Mid-Devon Cluster Housing Needs Report – Burlescombe, Halberton, Sampford Peverell & Uplowman

Produced by: Devon Communities Together

On behalf of: Devon Community Housing Hub

For: Mid Devon District Council

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Devon Community Housing Hub

Devon Communities Together

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Housing Needs Survey Summary

Devon Community Housing Hub

Burlescombe, Halberton, Sampford Peverell & Uplowman

1,915 surveys were sent & 51 responses received

32 respondents were interested in social/ affordable rent properties

Results showed a need for **27** units of affordable housing in the next 5 years

There is a need for more smaller properties in the parishes

A need was identified for three open market rental properties

31% hope to move within 1 year

Six households need more accessible homes

Average price of a 3 bed property is £341,000

*Please note this is a summary - for a copy of the full report please contact info@devoncommunities.org.uk

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1. Executive Summary

Principal Conclusions

The survey identified a need for at least 27 affordable homes across the four parishes within the next five years.

1.1 General Findings

This housing needs survey is a 'cluster' survey covering four parishes within Mid Devon; Burlescombe, Halberton, Sampford Peverell[1] and Uplowman. 51 survey forms were returned from 1,915 sent to households in the parishes. The response rate was 2.7% which is as expected for this type of survey.

1.2 Affordability

- The survey found 27 households across the four parishes with a local connection in housing need who could not afford to buy or rent on the open market and are not in adequate housing.
- Additionally, a need was identified for three open market rental properties (one three-bedroom and two one-bedroom properties), which may become available through the letting market.
- Six households wish to have homes that are more accessible, with two indicating a need for specialist housing for older people and one specifically requesting a downstairs toilet (3x one-bedroom, 1x two-bedroom, 1x three-bedroom and 1x four-bedroom).
- 19 of the households identified in table 1 indicated that they were already on the housing register. (There are currently 35 applicants[2] 'in need' (Bands A-D) on the register across the four parishes. Of these 60% require one-bedroom, 20% two-bedrooms, 11% three-bedrooms and 9% four-bedrooms. See table 14)
- The size and tenure requirements identified by the HNS are provided in the table below.

Table 1

	1 bedroom	2 bedroom	3 bedroom	4+ bedroom	Total
Social / Affordable rent[3]	9	4	6	3	22
Low-cost home ownership[4]	2	3	0	0	5
Sub-Total	11	7	6	3	27
Open Market Rent	2	0	1	0	3
Total	13	7	7	3	30

[1] We use the spelling Sampford Peverell throughout the report, however Sampford Peverall is also a common spelling, so responses with either spelling have been combined.

[2] Applicants have not been compared across parishes so may be registered against more than one parish

[3] Social/Affordable rent – the rent for the property equates to between 60% and 80% of Open Market Value (OMV).

[4] Low-Cost Home Ownership – any product which enables a household to own a portion of their home.

For further detailed analysis, including a breakdown by parish please see Section 6.

2. Aim of the Survey

To investigate the housing need, tenure and size of homes required for local people living or working in the parishes and those wishing to return.

3. Survey methodology and Response Overview

3.1 Methodology

- The survey was sent to all addresses within the parishes and emailed to those on the Devon Home Choice (DHC) register for these parishes. Those who thought they may need to move in the next five years and wished to live within the parishes, were asked to complete the survey.
- The survey was carried out using the methodology approved by the Devon Community Housing Hub Partnership. Households that met the criteria to be considered in housing need and met the local connection criteria were assessed for affordable housing.
- The survey is publicised widely through social media platforms, posters and parish newsletters where available, to ensure that as many Parishioners and former Parishioners are given the opportunity to complete the form.
- According to the data provided by consultants ARC4 – derived from the 2021 census – The four parishes have a population of 3818 active residents in 1817 households.
- The ARC4 desktop survey identified a need for 28 homes annually over the next five years. This does not consider local connection criteria or recommend the most suitable tenure.

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

3.2 Response Overview

Respondents were asked about the parish they live in. This is shown in table 2 below.

Table 2

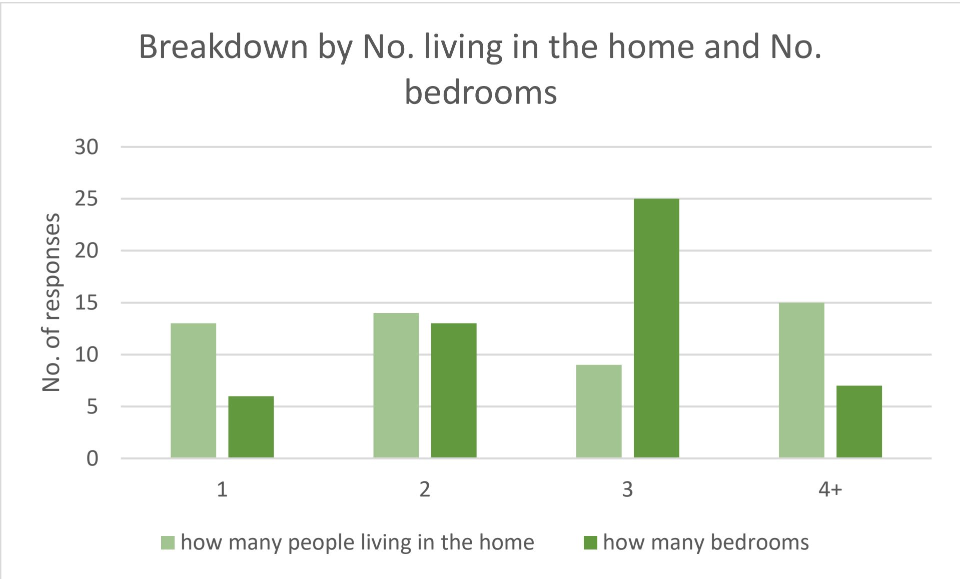
Location	Responses	%
Burlescombe	10	20
Halberton	10	20
Sampford Peverell	20	39
Uplowman	4	8
Elsewhere in Mid-Devon[5]	6	12
Didn't say	1	2

[5] This included Bampton, Kentisbeare, Tiverton, Uffculme and Westleigh

Respondents were asked about the tenure of their home. 20 (35%) rent from a private landlord or have another form of non-secure tenancy, 16 (31%) own their own home (with or without a mortgage) and nine (18%) live with friends/relatives/parents. The remaining six (12%) respondents rent from a housing association or local authority.

Respondents were asked about how many people lived in the household and also how many bedrooms were in the property. This is shown in Figure 1. This indicates that there is an under-representation of one-bedroom properties in the Parish which are typically terraced houses/bungalows and flats. The proportion of one-bedroom homes (12%) does not reflect the number of single person households (25%).

Figure 1



4. Property Prices and Rental costs

To assess whether a household can afford to buy or rent in the open market it is necessary to look at the cost of an entry level[6] property in the local market. For open market purchase, information on recent house sales and current listings is analysed. For rented housing, information on current rent costs provided by respondents to the housing needs survey are compared with rents of properties currently on the market. From this information, we can establish typical housing costs to assess affordability.

Background research was carried out on 4th June 2026[7]. There were 49 properties for sale within the four parishes with a value of £800,000 or less on the Rightmove

[6] Entry level is calculated as the mid-point between the cheapest and median

[7] Information on both properties for sale and rent was taken from Rightmove.co.uk. Retirement, Park Homes and properties over £800,000 in value or £1,800 per month in rent are not included as comparators.

website. Additionally, a further search within one mile was carried out for one-bedroom properties which added one further property. These 50 properties were used as comparators to establish typical housing costs. Information on rented homes was also taken from Rightmove, which was assessed along with information provided by survey respondents. In total 38 rented properties which were within three miles of the parishes were included within in the study. The figures used to assess affordability are set out below.

Table 3

Size	Property price (average)	Weekly rent (entry level[8])	Local Housing Allowance (weekly)
1 bedroom	£160,000	£147.00	£121.97
2 bedrooms	£252,000	£163.38	£157.64
3 bedrooms	£341,000	£201.92	£189.86
4+ bedroom	£551,000	£311.73	£253.15

5. Affordable Housing – background

The survey was aimed at those who may need to move home within the next five years and wish to remain in or move to one of the four parishes. It includes all households including older residents. It asked questions about size and make-up of the new household, local connection and financial circumstances. This information helps identify the number of households that require both open market and affordable housing in the parish and the size, tenure and type of homes required.

51 survey responses were received from respondents indicating that they were hoping to move to or within the parishes within the next five years. These responses have been analysed in the tables below.

5.1 Minimum bedroom preference

Respondents were asked the minimum number of bedrooms they would require in their new home. Table 4 below shows the breakdown. This reflects the preferences of the respondents rather than their eligibility. There are criteria relating to affordable housing that set the number of bedrooms that a household are eligible for based on the number of adults and children in that household.

Table 4

	1-bedroom	2-bedroom	3-bedroom	4+ bedroom
Responses	12	21	14	4
%	24	41	27	8

[8] When calculating the entry level costs, the cheapest property was removed from each property size (1-bed, 2 bed, etc) as these appeared to be extreme outliers compared to the other properties and were therefore skewing the results.

5.2 Timescales for moving

Households were asked to identify when they thought they would need to move, this is shown in the table below.

Table 5

	Now or within 1 year	1-3 years	3-5 years	Answered more than one	Didn't say
Responses	16	13	18	3	1
%	31	25	35	6	2

5.3 Housing tenure preference

Respondents were asked what type of accommodation they would consider moving to. This gives an indication of respondents' aspirations rather than confirming which type of housing they are eligible for or can afford. 13 of the respondents are only interested in open market housing or in either open market housing or self-build housing. Respondents could select more than one option. The results are shown in the table below.

Those that were considering purchasing on the open market had a budget of between £100,000 and £500,000.

Table 6

Social/ Affordable rent	Private rent	Shared ownership	Discount market sale	Self/custom build	Interest in co-housing	Own[9]
32	15	12	13	4	4	24

5.4 Reasons for moving

Respondents were asked why they needed to move home. Their responses are shown in table 6 below, they could select more than one box.

Table 7

Reason for wishing to move	No of respondents
Homeless or threatened with homelessness	6
Relationship Breakdown	4
Home in poor repair	2
Need a larger home (due to overcrowding)	9
Struggling to afford current rent	9
Want a starter home / first home	14
Need a home that is more accessible	12
Other	20

[9] Own includes with and without a mortgage

Examples of reasons given under 'Other' included:

- Downsizing
- Anti-social behaviour
- Current contract not being renewed
- More suitable property for needs
- Closer to school
- Cost of rent
- Life choice

5.5 Specialist housing

Respondents were asked if they needed specialist housing. Nine respondents (18%) said 'Yes' and 41 respondents (80%) said 'No', one didn't answer the question.

6. Affordable Housing Requirement – assessment of need

This section of the survey looks at the number of households who would qualify for an affordable home in the parish, based on their household income and savings.

6.1 Exclusions

21 of the households who expressed a wish to move within the next five years and remain or move to the parishes have been assessed and have been excluded for the following reasons:

- Five gave insufficient details to assess their eligibility
- 16 already own their own home

This leaves 30 households who have been assessed for affordable housing. 16 of these households are in private rented homes or have another form of unsecure tenancy, eight are living with friends/relatives/parents and six are in local authority/housing association accommodation.

It is of note that of the 16 households who have expressed an interest in moving but who already own their own home, nine indicated a need for a home that is more accessible and/or the desire to downsize.

6.2 Local Connection

To qualify for affordable housing within the parishes, respondents must have a local connection. This connection is determined by Mid Devon District Council and is set out on their website;
www.middevon.gov.uk/media/85181/appendix_1_local_need_connection_criteria.pdf

Given the broad nature of the criteria all respondents were considered to have met them, therefore an affordability assessment has been carried out on all 30 households. The affordability assessment has been carried out at the parish level and are covered under the next five sub-headings; one for each of the four parishes surveyed plus an additional section where it was not clear if the household had a parish preference.

Table 8

Location	Number assessed
Burlescombe	5
Halberton	8
Sampford Peverell	11
Uplowman	2
Parish preference not known	4
Total	30

6.3 Housing Options - Burlescombe

Respondents provided information on income and savings along with household size and family make up which allows an assessment of what type of affordable housing is best suited to the household's financial circumstances. The breakdown of housing needs of the five households which had an affordability assessment carried out are shown in table 9 below.

Of the five households;

- All five households currently live in Burlescombe.
- Reasons for moving include struggling to afford current rent, threat of homelessness, need for a larger home, wanting a first home and need for a home that is more accessible.
- Current accommodation includes living with friends/relatives/parents and private rented.
- Two respondents wish to have homes that are more accessible, with one specifically requesting a downstairs toilet, they are the three- and four-bedroom properties.
- Two of the households are registered with DHC.
- Four respondents were interested in affordable housing for rent.
- The household requiring a two-bedroom low-cost home ownership property only needs one bedroom, according to bedroom eligibility criteria, but would like two bedrooms. With low-cost home ownership over-occupancy by one bedroom is normally allowed, therefore it is listed under two bedrooms as this is affordable for them.
- The affordability assessment suggested that one household could afford open market rent.

Table 9

	1 bedroom	2 bedroom	3 bedroom	4+ bedroom	Total
Social / Affordable rent	0	0	1	1	2
Low-cost home ownership	1	1	0	0	2
Sub-Total	1	1	1	1	4
Open Market rent	0	0	1	0	1
Total	1	1	2	1	5

6.4 Housing Options - Halberton

Respondents provided information on income and savings along with household size and family make up which allows an assessment of what type of affordable housing is best suited to the household's financial circumstances. The breakdown of housing needs of the eight households which had an affordability assessment carried out are shown in table 10 below.

Of the eight households;

- Seven households currently live in Halberton and one has a local connection indicating Halberton as a preference.
- Reasons for moving include threat of homelessness, relationship breakdown, need for a larger home, wanting a first home and wanting to return to the parish.
- Current accommodation includes private rented, housing association/local authority rented, living with friends/relatives/parents and provided by employer.
- One respondent has indicated a need for specialist housing for older people, this is for a one-bedroom property.
- Six of the households are registered with DHC.
- Seven respondents were interested in affordable housing for rent.
- One respondent indicated that they only wanted to buy on the open market however based on the information provided they cannot currently afford this and therefore have been included in the table below.
- The affordability assessment suggested that two households could afford open market rent.

Table 10

	1 bedroom	2 bedroom	3 bedroom	4+ bedroom	Total
Social / Affordable rent	3	1	1	0	5
Low-cost home ownership	0	1	0	0	1
Sub-Total	3	2	1	0	6

Open Market Rent	2	0	0	0	2
Total	5	2	1	0	8

6.5 Housing Options – Sampford Peverell

Respondents provided information on income and savings along with household size and family make up which allows an assessment of what type of affordable housing is best suited to the household's financial circumstances. The breakdown of housing needs of the 11 households which had an affordability assessment carried out are shown in table 11 below.

Of the 11 households;

- All the households currently live in Sampford Peverell.
- Reasons for moving include threat of homelessness, struggling to afford rent, need for a larger home, wanting a first home, wanting a home more suitable to the households needs and wanting to be closer to family.
- Current accommodation includes private rented, housing association/local authority rented and living with friends/relatives/parents.
- One respondent has indicated a need for specialist housing for older people with as few steps as possible, this is for a one-bedroom social/affordable rent property.
- Eight of the households are registered with DHC.
- Nine respondents were interested in affordable housing for rent.
- The household listed as requiring a two-bedroom low-cost home ownership property only needs one bedroom, according to bedroom eligibility criteria, but would like three bedrooms. With low-cost home ownership over-occupancy by one bedroom is normally allowed, therefore it is listed under two bedrooms as this is affordable for them.
- Two respondents indicated that they only wanted to buy on the open market or buy on the open market/self-build, however based on the information provided they cannot currently afford this and therefore have been included in the table below.

Table 11

	1 bedroom	2 bedroom	3 bedroom	4+ bedroom	Total
Social / Affordable rent	4	0	4	1	9
Low-cost home ownership	1	1	0	0	2
Total	5	1	4	1	11

6.6 Housing Options - Uplowman

Respondents provided information on income and savings along with household size and family make up which allows an assessment of what type of affordable housing is best suited to the household's financial circumstances. The breakdown of housing needs of the two households which had an affordability assessment carried out are shown in table 12 below.

Of the two households;

- Both households currently live in Uplowman.
- Reasons for moving include struggling to afford current rent and wanting a first home.
- The respondents are currently in private rented or living with friends/relatives/parents.
- Neither household are registered with DHC.
- Both respondents were interested in affordable housing for rent.
- Neither household indicated a need for their home to be more accessible.

Table 12

	1 bedroom	2 bedroom	3 bedroom	4+ bedroom	Total
Social / Affordable rent	1	1	0	0	2
Low-cost home ownership	0	0	0	0	0
Total	1	1	0	0	2

6.7 Housing Options – Parish preference not known

Respondents provided information on income and savings along with household size and family make up which allows an assessment of what type of affordable housing is best suited to the household's financial circumstances. The breakdown of housing needs of the four households which had an affordability assessment carried out are shown in table 13 below.

Of the four households;

- All four do not currently live in either of the four parishes however they all currently live in Mid-Devon. It is unclear from their responses which of the parishes they have a preference of living in.
- Reasons for moving include struggling to afford current rent, need for a home that is more accessible, threat of homelessness and desire to be nearer a particular school.
- Three households are currently in private rented and one is in a rented housing association/local authority property.
- Two respondents wish to have homes that are more accessible – this is for a one and two bed property.
- Three of the households are registered with DHC.
- All four respondents were interested in affordable housing for rent.

Table 13

	1 bedroom	2 bedroom	3 bedroom	4+ bedroom	Total
Social / Affordable rent	1	2	0	1	4
Low-cost home ownership	0	0	0	0	0
Total	1	2	0	1	4

6.8 Other evidence of housing need

As well as this survey other evidence of housing need should be considered.

Devon Home Choice: The housing waiting list or register for Devon is called Devon Home Choice (DHC). Applicants are given a banding from A to E depending on their level of need. A breakdown of the 64 applicants on DHC for the four parishes is provided in table 14 below. Applicants can be registered for a Parish without having a local connection. Of the respondents to the Housing Needs Survey that were assessed as needing affordable housing in one of the parishes, 16 stated that they had registered with DHC.

Table 14

Devon Home Choice band	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms	TOTAL
Band A (Emergency Need)	0	0	0	0	0
Band B (High need)	2	3	1	1	7
Band C (Medium need)	4	3	2	2	11
Band D (Low need)	15	1	1	0	17
Sub-total Band A-D	**21**	**7**	**4**	**3**	**35**
Band E (No need)	18	7	3	1	29
TOTAL	39	14	7	4	64

There have been 14 lettings in the last two and a half years (four x flats/maisonettes, two x bungalows and eight x houses). It is not anticipated that lettings of current affordable housing stock will have a significant impact on future need figures.

Arc4 Data: The Devon Community Housing Hub commissioned Arc4 in 2025 to run their Rural Affordable Housing Need Model for Devon. The model estimates, at Parish level, how many households cannot afford market housing based on household income distributions, market costs for rent and purchase prices, and standard affordability rules. The need numbers are modelled estimates using Census 2021 data, ASHE earnings data, Land Registry Price Paid data, and Zoopla Lettings data from 2020 to 2024. The data does not include survey results but is based on robust statistical modelling as used across England for housing need assessments.

This data modelling estimated a need for 28 new affordable homes across the four parishes each year. The breakdown by parish is:

- Burlescombe: six
- Halberton: 10
- Sampford Peverell: 10
- Uplowman: two

A summary of other statistics from the modelling work is given in the 'Parish Profiles' in Appendix 1 at the end of this report.

7. Conclusion - Future Housing Need

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.

The survey has identified that there is currently a need for at least 27 units of affordable housing within the next five years between the parishes of Burlescombe, Halberton, Sampford Peverell and Uplowman. The survey indicates a need for 22 social/affordable rent homes and five low-cost home ownership properties. Given the other evidence of housing need available from the housing register and Arc4 modelling, these figures should be considered a minimum.

There also appears to be a desire by some residents to have the opportunity to 'downsize' to smaller properties or more accessible properties that better suit their needs, such as bungalows, while remaining in the parishes. However, there is currently an under-representation of one-bedroom properties in the parishes, which limits the option to do this.

As the needs of households are constantly changing the level and mix of need in this report should be taken as a guide. In particular, it may be appropriate to vary the mix of sizes provided. This report remains appropriate evidence of need for up to five years. However, if there is a significant development of affordable housing in the parish which is subject to a local connection requirement and substantially meets the need identified in the report it may be necessary to refresh the survey.

Appendix 1: Arc4 Rural Affordable Housing Need Model summary

Parish Profile

Burlescombe

STRONG Indicators of Affordable Housing Need

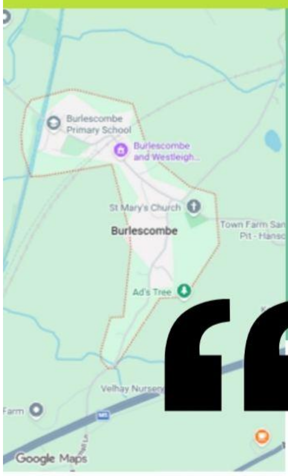
83% under-occupied

79.4% 3+ bedrooms

37.8% retired residents are in poor health

31% struggling renters of working age

5.9% social rented tenure



MEDIUM Indicators of Affordable Housing Need

65% cannot afford to buy at market prices

35% cannot afford to rent at market prices

1.3% over-occupied

“Average property price £357,000 (2020-2024), requiring an annual income of £91,800”.

AFFORDABLE HOMES NEEDED

Based on available data, it is likely that Burlescombe needs **6 new affordable homes,** each year

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* This is a snapshot of rural affordable housing need taken from secondary data. More detailed information can be provided by our Rural Housing Enabler: info@devoncommunities.org.uk

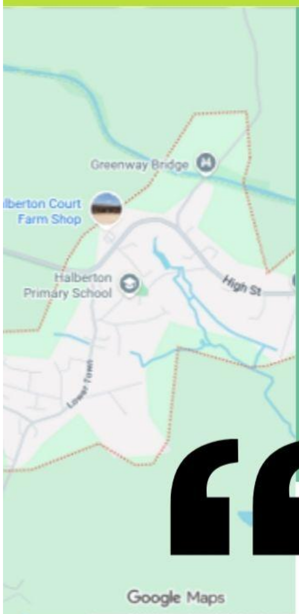
Parish Profile

Halberton

STRONG Indicators of Affordable Housing Need

90% cannot afford to buy at market prices

82.5% under-occupied



MEDIUM Indicators of Affordable Housing Need

78.1% 3+ bedrooms

32.8% of retired residents are in poor health

28.1% struggling renters of working age

11.2% social rented tenure

3.2% unemployed

2.1% over-occupied

“Average property price £400,000 (2020-2024), requiring an annual income of £102,857”.

AFFORDABLE HOMES NEEDED

Based on available data, it is likely that Halberton needs **10 new affordable homes,** each year

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Parish Profile

Sampford Peverell

STRONG Indicators of Affordable Housing Need

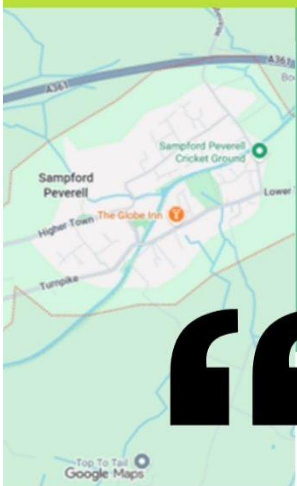
90% cannot afford to buy at market prices

86.5% under-occupied

80.3% 3+ bedrooms

8.8% social rented tenure

3.9% unemployed



MEDIUM Indicators of Affordable Housing Need

35% cannot afford to rent at market prices

30.9% retired residents are in poor health

28.2% aged 65 or older

“Average property price £363,500 (2020-2024), requiring an annual income of £93,471”.

AFFORDABLE HOMES NEEDED

Based on available data, it is likely that Sampford Peverell needs **10 new affordable homes,** each year

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Parish Profile

Uplowman

STRONG Indicators of Affordable Housing Need

91.7% under-occupied

90% cannot afford to buy at market prices

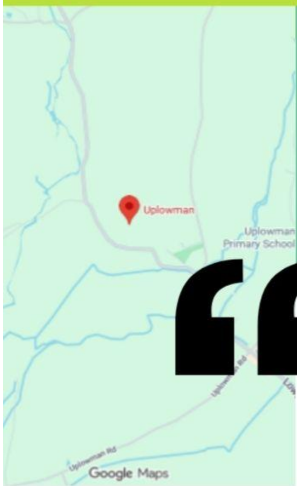
88.5% 3+ bedrooms

3.5% social rented tenure

MEDIUM Indicators of Affordable Housing Need

3.7% unemployed

23.8% struggling renters of working age



“Average property price £580,000 (2020-2024), requiring an annual income of £149,143”.

AFFORDABLE HOMES NEEDED

Based on available data, it is likely that Uplowman needs **2 new affordable homes,** each year

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