

Facts and Figures from the Devon Rural Housing Partnership

Population and community

- 52% of population of Devon lives in rural areas
- there are 380 parishes in Devon with a population of less than 3000

Incomes

- In 2009 the mean average income in Devon was £31,422 (Devon CC)
- 57% of the population had an average income of less than £30,000 per annum
- 32% had an income less than £20,000 per annum

House prices

- The average house price in Devon was £244,328 in the quarter ending June 2010.
- The average house price for the cheapest 25% in the same period was £152,000
- An income of £39,085 is needed to buy the average price lower quartile house assuming 10% deposit is available and a multiple of 3.5 income.

	Average Lowest Quartile House Price*	10% Deposit Needed	Income threshold at 3.5 times income
East Devon	169,500	16,950	43,586
Mid Devon	142,000	14,200	36,514
North Devon	150,000	15,000	38,571
South Hams	185,000	18,500	47,571
Teignbridge	154,950	15,495	39,844
Torridge	143,000	14,300	36,771
West Devon	158,000	15,800	40,629
*This is the average of the lowest 25% of properties in the District Source: Hometrack Sales Data			

Private rents

- The average weekly rent for a 2 bedroom property in the seven rural districts of Devon is between £115 and £138 (Hometrack)
- An income of £23,920 is needed to afford the lowest of these rents (based on assumption that lowest income households can only afford to spend 25% of income on housing costs)

Housing Need

- 21,000 people were on council waiting lists in rural Devon in 2008 (NHF 2009)

About rural housing in Devon

- Over the last 3 years 114 parishes have been surveyed to identify affordable housing need in rural communities.
- A need for over 1100 affordable homes have been identified in these surveys
- This equates to an average need of 10 affordable homes in each parish.
- Since March 2008 total of 241 affordable have been completed in rural areas
- In September 2010 282 rural affordable homes are under construction.
- There are also 50 projects involving over 300 homes where planning consent has either granted or applied for which are waiting to move forward.
- There a further 49 locations where the Rural Housing Enablers are working with local communities to move projects forward.

The Impact

Lack of affordable housing in villages is one of the biggest threats facing the countryside.

The long term viability of any community requires a demographic mix of people of all ages and background. Lack of affordable housing in rural areas is driving many younger people and families out of the communities in which they have often grown up and where they wish to live and work.

This situation often means that the community no longer has the level of population required to support local shops and schools and other services. This leaves behind an increasingly elderly and isolated population. The vicious cycle created by a lack of affordable housing, if not broken, leads to the breaking up of communities and villages that have no long term future.

On top of this strategists have made the link between the need for affordable rural housing and a vibrant rural economy. Rural affordable housing is not just a social issue but an economic issue as well.

The rural housing team at CCD has been investigating housing need across Devon for over three years. The facts below illustrate the level of the need for affordable housing for local people living in Devon.

