



Turner Rise, Tiverton, Devon

Meeting housing needs

The benefits of having a home

We all need to have a decent home

Having a home is a basic necessity that provides shelter, security and can support health and well-being



Young family moves into a new home, Mid Devon

Who are all the new homes for?

A question that we are often asked when preparing a new plan is 'who are all these new homes for?' A survey of residents in newly completed homes recently undertaken by the Council has found that 63% of moves to new build homes in Mid Devon are from within the district. 88% of moves are from either within the district or from Local Authority areas adjoining Mid Devon. Evidence shows that new houses being built in Mid Devon are therefore providing homes for local people.



Improving choice for the whole community

Technical work will help us better understand what types of new homes we should plan for in terms of size and tenure. It will also help guide how we can increase the choice of new homes available, including homes for first time buyers, supporting modern methods of construction and opportunities for people wishing to commission or build their own home. Plan Mid Devon will help us to meet the housing needs of the whole community, including homes for the elderly or persons with a disability, and sites for Gypsies and Travellers.

How many new homes are needed in Mid Devon?

A new Local Plan will help provide the homes that are needed in Mid Devon and will identify sites for development.

We are expected to follow the Government's standard method for calculating the minimum annual housing need. Mid Devon needs at least 365 new homes each year. This is less than the current adopted Local Plan (393) but may change over time as we prepare Plan Mid Devon. We may need more homes each year because more jobs are being created, or because of changes to standard method.



Affordability

Whether homes are owned, rented, in single occupancy or shared with others, the simple fact is that for many their home is not suitable to meet their needs and having a suitable home may not be affordable.

Nationally, for many years there have not been enough new homes being built to meet our needs, and there has been an increasing gap between the price of those homes and being able to afford to buy or rent them – the cost of new homes has risen higher than wages.

Average house prices in Mid Devon currently have one of the highest affordability ratios in the country, outside London. The purchase of a home within the district can typically cost around 9.3 times that of a full time employee's workplace-based annual earnings, in comparison with the national average of 7.8, while house prices may be even higher in some of the district's more rural locations.

In certain areas, competition from second homes and short term holiday lets can further reduce the number of properties available for rent as homes. Consequently, with mean income levels 11% lower than the average for England, many local people have difficulty accessing housing on the open market. This particularly affects the young and those on low to medium incomes who are entering the housing market. For others, it may be that existing accommodation may be either unsuitable or does not meet their changing needs but that a suitable home may not be affordable.