



Urban Housing Needs and Wants Survey 2007

Report Compiled by RAE Consulting for North Devon District Council.

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Chapter One: Aims, Survey Design and Implementation

1.1 Aims

1.1.1 The main aim of this report by RAE Consulting is to provide data for North Devon District Council (NDDC) on certain aspects of housing need and want in the urban areas (Barnstaple, Ilfracombe and South Molton) of the district. These stem from a previous report on rural housing need for NDDC carried out in 2006 and 2007, and which was completed in May 2007. Both reports aim to provide data to help NDDC formulate evidence based policies as part of their statutory duties to provide housing land as set out in Planning Policy Statements 1 and 3 (Delivering Sustainable Development and Housing). In particular their duty to provide a 'Housing Strategy' for NDDC and their wider remit to provide data for the Northern Peninsula Housing Market Assessment.

1.1.2 The rural report concentrated on three aspects of housing need and want. First, **Homeless** households divided into those who had formerly been homeless and those expecting to be homeless. Second, those households expecting to move voluntarily to another location, namely **Relocators**. Third, those households that might break out of existing households, namely **New Households**.

1.1.3 It is important at this stage to distinguish between housing need and housing want. Those in housing need are by and large those households who are homeless or likely to be homeless, and those who are in a crowded, socially undesirable household or inadequate accommodation and cannot afford to move out. In contrast those in housing want are those in socially stable households or adequate accommodation who 'want' to move for a variety of reasons and can afford to do so.

1.1.4 Using these criteria the three aspects of housing need and want identified in paragraph 1.1.2 can be categorised as follows:

- **Homeless** households are in housing **need**;
- **Relocators** are by and large in housing **want**;
- **New Households** are in a mixture of housing **need** (those trapped in overcrowded, socially unsuitable or inadequate accommodation) or housing **want** (those wishing to create a new household for personal reasons).

1.1.5 The detailed aims of the report are to comment on and analyse survey data collected by a questionnaire carried out in the urban areas of NDDC in March and April 2007. In particular, data on:

- Experiences of housing in urban North Devon;
- Attitudes to housing in urban North Devon; and
- An estimate of future housing requirements in both urban North Devon and the whole North Devon District Council area as some residents seek to move out of the urban area.

1.1.6 The future housing requirements are subdivided into three types of household and the main aims of the report here are:

- To assess the likely number of households that might become **Homeless** (Chapter **Three**)
- To assess the number of people moving voluntarily (**Relocators**) (Chapter **Four**)
- To assess the number of **New Households** (Chapter **Five**) that might break out from existing households and
- To collate the figures from Chapters Three, Four and Five in a summary Chapter **Six**.

1.2 Survey Design

1.2.1 In the spring of 2007, RAE Consulting and NDDC discussed the ways in which the Rural Survey and the Rural Report might need to be changed to take into account some of the findings of the Rural Survey and the different circumstances in urban areas. The rural questionnaire was modified to meet these issues by a series of iterative modifications.

The Questionnaire

1.2.2 The questionnaire was designed as an eight-page A4 document that sought to provide data for the key requirements set out by NDDC, namely:

- Current household circumstances;
- Demographic characteristics of the household;
- The characteristics of households expecting to be **Homeless**;
- The characteristics of households expecting to be **Relocators**; and
- The likely characteristics of **New Households**

1.2.3 The Questionnaire was divided into three sections to cater for these varied requirements. Section 1 on current household circumstances dealt with tenure, type of dwelling, the size of the dwelling and characteristics of existing households.

1.2.4 Section 2 dealt with household needs, homelessness, likely location of any move, financial issues, the type of property preferred and care issues.

1.2.5 Section 3 dealt with the needs of likely new households, and their likely characteristics, financial issues, where they might move to and care issues.

1.3. Survey Implementation

1.3.1 Once the revised survey questionnaire had been agreed upon it was printed along with a Covering Letter. The Questionnaire and the Covering Letter can be found in Appendix A and Appendix B.

1.3.2 The covering letter set out to introduce the general aims of the questionnaire to the householder, and to provide basic information about the research and its aims that could not be included at the front of the questionnaire itself. It emphasised that the Head of Household should complete the first three sections of the questionnaire. It was also emphasised that the responses provided were entirely confidential, and that at no point could any response be traced to a particular household.

1.3.3 The survey used a standard postal delivery and return system. Each questionnaire was given an identifier number, which detailed an electoral ward. Wards were used instead of parishes as spatial identifiers because the two areas do not always have corresponding boundaries and could not be calibrated using a probabilistic sampling method.

1.3.4 It is important to stress that this was in **no way a means of identifying individual respondents on a person-by-person basis.**

1.3.5 Data provided by NDDC were then used to calculate the number of eligible households per ward. This gave an estimated 19,793 households in the survey area, out of which some 4,000 households (or a sample of 20.2%) were sent a postal questionnaire in April 2007. A 20% sample should provide a representative cross section of different types of household.

1.3.6 The typical response rate for a postal survey, where the respondents have no contact with the researchers, is generally considered to be between 25% and 30%. Accordingly, for a sample size of 4,000 a response rate between 1000 to 1200 would be regarded as about the norm and therefore satisfactory for this type of survey.

1.3.7 In fact, 1098 completed responses were received, or a response rate of 27.5% which for this type of survey represents a normal level of response and means that the survey should be a reliable source for estimating housing need and wants.

1.3.8 Nonetheless there are a number of important considerations when interpreting the findings of a survey using this methodology. First, postal surveys do have generally low response rates and therefore the immediate generalisations that can be extrapolated should be on the cautious side.

1.3.9 Second, any skew in those responding is likely to be due to a range of factors, reflecting time constraints, and self-efficacy. In particular, those who are worried about housing might be the most likely to respond and there is a danger that the results might overestimate housing need. However, the check for representativeness in Chapter Two reveals that, in most respects, this is unlikely to be a problem in this survey.

1.3.10 Other problems relate to the fact that the estimates of housing needs and wants provided in this report do not take into account the projected supply of housing for those in need. A rough estimate of this total can be provided by the forecasts of Housing Associations, and affordable houses likely to be built as a result of 'planning gain' from planning permissions granted by NDDC.

1.3.11 Although these forecasts are fairly reliable, less reliable are forecasts of in-migration to the area and the impact of volatile house prices and rental costs associated with a 'buy to let' sector that has been booming but is now subject to pressure from recent interest rate rises.

1.3.12 Therefore this report does not attempt to provide an estimate of the number of houses that need to be built since these can only come from detailed work by NDDC with the relevant housing, employment and other organisations in the area, that NDDC is currently undertaking as part of the Northern Peninsula Housing Market Assessment.

1.3.13 What this report can do however, is to provide detailed information about the nature and scale of housing needs and wants in the area. The database from the survey has also been made available for interrogation by NDDC staff.

ChapterTwo: Analysis of Household Characteristics

2.1 Introduction

2.1.1 This part of the report explores the characteristics of all the sample households derived from the housing needs and wants survey. This acts as a precursor to a more detailed calculation of housing needs and wants in terms in Chapters Three to Five for the three types of households, before the survey results are summarised in Chapter Six.

2.2 Survey Spatial Representativeness

2.2.1 NDDC used the Council Tax Register as the basis for compiling the address lists for the questionnaire. This yielded 19,793 valid addresses (excluding businesses) from which every fifth household in each ward was systematically selected to give a total of 4,000 households who were sent the questionnaire by post in April 2007.

2.2.2 1098 usable returns were received by the cut off date for the survey. Based on the number of questionnaires posted this represents a satisfactory response rate of 27.5%, from which to make reliable estimates of housing need, as already noted in paragraphs 1.3.5 to 1.3.7.

2.2.3 A spatial analysis of the responses was undertaken as shown in Table 2.1. The percentage number of valid household addresses in each ward in NDDC was compared with the percentage number of survey returns received from each ward.

2.2.4 A close inspection of the data demonstrates that there is a generally close correspondence between the distribution of households as recorded by the Council Tax Register and the distribution of completed questionnaires. What differences there are, are slight and the survey can thus be regarded as representative for each ward, except, for Ilfracombe where the response rates were slightly lower and thus Ilfracombe might be slightly underrepresented.

2.2.5 It is possible that an above expected response rate might indicate greater housing need and a lower than expected response rate might indicate less housing need. If this might be the case then Barnstaple (Longbridge and Roundswell) and South Molton might be hot spots of housing need.

Table 2.1: Spatial distribution of the responses

Ward	Number of valid addresses	Percent of Total	Number sampled /responded		Percent of Total	Difference between sample and response
Barnstaple (Central)	2303	11.6	465	109	9.9	-1.7
Barnstaple (Forches Whiddon Valley)	1843	9.3	372	97	8.8	-0.5
Barnstaple (Longbridge)	1758	8.9	355	113	10.3	+1.4
Barnstaple (Newport)	1709	8.6	345	98	8.9	+0.3
Barnstaple (Pilton)	1757	8.9	355	94	8.6	-0.3
Barnstaple Yeo Valley	1823	9.2	368	99	9.0	-0.2
Barnstaple (Bickington and Roundswell)	1898	9.6	384	125	11.4	+1.8
Ilfracombe (Central)	1784	9.0	361	79	7.2	-1.8
Ilfracombe (East)	1013	5.1	205	46	4.2	-0.9
Ilfracombe (West)	1923	9.7	389	112	10.2	-0.5
South Molton	1982	10.0	401	126	11.5	+1.5
Grand Total	19793	100.0	4000	1098	100.0	

Note: Barnstaple (Bickington and Roundswell) is a single ward albeit in the parish of Fremington

2.2.6 Extrapolating from the sample: 1,098 usable questionnaires were returned. There are 19,793 households in the area so to extrapolate the sample size; the sample size needs to be multiplied by 18.026 (**18.0**), which is 19,793 divided by 1098. However in a few cases the response to some detailed questions was much lower than the average response rate and in these cases an **X factor** has been used to scale up the sample on a pro rata basis using the ratio of the sub section question to the wider section question.

2.2.7 However, the extrapolations cannot take into account unforeseen changes in household circumstances, for example, deaths, marriages and divorces and so the extrapolations should be regarded as estimates not predictions.

2.3. Characteristics of the households that responded to the questionnaire (Also see the Equal opportunities respondent monitoring form: Appendix C)

2.3.1 Household size. Table 2.2 shows the household size of the sample. The most common is a two person household (42.6%) followed by one person households (30.6%). The large number of one person households is a potential issue since it does represent underused of the housing stock. In contrast only 15% of households contain 4 or more

people, thus any housing problems in the area might be due to a mismatch between households and housing stock due to social and economic factors beyond NDDC influence.

Table 2.2: Household size of respondents

Household Size	Number of Responses	Percent	Cumulative Percent
1	333	30.6	30.6
2	464	42.6	73.2
3	128	11.7	85.0
4	118	10.8	95.8
5+	46	4.2	100.0
Total	1089	100.0	

2.3.2 Gender Over half of the responses (54.6%) were received from males, a figure that is not surprising given that males are still considered by some people to be the titular head of the household.

2.3.3 Age distribution Table 2.3 shows the age distribution of the sample. In total 2257 people were recorded by the respondents giving an average household size of around 2.07. The most common (36.2%) age group is 30-59 years old, the age group most likely to have enough income to afford housing. Nearly as common are those over 60 years old (35.6%) implying a possibly big need for special care housing. A better indication of the age distribution might be given though by looking at the pro rata figures. This is obtained by assuming 85 years to be the lifespan of respondents and dividing the sample total by this number which gives, $2257/85 = 26.5$. Thus a figure above 26.5 is above the expectation and below 26.5 is below the norm. The pro rata figures are provided by dividing the number in that age range by the range, thus under 16, $367/15 = 24.5$. Table 2.3 shows that the pro rata figure is strongly skewed towards people in the 30-59 category, with 60-74s also being over-represented.

Table 2.3: The age distribution within respondent households

Age	Number	Percent	Pro rata for each age group
Under 16	367	16.3	24.5
16 - 19 years old	96	4.3	24.0
20 - 29 years old	174	7.7	17.4
30 - 59 years old	817	36.2	40.8
60 - 74 years old	535	23.7	35.7
75 and over	268	11.9	26.8
Total	2257	100.0%	

2.3.4 Ethnic Origin of the Head of Household Nearly all the respondents were white British (97.9%) a figure a little below the census figure of 99.2%.

2.3.5 Household Members with Disability Just over a fifth (21.3%) of the 1067 respondents to this question reported that someone in their household was disabled. Using the extrapolation factor of 18.0 suggests that there 4086 disabled people in the area.

2.3.6 Types of disability or illness The most frequent reported factor was physical impairment (41.1% of cases) followed by long-standing illness/poor health (33.9%) mental health (9.2%) learning disabilities (8.2%) and sensory impairment (6.8%). When these are aggregated for multiple factors the percentages in total rise to 128.6%, implying that over a quarter of the sample have more than one disability or illness. The figures are: physical impairment (52.9%) long-standing illness/poor health (43.6%) mental health (11.9%) learning disability (10.6) and sensory impairment (8.8%).

2.3.7 Members of the Household in need of special care Under 10% (7.7%) of respondents reported that someone in their household was in need of special care. 969 or 88.3% of the sample responded so it might be prudent to add 10% to the extrapolation figure. Thus extrapolating the 75 people in the sample by 18.0 and a further 10% gives an estimated 1485 people in need of special care in the area, though there might be some overlap with those reporting a disability in paragraphs 2.3.5 and 2.3.6.

2.3.8 Employment status of respondents Table 2.4 shows that nearly half the respondents are in employment, with the majority being employed. However, though the unemployed rate is only 2.5%, there are 4% of people not working for medical reasons. The percentage of retired people is very high and though in the short term these people may be well housed, inflation and ageing may well induce a good deal of housing need in this numerous category.

Table 2.4: Employment status of respondents

Employment Status	Number	Percent	Cumulative Percent
Employed	439	40.3	40.3
Self-employed	87	8.0	48.3
Retired	475	43.6	91.9
Not working for medical reasons	45	4.1	96.0
Unemployed	27	2.5	98.5
Other	16	1.5	100.0
Total	1089	100.0	

2.3.9 Temporal nature of respondent's employment Table 2.5 shows that most respondents who are employed are in full time employment. However, nearly a quarter of the sample who are employed do not work all the year or all the week, thus implying lower incomes.

Table 2.5: Temporal nature of respondent's employment

Temporal type of employment	Number	Percent	Cumulative Percent
Full-time all year round	411	77.0	77.0
Full-time on a seasonal basis	9	1.7	78.7
Part-time all year round	109	20.4	99.1
Part-time on a seasonal basis	5	0.9	100.0
Total	534	100.0	

2.3.10 Occupational category of respondents Table 2.6 shows that over a third of respondents (35.5%) are in professional or managerial work. Only just over a quarter (27.2%) are unskilled so the sample demonstrates a good skills base in the area.

Table 2.6: Occupational category of respondents

Occupational category	Number	Percent	Cumulative Percent
Professional	133	22.9	22.9
Managerial	73	12.6	35.5
Skilled manual	142	24.5	60.0
Skilled non-manual	74	12.8	72.8
Unskilled non-manual	76	13.1	85.9
Unskilled manual	82	14.1	100.0
Total	580	100.0	

2.3.11 Total annual income of respondent households Table 2.7 shows the total annual income of respondent households. 256 respondents either did not answer (87) or preferred not to say (169) so these data may be less reliable. Virtually half the households have an income below £15,000 implying that home ownership would be out of reach. However, this figure is distorted a bit by the fact that 76.5% of retired people reported incomes below £15,000. Only a quarter of households have incomes above £25,000 which is the bare minimum for any sort of first time buyer.

Table 2.7: Total annual income of respondent households

Income	Number	Percent	Cumulative Percent
Below £5000	61	7.2	7.2
£5001 - £10000	176	20.9	28.1
£10001 - £12500	90	10.7	38.8
£12501 - £15000	93	11.1	49.9
£15001 - £17500	50	5.9	55.8
£17501 - £20000	72	8.6	64.4
£20001 - £25000	85	10.0	74.4
£25001 - £30000	70	8.3	82.7
Over £30000	145	17.2	99.9
Total	842	100.0	

2.3.12 Weekly rent for those respondent households in rented property 223 respondents or around a fifth of the sample responded to this question, however, Table 2.10 shows that around a quarter of the sample rent and thus there may have been some reluctance to respond to this financial question. Table 2.8 shows that three quarters of the sample pay less than £100 a week in rent, a figure well below that needed to service all but the most subsidised mortgage.

Table 2.8: Weekly rent for those respondent households in rented property

Weekly Rent	Number	Percent	Cumulative Percent
Under £40	20	9.0	9.0
£41 - £50	12	5.4	14.4
£51 - £60	18	8.1	22.5
£61 - £70	40	17.9	40.4
£71 - £80	30	13.5	53.9
£81 - £90	31	13.9	67.8
£91 - £100	19	8.5	76.3
£101-£110	11	4.9	81.2
over £110	42	18.8	100.0
Total	223	100.0	

2.3.13 Monthly mortgage costs for those respondent households with a mortgage

Table 2.9 shows that just under a fifth of respondents with a mortgage pay over £700 a month the sum needed for the cheapest sort of house in the area. Although a quarter of respondents pay less than £250 a month this probably reflects mortgages taken out many years ago. More detailed analysis of the dataset revealed that just over 10% of retired or people over 60 are still paying a mortgage, but mostly below £300 a month.

Table 2.9: Monthly mortgage costs for those respondent households with a mortgage

Mortgage costs	Number	Percent	Cumulative Percent
Under £250	66	24.1	24.1
£251 - £300	24	8.8	32.9
£301 - £400	39	14.2	47.1
£401 -£500	46	16.8	63.9
£501 - £600	28	10.2	74.1
£601 -£700	18	6.6	80.7
Over £700	53	19.3	100.0
Total	274	100.0	
Property owned outright	250		

2.3.14 Type of tenure reported by respondents Table 2.10 shows property owned outright accounts for over 40% of the sample, a figure much higher than that reported in Table 2.9. This is probably due to an error of omission by respondents not ticking the 'property owned outright' box in question 12 since they felt the question was not relevant to them and thus did not see the box to tick. Combining both types of owner-occupiership shows that nearly three quarters of households are owner-occupiers close to the national average. This leaves a quarter who rent, roughly equally divided between Housing

Association (HA) and privately rented accommodation, with HA renting just a bit more common. For virtually all the sample, 1075 respondents out of 1086 (99.5%) this was their main or only home, thus second homes are not a complicating factor in this survey.

Table 2.10: Type of tenure reported by respondents

Type of Tenure	Number	Percent	Cumulative Percent
Owner occupied (no mortgage)	437	40.2	40.2
Owner occupied (with mortgage)	353	32.6	72.8
HA Rented	149	13.7	86.5
Privately Rented	132	12.1	98.6
HA Shared Ownership	11	1.0	99.6
Tied to employment	4	0.3	99.9
Total	1086	100.0	

2.3.15 Type of accommodation reported by respondents Table 2.11 shows that terraced housing provides over a quarter of housing. However, if bungalow, semi-detached and detached housing are combined, low density housing accounts for nearly 60% of all accommodation.

Table 2.11: Type of accommodation reported by respondents

Type of accommodation	Number	Percent	Cumulative Percent
Terraced house	308	28.7	28.7
Bungalow	219	20.4	49.1
Semi-detached house	217	20.2	69.3
Detached house	169	15.7	85.0
Flat/maisonette (self-contained)	161	15.0	100.0
Total	1074	100.0	

2.3.16 The number of bedrooms reported by respondents Table 2.12 shows that 40% of houses have three bedrooms, though the same percentage only have one or two bedrooms. Thus the housing stock is characterised by fairly small houses. It is interesting to note that 83% of the stock has one to three bedrooms and Table 2.2 showed that 85% of households contained one to three persons suggesting a good match between stock and households overall, although this may mask considerable variations in detail.

Table 2.12: The number of bedrooms reported by respondents

Bedrooms	Number	Percent	Cumulative Percent
One	110	10.1	10.1
Two	346	31.8	41.9
Three	446	41.0	82.9
Four	141	12.9	95.8
Five	32	2.9	98.7
Six or more	14	1.3	100.0
Total	1089	100.0	

2.3.17 Key findings from data in Chapter Two

Most of the respondents reported reasonable incomes, satisfactory employment and housing conditions. But a significant minority, between a fifth and a quarter of the sample, reported incomes below that needed to rent or buy property in the area. Not all of these will be in housing need since many will be retirees on low incomes but a mortgage free property. Accordingly the rest of this report seeks to examine those aspects of the questionnaire that looked into housing needs and wants in the future, compared to the present as outlined in this chapter.

Chapter Three: Future Housing Needs: Homeless Households

3.1 Introduction

3.1.1 This chapter concentrates on the numbers and characteristics of those respondents reporting that they had either been homeless in the past or were anticipating becoming homeless in the future. However, the sample size is small and so the extrapolated figures in this chapter might be regarded with some caution.

3.1.2 Eighteen (1.6%) respondents reported that they had been homeless in the past three years. Using the extrapolation factor of 18.0 infers a total of 324 homeless people in the area over any three year period. Axiomatically, currently homeless people are not covered by a postal survey.

3.1.3 Nearly 50 (47.1%) per cent of the formerly homeless heads of household were aged 30-59, 35.3% were 20-29 years old and 17.6% were 60 or older. Nearly three quarters (72.2%) of the households had children.

3.1.4 Fifteen respondents recorded that they were very likely to be homeless in the next three years and 3 further respondents that they would definitely be homeless in the next three years giving a total of 18 probable homeless households. The response rate to this question was 97.1% which means that the extrapolation factor of 18.0 can be used with confidence to provide an estimate of 324 homeless households over the next three years or 540 over **five** years.

3.1.5 Well over half (61.1) of the expected homeless head of households were aged between 30 and 59 years old, 22.2% 20-29 and 16.6% 60 or older. Half of the households had one or two children.

3.2 *Characteristics of households formerly homeless or anticipating that they might become homeless*

3.2.1 Table 3.1 shows that the majority of former homeless households had moved into HA rented accommodation followed by a quarter in privately rented accommodation. Less than a fifth had moved into an owner-occupied dwelling.

Table 3.1: Tenure of households formerly homeless

Tenure	Number	Percent	Cumulative Percent
HA Rented	9	52.9	52.9
Privately Rented	4	23.5	76.4
Owner occupied (with mortgage)	3	17.6	94.0
HA Shared Ownership	1	5.9	99.9
Total	17	100.0	

3.2.2 Table 3.2 shows that nearly two-thirds of those anticipating that they might become homeless are in privately rented accommodation. Overall, nearly three quarters of the respondents are in rented accommodation implying that some sort of rented housing will be needed for this group which using the extrapolation factor of 18.0 implies a total of around 250 rented dwellings to meet this need, plus a possible 90 owner occupied dwellings for those who are in owner-occupied properties. However, these extrapolations assume that homeless people will move to a similar type of tenure.

Table 3.2: Tenure of households anticipating that they might be homeless

Tenure	Number	Percent	Cumulative Percent
Privately Rented	11	61.1	61.1
Owner occupied (with mortgage)	3	16.7	77.8
Owner occupied (no mortgage)	2	11.1	88.9
HA Rented	2	11.1	100.0
Total	18	100.0	

3.2.3 Table 3.3 shows that only 5 respondents answered this question, which makes the data unreliable, though perhaps surprisingly 40% of the respondents were 'Professionals' but this may reflect bias in the response rate.

Table 3.3: Occupation of head of household formerly homeless

Occupation	Number	Valid Percent	Cumulative Percent
Professional	2	40.0	40.0
Skilled non-manual	2	40.0	80.0
Unskilled non-manual	1	20.0	100.0
Total	5	100.0	

3.2.4 Table 3.4 shows that only 6 respondents answered this question, which makes the data unreliable. However, a third of the sample were unskilled manual workers implying a possibly higher level of job insecurity and lower incomes.

Table 3.4: Occupation of head of household anticipating that they might become homeless

Occupation	Number	Percent	Cumulative Percent
Professional	1	16.7	16.7
Managerial	1	16.7	33.3
Skilled non-manual	1	16.7	50.0
Skilled manual	1	16.7	66.7
Unskilled manual	2	33.3	100.0
Total	6	100.0	

3.2.5 Table 3.5 shows that nearly three quarters of formerly homeless households had incomes below £15,000, indicating that social housing is almost certainly their only option. However, 13.4% had incomes above £25,000 indicating a better ability to pay for accommodation on the open market. The figures are broadly consistent with paragraph 3.2.1 which showed that 17% of former homeless households had been able to move into owner-occupied property.

Table 3.5: Total annual household income of households formerly homeless

Income	Number	Percent	Cumulative Percent
Below £5000	3	20.0	20.0
£5001 - £10000	4	26.7	46.7
£10001 - £12500	2	13.3	60.0
£12501 - £15000	2	13.3	73.3
£17501 - £20000	1	6.7	80.0
£20001 - £25000	1	6.7	86.7
£25001 - £30000	1	6.7	93.4
Over £30000	1	6.7	100.01
Total	15	100.0	

Note: No responses received for £15,001-£17,500 category

3.2.6 Table 3.6 shows that three quarters of those anticipating to become homeless have incomes below £15,000 indicating that they are very unlikely to be able to afford anything other than the various types of subsidised housing that might be available. Only those 14% with incomes above £25,000 have any realistic chance of purchasing property without help.

Table 3.6: Total annual household income of households anticipating that they might become homeless

Income	Number	Valid Percent	Cumulative Percent
Below £5000	2	14.3	14.3
£5001 - £10000	6	42.9	57.2
£10001 - £12500	1	7.1	64.3
£12501 - £15000	1	7.1	71.4
£17501 - £20000	2	14.3	85.7
£20001 - £25000	1	7.1	92.8
Over £30000	1	7.1	99.9
Total	14	100.0	

Note: Two categories did not receive a response

3.2.7 Summary of Chapter Three: Three key findings emerge from this chapter:

1. Around **324** households are definitely or very likely to become homeless within the next **three** years and **540** over the next **five** years.
2. About the same number anticipate becoming homeless as have been homeless, which reassuringly suggests that homeless people have been rehoused in the past;

3. However, the low incomes of those anticipating that they might become homeless means that some sort of subsidy or subsidised housing will be needed for at least 75% of the sample, implying a need to help **243** potentially new homeless households in the next **three** years and **405** potentially new homeless households in the next **five** years.

Chapter Four: Future Housing Wants: Relocator Households

4.1 This chapter concentrates on those households that plan to move voluntarily within the next five years, although these are housing wants rather than housing needs, they impinge on where pressure for housing might be felt by forcing house prices and rents to rise in those areas. Nonetheless, these pressure points might offer opportunities to provide planning gain by getting developers to provide affordable housing as part of any housing built to meet these pressures.

4.1.1 Likely household moves by relocators in next five years

4.1.2 1056 respondents answered this question, a response rate of 96.1%. 175 indicated that they were likely to move within five years. However, 323 responded with a 'Don't know' answer or 30.6% of the sample. It would thus seem prudent to multiply the number of likely movers by up to 30% to take into account the 'Don't knows' and thus to provide an **X** factor for likely moves of **1.3** times the extrapolation factor of 18.0.

4.1.3 **Destinations to which relocators might move to** Table 4.1 shows that Barnstaple will be the destination for nearly half the sample. The next biggest percentage is those moving outside the urban areas, of which 19.2% will move to the rural areas and 13.7% will leave the NDDC area.

Table 4.1: Destinations to which relocating households are likely to move

Destination	Number	Percent	Estimated totals X 18	Estimated total with X factors of 1.2 and 1.3
Barnstaple	68	46.6	1224	1909
Ilfracombe	19	13.0	342	534
South Molton	11	7.5	198	309
Elsewhere in North Devon	28	19.2	504	786
Outside North Devon	20	13.7	360	562
Total	146	100.0	2628	4100
Urban Total	98	67.1	1764	2752
NDDC Total	126	86.3	2268	3538

4.1.4 Using the extrapolation factor of 18.0 implies that 1764 households will move within the urban areas, 504 will move to the rural areas, and 360 will leave the NDDC area. However 29 of the 175 respondents (19.9%) did not know or did not answer, leaving only

146 responses in Table 4.1, therefore it might seem prudent to multiply the figures in Table 4.1 by both the **X** factor of **1.2** ($175/146 = 1.2$) and the **X** factor of 1.3 (derived in paragraph 4.1.2) to take into account the non-responses and 'don't knows'.

4.1.5 Using both **X** factors (paragraph 4.1.2 and 4.1.4) changes the figures to 2752 for the urban areas, 786 for the rural areas and 562 leaving the NDDC area.

4.1.6 The main pressure points would thus appear to be Barnstaple, Ilfracombe and the rural areas, but a cross tabulation analysis (Appendix F) revealed that nearly all the moves to the three urban areas will be **internal** to these three towns. For example, in Barnstaple, 64 out of 68 (94%) of relocations will be Barnstaple households relocating in Barnstaple. In addition, many of these relocators will have existing dwellings and the main pressure might be felt as people want to move from one type of property to another (for more detail see paragraph 4.1.10). However, 674 households want to move into rural NDDC implying a possible need for 674 NEW houses to meet this demand, except for the fact that the rural survey showed 920 rural relocating households might want to move into the urban areas.

4.1.7 Table 4.2 shows the length of time before relocating households move. Nearly two-thirds expect to move within two years, but nearly 20% expect to delay moving till the last two years. There are only 110 responses in Table 4.2 because 36 respondents did not know or did not answer the question.

Table 4.2: Length of time before relocating households move

Time of Mover	Number	Percent	Cumulative Percent
Within 1 year	39	35.5	35.5
1-2 years	32	29.1	64.6
2-3 years	19	17.2	81.8
3-5 years	20	18.1	99.9
Total	110	100.0	

4.1.8 Table 4.3 shows that nearly a third of relocators prefer a detached house. Nearly 70% prefer some sort of free-standing house implying a desire for suburban environments. Conversely nearly 30% prefer a more compact environment as reflected in the total preferring terraced houses (19.9%) but only 9.0% preferring flats, although this may reflect economic reality as this type of housing is normally more affordable, rather than a true desire.

4.1.9 In order to estimate the totals of houses needed to meet the preferences in Table 4.3, it needs to be remembered that Table 4.1 has already revealed that 13.7% of relocators are likely to leave the NDDC area. Therefore the estimated totals need to be adjusted by 0.863 ($100.00\% - 13.7\% = 86.3$). In order to scale up these totals the same **X factors of 1.2 and 1.3** used in Table 4.1 then needs to be applied, because there were only 146 responses to this detailed question compared to 175 responses for the overall moving question.

4.1.10 Overall the data in Table 4.3 suggests that nearly 2,500 suburban type houses might need to be built to meet the preferences of relocators, although this figure is probably a large overestimate since by definition the relocators are moving from existing dwellings. Nonetheless, the figures reveal aspirations to probably move from one type of accommodation to another as households move through their lifecycles. Other tables in this chapter, notably Tables 4.6 and 4.7 provide further evidence about the type of accommodation desired by relocators according to their current characteristics, but to ascertain more detailed demands it is recommended that NDDC interrogate the dataset further.

Table 4.3: Type of accommodation preferred by relocating households

Type of Accommodation	Number	Percent	Estimated total 18.0 X 0.863	Estimated totals with X factors of 1.2 and 1.3
Detached house	45	30.8	699	1091
Semi-detached house	31	21.2	482	751
Terraced house	29	19.9	450	702
Bungalow	27	18.5	419	654
Flat/maisonette	13	9.0	202	315
Mobile home (permanent site)	1	0.7	16	25
	146	100.0	2268	3538

4.1.11 Table 4.4 shows that three bedroom dwellings are preferred by nearly half the sample, although Table 2.12 has already shown that only 41.0% of the sampled households had three bedrooms. Similarly, 17.7% preferred four bedrooms but the sample only contained 12.9%. Conversely, the sample contained 10.1% one bedroomed dwellings but only 4.8% preferred one bedroom. Thus the table appears to show a gap between aspirations for more bedrooms and the housing stock but further research would be needed to confirm this.

Table 4.4: Number of bedrooms preferred by relocating households

Number of Bedrooms	Number	Percent	Cumulative Percent
One	7	4.8	4.8
Two	40	27.2	32.0
Three	71	48.3	80.3
Four	26	17.7	98.0
Five	2	1.4	99.3
Six or more	1	.7	100.0
Total	147	100.0	

4.1.12 Table 4.5 shows that 60% of relocating households prefer owner-occupation, a figure which rises to 67% if HA shared ownership schemes are counted in. Nonetheless, 25.7% prefer to move to HA rented accommodation which might reflect the unaffordability of housing in the NDDC area. Altogether, nearly a third prefer HA housing which is clearly unrealistic given that HA housing rarely provides more than 5% of the housing stock in any one area.

4.1.13 If the data are extrapolated using the **X factor calculations** ($175/140 = 1.25$ used in Table 4.3, 908 HA houses would need to be built for rent and 252 for shared ownership, which demonstrates the latent, albeit unrealistic demand for such housing. This extrapolation is perhaps one of the key findings of the survey and **raises important implications for housing policy in the area, especially in light of the July 2007 housing Green Paper recommending big increases in social housing numbers.**

Table 4.5: Type of tenure preferred by relocating households

Type of Tenure	Number	Percent	Estimated total 18.0 X 0.863	Estimated totals with X factors of 1.25 and 1.3
Owner occupied(mortgage)	84	60.0	1305	2120
HA rent	36	25.7	559	908
HA shared ownership	10	7.1	155	252
Private rent	9	6.4	140	228
Tied to employment	1	0.7	16	26
Total	140	100.0	2175	3534

4.1.14 Table 4.6 shows that most owner-occupier relocators are living in three or more bedrooms. In contrast, privately rented relocators are mainly living in two bedroomed dwellings. Comparing Tables 4.5 and 4.6 also reveals huge gaps between current tenures

and preferred tenures. Nearly 30% are privately renting but only 6.4 prefer to rent, while only 16.6% have an HA rent but 25.7% would prefer to HA rent.

4.1.15 Similarly, when the data are compared with the wider sample portrayed in Chapter Two, the relocator sample seems to be below the average, thus implying a substantial amount of housing want if not actual need.

Table 4.6: Type of current tenure cross tabulated against number of bedrooms for relocating households

Current tenure	One	Two	Three	Four	Five or more	Total	Percent
Owner occupied (with mortgage)	0	11	31	11	5	58	32.0
Owner occupied (no mortgage)	0	3	20	8	5	36	19.9
HA Shared Ownership	1	1	1	0	0	3	1.7
Privately Rented	10	29	13	1	0	53	29.3
HA Rented	5	19	4	2	0	30	16.6
Tied to employment	0	0	0	0	1	1	0.5
Per cent	8.8	34.8	38.1	12.1	6.1		99.9
Total	16	63	69	22	11	181	

4.1.16 Table 4.7 shows that most relocators live in terraced houses with three or two bedrooms, followed by semi-detached houses with similar numbers of bedrooms. Flats are the next most common but with only one or two bedrooms. Detached house relocators have three or four bedrooms but bungalow relocators have three or less bedrooms.

4.1.17 When compared to the overall sample, relocators are over represented by terraced houses and under represented by bungalows. The implication is that terraced housing is unpopular while bungalows are more popular than the housing supply. This might not be good news for land use policies based on high density housing.

Table 4.7: Type of current accommodation cross tabulated against number of bedrooms for relocating households (Percentages in rows are for the number of bedrooms-Percentages in final column are for the type of accommodation)

Type of current accommodation	One	Two	Three	Four	Five or more	Total
Flat/maisonette (self-contained)	13 40.6	17 53.1	2 6.2	0	0	32 17.5
Bungalow	2 14.3	3 21.4	9 64.3	0	0	14 7.7
Terraced house	1 1.5	26 40.0	29 44.7	5 7.7	4 6.2	65 35.5
Semi-detached house	0	15 36.6	18 43.9	5 12.1	3 7.3	41 22.4
Detached house	0	3 9.7	13 41.9	11 35.5	4 12.9	31 16.9
Total	16	64	71	21	11	183 100.0

4.1.18 Adequacy of accommodation Table 4.8 shows the reasons why relocating respondents (and possibly homeless) households thought that their accommodation was inadequate. 108 persons responded (9.8%) of the sample, but 204 reasons were given in total because respondents could give more than one reason. The most reasons given were 14, but the mean was 3.57 reasons. The biggest problem by far was that accommodation was too small (23.5%) though ironically 6.4% thought their dwelling was too large. Disability and age were important issues for 8.8% and 6.9% respectively, with 5.4% registering unsuitability for children. Financial issues were also important with expense (13.7%) and insecurity of finance (4.4%) being the main issues. Repairs were a problem for 7.4% and heating for 5.9% but access to jobs or friends/family was less of an issue.

Table 4.8: Reasons for inadequacy of accommodation

Reason for Inadequacy	Responses		
	Number	Percent of 108 *	Percent of 204 **
Too small	48	23.5%	40.3%
Too expensive to own or rent	28	13.7%	23.5%
Unsuitable for persons with disability	18	8.8%	15.1%
In need of repair/improvement	15	7.4%	12.6%
Unsuitable for older persons	14	6.9%	11.8%
Too large	13	6.4%	10.9%
Inadequate heating	12	5.9%	10.1%
Unsuitable for children	11	5.4%	9.2%
Tenancy/mortgage insecure	9	4.4%	7.6%
Too far from family/friends/carers	8	3.9%	6.7%
Too far to travel to/from work	4	2.0%	3.4%
Too few job opportunities	3	1.5%	2.5%
Poor access to public transport	2	1.0%	1.7%
Other	19	9.3%	16.1%
Total	204	100.0%	171.4%

- 108 is proportion of total reasons given
- 204 is proportion of respondents raising a particular issue

4.1.19 Willingness to pay Questions 23 and 24 asked about the willingness to pay of relocators. Whilst 24% of the total sample pay over £100 per week in rents, 37% were willing to pay more than £100. This implies a willingness to pay more presumably to increase the quality of accommodation. Turning to mortgage costs, 19% of the total sample pay over £700 but 25% of relocators are willing to pay more than £700. More details can be found in Table 6.1, which broadly shows above sample average willingness to pay by the relocator category.

4.2 Reported support accommodation and support care needs for relocators

4.2.1 Twenty one responses were made by relocators concerning the care needs for someone in their household, but 23 overall care needs were identified because respondents could specify more than one care need. Table 4.9 shows that accommodation with warden support was the most likely support needed after a relocation, closely followed by independent accommodation.

4.2.2 Extrapolating the data in Table 4.9 by 18.0 gives a potential need for 180 warden support units, 162 independent units and 72 other units, giving a total of 414 units in total. However, this might be a slight overestimate since 21 responses turned into 23 care needs, though this might of course be two people in a household requiring different types of care.

Table 4.9: Type of support accommodation that relocators might need

Type of Support Accommodation	Responses		Percent of Cases (21) *
	Number	Percent	
Independent accommodation	9	39.1%	42.9%
Shared/group home	2	8.7%	9.5%
Accommodation with warden support	10	43.5%	47.6%
Residential/nursing home	2	8.7%	9.5%
Total	23	100.0%	109.5%

* 21 responses but with multiple issues 23 total needs

4.2.3 Eighteen responses were made by relocators regarding the kind of support care that they might need after relocation, but when more than one support care was specified 27 cases were reported as shown in Table 4.10. The most common support likely to be needed was help at home, followed by help with mobility, and then help with personal care. Unlike the support needs identified in Table 4.9 these needs do not really have any dwelling implications in terms of providing new dwellings, rather it might be a case of providing facilities in the destination dwelling.

Table 4.10: Type of support care that might be needed by relocators

Type of care	Responses		Percent of Cases (18) *
	Number	Percent	
Help at home	11	40.7%	61.1%
Help to get around	10	37.0%	55.6%
Help with budgeting/living alone	1	3.7%	5.6%
Help with personal care	5	18.5%	27.8%
Total	27	100.0%	150.0%

* 18 responses but with multiple issues 27 total needs

4.3: Membership of Housing Lists amongst relocators

4.3.1 Fifty households reported that they are registered on a house waiting list. For the urban housing needs survey this extrapolates to an estimated 900 households in total.

4.3.2 The majority of respondents (41) were on a NDDC list, 6 on HA lists and 3 on those of another council. This extrapolates to 738 for NDDC and 108 for HA lists. Some respondents were on more than one list, with 19 on two lists and 2 on three lists. Thus the extrapolations should be reduced by about 40% giving 442 for NDDC and 65 for HA lists.

4.3.3 155 responded to why they had not registered on a housing list. 68% replied that they had no need, but a concealed problem was revealed by those 15% who did not think that the list would provide housing. It is thus to 'concealed' housing need that the report now turns to after a summary of Chapter Four.

4.4 *Summary of Key Findings in Chapter Four*

- There could be 4100 relocators, 3538 within NDDC, 2752 in the urban areas (1909 in Barnstaple), the rest (786) moving to the rural areas.
- Most relocation however will be people moving within Barnstaple
- The relocators by definition will be moving from existing accommodation thus this demand is not for new houses *per se* but for a different type of property
- Since the aspirations do not appear to match the housing stock this might lead to demands for housing to fill the gap
- The main demand is for suburban living in detached houses (1091) semi-detached houses (751) and bungalows (654).
- Terraces are preferred by 702 households and flats by 315 households.
- Although 60% prefer to owner-occupy, 908 prefer to rent from a Housing Association and 252 to be in an HA shared ownership scheme.
- This implies a need to build around 1160 HA properties
- 180 require warden supported units, 162 require independent units, with 414 care units in total required.

Chapter Five: Future Housing Needs and Wants: New Households

5.1 New households (Data Issues)

5.1.1 One of the difficulties inherent in a questionnaire approach to new households is that only one new household can sensibly be recorded on a single postal questionnaire.

5.1.2 Another issue is the sensitivity about breaking up a household. This may lead to under-recording. Thus these results probably only relate to normative changes, for example, children growing up and elderly needing more care.

5.1.3 In order to obtain genuine expectations this section of the questionnaire should have been completed by the potential new householder rather than the head of household, but this might not have been the case, so another source for error is possible. Nonetheless, the data in this report should give a good estimate of the number of new households likely to be formed in the next five years.

5.2 Survey results for new households

5.2.1 ***New households to be potentially formed in the period 2007 to 2012.*** 83 respondents recorded that there was at least one member of the current household who will set up a new, independent household in the next five years. The response rate was 95.7% meaning that the extrapolation factor of 18.0 should provide a good if very slight underestimate of potential new households. Given the problem that only **one** new household could be recorded on the questionnaire and that 118 respondents 'Didn't know' it might be prudent to increase the figure by a range from 10 to 20%.

5.2.2 Using the extrapolation factor of 18.0 there could be 1494 new households emerging from existing households in the next five years or up to 1643 if a further 10% is added using the points made in paragraph 5.2.1.

5.2.3 ***Numbers in separate new households.*** Nearly 60% (59.7%) of the new households expect to consist of one person only, 36.4% two people and only 3.9% 3 people. The total number of people in new separate households could be about 2300 if the 1643 households in paragraph 5.2.2 is extrapolated by the data in the previous sentence. Not all of these will stay in urban North Devon and so attention now turns to where new households might locate.

5.2.4 Location of the new households. Question 42 asked potential new householders to enter a locational preference for their new household. From the 83 possible candidates, 61 responses were obtained in this part of the question since 22 respondents entered they 'didn't know' or left this part of the questionnaire blank.

5.2.5 Table 5.1 shows that 87% of moves will be made within North Devon. Just over half the moves will be made to Barnstaple, though over 96% of these will be moves **within** Barnstaple. Only 13% will move outside the urban areas.

5.2.6 Compared to the relocating households, the new households are a bit more likely to be in Barnstaple, a lot less likely to be in Ilfracombe, but a lot more likely to be in South Molton. However, similar percentages are likely to move to the rural areas or out of NDDC.

Table 5.1: Destinations to which new households are likely to move

Location	Number	Percent	Estimated totals X 18	Estimated totals with X factors of 1.1 and 1.36
Barnstaple	31	50.8	558	835
South Molton	8	13.1	144	215
Ilfracombe	5	8.2	90	135
Elsewhere in North Devon	9	14.8	162	242
Outside NDDC	8	13.1	144	215
Total	61	100.0	1098	1642
Urban Total	44	72.1	792	1185
NDDC Total	53	86.9	954	1427

5.2.7 Extrapolating the figures, paragraphs 5.2.1 and 5.2.2 have suggested that a further 10% (**1.10 X factor**) should be added to these figures because the responses might under represent potential new households. Furthermore, while 83 respondents recorded a likely new household, only 61 of these recorded a locational preference, therefore the data in Table 5.1 need to be increased by a ratio linking 83 and 61, namely **1.36 X factor**. Thus the figures in the final column of Table 5.1 have been increased twice by **1.10** and then by **1.36**.

5.2.8 Thus, 1185 new households might be formed in the urban areas, and 242 households in the rural areas.

5.3: Likely Characteristics of the new households

5.3.1 **First-time buyers in new households** Over four-fifths of new householders would be first time-buyers. 69 (56 first-time buyers) responses were received to this question so extrapolating by 83/69 (1.20) and then by the normal factor of 18.0 gives a possible 1210 first-time buyers.

5.3.3 **Income of the new households** Nearly three quarters of the expected new households were predicted to have incomes below £20,000, which effectively rules them out of the housing market. Only 17% have predicted incomes above £25,000 which would give them some expectation of a place on the housing ladder.

Table 5.2: Predicted total annual household income for new households

Income	Number	Percent	Cumulative Percent
£5001 - £10000	4	11.4	11.4
£10001 - £12500	4	11.4	22.8
£12501 - £15000	3	8.6	31.4
£15001 - £17500	9	25.7	57.1
£17501 - £20000	5	14.3	71.4
£20001 - £25000	4	11.4	82.8
£25001 - £30000	2	5.7	88.5
Over £30000	4	11.4	99.9
Total	35	100.0	

5.3.4 **Weekly rent new households are willing to pay** Table 5.3 shows that only 12% are willing to pay more than £100 a week for rent, but this figure would only provide pretty basic accommodation. A web search in May 2007 ('Rightmove') found only one property for rent in Barnstaple between £75 and £100. Thus **most of the new households will need some sort of financial help** if they are to break out of existing households, given that only 28.6% have predicted incomes of more than £400 per week (Annual income above £20,000).

Table 5.3: Weekly rent that new households are willing to pay

Weekly Rent	Number	Percent	Cumulative Percent
Under £40	1	5.9	5.9
£51 - £60	1	5.9	11.8
£61 - £70	1	5.9	17.7
£71 - £80	3	17.6	35.3
£81 - £90	1	5.9	41.2
£91 - £100	8	47.1	88.3
Over £100	2	11.8	100.1
Total	17	100.0	

5.3.5 Monthly mortgage costs that new households are willing to pay Table 5.4 shows that only 14% are willing to pay above £600 a month (which equates roughly with the 17% of respondents with expected incomes of above £25,000) and infers a mortgage payment of 3.5 times income. The average figure for first time buyers reported in the Times (15th August 2007, page 38) was 3.37 times annual income. However, £600 a month would only service an interest only mortgage for £125,000, which would provide a dwelling at the very bottom end of the market. For example, a May 2007 search of the 'Rightmove' website revealed that only pages 24 and 25 (out of 25 pages) had properties for sale below £125,000. The 57% of respondents who are only willing to pay less than £500 have effectively no chance of purchasing property **unless some sort of aid is available.**

Table 5.4: Monthly mortgage costs that new households are willing to pay

Income	Number	Percent	Cumulative Percent
Under £250	3	21.4	21.4
£251 - £300	1	7.1	28.5
£401 -£500	4	28.6	57.1
£501 - £600	4	28.6	85.7
£601 -£700	2	14.3	100.0
Total	14	100.0	

5.3.6 Length of time before new households are likely to be set up Table 5.5 shows that over half the new households intend to set themselves up in two years. However, nearly a quarter will delay till three or more years.

Table 5.5: Length of time before new households are likely to be set up

Time	Number	Percent	Cumulative Percent
Within 1 year	13	27.1	27.1
1-2 years	13	27.1	54.2
2-3 years	11	22.9	77.1
3-5 years	11	22.9	100.0
Total	48	100.0	

5.3.7 **Type of accommodation preferred by new households** Table 5.6 shows that well over a third of new households prefer to live in a terraced house, and nearly another third in a flat or maisonette. Though a quarter aspire to a semi-detached house, only 5% prefer to move into a detached house. Given the incomes of the sample these preferences appear realistic.

Table 5.6: Type of accommodation preferred by new households

Type of Accommodation	Number	Percent	Estimated total X 18.0	Estimated total with 3 X factors of 0.869, 1.48 and 1.10
Terraced house	21	37.5	378	535
Flat/maisonette (self-contained)	18	32.1	324	458
Semi-detached house	14	25.0	450	357
Detached house	3	5.4	54	76
Total	56	100.0	1206	1426

5.3.8 Extrapolating the data in Table 5.6 by 18.0 produces a total of 1206 new dwellings to meet the preferences of new households. However, this needs to be reduced by 0.869 (the percentage of new households staying within NDDC) X factor one, derived from Table 5.1. A further X factor two needs to be applied because only 56 out of 83 (overall respondents to this section) responded to this question, giving a ratio of $83/56 = 1.48$, and then X factor three the ratio of 1.10 used in paragraph 5.2.1.

5.3.9 Thus new households might need nearly 1000 (993) terraced houses and flats, but only 357 semis and just 76 detached houses. Curiously, no respondents expressed a preference for a bungalow, which implies that most of the new households will be young rather older (bungalow seeking) households.

5.3.10 **Numbers of bedrooms preferred by new households** Table 5.7 shows that nearly two thirds of new households preferred two bedrooms, and only a fifth preferred three bedrooms. Given their incomes and willingness to pay these seem realistic expectations, notably the 11.7% preferring one bedroom.

Table 5.7: Numbers of bedrooms preferred by new households

Bedrooms	Number	Percent	Cumulative Percent
One	7	11.7	11.7
Two	39	65.0	76.7
Three	12	20.0	96.7
Four	2	3.3	100.0
Total	60	100.0	

5.3.11 **Type of tenure preferred by new households** Table 5.8 shows that just over half the new households preferred owner occupied housing, which seems unrealistic given their incomes and willingness to pay. Well over a third however, preferred to rent. Only 10% preferred to have a HA shared ownership scheme but the financial data in this chapter has shown that this is probably the only route into home ownership for new households. Extrapolating these figures by the methods used in Tables 5.1 and 5.6 gives a possible need for 281 HA rented houses, 234 private rented houses and 140 HA shared ownership schemes, and given the income gap outlined above these figures might be considerable underestimates.

Table 5.8: Type of tenure preferred by new households

Tenure	Number	Percent	Estimated total X 18 X 0.869	Estimated total X 1.10 and 1.36
Owner occupied(mortgage)	32	52.5	501	749
HA rent	12	19.7	188	281
Private rent	10	16.4	156	234
HA shared ownership	6	9.8	94	140
Tied to employment	1	1.6	16	23
Total	61	100.0	955	1427

5.4: Other issues related to new households (Care and housing lists)

5.4.1 **Care and Support Services.** Two positive responses were received to this need. For urban North Devon, a total of 36 households may thus need support but since only 61 out of

the 83 potential new household respondents replied to this question it might be prudent to scale this figure up pro rata (61/83) **1.36** to give a figure of 49 possible new households requiring care.

5.4.2 Supported care required by new households in urban North Devon.

Respondents were invited to enter as many options as relevant to their future household conditions. Three responses (one more than the two overall) were made reflecting this option. Both respondents requested accommodation with warden support and one of these also required independent accommodation.

5.4.3 When scaled-up for urban North Devon as in paragraph 5.4.1 these data would suggest that 49 first new households might require accommodation with warden support, and a possible 24 might require independent accommodation, but there may be some double counting here.

5.4.4 Kind of support required by new households in urban North Devon.

Respondents were invited to enter as many options as relevant to their future household conditions. Two responses were made. One asked for help to get around and one asked for help with personal care.

5.4.5 When scaled-up for urban North Devon as in paragraph 5.4.1 these data would suggest that 234 new households will contain member(s) that require help to get around and 24 will need help with personal care.

5.4.6 Presence of new households on housing waiting list in urban North Devon. Five responses were received. All were registered on the NDDC housing list and one of these was also registered on a Housing Association list.

5.4.7 For urban North Devon, this would suggest 90 first new households on NDDC's housing list, and 18 entered on Housing Association lists. However, only 57 responses were received so scaling up by (83/57) **1.46** implies 130 potential new households for NDDC lists and 26 for Housing Association lists, albeit with some double counting.

5.4.8 Fifty one responses were made regarding non-participation with housing lists. Most of these said they did not want or need to be on a list, while of the remainder 16 did not believe they would be housed and 7 were unaware of the housing register. Extrapolating the 16 non-believers suggests a hidden total of maybe 288 households wanting to be housed via a housing list but not believing they could be.

5.5 Summary of Key Findings in Chapter Five

- 1642 new households might be created, 1427 of them in NDDC. 1185 in the urban areas (835 in Barnstaple), 242 in the rural areas and 215 leaving NDDC.
- Only 17% have incomes above £25,000 and there are virtually no properties to rent or buy that these households can afford given the sums they are willing to pay, thus **some form of aid will be needed for around 80%** of these households
- 535 new households expect to live in a terrace and 458 in a flat. 357 aspire to a semi but only 76 to a detached house.
- Although between 50 and 60% would like to buy, 37% expect to rent, 20% from HAs and 16% privately.
- A possible need of 281 HA rented houses, 234 private rented houses and 140 HA shared ownership schemes, but these may be considerable underestimates given the affordability gap outlined in the second bullet point.
- Up to 46 new households might need care help or accommodation.

Chapter Six: Summary and Key Findings

6.1: Summary Table of Key Aspects

6.1.1 Table 6.1 summarises the key findings of the questionnaire survey. It uses as far as possible the same parameters as the rural survey so that direct comparisons can be easily made. Where there are factors not important in the rural survey, extra data has been added after a (-).

Table 6.1: Key aspects of housing need and wants for homeless, relocators and new households in urban North Devon

Aspect of housing need for ALL sample	Anticipating Homeless	Relocators	New Households
Household Extrapolation 1.1% or 324 estimated homeless in past 3 years	An estimated 54 will definitely be homeless and 270 are very likely to be homeless, a total of 324 over 3 years and possibly 540 over five years 1.6% of the sample	13.7% of households might relocate within NDDC. An estimated 3538 households might relocate in NDDC, and 562 might leave the area.	7.6% of households expect to create a new household. An estimated 1427 new households might be formed in NDDC
Annual Income Figures 50% of sample incomes below £15,000, 17% above £30,000	Formerly 47% below £10,000, 27% £10,000-£15,000, 7% above £30,000. Anticipating 14% over £25,000, 65% under £12,500		40% between £15,001 and £20,000, 31% below £15,000, 17% between £20,001 and £30,000, 11% above £30,000
Weekly Rents paid 24% pay rents over £100pw, 23% pay less than £60pw		Willing to pay 29% between £71 and £90 or £91-£110, 24% above £110 and 18% below £70.	Willing to pay 12% below £60, 18% between £71 and £80, 6% between £81 and £90, 12% over £100
Mortgage payments paid 33% pay under £300pm, 31% pay £300-£500, 19% pay over £700		Willing to Pay 25% above £700, 38% between £501 and £700, 15% between £301 and £500.	Willing to Pay 29% between £401 and £500, 7% £251-£300, 21% less than £250

Destinations	It is assumed that homeless will stay in NDDC	67% within the urban area mostly within Barnstaple or existing urban area, 19% to rural area. 3538 in total, 2752 within urban areas, 786 to rural areas	51% Barnstaple, nearly all within Barnstaple, 15% to rural area, 13% outside NDDC. 835 Barnstaple, 242 rural areas, 215 outside NDDC
Motivations for moving		24% too small, 7% repairs, 6% heat, 1% public transport, 14% too dear, 9% disabled (-) 7% older people, 6% too large, 5% children, 4% tenure/finance, 4% social, 2% work	
Time of Move		36% in year one, 29% in year two	27% in year one, 27% in year two
Type of Tenure 40% owned, 33% mortgage, 12% private rent, 14% HA rent	53% of formerly homeless from HA rented, but 61% of anticipating from privately rented	60% owner-occupied, 26% HA rent, 6% private rent,, 7% HA shared ownership	53% owner-occupied, 20% HA rental, 16% private rent, 10% HA shared ownership
Type of Accommodation Detached 16%, Bungalow 20%, Semi- 20%, Terrace 29%		31% 1091 detached, 21% 751 semi-detached, 19% 654 bungalow, 20% 702 terrace, 10% 340 flats	38% 535 terrace, 32% 458 flat etc, 25% 357 semi-detached, 5% 76 detached
Size of Accommodation 3 beds 41%, 2 beds 32%, 4 beds 13%		3 beds 48%, 2 beds 27%, 4 beds 18% (-) one bed 5%	65% 2 beds, 20% 3 beds, 12% 1 bed, 3% 4 beds
Type of Care Accommodation 21% 4086 disabled, long-term illness 7.2% 1348 long-term illness, 8% 1485 care		39% independent accommodation, 9% shared home, 44% warden support, 9% care home	100% warden support, 50% independent accommodation
Type of Care needed Around 12% of relocators and 2.4% of new households responded to the care questions		41% help at home, 19% help with personal care, 37% help to get around	50% help to get around, 50% help with personal care
Housing Lists		50 responses all on a list.	5 responses all on list

6.2 *Land Use planning implications of Table 6.1*

6.2.1 Around 5,505 or 28% of households might be involved in change between 2007 and 2011. This is broken down as follows:

- Up to 540 (2.7%) households might become homeless over **five** years and it is assumed that they will remain in NDDC
- Around 3538 (17.9%) households are likely to relocate within NDDC
- Around 1427 (7.2%) new households might be formed within NDDC

6.2.2 The majority (over 90%) of relocators will stay within the urban area they already live, as will new households. But 786 relocators and 242 new households might move to rural areas.

6.2.3 Relocators prefer to live in houses or bungalows. In contrast new households prefer to live in terraces or flats. In contrast new households prefer to be housed in terraces or flats.

6.2.4 Relocators prefer more detached but less terrace houses than the survey average, while new households prefer far more terraced houses and flats than the survey average.

6.2.5 Relocators prefer more beds than the survey average, while new households prefer fewer beds than the survey average.

6.3: Summary of Key Housing Needs and Wants by type of household for: desired location; and by type of housing desired/required

6.3.1 Tables 6.2 and 6.3 outline the key housing aspirations for housing **WITHIN (and outside Table 6.2 only)** the NDDC area as found by this survey using the extrapolation and **X** factors set out throughout the report. These aspirations are estimates and it is advised that a range of 10% either side should be used when making policy from these figures.

Table 6.2: Type of location desired by type of household move for NDDC and outside NDDC

Type of Household/ Location	Barnstaple	Other Urban Areas	Urban NDDC	Rest of NDDC	Total NDDC	Outside NDDC	Total
New Household	835	350	1185	242	1427	215	1642
Homeless*	357	183	540	0	540	0	540
Sub-Total	1192	533	1725	242	1967	215	2182
Relocator	1909	843	2752	786	3538	562	4100
Total	3101	1376	4477	1028	5505	777	6282

* The figures assume that the 540 homeless households are split in proportion to the sample size shown in Table 2.1 and thus remain in their sampled area. Note that the rural report used **three** years, so for comparison the rural report figures need to be adjusted accordingly.

Table 6.3: Type of homes expected by type of household move, NDDC only

Type of move/Type of home	Detached	Semi-detached	Bungalow	Terrace	Flat and other	Total
New	76	357	0	535	458	1426
Homeless*				270	270	540
Sub-Total	76	357	0	805	728	1966
Relocator	1091	751	654	702	340	3538
Total	1167	1108	654	1507	1068	5504

* Assuming Homeless housed in Terraces and Flats equally.

The totals in Tables 6.2 and 6.3 do not quite match because of rounding.

6.4 Overall conclusions

6.4.1 Homelessness might be a major problem if those 450 estimated to be very likely to become homeless become so and are added to the 90 definitely expecting to be homeless, a total of 540 over **five** years.

6.4.2 The 1426/1427 new households are much more numerous and because they fall below the survey averages in terms of income and willingness to pay they pose special issues. Notably the need to provide lower cost and smaller size of properties than the property system might be willing to offer.

6.4.3 The 3538 relocators are the most numerous but pose fewest problems since by and large they fit the survey averages and by definition most if not all of them are moving from existing houses. However, because many of them are changing the type of accommodation they pose problems for the structure of the housing stock. Locationally, they are less of a problem since most are moving within the urban areas, although 786 plan to move to the rural areas.

6.5: Main policy conclusions

6.5.1 Up to **2000** (540 homeless and 1427 new households) households might need **new** properties to be built for them to meet their housing need and most of these properties will need to be **social housing** in the form of **terraces** or **flats** with over **60%** being built in Barnstaple.

6.5.2 Barnstaple is the largest urban area in NDDC and is not only the preferred choice of most of the survey respondents but also the chosen area for growth in the Regional Spatial Strategy.

6.5.3 Terraces and flats will probably need to be built since they offer the most cost-effective way of providing housing for low-income households in terms of land and building costs and meeting the density targets set out by central government.

6.5.4 The survey results suggest that around 70% of the units should be affordable based on the incomes and willingness to pay amounts reported in the survey.



Your Housing Needs

A Survey for North Devon District Council

**Please return your completed survey in the
envelope provided by 10th April.**

No stamp is required.

RAE Consulting

Research – Analysis – Evaluation

To be completed by the **head of household**, except for Question 37 onwards. Please **answer all questions** by **ticking the relevant box** or **writing in answers where required**. Please follow the instructions carefully as not all questions apply to all households.

SECTION 1: Your Household Circumstances

1 Is this property (please tick ✓ one box only):

Your main or only home ☐

A second home (e.g. holiday home) ☐

2 Is your home (please tick ✓ one box only):

Owner occupied (with mortgage) ☐

Housing Association shared ownership ☐

Owner occupied (no mortgage) ☐

Housing Association rented ☐

Privately rented ☐

Tied to your employment ☐

3 Is your home a (please tick ✓ one box only):

Mobile home (permanent site) ☐

Terraced house (no rear access) ☐

Bedsit / room only (shared facilities) ☐

Terraced house (rear access) ☐

Flat / maisonette (self-contained) ☐

Semi-detached house ☐

Bungalow ☐

Detached house ☐

4 How many bedrooms does the property have? (Please tick ✓)

One ☐

Four ☐

Two ☐

Five ☐

Three ☐

Six or more ☐

5 How many people live in your household? Please write number in box.

6 For each person in your household, please tell us whether they are male or female, and which age band they fit into by ticking ✓ the two relevant boxes per line in the table below:

	Male	Female	0 -15	16 -19	20 - 29	30 - 59	60 - 74	75 plus
You (head)	<input type="checkbox"/>	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spouse/Partner	<input type="checkbox"/>	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dependent Child 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Note: 'Dependent children' include those 16-19 in full-time education.			
Dependent Child 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Dependent Child 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Dependent Child 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Dependent Child 5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Other adult 1	<input type="checkbox"/>	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other adult 2	<input type="checkbox"/>	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other adult 3	<input type="checkbox"/>	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lodger 1	<input type="checkbox"/>	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lodger 2	<input type="checkbox"/>	<input type="checkbox"/>	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

† Please list any additional household occupants as "Dependent child", "Other Adult", "Lodger", or "Other".

- 7 Is anyone in your household disabled? (Please tick ✓)
(A disability is a physical, sensory or mental impairment which has a substantial and long-term adverse effect on a person's ability to carry out normal day-to-day activities.)
- Yes ☐ No ☐
- Continue with Question 8 Go to Question 9
- 8 Please state the type of impairment. Households may experience more than one type of impairment, in which case you may indicate more than one. (Please tick ✓ as appropriate.)
- | | | | |
|--------------------------|--------------------------|---------------------------------|--------------------------|
| Physical impairment | <input type="checkbox"/> | Learning disability | <input type="checkbox"/> |
| Sensory impairment | <input type="checkbox"/> | Cognitive impairment | <input type="checkbox"/> |
| Mental health conditions | <input type="checkbox"/> | Long-standing illness or health | <input type="checkbox"/> |
- 9 Does anyone in your household need special care? Yes ☐ No ☐

We would appreciate your co-operation in completing the following important questions. Please remember that the information you provide CANNOT be linked to any individual or household.

<p>10 What is the total annual income, including benefits, of the entire household, before tax?</p> <p>Below £5,000 <input type="checkbox"/></p> <p>£5,001-£10,000 <input type="checkbox"/></p> <p>£10,001-£12,500 <input type="checkbox"/></p> <p>£12,501-£15,000 <input type="checkbox"/></p> <p>£15,001-£17,500 <input type="checkbox"/></p> <p>£17,501-£20,000 <input type="checkbox"/></p> <p>£20,001-£25,000 <input type="checkbox"/></p> <p>£25,001-£30,000 <input type="checkbox"/></p> <p>Over £30,000 <input type="checkbox"/></p> <p>Prefer not to say <input type="checkbox"/></p>	<p>11 If your household rents, what rent do you pay weekly?</p> <p>Under £40 <input type="checkbox"/></p> <p>£41-£50 <input type="checkbox"/></p> <p>£51-£60 <input type="checkbox"/></p> <p>£61-£70 <input type="checkbox"/></p> <p>£71-£80 <input type="checkbox"/></p> <p>£81-£90 <input type="checkbox"/></p> <p>£91-£100 <input type="checkbox"/></p> <p>£101-£110 <input type="checkbox"/></p> <p>Over £110 <input type="checkbox"/></p> <p>Prefer not to say <input type="checkbox"/></p>	<p>12 If you own the property, what do you pay in mortgage costs per month?</p> <p>Property owned outright <input type="checkbox"/></p> <p>Nil (e.g. offset mortgage) <input type="checkbox"/></p> <p>Under £250 <input type="checkbox"/></p> <p>£251-£300 <input type="checkbox"/></p> <p>£301-£400 <input type="checkbox"/></p> <p>£401-£500 <input type="checkbox"/></p> <p>£501-£600 <input type="checkbox"/></p> <p>£601-£700 <input type="checkbox"/></p> <p>Over £700 <input type="checkbox"/></p> <p>Prefer not to say <input type="checkbox"/></p>
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- 13 As the **head of household**, please tick ✓ below ONE employment status that **best describes you**:

- | | |
|--|--|
| Employed <input type="checkbox"/> | Retired <input type="checkbox"/> |
| Self-employed <input type="checkbox"/> | Student (in full time education) <input type="checkbox"/> |
| | Not working for medical reasons <input type="checkbox"/> |
| | Unemployed <input type="checkbox"/> |
| | On a government supported training scheme <input type="checkbox"/> |
| | Other <input type="checkbox"/> |

If employed or self-employed, please continue with Question 14.

If any of the above, please go to Question 16

- 14 Please tick ✓ below ONE occupational category that **best describes you**:

- | | |
|---|---|
| Professional (e.g. doctor, dentist, teacher) <input type="checkbox"/> | Skilled manual (e.g. electrician, plumber) <input type="checkbox"/> |
| Managerial (e.g. company manager) <input type="checkbox"/> | Unskilled non-manual (e.g. office admin.) <input type="checkbox"/> |
| Skilled non-manual (e.g. office manager) <input type="checkbox"/> | Unskilled manual (e.g. cleaner) <input type="checkbox"/> |

- 15 Is your 'main job' (Please tick ✓ one option only):

- | | |
|---|--|
| Full-time (30+ hours per week) all year round <input type="checkbox"/> | Part-time all year round <input type="checkbox"/> |
| Full-time (30+ hours per week) on a seasonal basis <input type="checkbox"/> | Part-time on a seasonal basis <input type="checkbox"/> |

16 What is your ethnic origin? (Please tick ✓ one option only)

- | | | | |
|----------------------------------|--------------------------|------------------------------------|--------------------------|
| White British | <input type="checkbox"/> | Black or Black British African | <input type="checkbox"/> |
| White Irish | <input type="checkbox"/> | Other Black Background | <input type="checkbox"/> |
| Other White Background | <input type="checkbox"/> | Asian or Asian British Indian | <input type="checkbox"/> |
| Mixed White & Black Caribbean | <input type="checkbox"/> | Asian or Asian British Pakistani | <input type="checkbox"/> |
| Mixed White & Black African | <input type="checkbox"/> | Asian or Asian British Bangladeshi | <input type="checkbox"/> |
| Mixed White & Asian | <input type="checkbox"/> | Any other Asian Background | <input type="checkbox"/> |
| Any other Mixed Background | <input type="checkbox"/> | Chinese | <input type="checkbox"/> |
| Black or Black British Caribbean | <input type="checkbox"/> | Any Other | <input type="checkbox"/> |
| | | Prefer not to say | <input type="checkbox"/> |

SECTION 2: Your Household's Housing Needs

17 Has your household been homeless in the past 3 years? (Please tick ✓)

Yes ☐ No ☐

18 How likely is your household to be homeless in the next 3 years? (Please tick ✓)

Definitely ☐ Very likely ☐ Not very ☐ Definitely ☐ Don't know ☐
will be to be likely will not be

19 Is **your current household** likely to move in the next five years? (Please tick ✓)

Yes ☐ No ☐ Don't know ☐

**Continue with
Question 20**

**Go to
Question 35**

**Go to
Question 35**

20 Is your present accommodation adequate for your household needs? (Please tick ✓)

Yes ☐ **Go to Question 22** No ☐ **Continue with Question 21**

21 Why is your present accommodation not adequate for your needs? (Tick ✓ all that apply)

- | | | | |
|--|--------------------------|------------------------------------|--------------------------|
| Too small | <input type="checkbox"/> | Too expensive to own or rent | <input type="checkbox"/> |
| Too large | <input type="checkbox"/> | Too far to travel to/from work | <input type="checkbox"/> |
| In need of repair / improvement | <input type="checkbox"/> | Too few job opportunities nearby | <input type="checkbox"/> |
| Inadequate heating | <input type="checkbox"/> | Poor access to public transport | <input type="checkbox"/> |
| Unsuitable for older persons | <input type="checkbox"/> | Poor access to shops, schools etc. | <input type="checkbox"/> |
| Unsuitable for persons with disability | <input type="checkbox"/> | Too far from family/friends/carers | <input type="checkbox"/> |
| Unsuitable for children | <input type="checkbox"/> | Tenancy / mortgage insecure | <input type="checkbox"/> |
| Other (Please state) | <input type="checkbox"/> | | |

22 To where will your household move (please tick ✓ one box only):

Within North Devon?

- South Molton ☐
 Ilfracombe ☐
 Barnstaple ☐
 Braunton ☐
 Elsewhere in North Devon ☐

**If within North Devon, please
continue with Question 23**

Or,

- Elsewhere in Devon ☐
 Outside Devon ☐
 Don't know ☐

**If elsewhere, or you don't
know, please go to
Question 35**

<p>23 If you are going to rent, what are you willing to pay weekly?</p> <p>Under £40 <input type="checkbox"/></p> <p>£41-£50 <input type="checkbox"/></p> <p>£51-£60 <input type="checkbox"/></p> <p>£61-£70 <input type="checkbox"/></p> <p>£71-£80 <input type="checkbox"/></p> <p>£81-£90 <input type="checkbox"/></p> <p>£91-£100 <input type="checkbox"/></p> <p>£101-£110 <input type="checkbox"/></p> <p>Over £110 <input type="checkbox"/></p> <p>Prefer not to say <input type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>	<p>24 If you intend to buy a property, what are you willing to pay in mortgage costs per month?</p> <p>Want to own outright <input type="checkbox"/></p> <p>Under £250 <input type="checkbox"/></p> <p>£251-£300 <input type="checkbox"/></p> <p>£301-£400 <input type="checkbox"/></p> <p>£401-£500 <input type="checkbox"/></p> <p>£501-£600 <input type="checkbox"/></p> <p>£601-£700 <input type="checkbox"/></p> <p>Over £700 <input type="checkbox"/></p> <p>Prefer not to say <input type="checkbox"/></p> <p>Don't know <input type="checkbox"/></p>
--	---

25 When do you intend to move? (Please tick ✓ one box only)

Within one year <input type="checkbox"/>	2-3 years <input type="checkbox"/>	Don't know <input type="checkbox"/>
1-2 years <input type="checkbox"/>	3-5 years <input type="checkbox"/>	

26 What type of accommodation is preferred? (Please tick ✓ one box only)

Mobile home (permanent site) <input type="checkbox"/>	Terraced house (no rear access) <input type="checkbox"/>
Bedsit / room only (shared facilities) <input type="checkbox"/>	Terraced house (rear access) <input type="checkbox"/>
Flat / maisonette (self-contained) <input type="checkbox"/>	Semi-detached house <input type="checkbox"/>
Bungalow <input type="checkbox"/>	Detached house <input type="checkbox"/>

27 How many bedrooms are preferred? (Please tick ✓ one only)

One <input type="checkbox"/>	Three <input type="checkbox"/>	Five <input type="checkbox"/>
Two <input type="checkbox"/>	Four <input type="checkbox"/>	Six or more <input type="checkbox"/>

28 Which of the following types of rent / ownership is preferred (Please tick ✓ one only):

Owner occupation (mortgage) <input type="checkbox"/>	Housing Association shared ownership <input type="checkbox"/>
Private rent <input type="checkbox"/>	Tied to employment <input type="checkbox"/>
Housing Association rent <input type="checkbox"/>	

29 Will a member of your household need care and / or support services? (Please tick ✓)

Yes ☐ **Continue with Question 30** No ☐ **Go to Question 32**

30 If 'Yes', please describe which type of supported care would be required (tick ✓ all relevant):

Independent accommodation <input type="checkbox"/>	Accommodation with Warden support <input type="checkbox"/>
Shared / group home <input type="checkbox"/>	Residential / Nursing home <input type="checkbox"/>

31 Please state what kind of support would be required (Please tick ✓ all required):

Help at home (shopping, cleaning) <input type="checkbox"/>	Help with budgeting/skills for living alone <input type="checkbox"/>
Help to get around <input type="checkbox"/>	Help with personal care (washing, etc.) <input type="checkbox"/>

32 Is your household currently registered on a Housing Waiting List? (Please tick ✓)

Yes ☐ No ☐ Don't know ☐

Continue with Question 33

Go to Question 34

Go to Question 34

33 If 'Yes', on which housing list(s) are you currently registered? (Please tick ✓ all that apply)

North Devon District Council

☐

Housing Association

☐

Another Council

☐

Residential / Nursing home

☐

34 If 'No', why are you not on a register? (Please tick ✓ all that apply)

Don't need / want to be

☐

Didn't think I would be housed

☐

Not aware of the Housing Register

☐

Don't know

☐

SECTION 3: Future Households' Housing Needs

New households form from established households. For instance, children leave the family home and start their own households. Lodgers leave and start their own households. Older persons enter sheltered housing.

35 Are any **members** of your current household likely to set up their own new, independent households in the next five years? (Please tick ✓)

Yes

☐

No

☐

Don't know

☐

**If 'yes',
continue with
Question 36**

**If 'no', you
have finished!
Thank you**

**If 'don't know', you
have finished!
Thank you**

36 How many separate new households are likely to be set up in the next five years?
(Please write number in box)

*The following questions deal with the **first new household to be established** in the next five years.*

*If at all possible, the remaining questions **should be answered** by the **person likely to set up the new household**.*

37 Please tick ✓ if remaining questions answered by the person likely to set up a new household

☐

38 How many people will live in this new household?

39 What will be composition of the new household? (Write number in boxes)

Adults:

Children (under 16s):

40 What will be the occupation of the main wage earner of the new household (if known)?

Please write here: _____

41 Will there be one or more first-time buyers in the new household? (Please tick ✓)

Yes

☐

No

☐

42 To where will the new household move (please tick ✓ one box only):

Within North Devon?

- South Molton ☐
Ilfracombe ☐
Barnstaple ☐
Braunton ☐
Elsewhere in North Devon ☐

Or,

- Elsewhere in Devon ☐
Outside Devon ☐
Don't know ☐

**If within North Devon, please
continue with Question 43**

**If not in North Devon, or you
don't know, then the survey is
finished. Thank you.**

43 What will be the **total annual income**, including benefits, of the **entire** new household, before tax?

- Below £5,000 ☐
£5,001-£10,000 ☐
£10,001-£12,500 ☐
£12,501-£15,000 ☐
£15,001-£17,500 ☐
£17,501-£20,000 ☐
£20,001-£25,000 ☐
£25,001-£30,000 ☐
Over £30,000 ☐
Prefer not to say ☐
Don't know ☐

44 If you are going to rent, what are you willing to pay **weekly**?

- Under £40 ☐
£41-£50 ☐
£51-£60 ☐
£61-£70 ☐
£71-£80 ☐
£81-£90 ☐
£91-£100 ☐
Over £100 ☐
Prefer not to say ☐
Don't know ☐

45 If you intend to buy a property, what are you willing to pay in mortgage costs **per month**?

- Want to own outright ☐
Under £250 ☐
£251-£300 ☐
£301-£400 ☐
£401-£500 ☐
£501-£600 ☐
£601-£700 ☐
Over £700 ☐
Prefer not to say ☐
Don't know ☐

46 When do you plan to set up your new household / home? (Please tick ✓)

- Within one year ☐ 2-3 years ☐ Don't know ☐
1-2 years ☐ 3-5 years ☐

47 What type of accommodation is preferred? (Please tick ✓ one box only)

- Mobile home (permanent site) ☐ Terraced house (no rear access) ☐
Bedsit / room only (shared facilities) ☐ Terraced house (rear access) ☐
Flat / maisonette (self-contained) ☐ Semi-detached house ☐
Bungalow ☐ Detached house ☐

48 How many bedrooms are preferred? (Please tick ✓ one only)

- One ☐ Two ☐ Three ☐
Four ☐ Five ☐ Six or more ☐

49 Which of the following types of tenancy is preferred (Please tick ✓ one only):

- Owner occupation (mortgage) ☐ Housing Association shared ownership ☐
Private rent ☐ Tied to employment ☐
Housing Association rent ☐

50 Will a member of your household need care and / or support services?

- Yes ☐ No ☐

**Continue with
Question 51**

**Go to
Question 53**

51 If 'Yes', please describe which type of supported care would be required (tick ✓ all relevant):

Independent accommodation	<input type="checkbox"/>	Accommodation with Warden support	<input type="checkbox"/>
Shared / group home	<input type="checkbox"/>	Residential / Nursing home	<input type="checkbox"/>

52 Please state what kind of support would be required (Please tick ✓ all required):

Help at home (shopping, cleaning)	<input type="checkbox"/>	Help with budgeting/skills for living alone	<input type="checkbox"/>
Help to get around	<input type="checkbox"/>	Help with personal care (washing, etc.)	<input type="checkbox"/>

53 Is your new household currently registered on a Housing Waiting List? (Please tick ✓)

Yes ☐ No ☐ Don't know ☐

**Continue with
Question 54**

**Go to
Question 55**

**Go to
Question 55**

54 If 'Yes', on which housing list(s) are you currently registered? (Please tick ✓ all that apply)

North Devon District Council	<input type="checkbox"/>	Housing Association	<input type="checkbox"/>
Another Council	<input type="checkbox"/>	Residential / Nursing home	<input type="checkbox"/>

55 If 'No', why are you not on a register? (Please tick ✓ all that apply)

Don't need / want to be	<input type="checkbox"/>	Didn't think I would be housed	<input type="checkbox"/>
Not aware of the Housing Register	<input type="checkbox"/>	Don't know	<input type="checkbox"/>

Thank you for completing this survey.

Please use the free return envelope (no stamp required) to post it back for analysis.

The full report will be available mid-summer 2007 from North Devon District Council.

APPENDIX B



26th March 2007

Dear Resident,

North Devon Questionnaire: *Your Housing Needs*

I am writing to ask for your help with an important survey. This is being carried out to ensure that North Devon District Council has a clear picture of the type and location of all current and future housing needs of the people who live in the District.

The information is critical to planning the provision of new housing, including affordable homes, in the District. More importantly, it gives you the opportunity to tell the Council of your housing needs. This will assist us when we make our case to the Government for funding to meet the housing needs of local people and will, where necessary, help us to guide local developers to meet local housing needs.

Before you complete the survey, we'd like to draw your attention to several important points.

First, **the questionnaire should be completed by the head of your household.** This is normally the person who deals with the administration of household bills, rent/mortgage etc. If part (but not all) of your household is likely to be moving during the next five years, perhaps when an older child leaves home, you may want to ask them to fill out the relevant section from Question 35 onwards.

Second, your responses are **completely anonymous.** Four thousand questionnaires are being distributed to ten wards in North Devon. We know to which ward each questionnaire has been sent, but there is no means by which we, our consultants or anyone else can trace your answers to your household. Accordingly, you are assured that all information you provide is **STRICTLY CONFIDENTIAL.**

Third, we have selected a completely independent social research consultancy based in Devon to undertake this work.

Thank you in advance for your help. Please return your completed questionnaires in the pre-paid (Freepost) envelope provided **by 10th April 2007.** We will be unable to process questionnaires received after this date.

We look forward to your responses. A report based on this survey will be available from North Devon District Council later in the year.

Yours faithfully,

John Sunderland
Chief Executive Officer,
North Devon District Council

If you require a large print copy, Braille, audio tapes or the survey in another language, please call Customer Services on 01271 388260
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APPENDIX C

Equal opportunities respondent monitoring form

Total number of questionnaire responses: 1113

Number of responses analysed: 1098

Number of blank questionnaire responses with a pleasant/unpleasant comment: 6

Number of blank responses returned: 9

Gender:

HH Head Gender

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Male	600	54.6	58.4	58.4
	Female	428	39.0	41.6	100.0
	Total	1028	93.6	100.0	
Missing	999	70	6.4		
Total		1098	100.0		

Age group:

HH Head Age

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	20 - 29 years old	55	5.0	5.4	5.4
	30 - 59 years old	444	40.4	43.7	49.1
	60 - 74 years old	322	29.3	31.7	80.7
	75 and over	196	17.9	19.3	100.0
	Total	1017	92.6	100.0	
Missing	999	81	7.4		
Total		1098	100.0		

Disabled:

Anyone in household disabled

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No	840	76.5	78.7	78.7
	Yes	227	20.7	21.3	100.0
	Total	1067	97.2	100.0	
Missing	999	31	2.8		
Total		1098	100.0		

Type of impairment:

\$Disability Frequencies

		Responses		Percent of Cases
		N	Percent	
Disability(a)	Physical Impairment	120	41.1%	52.9%
	Sensory Impairment	20	6.8%	8.8%
	Mental health conditions	27	9.2%	11.9%
	Learning disability	24	8.2%	10.6%
	Cognitive impairment	2	.7%	.9%
	Long-standing illness or health	99	33.9%	43.6%
Total		292	100.0%	128.6%

a Group

NB Total reflects respondents with multiple disabilities

Employment:

Employment Status

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Employed	439	40.0	40.3	40.3
	Self-employed	87	7.9	8.0	48.3
	Retired	475	43.3	43.6	91.9
	Student (in full time education)	2	.2	.2	92.1
	Not working for medical reasons	45	4.1	4.1	96.2
	Unemployed	27	2.5	2.5	98.7
	Other	14	1.3	1.3	100.0
	Total	1089	99.2	100.0	
Missing	999	9	.8		
Total		1098	100.0		

HH Employment seasonality

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Full-time all year round	411	37.4	77.0	77.0
	Full-time on a seasonal basis	9	.8	1.7	78.7
	Part-time all year round	109	9.9	20.4	99.1
	Part-time on a seasonal basis	5	.5	.9	100.0
	Total	534	48.6	100.0	
Missing	999	564	51.4		
Total		1098	100.0		

Ethnicity:

HH Ethnic origin

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	White British	1059	96.4	97.9	97.9
	White Irish	3	.3	.3	98.2
	Other white background	5	.5	.5	98.6
	Mixed white and Asian	2	.2	.2	98.8
	Black or Black British Caribbean	1	.1	.1	98.9
	Black or Black British African	1	.1	.1	99.0
	Other black background	1	.1	.1	99.1
	Asian or Asian British Pakistani	1	.1	.1	99.2
	Prefer not to say	9	.8	.8	100.0
	Total	1082	98.5	100.0	
Missing	999	16	1.5		
Total		1098	100.0		

Appendix D: RAE Consulting

RAE Consulting is based in Devon and carries out surveys and analysis of social and economic issues in Devon and the wider south west region.

Further information about RAE Consulting can be gained from the web site: raeconsulting.co.uk

The following members of RAE Consulting were involved in this report:

Alex Gibson: Overall coordination of the project

Andrew Gilg: Report writing

Sue Rodway-Dyer: Data collection and analysis

Stewart Barr: Statistical expertise

APPENDIX E

EXECUTIVE SUMMARY

A survey of housing needs and wants in the urban areas of North Devon District Council (NDDC) was carried out by members of the RAE Consulting Group in 2007. The purpose of the assessment was to examine the characteristics of households and needs and wants in the settlements of Barnstaple, South Molton and Ilfracombe. A report on the housing needs and wants of the rural areas of NDDC, including Braunton, was completed for NDDC in May 2007. Both reports provide data for NDDC to develop a Housing Strategy, the Local Development Framework and data for the Northern Peninsula Housing Market Assessment.

Three types of household are identified by the reports. First, those likely to become **homeless**, second those existing households wishing to move as an existing unit (**relocators**), and third, 'concealed' households wishing to extricate themselves from existing households by setting up **new** households. There were an estimated 19,793 households in the survey area, out of which some 4,000 households (or a sample of 20.2%) were sent a postal questionnaire in April 2007. 1098 completed responses were received, or a response rate of 27.5% which should be a reliable source for estimating housing need and wants.

KEY FINDINGS FROM THE SURVEY

Past and anticipated homeless households: Around **320** households are definitely or very likely to become homeless within the next **three** years and **540** over the next **five** years.

The low incomes of those anticipating that they might become homeless means that some sort of subsidy or subsidised housing will be needed for at least 75% of the sample, implying a need to help **243** potentially new homeless households in the next **three** years and **405** potentially new homeless households in the next **five** years.

Relocator households: There could be 4100 relocators, including 3538 staying within NDDC, 2752 in the urban areas (1909 in Barnstaple), and the rest (786) moving to the rural areas. Most relocation will be people moving within Barnstaple

The relocators by definition will be moving from existing accommodation thus this demand is not for new houses *per se* but for a different type of property.

Although 60% prefer to owner-occupy, 908 prefer to rent from a Housing Association and 252 to be in an HA shared ownership scheme. This implies a need to build around 1160 Housing Association properties

New Households: 1642 new households might be created, 1427 of them seeking accommodation in NDDC, 1185 in the urban areas (835 in Barnstaple), 242 in the rural areas and 215 leaving NDDC.

Only 17% have incomes above £25,000 and there are virtually no properties to rent or buy that these households can afford given the sums they are willing to pay, thus **some form of aid will be needed for around 80%** of these households

A possible need of 281 HA rented houses, 234 private rented houses and 140 HA shared ownership schemes, but these may be considerable underestimates given the affordability gap

Summary of Key Housing Needs and Wants by type of household

Tables 1 and 2 outline the key housing aspirations for housing **WITHIN (and outside Table 1) the NDDC area** These aspirations are estimates and it is advised that a range of 10% either side should be used when making policy from these figures.

Table 1: Type of location desired by type of household move for NDDC and outside NDDC

Type of Household/ Location	Barnstaple	Other Urban Areas	Urban NDDC	Rest of NDDC	Total NDDC	Outside NDDC	Total
New Household	835	350	1185	242	1427	215	1642
Homeless	357	183	540	0	540	0	540
Sub-Total	1192	5339	1725	242	1967	215	2182
Relocator	1909	843	2752	786	3538	562	4100
Total	3101	1376	4477	1028	5505	777	6282

Table 2: Type of homes expected by type of household move, NDDC only

Type of move/Type of home	Detached	Semi-detached	Bungalow	Terrace	Flat and other	Total
New	76	357	0	535	458	1426
Homeless*				270	270	540
Sub-Total	76	357	0	805	728	1966
Relocator	1091	751	654	702	340	3538
Total	1167	1108	654	1507	1068	5504

* Assuming Homeless housed in Terraces and Flats equally.

The totals in Tables 1 and 2 do not quite match because of rounding.

Overall conclusions

Homelessness might be a major problem if those 450 estimated to be very likely to become homeless become so and are added to the 90 definitely expecting to be homeless, a total of 540 over **five** years.

The 1427 new households are much more numerous and because they fall below the survey averages in terms of income and willingness to pay, they pose special issues. Notably how to provide the lower cost and smaller size of properties that the property market does not offer.

The 3538 relocators are the most numerous but pose fewest problems since by and large they fit the survey averages and by definition most of them are moving from existing houses. However, because many of them are changing their type of accommodation they pose problems for the structure of the housing stock.

Main policy conclusions

Up to **2000** (540 homeless and 1427 new households) households might need **new** properties to be built for them to meet their housing need and most of these properties will need to be **social housing** in the form of **terraces** or **flats** with over **60%** being built in Barnstaple.

Barnstaple is the largest urban area in NDDC and is not only the preferred choice of most of the survey respondents but also the chosen area for growth in the Regional Spatial Strategy.

Terraces and flats will probably need to be built since they offer the most cost-effective way of providing housing for low-income households in terms of land and building costs and meeting the density targets set out by central government.

The survey results suggest that around 70% of the units should be affordable based on the incomes and willingness to pay amounts recorded by the survey.

Appendix F

Cross Tabulation of Relocator Household movements within area

		South Molton	Ilfracombe	Barnstaple	Elsewhere in North Devon	Outside Devon	Don't know	
Ward	Barnstaple Central	1	0	16	2	0	5	24
	Barnstaple Forches	1	0	8	0	2	0	11
	Whiddon Valley							
	Barnstaple Longbridge	0	0	4	3	2	2	11
	Barnstaple Newport	0	0	13	3	3	3	22
	Barnstaple Pilton	0	1	5	0	1	4	11
	Barnstaple Yeo Valley	0	0	9	3	3	2	17
	Bickington	1	0	9	7	3	3	23
	Roundswell							
	Ilfracombe Central	0	6	1	3	3	3	16
	Ilfracombe East	0	6	0	1	0	0	7
	Ilfracombe West	0	6	1	2	3	2	14
	South Molton	8	0	2	4	0	2	16
Total		11	19	68	28	20	26	172