

# Parish of Moretonhampstead LOCAL HOUSING NEEDS REPORT



**Produced by: The Community Council of Devon**

**On behalf of: The Devon Rural Housing Partnership**

**October 2010**



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# 1 Findings and Recommendations

## Principal Conclusions

The survey identified need for 17 affordable homes within the next 5 years:

- Immediately 8 households
  - 1-3 years 3 households
  - 3-5 years 4 households
- 2 households gave no indication

## Recommendations

- 1) A provision of additional affordable houses is needed to meet local needs in the parish of Moretonhampstead.
- 2) The need is for 9 rented homes and 8 intermediate properties (shared ownership or sub market rented).
- 3) Eight of the homes should have 3 bedrooms; nine should have one or two bedrooms, of which two should be family homes. Two of those concerned identified the need for one level accommodation.
- 4) There should be further discussions to address the long term housing needs of older owner occupiers in the parish.

## Key findings

### Affordability

- The survey found that nine respondents in housing need could not afford to buy or rent in the open market, eight may be able to afford to buy a shared ownership property.

### Local connection

- The survey found all households in housing need have a local connection to the Parish as determined by the Dartmoor National Park Authority local connection requirement

## Other Findings

- The survey achieved its aim of identifying actual households in need. 187 survey forms were returned. The response rate was 25.03% which was a fair response.
- 91% of those replying said they would be in favour of a small development of affordable housing for local people.

## **2. Introduction and Information about Moretonhampstead**

Moretonhampstead is situated in the Teignbridge District of Devon on the north eastern fringes of Dartmoor National Park.

Moretonhampstead has a wide range of community facilities, shops, a post office, hotels and pubs, a church, a community hall and school.

The 2001 census shows that there were 1743 people resident in Moretonhampstead living in 747 households. Since that date the population has grown to 1812 living in 774 households (Devon PCT 2009).

In 2009 through to April 2010 the average house price in Moretonhampstead was just over £217,021 compared with £233,004 in all of Teignbridge. The figures for Moretonhampstead represent 37 property sales. In 2009 and up to 2010 the lowest property transaction was for £99,950 for a one bedroom apartment. For the purposes of assessing affordability a figure of £149,485k is used to assess whether households can afford to buy in the market.

There is a limited rental market in Moretonhampstead and there is currently one property on the market at a rent of £550 per calendar month (one bed flat).

There are 72 former local Authority properties stock transferred to Teign Housing. 12 homes are held with another Registered Provider, these homes are subject to a Section 106 agreement, which restricts future occupancy. There is no guarantee that any vacancies in the existing 72 former local authority stock will be used to meet the needs of Moretonhampstead residents. The total housing provision has lead to 4 three bed and one 1 bed home becoming vacant since 2007.

### **2.1 Housing Needs Report July 2006**

This 2010 report revisits and updates the 2006 survey which was conducted alongside the Parish Plan. At this time there was an identified need for 24 units of affordable housing. This survey has been conducted using the revised Housing Need Survey and report which is widely accepted by the Planning Departments across Devon.

## **3. Aims of the Survey**

- To investigate the affordable housing need, tenure and house size for local people in the parish of Moretonhampstead, those wishing to return, and those who work in the village.
- To investigate the housing needs and aspirations in more detail for older residents of the parish
- 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”.

In order to establish whether a person needs affordable accommodation it is necessary to establish 3 elements:

- a) That they have a housing need
- b) That they are unable to meet their need with their own resources in the open market
- c) 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 Rural Housing Enabler for Devon attended a meeting of the Affordable Housing Working Group which reports to Moretonhampstead Parish Council on 14<sup>th</sup> June 2010. The Parish Council decided 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 Parish Council. The deadline for the return of the survey was the 27<sup>th</sup> September 2010.

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 187 surveys returned, which is a response rate of 25.03%. The survey achieved its aim of identifying actual households in need. Out of the 187 surveys, 38 were returned with part three filled in. This is 17.7% 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 2009 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. 91% of those answering the question said they would be 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.

43 suggestions were made; one location was prominent in the sites proposed with 25 suggestions.

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

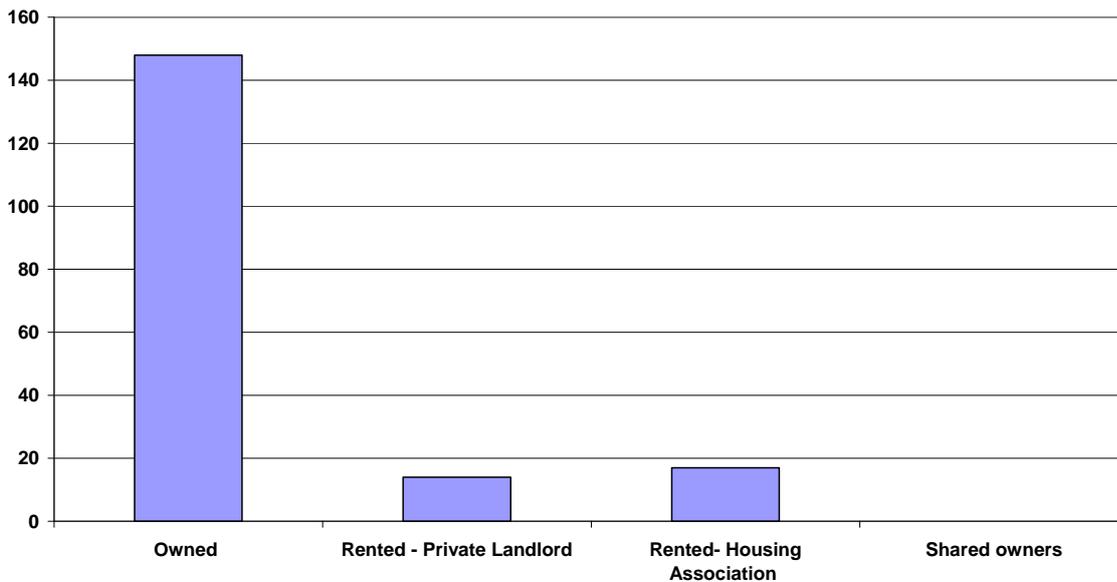
### 5.3 Main or second home

None of the responses were from people who have second homes in the parish. In the 2001 Census the parish recorded 10 second homes and holiday lets.

### 5.4 Current tenure

83% of respondents are owner occupiers. Only 17 (9%) of the households were occupying affordable rented homes rented from a Housing Association.

**Fig 1 What is the tenure of your home?**



### 5.5 Respondents who need to move.

Thirty five main householders expected that they would have to move as a household now or within the next five years, and 14 other people currently living in a household were identified as needing housing in the next five years. Thirty eight 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.

178 older residents responded to the survey from 112 separate households. Table 1 below shows the age breakdown of the respondents compared to the population estimates of the parish 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 Teignbridge.

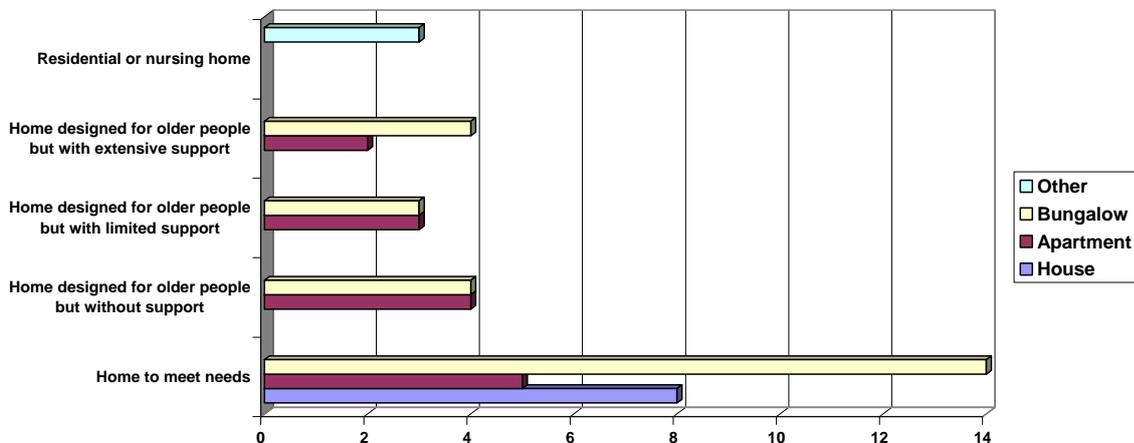
**Table 1 Residents responding to the survey**

Age	PCT Estimate for parish	Number responding to survey	% of estimated population	Projected population of Moretonhampstead in 2021
55-65	284	84	29.5	325
65-75	181	53	23.2	237
75-85	131	26	5.03	163
85+	85	15	17.6	123

Households were asked about their future housing plans. 62% (72 households) said that they have no plans to move home at the moment. 22% said that they had thought about moving home in the future but did not expect to move in the next 5 years, and 16% (18 households) said that they expected to move within the next 5 years.

Households were then asked what type of accommodation they would need. Figure 3 below shows the responses to this question.

**Fig 2 Older Residents: Type of accommodation Needed**



Three respondents identified residential care as the type of accommodation they would expect to need.

Of the eighteen households who said they expected to move within the next 5 years, 11 required accommodation which better suited their needs, two required accommodation that better suited their needs or specialist accommodation without support. Three indicated a need in a development for older people with a range of support, and two indicated residential care.

All respondents were asked where they wished to move to when they next moved home. 75% said Moretonhampstead, 8% said elsewhere in Devon, and 14% 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 closeness to shops and leisure facilities, cost of property and a home which is easy to maintain. The least significant three factors were closeness to friends and clubs, closeness to relatives and closeness to support services.

## **7. Assessment of those in need**

Thirty eight 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.

Of the 38 cases being assessed, 21 have been excluded.

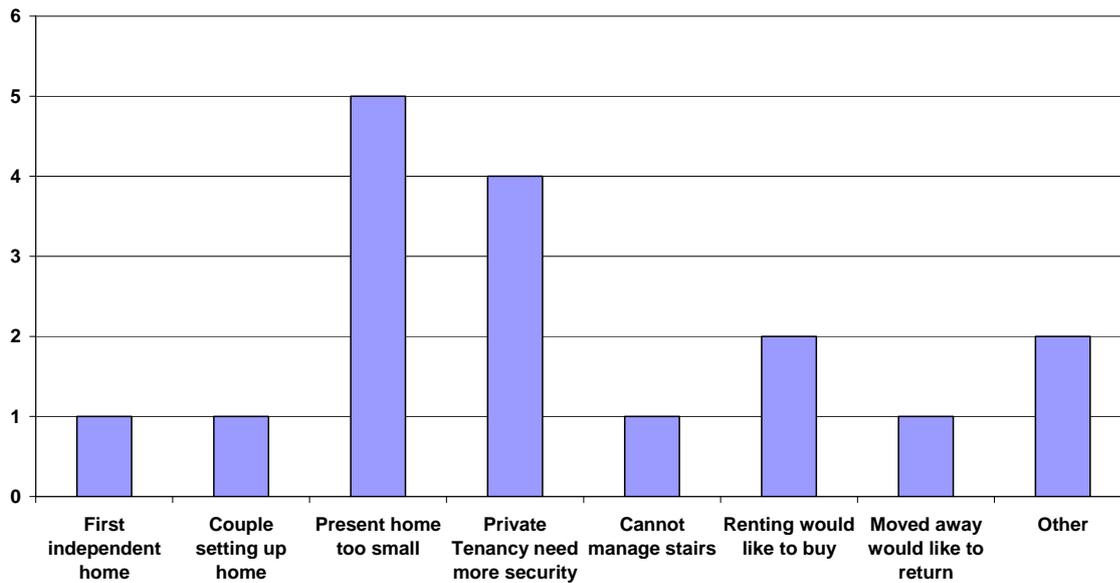
Twelve surveys have been assessed as being able to resolve their own housing need, of the twelve, 10 respondent's state that they can financially resolve their own need and 2 completed the form not wishing to move, (this has been clarified). Of these ten, three have stated they require one level accommodation, 2 state that they will need support services, 1 requires residential care, 1 requires parking near to their home and 1 requires a stair lift.

Nine surveys gave insufficient information to assess their circumstances and either gave no contact information or failed to respond to requests for information. However from the information provided there are 4 young single people over the age of sixteen, one older couple who have indicated a need for one level accommodation and one has stated that they want adaptations only.

### **Housing need**

Households completing this part of the form were asked to identify their reason for wanting to move. Figure 3 shows the main reasons for households wishing to move. This shows that the main reason for moving is that their present accommodation is too small, whilst people needing to move because the property was too small and that there is a need for more security are also significant reasons.

**Fig 3 Why do you need to move?**



### **Local Connection**

The definition of local connection is set out in the Dartmoor National Park Local Plan below:

**Those people currently or recently living or employed in the parish, or an adjoining rural parish, for a period of at least five years or having a strong local connection by virtue of birth, upbringing or employment.**

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

On reviewing the circumstances all respondents have been determined to have a housing need and a local connection to Moretonhampstead and its adjoining rural parishes.

### **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.

The remaining 17 households were considered to be in need of affordable housing. The households were asked to express a preference for the type of 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.
- **A home from a Housing Association – intermediate** (housing at rents above those of social rents but below market rents)
- **Private rented housing**
- **Owner occupation**

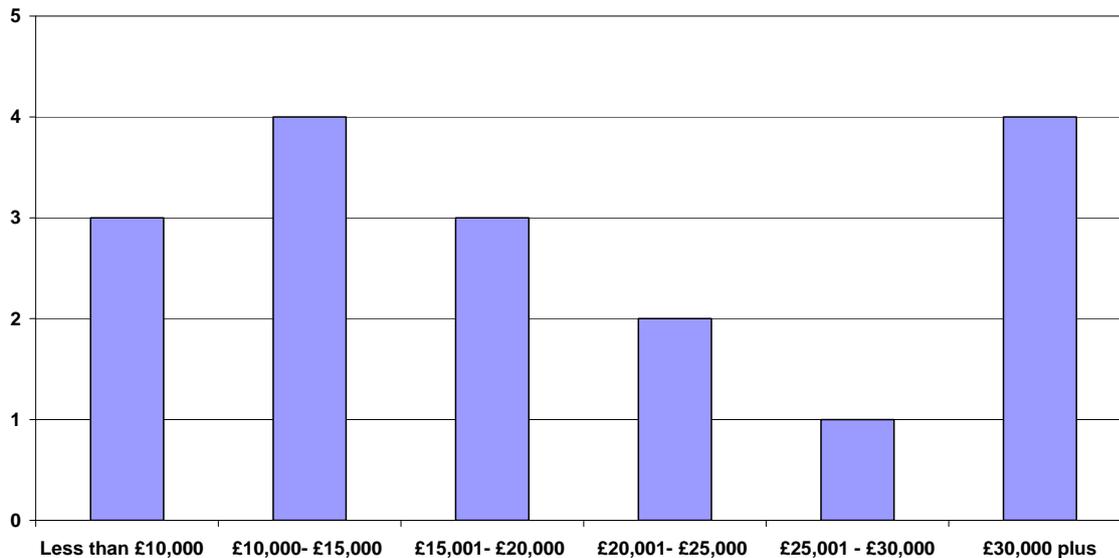
The preferred option of those households in need with a local connection and unable to meet their needs in the open market is shown in Table 1 below.

**Table 2 Type of housing preferred (respondents could choose more than one options)**

Type of housing	Number of households
Owner occupation	9
Private renting	4
Renting a home probably from a housing association	14
A home from a Housing Association – intermediate	9
Shared ownership home	8
Self build home	3

Although the most common selection is renting from a Housing Association there is a high aspiration for home ownership. Figure 5 below shows the income of those needing a new home. Nine of those in housing need state they are registered on the Devon Home Choice register with Teignbridge.

**Fig 4 Annual Income of those in Need**



Taking into account the income, savings and assets of the households no respondents can afford to buy in the open market. Eight of the households may be able to buy a shared ownership property. The remaining nine households can only afford social rented housing. It is noted that the Teignbridge average income is £26,650 and the Parish average income is £24, 228 (Devon County Council: Estimate of Household Income May 2009) many of the respondents therefore have an income below the Parish and District average.

The suggested mix of housing is shown in Table 3 below. This takes account of the family makeup as declared on the survey form.

**Table 3 Housing mix needed**

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

Two of those concerned identified specific needs, one required one level accommodation and the other identified needing a family home with wheelchair access.

The survey also assessed when those in need required accommodation, eight need housing within the next 12 months, three within 1-3 years and four in 3 to 5 years time. Two did not express a timeframe.

## **8. Conclusion - Future Housing Need for Moretonhampstead**

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 Parish Council can feel confident in the results of this survey. The survey has identified a need, in the near future for 17 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.

In rural environments it is not always viable and sustainable to construct one bedroom properties, the likelihood of single people forming relationships and having children needs to be taken into account as does the likelihood that development of future affordable housing cannot be guaranteed.

### **Older peoples housing needs**

The survey also looked at the short and longer term needs for older people in the parish.

The more detailed survey showed that a majority of older residents wish to remain in Moretonhampstead when they need alternative accommodation.

The survey identified demand for accommodation which better suited their needs, there was also need identified for accommodation that delivered low support and more limited demand for residential care.

### **Affordable Housing**

It should be noted that there is currently an outstanding planning permission on Borohayes for six houses of which there is 2 affordable intermediate homes.

**It is recommended that this report is noted and that the Parish Council consider further action to address the need for 17 affordable homes.**

**Moretonhampstead 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 27<sup>th</sup> September 2010.**

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

**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 householder, do you expect to move house within the next 5 years?  
**Yes/No**

4) Are there other people currently living in your household 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?.....  
.....

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.**

## Moretonhampstead Parish Housing Needs Survey - Part 2

### Housing needs of older people in Moretonhampstead

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 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. <b>(please complete part 3 of this survey)</b>	

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?

Moretonhampstead		Elsewhere in Teignbridge	
Elsewhere in Devon away from Teignbridge.		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.**

**Moretonhampstead Housing Needs survey – Part 3**

**Please complete this form if you think you may have to move to another home in Moretonhampstead Parish within the next five years. Please return the completed 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 383419.

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 **Yes/No** support were provided?

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	
A home from a Housing Association – intermediate (housing at rents above those of Social rents but below market rents)	
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 Teignbridge District Council on 01626 361101.**

**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 **YES/NO** in your existing home) to be able to buy on the open market?

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 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?

£

**C. Do you have a local connection to Moretonhampstead?**

If any affordable homes are provided in Moretonhampstead, 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"

Is a member of the household currently resident in the parish and have been so for the past five years.	
Has a member of the household lived in the parish for a period of five years but moved away in the past three years	
Is a member of the household employed in the parish?	
Do you have other strong local connection with the parish for example by upbringing – please describe in Q15 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 Moretonhampstead?

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**F. 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.

<b>Name</b>	
<b>Address</b>	
	<b>Postcode</b>
<b>Telephone Number:</b>	<b>Email:</b>

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.**

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

**Please return the survey form in the envelope provided by 27<sup>th</sup> September 2010**

<u>Local Rural Housing Enabler</u> Sue Hitchcock, Community Council of Devon County Hall Topsham Road Exeter EX2 4QB  Tel: 01392 383419 Email:susan@devonrcc.org.uk
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## Appendix 2

### Comments on housing

- A home away from south west water. I'm not sure where you have got your information from, but in 20years time I very much doubt that older people will be able to live in this part of the country, they certainly won't be able to afford their water bills.
- Absolutely essential to maintain balanced community to allow children who grow up here.
- Affordable for local young people and affordable bungalows for senior citizens.
- Affordable is not affordable. We pay private rent £795 each month it's a struggle but we do it. We cannot get a mortgage our joint income is not enough for the house prices? But we pay high rent it makes no sense we are in our mid 30s and would love to buy
- Any new homes should have garage or off road parking near.
- Avoid building on green field sites.
- Cheap houses are not selling at present Moretonhampstead is growing too quickly time to let things settle down. We are in the national park.
- Enough houses are being built in Moreton that no-one can afford and end up empty or being sold as second homes to rent out i.e. sawyers walk and others please don't build more
- Essential both to rent and buy to ensure an available and supportive environment for developing the next generation
- Existing new sites have available housing, so currently whilst supporting affordable housing I feel there is no major need for next 5 years at least.
- Flats for single people/young couples needed.
- I have a mother who would like to move in to sheltered housing near Moretonhampstead - preferably buying - there is none here or anywhere near!
- I would love to see low cost green housing
- If you are going to build houses as nice as the ones near the hospital I'm all for it but before this is done the parking in Moreton must be sorted out it's an absolute shambles at weekends the parking goes down on the Exeter road
- It is clearly needed in the area.
- Low cost small units for single people working in this area would help.
- Make sure there's off-road parking space!
- More support for community land trusts please!
- Moreton needs are bungalows on larger plots, with only 2 bedrooms!
- Much needed
- New housing should be limited to local demand and attention paid to parking and energy self sufficiency - i.e. solar power and water harvesting.
- Not at the expense of Green Field Lane
- Not enough in rural areas
- Not enough, too expensive

- Often low environmental impact means low cost or equivalent cost - don't rush to produce the very cheapest.
- Priority should be given to local people who must have resided in the town no less than two years
- Providing affordable is for your local residents only.
- Rentable accommodation including bungalows for elderly or infirm is needed as not everyone in position to buy
- Should be for local people first
- Should cater for expanding families not simply entry level small properties.
- Encourage building of properties to rent.
- Should only be for local people.
- Small developments of affordable houses complementary to surroundings and of a good standard are needed urgently for local people.
- They should be available for rent only
- There has been a lot of new development in recent years, which should have provided affordable housing.
- We all need it - for future social stability in this country
- We also need old people bungalows. Moreton is a retirement town old people may not work but they do contribute to the economy. So if there is a good plot for them do not insist on some of them being 'affordable' - it previous suitable development
- We desperately need more elderly sheltered housing now that Glebelands site is private housing - It was originally earmarked for more sheltered accommodation
- Why affordable which means low cost, why not carbon neutral, low energy. Fantastic aesthetics, wonderful environment, leading edge design, why always low cost?
- Encouraging conversion of large houses into 2 or more houses.
- 50% of any new housing development in this parish, within the development plan.
- A 50/50 split on any profit raised on both site and selling price.
- Affordable housing needs to be close to where job opportunities are.
- Alteration/development of run down properties and in fill rather than development out of town
- Anything that doesn't contravene the Dartmoor National park rules. The balance of the community needs to be maintained by avoiding over expansion.
- Fund Thompson & Son transport Ltd in there move to Okehampton and use the site that you purchase to build affordable housing, this will also unblock the roads of HGV trucks.
- Have you thought about mobile homes or wooden lodges - much cheaper
- I'd prefer use of waste ground which is currently unsightly
- Myself and my children are being priced out of the market.
- No deposits pay a private set amount each month like rent.
- People do not necessarily want to be herded into a 'development' within the village 'envelope'. Better for them, and less impact on the environment is to let people develop and build/convert in a rural setting.

- Please consider retirement homes - for purchase or rent/part buy.
- Level area close to key facilities.
- Shared ownership/HomeBuy direct - possibility of open market assistance for buyers e.g. loans from housing associations etc.
- Something on the lines of Borohayes where the mixture works very well.
- Village location for young families and/or elderly people.
- Not anymore green land!