

Tavistock NDP Steering Group

Overall, the steering group would like the HNA to take into account additional data that may be less generic in order to help inform certain unresolved areas identified in the draft document.

Currently, the HNA draft appears to be using the Strategic Housing Market Needs analysis from the JLP in 2017 for its most recent understanding of need in the WBDC area. This data was collected and reflects the picture of housing need in the area prior to the COVID pandemic years and the steering group believes that this could be updated with additional data, both quantitative and qualitative, to more specifically identify housing need in Tavistock.

With regard to quantitative data, the steering group asks that data from:

1. Devon Home Choice, regarding demand and bidding by property size in Tavistock should be integrated into the report to inform the need in the affordable market post-covid; and
2. Help to buy registration data from the same period showing interest in Tavistock should be integrated into the report to inform where the need is in market housing post-covid.

The steering group understands that WBDC can provide AECOM with this data.

Qualitative Housing Evidence sourced from Estate agents.

For our own more localised understanding of the need here in town, members of the steering group and other volunteers approached local estate agents, both independent and chain to seek their input regarding housing need in Tavistock. Questions were open requests for an informed opinion. The steering group has thus far spoken with 2 independent agents and 3 firms.

All agents were given a brief background of the NDP and asked to help guide the steering group in achieving policies to support the main goals represented in the initial survey. Housing affordability being the main goal.

This document summarises the responses to the two most relevant questions to the HNA report and we would like this information to be used to inform the recommendations in the report.

The steering group can provide AECOM with the underlying qualitative interviews if needed.

1. What type of housing is needed in the open market?

- a. All 5 agents: 1 or two bedroom homes. Specifications for these were:
 - i. Not apartments because of the fees;
 - ii. Quadrant homes or Cluster homes
 - iii. Either small amount of green space or communal green space;

- iv. Three separate identified markets who would want this type of housing:
 - 1. First Time Buyers and starter homes
 - 2. Downsizers
 - 3. Single purchasers (divorced, widowed, young and single)
 - b. All 5 agents: Bungalows on flat level walk into town.
 - c. All 5 agents: 4 bed plus there is no current need, the existing market is sufficient to supply that demand.
 - d. Two agents mentioned apartments with specific suggestions about design:
 - i. Bigger apartments for over 50s with parking;
 - ii. Two story apartments instead of high-rise.
 - e. The 3 agents who also represent landlords all agreed that more quality rental stock is needed in the area in all categories.
- 2. Who can't purchase homes in Tavistock?**
- a. Young couples
 - b. First time buyers
 - c. Professional couples in their 30s
 - d. Single purchasers (divorced, widowed, or younger and single.)
- 3. Price range that is needed?**
- a. All 5 agents: £150-200k price point.