

Parish of Salcombe LOCAL HOUSING NEEDS REPORT



Produced by: The Community Council of Devon

On behalf of: The Devon Rural Housing Partnership

Commissioned by: Guinness Hermitage

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1 Findings and Recommendations

Principal Conclusions

The survey identified need for 36 affordable homes within the next 5 years:

- Immediately 6 households
- 1-3 years 12 households
- 3-5 years 16 households
- Unspecified 2 households

Recommendations

- 1) A provision of additional affordable houses is needed to meet local needs in the Salcombe.
- 2) The need is for 20 rented homes and 4 intermediate properties (shared ownership or sub market rented).
- 3) One of the homes should have 4 bedrooms (rented) and four 3 bedrooms (rented), the remainder 1 or 2 bedrooms.

Key findings

Affordability

- The survey found that thirty six respondents in housing need could not afford to buy or rent in the open market, four may be able to afford to buy a shared ownership property.
- The survey also found that nine older people who were in housing need but had sufficient resources to meet their need in the open market.

Local connection

- The survey found 2 households with a housing need who failed to meet the South Hams District Council local connection requirement.
- The remaining 36 households met the requirement.

Other Findings

- The survey achieved its aim of identifying actual households in need. 1704 surveys were delivered and 580 survey forms were returned. The response rate was 34.1% which was a good response.
- 81% of those replying said they would be in favour of a small development of affordable housing for local people.
- There are 713 second homes in Salcombe – 40.38% of all homes. 181 second home owners responded to the survey (25% of second home owners).

2. Introduction and Information about Salcombe

Salcombe is a seafaring town situated at the mouth of the Kingsbridge-Salcombe Estuary, within the South Devon Area of Outstanding Natural Beauty and in the most remote area of rural South Devon.

As traditional industries have declined, Salcombe has become a haven for yachtsmen and tourists. The resident population has declined slowly over the last half-century but this has been compensated by the growth of holiday and second homes.

The Town has a wide range of shops and services including a food store, post office, 2 banks, and a number of restaurants and pubs, some of which are only open during the tourist season. There is a GP surgery and Dentist as well as a Library, fire stations and a number of churches. The town has a primary school but children normally attend secondary school in Kingsbridge by school bus. There are a wide range of sporting and social activities in the town. The town also has a lifeboat station with an ocean going lifeboat. Whilst the tourism industry is a major employer there are a range of small scale local businesses which provide employment for the resident population.

The 2001 census shows that there were 1893 people resident in Salcombe living in 929 households. Since that date the population has grown to 1948 (Devon PCT 2009). In the census there were 790 second homes or holiday lets in the parish.

In 2008 the average house price in Salcombe was just over £461,440 compared with £303,343 in all of South Hams. The figures for Salcombe take account of 44 sales, and exclude the sale of 8 shared ownership properties. The average price in 2009 has risen to £527k based on 14 transactions only.

Whilst the average house price is of interest, in a town like Salcombe with many high priced properties in order to assess what someone on a low income could afford it is necessary to look at the cost and availability of lower cost properties. In 2008 the average cost of the cheapest 25% of properties was £238k. Having checked the current price of properties on the market (Rightmove website) there is a four bedroom home with a "Devon Residency Restriction" on the market for £220k. There is also a 2 bedroom terraced house being marketed for £245k, and 5 other properties for just under £300k, two of which have 3 bedrooms. For the purposes of assessing affordability a figure of £240k for 2 bedroom or lower need and £300k for larger need will be used to assess whether households can afford to buy in the market.

There is a limited rental market in Salcombe and there are currently only four properties on the market, two of these are for properties where the rent is £2000 per month. The other two are six month winter lets, with rents of £600 per month. Given the attractiveness of the area it is likely that a family size property will command a rent of £250 per week or more for an all year rental.

There are 165 housing association properties in Salcombe. Table 1 below shows a breakdown of this stock.

Table 1 Breakdown of Social housing stock

Type	Rented	Shared ownership	Designated for older people
1 Bedroom House	5	0	0
1 Bedroom Flat	26	2	39
2 Bedroom House	19	6	0
2 Bedroom Flat	21	6	0
2 Bedroom Bungalow	1	0	3
3 Bedroom House	23	6	0
3 Bedroom Maisonette	1	0	0
4 Bedroom House	7	0	0
Totals	103	20	42

There were 13 vacancies from April 2008 to March 2009. There are 16 households on the on the South Hams Housing Register (Sept 2009) expressing an interest in living in Salcombe, that have a local connection to Salcombe.

3. Aims of the Survey

- To investigate the affordable housing need, tenure and house size for local people in Salcombe, those wishing to return, and those who work in the town.
- To investigate the housing needs and aspirations in more detail for older residents of the town
- To establish the general level of support for a small development of affordable housing for local people with housing needs

“Housing Need” is defined in Planning Policy Statement 3 as “The quantity of housing required for households who are unable to access suitable housing without financial assistance”.

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 Rural Housing Officer for Devon attended a meeting with representatives of the Town Council on 14th July 2009. The Town Council agreed to carry out a survey to assess if there was a lack of affordable housing for local people. Survey forms (Appendix 1) were delivered by hand to every household in the parish, accompanied by a letter from the Town Council. The deadline for the return of the survey was the 15th September 2009, this was amended to the 28th September because of the volume of forms still being received on the closing date.

The survey form was in 3 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 was for

completion by households where one member was over the age of 55, and was intended to gather information on the long term housing aspirations of older people. The third part of the survey was designed to be completed by households with a need to move home within the next 5 years.

There were a total of 580 surveys returned, which is a response rate of 34.1% of all homes in the Town. This is a good response for a large community of the size of Salcombe. The survey achieved its aim of identifying actual households in need. Out of the 580 surveys, 62 were returned with part two filled in. This is 11% of all returned surveys and similar to other housing surveys carried out by the Community Council.

In this report where statistics are used they were published in 2008 unless stated otherwise.

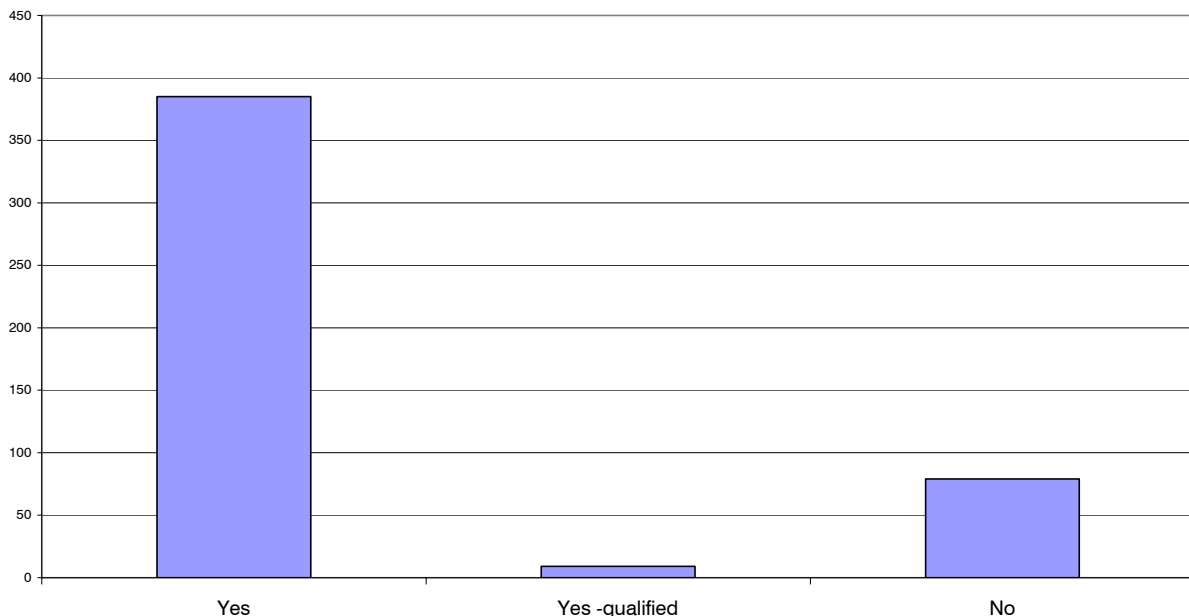
It should be noted that whilst apparent inconsistencies in responses are followed up, the information given is taken at face value.

5. General Survey Findings

5.1 Favour a small local development

Respondents were asked that if the need for affordable housing were proven would they be in favour of a small number of homes for local people. 81% of respondents said they would be in favour.

Fig. 1 In favour of a small scheme



We have also looked at this information to see if the figures are affected by whether the respondent is a second home owner or the property is their main home. We found that where respondents declared their situation, 82% of Main home occupiers were in favour of a scheme for local people. For Second Home owners the number rose to 89% saying they were in favour.

5.2 Suggestions of where a development could be sited.

Respondents were asked to suggest small sites and identify any empty properties or redundant buildings which could be used for affordable housing.

208 separate suggestions were made, a number of sites were mentioned more than once, but no location was particularly prominent amongst the suggestions. A full copy of the list of sites will be provided to the Parish Council.

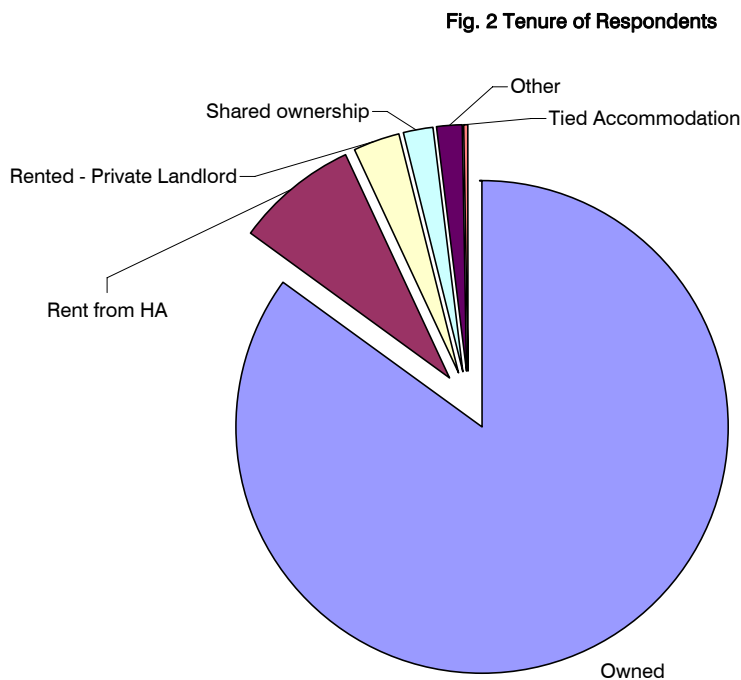
Additional comments were made more generally about the provision of new housing; these comments (which have been edited) are listed in Appendix 2.

5.3 Main or second home

181 (32% of all those answering the question) of the responses were from people who have second homes in Salcombe. September 2009 data shows that there are 713 second homes in the town (40.58% of all dwellings). This compares with 11.1% recorded for South Hams as a whole at the census in 2001.

5.4 Current tenure

85% of respondents are owner occupiers. 8% of the households were occupying affordable rented homes rented from a housing association. Private rented housing is a relatively small sector in Salcombe.



5.5 Respondents who need to move.

One hundred and six households expected that they or someone in their household would have to move now or within the next five years. Sixty two households completed part 3 of the form.

6. Housing needs and aspirations of older residents

Part 2 of the questionnaire 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.

545 older residents responded to the survey from 392 separate households. Table 2 below shows the age breakdown of the respondents compared to the population estimates of Salcombe provided by the Devon Primary Care Trust. The table also shows the projected increase in population of each age group taking account of the projected growth in population in South Hams.

Table 2 Residents responding to the survey

Age	PCT Estimate for Salcombe (2009)	Number responding to survey	% of estimated population	Projected population of Salcombe in 2021
55-65	354	258	72.9%	375
65-75	276	155	56.2%	403
75-85	217	106	48.8%	292
85+	93	26	28.8%	137

Households were asked about their future housing plans. Forty households plan to move and they would like to do so in the next 5 years. A further forty seven have thought about moving but do not plan to do so in the next 5 years.

Households were then asked what type of accommodation they would need. The results are shown in Table 3. In addition to these results 5 residents said they expected to need residential care.

Table 3 Type of housing needed

	House	Apartment	Bungalow
Home to better meet needs	36	23	34
Home designed for older people but without support	4	9	13
Home designed for older people but with limited support	2	15	11
Home designed for older people but with extensive support	1	7	4

When asked where they wished to live 75%(139) of households wished to remain in Salcombe. Twenty five said they would move to elsewhere in South Hams, six to elsewhere in Devon and sixteen away from Devon.

Residents were also asked to set out the reasons which were most important in choosing their next home. The three most important factors were that it should be

close to shops and leisure facilities, be easy to maintain home, and be on a single level.

7. Assessment of those in need

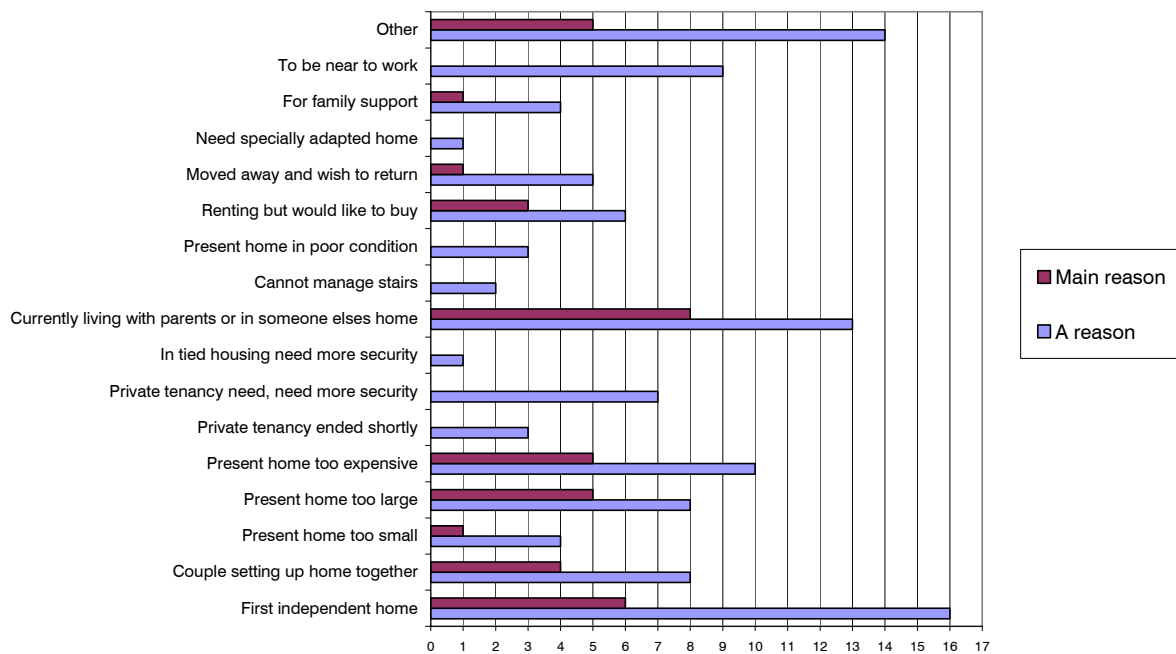
Sixty two households indicated a need to move and returned part 3 of the survey. This section refers to the households who returned this part of the form.

Two of the survey forms identified 2 separate households needing accommodation, therefore 64 cases have been considered. Of these cases being assessed fourteen have been excluded. Three surveys gave insufficient information to assess their circumstances and either gave no contact information or failed to respond to requests for information, seven were excluded because they stated they wished to buy in the open market and stated they had the resources to do so. Four surveys identified no need.

Housing need

Households completing this part of the form were asked to identify their reason for wanting to move. Figure 3 shows the reasons for households wishing to move, and the main reason given. This shows that reasons around setting up a first home are an important reason for wanting to move to a new home.

Fig 3 Reasons for needing to move



Local Connection

The definition of local connection is set out in the South Hams Affordable Housing Development Plan Document below.

□ Applicant to have lived in the parish for a minimum of 12 months;

□ Applicant previously lived in parish for 3 out of the last 5 years or 7 out of the last 20 years;

□ Applicant's parent or child to be currently resident in the parish, and to have at least 10 years' continuous residence;

□ Applicant has worked full time for 2 years in the parish, or equivalent in part time (this may include voluntary work), and there is evidence of continuing commitment to work in the parish.

Each of those completing part 3 of the form was asked to show how they met these criteria. This information has been checked and compared to the criteria above to establish whether respondents meet the criteria.

On reviewing the circumstances two of the households were found to have a housing need but not meet the local connection requirement as set out above.

It should be noted that 22 of those with a housing need state they are employed within Salcombe, 3 of the respondents are lifeboat crew and 3 in the process of becoming retained fire fighters.

Housing Options

The housing options available to the 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 if required.

The assessment shows that ten of the households have sufficient savings/assets and income to meet their needs in the open market. However these are older owner occupiers or have a disability and there may be difficulties in meeting their specific needs in the existing housing stock.

In addition two of the households identified that they were in need of residential care.

The remaining households were considered to be in need of affordable housing. The households were asked to express a preference for the type of affordable housing they would like to live in.

The options are listed below

- **Social rented**- housing owned and managed by Registered Social Landlords (housing associations) or local authorities. There is currently statutory control of rent levels.

- **Shared ownership (or Homebuy)** – housing owned (normally) by housing associations. A percentage share of the property is sold on a long lease. The household pays a rent on the remaining share, as well as in some cases a service charge. The household will normally have a mortgage on the share they purchase.
- **Self Build** – An option for intermediate earners. In some areas it is possible for households to build their own house but the future use of the property is controlled by a legal planning agreement. This controls the re-sale price to keep the property affordable for local people in housing need.
- **Low cost home ownership** – a form of low cost open market purchase
- **Private rented housing**
- **Owner occupation**

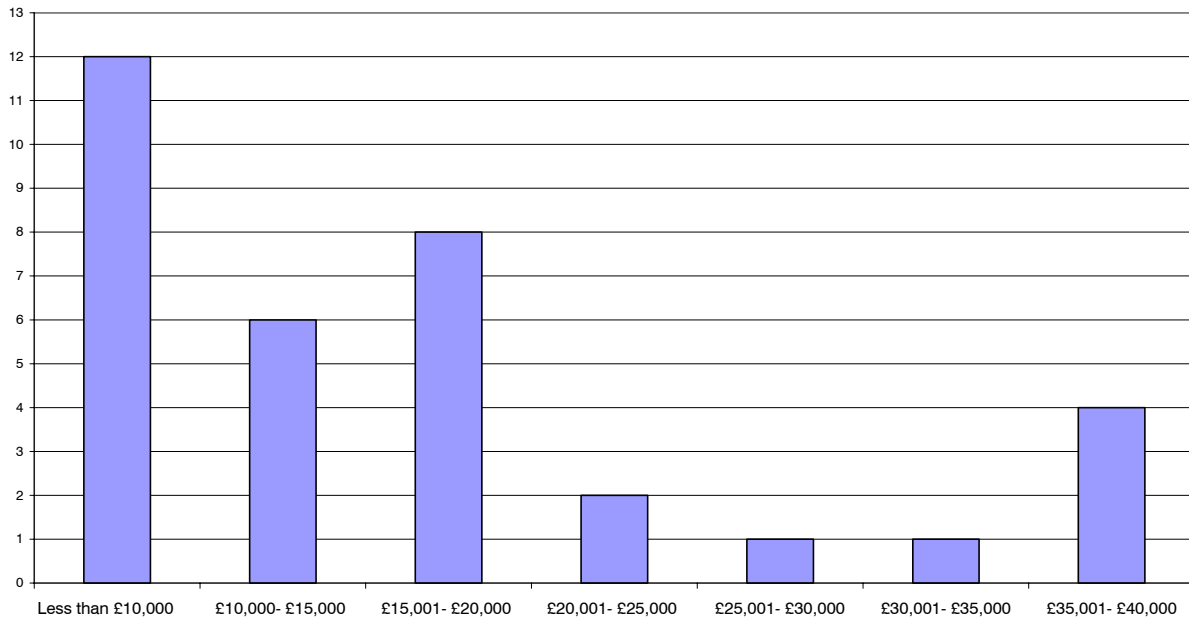
The preferred option of those households in need with a local connection and unable to meet their needs in the open market is shown in Table 4 below.

Table 4 Type of housing preferred (respondents could choose more than one options)

Type of housing	Number of households
Owner occupation	19
Private renting	7
Renting a home probably from a housing association	25
Low cost home ownership	15
Shared ownership home	16
Self build home	6

This table clearly shows a high aspiration for home ownership. Figure 4 below shows the income of those needing a new home. Thirteen of those in housing need state they are registered on the South Hams Housing Register.

Fig. 4 Annual income of those in need



Taking into account the income, savings and assets of the households none of the households can afford to buy in the open market. Four of the households may be able to buy a shared ownership property. The remaining 32 households can only afford social rented housing.

The thirty six households consist of eighteen single people under 60, three over 60, seven couples under the age of 60 and eight families with children

The suggested mix of housing is shown in Table 5 below. This takes account of the family makeup as declared on the survey form.

Table 5 Housing mix needed

Type of property	Rent	Shared ownership
1 or 2 bedroom property for single people	20	1
1 or 2 bedroom property for couples	4	3
2 bedroom property for families	4	0
3 bedroom property for families	3	0
4 bedroom property for families	1	0

One of those concerned identified a need for level access accommodation, and one needed warden accommodation.

The survey also assessed when those in need required accommodation. Six need housing within the next 12 months, twelve within 1-3 years and sixteen in 3 to 5 years time.

Impact of vacancies in existing housing stock

In paragraph 2 it was noted that there were 145 existing rented affordable homes in Salcombe, and 20 shared ownership homes. It was also noted that in the last year that there were 13 vacancies amongst the affordable rented homes. To assess the need for additional affordable housing to meet local needs it is necessary to look at whether the people identified as being in need will benefit from vacancies in this stock.

It should be noted that the bulk of affordable housing in Salcombe has been provided with public funds for the benefit of all residents in the South Hams. This means that for most of this accommodation Salcombe residents get no specific priority and their application for housing will be judged against the general allocation policy of South Hams DC. The exception to this is five units of affordable rented housing which are subject to a local connection requirement asserting that people who meet the local connection criteria set out earlier in this paragraph should receive preference.

Given that there are a large number of homes (42) designated for the use of older people and less demand for this type of accommodation generally it has been assumed that the needs of the three older residents needing rented accommodation will be met within the existing accommodation. Much of the shared ownership accommodation has only recently been sold, it would therefore be difficult to predict that this will be available in the next 5 years, for this reason the need for shared ownership housing will not be reduced.

The five units of “exception site” accommodation have only recently been let. Once again any vacancy within the 5 year timeframe of this report is unlikely. This leaves the levels of vacancies in the 96 general needs rented accommodation to be considered. Recent information suggests vacancies are running at about 8% per annum, or 7-8 per year. Over 5 years this is likely to produce 35-40 vacancies. As stated above not all or indeed any of these vacancies may be allocated to local people. However it is likely that some will benefit. It has therefore been assumed that 25% of vacancies will be allocated to people with a local connection to Salcombe. This equates to 9 vacancies if the mid point of the estimated number of vacancies is taken.

The number of additional houses needed is therefore 20 rented homes and 4 shared ownership properties.

8. Conclusion - Future Housing Need for Salcombe

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 Town Council can feel confident in the results of this survey. The survey has identified a need, in the near future for 24 units of affordable housing.

It is not usual to provide specifically and exactly for the total identified need as some households may not be eligible for affordable housing provision and some respondents may withdraw, move away, or be housed by other means. "In-situ" solutions (e.g. extending property) may resolve some of the housing need. For these reasons housing providers may provide a percentage of the final need. It must be noted that this does not mean that the total need should not be addressed.

Older peoples housing needs

The survey also looked at the short and longer term needs for older people in the parish. The survey identified that twelve older households need to move within Salcombe. Nine of these households are owner occupiers who have resources to buy suitable accommodation if it is available.

The more detailed survey showed that older residents overwhelmingly wish to remain in Salcombe. Access to suitable single level accommodation which is easy to maintain is important to older residents, as is access to shops and leisure facilities.

Effect of the economic down turn

The economic downturn is affecting house prices which have fallen 20% in the past year. However this has not helped make housing more affordable. In order to buy the cheapest property (£220,000) on the market in Salcombe an income of £62,857 per annum is needed (based on obtaining a mortgage of 3.5 times income). In addition to this it is becoming more difficult to obtain a mortgage as lenders tighten their lending criteria. Lenders are also charging much higher rates where borrowers do not have a substantial deposit.

In the market conditions pertaining in October 2009 we are reluctant to recommend the construction of shared ownership properties. Currently lenders are taking a very cautious approach to risk and expect large deposits. Equally there is reluctance from most lenders to give mortgages on properties where there is no option to acquire the full equity.

In this case the information provided would suggest four of the respondents could afford shared ownership we are recommending the provision of an intermediate housing product, this could be shared ownership or shared equity but could also be intermediate or social renting or a rent to mortgage product which is currently being developed.

It is recommended that this report is noted and that the Town Council consider further action to address the need for 24 affordable homes.

Salcombe Town Council Housing Needs Survey - Part 1

This survey form has been sent to every known household in Salcombe. 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 15th September 2009.

If you require extra forms or have any questions, please contact John Scott on 01392 383419.

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 John Scott who will send them a form.

A. Your Current Home

1) 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	

2) Is this your:	Main Home		Second Home	
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B. Housing Required (including housing for older people)?

- 3) As the main occupier, do you wish to move house within the next 5 years?
Yes/No

- 4) Are there other people currently living with you who will need their own housing within the next five years? **Yes/No**

If you have answered Yes to Q3 or Q4, please complete Part 3 of this form

C. Your View of Affordable Housing

- 5) If there is a need for affordable housing, would you support a small development of affordable homes for local people? **Yes/No**

- 6) Do you have any suggestions for a suitable site for affordable housing in Salcombe?.....

- 7) Any other comments regarding affordable housing (attach extra sheets if needed):
.....

D. Your contact details (optional)

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

Address.....

Confidentiality and Data Protection: The information you provide will be used by CCD 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.

Salcombe Town Council Housing Needs Survey - Part 2

Housing needs of older people in Salcombe

The population projections for Devon show a massive increase in the numbers of older people in the next 20 years. Please complete this part of the form if one or more of your household is over 55.

1) 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	
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2) Which of these statements best describes your future housing plans? Please tick one box.

I/We have no plans at the moment to move home.	
I/We have thought about moving home in the future but do not wish to do so in the next 5 years.	
I/We hope to move home in the next 5 years. (please complete part 3 of this survey)	

3) 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
A home in a development for older people with a more extensive range of support services (for example assistance with bathing, meals, access to care staff)		House Apartment Bungalow
A Residential or Nursing home		

4) Where do you want to move to when you next move home?

Salcombe		Elsewhere in South Hams	
Elsewhere in Devon away from South Hams.		Away from Devon	

5) Which 3 reasons listed below will be the most important when you choose your next home?

Close to health services		Easy access to public transport	
A home on one level		Close to relatives	
A home which is easy to maintain		Easy access to the countryside	
Close to friends and clubs		Close to support services	
Cost of property		Close to shops and leisure facilities	
Running costs of property			

Thank you for completing this part of the form.

If you need to move in the next 5 years please complete Part 3.

Salcombe Town Council Housing Needs survey – Part 3

Please complete this form if you think you may have to move to another home in Salcombe within the next five years. Please return the completed form in the envelope provided.

A separate form for each family group or individual wishing to live separately 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 John Scott on 01392 383419.

Forms can also be downloaded from the website of Salcombe Town Council.

www.salcombetowncouncil.gov.uk

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 the new affordable housing?

Name	Age	Male/Female	Any specific needs

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

Access for a wheelchair	
Sheltered housing with a warden	
Residential care	
Accommodation on one level	
Help with personal care	
Other, please state	

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		Rent from a housing association or local authority	
Owner occupier		Living with relatives	
Sharing a house		Tied accommodation	
Lodger		Other – please describe:	

5) 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, need more security		r) To be near work	
i) Family break up		s) Other please explain	
j) Currently living with parents or in someone else's home			

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

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

Within 12 months	
1 – 3 years	
3 – 5 years	

8) Depending on affordability, which of the following would you be interested in? Tick all that apply

Owning your own home	
Renting a home from a private landlord	
Renting a home from a Housing Association	
Low cost home ownership	
Shared ownership (part buy/part rent – through a Housing Association)	
Self build	

9) Is your household on the Council's Housing Register?

YES/NO

If you consider that your household is in affordable housing need, it is essential that you are on the Council Housing Register. For an application form, please contact South Hams District Council. If you are not on the register and would like an application form please tick this box and complete the information on your name and address at the of this form.

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.

in your existing home) to be able to buy on the open market?

YES/NO

If you answered yes to this question you do not need to complete questions 11 and 12.

11) Income

What is your household's **annual income**? (Gross income before deductions). 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:

What is your estimate of the value of your home?

£

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

£

C. Do you have a local connection to Salcombe?

If any affordable homes are provided in Salcombe, they will be 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"

Has a member of the household lived in the parish for the past 12 months	
Has a member of the household lived in the parish for a period of three of the past five years, or seven of the last twenty years	
Has a parent or child of the household currently resident in the parish and lived continuously in the parish for at least ten years	
Has a member of the household been employed in the parish for a continuous period of two years (including voluntary work) and have evidence of continuing commitment to work in the parish?	

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 Salcombe Parish? (for example you are a retained fire fighter, lifeboat crew member or undertake voluntary work in the Town).

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:

In order to provide new affordable housing, it is useful to be able to share information with our development partners. Please sign the following declaration to confirm that you are happy to share the information on this Part 3 form with these development partners.

I confirm that I agree to the Rural Housing Enabler sharing the information on this form with the housing authority and development partners, 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 John Scott who will send them a form.

**Forms can also be downloaded from the website of Salcombe Town Council.
www.salcombetowncouncil.gov.uk**

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

Please return the survey form in the envelope provided by 15th September 2009

Local Rural Housing Officer
John Scott, Community Council of Devon
County Hall
Topsham Road
Exeter
EX2 4QB

Tel: 01392 383419
Email: john@devonrcc.org.uk

Comments on housing.

"Affordable" must relate to the means of those who need & qualify for affordable housing and not be based on average cost of houses in Salcombe. Otherwise it is a charade
Affordability needs to be related to income, not the going price of housing in the town. Priority given to people working in the town or closely, eg Kingsbridge
During 1990's I tried with others to establish the REAL need for local housing in Salcombe. We could come up with only a dozen families/couples/singles who qualified a) with local connections b) with local work for at least one of the party
Support small scale development on brownfield sites within town boundary & so near schools, shops & transport. Support slow steady increase in housing so new residents can integrate into community with work & play. Houses to be restricted to very local people
Affordable homes already built (Bonfire Hill site) found difficult to sell
Affordable housing for people who work locally would be good if a need were proven. It would not be good to house the people who would have to travel to work elsewhere. They should be provided for where land is cheaper, near where they work.
Affordable housing is essential to the well being & sustainability of any community. Nowhere is that need greater than in Salcombe, provided that "affordability" is realistic and not simply a proportion of market prices.
'Affordable Housing' is NOT affordable to many of the younger generation in Salcombe. The powers that be are in denial of this fact. The affordable housing first venture in Salcombe can hardly be claimed a success when buyers had to be sought from far away.
Affordable housing must mean affordable to locals with a local wage NOT as before, they were only affordable to a few lucky ones
Affordable housing needs to be accompanied with the provision of work otherwise a housing benefit dependant estate may arise
Affordable housing should be "affordable"
Affordable housing should be built for locals, i.e. Identify who is in need and what they can afford before building, unlike trying to fill houses once built & having to move people in who do not already live in Salcombe, i.e. Ember Road
Affordable housing should mean that the income of locals can pay the mortgages, anything over £200,000 is too much for them.
Affordable should be affordable!!! And supply jobs first and foremost!
Affordable to whom? Local people do not earn salaries that city dwellers earn so £200 a month not part rent/part mortgage Regarding any rebuild or new development please adhere to the increase of parking.
Agree that there is a need
All the abandoned sites in Salcombe that SHDC irresponsibly gave planning permission for private dwellings
Any affordable homes must be reserved for local people
Any future housing should really be affordable especially for the young who are setting up homes
Any housing that has been built is not affordable to the populace of Salcombe
Any Scheme needs to recognise market forces, and needs to be coupled with local employment opportunities. This latter feature is vital.
As Salcombe is surrounded by AONB & coastal preservation area, any development outside current town boundary would be detrimental to Salcombe & surrounding area
Beadon-already existing development-any development close to estuary, particularly at Batson would grossly intrude on the special scenic qualities that makes Salcombe so special

Can the cost be affordable? Can they be made available for renting?
Combined with business park, no good homes without jobs
Could more housing be added to Beadon outskirts
Definitely as young local people cannot stay in area
Desperate need for local people.
Development creep into Green Belt will diminish attractiveness & seasonal tourist influx
Do not believe affordable for majority of young people/families in this area
Do not use Greenfield sites, affordable housing should be integrated into the rest of the town on small sites
Employment i.e. Jobs for those qualifying for affordable housing
Employment opportunities required
Existing affordable housing i.e., in Loring, Raleigh, Kingsale, St Dunstons, Grenville Road need residents parking.
Feel requirement has already been met by Tor homes build up the road
Fine if for Salcombe residents, but not outsiders!!
Finish & fill the existing site on Bonfire Hill
First we should ask the question 'what is affordable housing'
Affordable housing provided to suit the pockets of people earning less than £20,000 is a lot different to affordable housing provided for those earning up to say £30,000
For local Salcombe only
Form a housing association and rent to people with no capital that is 'affordable' build modern terraced homes like traditional fisherman's cottages
From my understanding not all the affordable housing on Bonfire Hill has been allocated to local people, why build more?
Fully support to keep Salcombe alive out of season
Good idea for local people only, never to be sold to outsiders
Good quality & near schools & town infrastructure
Has to be affordable-not related to Salcombe?
I would very much like to move to a flat in the town and on the flat but anything suitable is snapped up by holiday makers. Far too many holiday homes-what about local people
House prices would need to be affordable for salary range of £9,000 to £17,000 p.a. only. No more houses at inflated market prices for speculators on 2nd home/lettings
Housing in Salcombe is not affordable and there are no jobs
Housing must be 'affordable' local youngsters say it is still too expensive for their level of income
How about acquiring houses then converting them into affordable units, therefore saving green areas
I am not against the principle of affordable housing in Salcombe, however any increase in housing stock needs to be matched to demand from local Salcombe people.
I am now 85, my future needs will depend upon my health in 5 years time when I will be 90. Whilst I am reasonably healthy now I have no idea what the next 5 years will present so far as health & physical problems are concerned.
I am very concerned that the Council takes a structured approach to this important issue. Decisions of this nature must be made on analysis and not emotion. This should start with a clear review of the need and I hope this survey is a start.
I believe that before housing provision should be made for permanent employment
I believe that there is a small need and the numbers being quoted in planning applications/press are greater.
I could only afford a one bed flat in affordable housing when we have kids we will need a bigger house
I do not consider shared ownership as affordable, it is a moral outrage.
I feel we also need workshops or industrial estate so that local people do not need to leave the area to work

I had been on a housing list for almost 10 years, both living and working in Salcombe, when Ember Road was built I went through a severe grilling with reference to how much or little money I had and where I worked etc.
I have been aware of an increased antipathy towards 'DFL's' (Down from Londons) in the last two years. Certainly youths in Church Street have made loud unprovoked negative comments towards us and guests, which has never happened before.
I just hope that any new development really is affordable!
I think it is very important to have all ages in town to make a good community
I would only support the scheme if the housing were to be truly affordable for people who work locally
I would support it if it was for local people, if it was affordable & small. We have already had 33 properties built.
If housing was really affordable I would support it. However, the 'affordable' housing at the Bonfire Hill site I would not consider as affordable to us or any young family!!!!
If I want to stay in Salcombe I could not afford to
If it is considered necessary we would be in favour
If the affordable property are for sale there should be a covenant restricting the selling price so that local people ONLY can afford them
I'm in agreement with it but they never end up being affordable
I'm sorry but councils cannot be trusted to make honest informed decisions without an ulterior motive and as so the answer is a definite NO
Important issue to consider: Who is going to be considered to take these homes on?
In addition to developing affordable housing for local people, attractive new businesses would be helpful to create further employment
Is affordable housing actually affordable for people on minimum wage? Holiday homes should pay more council tax to subsidise homes for locals
Is there truly a need for 50 new properties as there is (and this will continue?) No major employment locally for potential occupants. Why encourage commuting to bigger employment centres rather than building homes there?
It is essential that Salcombe has more young families to balance out the age groups & really affordable housing may help this
It is hard for any young person/couple to find housing, getting themselves on the property ladder nationally, however affordable housing in Salcombe needs to get young locals on the ladder and they need to be considered a priority
It is vital to keep young families in Salcombe
It isn't truly affordable i.e. based on local incomes there are a lot of little used houses already in Salcombe
It must be realistically priced. As affordable housing is not always affordable to people like us
It needs to be affordable-unlike Ember Close, where the sums do not add up to affordable or value
It should be genuinely affordable
It should be rentable only
It would be detrimental to the character & beauty of the town to build on the proposed sites at Batson/Shadycombe
It's all very well doing housing but you need to do this in conjunction with creating small business units & real jobs-otherwise you'll just have jobless teenage mothers on benefits in their houses!! its not just affordable to buy houses its long term rentable houses that are needed
It's unfair that older people are allocated 'one' bedroom on housing association allocations. We have families & we like them to come and stay
Keep restrictions on former council owned properties to make them available to locals-not sold as holiday homes
Keep to top of town, near spa shop, school & bus route

Land is expensive in Salcombe so surely new houses would be too
Latest development couldn't be filled with locals-needed to import.
As Salcombe has now become totally a tourist town, there is very little work here for locals on an annual basis. To encourage more residents to move here will purely increase the carbon footprint
Let them be affordable for local incomes NOT national incomes
Local People
Local people deserve to stay in Salcombe. There are too many narrow minded, "not In my backyard" individuals
Locals only
Make it affordable!!
Make it affordable. I.e. Between 3 & 4 times a joint local salary
Make sure our local children & families get one, & those that do an honest days work!!
Malborough-nearer to potential employment, Salcombe too expensive, land scarce, environment too sensitive
More of it
More of them for local residents, not holiday homes
Much of the need has to be considered i.e. employment opportunities here
Must be 'affordable' for local wages, & for people working in Salcombe or Kingsbridge area only
Must be "affordable" and reserved for "locals"
Must be affordable and not alienable from the pool of affordable housing
Must be for Salcombe residents only-not people from outside the area
Must be priced to suit local peoples needs and be designed & constructed to a high standard with renewable energy
Must be strictly low-cost, and not linked to development of holiday/2nd homes or high-cost housing. Should also be geared to local employment needs
Near Bonfire Hill Estate as need to be near school, shops etc
Near bus stop & work
Need to be versatile accomodation-2,3,4 bedrooms. Need some light industry area too.
Needs to be affordable housing! For families
Needs to be built to traditional design
New affordable houses should not be tiny boxes but flexible to the needs of growing families & with good storage.
New Salcombe is a holiday town, with very little permanent working positions therefore people that need housing need work so affordable housing should be where there are permanent work opportunities
No more than ten houses needed, every five or ten years at affordable prices
No real demand
No work in Salcombe so people need to travel therefore need cars, more traffic! Affordable housing should therefore be in larger towns where there is work and amenities
Nor enough work in area. Couldn't fill Bonfire Hill site so don't need any more development
Not convinced of the need. The previous low cost development had to increase its catchment due to Plymouth we believe?
Not in Batson or Higher Batson, as we don't want to be joined as extension of Salcombe and the small roads will not sustain additional traffic
Not needed
Not on Batson Hill Road, as Bonfire Hill is already enough down on North side of Main Road
Not site 6 below Beadon Lane. As stated by the community regeneration officer of SHDC at the public meeting in July, the site is unworkable as there are issues regarding availability, accessibility and serviceability, and all the land is privately owned
Not suitable jobs available to allow housing to be 'affordable'
Not to be built in beautiful areas for Salcombe - the recent development of affordable homes along main road seems successful-i.e. Not to be built to spoil the town and immediate surrounding areas & creeks.

Ones just been completed-Bonfire Hill
Only for local people
Only if it is really needed, should it happen
Only in small pocket not on large development
Over development creeps in all too easily and unless actively constricted should be avoided
Please be realistic in setting "affordable" in view of low wages in this area!
Price of land & houses there can never again be 'affordable' housing in comparison with local wages
Provide employment first
Provide employment opportunities alongside housing
Providing it meets the finances of our young people
No because we had to import people to fill the Bonfire Hill housing built on main road Build work places and the employees will sort housing to suit
We already have a development. You should have been more selective in who was allowed to have the homes in the present development
Providing it is for residents of Salcombe to rent & providing it is not obstructing a view or amenity which people have paid for & so lowering their value
Rental homes-I do not agree with trying to artificially make homes cheaper than market value & part rent part buy is not affordable for many people
doubt there is a need but if there is then only Salcombe locals should have them and at a
The development at the top of town seems to have worked well-so well done! Other sites need to have similar space; they need to integrate over all within Salcombe, but housing works best when you have different groups on their own.
To maintain the character of the town, housing should be distributed in small units (6 houses) at different locations rather than built in a single development that is likely to be stigmatised in the future
I only moved here this year so not sure of the current 'designation' of land but what about the area between Shadycombe behind coach park area or is that a protected site?
No Salcombe should be left alone. How about compulsory purchasing some of the many houses that are empty most of the year.
Remember they will be around for many years to come and should be designed and invested in accordingly
Rented accommodation must be given priority
Salcombe benefits from its small village atmosphere attracting regular tourists & visitors. Affordable housing is necessary, but is best built close to transport links & large employment areas
Salcombe is a beautiful holiday resort and should be kept for people to visit
Salcombe is NOT a location suitable for an affordable housing scheme
Salcombe residents need to be priority
Should be on a shared basis with local authority
Should be scattered within town development area
Should be where work is available in walking distance by public transport
Should not be built as part of a 'deal' with developers-must be idealistically priced or available to rent for local people only
Should ONLY be given to those working in Salcombe-they should NOT be available to people commuting to Kingsbridge, Totnes, Plymouth etc
Simply not required
Small groups of houses rather than one large site would be more appropriate in Salcombe, to preserve the character
So long as it remains with locals
Strictly for Salcombe residents only
Strongly support the need for additional housing
That they really are affordable and only local people

The affordable housing at Bonfire Hill is not affordable to most local Salcombe youngsters
The affordable housing needs to be strictly controlled, and maintained.
The cost of affordable housing should relate entirely to the amount that can be borrowed on a mortgage without the incorporation of a local authority subsidy paid for as additional rent-which in itself is merely another form of mortgage.
The first need in Salcombe is for jobs, particularly well paid jobs. There is no point bringing people to Salcombe when there are no jobs
The housing should be for rental, not sale
The only use of affordable housing should be to meet the needs of Salcombe local people, no bringing in people from outside the area, whatever their so-called 'priority' also 'affordable' definition should be linked to local wage levels NOT to local property prices
The only way to make them affordable is to build flats/apartments
There has always been a large council housing estate in Salcombe & 50 new apartments have just been completed
There is a definite need for more affordable housing in Salcombe. Most young people who want to set up home in the area cannot do so due to not being able to afford it. Therefore they will in the long run have to move away to areas which have enough houses
There is a large need so more than one area should be considered
There is also a need to create jobs in the area
There is definitely a need for affordable housing
There is enough-you will ruin the town with more
There is not enough to provide for local people who work in the area all year round!!!
There must be suitable full time employment opportunities within a 10 mile radius and preferably in Salcombe
There should be no infringement on areas currently used as public amenity land-especially the Berry area
These should be integrated into other houses
They should be for rent to local's only, not for sale, so they stay available later
This is in addition to the 33 already built
This should be allocated on a local, then South Hams, the Devon basis to true locals
This should not adversely effect private housing values
This survey should have targeted young people-you are not collecting enough data on this age group & their needs
This town needs to re-establish a community & local people need to be able to afford to live here
Those built had to be offered outside Salcombe
Too many second homes, enough housing for all if second home ownership were curtailed
Unfortunately many singles live in 3 bedroom houses, this could be changed and like me I have down sized
Use houseboats, empty lettings, private rental arrangements
Very firmly believe that Salcombe does not have any available employment opportunities sufficiently paid to afford housing at current land prices
We already have such housing on Bonfire Hill
We do not JUST need affordable housing! Affordable housing should be in large towns where there is adequate transport & facilities.
We do not need any more 'affordable' housing. There are no jobs and it appears we are housing the jobless from surrounding areas. Not good for them with no chance of work and expensive food costs.
Salcombe does not need anymore housing.
We have a great need of affordable housing.
We must provide more housing or Salcombe will be a ghost town just inhabited in the summer by wealthy people who do not care about the needs of the community
We need far more rental housing, NOT PRIVATE they only become holiday homes!! And locals cannot afford them.

We need housing to rent not to buy, my oldest daughter has had to move out of the area-3 more children lost from school.
We need more renting accommodation, (long term stuff) and industry to accompany it!
We need no more, the last lot weren't affordable
We need rentable affordable housing, not housing for purchase
We would oppose any scheme for extensive new housing development in Salcombe for the following years. Salcombe and its surroundings are generally considered to be one of the most beautiful regions in the UK. As such, it has become a popular holiday venue
What do you mean by local? I think affordable housing should be for those living within a 3-5 mile radius already
What is affordable and for whom?
What is affordable?
What is affordable? My two children had to move away from Salcombe
Whilst I have completed the questionnaire to the best of my ability, it did not come with a description of "affordable housing" and perhaps as it is such a difficult and wide ranging issue this was deliberate. Whilst I support much of the principle.
Why build "affordable" homes in Salcombe, when there are so few jobs. Those who can afford them have to commute to work. Build houses/flats where the jobs are, and where they will be more affordable. Salcombe has done its share
Why not buy former council houses for letting as before -the council house system worked well
Yes it should go with accessible transport