

Exeter & Torbay Strategic Housing Market Assessment 2007

Local Area Report for Torbay Unitary Authority
December 2007



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Local Area Report for Torbay Unitary Authority

- ¹ Opinion Research Services (ORS) was commissioned by Torbay Council in partnership with the other authorities of the Exeter and Torbay Housing sub-region to undertake a comprehensive and integrated strategic housing market assessment for the Housing Market Areas of Exeter and Torbay.
- ² The study was undertaken to inform local policies, in particular relating to the housing strategy and investment programme and planning policies surrounding affordable housing provision. It is important to note that the study does not seek to determine rigid policy conclusions, but instead provides a key component of the evidence base required to develop and support a robust policy framework.
- ³ The research was based on the analysis of 3,470 interviews conducted with households (which primarily underwrote the housing needs and requirement modelling) of which 644 were completed within the Torbay UA. The primary data was coupled with analysis of secondary data from the UK Census, Housing Corporation, HM Land Registry, Office for National Statistics and a range of other sources along with a qualitative consultation programme with a wide range of stakeholders.
- ⁴ The commissioning partners included:
 - Devon County Council;
 - East Devon District Council;
 - Exeter City Council;
 - Mid Devon District Council;
 - Teignbridge District Council;
 - Torbay Council; and
 - Dartmoor National Park Authority.

Figure 1
Identifying the Exeter and Torbay Housing Sub-Region

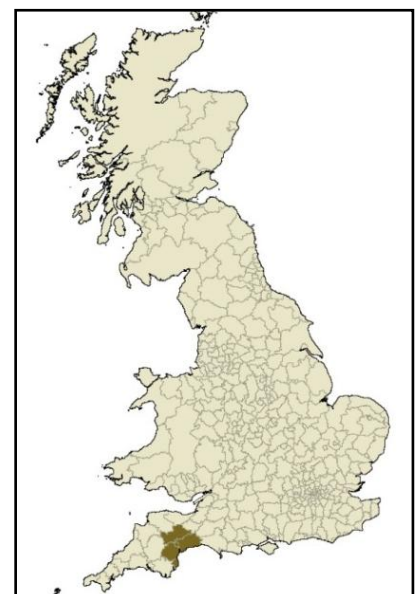


Figure 2
Overview of the Document Structure for Exeter and Torbay Strategic Housing Market Assessment



⁵ This document is the local area report for Torbay UA, which summarises the key findings of the study in particular where they relate to existing policies or have implications for future policy decisions across Torbay UA.

⁶ Other documents include a full report across the sub-region, an executive summary of the study findings, a supplementary report providing further technical details on the research and analysis, and summary reports for the other four constituent local authorities and the Dartmoor National Park authority.

Housing Sub-Markets in the Exeter and Torbay Housing Sub-Region

⁷ The Exeter and Torbay Housing sub-region comprises two of the Housing Market Areas (HMAs) identified by the South West Regional Housing Board, namely:

- **Exeter HMA**, covering the local authority areas of East Devon, Exeter, Mid Devon and Teignbridge, including the area of the Dartmoor National Park Authority that falls within the Teignbridge boundary; and
- **Torbay HMA**, covering the same area as the Torbay unitary authority.

⁸ To understand the operation of the housing market across the sub-region, the study sought to identify the functional sub-markets operating within the Exeter and Torbay HMAs. Housing markets reflect where people both live and work, and typically represent the areas in which the majority of residents will look for housing when they move. At the time of the 2001 Census, 94% of those people working in the sub-region also lived in the area – but on the basis of migration and travel to work patterns it is possible to divide the sub-region into functional sub-markets, where the majority of the local population live, work and move within smaller geographic units.

⁹ To identify the functional sub-market areas, data about individual Census Output Areas (COAs) was analysed. COAs with strong links in terms of migration (where a significant proportion of residents from one COA moved to another COA) or strong links in terms of travel to work patterns (where a significant proportion of the working population resident in one COA were employed in another COA) were merged to form a single combined area. This process was then progressively repeated, with the COAs with the strongest links to the combined area being identified and merged in turn.

¹⁰ At each stage of the process, the proportion of the working population who both lived and worked in the combined area and the proportion of migrants that moved within the combined area were reviewed to determine whether or not the identified area had reached an appropriate level of self-containment. Once a reasonable level of self-containment had been achieved, the process was repeated starting with a different pair of COAs with strong links – leading to a number of combined geographies being identified across the sub-region.

- 11 Where the combined geographies overlapped (i.e. individual COAs had been merged into more than one combined area) the relative strengths of the COA to each area were considered to determine an appropriate boundary between the combined areas. Following on from this process, the strength of links (in terms of migration and travel to work patterns) between the combined areas were considered in order to identify any interdependencies, and where strong links clearly existed areas were merged together.
- 12 Figure 3 illustrates the outcome of the analysis, showing the nine housing sub-markets identified. In addition to Exeter and Torbay, the towns of Tiverton, Honiton, Chard and Newton Abbot each had sufficient independence from the main urban areas to be considered independently. Similarly, when considered together Ashburton & Buckfastleigh constituted an independent sub-market as did the towns along the coast of East Devon in the Coastal Towns sub-market. The final sub-market identified was North Dartmoor.

Figure 3
Identifying the Functional Housing Sub-Markets in the Sub-Region (Source: Exeter & Torbay Strategic Housing Market Assessment 2007)

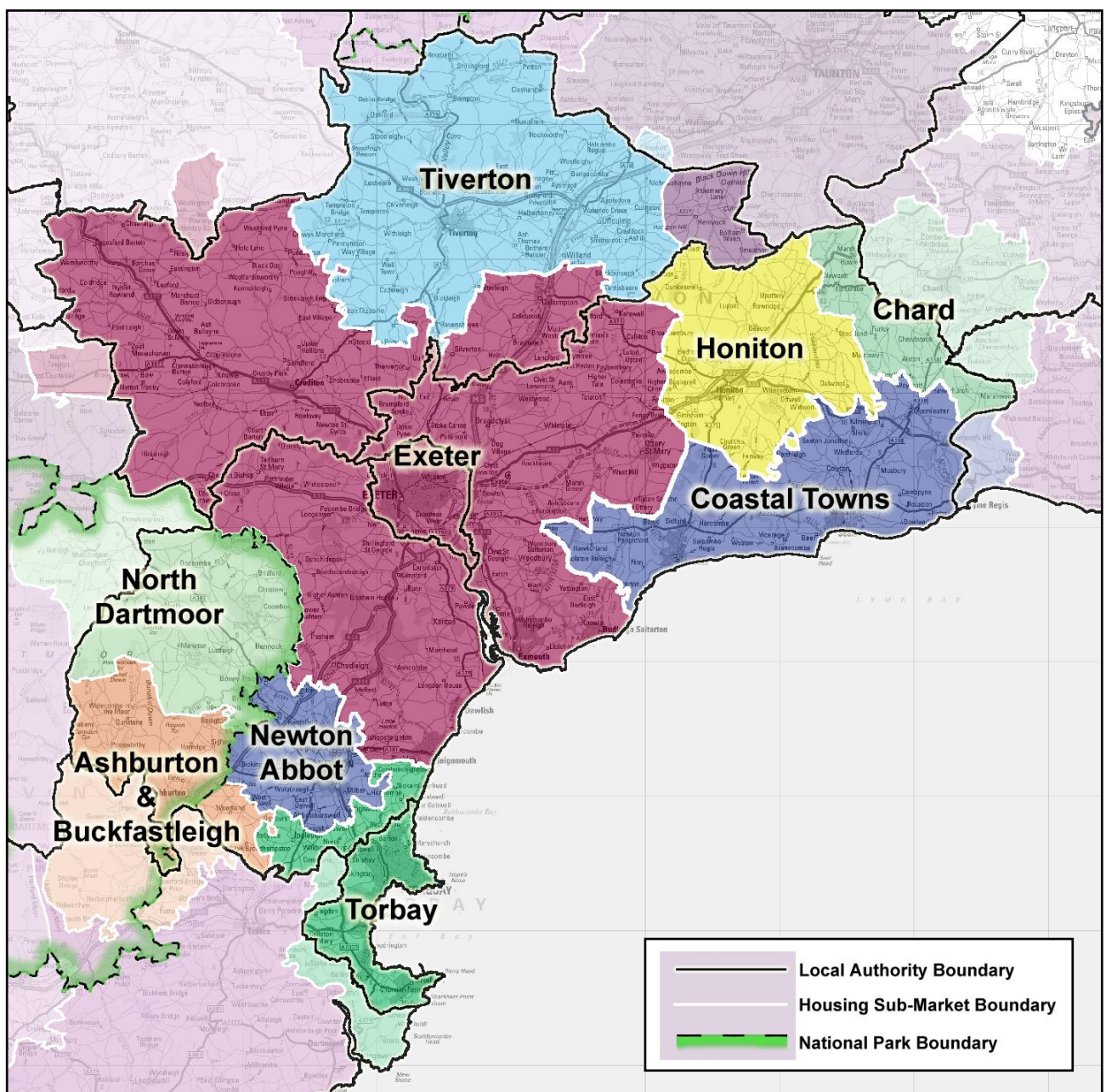
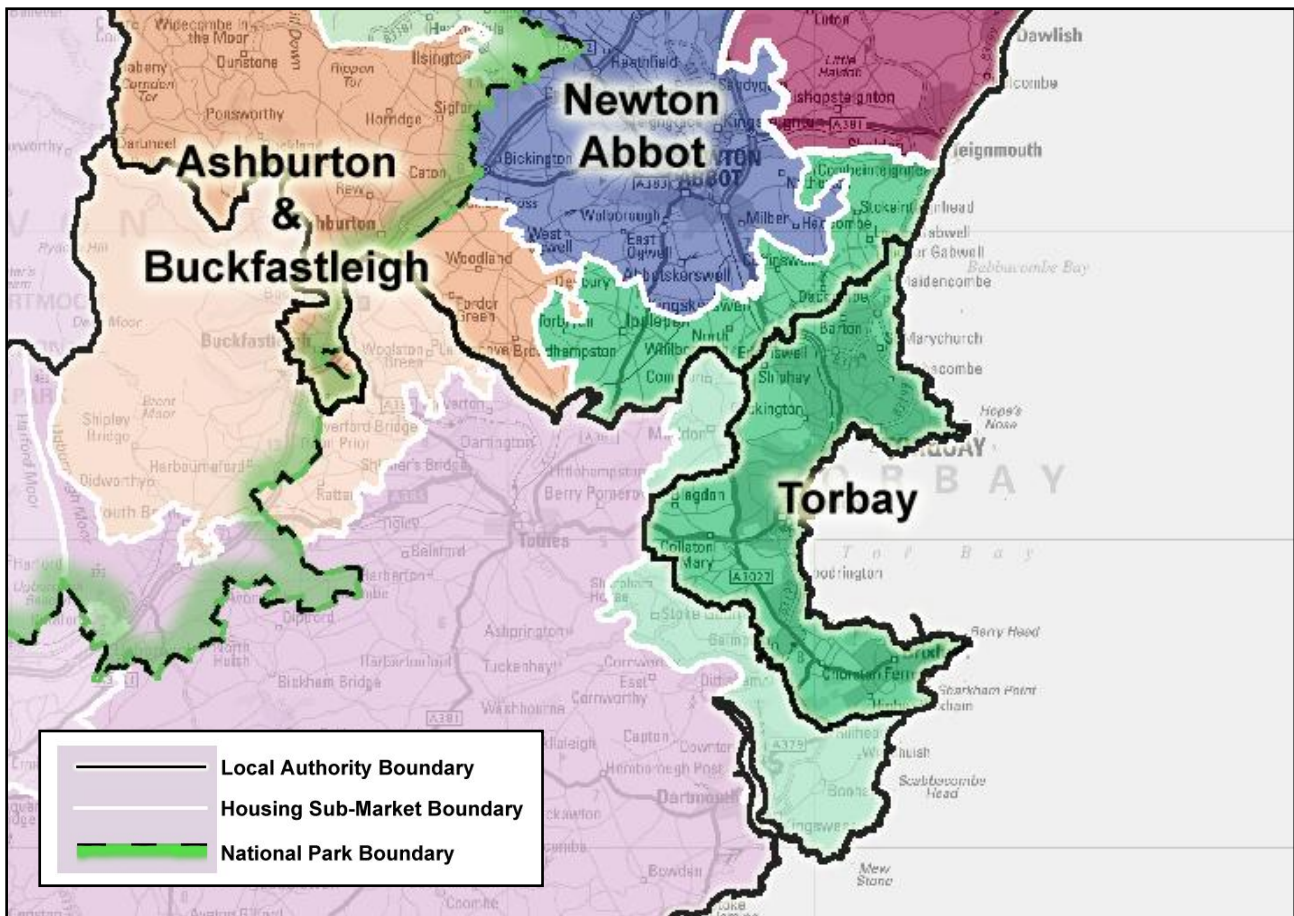


Figure 4
Identifying the Functional Housing Sub-Markets in Torbay (Source: Exeter & Torbay Strategic Housing Market Assessment 2007)



¹³ Figure 5 below shows the number of interviews which were conducted in each geographical area and the number of these interviews which were conducted within the Torbay UA.

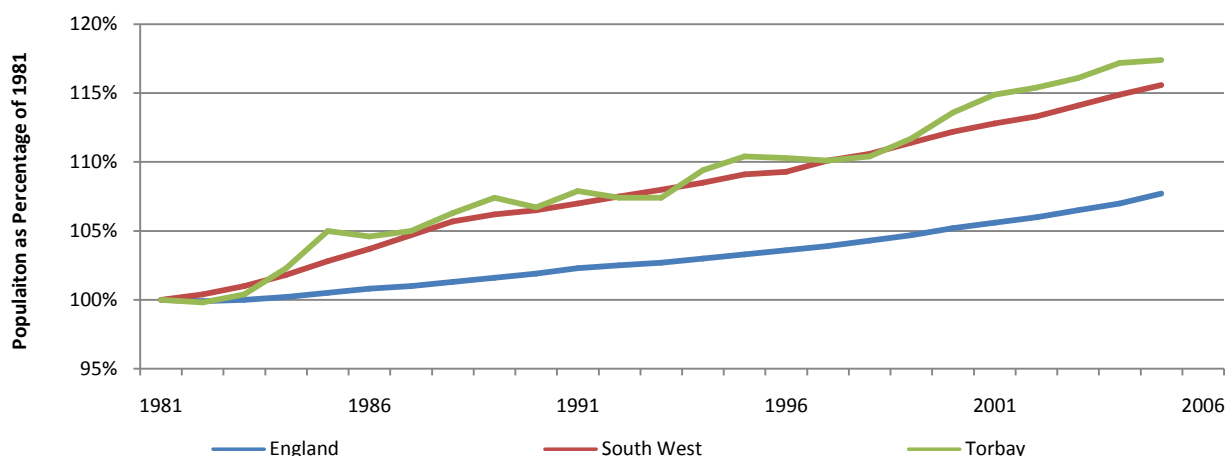
Figure 5
Interviews Conducted by Area, (Source: Exeter & Torbay Household Survey 2006-07)

Area	Number of Interviews	
	Total for Area	Within Torbay
Primary Areas		
Whole study area	3,470	644
Exeter & Torbay HMAs	3,349	644
Torbay UA	644	644
Housing Sub-Market Areas		
Torbay	669	644
Key Settlements		
Torquay	261	261
Paignton	191	191
Brixham	192	192

Population Trends

- 14 Torbay is an area which has seen a steady growth in its population. In 2001, the Census identified that Torbay UA had a population of around 130,000 people with just over 57,000 households. By 2005, ONS estimates suggest that the population of the area had risen to around 132,800 people.
- 15 The long term growth in Torbay UA’s population is illustrated in Figure 6 Taking the 1981 population as a base, it shows that the population of Torbay UA rose by 17.4% in the period up to 2005 from 113,100 to 132,800 people. This compares with a rise in population of 7.7% for the whole of England and 15.6% for the South West region.

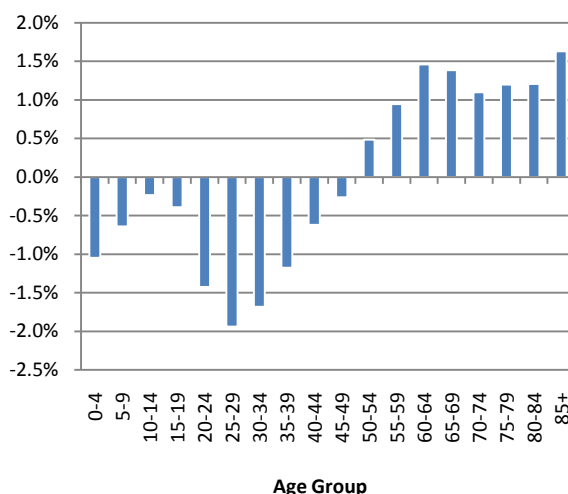
Figure 6
Population of Torbay, South West and England: 1981-2005 (Source: ONS Mid-Year Population Estimates)



- 16 This increase in population is expected to continue in future years. Based on population estimates from 2004, the Office of National Statistics estimate that the population of East Devon district will rise to 166,500 by 2029, representing a rise of over 25% in the 25-year period.

- 17 The age structure of the population of Torbay UA (Figure 7) shows that there are far fewer young families in the area than in England and Wales as a whole. In particular there is a lower population share for those aged 20-44 years, while those aged over 55 years are highly represented in the population.

Figure 7
Age Profile for Torbay Compared with England and Wales: 2005 (Source: ONS Mid-Year Population Estimates)



Household Size and Structure

¹⁸ It is important to consider the structure of households when assessing housing needs. An area with more single people requires more separate accommodation, while an area with large families will require larger houses to accommodate them. The household structure of Torbay UA follows from its older than average population. In particular 28% of all households were comprised of all pensioners, over half of which were single persons living alone.

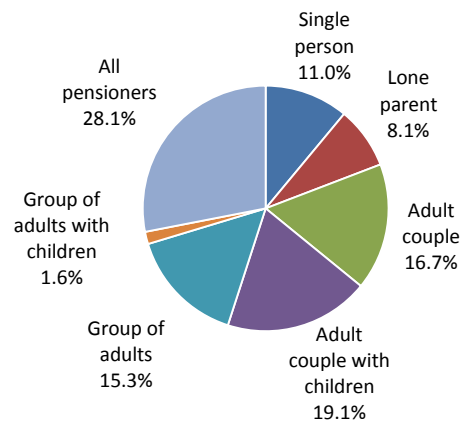
Figure 8
Household Size by Household Type in Torbay UA (Source: Exeter & Torbay Household Survey 2006-07)

Household Type	Household Size (Number of Persons)								Average Household Size
	1	2	3	4	5	6	7	8+	
Single person	100.0%	-	-	-	-	-	-	-	1.00
Lone parent	-	37.9%	45.3%	12.6%	4.2%	-	-	-	2.83
Adult couple	-	100.0%	-	-	-	-	-	-	2.00
Adult couple with children	-	-	34.4%	40.9%	19.4%	2.8%	2.4%	-	3.98
Group of adults	-	40.2%	38.1%	16.9%	4.9%	-	-	-	2.86
Group of adults with children	-	-	21.6%	45.1%	18.2%	15.1%	-	-	4.27
All pensioners	57.2%	41.3%	0.7%	0.8%	-	-	-	-	1.45
All Households	27.1%	37.5%	16.7%	12.4%	5.1%	0.8%	0.5%	-	2.35

¹⁹ One of the key messages from stakeholders was that the aging population of the area was having a considerable impact on the housing in the sub-region.

²⁰ Notably, larger family homes are being under occupied, and whilst there have been some attempts to redress this imbalance by encouraging people to move out of the family home into smaller accommodation under-occupation remains a significant issue.

Figure 9
Household Type in Torbay UA (Source: Exeter & Torbay Household Survey 2006-07)



Health Problems

²¹ The older age of Torbay's population is also reflected in a high number of households containing a member with a health problem (Figure 10). The nature of health problems experienced by households in the area is detailed further in Figure 11, which also identifies how the different sub-markets across the district and the key settlements differ from each other.

²² Notably, as many as 36.4% of households in Paignton and 35.1% of households in Torquay identified at least one health problem, with 10.8% of households across Torbay UA experiencing health problems that affect the household housing needs. Nevertheless, this proportion varies quite markedly within the district, as only 4.8% of household in Brixham have health problems that affect their housing needs – significantly lower than the sub-region figure.

²³ When we consider the suitability of existing housing for households with health problems that impact on housing needs, it is apparent that the figure for Torbay UA is higher than the sub-region as a whole, at 4.4% of all households – but it is these households who are of most interest to the local housing assessment.

Figure 10
Self-assessed Health Problem in the Households by Torbay UA, Torbay Sub-market Area and Key Settlements (Source: Exeter & Torbay Household Survey 2006-07)

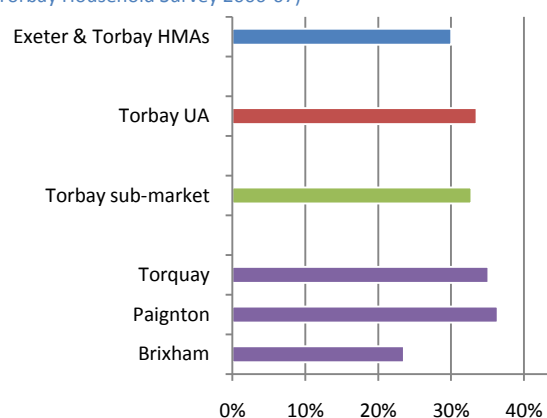


Figure 11
Self-assessed Health Problems in Torbay UA, Torbay Sub-market and Key Settlements (Source: Exeter & Torbay Household Survey 2006-07. Note: Figures highlighted in red are significantly higher and figures highlighted in green are significantly lower than the sub-region results, based on observed splits and relevant sub-sample sizes at a confidence level of 95%)

Health Problems	Exeter & Torbay HMAs	Torbay UA	Sub-market		Key Settlements		
			Torbay	Torquay	Paignton	Brixham	
Visual impairment	1.9%	1.7%	1.6%	1.3%	2.1%	2.1%	
Hearing impairment	2.4%	1.4%	1.3%	1.1%	1.3%	2.3%	
Wheelchair user	1.1%	1.6%	1.5%	2.4%	0.6%	1.3%	
Other walking or mobility difficulties	13.7%	18.7%	18.2%	19.7%	21.1%	11.2%	
Mental health problems	2.4%	3.7%	3.7%	4.1%	4.6%	1.0%	
Learning disability	0.6%	0.2%	0.2%	0.4%	0.0%	0.0%	
Diabetes	3.0%	2.6%	2.7%	3.0%	1.8%	2.8%	
Respiratory problems	3.9%	6.2%	6.2%	9.5%	3.2%	3.0%	
Alcohol and/or drug problems	0.1%	0.3%	0.3%	0.6%	0.0%	0.0%	
Difficulties due to old age or frailty	5.0%	2.4%	2.5%	4.4%	0.8%	0.0%	
Other long-term illness, disability or infirmity not listed above	12.2%	9.2%	8.8%	7.1%	8.5%	16.6%	
Sub-totals							
One or more problems	30.0%	33.5%	32.8%	35.1%	36.4%	23.5%	
Problems affect housing needs	10.7%	10.8%	10.5%	14.6%	8.5%	4.8%	
Current housing not suitable	3.0%	4.4%	4.1%	5.0%	5.3%	0.9%	

Migration

24 Data from the 2001 Census showed that of Torbay UA’s 130,000 residents, 15,900 (12.2%) had moved within the last 12-months. Of those that had moved, 9,800 moved within Torbay UA, 5,800 moved from elsewhere in the UK and 400 moved to the area from overseas. It is also worth noting that 3,800 people living elsewhere in the UK at the time of the Census were resident in Torbay 12-months prior – implying that the district gained a net 2,000 people from across the UK in 2000-2001. A further 1,100 people resident in Torbay UA were recorded as having “No usual address” 12-months before the Census.

25 When considering moves made by complete households, a net 750 households moved to Torbay UA in the period 2000-2001.

26 Whilst the Census provides a detailed snapshot of migration patterns across the UK, it is important to recognise that such patterns fluctuate from year to year. It is possible to monitor trends in migration patterns over time through using data from the NHS Central Register (NHSCR) which records the movement of individuals who change GP.

27 The NHSCR data provides an effective way of monitoring changes in migration over time, but it is important to recognise the limitations of the data – for not everyone who moves will register with a doctor, so some migration will not be counted. Nevertheless, as the data provides the best available basis for analysis, the following information details migration patterns for the sub region and for Torbay UA over the period 2000-2005.

28 Figure 12 shows the net migration to the sub-region for the Government Office Regions whereas Figure 13 shows net moves between the local authorities in the sub-region, with thicker lines representing higher levels of net migration.

29 Overall, migration accounted for a 5-year rise of 31,540 people in the population of Exeter & Torbay HMAs, more than 5% of the current population. Most of the gain came from the South East, London, the West Midlands and the rest of the South West, with a slight loss of population to Wales.

Figure 12
Net Migration to Exeter and Torbay HMAs by the Government Office Regions of England and Wales 2000-2005 (Source: ONS Migration Statistics Unit)

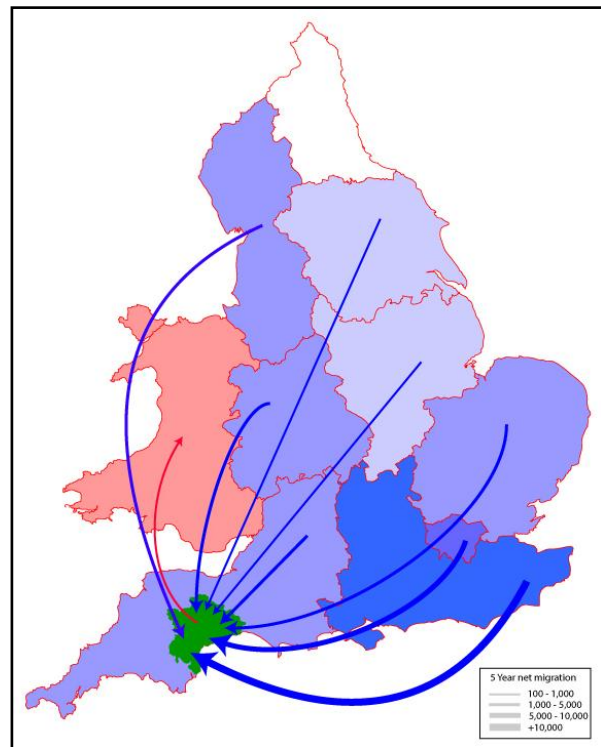
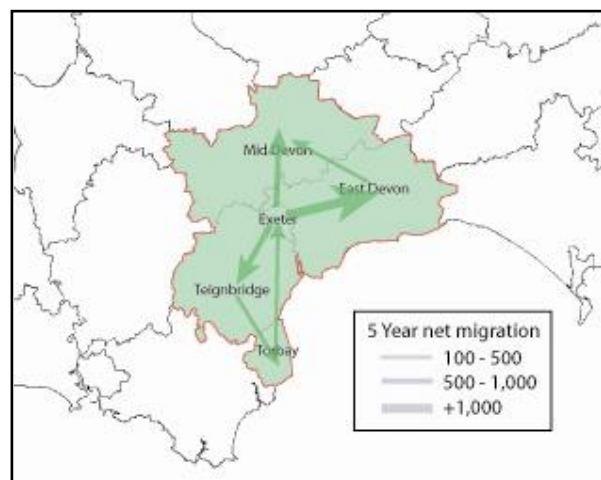


Figure 13
Migration between Exeter & Torbay HMAs Local Authorities 2000-2005 (Source: ONS Migration Statistics Unit)



30 Within the sub-region, Exeter lost population to East Devon, Mid Devon and Teignbridge; with a net movement of population from Teignbridge to Torbay, from Torbay to Exeter and from East Devon to Mid Devon.

31 Figure 14 shows the net migration which occurred in Torbay UA between 2000 and 2005. Figures without brackets show net in-migration to the district whereas figures in brackets show net out-migration from the district. Therefore, as an example there was a net movement of 1,720 people from London to Torbay UA between 2000 and 2005.

32 Torbay UA lost small numbers of people to Exeter and Wales. It did however gain population from Plymouth HMA, West Midlands, the South East, London and the rest of the South West region. Figure 15 shows that Birmingham had the largest net migration to Torbay UA, but the other authorities on the list cover a wide area of London and southern England.

33 Figure 16 shows the local authorities to which Torbay UA lost population. This again represents a diverse list of areas with the largest out-migration being to the neighbouring authority of Exeter. It is interesting to note that whilst all of the net population gains exceeded 100 persons only 1 of the net losses exceeded 100 persons.

34 It is also noteworthy that these figures relate to migration only within England and Wales. Torbay has also seen a significant migration of workers from Eastern Europe. More details on this group can be found in the main sub-regional report.

35 The age structure of the net migrants to Torbay UA is shown in Figure 17 shows that the authority has experienced a net gain of 6,000 migrants in the 45 and above age categories. This is the equivalent of almost 5% of the entire population of the authority. However, the authority has experienced a net out-migration

Figure 14
Net Migration in to Torbay UA 2000-2005 by Area (Source: ONS Migration Statistics Unit.)

Area	In-migrants	Out-migrants	Net
Exeter & Torbay HMAs			
East Devon	570	570	0
Exeter	870	1040	(170)
Mid Devon	360	310	50
Teignbridge	4,340	4,210	130
Sub-Total			10
Rest of England & Wales			
Plymouth HMA	3,640	3,160	480
Somerset County	860	750	110
Elsewhere in the South West	4,540	3,920	620
North East	240	280	(40)
North West	2,200	1,780	420
Yorkshire and Humberside	1,180	1,000	180
East Midlands	1,570	1,220	350
West Midlands	4,300	2,320	1,980
Eastern	2,200	1,340	860
London	3,290	1,570	1,720
South East	5,430	3,300	2,130
Wales	1,020	1,120	(100)
Sub-Total	30,470	21,760	8,710
Total	36,610	27,890	8,720

Figure 15
Top 10 Local Authorities with the Highest Net Migration to Torbay UA 2000-2005 (Source: ONS Migration Statistics Unit)

Local Authority	In-migrants	Out-migrants	Net
Birmingham	1,090	510	580
South Hams	2,510	2020	490
Hillingdon	250	50	200
Wolverhampton	250	90	160
Croydon	210	60	150
Bristol, City of UA	620	470	150
Sandwell	230	90	140
Solihull	220	90	130
West Berkshire UA	200	70	130
Teignbridge	4,340	4,210	130

Figure 16
Top 10 Local Authorities with the Highest Net Migration from Torbay UA 2000-2005 (Source: ONS Migration Statistics Unit)

Local Authority	In-migrants	Out-migrants	Net
Exeter	870	1,040	(170)
Plymouth	730	800	(70)
Taunton Deane	180	250	(70)
East Lindsey	40	80	(40)
Cardiff	250	290	(40)
Powys	20	60	(40)
Derwentside	20	50	(30)
Blackpool	0	30	(30)
North Kesteven	10	40	(30)
Norwich	10	40	(30)

of over 1,400 people in the 16-24 years age range. Further more detailed analysis of these results shows that there is no difference in the age of migrants to Torbay UA between those arriving from its neighbouring authorities and those arriving from further afield.

Figure 17

Migration to and from Torbay UA by Age Group 2000-2005 by Year (Source: ONS Migration Statistics Unit. Note: Figures in brackets represent a net out-migration)

Age Group	2001	2002	2003	2004	2005	Total
In Migrants						
0-15 years	1,300	1,200	1,300	1,300	1,200	6,300
16-24 years	1,200	1,200	1,200	1,200	1,200	6,000
25-44 years	2,200	2,200	2,200	2,400	2,000	11,000
45-64 years	1,800	2,000	1,700	2,000	1,700	9,200
65+ years	1,000	1,100	1,000	1,000	900	5,000
Total	7,500	7,700	7,400	7,900	7,000	37,500
Out Migrants						
0-15 years	800	800	800	700	600	3,600
16-24 years	1,400	1,500	1,600	1,400	1,500	7,400
25-44 years	1,700	1,700	1,700	1,700	1,500	8,200
45-64 years	900	1,000	1,000	900	800	4,600
65+ years	700	800	800	700	600	3,600
Total	5,400	5,700	5,700	5,500	5,000	27,300
Net Migrants						
0-15 years	600	500	500	600	600	2,800
16-24 years	(200)	(300)	(400)	(200)	(300)	(1,400)
25-44 years	500	500	500	700	500	2,800
45-64 years	900	1,100	700	1,100	900	4,600
65+ years	300	300	300	300	300	1,400
Total	2,100	2,000	1,700	2,400	2,000	10,200

The Local Economy

Economic Activity, Incomes and Earning

³⁶ Figure 18 shows that unemployment has been falling in Torbay UA over a sustained period. Therefore, the majority of those who are economically active are in employment.

³⁷ Alongside economic activity the other key component of the economy of an area is the wages earned by workers. There are two separate ways to analyse average earnings in a local authority. One is to examine only those who are employed within the authority. The other is to examine the earnings of the residents of the authority.

³⁸ The Annual Survey of Hours and Earnings (ASHE) 2006 results show that employed residents of Torbay UA have average annual earnings of £18,500, with those in full-time employment earning an average of £22,900 each year. Annual earnings for full-time employees working in Torbay UA were £22,400. Average earnings in Torbay are only around 85% of those in the South West as a whole and are the lowest for any local authority in the Exeter and Torbay sub-region. The average earnings of males employees are particularly low when compared with national averages.

³⁹ Figure 19 shows the gross household income levels found in the Torbay's towns. Gross household income includes income from all sources such as earnings, pensions, interest on savings, rent from property and state benefits, but does not include housing benefit. This measure of income is more important than individual earnings for housing purposes because household income gives a greater guide as to how much a household can afford to spend on housing. Paignton contains slightly more households with higher incomes while over 55% of households in Torquay have a gross household income of less than £18,000.

Figure 18
Unemployment Rate for Working Age Population in Torbay UA:
1992-2007 (Source: Nomis and Claimant Count. Note: Data relates to
January each year)

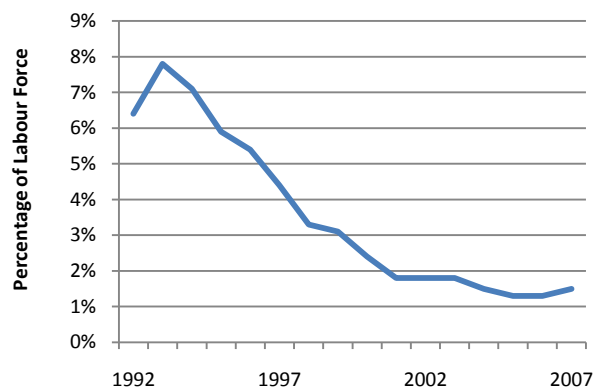
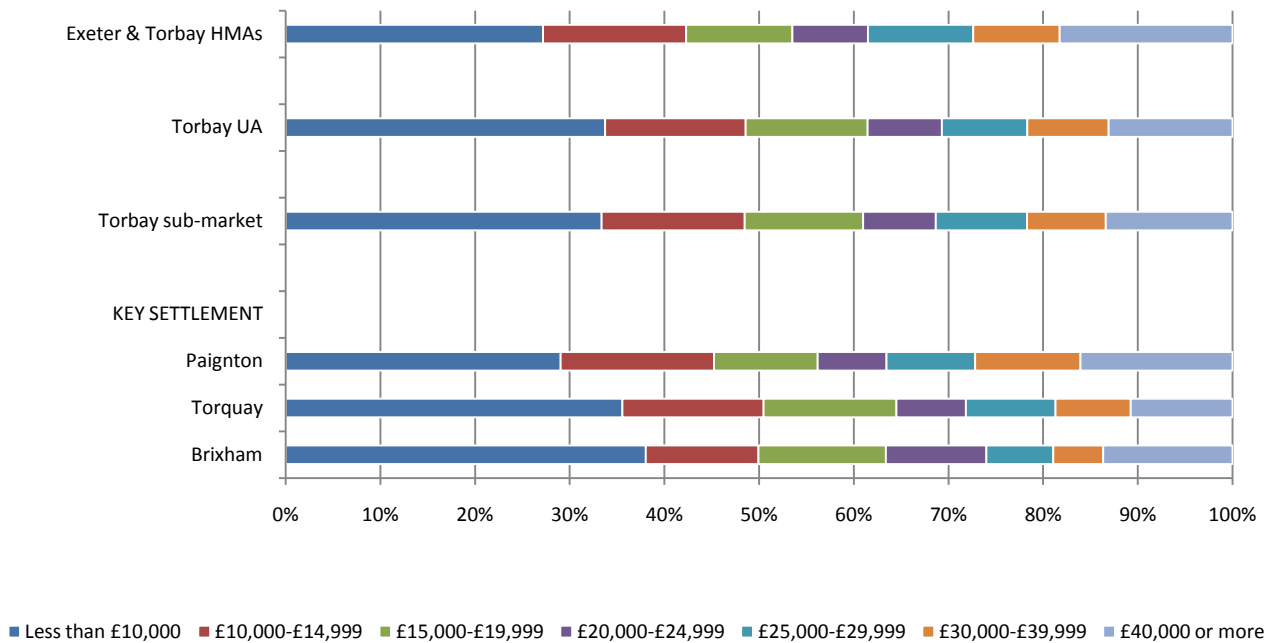


Figure 19
Household Income by Torbay UA, Torbay Sub-market Area and Key Settlements, (Source: Exeter & Torbay Household Survey 2006-07)



Gross Value Added (GVA)

⁴⁰ Another key measure of the economy of an area is gross value added (GVA). GVA is the difference between the value of goods and services produced and the cost of raw materials and other inputs which are used up in production. The two principle components of GVA are the earnings of workers and profits and it is the most widely used measure of productivity.

⁴¹ Figure 20 shows that the GVA of Torbay is only 61.8% of the UK average. Therefore, productivity in Torbay UA is very low when compared with elsewhere in the country. Between 1995 and 2003 GVA in Torbay grew by only 13% while GVA in the South West and the UK as a whole grew by around 50%. The key factors explaining this result are the industrial structure of Torbay with its dependence on low productivity sectors such as tourism and a low number of businesses being owned in Torbay which leads to profits not being retained within the authority.

Figure 20
Gross Value Added for Torbay UA, South West and the UK (Source: ONS)

Area	GVA 2003	% of UK Average	GVA % growth 1995-2003
Torbay UA	£10,200	61.8	13.0
South West	£15,000	90.0	50.7
UK	£16,500	-	49.7

Travel to Work

⁴² Figure 21 shows the travel to work times for the residents of Torbay UA. This shows that around 15% of employees who live in Torbay UA have a travel to work time of more the 30 minutes. This is supported by evidence from the 2001 Census which shows that residents of Torbay typically were less likely to travel further to work than for other areas in the sub-region.

Figure 21
 Travel to Work Times by Torbay UA, Torbay Sub-markets Area and Key Settlements (Source: Exeter & Torbay Household Survey 2006-07)

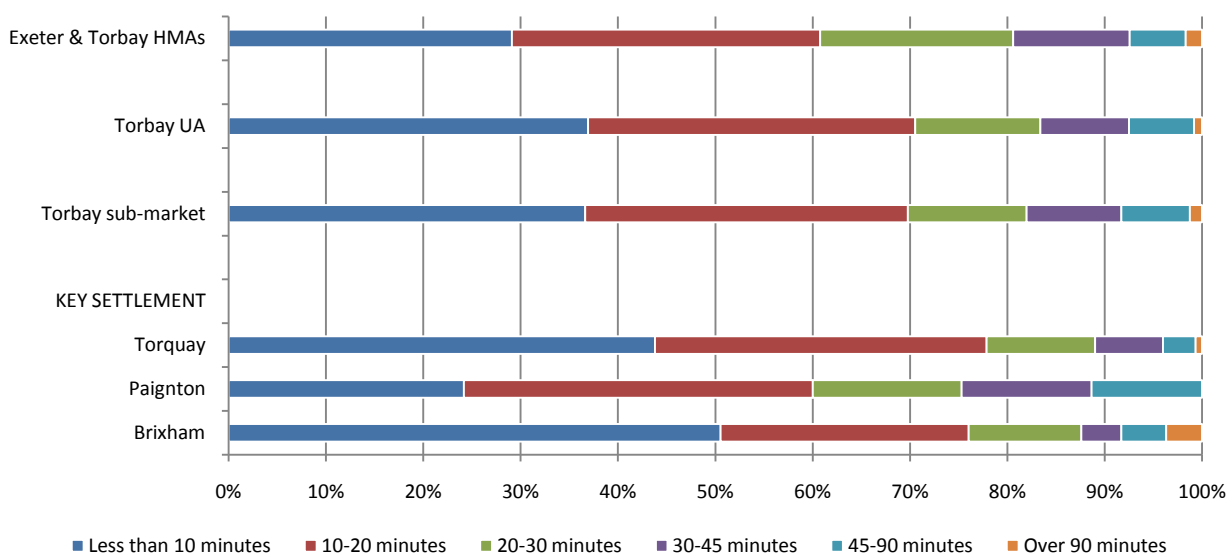
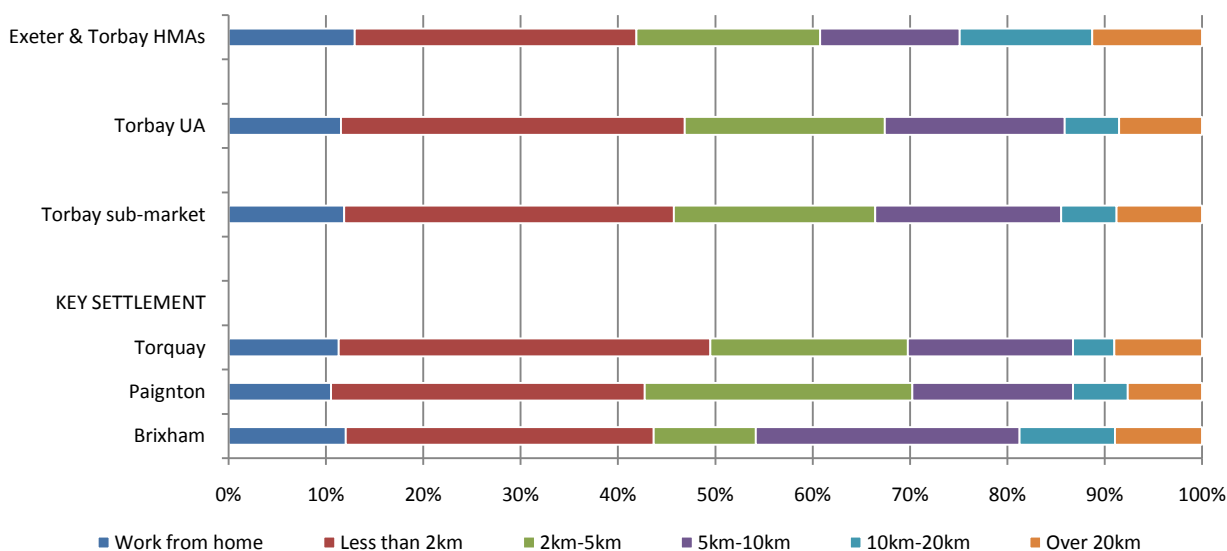


Figure 22
 Travel to Work Distance by Torbay UA, Torbay Sub-market Area and Key Settlements (Source: UK Census of Population 2001)



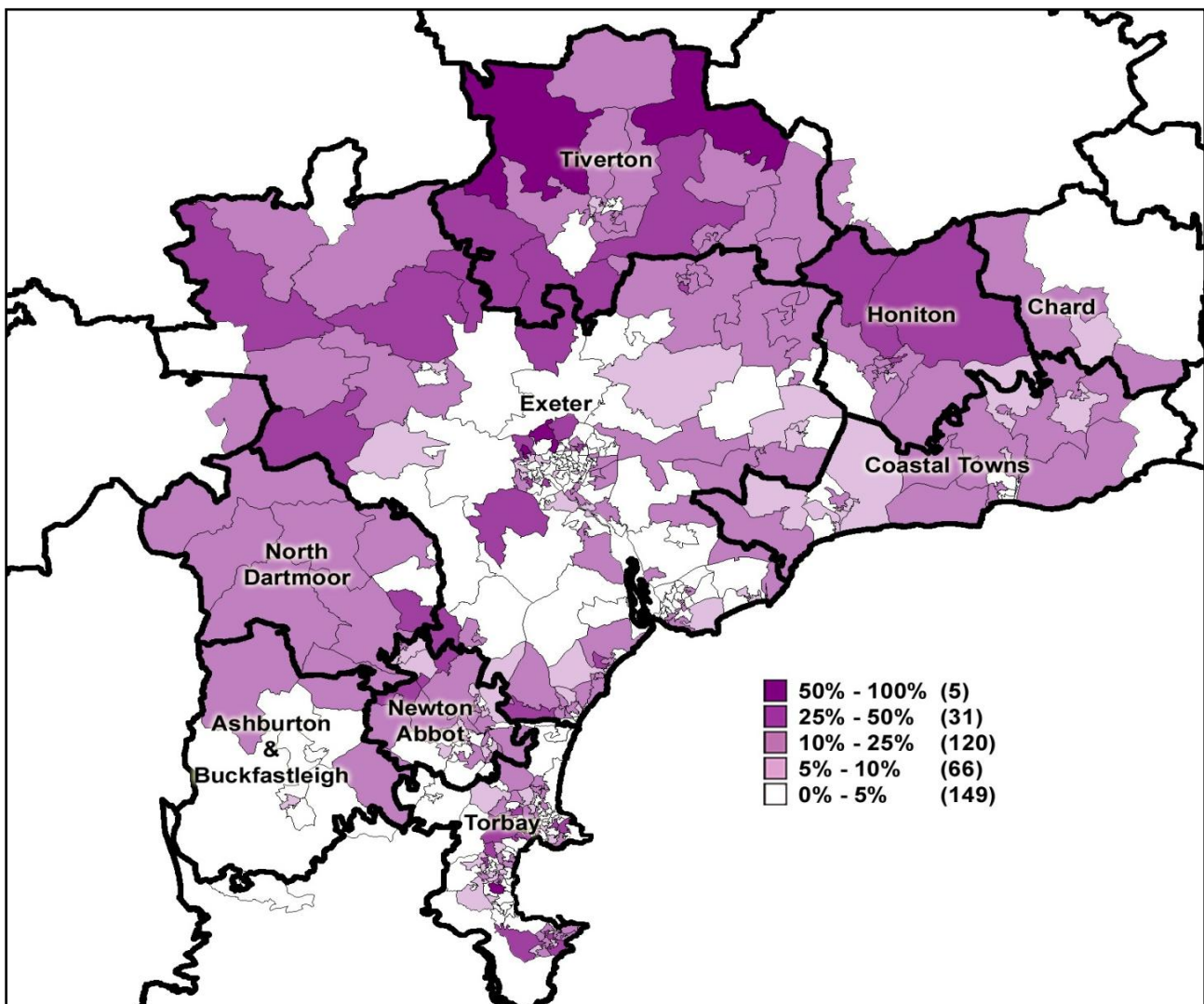
Access to Facilities

⁴³ In considering housing choices, households are inevitably influenced by a range of factors, including the ease of access to a range of facilities. Households interviewed were asked how easy or difficult it was to access each of the following services and facilities from their home:

- Childcare facilities
- Cultural and recreational facilities
- GP
- Health, sport and leisure facilities
- Local schools
- Parks and open spaces
- Place of work
- Place of worship
- Public transport
- Shopping facilities

⁴⁴ The distribution of households experiencing access difficulties across the sub-region is illustrated in Figure 23, with the darker shades representing higher proportions of households who considered the identified services and facilities fairly difficult or very difficult to access from their home. Not surprisingly, those households living nearer the urban areas experienced least difficulties accessing services and facilities, with those in the more rural parts more likely to experience problems.

Figure 23
Difficulty with Access to Services (Source: Exeter & Torbay Household Survey 2006-07. Note: Data shown at lower-level Super COA. Note: Figures in parentheses represent total number of areas in each band)



- ⁴⁵ Figure 24 details the proportion of households finding it fairly difficult or very difficult to access each of the identified services and facilities for the sub-markets and key settlements in Torbay.
- ⁴⁶ In general, cultural and recreational facilities proved most difficult to access in the district, with 13.4% of households identifying access problems. Access to a GP, public transport and health, sport and leisure facilities was also difficult for many, identified by between 10.8% and 9.4% of households respectively. Nevertheless, none of the facilities were significantly more difficult to access in Torbay UA than they are to access across the sub-region as a whole.
- ⁴⁷ In relation to key settlements, it is worth noting that residents in Brixham consider access to cultural and recreational facilities to be difficult, with 25.9% of households identifying problems in this area.

Figure 24

Difficulties Accessing Services in Torbay UA, Torbay Sub-market Area and Key Settlements (Source: Exeter & Torbay Household Survey 2006-07.

Note: Figures highlighted in red are significantly higher and figures highlighted in green are significantly lower than the sub-region results, based on observed splits and relevant sub-sample sizes at a confidence level of 95%)

Difficulties Accessing Services & Facilities	Exeter & Torbay HMAs	Torbay UA	Sub-market		Key Settlements	
			Torbay	Torquay	Paignton	Brixham
Cultural and recreational facilities	15.8%	13.4%	12.6%	14.6%	5.6%	25.9%
Public transport	12.6%	9.6%	9.6%	8.3%	11.9%	8.7%
Health, sport and leisure facilities	9.5%	9.4%	8.7%	10.6%	6.6%	11.4%
GP	8.8%	10.8%	10.0%	11.3%	10.1%	10.4%
Shopping facilities	8.6%	7.7%	7.2%	6.3%	8.7%	9.5%
Parks and open spaces	5.7%	6.6%	6.2%	4.9%	6.3%	11.8%
Place of work	4.5%	5.7%	5.7%	4.1%	8.2%	5.1%
Place of worship	3.2%	4.1%	3.8%	5.1%	1.8%	5.7%
Local schools	2.0%	2.1%	2.0%	1.5%	3.8%	0.4%
Childcare facilities	1.7%	1.7%	1.6%	2.7%	0.9%	0.6%

Existing Housing Stock

48 The general character of a dwelling stock is important in understanding the type of housing available to residents of an area. The mix of property type available will have a bearing on household choices in terms of accommodation and the type of investment properties available to landlords.

Housing Tenure

49 Figure 25 shows the proportion of dwellings in each of the local authorities in the South West that were classified as social housing in 2005. It is apparent that Torbay UA has amongst the lowest proportion at around 8.5% of its housing stock.

50 Figure 26 shows the overall tenure of housing stock in Torbay UA, confirming that the dominant form of housing is owner occupation. 71% of all properties across the area are owned outright or owned with a mortgage. Around 12% of the stock is rented from social landlords with just over 17% in the private rented-sector. It should be noted that these figures are based upon the household survey data and will be subject to natural sampling variability which explains why the social housing stock is higher than the 8.5% reported above

Figure 25
Proportions of Social Rented Housing in the South West Region by Local Authority (Source: Housing Strategy Statistical Appendix 2006, DCLG)

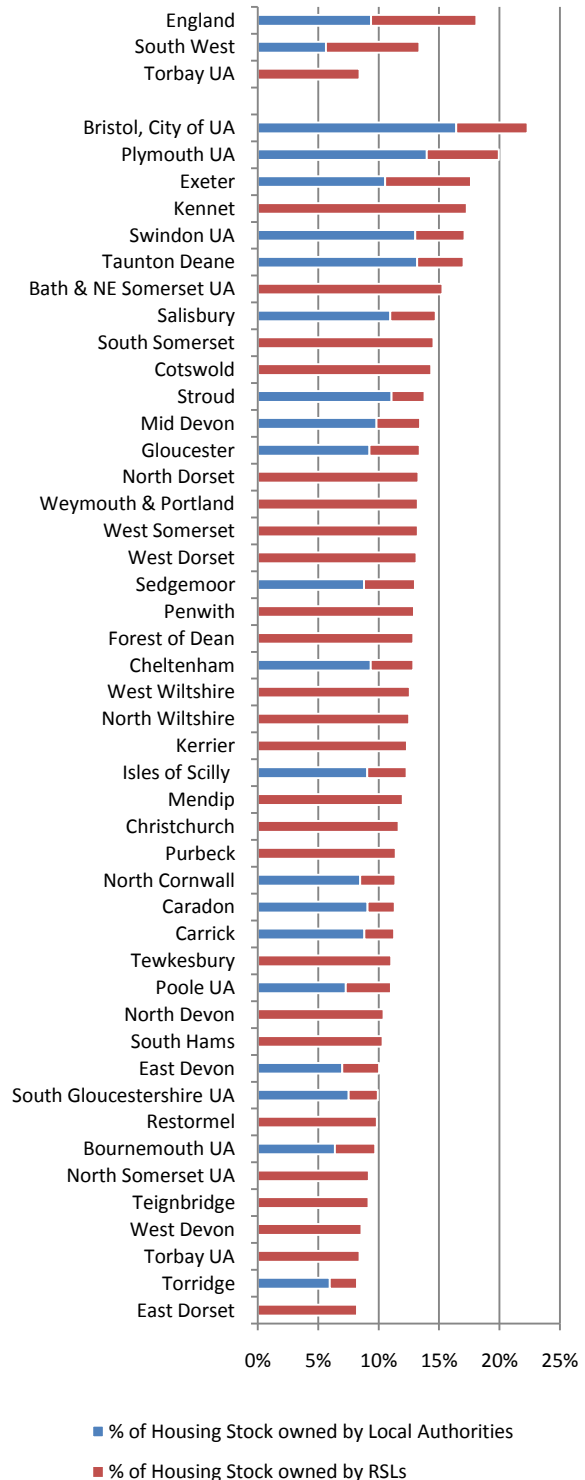


Figure 26
Housing Tenure in Torbay UA (Source: Exeter & Torbay Household Survey 2006-07)

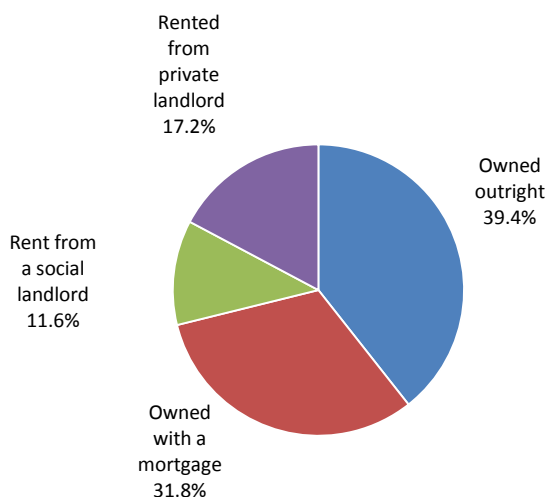
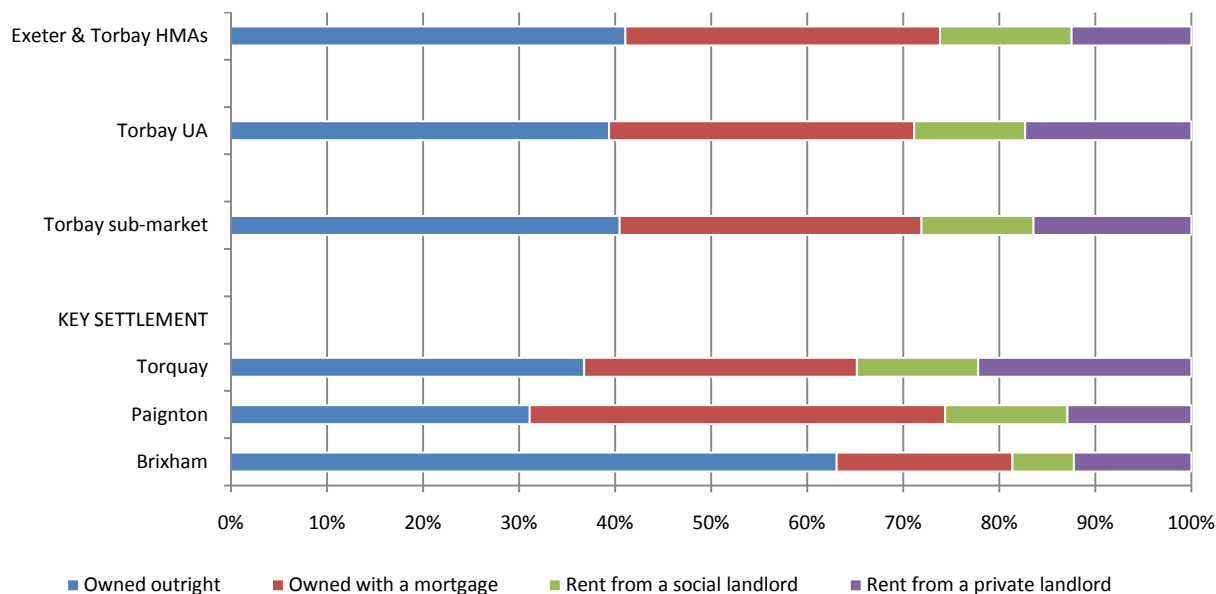


Figure 27
 Tenure by Torbay UA, Torbay Sub-market Area and Key Settlements (Source: Exeter and Torbay Household Survey 2006-07)

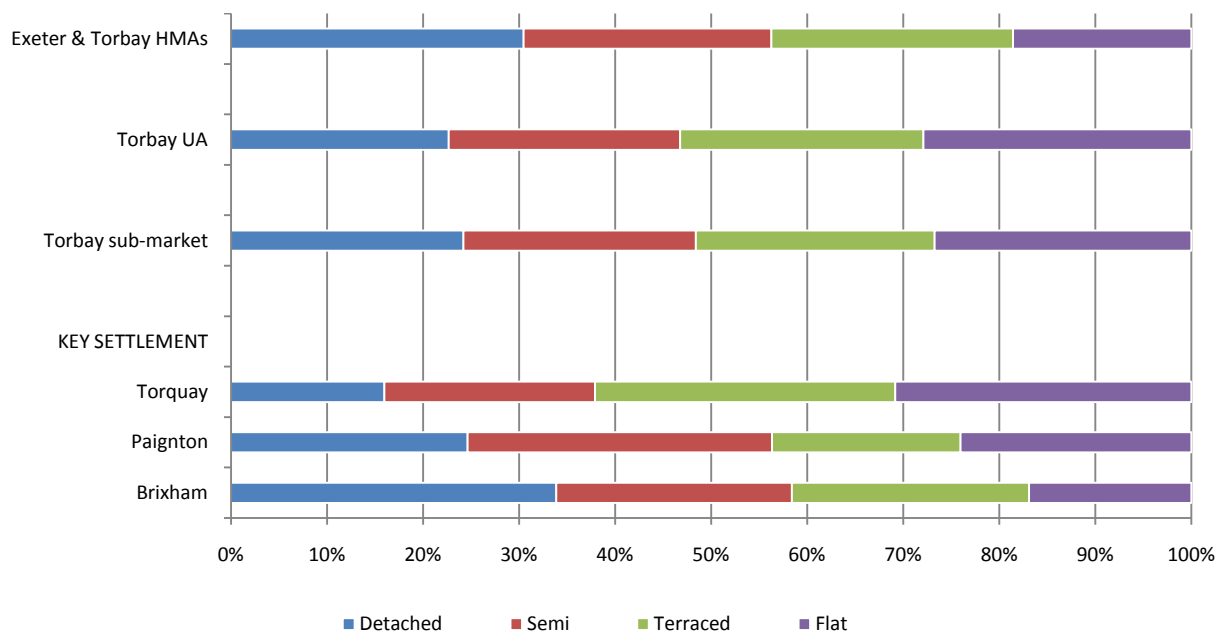


Property Type and Size

⁵¹ Figure 28 shows the mix of existing properties in Torbay UA in terms of property type. As illustrated, detached properties comprise 23% of the stock, semi-detached 24% of the stock, terraced housing 25% of the total stock with flats accounting for 28% of the total.

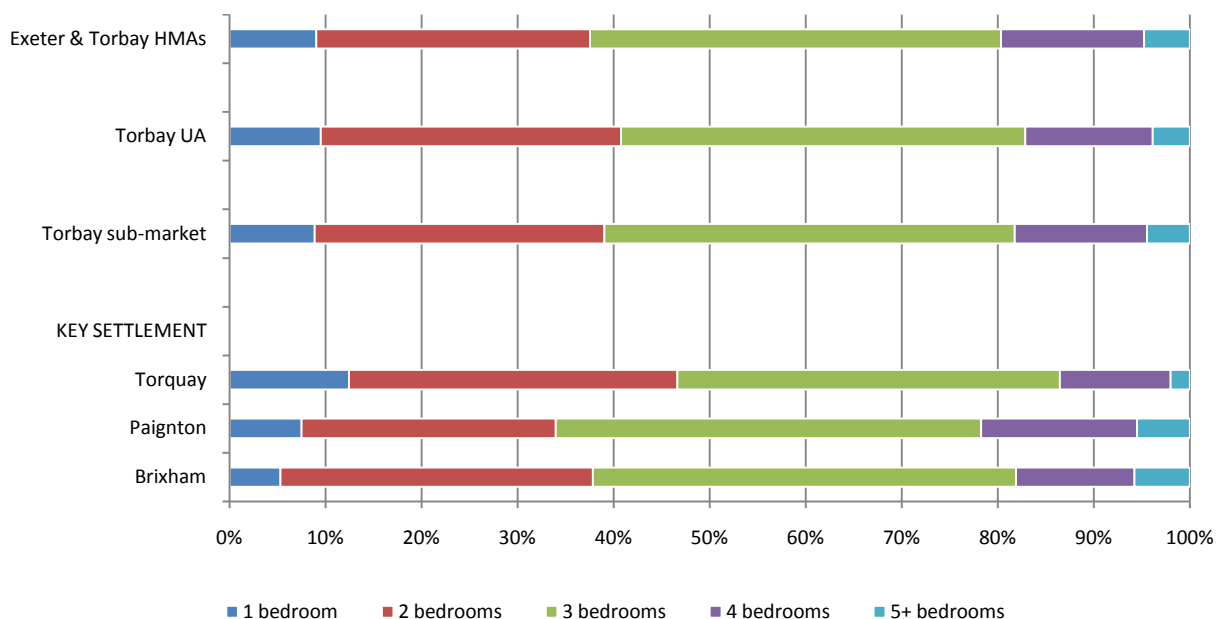
⁵² Brixham contains a much higher proportion of detached properties than any of the other towns, while Torquay has 30% of its housing stock in the form of flats.

Figure 28
 Property Type by Torbay UA, Torbay Sub-market Area and Key Settlements (Source: UK Census of Population 2001)



53 Torbay contains a slightly higher proportion of smaller properties than the sub-regional average. In particular nearly 50% of the housing stock of Torquay is in the form of one and two bedroom dwellings.

Figure 29
Property Size by Torbay UA, Torbay Sub-market Area and Key Settlements (Source: Exeter and Torbay Household Survey 2006-07)



54 Overall, a total of 1,649 households are currently living in technically overcrowded housing – though as many as 688 of these households (42%) consider their home to be about the right size. For more information on how overcrowding is calculated please see Section F of the Technical Appendix.

55 Nevertheless, it is apparent that whilst most households consider their home to have “about the right number of rooms”, as many as 41,260 (70%) technically under-occupy their property – 45% of these by a factor of two bedrooms or more. It is also interesting to note that as many as 2,590 households who already under-occupy their property still consider that they have too few rooms available.

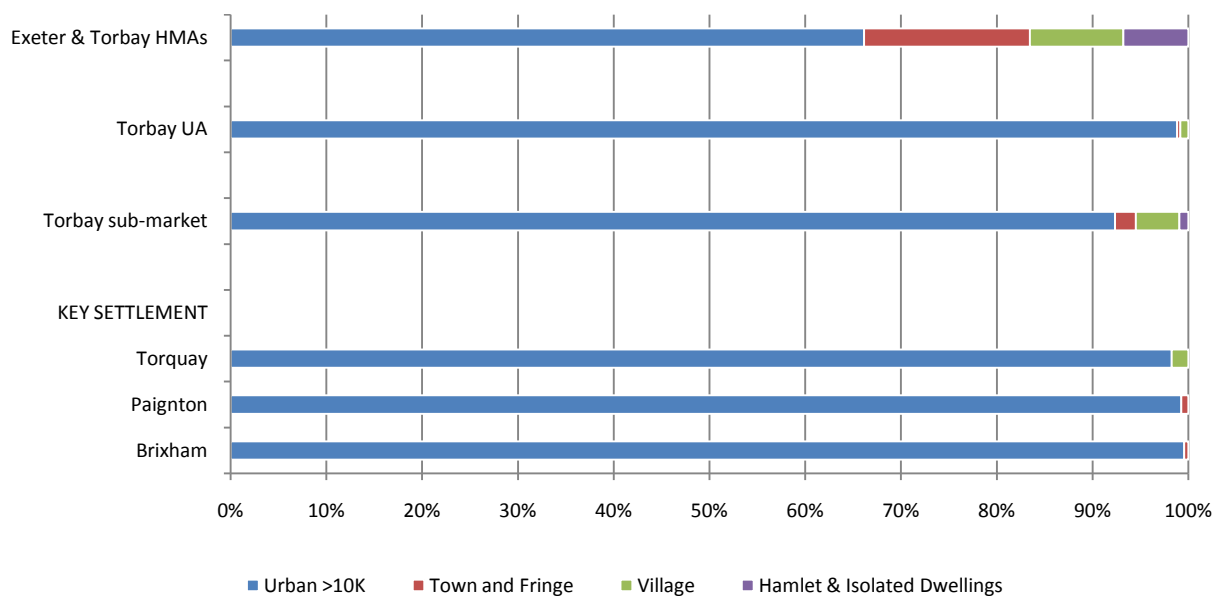
Figure 30
Perceived Size Problems Compared with Overcrowding in Torbay UA (Source: Exeter & Torbay Household Survey 2006-07. Note: Figures may not sum due to rounding)

Occupancy Level	Household Perception			Total
	Too Many Rooms	About Right	Too Few Rooms	
2 bedrooms too few	-	-	-	-
1 bedroom too few	-	688	961	1,649
Correct number of bedrooms	173	11,010	4,553	15,736
1 bedroom too many	661	20,449	2,040	23,150
2 bedrooms too many	1,223	12,120	342	13,685
3+ bedrooms too many	1,670	2,545	207	4,422
Total	3,726	46,812	8,103	58,641

Location and Age of Stock

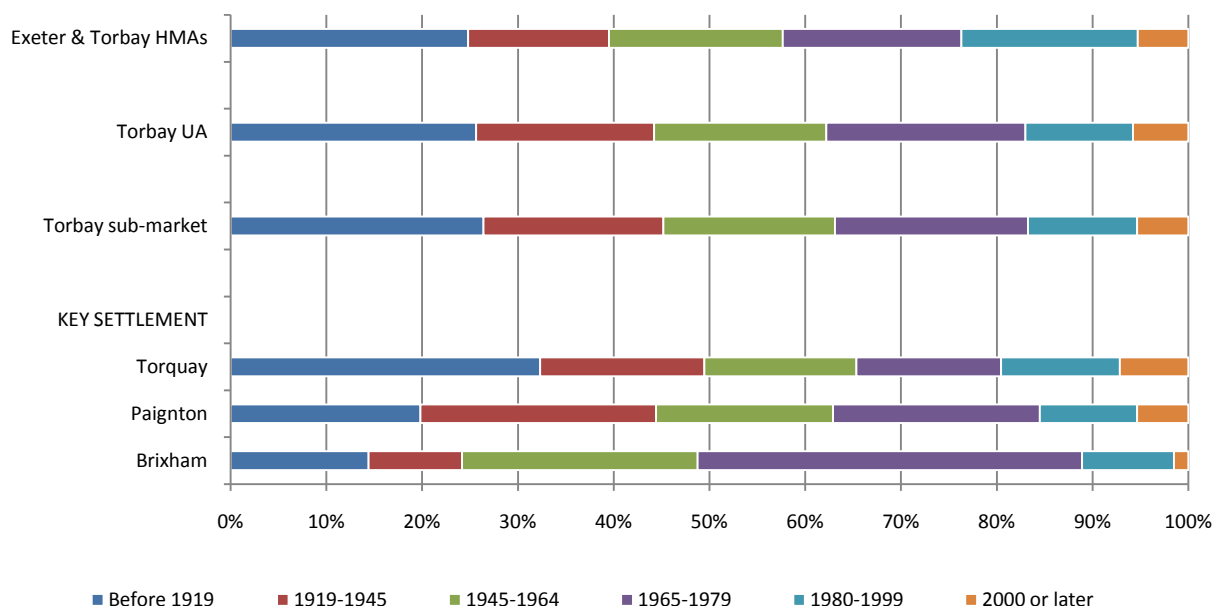
⁵⁶ Dwelling location is also important, findings from the EHCS from 1996, 2001 and 2003 all indicate that there is a tendency for houses in rural areas to be in a poor physical condition and have problems with energy efficiency because of typical building ages and construction types. Torbay is considered to be almost entirely Urban.

Figure 31
Proportion of Dwelling Stock to be Found in each of the DEFRA Geography Areas by Torbay UA, Torbay Sub-market Area and Key Settlements
 (Source: Exeter and Torbay Household Survey 2006-07)



⁵⁷ The age of a dwelling will also have an effect on its likely condition – e.g. pre 1919 terraced houses tend to be large in comparison to a typical modern detached house. The age of a dwelling will also tend to determine its internal layout, the provision of amenities, its level of energy efficiency and its condition. On average Torbay’s housing stock is slightly older than that to be found across the sub-region as a whole. Nearly 50% of the housing stock of Torquay was built before 1945.

Figure 32
Property Age by Torbay UA, Torbay Sub-market Area and Key Settlements
 (Source: Exeter and Torbay Household Survey 2006-07)



Problems with Condition of Stock

58 A total of 15.5% of households in Torbay UA reported that there was at least one serious problem with their property, marginally higher than the sub-region average of 15.2%. Figure 33 illustrates how the proportion varies between housing sub-markets in the district and within the key settlements, where the condition of properties would appear to be poorest in Paignton with 25% of properties having a serious problem.

59 Figure 34 provides further detail on the nature of problems experienced by households across the study sub-areas. The most common problem with properties in Torbay is damp penetration or condensation with this affecting 8.7% of properties in Paignton.

Figure 33
Proportion of Households with Serious Problems with their Property by Torbay UA, Torbay Sub-market Area and Key Settlements (Source: Exeter & Torbay Household Survey 2006-07)

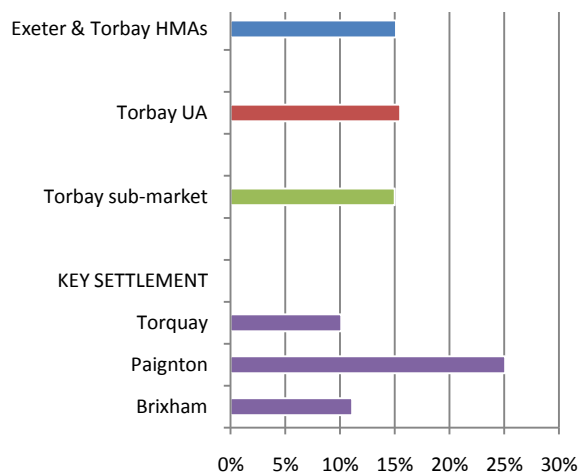
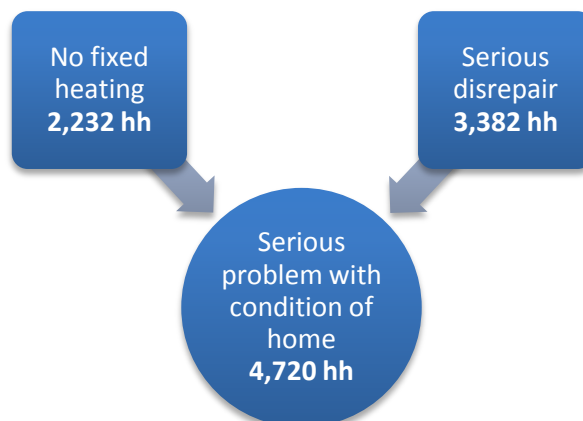


Figure 34
Serious Problems with Properties in Torbay UA, Torbay Sub-market Areas and Key Settlements (Source: Exeter & Torbay Household Survey 2006-07. Note: Figures highlighted in red are significantly higher and figures highlighted in green are significantly lower than the sub-region results, based on observed splits and relevant sub-sample sizes at a confidence level of 95%)

Serious Problem with Property	Exeter & Torbay HMAs	Torbay UA	Sub-market		Key Settlements		
			Torbay	Torquay	Paignton	Brixham	
Group A							
Interior structural repairs	0.9%	0.3%	0.3%	0.0%	0.7%	0.4%	
Exterior structural repairs	0.9%	1.4%	1.3%	0.8%	2.9%	0.4%	
Roof repairs	2.7%	2.2%	2.6%	0.9%	3.6%	3.2%	
Rising damp	0.9%	1.1%	1.0%	0.4%	2.0%	1.2%	
No fixed heating system	3.7%	1.0%	1.0%	0.8%	1.0%	1.4%	
Group B							
Damp penetration or condensation	5.1%	6.2%	5.8%	5.7%	8.7%	2.8%	
Window repairs	2.9%	1.8%	1.7%	0.8%	3.7%	0.7%	
Electrical or wiring repairs	1.4%	1.0%	0.9%	0.8%	1.6%	0.0%	
Gas supply or appliances	0.1%	0.3%	0.3%	0.0%	0.8%	0.0%	
Heating or plumbing	2.2%	2.2%	2.1%	1.3%	4.7%	0.0%	
Drainage problems	0.8%	1.4%	1.3%	0.5%	3.1%	0.6%	
Repairs to gutters or down pipes	0.9%	0.6%	0.6%	0.5%	0.9%	0.4%	
Group C							
Interior decoration	2.0%	2.9%	2.7%	1.3%	6.6%	0.0%	
Exterior decoration	1.1%	1.1%	1.0%	0.0%	3.1%	0.0%	
Sub-totals							
Any 1 or more problems	15.2%	15.5%	15.0%	10.1%	25.1%	11.1%	
At least 1 problem from Group A or 2 or more problems from Group B	8.8%	8.0%	8.0%	3.3%	13.8%	9.6%	

⁶⁰ It is important to note that this assessment is based solely on the occupier perception, and is not based on the expert opinion of a qualified surveyor. Furthermore, the figure considers neither the true severity of any identified problems nor the occupiers' ability to afford any required repairs. The Torbay Housing Stock Condition Survey 2006 contains more details on the housing stock of the authority based upon inspections of properties conducted by professional surveyors.

Figure 35
Households in Torbay UA with Serious Problems with the Condition of their Home (Source: Exeter & Torbay Household Survey 2006-07)



⁶¹ Of the households in Torbay UA, 8.0% identified at least one problem from Group A or two or more problems from Group B shown in Figure 34. This equates to 4,720 households whose housing we would consider to experience serious problems with its condition (on the caveat that this is still based on occupier perceptions). Of these households 2,232 had no fixed heating whilst 3,382 experienced other disrepair problems. Those households lacking fixed heating were asked if they intended to install fixed heating over the next 12 months, but only 12.3% had firm plans to do so with a further 2.5% unsure if they would or would not install fixed heating within the next year.

⁶² Of the 3,382 households experiencing serious disrepair, 23.8% stated that they could afford the work required and would undertake the repairs as time permitted. 20.7% of households indicated that they were currently saving (or in the process of borrowing funds) and a further 3.8% said that their landlord was to undertake the repair – but both groups expected the problem(s) to be repaired soon.

⁶³ 17.7% of households said that they were responsible for the repairs but felt that they would be unable to afford the repairs at all (equivalent to 598 households). A further 30.5% (1,032 households) stated that the repairs were their landlord's responsibility, but that they didn't expect the work to be undertaken soon, if at all. The remainder (3.6%) felt that the identified problems did not affect the household or provided other details on their individual circumstances – such as awaiting consents associated with listed buildings, insurance claims to be settled or permissions from the local authority.

Figure 36
Likelihood of Installing Fixed Heating within next 12 Months (Source: Exeter & Torbay Household Survey 2006-07)

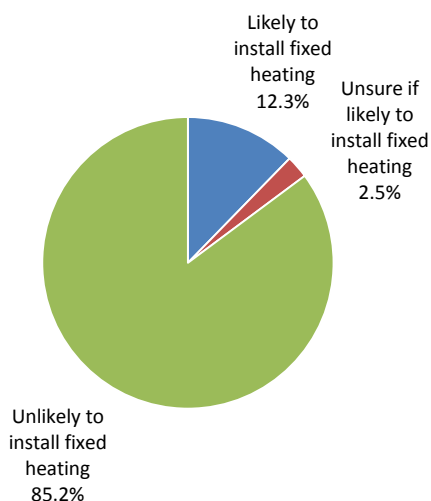
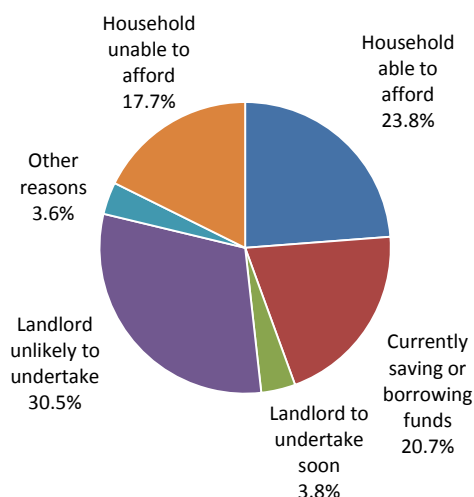


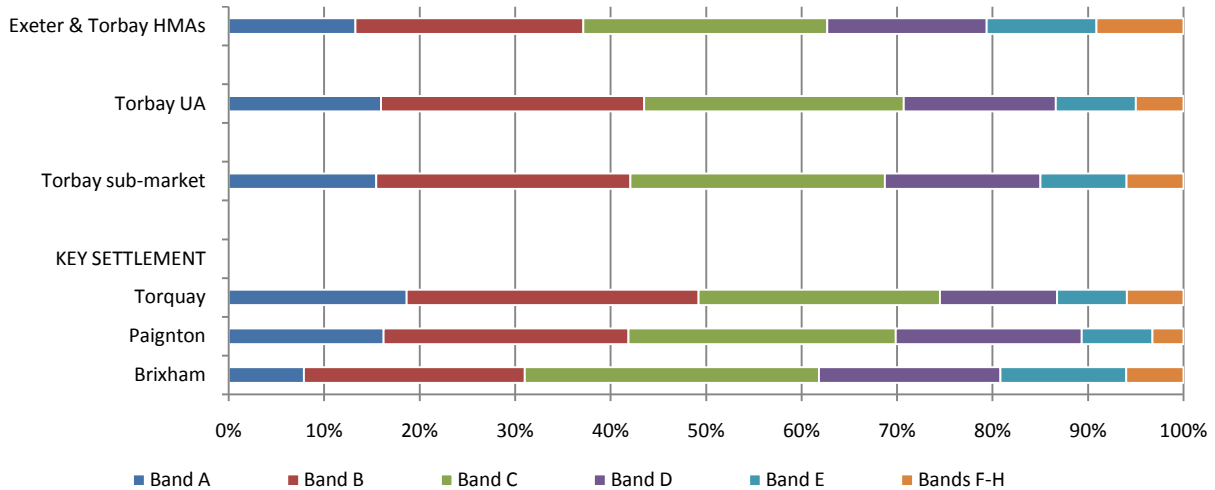
Figure 37
Expectations of Resolving Identified Disrepair Problems (Source: Exeter & Torbay Household Survey 2006-07)



Value of Stock and Cost of Housing

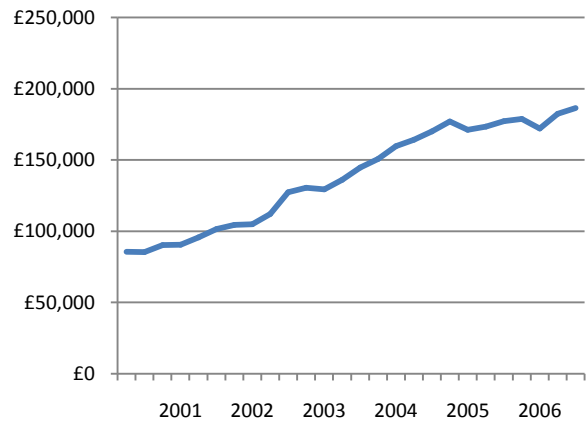
64 Figure 38 considers the stock mix in terms of property valuation – where it is apparent that as much as 70% of the total stock falls into tax bands A, B or C. Only 5% of the stock falls into band F or above. Torquay has nearly 50% of its housing stock in Band A or B. More details on Council Tax bands can be found in the Technical Appendix to the sub-regional report.

Figure 38
Council Tax Band by Torbay UA, Torbay Sub-market Area and Key Settlements (Source: Valuation Office Agency)



65 Figure 39 shows the average property prices in Torbay UA for each quarter from the second quarter of 2000 until the third quarter of 2006. It should also be noted that discounted local authority properties bought under ‘right-to-buy’ are not included in the statistics.

Figure 39
Average Price of Properties Sold in Torbay UA: Q2 2000-Q3 2006 (Source: HM Land Registry)



66 During this time period the average property prices in Torbay rose by 118%. Much of the increase in property prices occurred between 2001 and 2004, with average prices in 2005 remaining more stable before starting to rise again in 2006.

67 In measuring housing need (and effective housing demand – where the household both wants to move and can afford to do so) it is necessary to determine reasonable access thresholds for home purchase. The above information is drawn from the Land Registry, as this is widely recognised as the only fully comprehensive source of reliable information about property sales in England and Wales.

68 By using the information published by the Land Registry in combination with the information from the survey about the relationship between property price, property size and property type, we are able to identify the distribution of housing prices in terms of the number of bedrooms and determine appropriate thresholds. Of course, whilst the absolute threshold would be the minimum property price for each sized home, very few properties are likely to become available at this extreme – so merely being able to afford the minimum price would not guarantee households appropriate homes. For this reason, the lowest quartile is normally used – for households able to pay this amount should be able to afford at least a quarter of the appropriately sized properties sold.

69 The lowest decile (10%), lowest quartile (25%) and average (median and mean) purchase prices for properties of different sizes have also been calculated. The lowest decile and quartile are useful indicators of the entry-level price that might be paid by people trying to get into the market, while the median shows more accurately the price average below which 50% of properties fall. The difference between the median and the mean is a good indicator of the spread of prices – for example, the widening gap between mean and median over the range of 3 to 5-bedroom properties indicates the higher pricing of top-end larger properties.

Figure 40
Exeter & Torbay HMA Property Prices for Owner Occupation by Property Size (Source: Computed based on HM Land Registry Q1 2006-Q4 2006 and Exeter & Torbay Household Survey 2006-07)

Property Size	Lowest Decile	Lowest Quartile	Average	
			Median	Mean
1 bedroom	78,000	90,000	113,500	116,300
2 bedrooms	109,000	129,000	155,000	166,300
3 bedrooms	134,500	152,500	179,500	202,800
4 bedrooms	177,000	210,000	260,000	291,200
5+ bedrooms	226,000	260,000	329,800	381,500

Weekly Rent

70 The following table details existing weekly rents, noting the current average rent for properties rented from Registered Social Landlords (RSLs) as well as the target rent set by the Housing Corporation for the social rented sector. Also included is information about the lowest quartile and average weekly rents in the private rented sector.

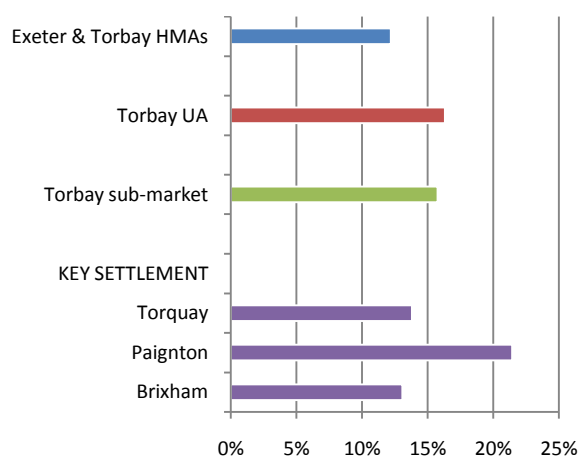
Figure 41
Exeter & Torbay HMA Weekly Rent by Property Size and Tenure (Source 1: Housing Corporation Data March 2006. Source 2: Survey of Letting Agents in Exeter & Torbay HMAs 2006-07)

Property Size	Average Social Rent		Target Rent	Private Rent	
	LA	RSL		LQ	Average
Bedsit/1 bedroom	43.08	52.41	51.57	92.31	106.16
2 bedrooms	47.96	60.36	59.18	126.92	142.48
3 bedrooms	51.57	65.67	64.87	155.77	172.90
4+ bedrooms	53.63	76.17	72.69	184.62	231.98

71 Existing rents in the RSL sector tend to be around the target rent set by the Housing Corporation, with local authority rents marginally below this amount. Nevertheless, even the cheapest properties in the private sector typically cost double this amount.

72 Figure 42 shows the percentage of all households who are in receipt of housing benefit. This shows that over 15% of all households in Torbay UA receive housing benefit. This figure is as high as 21% in the town of Paignton and as low as 13% in Brixham.

Figure 42
Housing Benefit Receipt by Torbay UA, Torbay Sub-market Area and Key Settlements (Source: Exeter & Torbay Household Survey)



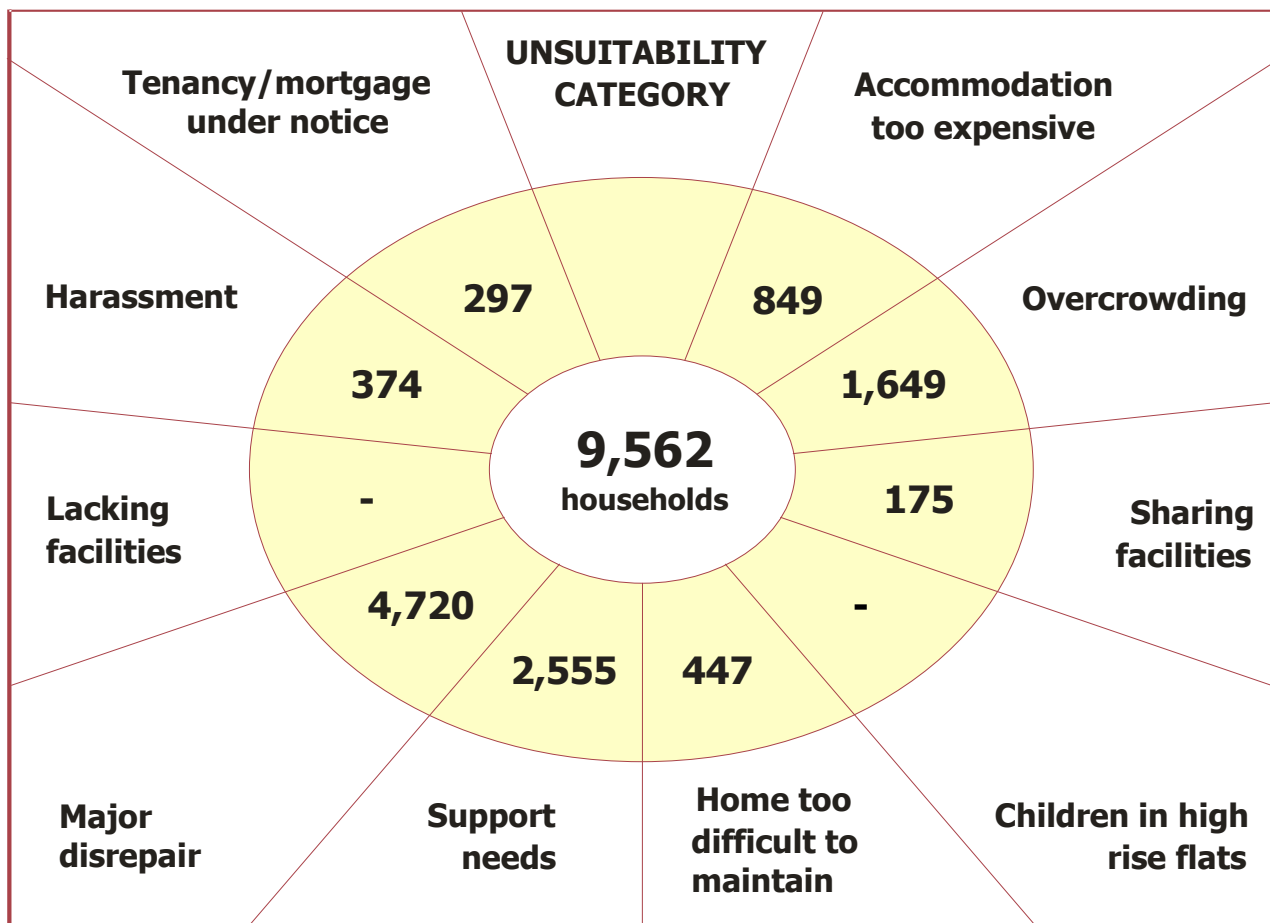
Existing Households in Housing Need

⁷³ An important element of housing requirements is housing need – households lacking their own housing or living in housing which is inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some form of assistance (Bramley & Pawson, 2000).

⁷⁴ Overall, a total of 38,831 households across the sub-region were assessed as living in unsuitable housing due to one or more factors. 9,562 of these households were within Torbay UA. The unsuitability problems experienced are shown below, with further details on the derivation of the figures provided in Technical Appendix F: Identifying Unsuitably Housed Households.

Figure 43

Established Households Living in Unsuitable Housing in Torbay Planning Area (Source: Exeter & Torbay Household Survey 2006-07)



⁷⁵ Across Torbay 16.4% of all established households are living in unsuitable housing. Many of these households may not need to move to resolve the identified problems as in-situ solutions may be more appropriate.

⁷⁶ There are notable differences between the proportion of households in unsuitable housing based on their current tenure – with only 11.4% of owner occupiers being unsuitably housed, compared to 28.6% of those who rent privately and 30.1% of households renting from a social landlord.

77 Paignton contains a high proportion of households living in unsuitable housing with over 20% finding themselves in these circumstances.

78 Figure 45 shows that major disrepair with the dwelling and households with support needs were the main factors which caused households to be living in unsuitable housing in Torbay with both these factors being particularly noticeable in Paignton.

Figure 44
 Proportion of Established Households in Unsuitable Housing by Torbay UA, Torbay Sub-market Area and Key Settlements (Source: Exeter & Torbay Household Survey 2006-07)

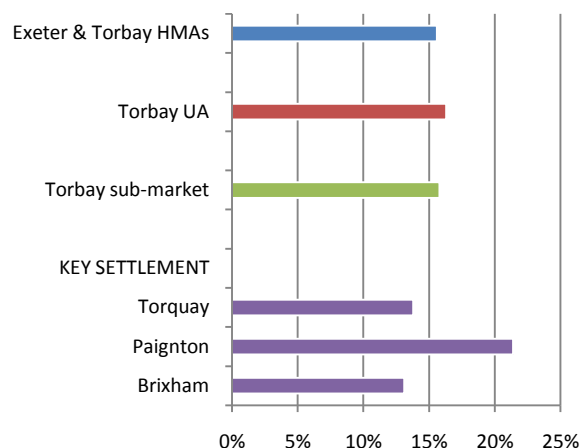


Figure 45
 Established Households Living in Unsuitable Housing in Torbay UA, Torbay Sub-market Area and Key Settlements (Source: Exeter & Torbay Household Survey 2006-07. Note: Figures highlighted in red are significantly higher and figures highlighted in green are significantly lower than the sub-region results, based on observed splits and relevant sub-sample sizes at a confidence level of 95%)

Unsuitability Category	Exeter & Torbay HMAs	Torbay UA	Sub-market		Key Settlements	
			Torbay	Torquay	Paignton	Brixham
Homeless or with Insecure Tenure						
Tenancy under notice, real threat of notice or lease coming to an end	0.3%	0.5%	0.5%	0.4%	0.6%	0.6%
Accommodation too expensive	1.6%	1.4%	1.4%	2.1%	0.7%	1.2%
Mismatch of Household & Dwelling						
Overcrowding	2.6%	2.8%	2.6%	3.4%	2.9%	1.0%
Households having to share a kitchen, bathroom, washbasin or WC with another household	0.6%	0.3%	0.3%	0.6%	0.0%	0.0%
Home too difficult to maintain	0.6%	0.8%	0.7%	1.4%	0.0%	0.4%
Children living in high-rise flats	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Households with support needs	3.1%	4.4%	4.1%	3.9%	6.2%	1.8%
Dwelling Amenities & Condition						
Major disrepair	8.8%	8.0%	8.0%	3.3%	13.8%	9.6%
Lacking facilities	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Social Requirements						
Harassment	0.5%	0.6%	0.6%	1.3%	0.0%	0.0%
One or more problems	15.6%	16.3%	15.8%	13.8%	21.4%	13.1%

Resolving Housing Unsuitability

⁷⁹ Not all housing unsuitability problems require the households involved to move from their current home. In-situ solutions may be more appropriate to resolve some of the problems identified. For example, overcrowding could be resolved by one or more member(s) of the household leaving to live elsewhere, or an alternative solution could be to extend the existing property. Similarly, homeowners or landlords may undertake repairs to resolve problems with the condition of the property. In these cases (and many others) the problems identified can be resolved without the need for relocation to alternative accommodation.

⁸⁰ Whilst in practice it is important to resolve the housing needs of individual households, a strategic analysis is primarily concerned with addressing overall housing need. In this context, it is particularly relevant to consider housing suitability issues concerned directly with the dwelling stock – such as major disrepair or unfitness. Resolving such individual household needs (through enabling a move to alternative housing) will not reduce the overall level of housing need because the vacancy that arises will inevitably (over time) be occupied by another household, who will once again be in housing need. In such cases, it is investment in the existing stock (or in extreme cases, clearance and redevelopment) that is required to reduce the numbers unsuitably housed.

⁸¹ Where a move is appropriate and required to resolve a housing problem, some households may need to move to homes outside the area (for example, those moving for care or support), and others will choose to move further afield for other reasons. Where unsuitably accommodated households are likely to willingly leave the area, their needs should not be counted within the estimate of net need. Nevertheless, in discounting the needs of likely out-migrants, any needs of in-migrants to the area will add to the total requirement

⁸² Finally, a proportion of the households remaining will be able to afford to buy or rent an appropriate dwelling at (or above) threshold market prices. Therefore, when considering households who are in housing need, we must also discount from the total those who are able to afford such prices.

⁸³ The impact of each of these stages is summarised in Figure 46. After discounting the households whose needs do not require alternative housing provision in the Torbay UA, 2,042 (21.3%) of the identified 9,562 unsuitably housed households remain. The other households previously identified can either afford to resolve their housing problems without financial subsidy or their needs will be satisfied without having to move from their current home.

Figure 46
Resolving Housing Suitability Problems (Source: Exeter & Torbay Household Survey 2006-07. Note: Figures may not sum due to rounding)

Factor	Number of Households	
	Discounted	Remaining
Households assessed as currently living in unsuitable housing	-	9,562
Households with an objectively assessed in-situ solution	4,090	5,472
Households with a subjectively assessed in-situ solution (where the household neither wants nor expects nor needs to move)	2,387	3,085
Households that need to move, but that will leave the area	124	2,961
Households that need to move, but will be moving into institutional housing or join another household	-	2,961
Households that need to move, but can afford to rent or buy market housing	919	2,042
Households that need to move, but cannot afford to rent or buy market housing		2,042

Households in Housing Need

84 When considering all current housing needs (including those established households living in unsuitable housing, homeless households housed on a temporary basis and people sleeping rough), the study identified a total of 2,212 households currently in housing need.

85 It is worth noting that all of these figures relate to the reference period for the study, which corresponds with the fieldwork period for the interview sample.

Figure 47
Summary of Existing Households in Housing Need (Source 1: Exeter and Torbay Household Survey 2006-07. Source 2: Local Authority P1E Homelessness Data Q3 2006. Source 3: Local Authority Housing Strategy Statistical Appendix (HIP) Data. Note: Figures may not sum due to rounding)

Local Authority	Number of Households
Households currently living in unsuitable housing that need to move and cannot afford to rent or buy market housing ¹	2,042
Households accepted as statutorily homeless currently housed in housing leased temporarily from the private sector (PSL housing) ²	133
Households accepted as statutorily homeless temporarily housed in Bed & Breakfast or hostel accommodation ²	32
Single people currently sleeping rough ³	5
Total	2,212

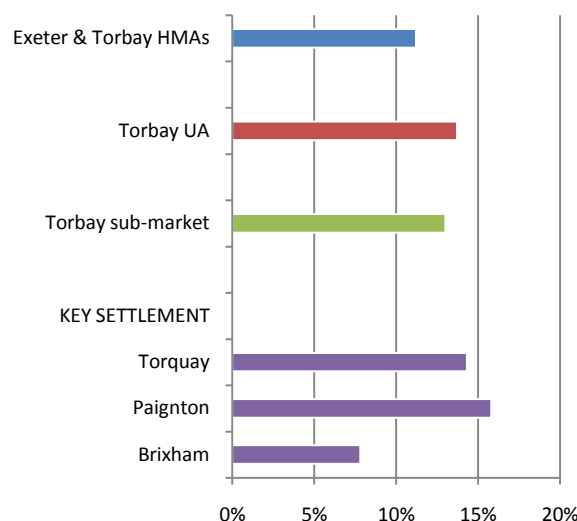
Understanding the Housing Market Dynamics

86 Aside from understanding existing housing needs, it is important to consider the dynamics of the housing market – to understand how housing demand effectively interacts with housing need, and how existing housing need is likely to change in future.

87 Figure 48 shows the dynamism of the housing market in Torbay UA – with one in every seven households (13.7%) having moved within the last 12 months.

88 The level of movement differs quite markedly between the key settlements. In Paignton as many as 16% of households have moved within the last 12 months while only around 8% of households have moved during the last 12 months in Brixham.

Figure 48
Households Moving in Last 12 Months by Torbay UA, Torbay Sub-market Area and Key Settlements (Source: Exeter & Torbay Household Survey 2006-07)



Modelling the Housing Market

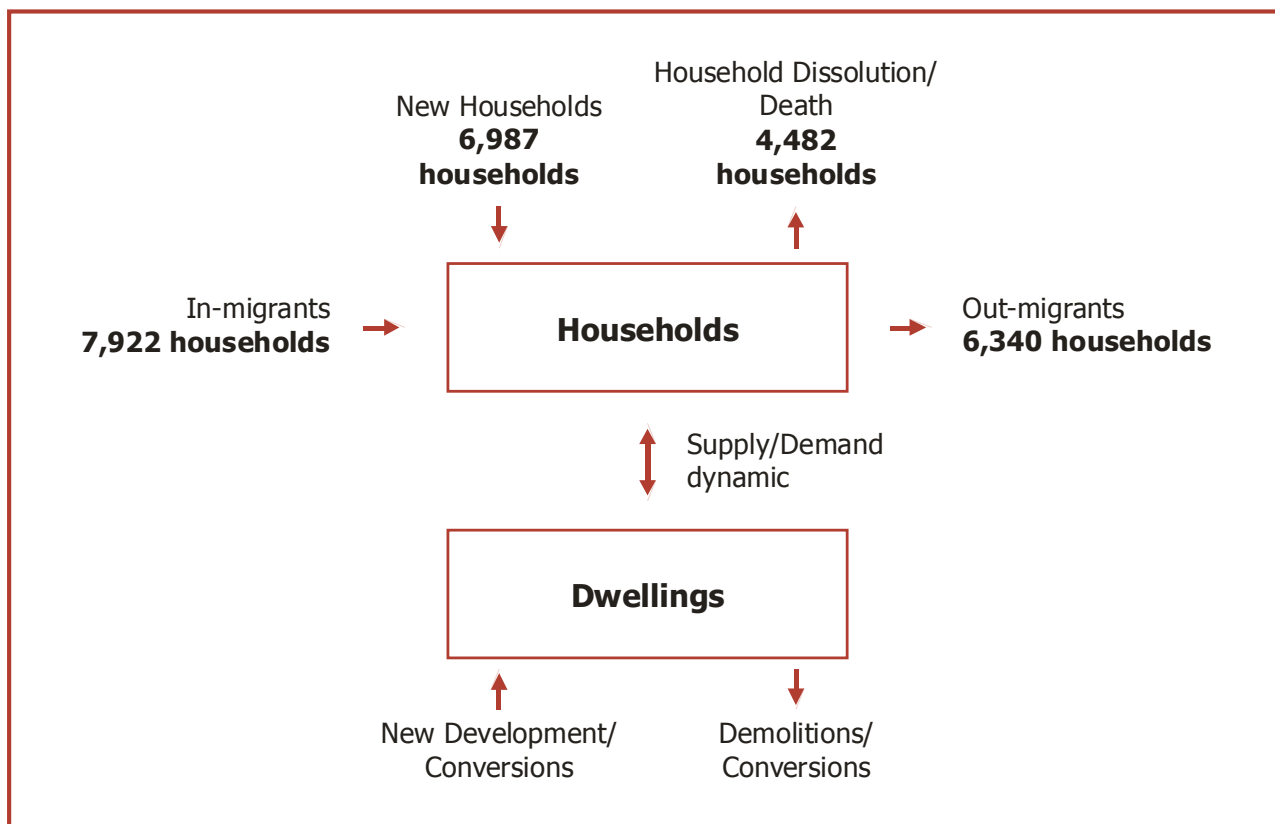
89 For any housing market assessment, it is critical to understand:

- How many additional units are required?
- How many additional units should be affordable homes?
- For what type of open-market housing is there demand?
- How will ‘demand’ and ‘need’ change over time?

- ⁹⁰ The ORS Housing Market Model addresses these issues by analysing the whole housing market. Instead of focusing only or primarily upon poorer households and social sector need, it interprets the interaction of requirement and supply across all sectors of the housing market. Social sector needs are interpreted within the context of market housing demands. This takes account of the interaction of effective and ineffective demands and needs, and the likely supply from the range of properties vacated within the existing stock.
- ⁹¹ The Model interprets the market dynamically – by likening the interchange between households and vacancies to “musical chairs”. The “musical chairs” analogy brings out the dynamic relation between requirement and supply – most households find suitable vacancies only because others move or suffer dissolution. In this context, the Model is primarily concerned with households likely to (or that otherwise need to) move. Of course, some households likely to stay in their current home may still have housing needs that should be addressed – but, by definition, the appropriate solutions for such problems will be provided in-situ and will therefore not impact on the mix of additional housing provision.
- ⁹² Whether households want or need to move, and what housing is appropriate for them, depends upon their characteristics, requirements and current accommodation. Effective demand is driven primarily by choice – nonetheless, even well-off households can find accommodation only if suitable vacancies arise. On the other hand, housing need is considered objectively – by evaluating households’ current housing circumstances alongside their ability to afford local housing to establish a realistic assessment of housing need. Through analysing the creation and take-up of vacancies the Model recognises that it is only because some households wish to and do move that others can find suitable homes. Nevertheless, the lack of suitable existing housing does not constrain the allocation process – for the mix of housing required by all households (including those currently without housing and unable to afford) is analysed, and it is the shortfalls identified in the existing stock that determine the mix of new housing required.
- ⁹³ The elements of housing need and demand include:
- Established households currently in need;
 - Newly arising need from established households;
 - Effective demand from established households;
 - In-migrant households to the sub-region;
 - Hidden households emerging as new households within the sub-region; and
 - Homeless households housed in hostels and B&B accommodation.
- ⁹⁴ The extent to which the market clears depends upon the match or mismatch between the households seeking housing, on the one hand, and the available stock, on the other. The sources of housing supply include:
- Property vacated by established households moving home;
 - Property vacated by out-migrant households leaving the sub-region; and
 - Property vacated following household dissolution due to death or household merging.
- ⁹⁵ Of course, new housing development and property conversions will also contribute to housing supply in the sub-region – but these components are not considered by the Model, for it is seeking to understand how the existing housing stock will (or more importantly will not) be able to house future households in the area.

96 The projected flows of housing need, demand and supply for the Torbay UA are shown below.

Figure 49
5-Year Requirement/Supply Flow Analysis for Torbay UA (Source: ORS Housing Market Model, Exeter & Torbay Sub-regional Housing Requirement Assessment 2006-07)



97 In considering this combination of inward and outward household flows, we can determine the likely pressure placed upon the dwelling stock – and the implicit requirement for additional housing provision.

98 The net gains and losses of each pair of flow streams are detailed below, where it is apparent that up to a net 4,087 additional dwellings would need to be provided over the 5-year period to sustain the existing supply/demand balance within the UA, which amounts to a net annual requirement of 817 dwellings per annum. It is also worth noting that this figure increases to 4,669 dwellings (940 per year) when the whole of the Torbay housing sub-market is considered. If this number of homes is not provided, one or more flows will have to change. The change in flows could include new households failing to emerge, overcrowding issues failing to be resolved or households leaving the area due to a lack of suitable available housing.

Figure 50
Summary of 5-Year Housing Requirements in Torbay UA by Household Flows (Source: ORS Housing Market Model, Exeter & Torbay Sub-regional Housing Requirement Assessment 2006-07. Note: Figures may not sum due to rounding)

Housing Type	Inward Flow	Outward Flow	Net Requirement
5-Year Requirement			
Migration – households moving to and from the sub-region	7,922	6,340	1,582
Indigenous change – household formations and dissolutions	6,987	4,482	2,505
Established household moves	18,356	18,356	-
Total	33,266	29,179	4,087

Understanding the Required Housing Mix

⁹⁹ In seeking to understand the required housing mix, household affordability has been grouped into three classifications. In allocating households to specific types of housing, the determining factor is affordability:

- **Social rented housing** – for those households unable to afford more than target social rents;
- **Intermediate housing** – for those households able to afford more than target social rents, but unable to afford to buy owner occupied housing and unable to afford to rent privately at rents at the market rent threshold; and
- **Market housing** – for those households able to afford to buy owner occupied housing or able to afford to rent privately at rents at or above the market rent threshold.

¹⁰⁰ When considering the appropriate housing supply, the following sources of supply are considered:

- **Social rented housing** – social housing provided to rent from local authorities and Registered Social Landlords;
- **Intermediate housing** – dedicated intermediate housing products (such as shared ownership, discount market sale, sub-market rent, etc.) and a proportion of the housing in the private rented sector with rents below the market rent threshold (i.e. within the lowest quartile); and
- **Market housing** – owner occupied housing and housing in the private rented sector.

¹⁰¹ The net housing requirements for social rent would need to be satisfied by dwellings with rents of no more the Housing Corporation target rents. The net intermediate housing requirement should be provided in line with the definition of intermediate housing in PPS3, i.e. with housing costs between Housing Corporation target rents and market housing. The net market housing requirement could be provided as either owner occupied or private rented dwellings. More details of Housing Market Model can be found in Section G of the Technical Appendix.

¹⁰² The gross housing requirements and likely supply are matched by the ORS Housing Market Model as detailed below. It is apparent that the gross housing requirement is equivalent to the total inward flow (including internal moves by established households) with housing supply equalling the total outward flow. The balance of housing requirement between the different housing types is detailed below.

Figure 51

Summary of 5-Year and Annual Housing Requirements for Torbay UA by Housing Type (Source: ORS Housing Market Model, Exeter & Torbay Sub-regional Housing Requirement Assessment 2006-07. Note: Figures may not sum due to rounding)

Housing Type	Gross Housing Requirement	Housing Supply	Net Housing Requirement (Surplus)	
			N	%
5-Year Requirement				
Market Housing	22,608	21,019	1,589	38.9%
Intermediate Housing	3,237	2,759	478	11.7%
Social Rented Housing	7,421	5,401	2,020	49.4%
Total	33,266	29,179	4,087	100.0%
Annual Requirement				
Market Housing	4,522	4,204	318	38.9%
Intermediate Housing	647	552	96	11.7%
Social Rented Housing	1,484	1,080	404	49.4%
Total	6,653	5,836	817	100.0%

- ¹⁰³ It is apparent that market housing requirements account for around 1,589 units of the total 4,087 net housing requirement for the Torbay sub-market (38.9% of the overall net total). Whilst the gross need for social housing is considerably lower than the need for market housing, given the more limited supply of social sector housing likely to become available from within the existing stock social rented housing accounts for a larger proportion of the net requirement.
- ¹⁰⁴ In summary, the ORS Housing Market Model identifies an overall 5-year requirement for almost 4,100 additional dwellings, with the balance between market housing, intermediate housing and social housing being 39:12:49 respectively. It should be noted that these figures do not consider viability issues, or the need to create mixed and balanced communities and the environmental constraints which may affect housing development in Torbay. Therefore, it is not necessarily the case that the housing requirement targets identified in this study could be delivered in practice.
- ¹⁰⁵ The ORS Housing Market Model suggests that most of the net requirement for additional housing will be for 1 and 2 bedroom dwellings. Figure 52 below shows the mix of housing sizes required by tenure.

Figure 52

Net Housing Requirements for Torbay UA by Housing Type and Size (Source: Source: ORS Housing Market Model, Exeter & Torbay Sub-regional Housing Requirement Assessment 2006-07. Note: Figures may not sum due to rounding)

Housing Requirement	Type of Housing		
	Market Housing	Intermediate Housing	Social Rented Housing
Net Requirement			
1 bedroom	34.2%	67.4%	19.1%
2 bedrooms	29.8%	32.2%	69.3%
3 bedrooms	3.3%	0.3%	3.0%
4+ bedrooms	32.8%	-	8.5%
Total	100.0%	100.0%	100.0%

Housing Supply

- ¹⁰⁶ Figure 53 shows the number of new RSL dwellings which were completed in each year from 2001/02 to 2005/06 and also the projected number of completions in 2006/07 and 2007/08. This shows that Torbay UA had a higher level of completions in 2005/06 than in previous years, and these higher levels are projected to continue into the future.

Figure 53

Torbay UA Actual New RSL Dwellings 2001/02 – 2005/06 and Projected New RSL Dwellings 2006/07 – 2008/08 (Source: Local Authority Housing Strategy Statistical Appendix (HIP) Data)

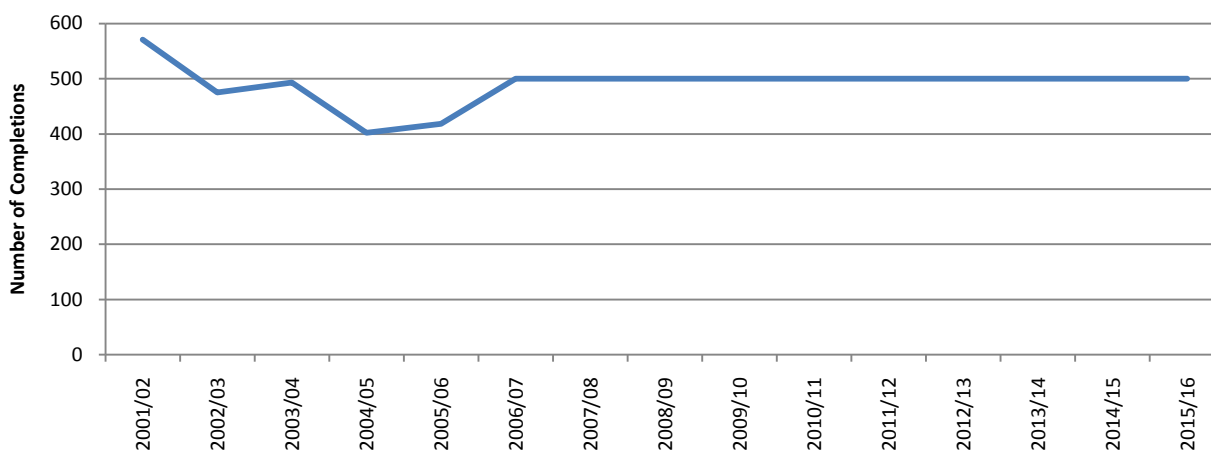
Housing Type	Actual Completions					Annual Average	Projected Completions	
	2001/02	2002/03	2003/04	2004/05	2005/06		2006/07	2007/08
Rented Dwellings	85	31	91	42	128	75	100	97
Shared Ownership	6	-	-	6	22	7	36	71
Total	91	31	91	48	150	82	136	168

- ¹⁰⁷ Figure 54 shows the actual number of completed dwellings and also the predicted housing trajectory for Torbay UA. This therefore includes all newly built private sector properties, any conversions of existing dwelling into flats and all affordable housing which has been built. This shows that cumulatively Torbay UA has seen an addition of 400-600 dwellings per annum in recent years. This is expected to rise to a sustained 500 dwellings per annum for the period through to 2016. The final

target for dwelling completions will be set through the emerging Regional Spatial Strategy which is due to be issued in 2008.

Figure 54

Torbay UA Actual and Predicted Housing Trajectory by Local Authority (Source: Local Authority Records)



- ¹⁰⁸ On the basis of this information, it is apparent that the recent levels of affordable housing completions fall significantly short of the projected requirements if the identified needs are to be satisfied. Trends for the last 5-years would suggest that only 375 social rented homes are likely to be delivered over the next 5-years. Even if the rate of provision within current projections is delivered and subsequently sustained, the level of delivery is likely to fall below 500 additional dwellings – in the context of an overall requirement for over 2,000 such homes.
- ¹⁰⁹ In the same way, when considering intermediate housing delivery, the past trends would suggest a delivery rate of only 35 such units – though projected figures suggest that delivery would be nearer 250 units. Nevertheless, this still falls considerably short of the identified 487 net requirement.
- ¹¹⁰ If the required affordable housing is not delivered, there are likely to be a number of implications. Dependence on housing benefit within the private rented sector is likely to increase, with more households committing to housing costs that would be deemed unaffordable under the terms of the CLG guidance on strategic housing market assessments – yet they would not qualify for housing benefit support given their relative income and circumstances. Furthermore, households currently in unsuitable housing are less likely to have their needs resolved, and other households assessed as being unable to afford market housing of the size and type to meet their needs may have to opt for housing that would not be considered suitable. Some households may also consider leaving the area completely, seeking housing that they can afford elsewhere in the country or even overseas.
- ¹¹¹ It is important to note that the lack of affordable housing is only one part of a general lack of housing – with past trends showing less than 2,400 dwellings delivered in the last 5-years, and current projections not expecting this level to exceed 2,500 units over the next 5-years (although the final RSS may increase the level of housing provision beyond 500 units annually).
- ¹¹² Offsetting the affordable housing completions from these figures suggest that just under 2,000 market dwellings have been delivered in the last 5-years – with this figure projected to remain at around 2,000 units over the forthcoming 5-year period. These figures are not inconsistent with the requirement for 1,949 additional market homes identified by the model – suggesting that requirement for market housing has been satisfied. Nevertheless, failing to deliver additional affordable housing will place

additional pressures on the market – as housing benefit (and households paying higher housing costs) will enable some households assessed as being unable to afford to access market housing.

- ¹¹³ If recent delivery of market housing has secured less than 100 additional affordable homes and future projections show that this level is only likely to deliver around 150 units annually, given that the level of market housing is not projected to increase substantially over future years it is clearly going to prove very difficult to address the identified housing needs through the planning system alone.
- ¹¹⁴ Given that all projections indicate a very significant shortfall against the estimated requirement for affordable housing, it will be important to decide what forms of delivery should have most priority when framing planning policies and allocating funding for housing. In making such decisions it will be reasonable to take account of the severity of housing need experienced by those requiring affordable housing and if appropriate to assign greater priority to the needs of some groups, such as families, over others. This may also mean a different distribution between social rented and intermediate housing from that indicated by the overall pattern of demand. Such matters should be kept under review by the authorities in the sub region and performance monitored both with regard to the statutory Housing Authority role and the findings of the SHMA.
- ¹¹⁵ A likely consequence of a failure to deliver sufficient affordable housing in Torbay is that many households who would wish to form will fail to do so. This will see more adult children remaining in the parental home for longer periods of time and also more young people may leave for areas with lower property prices.
- ¹¹⁶ It is also likely that households will expand their search areas for housing. Therefore, if households are unable to find suitable housing in Torbay they may expand their search to areas outside of the Torbay sub-market boundaries. This would place additional pressure on the housing stock of Teignbridge
- ¹¹⁷ While the assessed housing requirement relates to Torbay UA, it is likely that future supply may need to be considered across a wider area – in relation to the existing relationships between places, their role and function, the opportunities for sustainable travel and the physical and environmental characteristics of localities. The final distribution of housing delivered may therefore be somewhat different from the geography of assessed housing requirements, within the overall objective of a balanced housing market at sub regional level. It is noted that Torbay faces significant constraints in delivering new housing and the focus in recent years has been on urban brownfield sites which has provided a high proportion of flats. A Housing Land Availability Assessment is currently being carried out to examine all housing options for Torbay.
- ¹¹⁸ It is also worth noting that even if more land was allocated to deliver market housing the main component of housing requirement in Torbay is from people who are unable to afford market prices or rents. Therefore if the Council sought to increase the amount of affordable housing delivered through a step change in market housing provision, this would have to sit alongside appropriate economic initiatives to increase the demand for market housing in the area. It is noted that the Community Plan makes economic prosperity its main objective.

Settlement Profiles

- 119 The following pages contain brief profiles for the major settlements in Torbay. The profiles are compiled from secondary data and are designed to be reference points for each of the settlements. The following section provides further detail on the secondary data sources collated to provide the settlement profiles.
- 120 An example of the first page of a settlement profile is shown below, which includes a chart profiling the settlement relative to the sub-region and four themed information boxes.

Figure 55
Example Settlement Profile – First Page

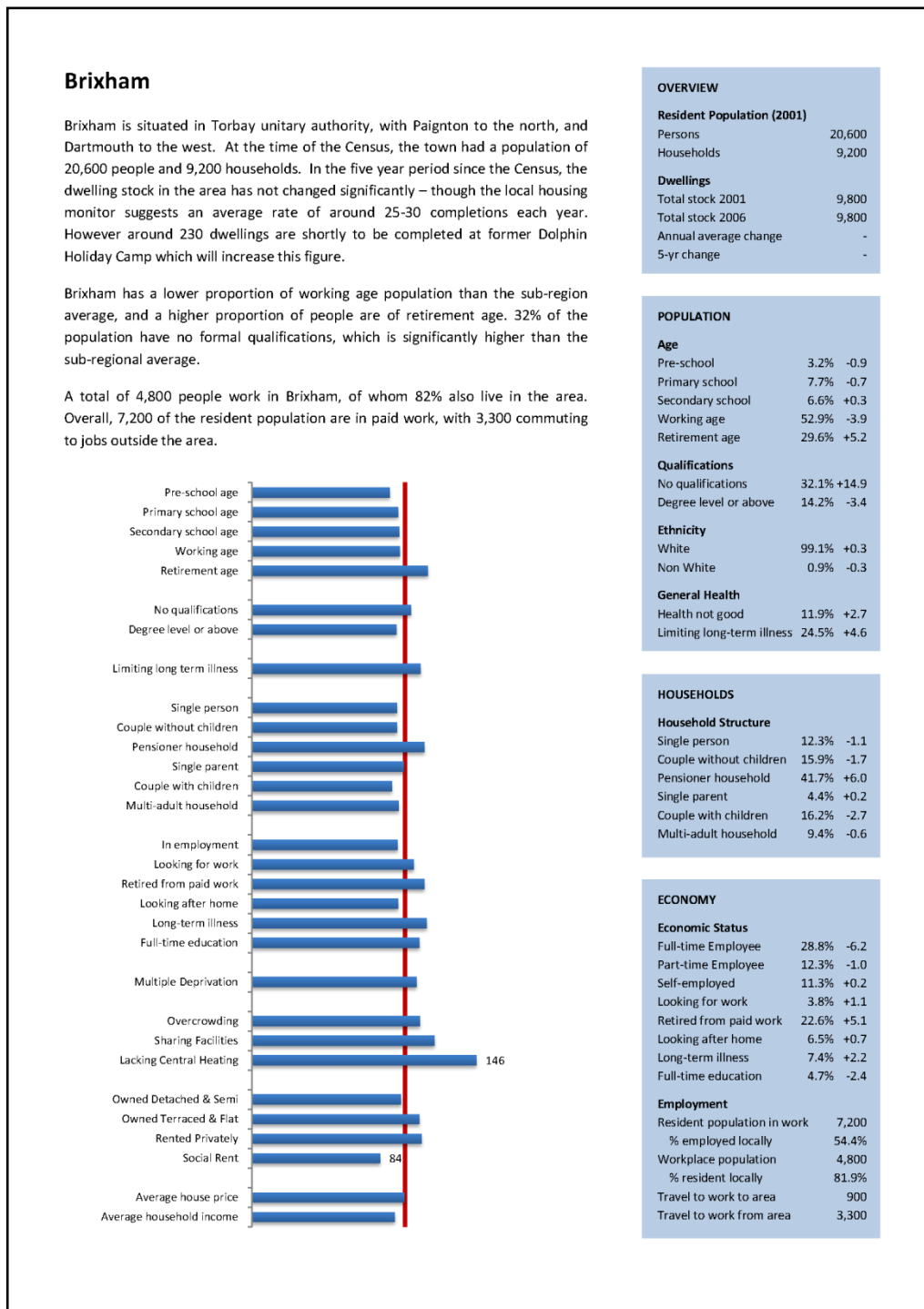


Chart of Relative Information

- ¹²¹ The chart in Figure 55 shows the relative position between the profile area and the Exeter & Torbay sub-region as a whole. A score is calculated by dividing the profile area statistic with the equivalent statistic for the sub-region and multiplying by 100.
- ¹²² The red line denotes a score of 100 – so where a blue bar sits on the red line, the profile area does not differ from the sub-region in relation to the identified characteristic. A shorter bar shows that the statistic for the profile area is below the sub-region norm, whereas a longer bar indicates the figure is above the sub-region position.
- Information on population age, qualifications, health, household structure and economic status comes from the summary figures on the right of the page. Information on property type, tenure and average house price comes from the summary figures overleaf (Figure 56). Information on overcrowding and facilities were sourced from 2001 Census.
 - The Multiple Deprivation score is based on the ODPM 2004 Index of Multiple Deprivation. Where the profile area covers more than one Super Output Area, a combined population weighted score is calculated and divided by the population weighted score for the whole sub-region.
 - Relative household income was modelled based on CACI data.

Themed Information Boxes

Overview

- ¹²³ Details on the resident population were sourced from 2001 Census. Figures are rounded to the nearest 100. Detail on the dwelling stock in 2001 was sourced from 2001 Census, with the total for 2006 sourced from Valuation Office Agency data. Figures are rounded to the nearest 100. Average annual change is calculated based on the difference between the unrounded figures, divided by 5. The 5-yr change is the overall difference between the unrounded figures divided by the stock in 2001.

Population

- ¹²⁴ Details on the age, qualifications, ethnicity and general health of the population were sourced from the 2001 Census. Pre-school age is 0-3, primary school age is 4-10, secondary school age is 11-15, working age is 16 up to pensionable age (65 for males and 60 for females) and retirement age is those of pensionable age or over. Comparisons are relative to the Exeter & Torbay sub-region average, expressed as percentage points.

Households

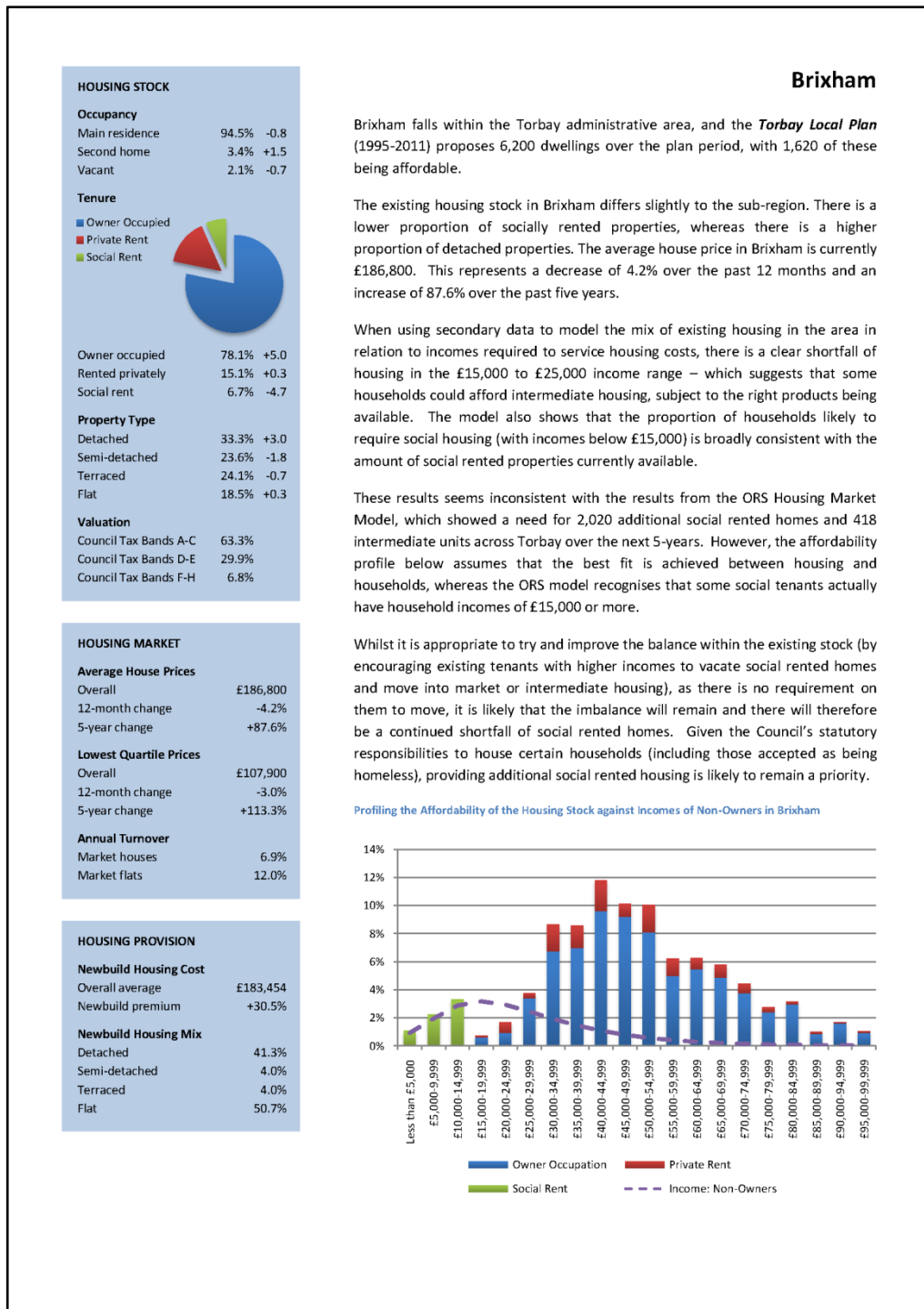
- ¹²⁵ Details on the household composition of the population were sourced from 2001 Census. Comparisons are relative to the Exeter & Torbay sub-region average, expressed as percentage points.

Economy

- ¹²⁶ Details on the economic status of the population were sourced from 2001 Census and are based on those of working age (aged 16 up to pensionable age). Comparisons are relative to the Exeter & Torbay sub-region average, expressed as percentage points. Details on the resident and workplace population and travel to work information were sourced from the Special Workplace Statistics from the 2001 Census.

127 An example of the second page of a settlement profile is shown below, which includes a further three themed information boxes and a chart of local housing affordability.

Figure 56
Example Settlement Profile – Second Page



Themed Information Boxes

Housing Stock

¹²⁸ Details on dwelling occupancy, tenure and type were sourced from 2001 Census. Comparisons are relative to the Exeter & Torbay sub-region average, expressed as percentage points. Details on stock valuation were sourced from Valuation Office Agency data at a base date of September 2006.

Housing Market

¹²⁹ House price data was sourced from HM Land Registry database for all property sales to the end of September 2006. The overall average price is the arithmetic mean of all transactions in the period October 2005 to September 2006. The lowest quartile price is also based on all transactions in this period. The 12-month change and 5-year change are based on comparisons with equivalent figures for October 2004 to September 2005 and October 2000 to September 2001 respectively. The annual turnover is based on a 5-year average, taking the total number of sales in the period October 2001 to September 2006 as a proportion of the 2001 Census total stock.

Housing Provision

¹³⁰ House price data was sourced from HM Land Registry database for all property sales to the end of September 2006. The overall average price is the arithmetic mean of all transactions in the period October 2005 to September 2006 where the property was identified as being newbuild. The newbuild premium compares the average cost of newbuild housing with the average cost of all other sales, assuming that the mix of housing for both (in terms of property type) was the same as the overall mix for all properties sold. The newbuild housing mix is based on a 5-year average, taking the proportion of all sales in the period October 2001 to September 2006 identified as being newbuild in each property type.

Local Housing Affordability

¹³¹ Local housing affordability for each settlement is calculated in the same way as the sub-regional charts presented in the section on “Profiling Affordability of Local Housing Stock” in chapter 5 of the main report (pages 87-91).

¹³² The graph profiles the percentage of properties (social rented, private rented and owner occupied) across the whole of the existing housing stock which would be affordable to households in particular income bands.

¹³³ The affordability distribution for owner occupation is based on the value of the local housing stock and the income that would be required to access sufficient funds through a mortgage. In determining mortgage borrowing, the calculations are based on CLG guidance for Local Housing Assessments which states that it should be assumed that a single earner will borrow up to 3.5x his/her gross earnings, with two income households borrowing no more than 2.9x the joint income.

¹³⁴ Of course, many properties will be purchased by current owner occupiers and they will be able to use existing equity to offset the total purchase cost – so some of the more expensive properties will in practice be purchased by lower earners than illustrated on the charts. Nevertheless, the affordability distribution is primarily concerned with the housing options that are available to those households without equity and it is therefore appropriate to assume that the whole of the value would need to be borne at the time of purchase.

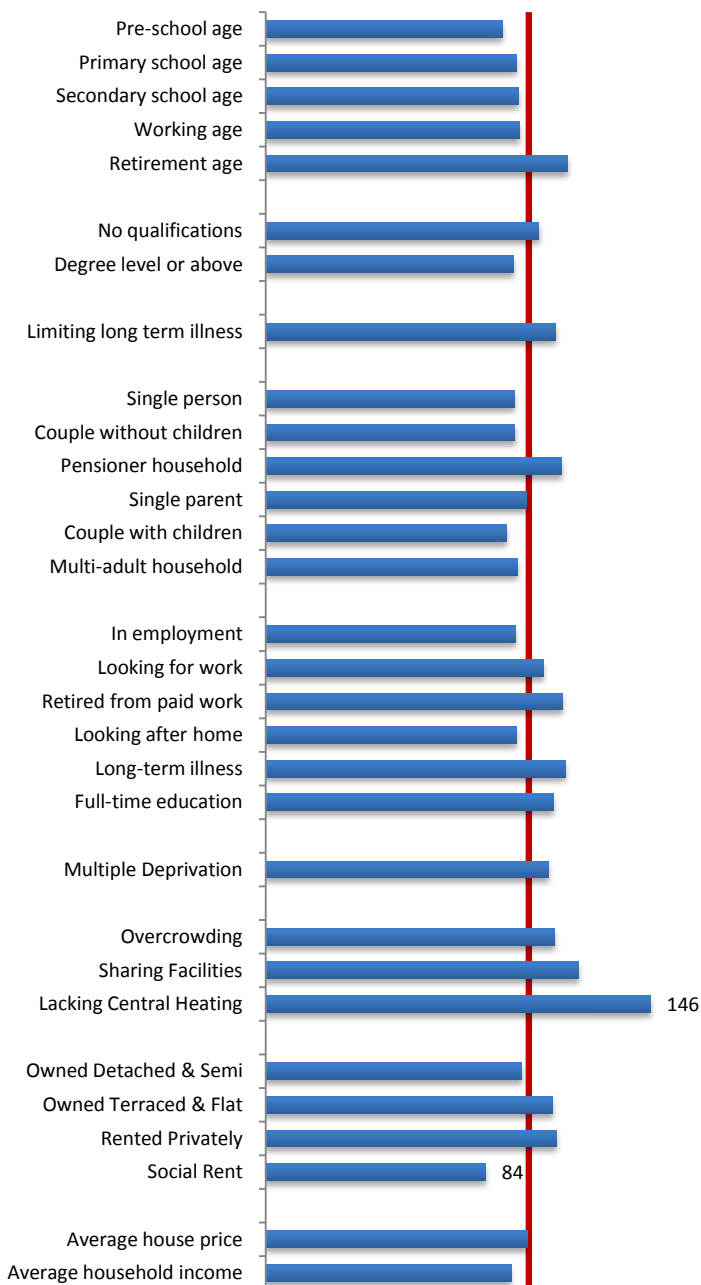
- ¹³⁵ In assessing the income required for rent, the calculations are again based on recent CLG guidance which recognises that households should contribute up to 25% of their gross income toward rent payments. The assessment of market rent considers the mix of such housing (in terms of dwelling type), the cost of purchasing rented stock and the current 5.9% yield from buy-to-let properties (Source: Landlord Mortgages) – which provides a distribution of market rents which can be used to determine the required household incomes.
- ¹³⁶ When considering this income distribution, it is important to remember that many households living in the private rented sector will pay more than the suggested 25% of gross income on their rent, whereas others will receive Housing Benefit to support their housing costs. Together, these factors both lead to households on lower incomes than suggested by this analysis living in the private rented sector – but on the basis of the proposed affordability ratio the illustrated distribution is correct.
- ¹³⁷ To complete the analysis of the rented stock, we should also consider the cost of renting in the social sector. Unlike market housing, rents in the social sector are controlled and generally set in line with Target Rents determined by the Housing Corporation. On the basis of households spending no more than 25% of their gross income on housing cost, households would require incomes of £10,750 to service the rent on a 1-bed socially rented home; £12,300 for a 2-bed social property; £13,500 for a 3-bed social rented dwelling and £15,100 for larger social sector units. Insofar as households with incomes any lower than these amounts would typically qualify for Housing Benefit support to assist with their rent, all social rented properties would inevitably be affordable to all households – therefore the stock has been distributed proportionately to the number of households falling within each of the relevant income bands.
- ¹³⁸ The results from this model may at first glance appear to contradict those found from the ORS Housing Market Model based on 2007 household survey data – insofar as in many cases, the secondary data model identifies a greater need for intermediate housing and a lower need for social rented housing than the modelled household survey data. The main explanation for this is that some of the cheaper properties may be occupied by households with higher earnings than are technically required to service the housing costs on those homes. For example some social rented tenants may be able to afford intermediate housing, but due to its limited supply are not able to exercise the option of moving.
- ¹³⁹ The ORS Housing Market Model shows that across the sub-region, 30.3% of all social rented tenants are potentially able to afford intermediate housing (insofar as they are able to afford more than required to access social rented housing, but unable to afford market prices) and 8.1% could afford market housing. The primary data ORS Housing Market Model would only seek to allocate these households to other types of dwellings if they were in housing need in their existing property, or if they actively chose to move home.
- ¹⁴⁰ It is therefore apparent that in providing additional housing stock, it will either be necessary to provide a higher proportion of social rented properties than would be suggested by the secondary data modelling (in line with the results of the Housing Market Model) or alternatively more households will need to be encouraged to vacate social rented homes (and move into market or intermediate housing) to improve the balance within the existing stock.

Brixham

Brixham is situated in Torbay unitary authority, with Paignton to the north, and Dartmouth to the west. At the time of the Census, the town had a population of 20,600 people and 9,200 households. In the five year period since the Census, the dwelling stock in the area has not changed significantly – though the local housing monitor suggests an average rate of around 25-30 completions each year. However around 230 dwellings are shortly to be completed at former Dolphin Holiday Camp which will increase this figure.

Brixham has a lower proportion of working age population than the sub-region average, and a higher proportion of people are of retirement age. 32% of the population have no formal qualifications, which is significantly higher than the sub-regional average.

A total of 4,800 people work in Brixham, of whom 82% also live in the area. Overall, 7,200 of the resident population are in paid work, with 3,300 commuting to jobs outside the area.



OVERVIEW

Resident Population (2001)

Persons	20,600
Households	9,200

Dwellings

Total stock 2001	9,800
Total stock 2006	9,800
Annual average change	-
5-yr change	-

POPULATION

Age

Pre-school	3.2%	-0.9
Primary school	7.7%	-0.7
Secondary school	6.6%	+0.3
Working age	52.9%	-3.9
Retirement age	29.6%	+5.2

Qualifications

No qualifications	32.1%	+14.9
Degree level or above	14.2%	-3.4

Ethnicity

White	99.1%	+0.3
Non White	0.9%	-0.3

General Health

Health not good	11.9%	+2.7
Limiting long-term illness	24.5%	+4.6

HOUSEHOLDS

Household Structure

Single person	12.3%	-1.1
Couple without children	15.9%	-1.7
Pensioner household	41.7%	+6.0
Single parent	4.4%	+0.2
Couple with children	16.2%	-2.7
Multi-adult household	9.4%	-0.6

ECONOMY

Economic Status

Full-time Employee	28.8%	-6.2
Part-time Employee	12.3%	-1.0
Self-employed	11.3%	+0.2
Looking for work	3.8%	+1.1
Retired from paid work	22.6%	+5.1
Looking after home	6.5%	+0.7
Long-term illness	7.4%	+2.2
Full-time education	4.7%	-2.4

Employment

Resident population in work	7,200
% employed locally	54.4%
Workplace population	4,800
% resident locally	81.9%
Travel to work to area	900
Travel to work from area	3,300

HOUSING STOCK

Occupancy

Main residence	94.5%	-0.8
Second home	3.4%	+1.5
Vacant	2.1%	-0.7

Tenure

- Owner Occupied
- Private Rent
- Social Rent



Owner occupied	78.1%	+5.0
Rented privately	15.1%	+0.3
Social rent	6.7%	-4.7

Property Type

Detached	33.3%	+3.0
Semi-detached	23.6%	-1.8
Terraced	24.1%	-0.7
Flat	18.5%	+0.3

Valuation

Council Tax Bands A-C	63.3%
Council Tax Bands D-E	29.9%
Council Tax Bands F-H	6.8%

Brixham falls within the Torbay administrative area, and the *Torbay Local Plan* (1995-2011) proposes 6,200 dwellings over the plan period, with 1,620 of these being affordable.

The existing housing stock in Brixham differs slightly to the sub-region. There is a lower proportion of socially rented properties, whereas there is a higher proportion of detached properties. The average house price in Brixham is currently £186,800. This represents a decrease of 4.2% over the past 12 months and an increase of 87.6% over the past five years.

When using secondary data to model the mix of existing housing in the area in relation to incomes required to service housing costs, there is a clear shortfall of housing in the £15,000 to £25,000 income range – which suggests that some households could afford intermediate housing, subject to the right products being available. The model also shows that the proportion of households likely to require social housing (with incomes below £15,000) is broadly consistent with the amount of social rented properties currently available.

These results seem inconsistent with the results from the ORS Housing Market Model, which showed a need for 2,020 additional social rented homes and 418 intermediate units across Torbay over the next 5-years. However, the affordability profile below assumes that the best fit is achieved between housing and households, whereas the ORS model recognises that some social tenants actually have household incomes of £15,000 or more.

Whilst it is appropriate to try and improve the balance within the existing stock (by encouraging existing tenants with higher incomes to vacate social rented homes and move into market or intermediate housing), as there is no requirement on them to move, it is likely that the imbalance will remain and there will therefore be a continued shortfall of social rented homes. Given the Council's statutory responsibilities to house certain households (including those accepted as being homeless), providing additional social rented housing is likely to remain a priority.

HOUSING MARKET

Average House Prices

Overall	£186,800
12-month change	-4.2%
5-year change	+87.6%

Lowest Quartile Prices

Overall	£107,900
12-month change	-3.0%
5-year change	+113.3%

Annual Turnover

Market houses	6.9%
Market flats	12.0%

HOUSING PROVISION

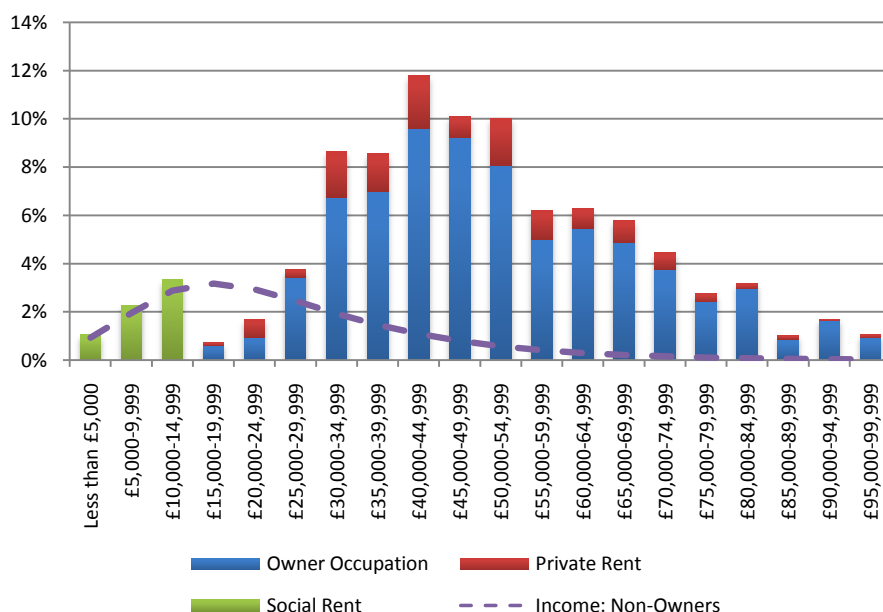
Newbuild Housing Cost

Overall average	£183,454
Newbuild premium	+30.5%

Newbuild Housing Mix

Detached	41.3%
Semi-detached	4.0%
Terraced	4.0%
Flat	50.7%

Profiling the Affordability of the Housing Stock against Incomes of Non-Owners in Brixham

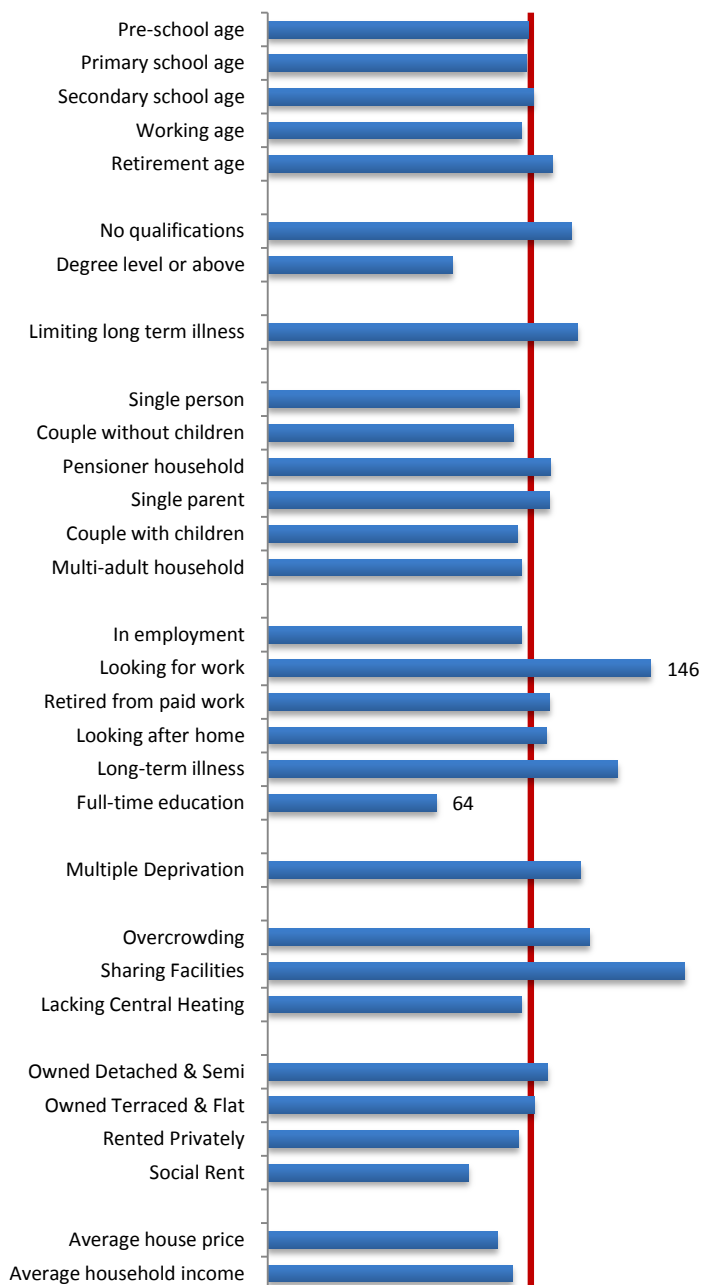


Paignton

Paignton is situated in Torbay unitary authority, with Torquay to the north and Brixham to the south. At the time of the Census, the town had a population of 45,200 people and 19,900 households. In the five year period since the Census, the dwelling stock in the area has increased by an average of 128 dwellings each year.

Paignton has a lower proportion of working age population than the sub-region average, and a higher proportion of people are of retirement age. 32% of the population have no formal qualifications, which is significantly higher than the sub-regional average.

A total of 18,000 people work in Paignton, of whom 63% also live in the area. Overall, 17,300 of the resident population are in paid work, with 5,900 commuting to jobs outside the area. Notably, Multiple Deprivation in Paignton is higher than the sub-regional position.



OVERVIEW

Resident Population (2001)

Persons	45,200
Households	19,900

Dwellings

Total stock 2001	20,800
Total stock 2006	21,400
Annual average change	+128
5-yr change	+3.1%

POPULATION

Age

Pre-school	4.0%	+0.0
Primary school	8.3%	-0.1
Secondary school	6.4%	+0.1
Working age	54.8%	-1.9
Retirement age	26.5%	+2.0

Qualifications

No qualifications	31.5%	+4.3
Degree level or above	12.4%	-5.2

Ethnicity

White	99.0%	+0.2
Non White	1.0%	-0.2

General Health

Health not good	11.3%	+2.1
Limiting long-term illness	23.5%	+3.6

HOUSEHOLDS

Household Structure

Single person	12.8%	-0.6
Couple without children	16.5%	-1.1
Pensioner household	38.5%	+2.7
Single parent	4.5%	+0.3
Couple with children	18.0%	-1.0
Multi-adult household	9.7%	-0.4

ECONOMY

Economic Status

Full-time Employee	34.3%	-0.7
Part-time Employee	12.9%	-0.4
Self-employed	10.0%	-1.1
Looking for work	4.0%	+1.2
Retired from paid work	18.7%	+1.2
Looking after home	6.2%	+0.4
Long-term illness	6.9%	+1.7
Full-time education	4.5%	-2.5

Employment

Resident population in work	17,300
% employed locally	65.7%
Workplace population	18,000
% resident locally	63.1%
Travel to work to area	6,600
Travel to work from area	5,900

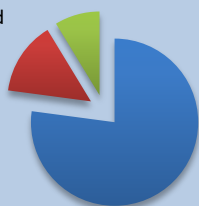
HOUSING STOCK

Occupancy

Main residence	95.8%	+0.6
Second home	1.4%	-0.5
Vacant	2.8%	+0.0

Tenure

- Owner Occupied
- Private Rent
- Social Rent



Owner occupied	76.5%	+3.4
Rented privately	14.1%	-0.7
Social rent	8.6%	-2.7

Property Type

Detached	26.6%	-3.7
Semi-detached	29.0%	+3.6
Terraced	18.2%	-6.5
Flat	24.4%	+6.2

Valuation

Council Tax Bands A-C	72.4%
Council Tax Bands D-E	24.6%
Council Tax Bands F-H	3.0%

HOUSING MARKET

Average House Prices

Overall	£177,700
12-month change	+4.6%
5-year change	+91.8%

Lowest Quartile Prices

Overall	£106,900
12-month change	+10%
5-year change	+114.3%

Annual Turnover

Market houses	7.9%
Market flats	11.7%

HOUSING PROVISION

Newbuild Housing Cost

Overall average	£185,366
Newbuild premium	+5.1%

Newbuild Housing Mix

Detached	36.5%
Semi-detached	13.5%
Terraced	14.1%
Flat	35.9%

Paignton falls within the Torbay administrative area, and the *Torbay Local Plan* (1995-2011) proposes 6,200 dwellings over the plan period, with 1,620 of these being affordable.

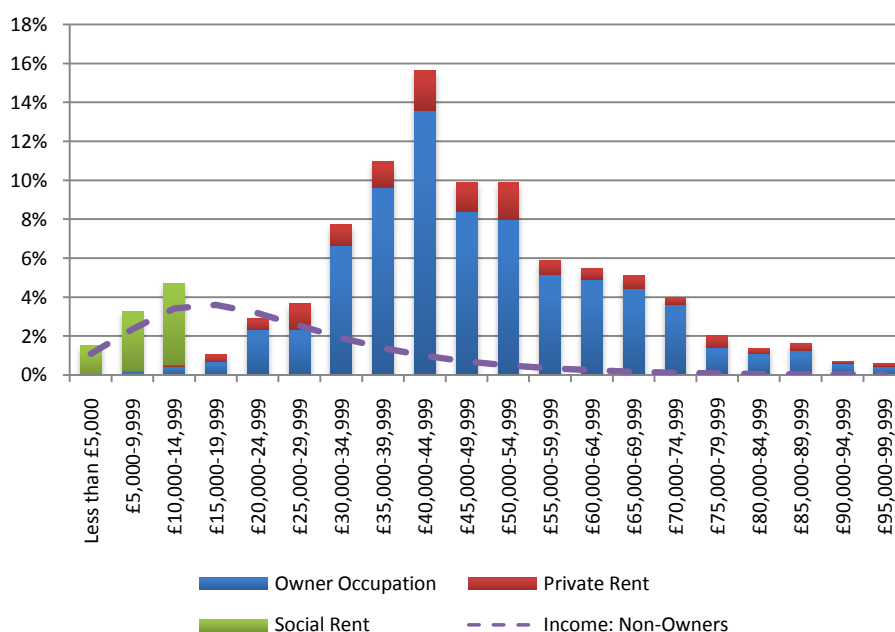
The existing housing stock in Paignton differs slightly to the sub-region. There is a lower proportion of socially rented properties and terraced houses, whereas there is a higher proportion of flats. The average house price in Paignton is currently £177,700 which is well below the sub-regional average. This represents an increase of 4.6% over the past 12 months and an increase of 91.8% over the past five years.

When using secondary data to model the mix of existing housing in the area in relation to incomes required to service housing costs, there is a clear shortfall of housing in the £15,000 to £20,000 income range – which suggests that some households could afford intermediate housing, subject to the right products being available. The model also shows that the proportion of households likely to require social housing (with incomes below £15,000) is marginally lower than the amount of social rented properties currently available.

These results seem inconsistent with the results from the ORS Housing Market Model, which showed a need for 2,020 additional social rented homes and 418 intermediate units across Torbay over the next 5-years. However, the affordability profile below assumes that the best fit is achieved between housing and households, whereas the ORS model recognises that some social tenants actually have household incomes of £15,000 or more.

Whilst it is appropriate to try and improve the balance within the existing stock (by encouraging existing tenants with higher incomes to vacate social rented homes and move into market or intermediate housing), as there is no requirement on them to move, it is likely that the imbalance will remain and there will therefore be a continued shortfall of social rented homes. Given the Council's statutory responsibilities to house certain households (including those accepted as being homeless), providing additional social rented housing is likely to remain a priority.

Profiling the Affordability of the Housing Stock against Incomes of Non-Owners in Paignton

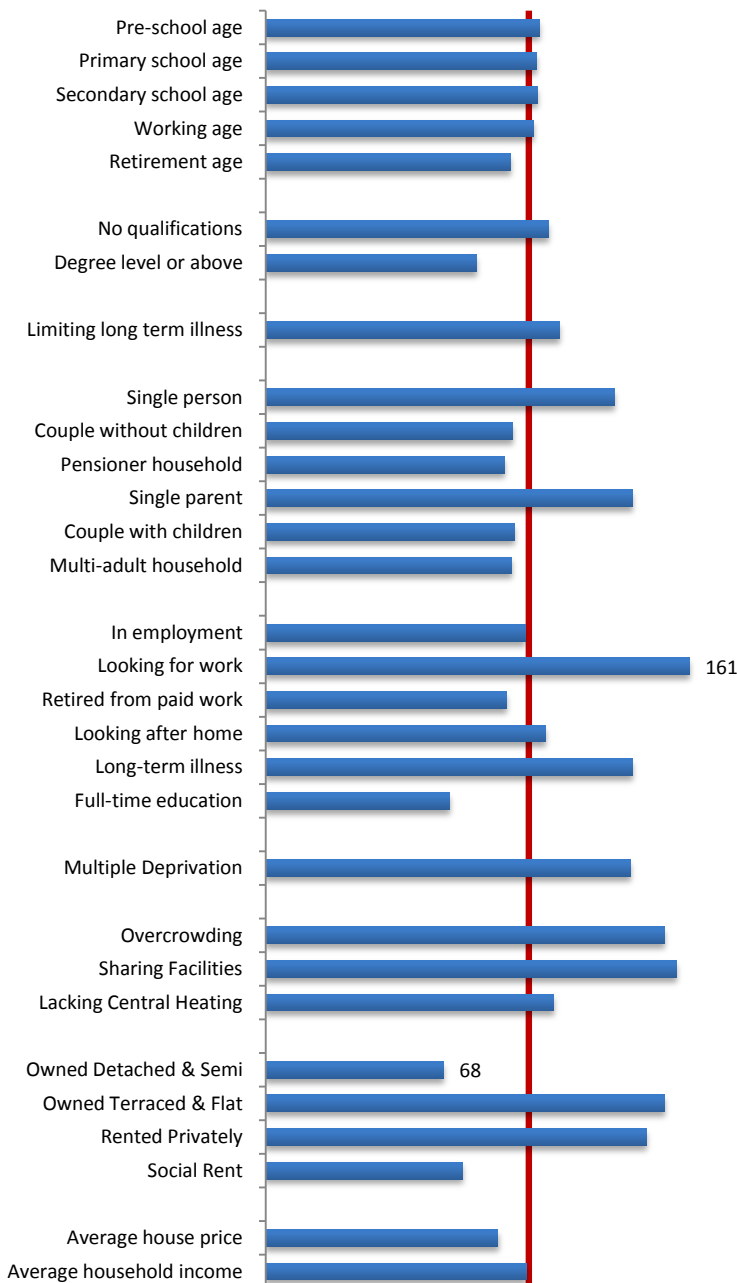


Torquay

Torquay is situated in Torbay unitary authority, with Paignton to the south, and Newton Abbot to the north. At the time of the Census, the town had a population of 63,900 people and 23,300 households. In the five year period since the Census, the dwelling stock in the area has increased by an average of 232 dwellings each year.

Torquay has a higher proportion of working age population than the sub-region average, and a lower proportion of people are of retirement age. 29% of the population have no formal qualifications, which is significantly higher than the sub-regional average.

A total of 27,300 people work in Torquay, of whom 69% also live in the area. Overall, 25,900 of the resident population are in paid work, with 7,200 commuting to jobs outside the area. Notably, the Multiple Deprivation and overcrowding in Torquay is higher than the sub-regional position.



OVERVIEW

Resident Population (2001)

Persons	63,900
Households	23,300

Dwellings

Total stock 2001	29,900
Total stock 2006	31,100
Annual average change	+232
5-yr change	+3.9%

POPULATION

Age

Pre-school	4.2%	+0.2
Primary school	8.6%	+0.2
Secondary school	6.6%	+0.2
Working age	57.8%	+1.1
Retirement age	22.7%	-1.7

Qualifications

No qualifications	29.3%	+2.1
Degree level or above	14.1%	-3.5

Ethnicity

White	98.4	-0.3
Non White	1.6%	+0.3

General Health

Health not good	11.0%	+1.8
Limiting long-term illness	22.2%	+2.3

HOUSEHOLDS

Household Structure

Single person	17.8%	+4.4
Couple without children	16.6%	-1.1
Pensioner household	32.5%	-3.3
Single parent	5.9%	+1.7
Couple with children	17.9%	-1.0
Multi-adult household	9.4%	-0.7

ECONOMY

Economic Status

Full-time Employee	34.0%	-0.9
Part-time Employee	13.3%	+0.0
Self-employed	11.2%	+0.1
Looking for work	4.4%	+1.7
Retired from paid work	16.0%	-1.5
Looking after home	6.2%	+0.4
Long-term illness	7.2%	+2.0
Full-time education	4.9%	-2.1

Employment

Resident population in work	25,900
% employed locally	72.2%
Workplace population	27,300
% resident locally	68.5%
Travel to work to area	8,600
Travel to work from area	7,200

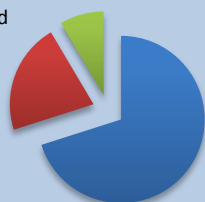
HOUSING STOCK

Occupancy

Main residence	94.5%	-0.8
Second home	2.0%	+0.1
Vacant	3.5%	+0.7

Tenure

- Owner Occupied
- Private Rent
- Social Rent



Owner occupied	70.0%	-3.1
Rented privately	21.4%	+6.6
Social rent	8.5%	-2.8

Property Type

Detached	15.9%	-14.3
Semi-detached	20.3%	-5.1
Terraced	30.2%	+5.4
Flat	32.7%	+14.5

Valuation

Council Tax Bands A-C	72.9%
Council Tax Bands D-E	19.8%
Council Tax Bands F-H	7.3%

Torquay falls within the Torbay administrative area, and the *Torbay Local Plan* (1995-2011) proposes 6,200 dwellings over the plan period, with 1,620 of these being affordable.

The existing housing stock in Torquay differs from that in the sub-region. There is a higher proportion of privately rented properties (21.4%) and flats, whereas there is a lower proportion of detached and semi-detached properties. The average house price in Torquay is currently £179,400 which is well below the sub-regional average. This represents an increase of 3% over the past 12 months and an increase of 88.5% over the past five years.

When using secondary data to model the mix of existing housing in the area in relation to incomes required to service housing costs, there is a clear shortfall of housing in the £15,000 to £20,000 income range – which suggests that some households could afford intermediate housing, subject to the right products being available. The model also shows that the proportion of households likely to require social housing (with incomes below £15,000) is broadly consistent with the amount of social rented properties currently available.

These results seem inconsistent with the results from the ORS Housing Market Model, which showed a need for 2,020 additional social rented homes and 418 intermediate units across Torbay over the next 5-years. However, the affordability profile below assumes that the best fit is achieved between housing and households, whereas the ORS model recognises that some social tenants actually have household incomes of £15,000 or more.

Whilst it is appropriate to try and improve the balance within the existing stock (by encouraging existing tenants with higher incomes to vacate social rented homes and move into market or intermediate housing), as there is no requirement on them to move, it is likely that the imbalance will remain and there will therefore be a continued shortfall of social rented homes. Given the Council's statutory responsibilities to house certain households (including those accepted as being homeless), providing additional social rented housing is likely to remain a priority.

HOUSING MARKET

Average House Prices

Overall	£179,400
12-month change	+3.0%
5-year change	+88.5%

Lowest Quartile Prices

Overall	£96,300
12-month change	+2.2%
5-year change	+110.3%

Annual Turnover

Market houses	8.2%
Market flats	14.6%

HOUSING PROVISION

Newbuild Housing Cost

Overall average	£160,100
Newbuild premium	+3.2%

Newbuild Housing Mix

Detached	25.0%
Semi-detached	20.2%
Terraced	20.7%
Flat	34.1%

Profiling the Affordability of the Housing Stock against Incomes of Non-Owners in Torquay

