

# Devon Housing Commission



[www.teignbridge.gov.uk](http://www.teignbridge.gov.uk)

22<sup>nd</sup> March 2024 Powderham Castle





**Welcome to Teignbridge**



# Teignbridge vs England & Wales

Population\*



**134,800**

\*(2021)

Population\*



**59.6m**

\*(2021)

**% Black and Ethnic  
Minority Population**

**2.3%**

VS

**18.3%**



**Average Life  
Expectancy (years)**  
in England & Wales



**27%**

**% Over 65**

VS



**18.6%**



**14.8%**

Teignbridge



**17.4%**

England & Wales

**Population aged 0-15**

# Teignbridge vs England & Wales



£££

**£25,415**

Teignbridge

**£29,795**

England & Wales

**Median Income  
for all jobs**

in 2023

**Working Age** Population

**57.1%**

in Teignbridge

**62.9%**

in England and Wales



**2%**

Teignbridge

**3.7%**

England  
and Wales

Working age population on  
**out of work  
benefits**

# Teignbridge vs England & Wales



**12.1%**

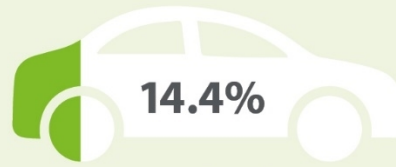
Teignbridge



**27%**

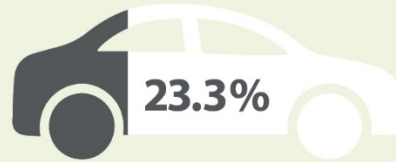
England

**% Homes  
with Full-fibre broadband  
availability**



**14.4%**

Teignbridge



**23.3%**

England & Wales

**% Households  
without a car**



**£325,341**

**Average house price**

in Teignbridge



**£260,000**

**Average house price**

in England & Wales

## Teignbridge Rank (out of 317 LAs) in England for Deprivation

### Page Information:

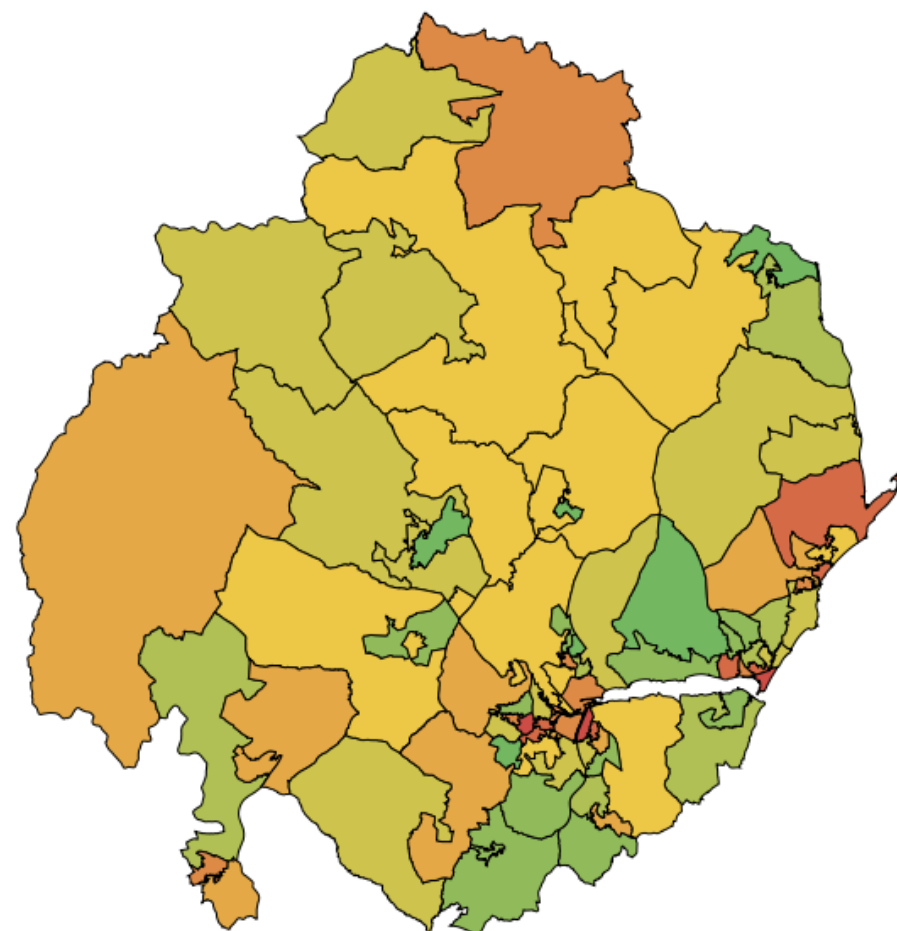
The Indices of Multiple Deprivation (IoD 2019) is an overall ranking of deprivation made by combining these 7 domains: Income, Employment, Education, Health, Crime, Barriers to housing & services, Living environment

Deprivation ranks are calculated at lower super output area. The ranks for Teignbridge can be seen in the table below and on the map to the right.

A deprivation rank of 3 means that output area is in the bottom 30% of deprivation of all output areas in England.

LSOA	Ward Description	Index of Multiple Deprivation
015A	Newton Abbot: Broadlands area	2
014A	Newton Abbot: Sandringham Road area	2
010B	Teignmouth: Town Centre and Seafront area	2
005A	Dawlish Warren and Cookwood	3
006A	Dawlish: Seafront area	3
014C	Newton Abbot: Central – Union Road and Halcyon Road area	3
015B	Newton Abbot: St Leonards Road area	3
016A	Newton Abbot: Windsor Avenue area	3

To see all 7 domains of deprivation by LSOA click here -->



Least deprived

Most deprived



Source - [English indices of deprivation 2019 gov.uk](https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019)

Better Engagement with Towns?

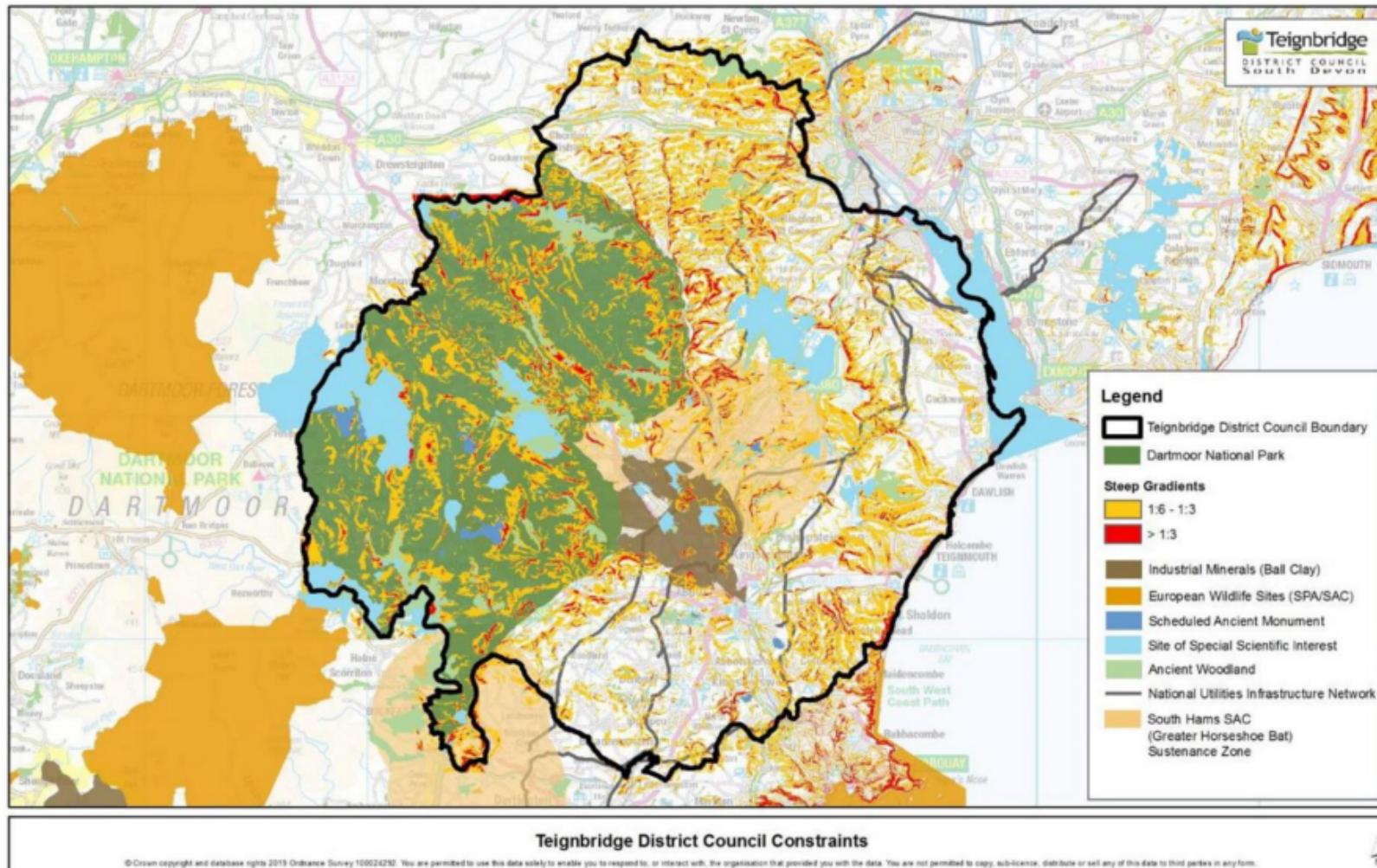
# Teignbridge from a **Planning** Perspective



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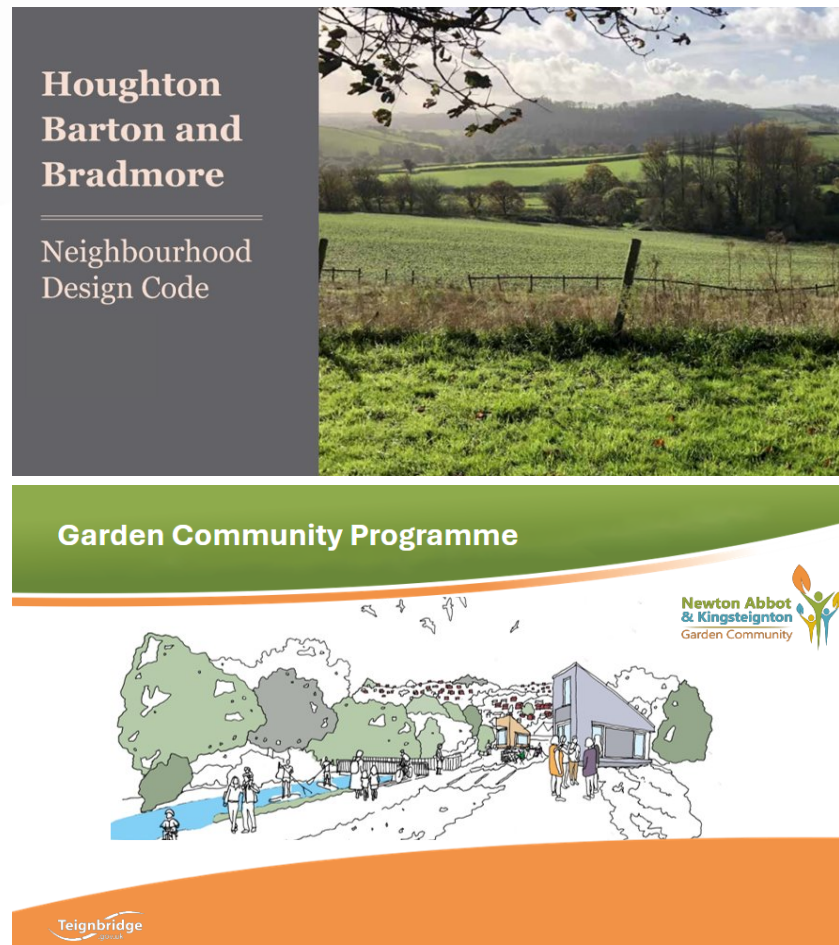
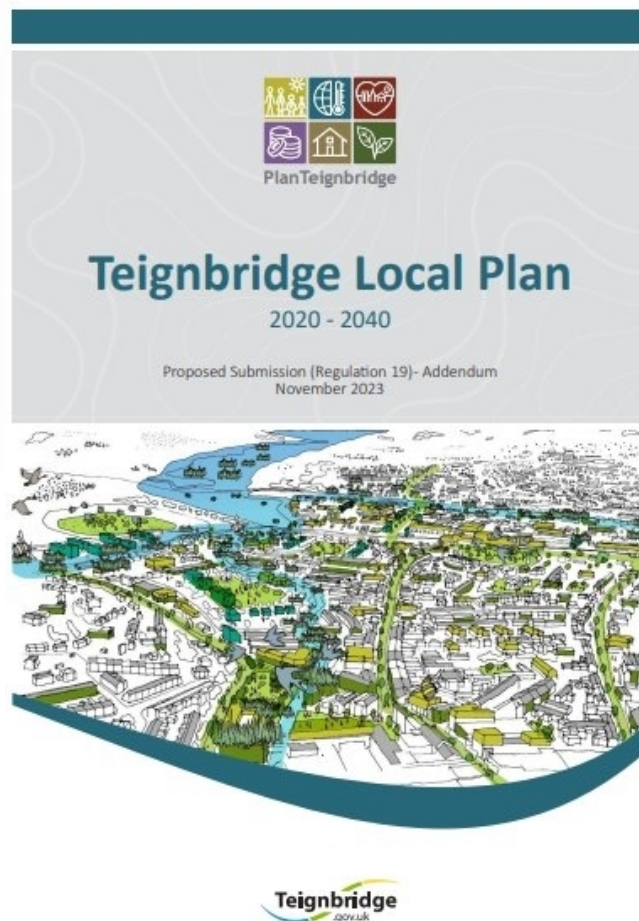
# Physical challenges



# Other challenges

- Infrastructure – existing capacity and cost/time for new
- Build costs
- Availability of materials and people to build
- Cost and ability to Off-set (carbon, biodiversity, etc)
- Viability
- Public sector resource
- Politics

# Opportunities



# Garden Community super projects

- Community infrastructure
- Transport
- New neighbourhoods
- Construction methods and skills
- Enterprise and employment
- Energy
- Connecting to nature
- Housing and brownfield development
- Beauty and design
- Flooding and drainage
- Enhancing the Bovey Basin



# The vision



Landscape of Opportunity

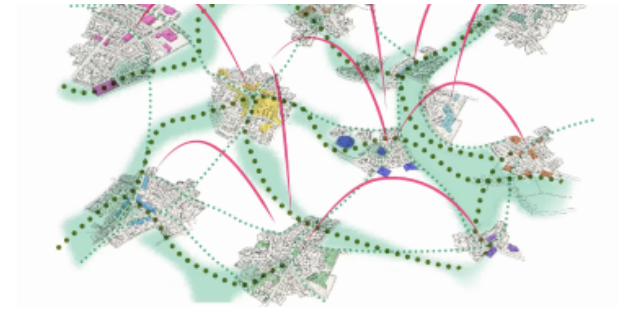


Growing Local

A future where Newton Abbot and Kingsteignton are carbon neutral, the area has a thriving economy, and is a desirable place to live, work and visit; with beautiful surroundings, a rich culture and diverse natural habitats



Thriving Together



Community of Communities

# Design codes

Supporting local authorities and neighbourhood planning groups to develop design codes, as part of the Design Code Pathfinder Programme

## What is a design code?

They are a set of concise illustrated design requirements providing the parameters for the development of a site or area to deliver more predictable design outcomes. These codes are tailored to local conditions and priorities, which seek to support well-designed places by:

- › Enhancing local character
- › Supporting vibrant and healthy communities
- › Addressing the climate emergency

The Design Council logo consists of the words "Design" and "Council" in a white, sans-serif font, stacked vertically on a solid red square background.

## Design Code Pathfinder Programme

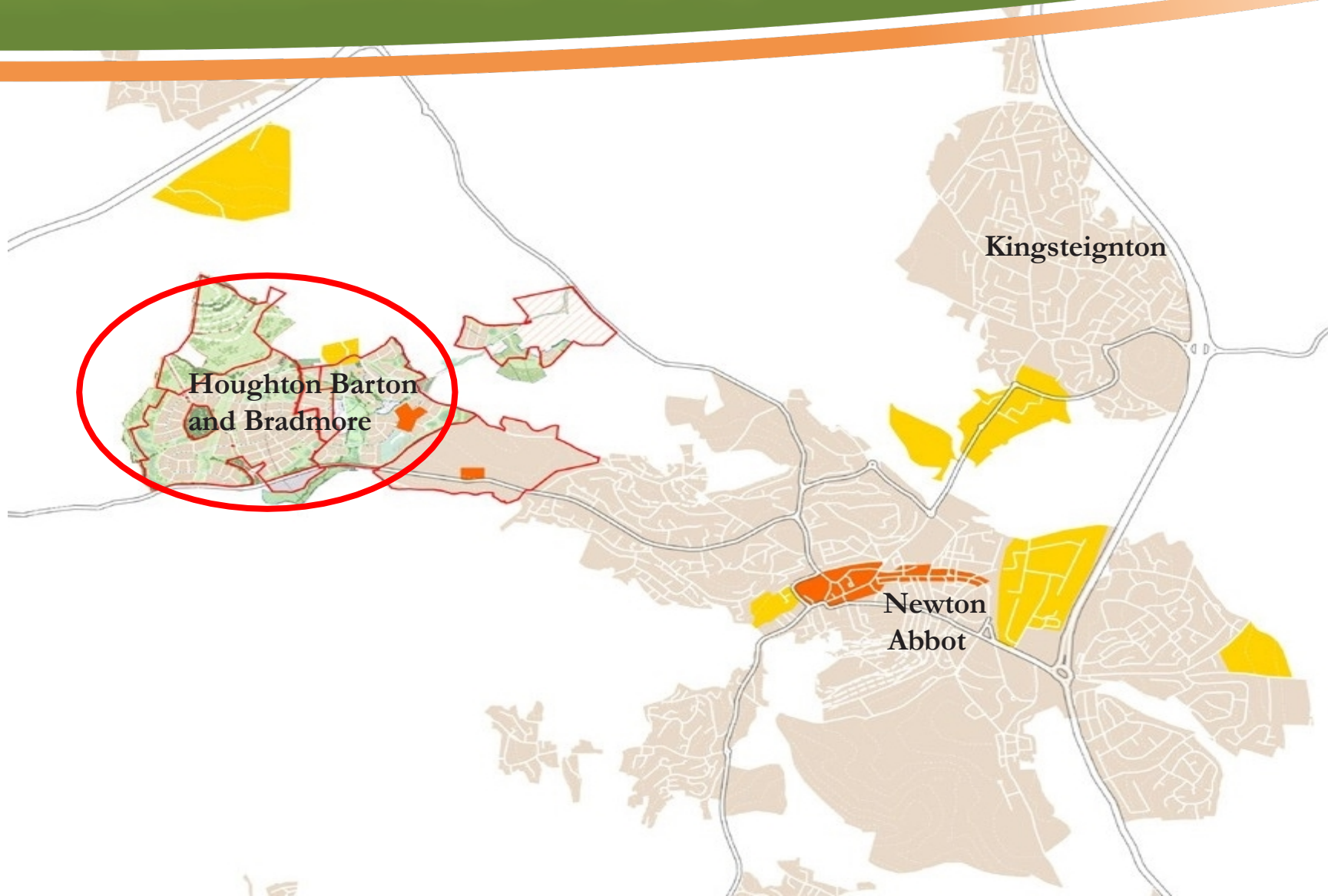
Working with the Department for Levelling Up, Housing and Communities and Office for Place, we provide design advice and support to 25 selected pathfinders. These are made up of local authorities and neighbourhood planning groups who are developing design codes to help raise the quality of the built environment in their local area. This year's selected pathfinders are building on the experience of 16 previous participants who took part in the [National Design Code Pilot Programme \(NPFF\) in 2021](#).

As part of the Programme, the selected pathfinders are supported through panel sessions and workshops, facilitating discussions with design and built environment experts, allowing for peer-to-peer support and learning. As a result, the pathfinders are able to test and refine their design code.

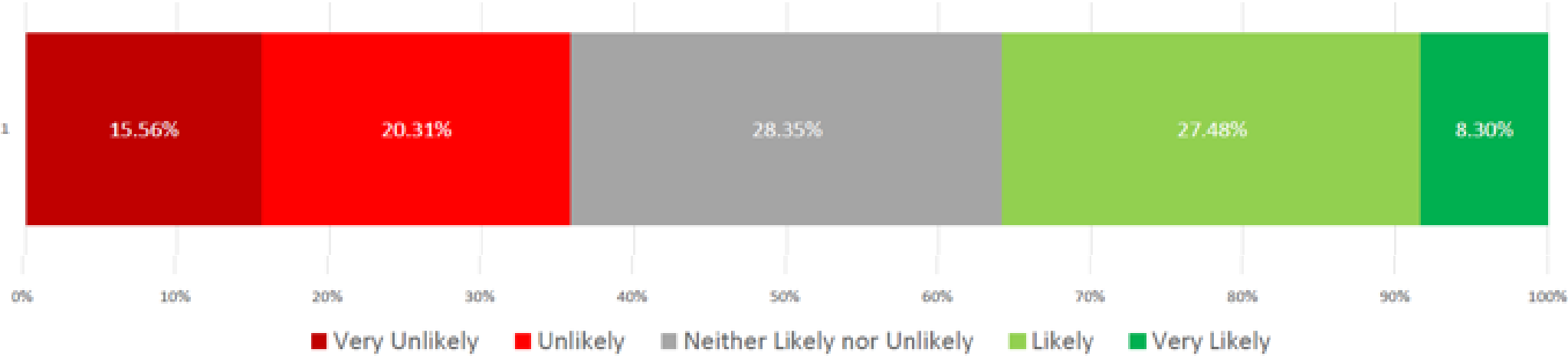


Department for Levelling Up  
Housing & Communities

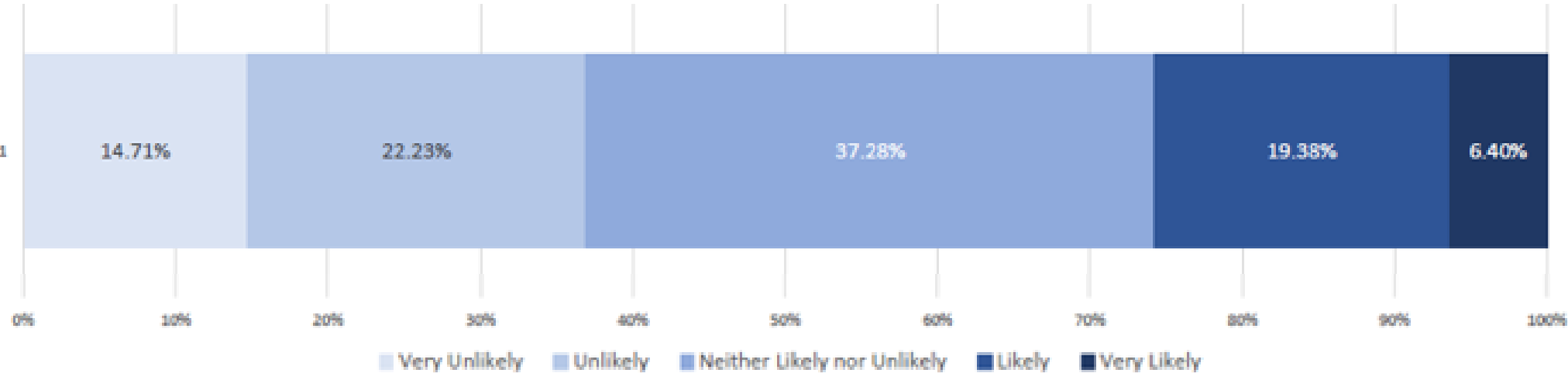
# Where?



# How likely are you to support increased housing development in your local area?



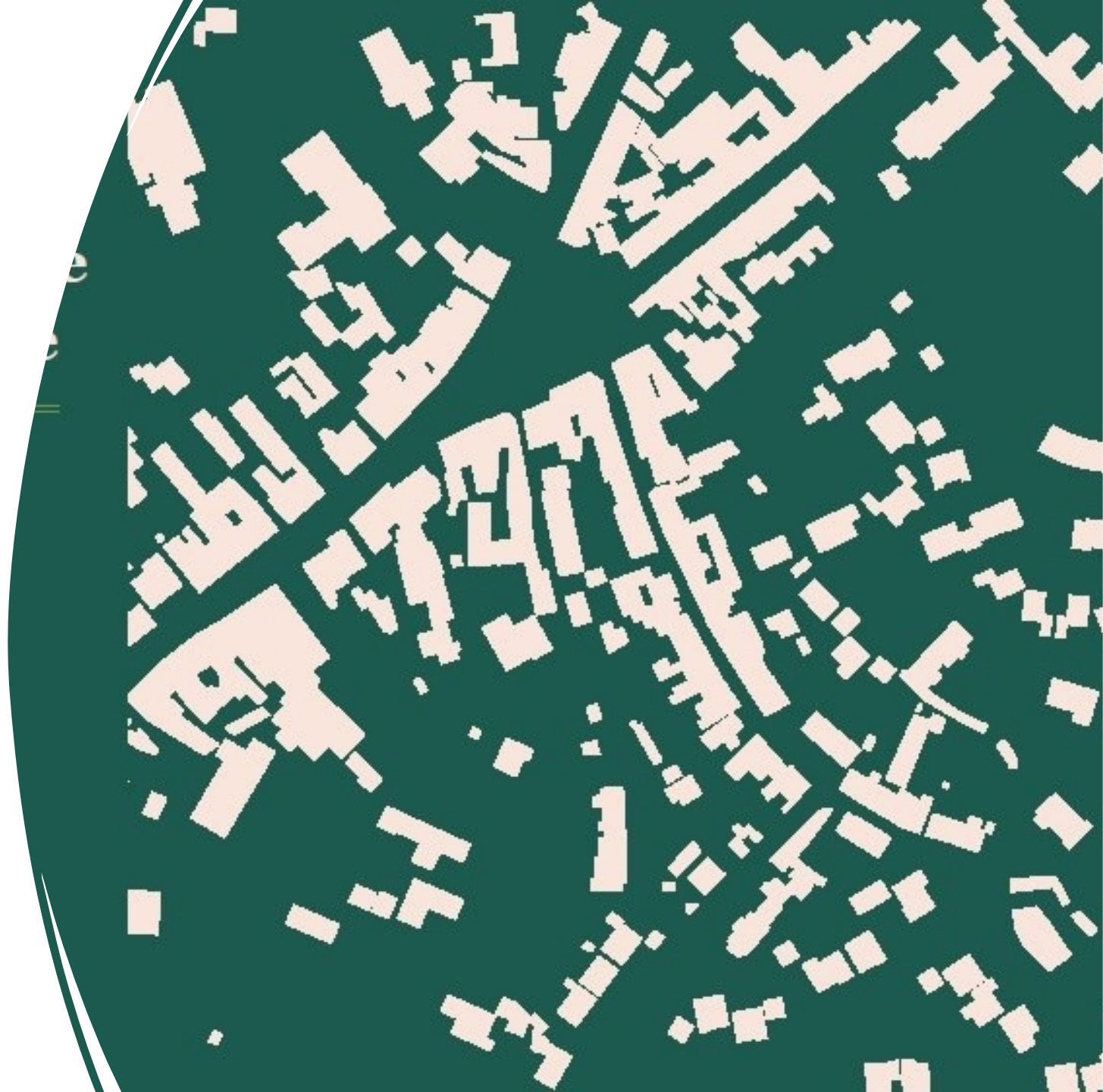
# Thinking about planning consultations, how likely are you to be involved in the process ?



# Design Code – Citizens panel

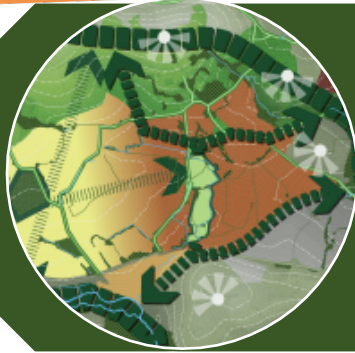
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- Panel of local residents
- Demographically representative
- Led the debate and shaped the codes before developers involved
- Met bi-weekly for 10 weeks
- Design code embedded into the Local Plan



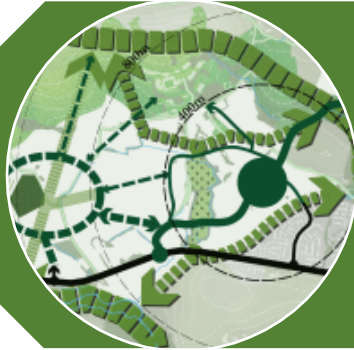
# Spatial Principles

Three key  
priorities  
established



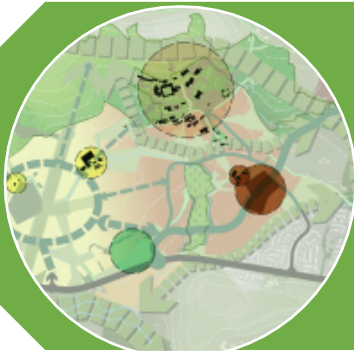
## 1 – creation of place

- \*two complementary neighbourhoods shaped by the landscape
- \*connected into the wider Teignbridge setting



## 2 – people and nature first

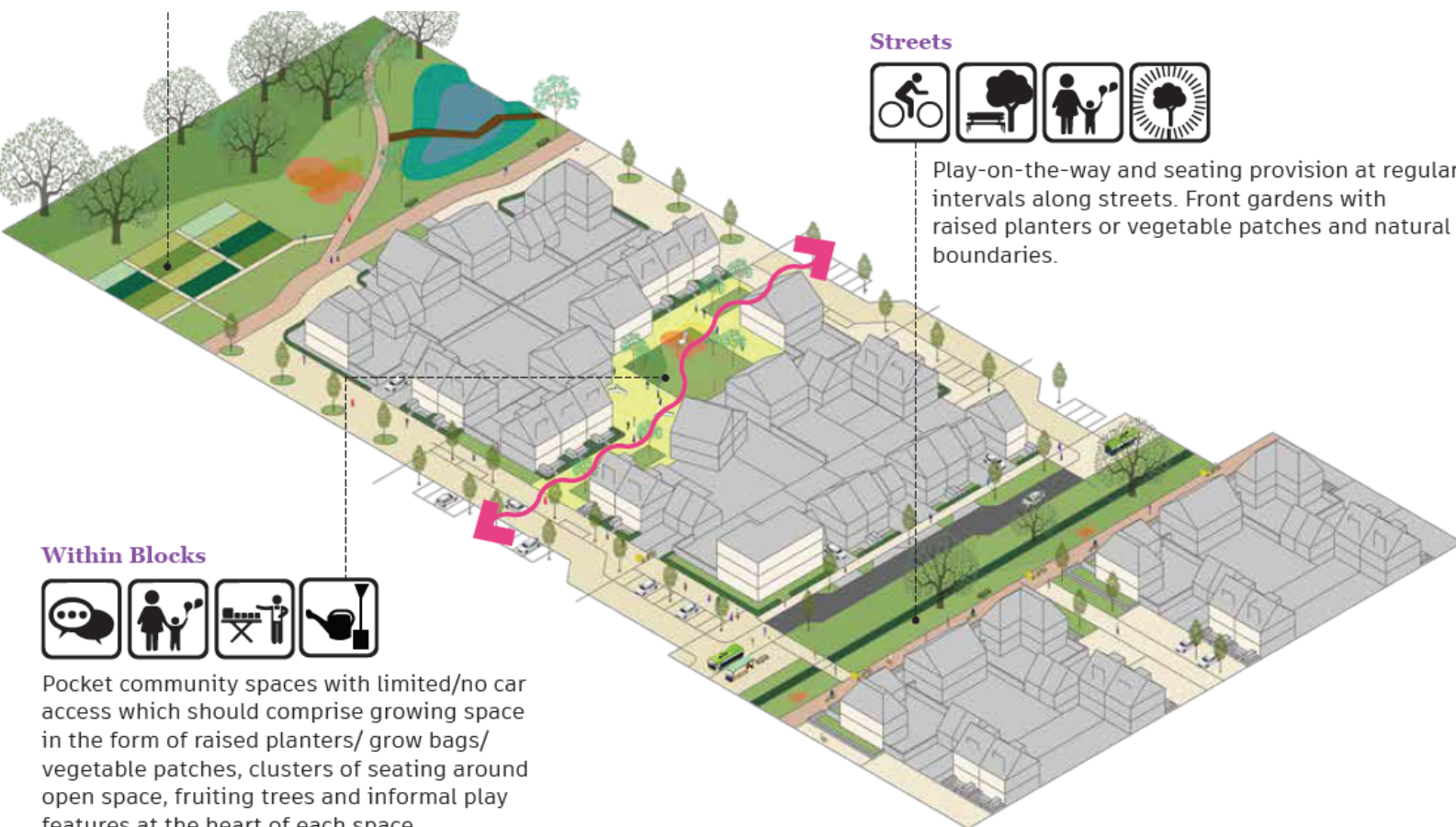
- \*development reflects green/blue infrastructure existing and new
- \*prioritising non-car modes for travel



## 3 – a connected and invested community

- \*two walkable distinct neighbourhoods with complementary uses to promote self containment
- \*network of community facilities and meeting places
- \*facilitation of community interaction and stewardship from the outset

# Coding Community Priorities



# Planning issues in Teignbridge

- Need for political certainty at all levels
  - Planning reforms?
  - Housing targets?
  - Quicker local plans or more engagement?
  - Devolution
  - Elections
- Getting the right housing 'product' that is genuinely affordable
- Productivity and wage levels
- The need for coordination of plans and strategies – planning and infrastructure providers



# Teignbridge from an **Affordable Housing** Perspective

Graham Davey  
Housing Enabling and Development Manager



# Census 2021 – Teignbridge Population Age Change

% change from 2011 to 2021

Teignbridge

25.8% increase 65+

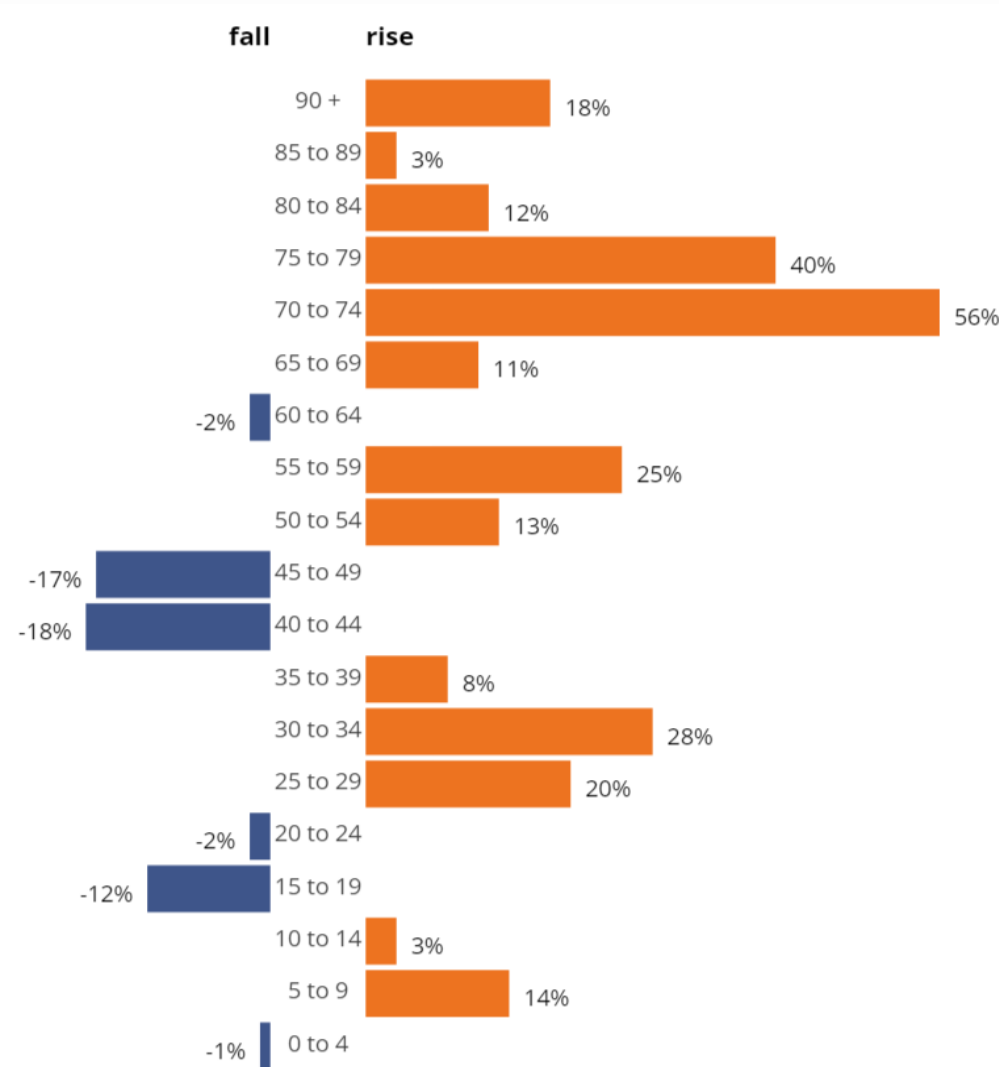
England Avg = 20.1%

2.9% increase 15-64

England Avg = 3.6%

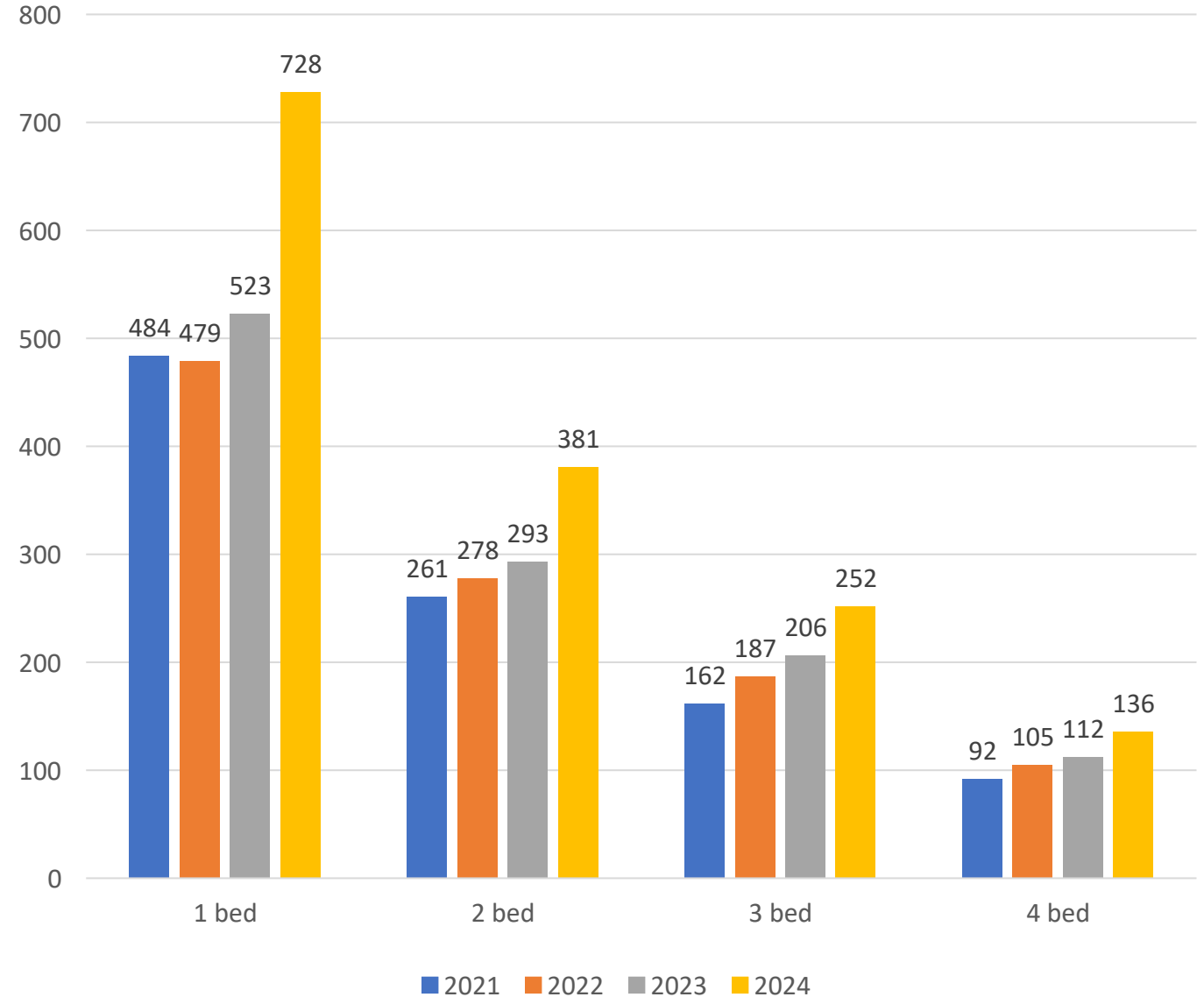
5.3% increase 5 and under

England Avg = 5.0%



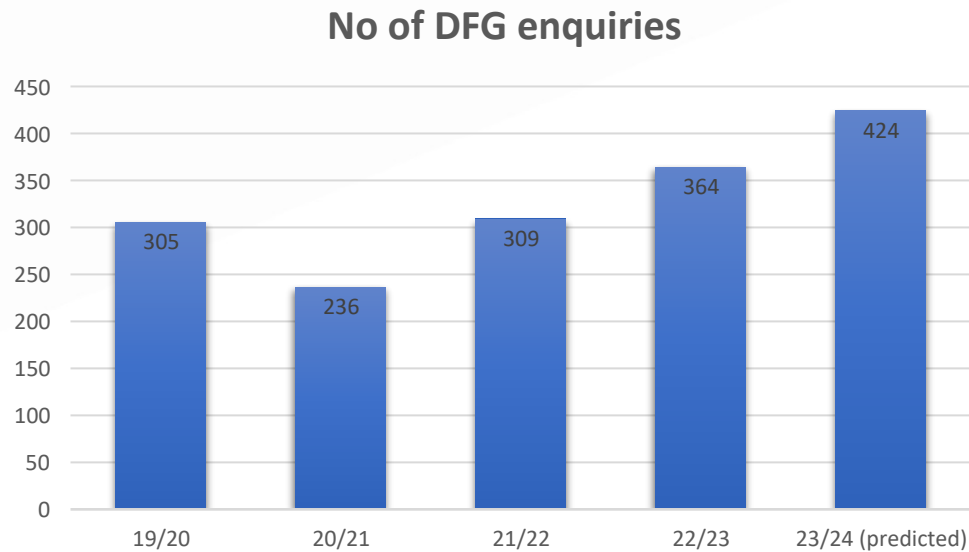
# Changing Demands

- Homelessness and Rough Sleeping challenges.
- Pressure on temporary accommodation.
- Changing use of Section 106 Planning Agreements.
- Refugees, Asylum Seekers and Domestic violence.
- Care Leavers and Ex Military.
- Distorted supply and demand.



# Meeting Housing Needs of Disabled People

- Increase in older population
- Increase in number of people requiring adaptations to their properties
- More complex and costly adaptations needed
- Resistance by some RPs to allow adaptations in General Needs stock



# Housing Conditions

- 14% of houses in Teignbridge have a Category 1 hazard
- 8% have a hazard relating to excess cold (poor/no heating or insulation)
- 9% of Teignbridge population living in fuel poverty
- Rural areas - Hard to treat and hard to heat housing
- 30% of properties have a low EPC rating of E, F or G
- 11.4% of the private rented stock have an EPC rating of F or G and should not be let

**Figure 8:** Number and percentage of Teignbridge's *private sector stock* falling into each of the EPC ratings bands (based on SimpleSAP), compared to England (EHS) figures *N.B. England figures report band A and B together*

Teignbridge		2018 EHS England
Count	Percent	Percent
(92-100) A	0	0.0%
(81-91) B	503	0.8%
(69-80) C	13,555	22.5%
(55-68) D	28,004	46.4%
(39-54) E	11,358	18.8%
(21-38) F	5,131	8.5%
(1-20) G	1,789	3.0%
		0.9%

Cost to remedy Category 1 hazards: **£44,146,812**

# Meeting Rural Housing Need

- Up to a quarter of housing need in rural areas including in the Dartmoor National Park.
- Important to aid the sustainability of rural communities.
- Unmet need places added pressure on towns and homelessness.
- Private rents are unaffordable in rural areas.
- Smaller rural housing schemes are more challenging and expensive to deliver.
- Even with proposed Local Plan allocations there is still a shortfall for rented rural affordable homes.
- However, Manifesto commitment to deliver a small rural scheme in every Town and Parish where there is evidenced need.
- Recent survey has identified desire from T&PC's to work with us to deliver rural schemes.
- Desire to maximise use of Rural Exception Sites and CLTs
- We have a recent track record of rural delivery with our partners.

# Recent Schemes in Denbury and Christow.

10 Rented and Shared Ownership Homes built on an Exception Site by Willow Tree Housing Association



18 Rented and Intermediate Homes on former Teignbridge land built to Passivhaus standard by Teign Housing.



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# Strategic challenges

- Lack of housing options to prevent and relieve homelessness causing financial pressures.
- Significant pressure on 1 bed accommodation and lack of supply.
- Reduced turnover of social housing stock.
- Need to make better use of existing stock.
- Over supply of over 55yrs restricted housing impacting on ability to meet those in highest housing need.
- More complex needs and lack of support.

# The Ageing Population effect on need for Extra Care

- Teignbridge has had a 25.8% increase on over 65s from 2011 to 2021.
- We have a need for 438 Extra Care apartments by 2033
- So far we have delivered 50 compared with 77 Care Home bedspaces.
- No specific **Extra Care** allocations in our last Local Plan
- But three allocations in our submitted Local Plan.
- However, all are in urban extensions which raises a challenge....

# The Challenge

## Comments from one of our RP Partners

- A good EC scheme has a short walk to a small High Street, GP and Post Office.
- Extra Care needs good access to regular public transport.
- Fuelled by the media the target age group are sceptical of new communities preferring known surrounding for later life.
- New schemes have to have something to offer **now** not a promise of infrastructure in the future
- The older generation has not got the time to wait!
- Schemes of 50 can work but 60 plus is better.
- Extra Care needs to be the final piece of the zig saw in the building of new communities not the first piece.
  
- No RP took up the offer of Extra Care scheme at Cranbrook for the above reasons and turned down an offer of a site on the outskirts of Dawlish.



### Creating homes we want to grow old in:

A 15-point plan from the Housing and Ageing Alliance



# The Way Forward.

**Nationally.** The Housing and Ageing Alliance Age UK, Independent Age, the National Housing Federation and Housing LIN have launched a 15 point plan stating that a national strategy is needed urgently to address the housing needs of our ageing population.

**Locally.** Teignbridge has updated its Local Plan and included 3 EC sites plus

Schemes of 10 or more -30% M4(2) Accessible and adaptable dwellings

Schemes of 20 or more -30% M4(2) Accessible and adaptable dwellings and 5% M4(3) Wheelchair user dwellings

