

Newton and Noss Neighbourhood Plan

Second Homes Survey September 2016

In order to provide up to date evidence for the Neighbourhood Plan a 'Second Homes' Survey was undertaken across the whole parish of Newton and Noss in September 2016

A total of 45 people 'surveyed' their local 'patch' and reported back how properties were either Second Homes – defined as privately owned and used by one family and their friends or Holiday Homes which are properties commercially let out to holidaymakers as a business. Properties that were 'For Sale' were listed as on completion of the sale they might be either main home or second home.

The results were treated confidentially and no single property is identifiable from the Headline total percentage figure.

The survey was in no way judgemental – having a second/holiday home is neither a good or bad thing. Academic research and our own experience shows that there is evidence of both benefits and drawbacks to the community.

What do the results say?

Newton and Noss Parish has 1059 homes*. The survey shows that there are 65 properties that are considered Holiday homes and 130 properties that are Second Homes. Added together 195 properties are NOT main homes. This equates to a percentage of 18.4% of all properties. This compares with the 2011 Census figure of 206 dwellings that were second, homes, holiday homes or empty. (Our survey did not include empty properties but 26 properties were for sale (2.5%))

Holiday Homes		Second Homes		For Sale	
Number	Percentage	Number	Percentage	Number	Percentage
65	6.1%	130	12.3%	26	2.5%

This figure is a Parish average. There are obvious 'hotspots' where the percentage is much higher such as in roads with waterside views or water access or where the type of accommodation a property offers is unsuitable for a main home, such as the small cottages in the heart of Noss Mayo. The type of properties that are chosen as second or holiday homes are mainly cottages followed by 2-3 bedroomed houses and then houses with four or more bedrooms. Other properties include mobile homes, flats, annexes and bungalows.

How do Newton and Noss Differ?

It is impossible to be 100% accurate in determining the difference between the two villages, but by comparing the results of this survey with the number of houses identified in the Housing Needs Survey in each village's built up area and excluding Membland, Collaton and the outlying rural area we can find an approximate level of second and holiday home ownership.

Newton Ferrers total 556 dwellings		Noss Mayo Total 280 dwellings	
Holiday Homes	Second Homes	Holiday Homes	Second Homes
9	68	45	56
1.6%	12.2%	16%	20%

Some Health Warnings about the survey

- Many second homes are purchased by people who are going to use them in the near future when they retire – at which point the property becomes a main home.
- Some homes are only occupied for part of the year, even if they are a family's main home, because they own other properties in other parts of the country/world.
- Sometimes a property may be used as a second home for part of the year by one family but let as a holiday home at other periods. A definitive description is impossible in this case.

- Some homeowners let a small part of their home – usually an annexe or apartment for short periods in the holiday season. These were not included as additional properties unless specifically declared as such.
- 26 properties were listed as 'For Sale'. It is not known whether these properties will become main or second/holiday homes in the future.
- The lodges and static caravans at both Briar Hill and Stoke Beach have been excluded from the survey because they cannot be main homes, but it is recognised that both establishments bring vitality and revenue to the villages and make a big contribution to 'village life'. Rowden consists of 15 flats and converted barns the majority of which are either Holiday or Second homes, which have been included in the survey.
- Properties have been assessed by an informed third party's knowledge of the area. Each 'surveyor' has acted in good faith but individuals may interpret the assessment criteria in slightly different ways. Owners may also declare properties differently.
- Properties that are let on long term basis and provide a home are not considered Second or Holiday Homes.

**979 According to The 2016 Housing Needs Survey, 1059 according to the 2011 Census, 1012 according to Council Tax records.*