Buy and two households intend to register.

8. Affordable Housing

Affordable housing falls into 3 main categories :-

1. Social rented housing - this is housing managed and maintained by a Registered Provider (usually a housing association or local authority) with rents usually set at around 50-60% of the local market rate.
2. Affordable rented housing - this is housing managed and maintained by a Registered Provider with rents set at a maximum of 80% of the local market rate. There is no difference between affordable rented and social rented housing other than the level of rent charged.
3. Discounted housing for purchase - this is housing which is sold to the purchaser at a discounted rate. This can be shared ownership housing where a purchaser buys a percentage share of the house and rents the rest from a housing association, discount market sale where a house is sold at a discounted price, usually around 20% below market rate or starter homes which are discount market sale properties with

conditions attached i.e. at least one of the purchasers must be under the age of 40 and must be a first time buyer.

To be eligible, households must meet the following criteria :-

1. They must be in housing need - ie. the property they are living in is too large, too small or too expensive, they are sharing with relatives or living in a property in poor condition.
2. They must be unable to meet their need in the open market i.e. they cannot afford to buy or rent a property in the parish without subsidy.
3. They must have a local connection to the parish where they wish to live.

This section looks at those who are eligible for affordable housing.

8.1 Local Connection

The definition of local connection for South Hams District Council is set out below:

- Residence in the parish/town for 3 out of the 5 years preceding the allocation.
- Lived in the parish/town for 6 out of 12 months preceding the allocation
- Immediate family (parents, siblings and children) have lived in the parish/town themselves for 5 years preceding the allocation
- Permanent employment in the parish/town - not of a casual nature

On reviewing the circumstances all of the households who completed Part 3 of the form were found to meet the local connection requirement as set out above.

8.2 Financial Circumstances

The housing options available to the 25 households with a local connection are now given consideration.

Respondents provided information on income and savings which allows an assessment of what the household can afford to pay for their accommodation.

Given the financial information provided, 7 household have been identified as being eligible for affordable housing in the village. The other 18 households have been excluded for the following reasons:-

- 15 of the households own their own home so are not in housing need.
- 3 wish to buy on the open market and earn enough to be able to do so.

Figure 6 shows the annual income of those who are considered to be unable to meet their needs in the open market so qualify for affordable housing.



1 household may be able to afford to buy a shared ownership property but the only affordable option for the remaining 6 households is subsidised rented housing.

8.3 Preferred housing options

The survey asked households who wished to move which type of housing they were interested in. Respondents could give more than one option. The responses for those 7 households in housing need only are listed in Table 11 below. Respondents could give more than one answer.

Table 11

Type of housing	Interested
Shared ownership/equity	3
Affordable rented	4
Self-build	1
Discounted market / starter home	4

8.4 Other evidence of housing need

As well as this survey other evidence of housing need should be considered. The housing waiting list or register for Devon is called Devon Home Choice. Applicants are given a banding from A to E depending on their level of need. There are 30 households resident in the parish registered on Devon Home Choice. Details are set out below.

Table 12

Devon Home Choice band	1 bed	2 bed	3 bed	4 bed	Total
Band A (Emergency need)	0	0	0	0	0
Band B (High)	1	0	1	0	2
Band C (Medium)	2	0	2	1	5
Band D (Low)	8	1	1	0	10
Band E (No Housing Need)	7	2	3	1	13
Total	18	3	7	2	30

Only 2 of the households who are registered on Devon Home Choice completed the survey. Due to this apparent disparity, all those who are registered with Devon Home Choice and living within the parish were contacted separately by letter and a further 4 replies were received. These have been added to the final numbers, giving a total need of 11.

8.5 Housing Mix

The suggested mix of housing is shown in Table 13 below. This takes account of the family makeup as declared on the survey form and the type of housing required.

Table 13

Type of Property	Affordable Rent	Shared Ownership	Totals
1 or 2 bedroom property for single people	4	1	5
1 or 2 bedroom property for couples	1	0	1
2 bedroom property for families	3	0	3
3 bedroom property for families	2	0	2
Totals	10	1	11

2 households require ground floor accommodation and 1 requires older persons' accommodation.

9. Conclusion - Future Housing Need for Brixton

Overall, it must be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving. Any provision of housing, would, by necessity, need to take account of this. However, given the level of response to the survey, and in spite of the potential for circumstances to change, the Parish Council can feel confident in the results of this survey. The survey has identified a need in the near future for 11 units of affordable housing and a further 18 units of open market 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 five 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.