Housing and Economic Needs Assessment

Stakeholder questionnaire: housing matters | Mid Devon District Council | 2026

Introduction

BE Group and arc4 has been commissioned by Mid Devon District Council to carry out a Housing and Economic Needs Assessment (HENA) for the district. This questionnaire covers the housing element of that study which is being prepared by arc4.

The assessment provides a robust and credible evidence base to support policy making and a detailed understanding of the housing market in Mid Devon. It will help to identify and understand local housing markets, inform the development of affordable housing and housing mix policies in the Local Plan, and establish a strategic view of housing supply and demand across the district.

Stakeholder engagement is an essential element of the study. We are contacting a range of stakeholders and would be grateful if you would answer as many questions as you feel able to, working through the sections relevant to you. Please leave any question blank if it is outside your knowledge.

> **Please do not include information that identifies an individual person, family or household.** We are looking for general observations about housing need, the housing market and the provision of accommodation and support, not personal details. If any identifying information does reach us, we will remove it before analysis.

Please return your completed questionnaire by [insert date].

If you have any supporting evidence such as reports or data that can be shared, please forward it with the completed questionnaire.

Thank you in anticipation for your assistance.

About you

Name	
Organisation	
Job title or role	
Contact email	
Contact telephone	
Which sections are you answering?	

Section 1: all stakeholders

Q1. What are the strengths and weaknesses of Mid Devon's housing market?

Response:

Q2. Are there any gaps in the supply of types of housing in Mid Devon?

For instance market housing for sale or rent, affordable rented housing, affordable home ownership, and specialist housing including housing for older people.

Response:

Q3. What can be done to improve the housing market?

Response:

Q4. What should be considered when setting future housing standards for new homes in the district, such as accessibility, size and quality?

Response:

Section 2: registered providers – business contacts – parish town councils

Q5. What are your main concerns, if any, about existing and future affordable and specialist housing provision?

Is there enough, or too much? Is it of the right size, of good quality, and in the right place?

Response:

Q6. Are there sufficient appropriate sites available, and in the right location, to meet your growth requirements?

Response:

Q7. Is there a demand for affordable housing products such as shared ownership and discounted market sale?

Are you seeing demand from particular types of household, or in specific areas, for these products?

Response:

Q8. Has your organisation considered or committed itself to ensuring its stock supports Mid Devon in meeting its net zero carbon target by 2030?

What opportunities or challenges can you identify for your organisation, and for the supply of suitable accommodation to meet identified needs, in responding to climate change and meeting this target?

Response:

Q9. What do you think needs to happen to improve the provision of affordable housing for rent and for sale in Mid Devon?

Response:

Q10. Do you have any significant housing development proposed in Mid Devon?

Please identify where it is located and what is being built, including type, size, number of bedrooms and tenure.

Response:

Section 3: developers and house builders – landowners – planning and property agents

Q11. What are the main challenges facing the delivery of new homes in Mid Devon?

Response:

Q12. What type and size of housing, by number of bedrooms, is in the greatest demand?

Response:

Q13. Do you have any significant housing development proposed in Mid Devon?

Please identify where it is located and what is being built, including type, size, number of bedrooms and tenure.

Response:

Q14. What do you consider the implications of climate change will be for the housing market in Mid Devon in the medium and long term?

What opportunities and challenges do you think will arise for housing delivery and house prices from a transition to a net zero carbon district?

Response:

Q15. Who are the typical customers for new homes?

For example first time buyers, second stage movers or downsizers.

Response:

Q16. Are customers looking for rent or for sale?

Response:

Q17. Is there a demand for build to rent products in the area?

Response:

Q18. Have you previously included the release of serviced plots for self and custom housebuilding in any of your developments, and how successful have you found such products?

What factors would encourage you to consider such provision in any future development you may undertake in Mid Devon?

Response:

Q19. Do you have any suggestions about what would help you to deliver new homes across Mid Devon?

Response:

Section 4: specialist housing providers

The current supply of, and future need for, specialist housing is being explored as part of this assessment. We have identified four broad groupings: age-related need; health-related need; life-experience-related need; and other specialist groups.

For each group we would like your views on the current provision of accommodation and support, and we would be grateful if you could highlight any specific gaps in accommodation or support.

Q20. In your experience, what barriers have you encountered in the delivery of specialist housing in Mid Devon?

How could the Council assist in overcoming any barriers you identify?

Response:

Age-related need

This relates to older people, younger people with support needs, and care leavers.

Q21. Do you have any information on the current supply of accommodation or support for these age-related needs groups?

Response:

Q22. Do you have any evidence of specific age-related accommodation or support needs?

Response:

Health-related need

This relates to physical disability, learning disability, autism, mental health and dementia.

Q23. Do you have any information on the current supply of accommodation or support for these health-related needs groups?

Response:

Q24. Do you have any evidence of specific accommodation or support needs for these health-related needs groups?

Response:

Life-experience related need: armed forces veterans

Q25. Do you have any information on the current supply of accommodation or support for armed forces veterans?

Response:

Q26. Do you have any evidence of specific accommodation or support needs among armed forces veterans?

Response:

Life-experience related need: other groups

This relates to those fleeing domestic abuse, offenders, asylum seekers, substance users, and forensic housing needs for individuals involved in the forensic mental health system.

Q27. Do you have any information on the current supply of accommodation or support for these life-experience related needs groups?

Response:

Q28. Do you have any evidence of specific accommodation or support needs for these life-experience related needs groups?

Response:

Other groups

This relates to Black and Global Majority (BGM) groups, the Travelling community, and those experiencing homelessness and rough sleeping. Please also mention any other group you would like to see included in the study.

Q29. Do you have any information on the current supply of accommodation or support for these needs groups?

Response:

Q30. Do you have any evidence of specific accommodation or support needs for these needs groups?

Response:

Section 5: Mid Devon District Council staff – business forum – neighbourhood forum

Q31. What are the main challenges facing the local authority in supporting the delivery of new homes?

Response:

Q32. What are the main challenges with your existing housing stock?

Response:

Q33. How do you think these challenges can be addressed?

Response:

Q34. Are there any cross-boundary issues facing the Mid Devon housing market area?

If so, what are they and how can they be addressed?

Response:

Q35. Do you have any significant housing developments proposed in Mid Devon?

Please identify them and set out what is being proposed in terms of tenure and types of home.

Response:

Section 6: neighbouring and adjacent local authority staff

Q36. Are there any significant housing developments proposed near to the boundary with Mid Devon?

Please identify them.

Response:

Q37. Are there any cross-boundary issues between Mid Devon and your authority area?

If so, what are they and how can they best be addressed?

Response:

Q38. Are there any significant infrastructure developments near to the boundary with Mid Devon?

Please identify them.

Response:

Q39. Are there any significant regeneration projects proposed near to the boundary with Mid Devon?

Please identify them.

Response:

Q40. Are there any proposals to develop or extend accommodation-based specialist care facilities for adult social care clients or young people that would have an impact on Mid Devon?

Please provide information on the proposals.

Response:

Q41. If Mid Devon District Council could not meet all of its own housing needs within its own administrative area, would your authority be able to accommodate any of that need?

Please give the reasons for your answer.

Response:

Section 7: selling and letting agents

Housing for sale

Q42. Are there any gaps in the supply of housing for sale in Mid Devon, in terms of type and location?

Response:

Q43. What are the most popular dwelling types, bedroom numbers and areas within Mid Devon?

Response:

Q44. What are the least popular dwelling types, bedroom numbers and areas within Mid Devon?

Response:

Q45. Are the right types of dwelling being built in Mid Devon?

Response:

Q46. Do you have any comments on how changes to help to buy or to stamp duty have affected the housing market?

Response:

Q47. Is there a market for rent to buy products in Mid Devon, whereby the occupier builds up a deposit while renting with a view to buying the property in the longer term?

Response:

Q48. Is the sales market blocked in specific areas or in specific ways, such that conveyancing chains are slow to complete?

When and where is this most likely to take place?

Response:

Q49. With the Council seeking to address the climate change emergency and to achieve its target for a net zero carbon district by 2030, what influence do you consider sustainable construction and energy efficiency have on the decisions of homebuyers?

Please distinguish between new build and second-hand homes if you can.

Response:

Private renting

Q50. Are there any gaps in the supply of private rented housing in Mid Devon, in terms of type and location?

Response:

Q51. What are the most popular dwelling types, bedroom numbers and areas within Mid Devon?

Response:

Q52. What are the least popular dwelling types, bedroom numbers and areas within Mid Devon?

Response:

Q53. Is there a build to rent market in Mid Devon, where institutional investors buy properties built specifically for the rental market?

Response:

Section 8: summary

Q54. Having considered your responses, what are the key priorities for you or your organisation?

Response:

Q55. Do you have any further comments you would like to make?

Response:

Section 9: how we may report your responses

We normally report stakeholder responses as summarised themes in the main body of the report. We sometimes quote from responses to illustrate a particular view, and the appendices may include the full set of responses. Please tell us how you are willing for your responses to be used by ticking one option below.

☐	You may attribute my responses to me by name.
☐	You may attribute my responses to my organisation, but not to me by name.
☐	You may quote my responses, but without naming me or my organisation.
☐	Please use my responses only as part of the summarised findings, with no quotation.
☐	Please do not use my responses at all.

If none of these fits, please tell us here: .....

If you do not tick an option, we will treat your responses as being for summarised findings only, with no quotation and no attribution.

How we use your information

Data controllers/processors. Mid Devon District Council is Data Controller and BE Group Limited and arc4 Limited data processors for this study within the meaning of Article 26 of the UK General Data Protection Regulation (UK GDPR). A data sharing agreement between us records our respective responsibilities.

Why we can process your information. Our lawful basis is Article 6(1)(e) UK GDPR, processing necessary for the performance of a task carried out in the public interest. The task is the Council's plan-making function under the Planning and Compulsory Purchase Act 2004, including the assessment of housing and economic development needs required by national planning policy.

Special category data. This survey does not ask for special category data, as defined in Article 9(1) UK GDPR. Please do not include it in your answers. If any does reach us, we will remove it before analysis.

What we do with your information. Your responses are used to inform the assessment. They are reported in accordance with the option you select in Section 9. Your contact details are used only to administer this survey, including one reminder.

How long we keep it. Your contact details are deleted or returned to the Council when the assessment is complete. Your responses are anonymised once the assessment is signed off, after which they are no longer personal data.

Where your information is held. Responses are held in access controlled, encrypted storage. arc4 holds Cyber Essentials and Cyber Essentials Plus certification. UK or EEA data residency is selected where available, and any transfer outside the UK is made under Chapter V UK GDPR.

Your rights. You have the right to ask what personal data is held about you, to have it corrected or erased, to restrict or object to its processing, and to data portability where it applies. You also have the right to complain to the Information Commissioner's Office at ico.org.uk or on 0303 123 1113.

Who to contact. Mid Devon District Council's Data Protection Officer at [ ], or arc4 at michael.bullock@arc4.co.uk or 0800 612 9133.

Privacy notices. arc4 stakeholder survey privacy notice: www.arc4.co.uk/privacy/privacy-notice-stakeholder-survey. Mid Devon District Council: https://www.middevon.gov.uk/privacy-notice/.

A Data Protection Impact Assessment has been completed for this survey and is available from the Council on request.

Thank you for taking the time to complete and return this questionnaire.

Your responses are treated in confidence and are protected under the UK GDPR and the Data Protection Act 2018.