



**Kingston Neighbourhood Development Plan**  
**Summary Report on the Housing Needs Survey**  
**November 2016**



*The survey was carried out by South Hams District Council on behalf of the Parish Council, PC, and the Neighbourhood Planning Task Group, NPTG. It will form part of the evidence required for the Neighbourhood Plan and help inform the policies and guidance within the Plan. Any personal details contained in survey responses are confidential to SHDC and have not been made available to the NPTG or the PC.*

### **139 surveys were returned, out of 187 distributed**

Surveys were not delivered to 20 known holiday lets, giving a 74% return from residents and second home owners. Most respondents lived/worked/had family in the parish, 6 were second home owners. Respondents reflected a varied age mix, though weighted to the older population profile of the community.

### **6 households need social housing in the next 5 yrs and have a local connection to Kingston**

### **1 respondent intends to register with Help to Buy**

**There are 34 Housing Association properties in Kingston, 2 x 2bed bungalows; 13 x 2bed houses; 19 x 3bed houses.** There is no 1 bed accommodation.

Consequently the Kingston Local Lettings Plan allows those who are only eligible for a 1 bed house to apply for a 2 bed home. The Neighbourhood Plan Task Group will be considering the need for 1 bed homes in Kingston.

### **Turnover of Housing Association homes was 1.4% over the last 5 years**

**Turnover of privately owned housing was 14.5% (Zoopla) over last 5 years.**

Indications are this will continue. Lack of commercial transport, distance from medical facilities and shops are all major issues for both older people and low income families with young children.

### **Rents in Kingston appear lower than the Devon average**

Taking into account the Devon Home Choice Housing Register figures, the survey results could justify a Village Housing Initiative/Community Land Trust project of around 10 houses, for example:

6 Housing Association 3 x 1bed ; 2 x 2bed ; 1 x 3bed

Plus 1-2 shared ownership /Discount Market properties

Adding open market properties this could equate to perhaps 7-10 new homes.

South Hams District Council have received new government funding to help support such initiatives.

NPTG will be 'walking' the parish and talking to landowners who are willing to consider working with us on such a project. With really is the operative word here. NPTG will meet with any prospective developer who wishes to discuss their proposals in the context of the developing NP. However: meetings will be arranged at a determined place and time; at least two, preferably three, or more group members will be present.

We will also be looking into the shared/intermediate ownership options and evidence these do actually work to help people onto the housing ladder.