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The Devon Housing
Commission



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Devon Housing Commission

- Held 6 sessions with Commissioners across Devon in rural urban and coastal communities.
- Site visits including large developments, small rural CLTs, LA funded affordable housing and extra care schemes.
- Held a seminar for major landowners in Devon.
- Online Call for Evidence - 509 responses from individuals and organisations.
- Worked with government agencies to gather and analyse data.
- Received evidence from across the housing and local authority sector.
- Built a cross-Devon picture of the housing situation for the first time.
- Developed a set of recommendations for local and national bodies
- Launched the report in Exeter and in the Houses of Parliament



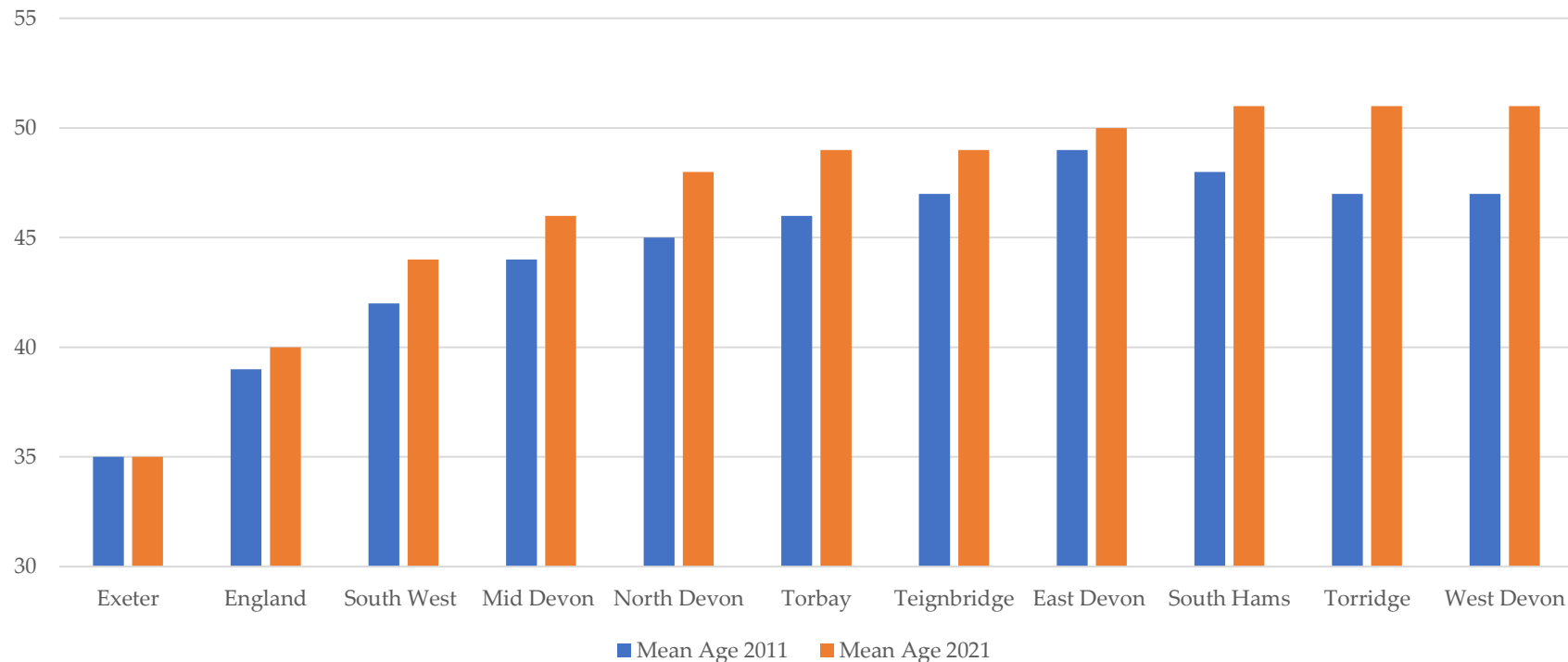
Headlines

- Devon is older than England and is getting older faster
- Devon has an increasing population which is due to internal migration
- People leave when they are young and arrive when they are in late middle age
- Devon's homes are some of the most under-occupied in the country
- They are also some of the poorest quality – twice as many non-decent homes as a proportion than England
- There are fewer affordable homes in Devon than England-1/2 the proportion in some areas
- Second homes are growing at the same rate as new build homes
- Affordable housing in rural areas has fallen over recent years
- The delivery of new homes in Devon is growing, but the proportion of these that are affordable homes is falling
- The number of bids per home on Devon Home Choice has doubled since 19/20

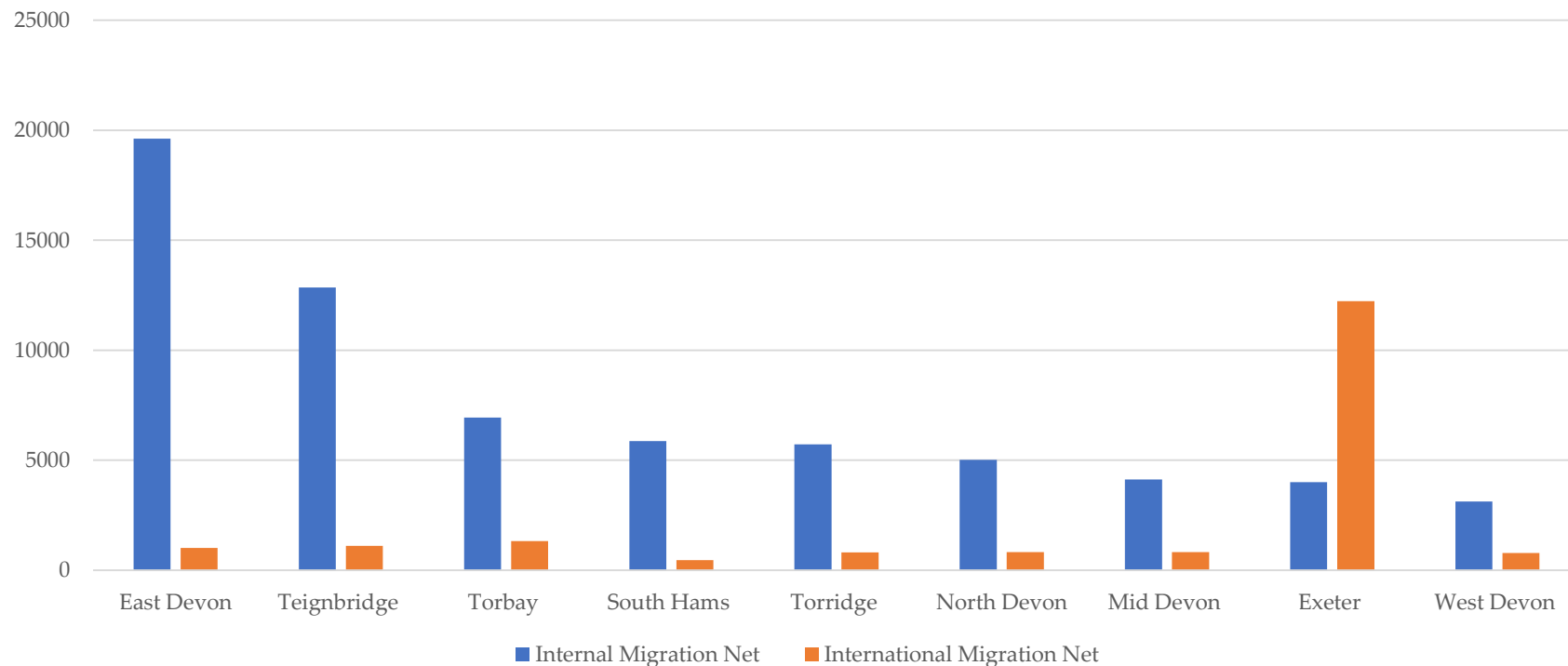
Devon's Demography



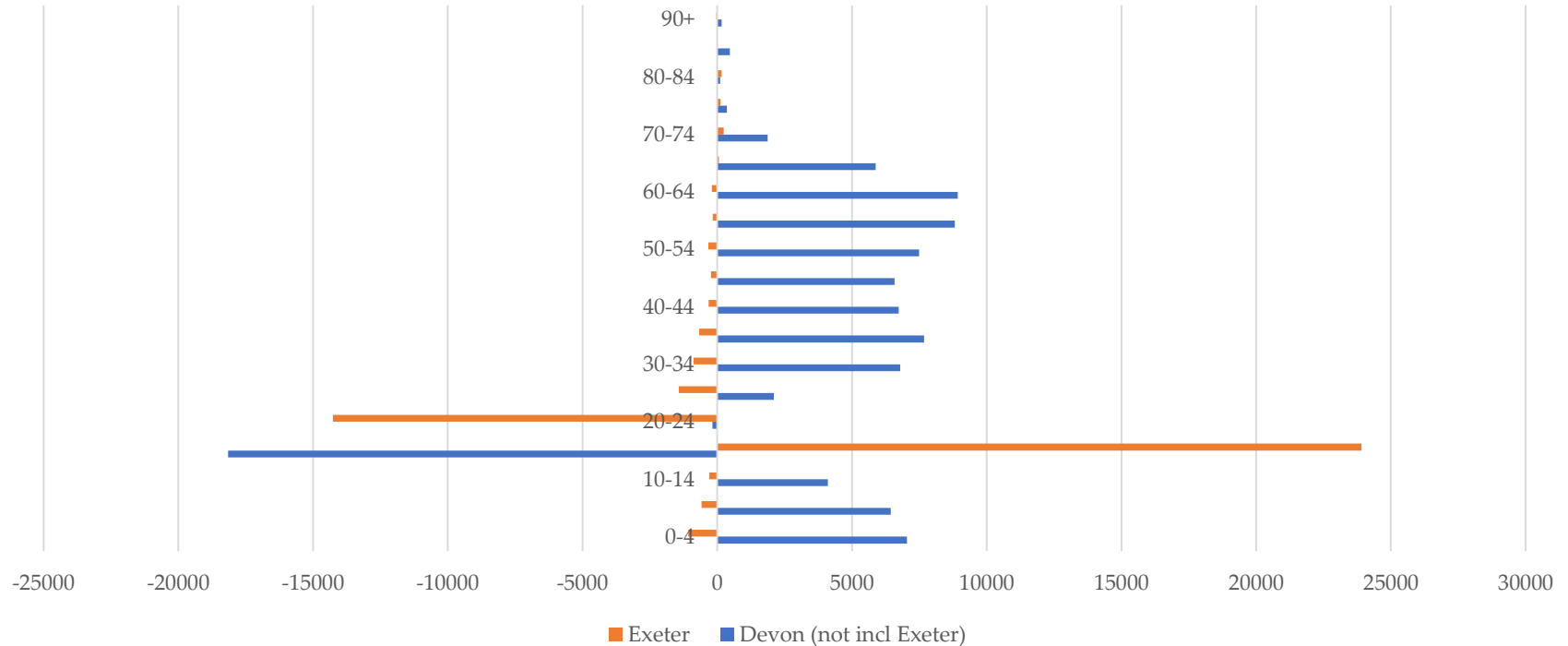
Average age 2011 and 2021



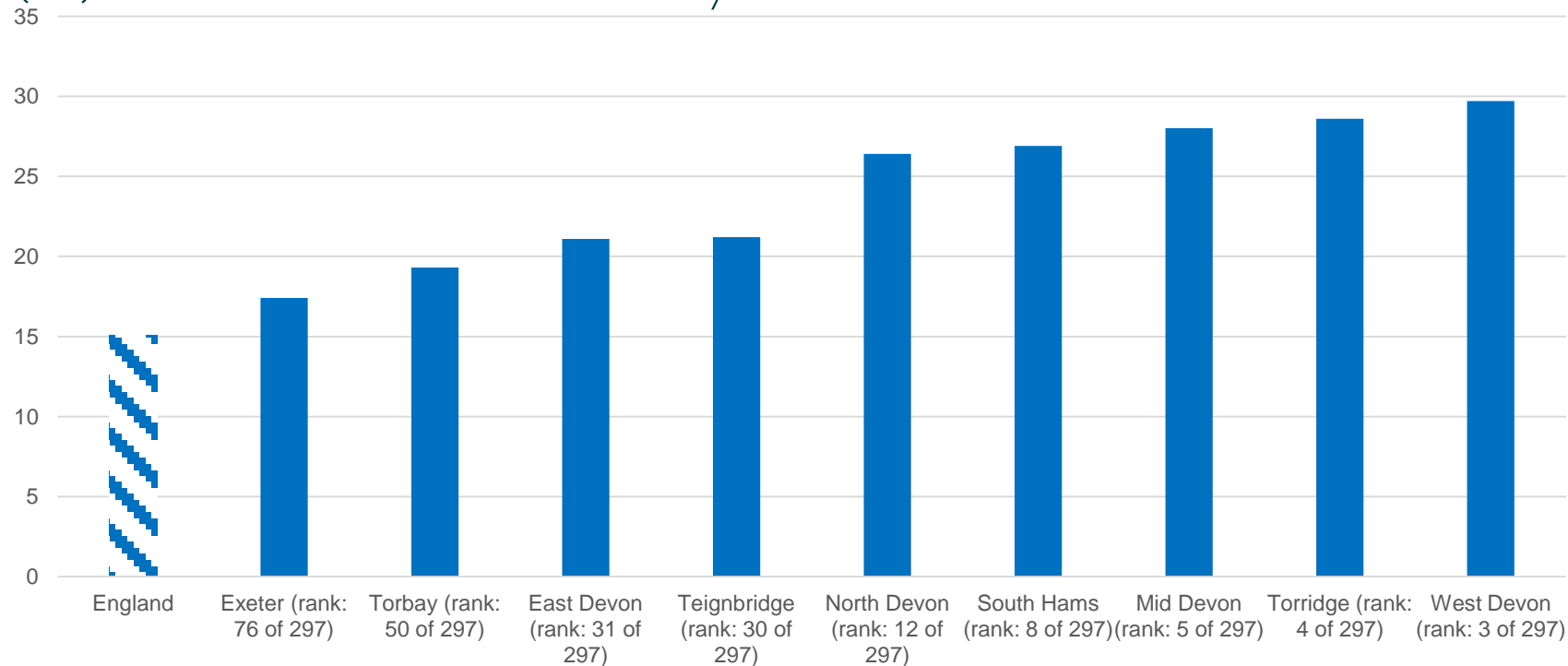
Net internal migration 2011 to 2020



Ages of internal migrants 2012-2020



Proportion of non-decent dwellings (%) and Local Authority Rank



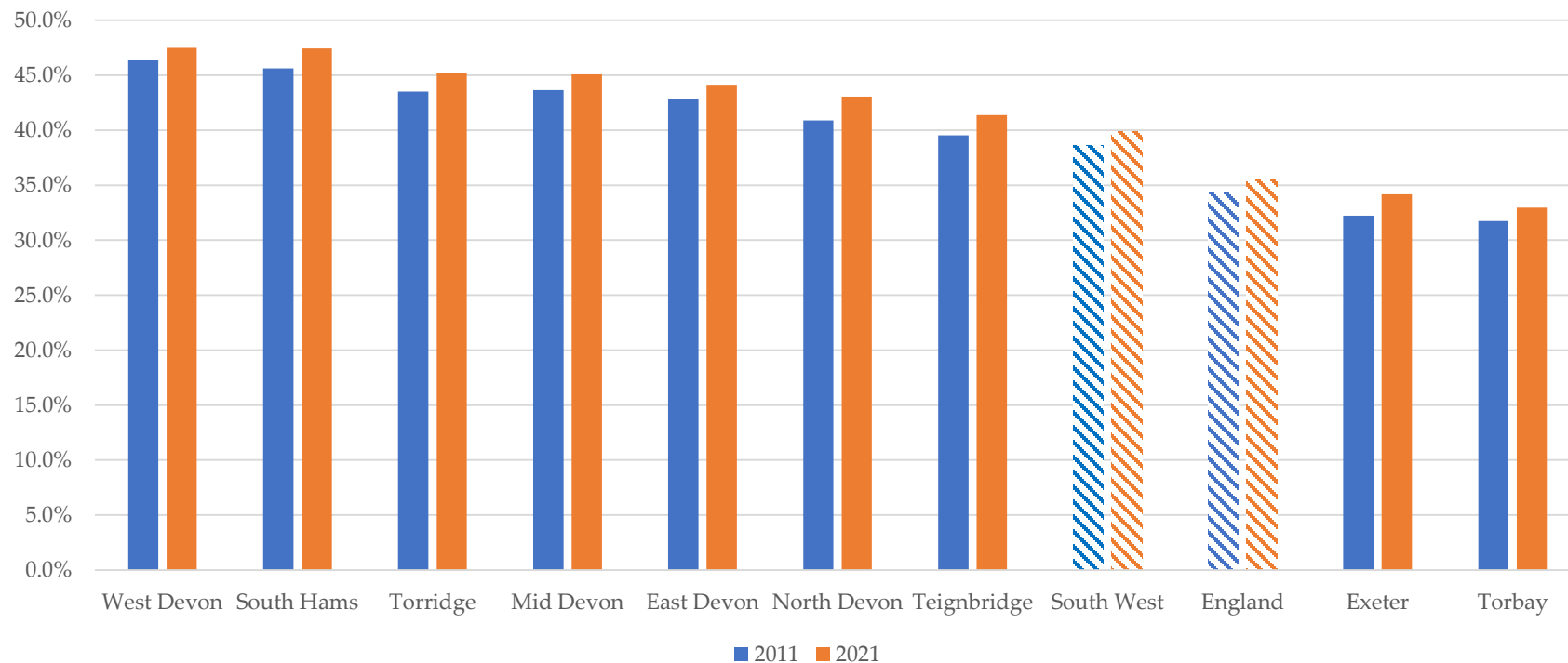


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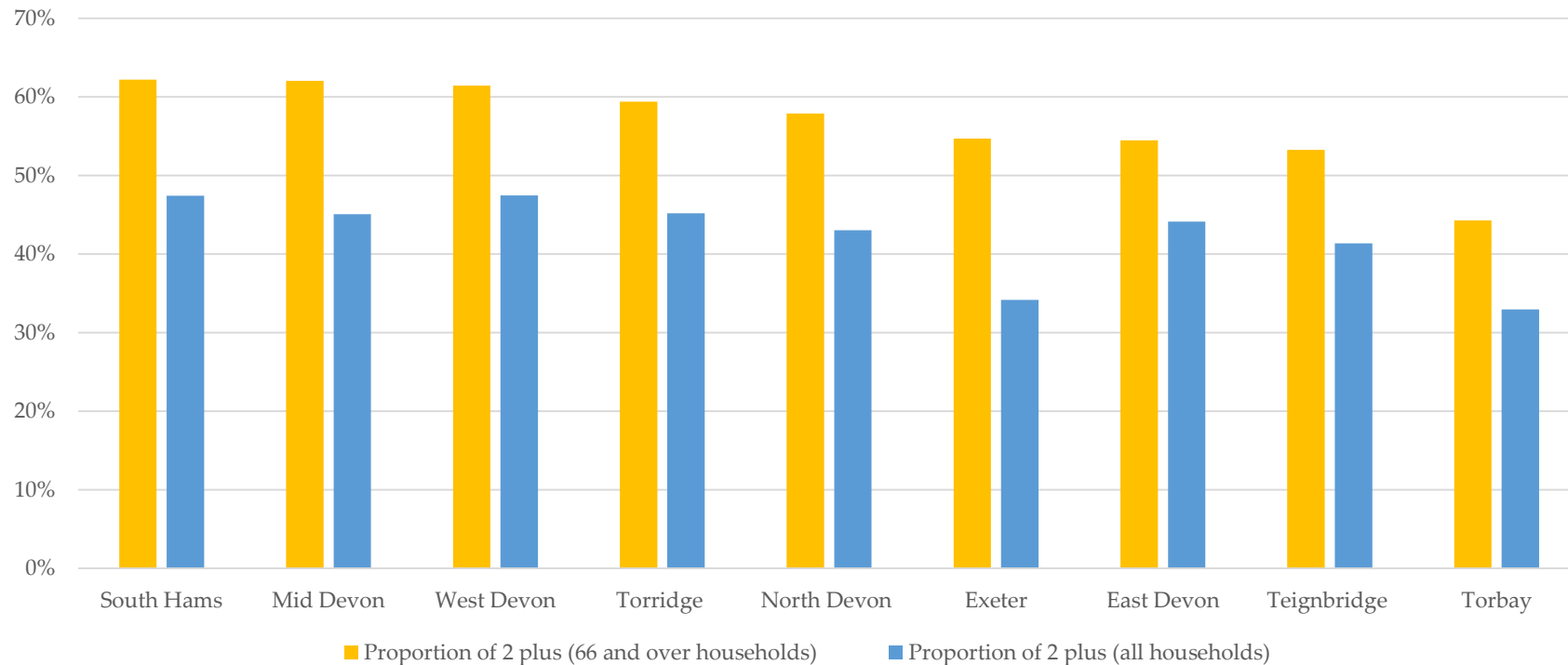
Under-occupancy



Under-occupancy in Devon



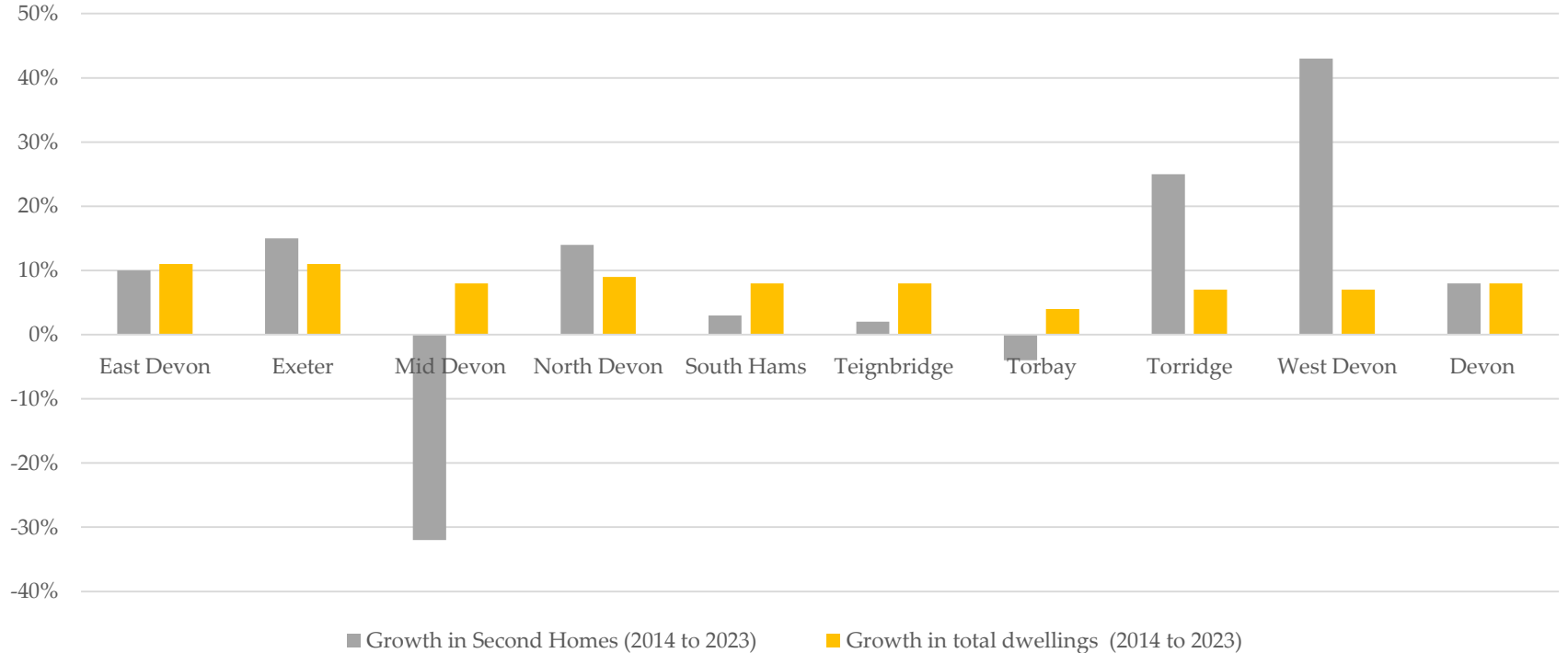
Under-occupancy in older age groups



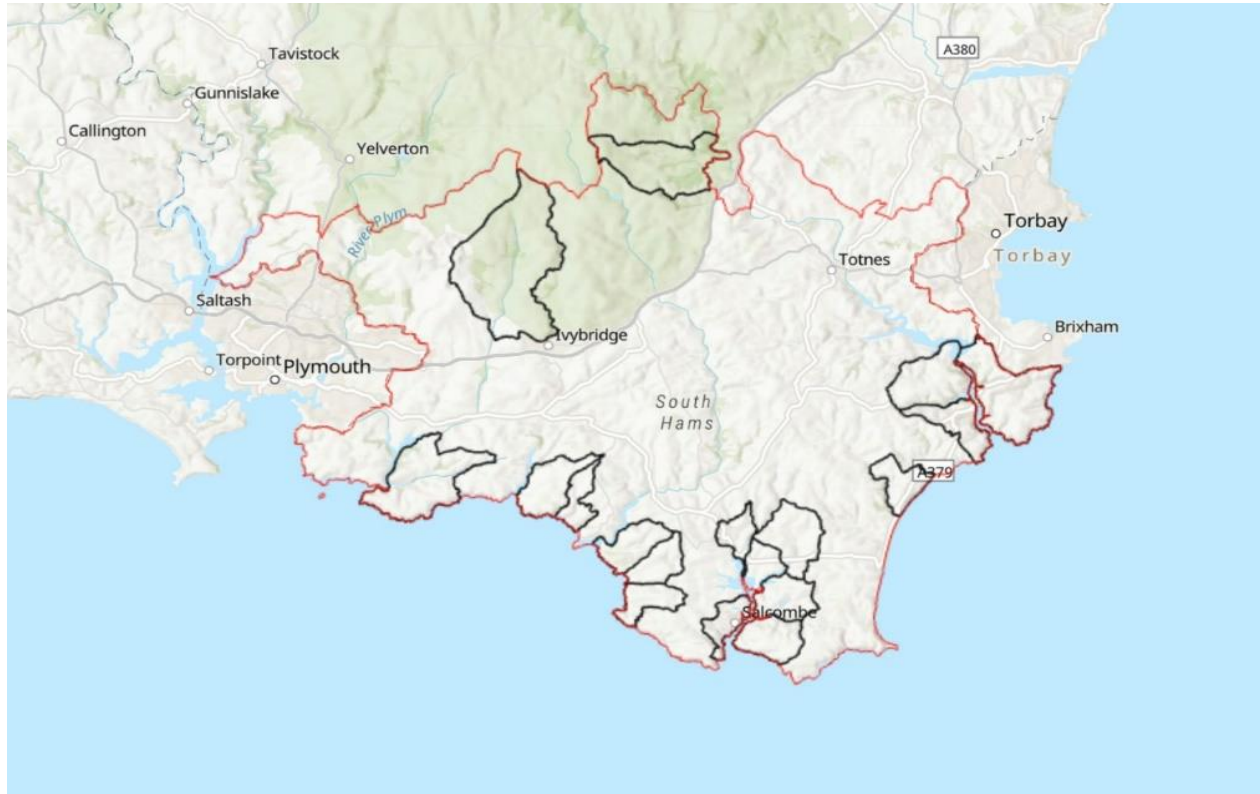
Tourist Accommodation

Short-term lets and
Second Homes

Growth in Second Homes



Parishes with fewer households





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Affordable Housing



Proportion of households in social housing

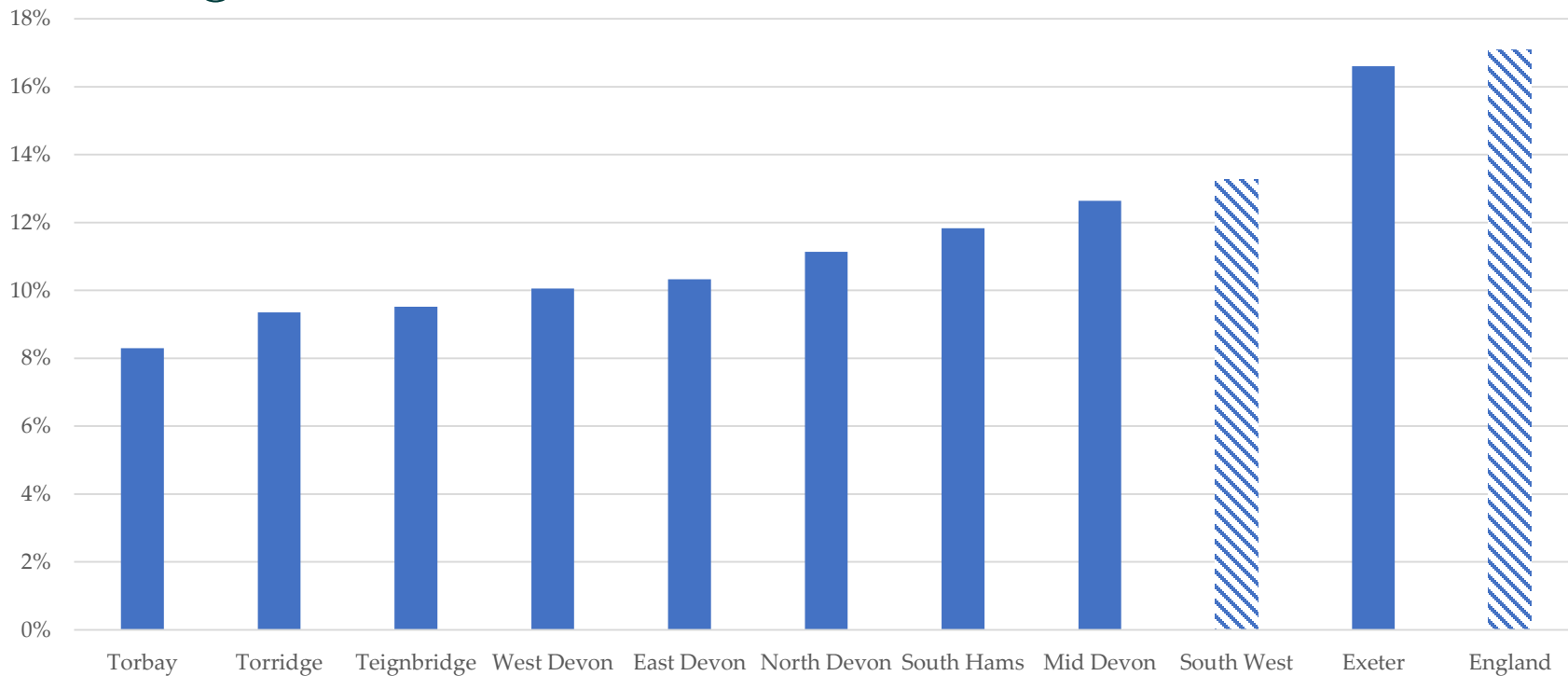
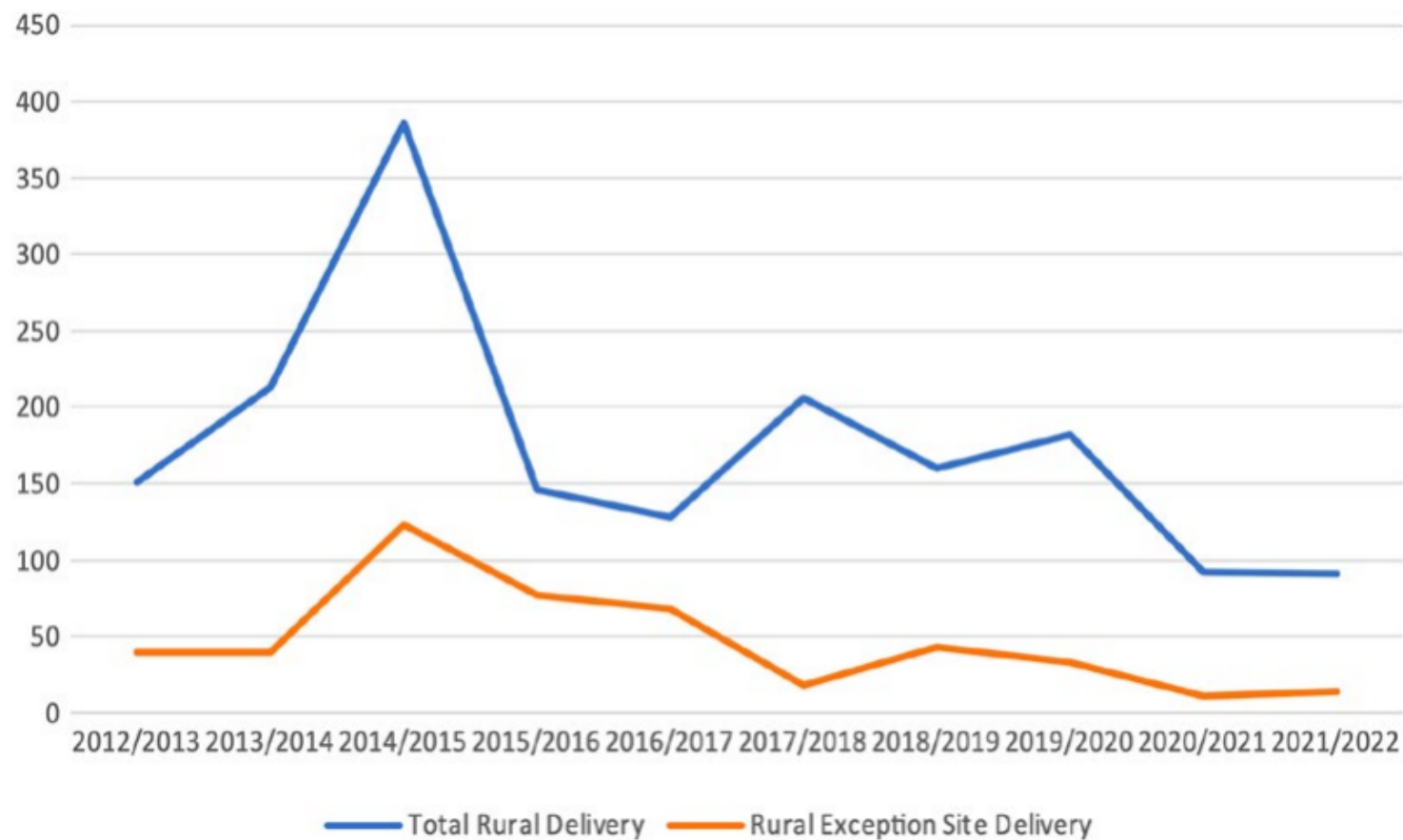
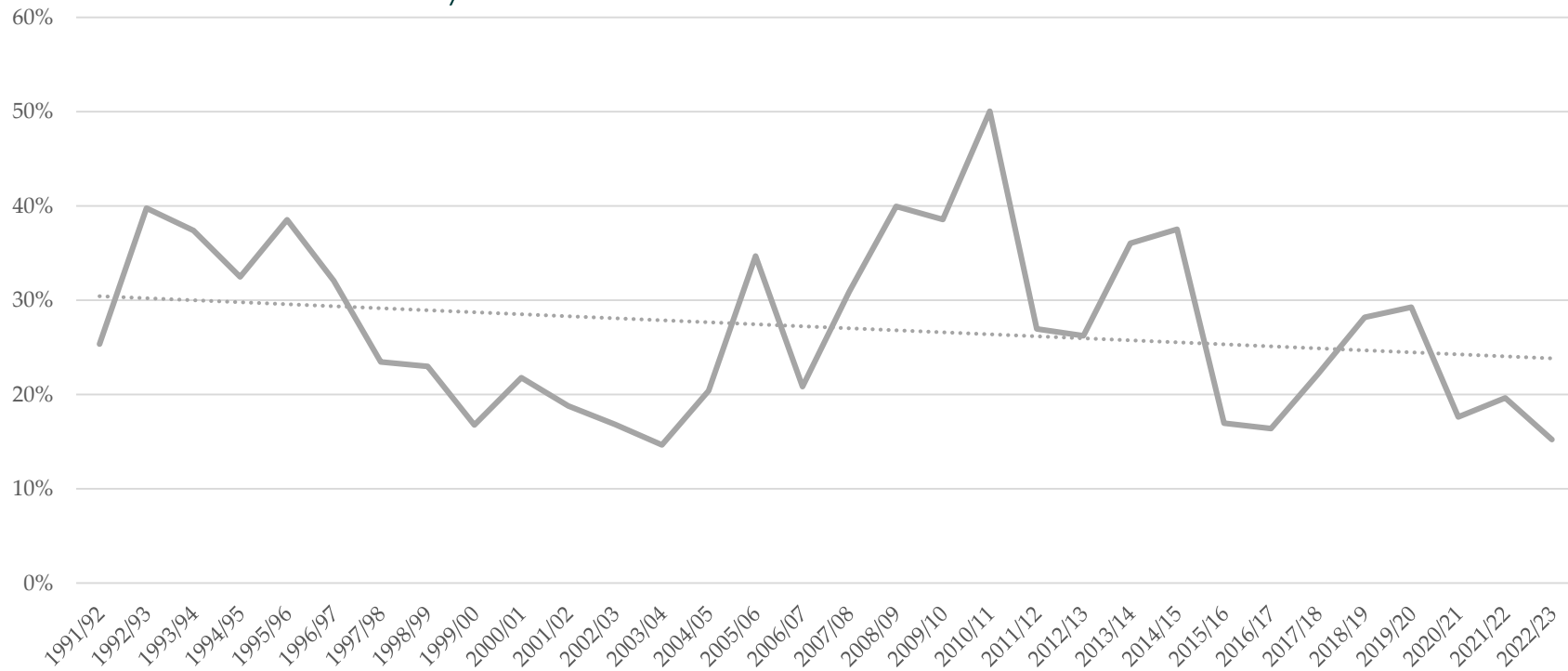


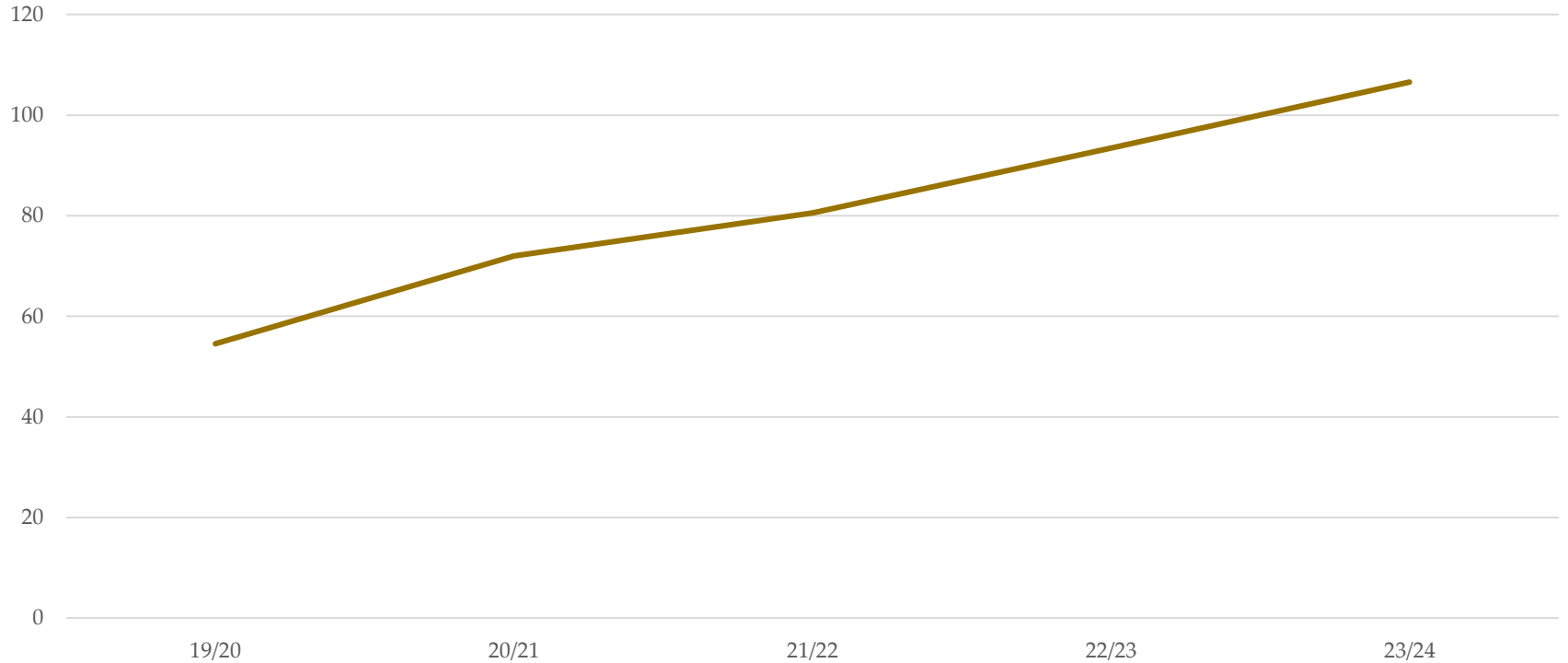
Figure 2.2: **rural** housing delivery in Devon funded by Homes England (data provided by Homes England)



Additional affordable as a proportion of new delivery



Average number of bids per listing on Devon Home Choice



Our Recommendations



Government



Affordable Homes Programme - renewed and increased

Local Authority Housing Fund - renewed and increased flexibility on temporary accommodation

Supporting the Renter Reform Bill

Funding for Rural Housing Enablers

Support for being more robust on planning

Infrastructure

Holiday lets and short term lets - introduces planning class and supports LAs to limit

Decent Homes

Local Authorities



Ensuring Housing Enabling is at the heart of Local Authorities

Act on holiday lets/second homes

Ensuring the right type of homes are built – using the local plan process

Encouraging Rural Exception Sites and CLTs

Temporary accommodation – acquisition and remodelling

Other Bodies



Homes England - work closely with Devon and develop rural and coastal housing strategies

Housing Associations - communicate on disposals strategies

Regulator of Social Housing - develop a charter on disposals

ICB/Public Health - formalise data gathering and sharing on housing and health - make sure health and housing are in each others' strategies

Promote and encourage construction skills and retrofit/green skills

Landowners and housing authorities working together

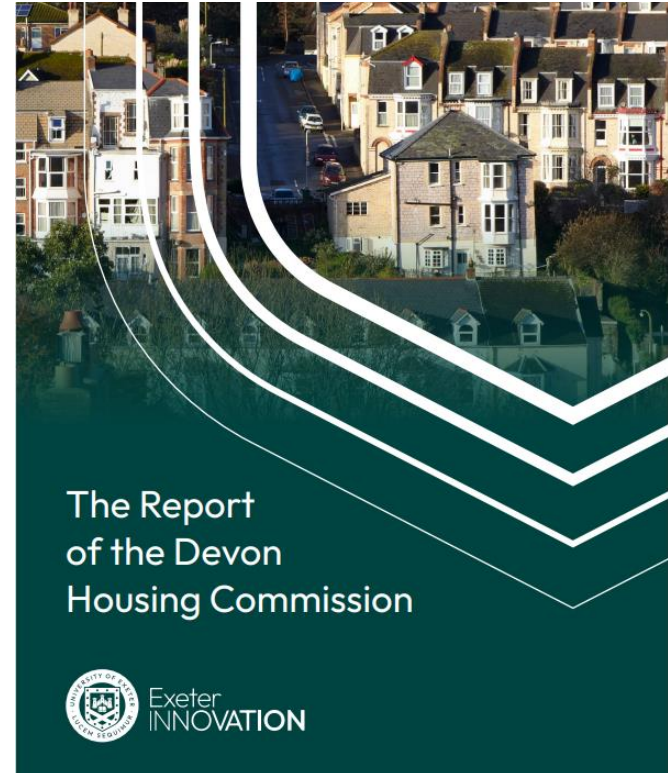
Housing in the Budget



- £3bn of additional support for SMEs and the Build to Rent sector, in the form of housing guarantee schemes.
- Increase to the stamp duty land tax surcharge on second homes by two percentage points to 5%. Reeves says this will support over 130,000 additional transactions from people buying their first home or moving home over the next five years.
- £500m 'top-up' to the Affordable Homes Programme to build up to 5,000 additional affordable homes.
- A consultation on a new long-term social housing rent settlement of CPI+1% for 5 years
- Investment in remediation will rise to over £1bn in 2025-26.
- Reducing discounts on the Right to Buy scheme and enabling councils in England to keep all the receipts generated by sales.
- An initial £3.4m to 'kick-start' the government's Warm Homes Plan to decarbonise homes. This includes £1.8 billion to support fuel poverty schemes, helping over 225,000 households reduce their energy bills by over £200.
- £46m of additional funding to support recruitment and training of 300 graduates and apprentices into local planning authorities, accelerate large sites that are stuck in the system, and boost and upskill local planning authority capacity
- £25m in a joint venture to deliver 3,000 energy-efficient homes across the country, 100% of which are targeted for affordable tenures.
- Pledge to increase funding for the Boiler Upgrade Scheme in England and Wales this year and next, following the high demand for the scheme. The government is also providing funding to grow the heat pump manufacturing supply chains in the UK to support the plan.

Next Steps

- Report focuses on benefits of devolution
- Working together between Districts, and between Districts and County
- Facilitation of that relationship
- Strategic pipeline that Homes England want to develop
- Devon – wide housing strategy to support the delivery of housing ambitions





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Closing Remarks

