

CSGP 2.1 Teignbridge New Development Post Occupancy Survey: Post O&S Note 25.6.19

1. The Chair of Overview and Scrutiny requested a note regarding the previous place of residence of respondents to the New Development Survey.
2. A full copy of the New Development Post Occupancy survey results can be found [here](#).
3. Section 2 of the report addresses Migration, Tenure and Demographics. Of those people who responded to the survey, 83% relocated from the southwest with 77% coming from TQ/EX postcodes.
4. The survey notes that even within this sample, there was under-representation of housing association households which, on new development sites in accordance with Legal Agreements attached to planning permissions, would all have been allocated to residents with a connection to Teignbridge, predominantly through already being resident here.
5. This level of local movement compares favourably with recent years:

Survey Year	% of households relocating from EX and TQ postcodes
2019	77%
2018	75%
2017	77%
2016	67%
2015	80%

6. In addition to this empirical data, ONS also monitors house moves and sales and internal migration.
7. This data is available on line: [Migration data](#) [Property sales](#)
8. National migration statistics from June 2018 show that in 2016/17 a total of 8,097 people moved into Teignbridge. Of these, over 80% moved from elsewhere in Devon (48%) or the rest of the South West (33%). Over 1,200 (15%) of these moves were made from just across the border in Torbay (ONS 2018).

9. 6,359 people also moved out of Teignbridge in 2016/17, resulting in a net migration of 1,738 people.
10. In addition, Devon Homechoice data is published regularly. Their own “myth-busting” website indicates that:

“In 2017 and 2018 less than 3% of homes were let to people who lived outside Devon. Although they lived outside Devon, many of these people will have had a local connection to Devon. For example, because they have lived in Devon in the last 5 years, work in Devon or have immediate family members who have lived in Devon for over 5 years. In addition, many will have moved very short distances into Devon. For example, from Saltash to Plymouth, or from Dorset to East Devon.”

11. We are therefore satisfied that, on balance, the data from the satisfaction survey, whilst not statistically reliable, is representative of the actual picture of the pattern of migration that takes place into and out of Teignbridge each year for both new homes and older stock.

R Eastman
25 June 2019