

# 10,000 affordable homes needed, according to housing study

Study 1

## Press release on behalf of the Exeter and Torbay Housing Market Assessment Partnership

HALF of all new houses built in the five council areas of Exeter, Teignbridge, East Devon, Mid Devon and Torbay over the next five years will have to be affordable homes to meet the acute need of those who cannot afford to buy or rent on the open market.

A Housing Market Assessment Study, which will be launched on Tuesday 24 July, has found that nearly 10,000 affordable homes will be needed among an extra 19,000 properties required in the area.

As well as house prices and affordability, the study by the Councils that make up the Exeter and Torbay Housing Market Assessment Partnership reveals population trends and the housing needs of particular groups such as older people. It also provides analysis of where people moving in and out of the sub-region come from and go to, information about journeys to work, the condition of the housing stock and types and sizes of homes.

The Study's Steering Group was chaired by Exeter City Council.

Councillor Dilys Baldwin, Exeter City Council's Lead Councillor for Housing and Social Inclusion, said: "The partners have commissioned this study to help shape planning and housing policy in the coming years. This is just the start of a journey to influence the housing market, provide more homes and improve housing mix and choice. To look more closely at the detail and the implications of the study we're holding a launch event on 24 July. This is a great opportunity for those who want to get involved in future policy-making to have their say."

The study makes a series of recommendations about how the different agencies (local authorities, the development industry, housing associations, landlords etc) in the Exeter and Torbay sub-region can work together to influence the shape of the market to meet demands in a more balanced way.

Other than building more homes, alternative solutions may be to make better use of existing homes by encouraging homeowners to "down-size" to properties with fewer bedrooms, releasing larger housing stock.

Chairman of the South West Regional Housing Group and Leader of Teignbridge District Council, Councillor Alan Connett, will chair the launch.

He said: "I am looking forward to this event. I'm sure it will be a lively affair, with many different views about how the recommendations of the report can be put into action. It is clear that many of the findings will require us to work together to find solutions and we are entering a new era in terms of tackling urban and rural housing issues.

"This report is published at a time when the Government has given the strongest possible indication that affordable housing is at the top of the agenda and is a significant issue."

The study will be launched at 9:30am at the Peter Chalk Centre, University of Exeter, on Tuesday 24 July.

## Notes for Editors:

- The study was jointly commissioned by the following Local Authorities: Exeter City Council; Torbay Council, Devon County Council, the Dartmoor National Park Authority and the District Councils of East Devon, Mid Devon and Teignbridge.
- The housing market assessment covers the administrative areas of the commissioning authorities
- Copies of the study reports can be viewed on [www.dshg.org.uk](http://www.dshg.org.uk)
- For further information please contact Pauline Warner, Project Manager, Devon County Council 01392 383012 or [Pauline.warner@devon.gov.uk](mailto:Pauline.warner@devon.gov.uk)
- The launch event will be held from 9:30am on 24 July at the Peter Chalk centre, University of Exeter. There will be an opportunity for the press to meet the launch chairman Councillor Alan Connett and Exeter City Councillor Dilys Baldwin immediately before the event at 08:30am and other Housing Portfolio Holders during the mid-morning break at 11:00am.