

# The Parish of Buckland Monachorum Housing Need Report



Produced by: The Community Council of Devon

On behalf of: The Devon Rural Housing Partnership



March 2013



# Contents

1. Findings and Recommendations
  2. Introduction and information about Buckland Monachorum
  3. Aims of the Survey
  4. Survey history, methodology, distribution and response.
  5. General Survey Findings
  6. Housing Needs of people over 55
  7. Assessment of those in Need
  8. Conclusions - Future Housing Need for Buckland Monachorum
- Appendix 1      Survey form  
Appendix 2      Comments on Housing

Please note that this document is the intellectual property of the Devon Rural Housing Partnership. If this document is used by any organisation to support a development then a fee will be charged. Details of this fee can be obtained from the Rural Housing Enabler at the Community Council of Devon.

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

Community Council of Devon  
First Floor, 3 & 4 Cranmere Court  
Lustleigh Close  
Matford Business Park,  
Exeter. EX2 8PW  
Tel 01392 2481919

[www.devonrcc.org.uk](http://www.devonrcc.org.uk)

# 1 Findings and Recommendations

## Principal Conclusions

The survey identified a need for 18 affordable homes within the next 1 to 5 years.

- Within 12 months 4 households
- 1-3 years 7 households
- 3-5 years 6 households
- No time indicated 1 household

## Recommendations

- 1) To provide additional affordable homes to meet local needs in the parish of Buckland Monachorum.
- 2) The need is for fourteen rented (six 1 bed and eight 2 bed) and four shared ownership homes, (three 1 bed and one 3 bed).

## Key findings

### Affordability

- The survey found that one respondent in housing need could afford to rent privately. The remaining thirty-two households could not afford to buy or rent in the open market. Four responders may be able to afford to buy a shared ownership property.

### Local connection

- The survey found that all respondents meet the West Devon Borough Council local connection requirement, and the Dartmoor National Park Authority local connection requirement for the area of the parish that is within the park.

## Other Findings

- The survey achieved its aim of identifying actual households in need. 1680 surveys were delivered and 537 survey forms were returned. The response rate was 31.7% which was a good response. 45 responders filled in Part Two of the survey which is concerned with actual housing need.
- The need for older person's accommodation has been discounted because of the turnover of this type of accommodation in the parish.
- Where no response to the survey was received from Devon Home Choice applicants, they were contacted by either email or by letter to encourage response. This generated a further 9 responders in need.
- 78.7% of those answering the question said they would be in favour of a small development of affordable housing for local people.
- The number of responders over the age of 55 considering moving within the next 5 years is 52
- 72.4% of responders who answered the question wish to remain in the parish

## 2. Introduction and Information about Buckland Monachorum

The parish of Buckland Monachorum is located between Plymouth and Tavistock about 10 miles north of Plymouth city centre and on the edge of the Dartmoor National Park within the Borough of West Devon.

The parish has five villages within its boundaries, Yelverton, Clearbrook, Crapstone, Milton Combe and, of course, Buckland Monachorum.

Yelverton is the commercial centre for the parish with a range of pubs, churches and shops, doctors' surgery, pharmacy village hall and recreation area. Yelverton is on a regular bus route. Crapstone has Yelverton Business Centre, post office, general store and garage. Buckland Monachorum has a school, church and village hall. Clearbrook has a village hall, pub and main cycle path through to Plymouth. Milton Coombe has a pub, church and village hall.

Part of the parish falls within the National Park and the rest is within the Tamar Valley Area of Outstanding Natural Beauty.

The parish has many notable features such as Buckland Abbey the home of Sir Francis Drake now owned by the National Trust, the Garden House, and an old wartime airfield at 'Harrowbeer' Yelverton.

The 2011 Census shows that there were 3763 people resident in Buckland Monachorum living in 1689 households. More recently the population has been estimated to have increased to 3851 (Patient and Practitioner Services Agency 2012). In the 2011 Census there were 128 household spaces with no usual residents in the parish.

### **Parish Property Information**

In 2012, the Land Registry records 48 sales. There is no sales information for Clearbrook. Average house prices were split between properties inside the Dartmoor National Park area and properties in the rest of the parish. In the Park the average house price is £324,500. Outside the Park area the average house price is £308,675. Sales prices indicate average house prices for one and two bedroom homes are comparatively similar. There is a wider difference when comparing three bedroomed houses inside the Park at £242,750 and outside the Park at £189k. In this case the lower figure has been used to assess affordability.

There are currently 55 properties for sale in the survey area on the Rightmove website. There are two 2 bedroom properties with a sale price of less than £200k on the market; both of these are priced at £110k. There are three apartments for sale (1 and 2 beds) under £200k. Two apartments are under £130k with an over 55 age group restriction.

In assessing the level of rent to use to measure affordability, two elements have been considered. Firstly, in the housing needs survey, evidence was received regarding private rents being paid by residents. Secondly rents for properties currently on the market were considered. By combining these two sets of data typical rents for 3 sizes of property have been calculated and are shown in Table 1 below.

**Table 1: Values used to assess affordability**

Size	Purchase Price	Weekly Rental
1 bedroom	£95,000	£95.40
2 bedroom	£171,000	£125.55
3 bedroom	£189,000	£137.93

There are 90 affordable properties in Buckland Monachorum Parish. Table 2 gives a breakdown of this stock.

**Table 2: Affordable housing stock**

Size	General needs		Sheltered housing	
	Yelverton	Other	Yelverton	Other
1 bedroom	3	0	43	0
2 bedroom	11	14	5	0
3 bedroom	6	5	0	0
4 bedroom	0	0	0	0

### 3. Aims of the Survey

- a. To investigate the affordable housing need, tenure and house size for local people in the parish of Buckland Monachorum, those wishing to return, and those who work in the village.
- b. To establish the general level of support for a small development of affordable housing for local people with housing needs
- c. In order to establish whether a person needs affordable accommodation it is necessary to establish 3 elements:

- That they have a housing need
- That they are unable to meet their need with their own resources in the open market
- That they have a local connection to the Parish.

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

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

The Parish Council have agreed to undertake a housing needs survey, with the possibility to be linked to community led planning process in the future.

Survey forms (Appendix 1) were delivered by the Parish Council to every household in the parish, accompanied with an explanatory letter. The deadline for the return of the survey was the 2<sup>nd</sup> March 2013.

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

There were a total of 537 surveys returned, which is a response rate of 31.7%. This is a fair response and the survey achieved its aim of identifying actual households in need. Out of the 537 surveys, 45 were returned with part two filled in. Table 3 below shows where the responders to the survey live.

**Table 3: Residence of respondents**

Buckland Monachorum	123
Yelverton	254
Crapstone	111
Milton Coombe	22
Clearbrook	27

In this report where statistics are used they were published in 2012 unless stated otherwise.

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

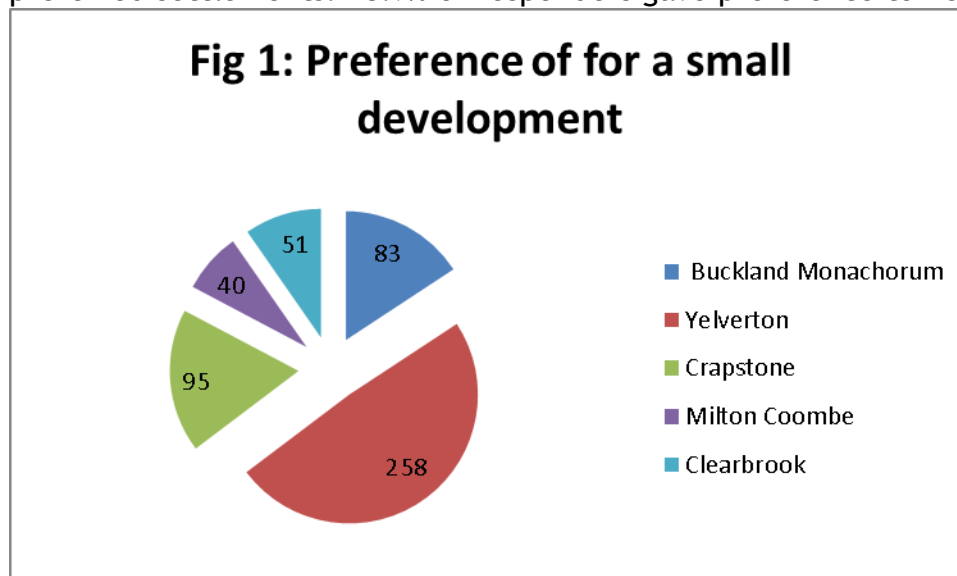
## 5. General Survey Findings

### 5.1 Favour a small local development

Respondents were asked that if they would be in favour of a small number of homes for local people if the need for affordable housing was proven. 78.7% of those answering the question said they would be in favour.

### 5.2 Suggestions of where a development could be sited.

Respondents were asked where they would prefer to see a small development of affordable housing within the parish. The graph below shows the responses for the preferred settlements. 48.9% of responders gave preference to Yelverton.



50 site suggestions were made, with several suggestions mentioning surrounding sites in Yelverton. The list of sites can be made available to the Parish Council.

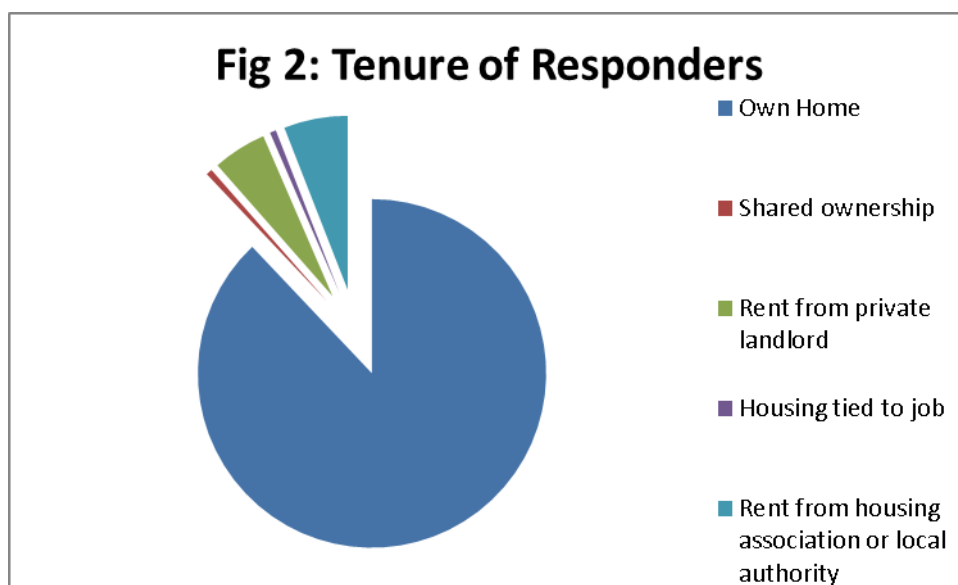
Additional comments were made more generally about the provision of new housing; these comments are listed in Appendix 2.

### 5.3 Main or second home

Six responses were received from households that have a second home in the Parish.

### 5.4 Current tenure

87.9% of respondents are owner occupiers. 4.9% of respondents are living in private rented accommodation and 5.9% renting from a housing association as shown in Figure 2 below.



### 5.5 Respondents who need to move.

One hundred and nine households expected that they or someone in their household would have to move as a household now or within the next five years.

## 6. Housing needs of people over 55

Section B of part one of the survey was directed at residents over the age of 55. The population projections for Devon show a massive increase in the numbers of older people in the next 20 years. There is little information on the housing needs and aspirations of older residents in rural Devon.

613 older residents responded to the survey from 382 separate households.

### Residents responding to the survey who expect to move in 5 years

Residents were asked to indicate what type of accommodation they thought that they would need. Thirty-five households indicated that they would prefer a home which better suited their needs but is not specifically built for older people. Six responders would prefer apartments, seventeen a bungalow and twelve a house.

When considering a home specifically designed for older people with no support services, six respondents indicated their preference for a bungalow and two for an apartment. When considering limited support four respondents indicated a preference for an apartment, and five respondents for a bungalow.

The total number of responders over the age of 55 considering moving within the next five years is fifty-two.

In addition to respondents who said that they expect to have to move within the next 5 years, a further eighty-three people have thought about moving home in the future but do not expect to do so in the next 5 years. Three hundred and thirteen responders had no plans to move.

It should be noted however that it can be difficult for respondents to attempt to predict what they may need or prefer in the future. Their options will be dependent on circumstances and choices are available to them at the time.

When asked where they wished to live 72.4% of responders who answered the question wish to remain in the parish of Buckland Monachorum.

## 7. Assessment of those in need

Fifty four households indicated a need to move and returned part two of the survey. This section refers to the households who returned this part of the form.

**Table 4: Residence of housing need respondents (Where this can be identified)**

Buckland Monachorum	17
Yelverton	23
Crapstone	10
Milton Coombe	1
Clearbrook	1

Twenty-one cases have been excluded from the assessment below. Four provided insufficient information to assess their needs, and there were no contact details. Sixteen responders state that they have enough income and savings to be able to buy on the open market, eight of whom were older owner occupiers. One respondent is under the age of sixteen.

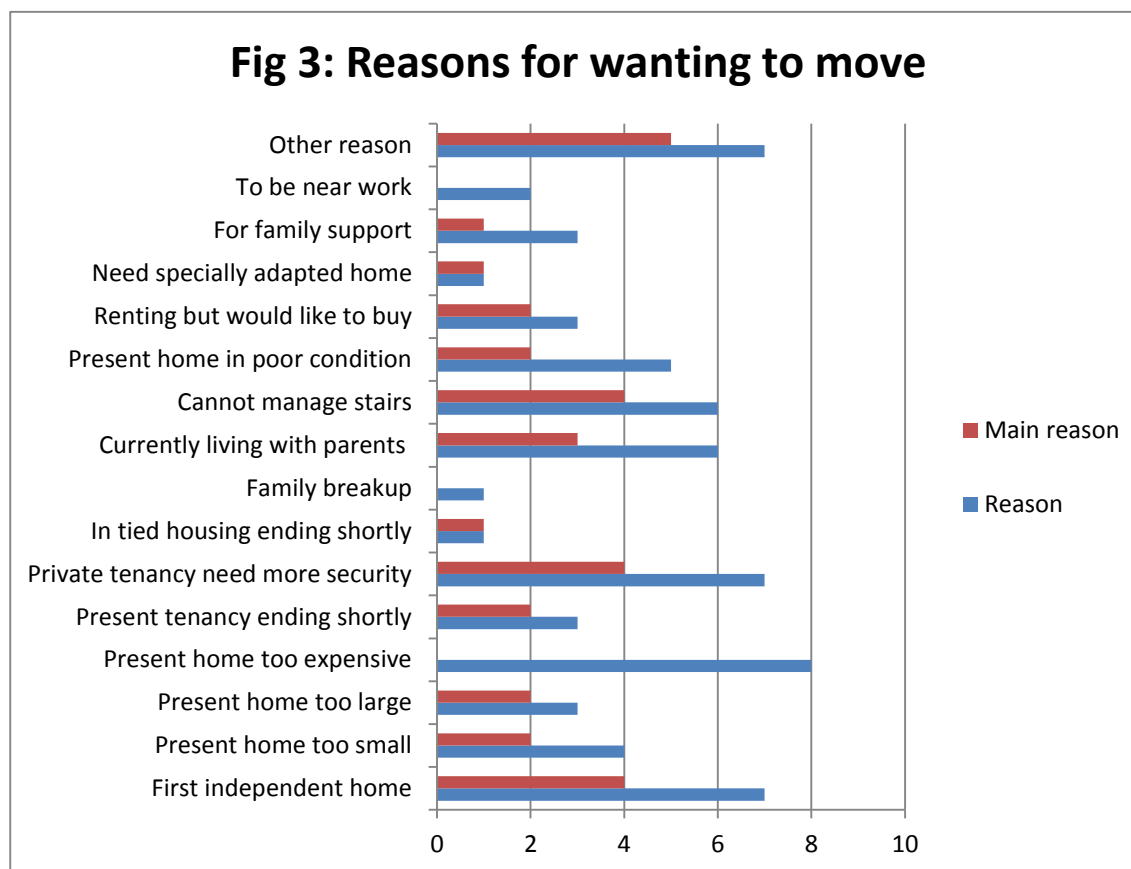
An initial analysis of the survey demonstrated a disparity between the numbers of responders to the survey and applicants on Devon Home Choice. In order to encourage responses from this group of households in housing need an additional letter or email with a separate part two of the survey was sent to applicants registered on Devon Home Choice in bands A to D. This generated a further 9 respondents in housing need.

Twenty-four cases from the original survey and nine additional returns from residents registered on Devon Home Choice (thirty-three in total) have been assessed in detail.



## Housing need

Households completing this part of the form were asked to identify their reasons for wanting to move.



## Local Connection

The definition of local connection is set by West Devon Borough Council:

- A member of the household currently resident in the parish for 6 out of the last 12 months or 3 out of the last five years where this has been out of choice or
- Those people who have permanent work in the parish or
- A member of the household has family connections in the parish (immediate family who have themselves lived in the parish for at least five years) or
- Other strong local connection with the parish for example by upbringing

As the settlement of Yelverton falls within the Dartmoor National Park, the definition of local connection is set by Dartmoor National Park Authority:

- Those people currently living in a parish wholly or partly within the National Park or a rural parish adjacent to the parish of provision and having done so for a period of at least five years; or

- Those people who have lived in the parish wholly or partly within the National Park or a rural parish adjacent to the parish of provision for a period of 5 years but have moved away in the past three years; or
- Those people who have a strong local connection with a parish wholly or partly within the National Park or a rural parish adjacent to the parish by virtue of, for example, upbringing or employment.

Each of those completing part two of the form was asked to show how they met these criteria. This information supplied has been used to establish whether respondents meet the criteria.

All of the households were found to meet the local connection requirement as set out above.

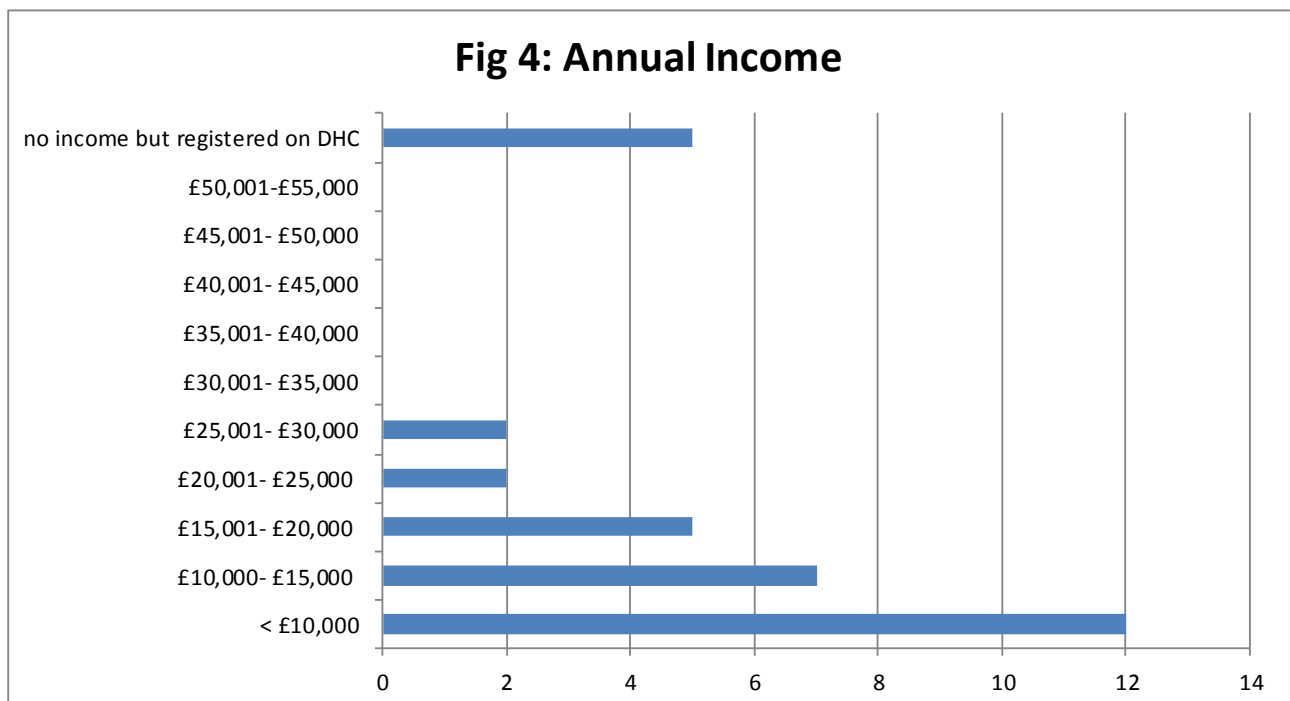
### Housing Options

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

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

Thirty three households have been assessed against these criteria.

The income of the respondents in need is shown below.



Taking into account the income, savings and assets of the households none of the respondents can afford to buy in the open market.

One of the households has the ability to rent in private market.

Four households may have the financial capacity to afford shared ownership.

The twenty-nine remaining households can only afford rented properties and may have to rely on benefit to assist with housing costs with either social or affordable rents.

Devon Home Choice is the affordable housing register for homes in West Devon as well as other parts of Devon. All vacancies in affordable rented housing in West Devon are allocated through Devon Home Choice.

In Section 2 it was noted that 93 households living in Buckland Monachorum are on the Devon Home Choice register. There is a possibility that some of these households may not wish to live in the parish of Buckland Monachorum. However it is also possible that they thought that as they were already on the register they did not need to complete a survey form.

Table 5 below shows the number of people in each of the Devon Home Choice bands, by bedroom size. The table also shows the number who have responded to the survey.

**Table 5: Devon Home Choice bands and survey respondents**

Band	1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom	
	On register	Survey responses	On register	Survey responses	On register	Survey responses	On register	Survey responses
Band B (High)	7	1	2	0	0	0	0	0
Band C (Medium)	4	0	4	0	1	0	1	0
Band D (Low)	22	12	2	2	1	0	0	0
Band E (No Housing Need)	33	10	13	6	2	1	1	0
<b>Totals</b>	<b>66</b>	<b>23</b>	<b>21</b>	<b>8</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>0</b>

Of the ninety-three households on the Devon Home Choice register only seventeen can be identified amongst the respondents in the survey. Four other households said they were on Devon Home Choice but cannot be identified amongst the list of those on Devon Home Choice that was provided. Two respondents state that they are registered with South West Homes.

In Buckland Monachorum Parish there were 6 lettings in 2012, five of which were for older person's accommodation. West Devon Borough Councils allocations policy states that vacancies in this parish are prioritised to applicants placed in need bands A to D firstly with a local connection to Buckland Monachorum Parish, and then reverts to the general Devon Home Choice register.

The level of vacancies in stock specifically for older people in 2012 was approximately 6%. This is a high vacancy rate which could be expected to cater for the housing need for older people identified in this survey. The assessed need for older persons will therefore be discounted by 14 in order to take this into account.

The suggested mix of housing is shown in Table 6 below. This takes account of the family makeup as declared on the survey form.

**Table 6: Housing mix needed**

Type of property	Affordable Rent	Shared ownership
1 bedroom property for single people	6	1
1 bedroom property for older single people	0	2
1 bedroom property for couples	0	0
1 bedroom property for older couples	0	0
2 bedroom property for families	8	0
3 bedroom property for families	0	1
Totals	14	4

**Table 7: Residence of respondents determined in need**

Buckland Monachorum	8
Yelverton	5
Crapstone	4
Milton Coombe	1
Clearbrook	0

The survey also assessed when those in need required accommodation. Five respondents require housing within 12 months, sixteen respondents require housing in 1 to 3 years' time and eight respondents require housing in 4 to 5 years' time. Four respondents gave no indication as to when they may need accommodation.

### Self-build

The survey asked if respondents were interested in participating in a self-build affordable housing project. Seven respondents expressed an interest, twenty said they were not interested and five did not indicate a preference.

## 8. Conclusion - Future Housing Need for the Parish of Buckland Monachorum

Overall, it must be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving. Any provision of affordable housing, would, by necessity, need to take account of this. However, given the level of response to the survey, and in spite of the potential for circumstances to change, the survey has identified a need in the near future for affordable housing.

As the needs of households are constantly evolving, the level and mix of need in this report should be taken as a guide. In particular it may be appropriate to vary the mix of sizes provided.

The low level of response from people on Devon Home Choice is a matter of concern. It should be noted that people on the register have been given two opportunities to provide information as well as receiving the form itself. Facebook has also been used to point out the importance of the survey. There appears to be no value in making further attempts to encourage returns, so the report has been presented with the information available at this time.

In the future, if a detailed scheme is proposed it may be appropriate to increase the overall number of homes provided if evidence of additional people in need with a local connection on Devon Home Choice can be provided. The Rural Housing Enabler will be able to assist with validation of this information in the future.

This report remains appropriate evidence of need for up to 5 years. However if there is a significant development of affordable housing in the parish which is subject a local connection requirement and substantially meets the need identified in the report it will normally be necessary to re-survey the parish before any further development to address local needs is considered.

### **Recommendation**

**It is recommended that:**

- a) The Parish Council note the need for a development of affordable homes to address the need identified in this report.**
- b) The Parish Council note this report.**

**Buckland Monachorum Parish Housing Needs Survey - Part 1**

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

**Completed forms must be received by 2<sup>nd</sup> March 2013**

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

**A. Your Current Home**

1) Do you live in?

Buckland Monachorum		Yelverton		Crapstone		Milton Coombe		Clearbrook	
---------------------	--	-----------	--	-----------	--	---------------	--	------------	--

2) Do you:

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

3) Is this your:

Main Home		Second Home	
-----------	--	-------------	--

4) How many bedrooms does your home have (tick the appropriate box)?

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

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

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

**B. Housing needs of people over 55**

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

Age 55 -65		Age 66-75		Age 76-85		Age 86 or above	
------------	--	-----------	--	-----------	--	-----------------	--

7) Which of these statements best describes the future housing plans of those aged 55 and above in your household? Please tick one box.

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

8) If you expect to move, what type of accommodation do you think you will need. (Please tick no more than 2 boxes, and circle the type of property preferred.)

A home which better meets your needs but is not specially built for older people		House		Apartment	
----------------------------------------------------------------------------------	--	-------	--	-----------	--

		Bungalow
A home which has been specially designed for older people but does not come with any support services		House Apartment Bungalow
A home in a development for older people with some limited support services (for example a community alarm service)		House Apartment Bungalow

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

To remain in the Parish		To move away from the Parish	
-------------------------	--	------------------------------	--

**C. Housing Required?**

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

If yes please complete Part 2 of this form if you wish to remain in the Buckland Monachorum Parish

**D. Your View of Affordable Housing**

An explanation of affordable housing is on the reverse side of your survey letter.

11) If there is a need for affordable housing, would you support a small development of affordable homes for local people?

Yes/No

12) Where would you prefer to see a small development within the Parish

Buckland Monachorum		Yelverton		Crapstone		Milton Coombe		Clearbrook
---------------------	--	-----------	--	-----------	--	---------------	--	------------

13) Do you have any suggestions for a suitable site for affordable housing?

.....

14) Any other comments regarding affordable housing (attach extra sheets if needed):

.....

**E. Your contact details (optional)**

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

Address.....

Confidentiality and Data Protection: The information you provide will be used by Community Council of Devon to provide information for the Housing Needs Survey Report and summary information on rural housing need. No data will be published which can identify an individual. Thank you for taking the time to complete this form.

**Buckland Monachorum Parish Housing Needs survey - Part 2**

**Please complete this form if you think you may have to move to another home in the Parish of Buckland Monachorum within the next five years. Please return the form in the envelope provided.**

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

If you require extra forms or have any questions, please contact Sue Hitchcock on 01392 248919

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

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

**A. Your Housing Need**

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

Name	Age	Male/Female	Any specific needs

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

Accommodation on one level	<input type="checkbox"/>
Access for a wheelchair	<input type="checkbox"/>
Residential care	<input type="checkbox"/>
Other, please state:	<input type="checkbox"/>

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

If Yes, please describe what would be needed:

.....

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

Private rented	<input type="checkbox"/>	Rent from a housing association or local authority	<input type="checkbox"/>
Owner occupier	<input type="checkbox"/>	Living with relatives	<input type="checkbox"/>
Sharing a house	<input type="checkbox"/>	Tied accommodation	<input type="checkbox"/>
Lodger	<input type="checkbox"/>	Other - please describe:	<input type="checkbox"/>

5) How many bedrooms does your current property have?



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

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

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

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

Within 12 months	
1 - 3 years	
4 - 5 years	

If you consider that your household is in affordable housing need, it is essential that you are registered with Devon Homechoice. For an application form, please contact West Devon Borough Council on 01822 813600. If you are looking for a shared ownership you should register with South West Homes [www.southwesthomes.org.uk](http://www.southwesthomes.org.uk), 0300 100 0021

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

**B. What can you afford?**

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

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

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

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

Less than £10,000		£10,000- £15,000	
£15,001- £20,000		£20,001- £25,000	
£25,001- £30,000		£30,001- £35,000	
£35,001- £40,000.		£40,001 - £45,000	
£45,001 - £50,000		£50,001- £55,000	
£55,001 - £60,000		Over £60,000	

12) Savings, investments and assets

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

 £

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

What is your estimate of the value of your home?

£

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

£

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

£

### C. Do you have a local connection to the Parish of Buckland Monachorum?

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

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

Is a member of the household currently resident in the parish for 6 out of the last 12 months or 3 out of the last five years where this has been out of choice?	
Does a member of the household have permanent work in the Parish?	
Does a member of the household have family connections in the Parish (immediate family who have themselves lived in the Parish for at least 5 years)	
Do you have other strong local connection with the parish for example by upbringing - please describe in Q16 below	

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

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

15) Do you have any other special reason to live in the Parish of Buckland Monachorum?

--

16) Do you live in?

Buckland Monachorum		Yelverton		Crapstone		Milton Coombe		Clearbrook	
---------------------	--	-----------	--	-----------	--	---------------	--	------------	--

17) Are you interested in participating in a self-build affordable housing project? Yes/No

## D. Contact Details.

It would be very helpful if you could provide your contact details below. It may be necessary for the Rural Housing Enabler to stay in touch to ensure that you have the best chance of receiving an offer of housing if your need is verified.

Name	
Address	
Postcode	
Telephone Number:	Email:

It may be helpful to pass your contact details to our development partners. Please sign the following declaration if you are happy for this detail to be passed on.

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

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

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

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

Please return the survey form in the envelope provided by 2<sup>nd</sup> March 2013

**Local Rural Housing Enabler**

Sue Hitchcock, Community Council of Devon  
First Floor, 3 & 4 Cranmere Court,  
Lustleigh Close, Matford Business Park,  
Exeter, EX2 4QB  
Tel: 01392 248919

Email:susan@devonrcc.org.uk

- We have a flat on top of our barn which is covered by a Section 52 agreement but is now empty but cannot be used as a source of income. Our daughter had to move to rented accommodation in Plymouth and now is not eligible for affordable housing in our parish
- Just build smaller as wish to downsize
- Bus travel may become essential
- Villages are at peak capacity already
- Problems with affordable housing include speed of vehicles, alcohol and children unable to play outside
- Urgent need to improve infrastructure to cope with current developments
- It depends on who will be in the affordable housing
- Build homes where there are good facilities and transport links
- No need for affordable housing in the parish
- Should be near to bus routes/stops and shops - not tucked away
- Recent development of affordable housing in Crapstone has attracted families from Plymouth - what is classed as 'local'?
- Parish is developed enough already
- Any new development should be offered to locals first
- Brownfield sites should be explored first. Outside Yelverton would not sustain further development as there are few services
- Would not like to see further development in this parish. Modern homes look out of place
- Concern about availability of services such as schools, doctors, dentists etc.
- Need to provide housing for local people not those moving from affluent areas to buy second homes
- Good transport links are essential
- Affordable housing may be an excuse for development
- There is already adequate provision in Yelverton
- Is there really a need for affordable housing in this area?
- Minimal local employment so more housing would cause more traffic. Plenty of redundant MOD land in Plymouth and employment
- Has to match adjacent properties - not timber framed boxes
- Need a primary school in Yelverton or transport will be an issue. Need a co-ordinated approach
- A self-build project may facilitate affordable housing
- Understood that affordable was designated as socially rented not to purchase
- Strongly support the need but should be delivered over time
- No point in burying affordable housing in villages with no amenities. It should be possible to develop the infrastructure by improving roads from Crapstone where there is a school. Keep outside the National Park but beware of the Tamar Valley SSSI areas
- The last affordable housing did not seem to be exclusively for families within the parish
- Affordable housing can only be provided as a mix with open market housing, therefore a larger housing development must occur
- Buckland is only location with a school
- There are already too many cars using these roads
- There has already been a new housing development and the school is already overloaded. Increased traffic is unacceptable.

- Profits should never be made if sold on. A percentage should always be retained by a housing consortium
- Should be placed with existing council housing as they devalue private housing. People should not be relocated from Plymouth as they bring problems with them.
- Currently living in a one bedroom ground floor flat with baby and find the situation very stressful
- Do not make it ugly - it is beautiful here
- Sufficient affordable housing already - no need for further
- Survey is a good idea as it sorts who wants what
- Access through inconsiderate parking in Crapstone makes more houses and vehicles undesirable
- Family houses should be near the primary school
- There are affordable developments in Butland Meadow, Abbey Drive and behind Briar Tor in Yelverton already
- Near services and transport
- Affordable housing is not required in this area
- Buckland Monachorum parish is not commuter belt so please do not build on it
- It is only affordable for the first buyer
- Yelverton is ideal because it has shops/doctor/bus service etc. and therefore cars would not be needed quite so much
- There have been affordable housing developments in Buckland and Crapstone but very few went to local people
- Needs to be in the right place in keeping with the neighbourhood. Good transport and access and be available to workers on low incomes as first homes
- Need transport to local schools/village schools
- Road accessibility and parking is an issue. Contractors should pay for local community amenities, i.e. grass/shrubs area, open spaces/parks
- Supply decent roads with all the potholes filled in
- Depends on what is meant by small development and the site and nature of the development
- Yelverton has more amenities than other areas - shops, transport links, doctor, dentist, Post Office etc.
- There are shops in Yelverton only
- Needs to be close to regular and frequent transport services, doctors, chemist etc.
- Need house/bungalows in the Yelverton area that are energy efficient and maintenance free
- Essential for local people who wish to remain in the village of their birth
- We would move out if affordable housing was built where we chose to live
- Affordable housing has recently been built on the outskirts of the village
- Yelverton infrastructure cannot cope with any more homes and traffic
- Need more bungalows with central heating
- Would need to be central as local bus services could cease and villages would become inaccessible
- Need housing for younger first time buyers
- Most areas need improved access to A386
- More affordable housing and less second homes and increase rates on under-used properties
- Need to be better transport services as some families are already quite isolated
- Makes sense to keep this type of housing close to public services like transport and schools
- Necessary to enable people to live in their own locality

- Near to public transport. Apartments would need lifts, parking space and individual outside space
- Should be located near similar properties
- People who have no stake in their homes do not value them or look after their environment
- Do we really need more housing?
- It is difficult to see the need as there are plenty of properties for rent or sale in the parish
- Houses built two streets away have blighted us with commercial vehicles blocking our windows so we do not want any more houses in Crapstone
- Unoccupied houses should be used for habitation
- Need to ensure there are adequate facilities and infrastructure
- Should be in areas which have a wide range of housing and with easy access to local services
- I live in affordable housing and feel lucky to be able to bring my son up in my local area. There are some problems though and some people do abuse the system
- Not in villages where there is minimal services and transport. This only leads to increased traffic etc.
- Amenities will not support further housing
- Must be on a bus route and within walking distance of shops and amenities
- It would be good to integrate the affordable homes more. Two recent developments have been stuck on the edge of the villages which makes them isolated
- Should take full account of supporting road network and proximity of retail outlets and car parking as the current arrangements barely support the existing population
- There is no need for local affordable housing as Tor Homes struggled to fill houses in Buckland Monachorum
- DNPA needs to be more flexible re their planning
- Too often affordable housing is sold off and we do not need any more built this way
- Good transport essential
- Needs to be near main transport for access to work etc.
- Urgent need to provide housing for young families for the future of the village
- Only affordable housing should be allowed
- Consider the transport situation
- As long as they are retained for local people