

# Parish of Manaton Housing Needs Report



Produced by: **Devon Communities Together**

On behalf of: **Teignbridge District Council**

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**Devon Community  
Housing Hub**



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# 1 Executive Summary

## Principal Conclusions

The survey identified a need for up to 4 affordable homes within the next 5 years.

## Key findings

### Affordability

- The survey found 4 households in housing need who could not afford to buy or rent in the open market.
  - 2 of the households have a current local connection with Manaton, and
  - 2 of the households will establish the local connection within the 5 years that the report is valid. (for details of the local connection criteria please see paragraph 8.2).

### Tenure

Of the 2 with a current local connection

- 1 of the households would require rented housing, and
- 1 of the households would require low-cost home ownership

Of those 2 households who will establish a local connection within 5 years

- 2 households in need would require rented housing.

### Size of Property Required

- All 4 of the households are singles and couples. Under current allocations policy, 3 of the households would only currently qualify for one bedroom accommodation. See Table 11 in paragraph 8.3.

## Other Findings

- 188 surveys were delivered and 48 survey forms were returned. The response rate was 26% which is within the normal range for responses to Housing Needs Surveys
- 63% (27 responses) of those who answered the question said they would be in favour of a small development of affordable housing for local people and 37% (16 respondents) were against. 5 households did not answer this question.

## **2. Aims of the Survey**

- To investigate the housing need, tenure and size of homes required for local people living or working in the parish and those wishing to return;
- To establish the general level of support for new homes in the parish with an emphasis on homes for local people with housing needs;
- To establish the views of the whole community on future housing in the parish;
- To assist the Parish Council and District Council with future planning for the parish.

## **3. Survey history, methodology and response**

### **3.1 History**

Teignbridge District Council commissioned this survey to assess future local housing need in the Parish. 188 forms were posted to every household in the parish. Parishioners were able to return the survey in a reply paid envelope. The survey was also available for completion online. The deadline for the return of the survey was 24<sup>th</sup> April 2022.

### **3.2 Methodology**

The survey was carried out using a standard methodology approved by local planners.

The survey form was in 3 parts. The first section asked questions about the respondents' household and their support for affordable housing. All residents were invited to respond to this part of the survey. The second section was aimed at parishioners aged over 55 to gauge the specific needs of older residents. The third part of the survey was designed to be completed by households who intend to move home within the next 5 years and wish to remain living in the parish. Both those who have an affordable housing need and those who wish to buy on the open market were invited to complete this section of the form.

The methodology is based on identifying actual numbers of households in housing need, and is not used to project future need. Experience suggests that households in housing need are more likely to complete the survey.

### **3.3 Response**

- 48 surveys were returned, which is a response rate of 26% of all dwellings surveyed.
- The survey achieved its aim of identifying actual households in need. Out of the returned surveys, 7 were returned with Part 3 completed.
- All respondents live in the Parish of Manaton.
- Background research demonstrates that there is an undersupply of smaller accommodation (6% of dwellings are 1 bedoomed, compared with 33% of households comprising one person).

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

## 4. Introduction and Information about Manaton.

### 4.1 Overview of Manaton.

Manaton is situated in the Teignbridge District of Devon on the eastern fringes of the high moor in Dartmoor National Park. It has a long history being recorded in the Doomsday Book and recognised as being a longstanding farming community.

Manaton has a small range of community facilities, including a local pub, church, sports ground and a parish hall which includes a part-time post office service.

There is a returning bus service once a week between Manaton to Newton Abbot.

### 4.2 Population Figures

In the 2011 census the population of the Parish was 303 living in 176 dwellings. There were 140 dwellings with at least one usual resident and 36 dwellings which were either empty, second homes or holiday lets (21%). The estimated population in 2019 was 341 (Office of National Statistics Mid 2020 population estimates).

### 4.3 Type of Accommodation

In the 2011 Census the types of accommodation in the parish were broken down as in Table 1 below. The largest category is detached houses or bungalows. There are few terraced houses and very few flats.

**Table 1**

Detached house/bungalow	Semi-detached house/bungalow	Terraced house/bungalow	Flat	Caravan / mobile home	Total
122 (69%)	32 (18%)	10(6%)	11 (6%)	1 (0.5%)	176

### 4.4 Bedroom numbers

In the 2011 Census the number of bedrooms per dwelling were broken down as in Table 2 below.<sup>1</sup> See note below. The vast majority of homes (74%) have between 3 and 4 bedrooms with very few smaller 1 bedroom properties (6%).

**Table 2**

1 bedroom	2 bedrooms	3 bedrooms	4 or more	Total
8 (6%)	28 (20%)	46 (33%)	58 (41%)	140

When viewed together these tables show that there is a lack of smaller, cheaper accommodation in the parish with detached dwellings and properties of 3 bedrooms plus being the most prolific. This is likely to restrict access to housing for those on low incomes to buy or rent. It is also of note that 33% of households in the Parish are single person households, however this is not reflected in the profile of the housing stock.

<sup>1</sup> These tables only give details for 140 dwellings of the 176 dwellings. This is because there is no data on bedroom numbers any for the 36 empty homes, second homes or holiday lets in this dataset.

#### 4.5 Property Prices and Rent

When background research was carried out on 20<sup>th</sup> April 2022<sup>2</sup>) there were 16 sale property listings within 3 miles of Manaton and within the National Park on the Rightmove website (see note 2). Of those that are listed the cheapest property within the National Park was in Chagford with an asking price of £175,000. There were 4 properties for sale with 4 bedrooms or more costing between £595,000 and £425,000. Of the remaining properties 6 were 3 bedroomed homes and 6 had two bedrooms. There were no one bedroom properties for sale within 3 miles of Manaton, and no properties for sale within Manaton itself. Information from a wider area (within 5 miles) has been used to establish an entry level value for one bedroom property, however it should be noted that there are very few suitable properties available.

To assess whether a household can afford to buy or rent in the open market it is necessary to look at the cost of an entry level property in the local market. This is done by comparing information on recent house sales and homes currently on the open market. Average rents are identified by comparing local private rents gained from the housing need survey with rents of properties currently on the market. From this information, we can establish typical rents to assess affordability. When the research was carried out (20<sup>th</sup> April 2022) there were 12 properties advertised for rent within 5 miles of Manaton, and additional information on rent levels was provided by 3 respondents. A total of 15 properties. 7 of these properties were in and around Bovey Tracey (outside the National Park), and 8 were from within Dartmoor National Park. All this information has been amalgamated and averaged to establish entry level rent costs. It is of note that the local housing allowance is significantly lower than the estimated entry level cost, making accessibility even harder for households who are dependent on benefits to meet their housing costs.

The figures used to assess affordability are set out in Table 3 below.

**Table 3**

Size	Property price	Weekly rent	Local Housing Allowance (TQ13)
1 bedroom	£165,000	£127.00	103.56
2 bedroom	£290,000	£196.00	138.08
3 bedroom	£300,000	£249.00	168.00

There are currently 5 council/housing association owned properties in Manaton. These are all owned by Teign Housing. There have been no lettings last 2 years and it is not anticipated that lettings of current affordable housing stock will have any impact on future need figures.

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<sup>2</sup> Information on both properties for sale and rent was taken from Rightmove.co.uk on 20<sup>th</sup> April 2022

## 5. General Survey Findings

### 5.1 In favour of a small local development

Respondents were asked if they would be in favour of a small number of homes for local people being built if the need for affordable housing were proven. 27 (63%) of those answering the question said they would be in favour. 16 (37%) said they were against any development. It should be noted that 5 households did not respond to this question.

### 5.2 Site suggestions and general comments

29 individuals made suggestions for possible housing sites within the parish and / or made more general comments about housing in the parish. These suggestions and comments will be made available to the District Council on a separate document.

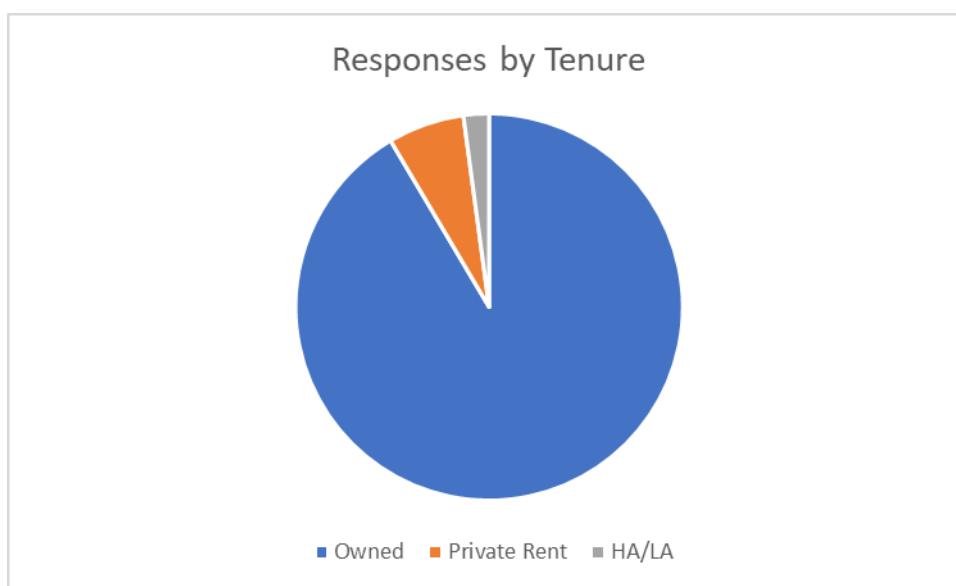
### 5.3 Knowledge of those who have left parish in last 5 years

Respondents were asked if they knew of anybody who had had to leave the parish in the last 5 years due to lack of suitable housing.

- 5 households replied that they did know of someone.

### 5.4 Current tenure

Of the 47 respondents who provided details, 43 own their own home and 3 rent from a private landlord. 1 household rents from a housing association or local authority. Figure 1 below shows the breakdown of tenure.



### 5.5 Main or second home

46 respondents lived in their property as their main home and two owned the property as their second home.

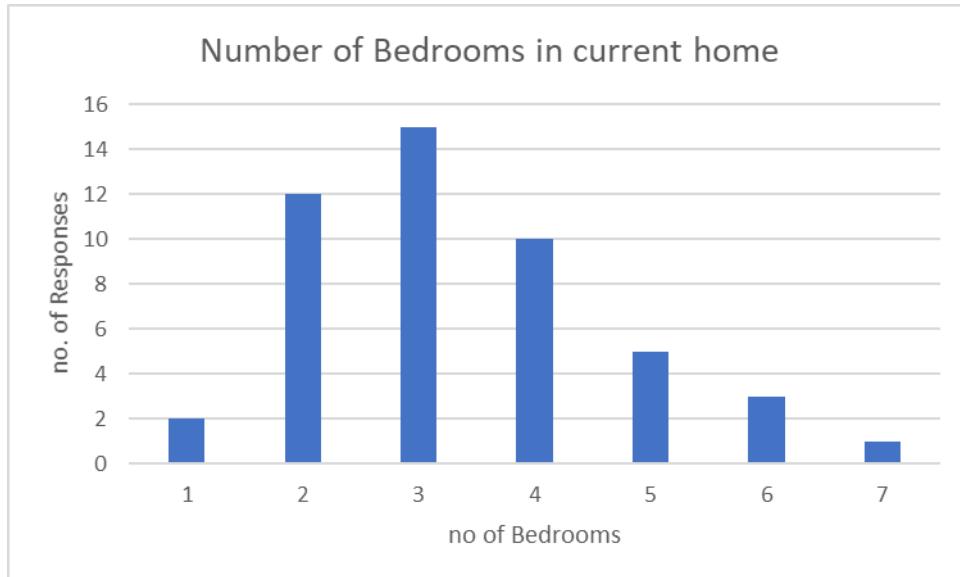
### 5.6 Parish of Residence

Respondents were asked which parish they lived in. All respondents stated that they live in Manaton.

## 5.7 Number of bedrooms in current home

Respondents were asked how many bedrooms their current home has. The responses are shown in Figure 2.

Figure 2



## 5.8 Future plans

Respondents were asked whether they intended to move home within the Parish within the next 5 years. If they answered yes to this question they were asked to complete Part 3 of the form.

- 3 households stated they did intend to move within the Parish within the next 5 years

## 5.9 Community Land Trusts (CLTs)

Respondents were asked whether they would consider becoming a member of a CLT.

- 4 households showed an interest, and six households gave their contact details which will be passed on to the local authority.

## 6. Housing needs and aspirations of older residents

Part 2 of the questionnaire was directed at residents over the age of 55. The number of people over the age of 55 is set to rise significantly across the UK over the next 20 years. In 2014 the Office for National Statistics published population projections for the next 20 years. These figures show that by 2034 the percentage of people over the age of 55 will have increased by 23% across Devon.

38(79%) respondents had a least one member of the household that was aged 55 or over and completed Part 2 of the survey.

### 6.1 Age of Respondents to Part 2 survey

Respondents were asked to give their age in 10 year bands. As can be seen in Table 4 below, the majority of those who replied (79%) were aged between 55 and 75.

Table 4

Age Group of individuals within household	55-65	66-75	76-85	Over 86
Number	22	24	8	4

6.2

### Future Housing Plans

Households with someone over 55 were asked about their future housing plans.

- 7 households plan to move within the next five years. 6 households would like to remain in Manaton and one plans to move away from Devon.
- Of the 6 households wanting to remain in Manaton 1 expects to be able to meet their housing need by purchasing on the open market and two already own their own home. The remaining 4 households are likely to need affordable housing. (further details are provided in the next section).
- Of the four households wishing to move locally, one expects to move within the next 12 months, one within 1 -3 years, one within 3-5 years and the other did not answer the question.
- Of the remaining respondents 7 have considered moving, but do not expect to do so within the next 5 years, 26 (68%) have no plans to move and 1 did not answer the question.

### 6.3 Adaptability of current home

Respondents were asked if their current home was adaptable to meet changing needs.

- 22 households said their home was adaptable
- 16 households said their home was not adaptable

#### 6.4 Type of Accommodation preferred by older persons

Older households were asked what type of accommodation they may need in the future. Half of the respondents 19 (50%) did not answer this question. Of those that did 15 (79% of responses) preferred a home better suited to their needs but not specially designed for older people, 2 preferred a specifically designed home and 2 were anticipating moving to a residential / nursing home when it was necessary for them to move. Preferences are shown in Table 5 overleaf.

**Table 5**

Type of Accommodation Preferred by Older Persons	Number
Home better suited to needs but not specifically designed for older people	15
Home specially designed for older people	2
Residential / nursing home	2

The preference for accommodation which is suited to older persons needs, but is not specially designed for older people is of note. There is a preference for a property that is designed for accessibility, but not for designated older persons accommodation.

#### 6.5 Considerations when choosing next home

Households were asked to list the most important considerations when choosing a new home. They could give more than one reason. The numbers in brackets are the responses from those who indicated that they were likely to move within 5 years. The reasons are listed in Table 6.

**Table 6**

Most important consideration	Number
Need to downsize to a smaller more manageable home	3 (0)
Cheaper running costs	7 (2)
Proximity to shops/amenities	4(1)
Proximity to public transport	2 (0)
Need to be near family / carers	3(0)
Need one level for medical reasons	4 (1)
Wish to improve living conditions (security and facilities)	2 (2)

The most important consideration overall was that older persons wished to move to a property which is cheaper to run.

#### 6.6 Conclusion - Older Persons Needs

The older persons' survey shows that the majority of older households 26 (68 %) have no plans to move home. However, the parish does have a small number (4) of older households who wish to move with the main drivers being cheaper running costs and improving the security of tenure and facilities available. All of these indicated a preference for a home that is better suited to their needs, but not specifically designed for older people.

The survey indicates that 4 of the 7 households that expect to move home within the next 5 years and remain in Manaton will need affordable housing. The remaining households have stated that they will be looking to the open market for alternative housing within 5 years, or already own their own home. There is no mechanism in the current Local Plan to protect Open Market Housing for older people with a local connection.

## 7. Assessment of those wishing to move to a new home in Manaton within the next 5 years

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

3 households indicated a need to move within the next 5 years and remain in Manaton. However 7 completed Part 3 of the survey. The needs of these 7 households have been included in this section of the survey.

### 7.1 Minimum bedroom preference

Respondents were asked the minimum number of bedrooms they would require in their new home. Table 7 below shows the breakdown. It should be noted that this reflects the preferences of the respondents rather than their eligibility. There are criteria relating to affordable housing that set the number of bedrooms that a household are eligible for based on the number of adults and children in that household. All of the respondents were single people or couples.

**Table 7**

1 bedroom	2 bedroom	3 bedroom	4+ bedroom
2	4	1	0

### 7.2 Timescales for moving

Households completing this part of the form were asked to identify when they would need to move. 2 households did not answer the question.

- 2 of the households indicated a current need to move.
- 1 households indicated a need to move within the next 1-3 years.
- 2 households indicated a need to move within the next 3-5 years.

### 7.3 Housing tenure

Respondents were asked what type of accommodation they would consider moving to. This gives an indication of respondents' aspirations rather than confirming which type of housing they are eligible for. The results are shown in table 8 below. Respondents could choose more than one option. All of the respondents required one or two bedoomed accommodation for singles or couples.

**Table 8**

Shared ownership/ equity	Affordable housing for rent	Self-build	Discount market	Rent to buy	Open market
1	2	2	1	2	3

#### 7.4 Reasons for moving

Respondents were asked why they wished to move home. They could tick more than one box.

Table 9

Reason for wishing to move	No of respondents
Need to move to a home with more bedrooms	0
Need to downsize to a home with fewer bedrooms	1
Need to move for health/mobility reasons	2
Will be leaving home and do not expect to be able to rent or buy privately	0
You are struggling to afford your current home	0
Wish to move back to the parish and have a strong local connection	0
Home is in poor condition	0
Your private tenancy is ending	4
Sharing kitchen and / or bathroom	0
Other - to be closer to amenities / have better facilities	2

#### 7.5 Budget for new home

Respondents who wished to purchase a home were asked about their budget. Table 10 below shows the breakdown of replies. 2 respondents did not answer the question.

Table 10

Less than £150,000	£150,001 - £200,000	£200,001 - £250,000	£250,001 - £300,000	£300,001 - £350,000	£350,001 +
2	1	1	0	0	1

### 8. Assessment of those in affordable housing need

This section of the survey looks at the number of households who would qualify for an affordable home in the parish, based on their household income and savings.

#### 8.1 Exclusions

3 of the households who expressed a need to move within the next 5 years and remain in Manaton have been assessed and have been excluded for the following reasons:-

- They stated they were only interested in open market housing;
- They gave insufficient details to assess their eligibility;
- They already own their own home so do not qualify for affordable housing.

This leaves 4 households who have been assessed for affordable housing. Three of these households are currently living in private rented housing, and one is in local authority / housing association accommodation.

## 8.2 Local Connection

To qualify for affordable housing within Dartmoor National Park, respondents must have a local connection. This connection is determined through the '*Dartmoor Local Plan 2018 -2033*' and is set out in figure 3 below.

### Definition of a Local Person

Dartmoor's local needs and local affordable homes are restricted to occupancy by a local person. 'Local' is defined as a household containing at least one permanent resident who:

- currently lives in the National Park or a rural parish which lies substantially within the National Park and having done so for at least 5 years; or
- has lived in the National Park or a rural parish which lies substantially within the National Park for at least 5 years, but moved away within the last 5 years; or
- is currently employed within the National Park, working for not less than 16 hours per week, and having done so for at least 26 weeks out of the preceding year; or
- has a strong connection to the National Park or a rural parish which lies substantially within the National Park by virtue of, for example: upbringing, employment, or having a requirement to provide substantial care for a close relative who currently lives in the National Park and has done so for at least 5 years.

These criteria are not in priority order. A level of priority will be applied in s106 legal agreements to the geographical area of housing need used to justify the development, in accordance with Strategic Policy 3.1. Priority may also be applied to other criteria where this is sought by the community, and is consistent with the Local Plan.

Two of the households identified have a current local connection, and two will have a local connection by residency within the next 5 years as they currently live in the Parish.

Whilst it is not within the aims of this survey to consider how homes identified for those with a local connection are allocated more information on the Cascade Method within the Local Plan has been provided at Annex 1.

## 8.3 Housing Options

Of the 7 households that completed Part 3, 3 have been excluded for the reasons given in Paragraph 8.1, 2 are resident in the Parish and therefore whilst they do not currently meet the local connection criteria will do so within the 5 years that the survey is valid for, and 2 have a current housing need and a local connection. The housing options available to the 4 households identified as being in need of affordable housing (whether they have a current, or future local connection) have been reviewed.

Respondents provided information on income and savings along with household size which allows an assessment of what type of affordable housing is best suited to the household's financial circumstances. One household had sufficient income to access Low Cost Home Ownership, and three would require rented housing. The breakdown of housing needs of the 4 households that were identified as having a need for affordable housing are shown in Table 11.

Table 11

	1 bedroom	2 bedroom	3 bedroom
Affordable rent	3	0	0
Low cost home ownership	0	1	0

#### 8.4 Other evidence of housing need

As well as this survey other evidence of housing need should be considered. The housing waiting list or register for Devon is called Devon Home Choice. Applicants are given a banding from A to D depending on their level of need. There are no households resident or working in the Parish registered on Devon Home Choice. This can happen when potential applicants see no hope of affordable housing being provided.

#### 8.5 Housing Mix

The suggested mix of housing is shown in Table 12 below. This takes account of the family makeup as declared on the survey form and the type of housing required. One of the households was suitable for low cost home ownership, and three require rented housing. Under current policy three of the households would only qualify for one bedroom accommodation. A definition of the tenure types is provided in the footnote below.<sup>3</sup>

Table 12

Type of Property	Rented Housing	Low cost home ownership	Totals
1 bedroom property	3	1	0
2 bedroom property	0	0	0
3 bedroom property	0	0	0
<b>Totals</b>	<b>3</b>	<b>1</b>	<b>4</b>

### 9. Conclusion - Future Housing Need for Manaton

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. The survey has identified that there is currently a need for up to 4 units of affordable housing within the next 5 years.

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

<sup>3</sup> Rented Housing – the rent for the property equates to between 60% and 80% of Open Market Value (OMV)  
Low Cost Home Ownership – any product which enables a household to own a portion of their home.

## Annexe 1

### **Explanatory Note on the different roles of evidencing local housing need and allocations cascades**

This note is a summary of policy which is set out in the adopted Dartmoor Local Plan Dartmoor Local Plan 2018 - 2036 adopted December 2021.

It is important to note that evidence of need for affordable housing on a rural exception site and any cascade for allocations are 2 separate issues.

#### **1.0 Evidencing Housing Need and Allocations Cascades within Dartmoor National Park**

1. The purpose of the Housing Needs Survey is to provide evidence of need for affordable housing within the Parish of Manaton. The policy for evidence required is set out in the adopted Dartmoor Local Plan Strategic Policy 3.1 on page 59 of the plan. An extract is pasted below. As Manaton is a village paragraph 4c) applies. In summary, the evidence of need must come from the Parish in which a development for affordable housing on an exception site is proposed, which in this case would be Manaton. Evidence of need in adjoining parishes is not considered unless the Parish of Provision agrees. This enables Parishes to work together only if they wish to do so but it is up to the Parish to decide.

Extract from page 59 of the adopted Local Plan

*3. Development on rural exception sites will only be approved where there is a current identified need for affordable housing demonstrated by an up-to-date housing needs assessment.*

*4. The geographic areas from which affordable housing need should be identified is as follows:*

*a) for development within a Local Centre, but not Princetown, the housing need of the parish in which development is taking place and the adjoining parishes which are wholly or substantially within the National Park;*

*b) for development within a Rural Settlement or Princetown, the housing need of the parish in which development is taking place and the adjoining rural parishes (i.e. excluding those which contain a Local Centre or larger settlement) which are wholly or substantially within the National Park; or*

*c) for development within Villages and Hamlets, the housing need of the parish in which development is taking place, and any adjoining rural parishes as may be agreed with the parish of provision*

#### **2. The Allocations Cascade**

The allocations 'Cascade' describes the priorities between Parishes for Local Connection when any affordable homes are let, both on initial allocation and any subsequent re-lets. There is a timescale between the 'Tiers' of an allocations cascade. The cascade and timings will be formalised in the new Housing Supplementary Housing Policy which will

supplement the Local Plan by giving more detailed policy guidance. At time of writing the SPD is being drafted by Dartmoor National Park Authority.

An example of a cascade for rented affordable homes based on current practice is as follows:

- Tier 1: First advert is for the Parish in which the development is located (Tier 1).
- Tier 2: Qualifying applicants with a Local Connection to Adjoining rural parishes that are substantially within the National Park can apply in response to the first advert BUT with first priority going to qualifying applicants with a Local Connection to Parish in which the development is located.
- Tier 3: Second Advert. If no-one comes forward after the first advert. After an agreed period qualifying applicants can apply from the whole of the rest of Dartmoor (Tier 3) BUT with first priority still going to qualifying applicants with a Local Connection to Parish in which the development is located.
- If there are no qualifying applicants from the whole of the rest of Dartmoor after an agreed period any qualifying person in Housing Need in Teignbridge (Tier 4) may be considered.

The intention is to protect allocations for people with a Local Connection to the Parish in which the development takes place and to ensure homes are not left empty. .

Local Connection is tightly defined in section 3.3 on page 62 of the adopted Local Plan. An excerpt can be found in paragraph 8.2 of the main report.