

How can we be sure the Housing Needs Survey's figures are accurate?

The CLT rely on two sources of hard information.

Firstly the Housing Needs Survey conducted by Devon Communities Together in 2022/23. This report's results were based on Thorverton households' (and would-be households') self-assessment of their housing circumstances. Some 479 survey forms were distributed, and there were 155 responses. That is a response rate of 32%, which DCT said was towards the top end of their experience.

The Survey identified a need for at least 19 affordable homes within the next 5 years, to meet the needs of Thorverton households who could not afford to buy or rent in the open market. The Survey divided that total into just over half in need of rented housing, and just under a half aspiring to some form of low-cost-home-ownership.

Our second source of hard information is Devon Home Choice. Devon Home Choice is the portal through which all households across Devon have to bid for affordable **rented** housing. Devon Home Choice does not measure the need for Low Cost Home Ownership.

In August of this year we received the current numbers for Thorverton via MDDC – that is for households connected with Thorverton by residence, employment or close family connection.

The total for Thorverton is 25 households – much higher than the Housing Needs Survey of around 10. Even if a few of these households turn out on further examination not to be in need or not locally connected, the number is still a large one: it reinforces our conviction that there a significant number of households in need of affordable rented housing here.

Housing Need Thorverton by Band and Bedroom

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Band B	1	1	1	1	4
Band C	1	2		1	4
Band D	4	3	1		8
Band E	3	5	1		9
Total	9	11	3	2	25

Housing Need Thorverton by Accessibility and Bedroom

	1 Bed	2 Bed	3 Bed	4 Bed	Total
General Needs	8	10	3	1	22
Maximum of 3 Steps	1				1
Step Free		1		1	2
Grand Total	9	11	3	2	25