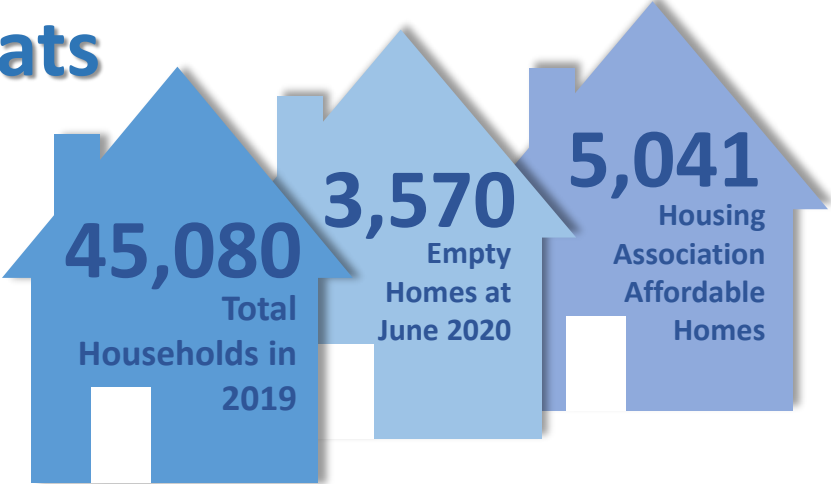


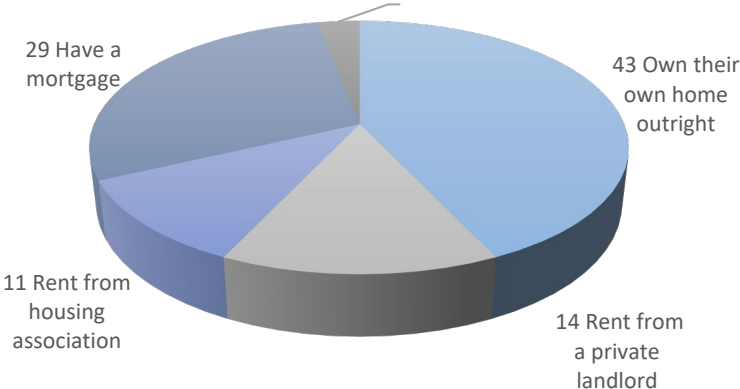
South Hams Housing Key Stats

This document provides some key statistics to assist Members with completing the Housing Strategy Survey



For every 100 Households

3 have other arrangements



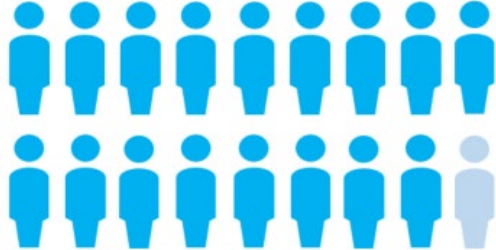
South Hams Population

87,100 People live in South Hams 2019

8% of residents consider themselves to have a condition or disability that significantly limits their day to day activities

20% of residents aged 70+

5% population growth in next 5 years



91,177 Projected population by 2025

House Price to Income Multiplier

The following is the house price to income multiplier as at September 2019. England average is 7.4x and South West average is 8.45x



£292,000 Median House Price

£25,104 Median Gross Earnings

New Dwellings Completed by year

Includes Dartmoor National Park

	2016/17	2017/18	2018/19	2019/20
Standards Homes	333	552	471	Awaiting data
Affordable Homes	121	159	69	134

Devon Home Choice

Those over 16 years old can register with Devon Home Choice. Applications are prioritised following an assessment of housing need (from Emergency need to No Housing Need)



38 Average No of Bids on a Devon Home Choice General Need Property

300 General Need Homes Let in 2019/20

41 Sheltered Homes Let 2019/20

Waiting list Need by property size

1 Bed	57%
2 Bed	28%
3 Bed	12%
4+ Bed	4%

Disabled Facilities Grants

A Disabled Facility Grant is a grant provided by the Council to fund adaptation works to a property in order to meet a disabled person's needs and make it more accessible for them.

104 Disabled Facilities Grants made in 2019/20



Total Grants Awarded £666,271

Private Rentals

The following table sets out the average private rental within South Hams. Local Housing Allowance is the amount that individuals in receipt of Housing Benefit can claim towards their private rental property.

	Average Rental Per Month	Maximum Local Housing Allowance – renting from a private landlord
One Bedroom Property	£538	£449
Two Bedroom Property	£650	£599
Three Bedroom Property	£825	£730
Four Bedroom +	£1,120	£899

Homelessness

Our current Homelessness Strategy commits to reducing the number of people sleeping rough by 50% by the end of 2022

348

Households supported to prevent homelessness 19/20




Rough sleeper count Reduced from 7 to 1 In 2019/20

[Click here for latest Homelessness Strategy Update \(Agenda Item 7\)](#)

Glossary of Terms

Affordable Housing	<p>Affordable housing includes social rented, affordable rented and intermediate housing (including Low Cost Home Ownership options), provided to eligible households whose needs are not met by the market</p> <ul style="list-style-type: none">• Affordable rented housing: Rented housing let by Registered Providers to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent• Intermediate rented housing: Housing at prices and rents above those of social rent but below market price or rents.• Social rented housing: Rented housing owned and managed by Local Authorities and Registered Providers for which guideline target rents are determined through the national rent regime
Community Land Trust	<p>Community Land Trusts are a form of community-led housing, set up and run by ordinary people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier (National Community Land Trust Network)</p>
Devon Home Choice	<p>The Council's Housing Register. A choice based lettings scheme that covers the whole of Devon</p>
Disabled Facilities Grant	<p>A means tested grant that the Council pays towards adaptation to a residential property on the recommendations of an Occupational Therapist. Typical adaptations include external ramps, internal stair lifts or level access showers.</p>
Empty Home	<p>A home that has been unoccupied for more than six months</p>
Fuel Poverty	<p>A term used to refer to households with high heating costs relative to income.</p>
Joint Local Plan	<p>The key document setting out the strategic policies upon which local planning decisions will be based with regard to new housing, community facilities, shops and employment</p>

Glossary of Terms Continued

Local Housing Allowance	The type of Housing Benefit paid to people who rent their home from a private landlord. The rate is calculated based on how many bedrooms the household needs. It does not apply to people renting from a registered provider
Registered Provider	A term used to refer to any Registered Provider of Social Housing, previously known as Registered Social Landlords
Rough Sleepers	Homeless people who do not have anywhere to spend the night and end up sleeping rough. This could include urban streets, car parks etc, but also includes more remote and rural areas where people are less likely to be disturbed.
	SeaMoor Lettings is a scheme run by South Hams District Council offering landlords a full property management service for a fee of 6% per month (plus VAT). We work closely with private sector landlords to improve access to the private rented sector. This allows local families to access quality local housing and contributes to maintaining our communities
Social Housing	A general term used to refer to any housing that is rented from the local authority, a housing association or other registered provider at a social and affordable rent