

Allendale Local Housing Needs Survey

(Survey Date: October 2013)

Final Report: March 2014

A Report for Allendale Parish Council
Prepared by the Spatial Policy and Delivery Team,
Northumberland County Council
DE v0.05 (25 March '14)

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1. Introduction

1.1 Encouraging and supporting the provision of housing to meet the needs of people who have a local connection with Allendale Parish at a price those people can reasonably afford has been identified as a matter of particular importance within communities across the Parish. This is a matter of significant importance to the Parish Council and has been highlighted during community engagement activity associated with the preparation of a neighbourhood development plan for the Parish.

1.2 The Parish was identified as a pilot project area for the preparation of a neighbourhood development plan in 2011 by Northumberland County Council. Allendale became a neighbourhood planning 'front runner' as part of this national pilot project in March 2011. The Parish Council established a Steering Group in July 2011 to manage the preparation of a neighbourhood development plan. Technical and practical support has been provided by the County Council. As part of this project, and to assist the Parish Council in gaining an understanding of current housing needs across the Parish, the County Council's Spatial Policy and Delivery Team was commissioned to design and undertake a local housing needs survey and to present a report of their findings following the survey.

1.3 This report sets out those findings. It will be used as part of the evidence to support the neighbourhood plan. The plan includes, amongst other things, a policy to support the sale or letting of new affordable housing to people who have a local connection with the Parish ahead of others who may have no such local connection. The methodology for the survey is set out separately in an accompanying document. However, in simple terms, this involved the following key measures:

- Design and testing of locally appropriate housing needs questionnaire to ensure it is fit for purpose;
- Distribution of questionnaire to all residential postal addresses in the Parish by addressed mail with follow up reminders during a four week survey period;
- Collation and analysis of data including comparison of information provided between relevant related questions;
- Comparison of data collected through the questionnaire survey with published census 2011 data as a means of ensuring representative conclusions are made based on weighted data;
- Analysis of known local needs by reference to available housing waiting list data;
- Creation of comparative matrix establishing potential available property alongside expressed intentions of respondents to move within a five year period; and
- Presentation of findings and recommendations.

1.4 The Allendale Local Housing Needs Survey questionnaire was sent to 100% of known households in the Parish using the Royal Mail addressed mail service with all residential addresses being identified through 'address-point' data available through the County Council's Ordnance Survey based Geographic Information System. At the time the survey was carried out this comprised a total of 1,065 residential property addresses. A pre-paid envelope return service was used. The questionnaire was sent at the start of October 2013 with a four week return period given. A follow-up reminder was sent by addressed mail to arrive in the third week of October 2013. The questionnaire is attached at Appendix 1.

1.5 In total, 395 valid responses were received. This equates to a response rate of 37%. National guidance (Strategic housing market assessment: practice guidance; August 2007; published by DCLG) suggests the need to achieve a minimum response rate of 30%. The study survey response rate is therefore considered to be acceptable having regard to this guidance.

1.6 Efforts were made to design out the potential for internal inconsistencies in the responses given to each question during the design of the questionnaire and in giving clear instruction to respondents. Only one response received was deemed unusable due to multiple inconsistencies in the answers given to the questions. The questionnaire was designed primarily as a multiple choice or 'tick-box exercise. However, opportunities were provided for free text written comments to be made either on the questionnaire form or by separate written correspondence. All comments received in addition to the data collected through the questionnaire are included in Appendix 2.

1.7 The data has been weighted to reflect the tenure of housing stock in the whole population. This has been done by comparing tenure types identified by respondents to the survey with tenure types recorded through the 2011 census.¹ The outcome of the weighting calculation is set out in Appendix 3. The data is subsequently scaled-up to reflect the potential housing requirements of the whole population of the Parish. The calculation used to scale up the data is set out in Appendix 4.

1.8 The information provided in tables and graphs in the Report indicates, where appropriate, the base number of responses used to derive information against each of the topic areas. Unless indicated otherwise, the base number for analysis will be the whole survey response. Elsewhere, the number of responses varies mainly due to the extent of survey data collected which varies on occasion due to minor discrepancies in respondents not answering all questions in all instances.

1 This provides the best available and most complete data source for comparison of information on the population and tenure in the housing stock across the Parish.

2. Survey Data and Analysis

2.1 Data collected through the Allendale Local Housing Needs Survey has been collated and analysed to present a picture about the current housing stock in the Parish and to provide commentary on future housing required to meet expressed needs. Based on analysis of the evidence collected, the report suggests a level of new housing required in the Parish based on the intentions of those households responding to the survey where an intention is expressed to move either within or out of the Parish over the next five years. The report provides data presented in graphic form with associated commentary which describes comparisons between the responses provided by residents to related questions in the survey questionnaire.

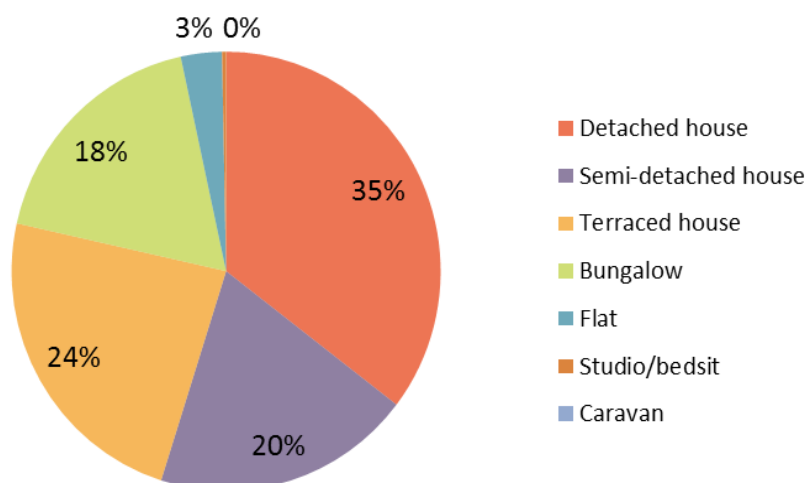
2.2 The survey can only form part of the story when looking to describe future housing needs in the Parish. As with all such surveys, this presents a position at a particular point in time. Nevertheless, the response rate to the survey was relatively high, particularly bearing in mind that this involved only a postal survey. The response rate of 37% provides a reasonable base for comparison with other datasets, primarily the 2011 census data. It allows reasonable judgements to be made about the general range of housing type and tenure required in the Parish to meet the current expressed needs of households looking to move or form during the next five years.

2.3 This section of the report presents the data in a series of related tables setting out information about the housing stock; household compositions; the intentions of existing households and concealed households to move home or create a new home to meet their housing needs; the extent to which households intending to move can afford to meet their needs; and the extent to which existing stock is likely to become available to meet those needs in the Parish.

Part A: Existing housing in Allendale

2.4 Figure 1 shows a proportionate split of existing house types in the Parish derived from the weighted survey data. Almost 80% of the housing stock in the Parish consists of detached and semi-detached houses. Bungalows make up 18% of the housing stock. Compared with elsewhere, Allendale has very few flats or maisonettes – just 3%, compared with 9% in Northumberland; 13% in the north-east; and 18% in England as a whole.

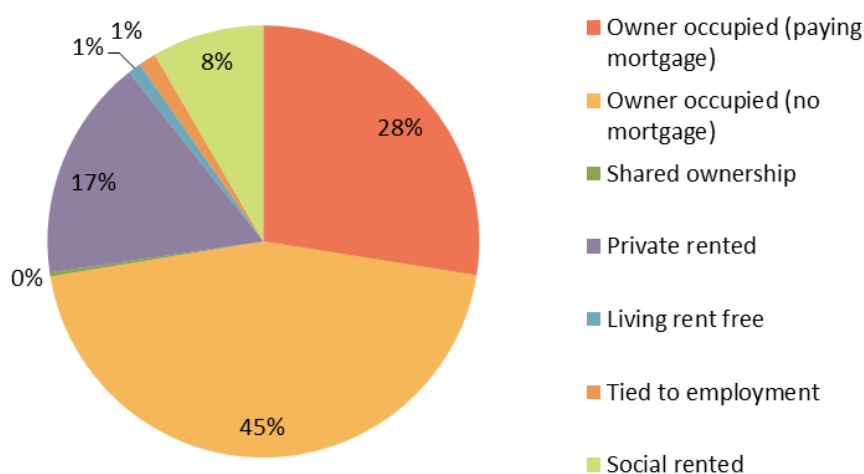
Figure 1: House types of existing housing stock



Based on weighted survey data

2.5 Figure 2 provides information on housing tenure. Allendale has only a moderate level of social rented housing, at 8 per cent of the stock. By comparison, and based on 2011 census data, nearby Haydon Parish has more than double that amount of social rented housing at 17%. Other nearby parishes have less social rented housing including: Hexhamshire (4%); Greenhead (4%); and Bardon Mill (2%) according to 2011 census data. Northumberland as a whole has 19% social rented housing and the North-East has 23%. Conversely, Allendale Parish has a higher than average level of owner-occupation at 73%. Across the county as a whole the level of owner occupation is nearer 65%.

Figure 2: Tenure type of existing housing stock



Based on 2011 Census data.

2.6 Figure 3 shows the proportions of dwellings expressed in terms of the number of bedrooms in each dwelling. The largest proportion of the existing housing stock (38%) has 3 bedrooms. There is also a large proportion of 2 bed roomed housing (32%); and a notable proportion (17%) of 4 bedroomed accommodation. Only a very small proportion (6%) of housing stock is 1 bed.

Figure 3: Number of bedrooms in existing housing stock

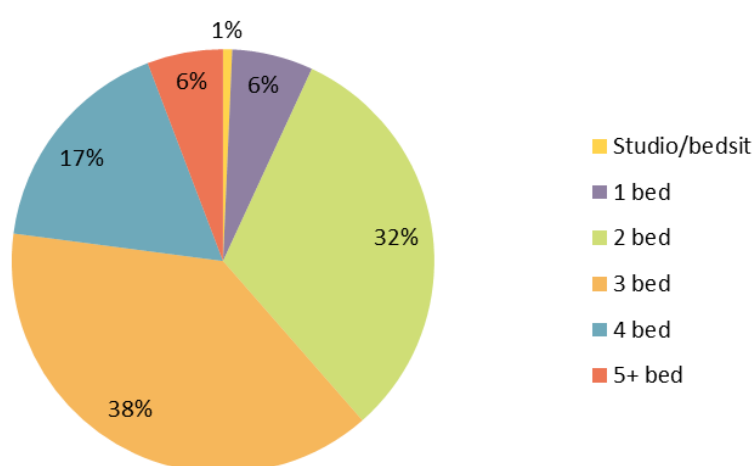


Figure 4: Tenure type and bedroom number of existing housing stock

	% Studio /bedsit	% 1 bed	% 2 bed	% 3 bed	% 4 bed	% 5+ bed	% Total
% Owner occupied (paying mortgage)	-	0.3	6.7	12.4	5.9	2.1	27.3
% Owner occupied (no mortgage)	-	1.0	15.5	18.6	6.7	3.4	45.1
% Shared ownership (part rent/part buy)	-	-	-	0.3	-	-	0.3
% Private rented	0.8	1.0	7.5	5.4	2.1	0.3	17.0
% Living rent free	-	-	-	0.3	0.3	-	0.5
% Tied to employment	-	0.3	-	-	1.0	-	1.3
% Social rented (council house/housing association)	-	3.6	2.1	1.8	1.0	-	8.5
% Total	0.8	6.2	31.7	38.7	17.0	5.7	100

All percentages (with exception of grand total) are rounded individually to 1 decimal place

(Based on 388 households)

2.7 Understanding the presence, distribution and availability of housing in the Parish by tenure type and by the number of bedrooms are key factors in establishing

whether there is likely to be a suitable future supply of housing in the area to meet expressed needs over the short and medium term. This applies equally when assessing the need for affordable and market housing. Figure 4 describes the housing stock profile according to both tenure and number of bedrooms in each dwelling. Linking tenure with the size of dwellings in the existing stock provides a clearer indication of the nature of the total current local housing stock in the Parish.

2.8 The highest proportions of existing accommodation are 2 and 3 bed owner occupied homes (no mortgage), and 3 bed owner occupied homes (with mortgage). Together these dwellings account for about 50% of the total stock. Half of the small amount of 1 bed accommodation in the Parish is in social rented tenure. All of the very small proportion of studios/bedsits are privately rented. 2 bedroomed homes are mainly in owner occupation. However, a notable proportion is in private rent. The vast majority of 3, 4 and 5 bed accommodation is in owner occupation (both with and without a mortgage), although notable proportions are in private rent.

2.9 A large proportion of owner occupiers, both with and without a mortgage, live in 3 bedroomed homes. A notable proportion of 2 bedroomed properties are also owner-occupied. Private rented stock similarly is mainly 2 and 3 beds. Around two-thirds of social rented stock comprises either 1 or 2 bed accommodation.

Figure 5: Tenure type and house type of existing housing stock (as percentages)

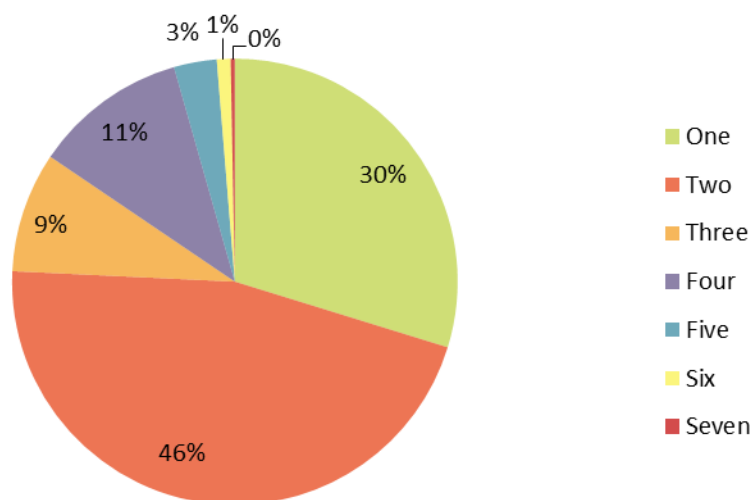
	Detached House	Semi-detached house	Terraced house	Bungalow	Flat	Studio/bedsit	%Total
Owner occupied (with mortgage)	9.8	7.5	8.0	2.3	-	-	27.5
Owner occupied (no mortgage)	19.8	7.2	8.7	9.3	-	-	45.0
Shared ownership (part rent/part buy)	-	0.3	-	-	-	-	0.3
Private rented	4.1	3.3	4.6	2.3	1.5	0.3	16.2
Living rent free	0.3	-	0.8	-	-	-	1.0
Tied to employment	1.0	-	-	-	0.3	-	1.3
Social rented (council house/housing association)	0.3	1.5	1.5	4.4	1.0	-	8.7
% Total	35.2	19.8	23.7	18.3	2.8	0.3	100

All percentages (except grand total) rounded individually to 1 decimal place

Based 389 households

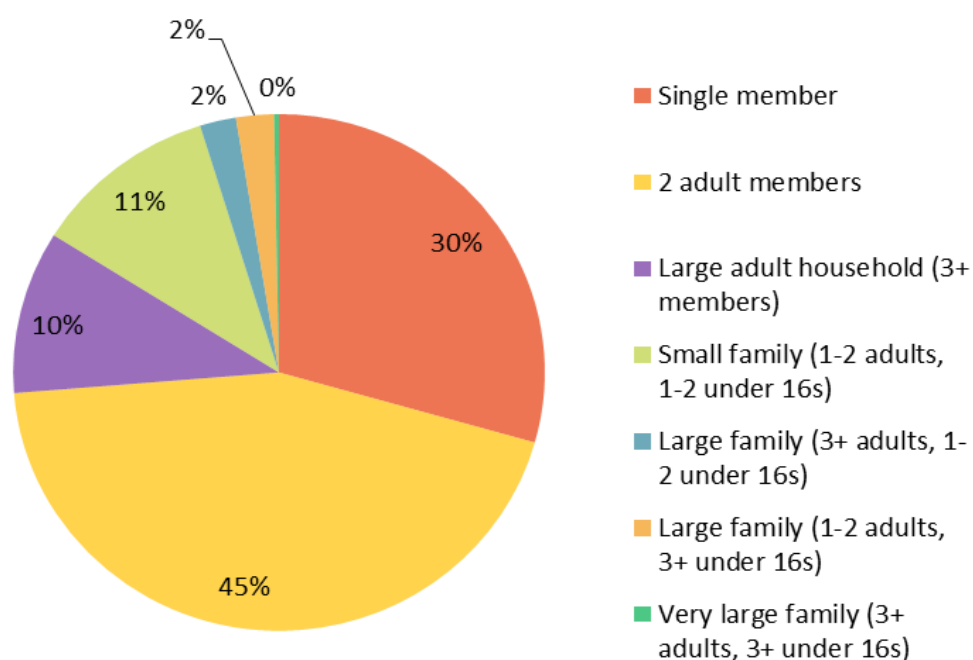
2.10 Figure 5 sets out information that compares housing tenure with house-types across the Parish. 30% of the housing stock comprises detached, owner occupied houses both with and without mortgage. Flats make up a small proportion of the housing stock, and tend to be private or social rented. Terraced houses form nearly a quarter of the housing stock, and are mainly in owner occupation. Most of the remainder are privately rented. Bungalows make up a notable proportion of the total housing stock (18%), and make up nearly half of the social housing stock.

Figure 6: Number of household members



2.11 Figure 6 sets out the distribution of household size expressed as percentages of the total housing stock derived from weighted survey data. Just over three-quarters of households are small in size, having one or two members. 20% are of medium size with three or four members, and very few (4%) are larger having five or more members.

Figure 7: Household types

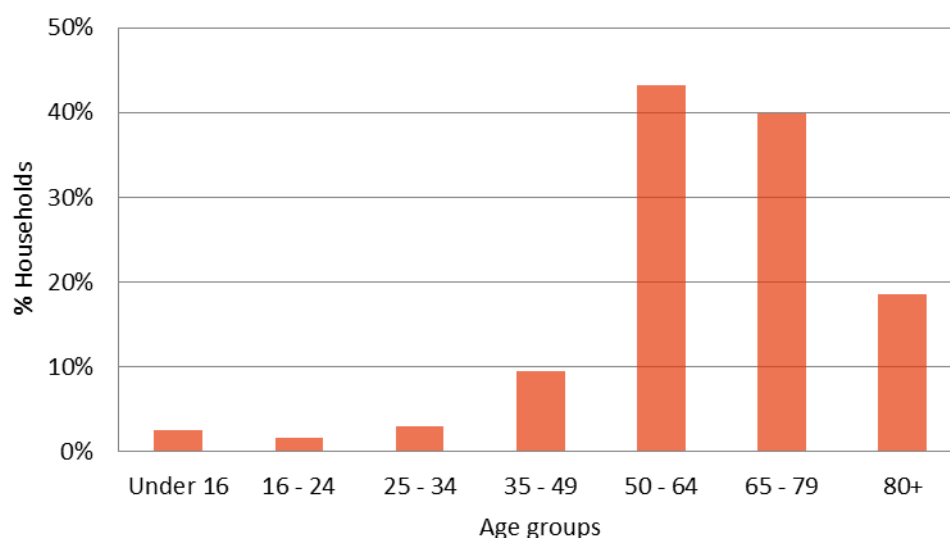


2.12 To help in assessing household composition across the Parish and to assist in analysing this in the context of needs and household intentions to move within or out of the Parish, household typology categories were created. The categories are based around the number of adults and the number of children who are under 16 years of age identified through the survey responses as being present in the household. This information is presented in Figure 7.

2.13 The data shows that 85% of households contained adult members only. The majority of these comprise two adults. Single person households comprise 30% of the total households in the Parish. Only 15% of households were categorised as families with children, that is: households containing at least one child under 16 years of age and one adult. Most of these (11%) have been classified as 'small family households' which are defined as comprising 1 or 2 children and 1 or 2 adults. This is consistent with 2011 census data which shows 281 children (13.9% of whole population) in the age ranges 0-15 years; it also represents a decline in that age group in the Parish since the 2001 census when 394 children (18.5% of whole population) in the age range 0 – 15 years were present.

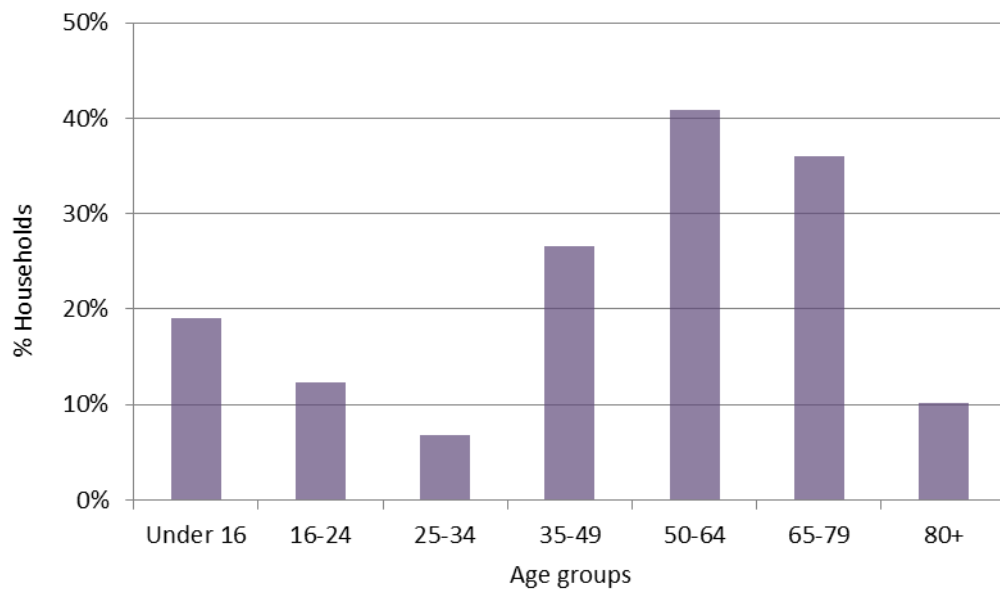
2.14 When looking at the proportions of households containing the various age groups identified in the survey questionnaire and comparing this with the defined household typology categories the weighted data shows that single adult and 2 adult households predominantly comprise people aged 50 years and over. Large adult households were more likely to contain members under the age of 50. Households with 3 or more adult members, including larger family households with children, were more likely to have members in the 16-24 age group. This information tends to indicate that there is a notable proportion of young adults living in adult only households, most probably young people living at home with parents. This would also appear to be the case when looking at the composition of households having three or more adult members where this includes people in the age range 25 to 34 years. This correlates with analysis of the survey data when assessing the presence of concealed households and their ability to afford to establish new households.

Figure 8: Age groups present in 1 and 2 bed accommodation



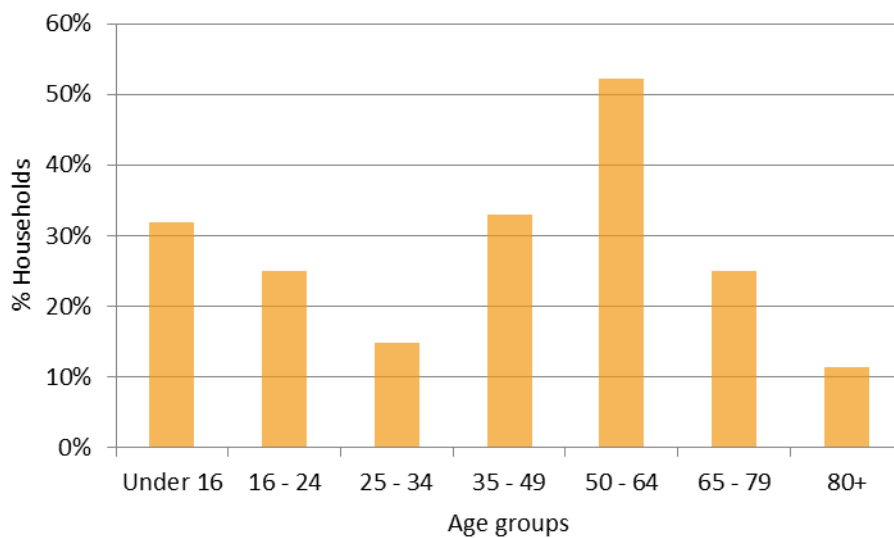
2.15 Figure 8 shows that 43% of 1 and 2 bed accommodation includes occupants in the age range 50-64; and 40% include occupants in the age range 65-79. There are low numbers of younger age groups currently living in 1 and 2 bedroomed housing. This would seem to indicate that, with increasing life expectancy, it may be less likely to see existing 1 and 2 bed accommodation released to meet the current needs of the population identified through this survey.

Figure 9: Age groups present in 3 bed accommodation



2.16 3 bed accommodation makes up the highest proportion of housing in Allendale Parish (see Figure 3). Figure 9 demonstrates that the majority of 3 bed properties contain people aged 50-79, and a notable proportion contain people aged 35-49.

Figure 10: Age groups present in 4 and 5+ bed accommodation



2.17 Figure 10 demonstrates that larger dwellings have the highest proportion of younger age groups, specifically under 16s, and 16-24's. They also had the highest proportion of 35-49s and 50-64s. This would be expected in family sized housing.

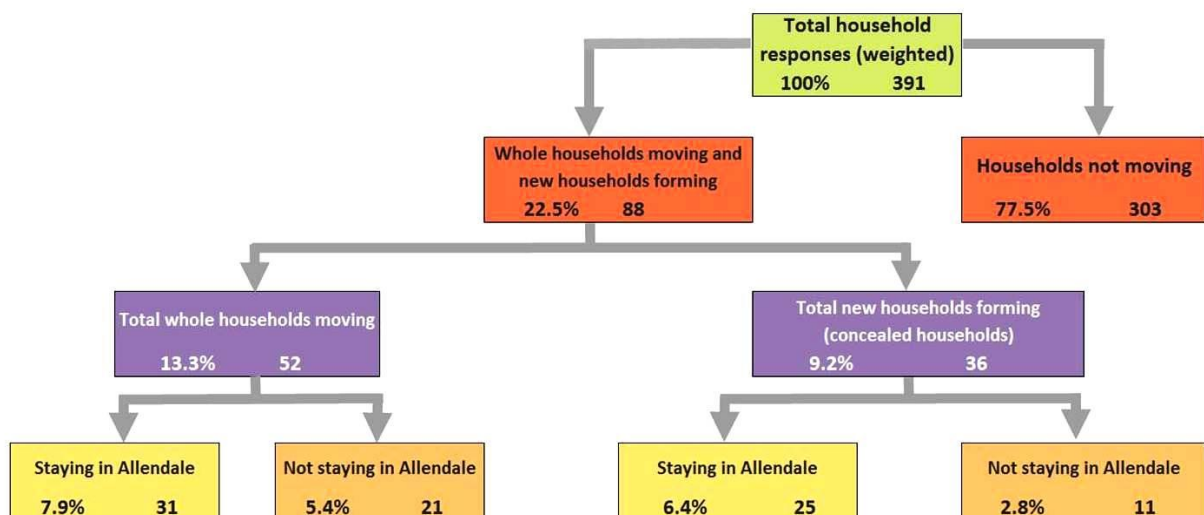
2.18 The data shows that households containing at least one member aged between 50 and 64 years predominate across all housing stock in the Parish. This is a reflection of the high numbers of this age group present in the Parish. Smaller accommodation containing up to 2 bedrooms was found to be more likely to be occupied by people aged over 65; it is also the least likely type of accommodation to include young adults and children under the age of 16 years as part of the household. It is notable that over 10% of 4 and 5 bed properties are occupied by people over 80 years old.

Part B: Household Moving Intentions

2.19 The Housing Needs Survey posed questions about whether respondent households intend to move house or whether any concealed households intend to move to create a new independent household within five years of the date of the survey. This section seeks to describe the intentions of those households, their characteristics derived from the survey and reasons behind their motivation to move as a whole or to create a new household. The intention of whole households is considered separately from those of concealed households.

2.20 23% of existing households responding to the survey intend to move either as a whole household, or they contain a concealed household which intends to move to form a new independent household during the next five years. 13% of total households indicated they intended to move as a whole household; and 9% contained a concealed household that intend to move to create a new independent household. Figure 11 illustrates these intentions setting out the weighted data describing the numbers of households moving or being created and presenting this information expressed as a proportion of the weighted survey sample.

Figure 11: Weighted number and proportions of existing households moving and new households forming (concealed households)

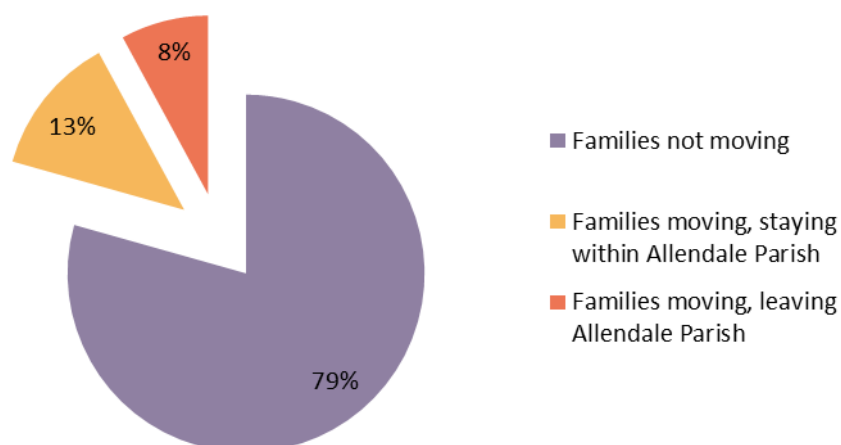


2.21 Of the 36 concealed households intending to move to create an independent household, only 11 intend to leave Allendale Parish. Of the 52 households intending to move as a whole unit, 21 intend to leave Allendale Parish. Notwithstanding the intention of a notable proportion of new forming ore existing households looking to move away from the Parish, the evidence clearly identifies a majority intention to seek accommodation within the Parish. This is particularly the case for those newly forming households currently identified as being concealed within existing households.

2.22 Of existing households intending to move, 25% were families, that is: households with children under 16 years of age. The majority of moving households (57%) comprise only 2 adults. None contained household members over the age of 80. However, 79% had at least one member aged between 50 and 79.

2.23 Of all concealed households, 91% are currently living in households comprising 3 or more adult members and have either no children or up to 2 children. 80% of concealed households currently live in a household containing a member aged 16-24. This evidence strongly suggests that concealed households tend to be young people living within a family home, who are looking to move out within the next five years.

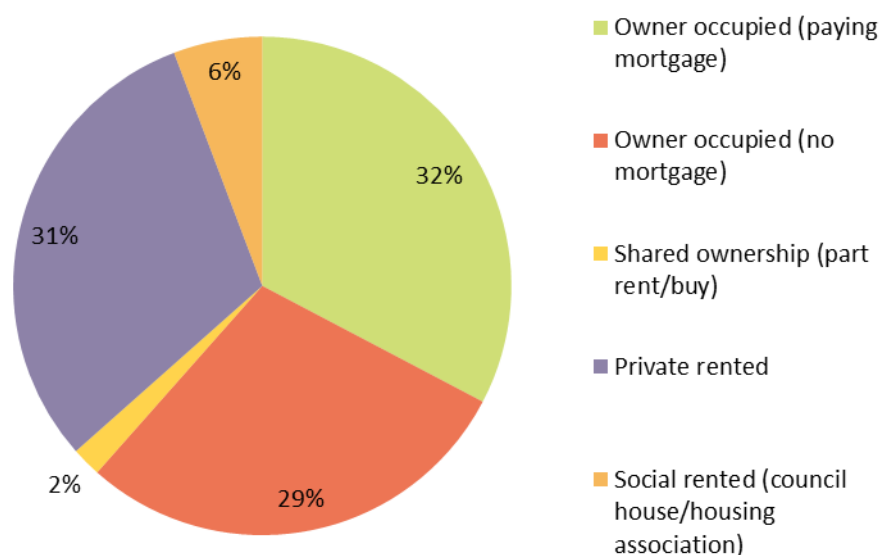
Figure 12: Moving intentions of families (all existing households with under-16s)



(Based on 63 households)

2.24 Figure 12 describes the proportions of family households who may intend to move in the next five years. 21% of family households in Allendale Parish indicated they intend to move. Of these, almost two-thirds indicated a preference to stay living within Allendale Parish.

Figure 13: Current tenure of existing households moving

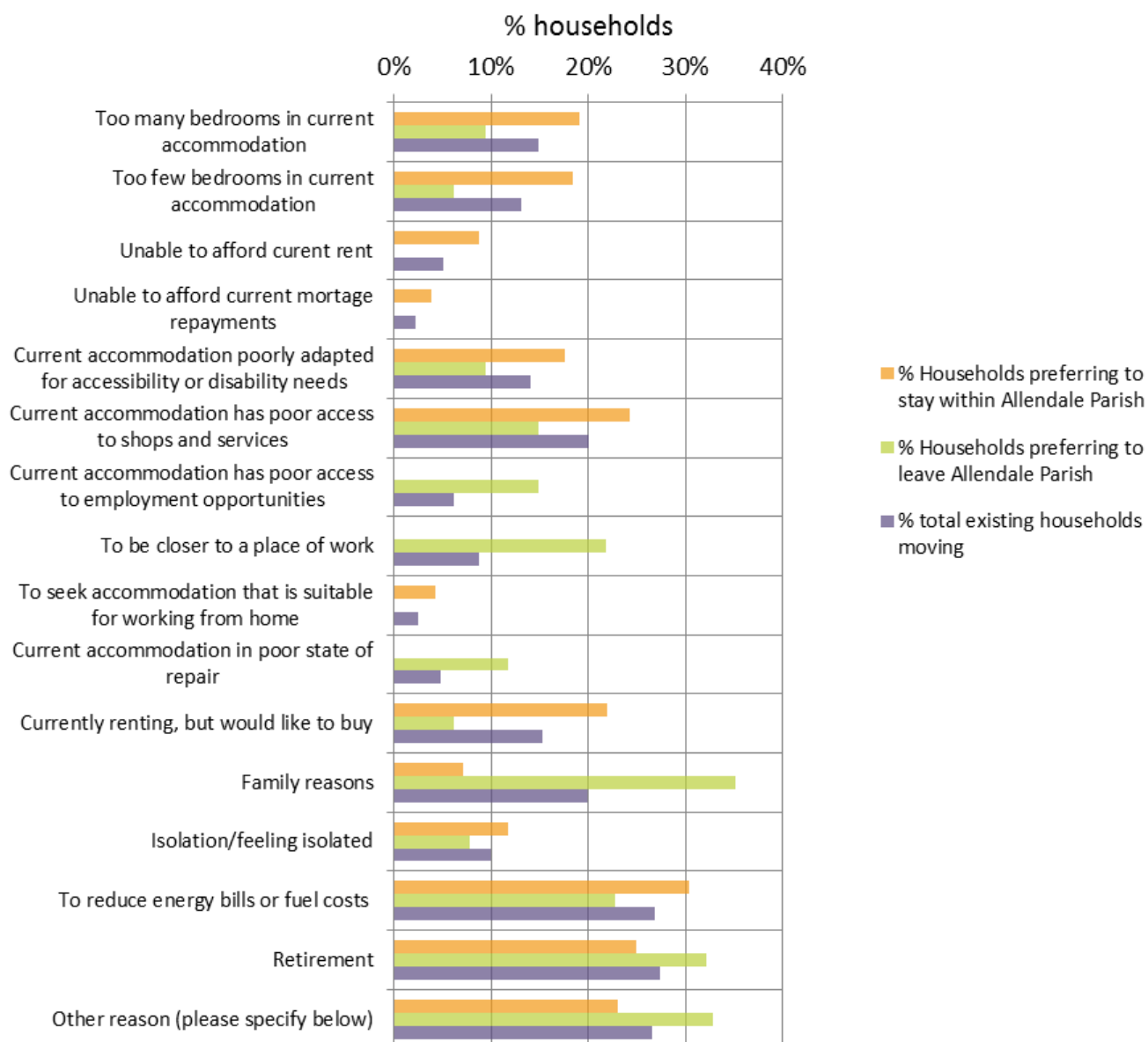


(Based on 52 households)

2.25 Figure 13 describes the current tenure of existing households intending to move. Most people who want to move currently live in owner occupied property. However, when this information is compared to data in Figure 2, which describes the general proportions of tenure type across the existing housing stock, the evidence demonstrates that, proportionately, more people living in private rented are looking to move. In contrast, proportionately fewer people who own their homes outright intend to move when compared to the proportion of stock owned outright as a whole.

2.26 Households were asked to select reasons why they might be seeking alternative accommodation over the next five years. Reasons were provided as a list of multiple choice answers. There was no limit set to the number of answers a respondent could select. The responses are set out in Figure 14 below.

Figure 14: Existing households moving- reasons for moving (multiple choice)

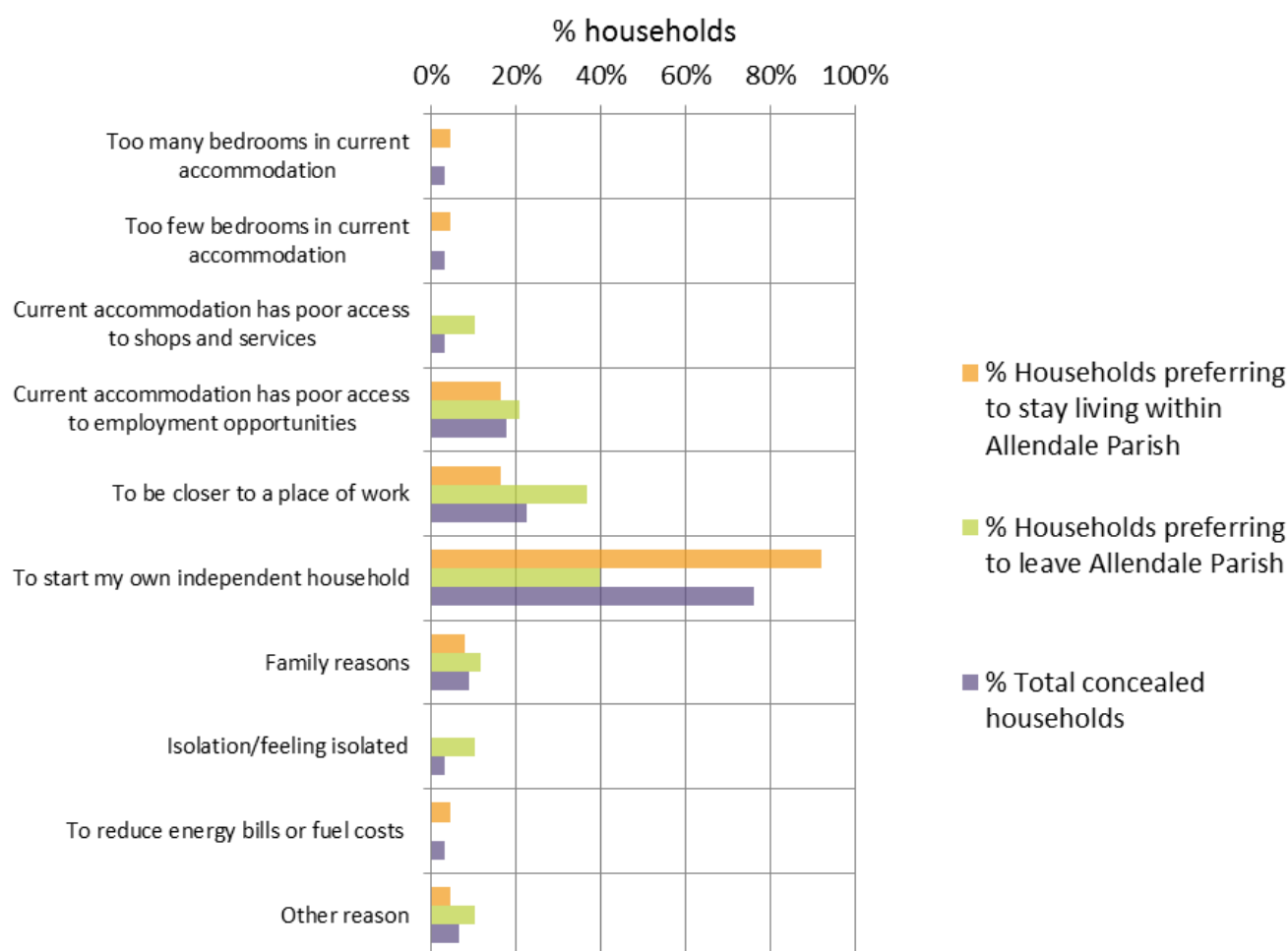


Based on 52 households (respondents) and a total of 112 reasons given for wanting to move

2.25 The most cited reasons for whole existing households intending to move were retirement and a desire to reduce energy bills. Other important reasons included

family reasons and a lack of access to shops and services. 35% of households intending to leave the Parish cited family reasons as a reason for doing so.

Figure 15: Concealed households- reasons for moving (multiple choice)



Based on 36 concealed households (respondents) and a total of 52 reasons for wanting to move

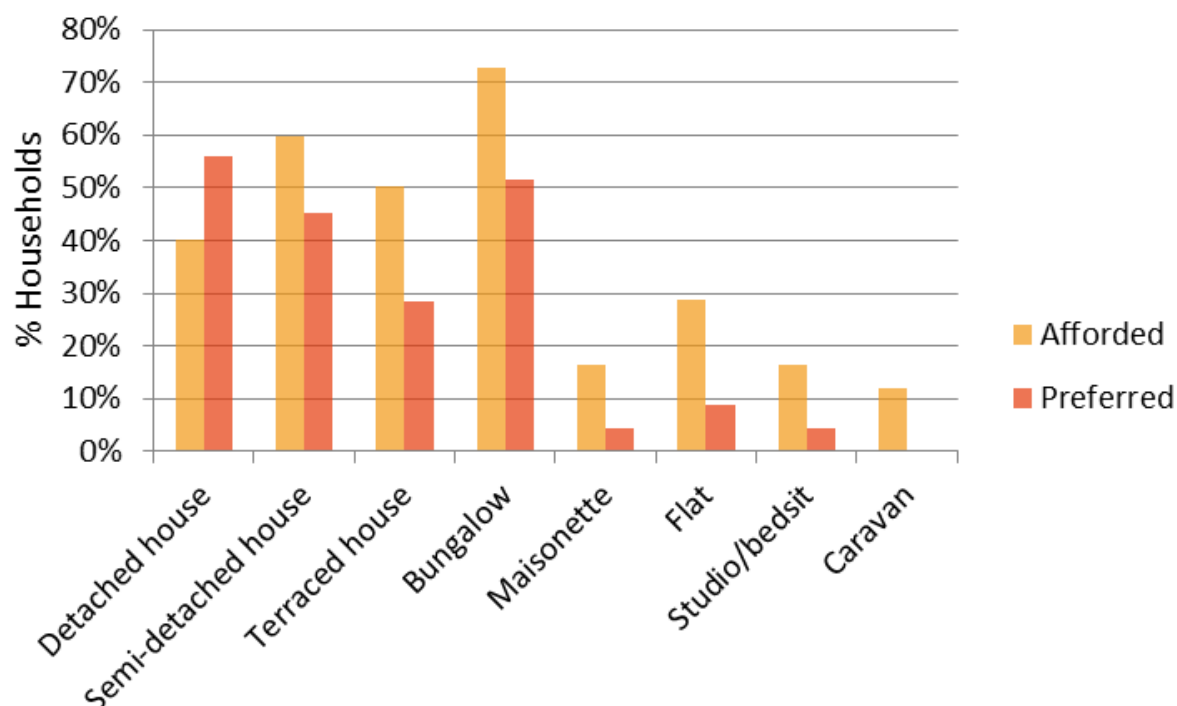
2.26 Figure 15 shows that the main reason for concealed households intending to move is to set up a new independent household. This is particularly the case for those intending to remain living within the Parish. Respondents also indicated that employment reasons were relevant contributory factors, and more so for those households intending to leave the Parish.

Needs of whole households moving within the Parish

2.27 The following section addresses the housing needs of whole households intending to move where they indicated they would prefer to remain living within

Allendale Parish. Such households are referred to in the report as '*moving households*'. The data used is derived from a weighted respondent base of 31 households. It is noted that not all households provided answers to all questions.

Figure 16: Comparison of perceived ability to afford house types with preference for particular house types of moving households (no limit to choices)



(Based on 30 households)

2.28 Respondents were asked to select the house types they considered they could realistically afford. They were also asked to state which house type they would prefer to live in. This meant that moving households who could afford more expensive properties were also able to identify other less expensive properties they could afford, but did not necessarily prefer. The data shows a high level of self-assessed ability to afford smaller, cheaper house types rather than a preference for those house types generally considered to be lower in price (i.e. maisonettes, flats, studios/bedsits and caravans).

2.29 Figure 16 shows that detached houses, bungalows and semi-detached houses were the most preferred house type among respondents. Of these, more respondents considered they could afford such properties than was the indicated preference, with the exception of detached houses, where preference was higher than perceived affordability. The trend for higher levels of perceived affordability than preference is also observed throughout other house types. This would tend to indicate that, other than for those wishing to move to detached houses, those whole households looking to move within the Parish generally believe they can afford to do so.

Figure 17: Tenure required by moving households (multiple choice)

	Numbers	% households	% responses
Owner occupied (paying mortgage)	11	36.7	23.4
Owner occupied (no mortgage)	10	33.3	21.3
Social rented (council house/housing association)	11	36.7	23.4
Shared ownership (part rent/part buy)	7	23.3	14.9
Private rented	8	26.7	17.0
Tied to employment	0	-	-
	47		100

All percentages except grand total rounded individually to 1 decimal place

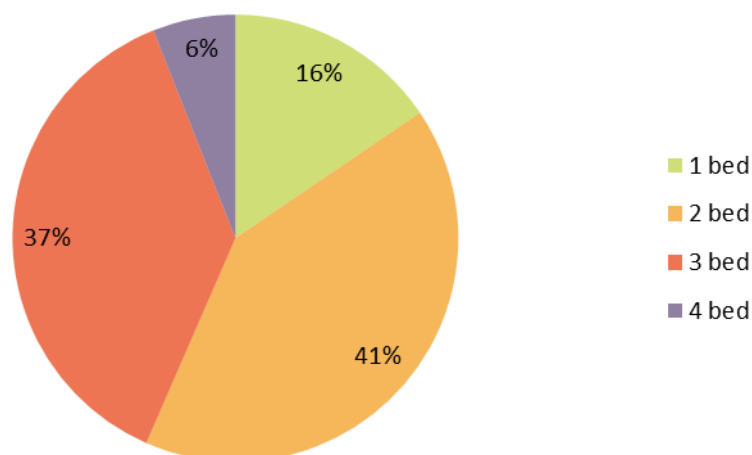
Based on 30 households

2.30 Figure 17 shows the tenure types sought by moving households. 37% of respondents indicated that they would seek owner occupied property (with mortgage). The same proportion of respondents sought social rented accommodation. Owner occupation, both with and without a mortgage is sought by approximately 45% of respondents, indicating that those households have the perception that such tenure is realistically affordable to them. This also reflects the high levels of respondents already living in owner occupied property (see Figure 2).

2.31 The data shows a high proportion of respondents indicating that they sought social rented property (37%), despite the evidence that only 6% of moving households, including those who intend to move out of Allendale Parish, currently live in social rented property. This would seem to indicate that, despite respondents holding the opinion that many property types are affordable to them (see Figure 16), a proportion of respondents still consider they cannot afford to buy or rent property at open market prices.

2.32 23% of moving households would consider seeking property in shared ownership. However the available evidence demonstrates that the supply of such properties is currently low, making up less than 1% of the housing stock.

Figure 18: Bedroom number required by moving households (single answer question)



(Based on 30 households)

2.33 Moving households responding to the survey indicated the largest requirement is for 2 bedroom accommodation. 37% seek 3 bedroomed properties. Future requirements of the current population clearly indicate a need for smaller accommodation, primarily 1 or 2 beds (57%). Only 6% of respondents require 4 bedrooms; and none expressed a requirement for 5 or more bed accommodation.

Figure 19: Comparison of number of bedrooms in existing home with number of bedrooms required by moving households

		Existing house size				% Total
		% 1 bed	% 2 bed	% 3 bed	% 4 bed	
Required house size	% 1 bed	9.7	3.2	3.2	-	16.1
	% 2 bed	3.2	16.1	19.4	3.2	41.9
	% 3 bed	-	12.9	16.1	6.5	35.5
	% 4 bed	-	-	3.2	3.2	6.5
		12.9	32.3	41.9	12.9	100

Downsizing
 No change
 Upsizing

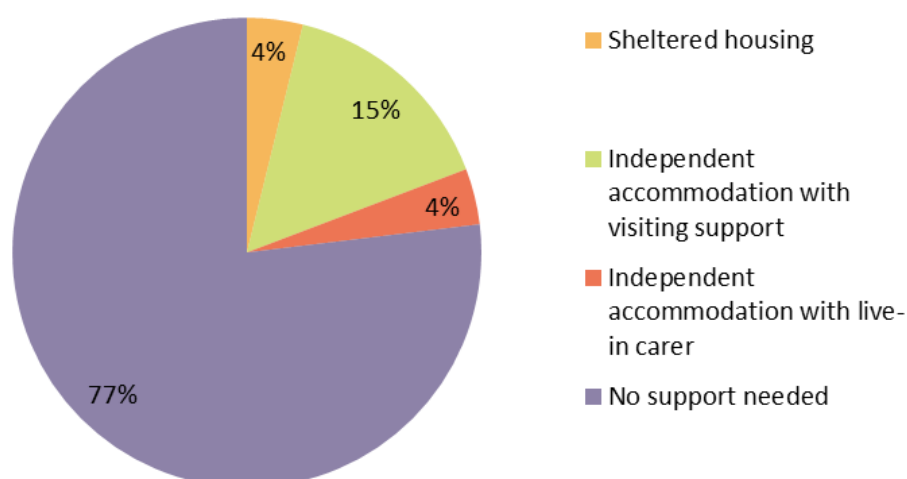
All percentages except grand total rounded individually to 1 decimal place

Based on 31 households

2.34 Figure 19 shows the proportions of households intending to seek larger accommodation (upsizing); those seeking smaller accommodation (downsizing); and those intending to move to property with the same number of bedrooms. 19% of moving households indicate they wish to seek accommodation with more bedrooms than they currently have. Conversely, 35% indicated they seek accommodation with fewer bedrooms than their current accommodation. A high proportion (45%) do not seek to alter the number of bedrooms required when they move.

2.35 Most households who currently live in 1 and 2 bedroom accommodation indicated they wished to retain the same number of bedrooms when they move. However, a high proportion of households currently occupying 2 bedroomed accommodation (40%) intended to upsize, specifically to 3 bedroom accommodation. 54% of movers currently living in 3 bedroom accommodation intend to downsize. No respondents currently living in 4 bedroom accommodation indicate they wished to upsize, with the majority intending to downsize.

Figure 20: Support needed by moving households (single answer question)



Based on 26 households

2.36 The survey sought to identify any needs for accommodation where a degree of support could be provided to residents by way of care on site or care provided by visiting support staff. The proportion of households requiring support is shown in Figure 20. Whilst the vast majority of households indicated no requirement for support, 23% of moving households indicated they would require some form of supported living. Independent accommodation with visiting support was identified as the most likely form of support to be required in future; although 8% indicated they would be looking for more care intensive accommodation such as sheltered housing or for a live-in carer. Despite the high proportion of older age groups in Allendale

Parish, it would seem people value, and wish to retain their independence as much as possible.

Figure 21: Issues considered that may prevent household from moving (multiple choice)

	Numbers	% households	% responses
Unable to afford accommodation with sufficient bedrooms to meet needs	10	35.7	12.7
Unable to afford accommodation within Allendale Parish	11	39.3	13.9
Lack of properties with no. of bedrooms required	16	57.1	20.3
Lack of properties with tenure required (e.g. social rented, owner occupied etc.)	7	25.0	8.9
Lack of housetype required	9	32.1	11.4
Location of employment	1	3.6	1.3
Health problems	3	10.7	3.8
Unable to pay deposit for a mortgage to buy accommodation	6	21.4	7.6
Unable to pay deposit, bond or rent in advance for rented accommodation	-	-	-
Lack of suitable property in the area desired	11	39.3	13.9
Financial problems (e.g. debt)	-	-	-
Other	5	17.9	6.3
	79		100

All percentages (except grand total) rounded individually to 1 decimal place

Based on 28 households

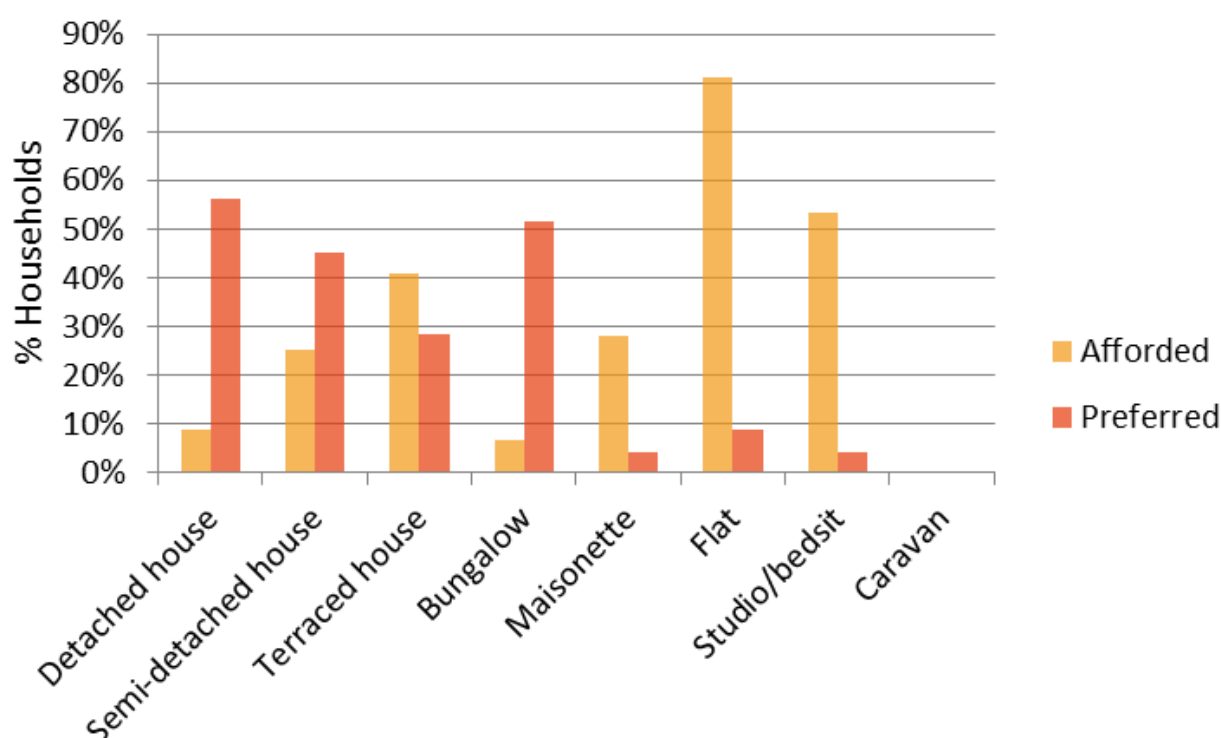
2.37 Barriers preventing people from moving were investigated as part of the survey. Figure 21 shows that the most cited reasons preventing whole households from moving are affordability and availability of suitable property. 57% of moving households considered that a lack of properties with the number of bedrooms required was the main issue that may prevent the household from moving. However, there were usually multiple reasons, averaging 2.8 reasons per household. A lack of suitable property in the area desired, and inability to afford accommodation locally were frequently cited reasons (39%). An inability to afford accommodation with sufficient bedrooms, and lack of the required house type were also indicated by a significant number of households. 25% of moving households indicated there was a lack property with suitable tenure to meet their needs.

2.38 Housing needs of moving households staying within Allendale Parish differ between respondents. A high proportion of moving households seek detached properties and bungalows; and high proportions indicate they can afford to buy. Despite this, a high proportion of respondents indicated they seek accommodation for social rent. Lower, but notable proportions are considering shared ownership and private rented property. Almost 80% of respondents sought accommodation of 2 or 3 bedrooms. Approximately 16% of respondents seeking to move as a whole household require 1 bedroom accommodation. There appears to be little demand for larger property. Detached houses, semi-detached houses and bungalows were identified as being affordable by many of the respondents intending to move within the Parish; these were also identified as preferred house types in a majority of responses.

Needs of concealed households moving in the Parish

2.39 The following section considers the expressed housing needs of concealed households responding to the survey, who indicated they would prefer to remain living within Allendale Parish.

Figure 22: Comparison of perceived ability to afford house types with preference for particular house types of concealed households (no limit to choices)



(Based on 25 households)

2.40 Concealed households were asked what types of home they sought; what type they would prefer; and were invited to select as many answers as they wished. Figure 22 indicates that while most concealed households responding would prefer a detached house (56%), bungalow (52%) or semi-detached (45%); most considered they could only afford a flat (81%), studio/bedsit (53%) or a terraced house (41%). There were stark contrasts between house types that were preferred and those perceived to be affordable. This was particularly poignant in the detached house and bungalow categories, which were generally preferred, but not considered realistically affordable. Conversely, flats and studio/bedsits were considered to be realistically affordable. However these were the preferred choice of accommodation for less than 10% of respondents.

Figure 23: Tenure sought by concealed households

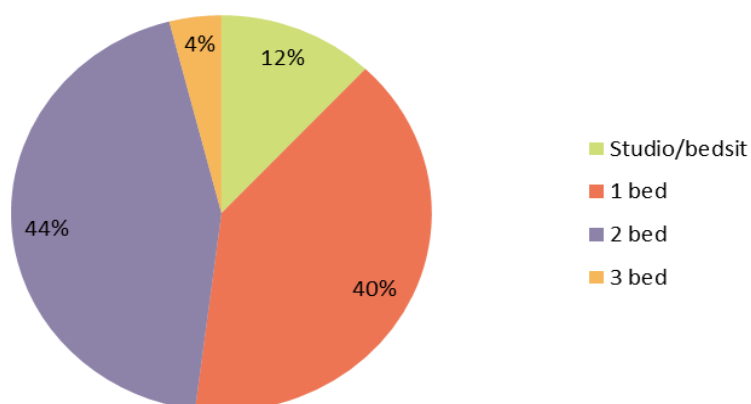
	Numbers implied	% households	% responses
Owner occupied (paying mortgage)	9	36.0	16.7
Owner occupied (no mortgage)	1	4.0	1.9
Social rented (council house/housing association)	14	56.0	25.9
Shared ownership (part rent/part buy)	12	48.0	22.2
Private rented	17	68.0	31.5
Tied to employment	1	4.0	1.9
	54		100

All percentages (except grand total) rounded individually to 1 decimal place

Based on 25 households

2.41 Figure 23 shows tenure sought by concealed households. Non-ownership tenure was most sought by most concealed households, the majority (66%) seeking private rented property, followed by 57% who sought social rented property. Shared ownership is considered by a significant proportion (47%). Owner occupied property was sought by fewer (36%) of concealed households.

Figure 24: Number of bedrooms required by concealed households



Based on 25 households

2.42 The vast majority (95%) of concealed households seek smaller types of accommodation. Figure 24 shows that roughly equal proportions seek accommodation having one (40%) or two (44%) bedrooms. Over half seek studio/bedsits or 1 bedroom accommodation. Overall, this indicates a need for smaller dwellings for most people seeking to start their own independent household.

2.43 Evidence from the survey demonstrates that 96% of concealed households indicated that they did not require accommodation with support. One person indicated accommodation with a live-in carer was required. This would tend to support other evidence that most concealed households comprise young adults looking to move out of their family home to set up their own independent home.

2.44 Figure 26 indicates a high proportion of concealed households responding to the survey (92%) considered not being able to afford accommodation within the Parish as a key barrier to obtaining suitable accommodation. Significant numbers of respondents indicated an inability to pay a mortgage deposit (46%) and an inability to pay initial costs associated with rented property (42%) may also present potential barriers to their ability to access local housing. Respondents also indicated the supply of suitable accommodation may prevent a move; specifically 46% of respondents indicated a lack of properties with the required number of bedrooms was a key issue.

Figure 25: Issues considered by concealed households that may prevent a move (multiple choice)

	Numbers	% households	% responses
Unable to afford accommodation with sufficient bedrooms to meet needs	7	29.2	8.2
Unable to afford accommodation within Allendale Parish	22	91.7	25.9
Lack of properties with no. of bedrooms required	11	45.8	12.9
Lack of properties with tenure required (e.g. social rented, owner occupied etc.)	7	29.2	8.2
Lack of house type required	3	12.5	3.5
Location of employment	5	20.8	5.9
Unable to pay deposit for a mortgage to buy accommodation	11	45.8	12.9
Unable to pay deposit, bond or rent in advance for rented accommodation	10	41.7	11.8
Lack of suitable property in the area desired	9	37.5	10.6
	85		100

All percentages (except grand total) rounded individually to 1 decimal place

Based on 24 households

2.45 The evidence gathered about the requirements of concealed households responding to the survey suggests a need and a preference for smaller properties. The largest proportion of respondents indicated a preference for 2 bedroom property. However, a notable proportion indicated a requirement for 1 bedroom properties. There is an evident disparity between the types of property considered by respondents to be affordable in the local area and those that most respondents would prefer to occupy. Flats and studios are considered to be affordable, but detached houses and bungalows are generally preferred. Considering the majority of concealed households seek accommodation with fewer bedrooms (predominantly 1 and 2 bedrooms), it is more realistic to expect such accommodation to be provided in the form of terraced houses or flats, as opposed to detached and semi-detached houses or bungalows which tend to be identified as a preference. Private rented tenure was most sought by concealed households. However over half indicated they would consider social rented property, and a high proportion (48%) would consider shared ownership which is not yet a common housing product available in the area

3. Affordability Assessment

3.1 A key part of the assessment of local needs is to consider the extent to which those households who have expressed an intention to move or to form a new household in the Parish have the financial ability to access suitable accommodation locally to meet those needs. For this purpose, respondents were asked to provide generalised information on their household income and savings, including if the household was supported by a dual or single income. 47% of moving households were supported by a single income and the remaining 53% by a dual income.

3.2 Figure 26 shows the individual and dual income levels required to obtain a mortgage sufficient to buy a property at the lower quartile price of £163,343 currently found in the Parish.

Figure 26: Income required to access mortgage for a lower quartile property

Income threshold for lower quartile property	
Single income threshold	£44,335
Dual income threshold	£53,508

Source: Hometrack (Housing Intelligence)

NB: data boundary extends beyond the Parish boundary- see technical appendix

3.3 Private rental rates are also a key factor in assessing the financial ability of households to access suitable accommodation. Figure 27 shows the rental rates per week for properties in the lowest 30th percent of the rental market.

Figure 27: Rental rates per week for 30th percentile properties

30th percentile rents p/w	
1 bed	-
2 bed	£117
3 bed	£128

Source: Hometrack (Housing Intelligence)

NB: data boundary extends beyond the Parish boundary- see technical appendix

3.4 Figure 28 below shows the income required to afford a private rented property at the 30th percentile rate.

Figure 28: Income required for 30th percentile rented properties

	30th percentile rents income required threshold
1 bed	-
2 bed	£24,336
3 bed	£26,624

Source: Hometrack (Housing Intelligence)

NB: data boundary extends beyond the Parish boundary- see technical appendix

3.5 Figure 29 shows that savings and income levels of moving households supported by a single income vary greatly. However, the majority (64%) have less than £5,000 in savings. 36% have no savings at all. Conversely, 36% have over £20,000 in savings. The data clearly shows a varied ability amongst respondents looking to move to obtain owner occupied property. These wide differences in income and savings support the evidence demonstrating high levels of demand for both owner occupied properties and social rented properties. The majority of single income moving households have a household income under the threshold required to afford to buy a lower quartile property (£44,335). Only 27% achieve an income above that threshold. Despite this, 10.2% were supported by low household incomes, yet had over £30,000 in savings. Once again, this points towards a relatively wealthy but ageing population, a proportion of which are looking to downsize to smaller properties.

Figure 29: Income and savings of moving households (single income)

		% Household income							Total
		Under £10,000	£10,001 - £15,000	£15,001 - £20,000	£20,001 - £25,000	£25,001 - £35,000	£35,001 - £50,000	£50,001 - £75,000	
Household savings	No savings	-	9.1	9.1	9.1	9.1	-	-	36.4
	£1,000 - £5,000	-	9.1	-	9.1	-	9.1	-	27.3
	£5,001 - £20,000	-	-	-	-	-	9.1	9.1	18.2
	Over £20,000	9.1	9.1	-	-	-	-	-	18.2
	Total	9.1	27.3	9.1	18.2	9.1	18.2	9.1	100

Figure 30: Income and savings of moving households (dual income)

		% Household income							Total
		Under	£10,001	£25,001	£30,001	£35,001	£40,001	£50,001	
		£10,000	£15,000	£30,000	£35,000	£40,000	£50,000	£75,000	
Household savings	No savings	-	7.7	15.4	-	-	-	-	23.1
	Less than £1,000	-	7.7	-	-	-	-	-	7.7
	£1,000 - £5,000	7.7	-	-	-	7.7	-	-	15.4
	£5,001 - £10,000	-	-	-	7.7	-	-	-	7.7
	£10,001 - £20,000	-	7.7	7.7	-	-	-	-	15.4
	£20,001 - £30,000	-	-	-	-	-	-	7.7	7.7
	Over £30,000	-	-	-	7.7	-	7.7	7.7	23.1
	Total	7.7	23.1	23.1	15.4	7.7	7.7	15.4	100

Based on 13 households

3.6 Moving households supported by dual incomes had varied levels of savings. Those with the highest incomes generally had the highest savings. However, only 15% reported a household income above the threshold required to afford a lower quartile value property. The majority reported a household income of under £35,000, significantly below the £53,000 threshold needed to afford a lower quartile property.

Figure 31: Comparison of bedrooms required with household income levels of moving households (all expressed as percentages)

	Under £10,000	£10,001 - £15,000	£15,001 - £20,000	£20,001 - £25,000	£25,001 - £30,000	£30,001 - £35,000	£35,001 - £40,000	£40,001 - £50,000	£50,001 - £75,000	Above £75,000	Total
1 bed	3.8	11.5	-	3.8	-	-	-	-	-	-	19.2
2 bed	-	19.2	3.8	3.8	-	3.8	-	-	7.7	-	38.5
3 bed	3.8	-	-	-	7.7	7.7	3.8	3.8	3.8	3.8	34.6
4 bed	-	-	-	-	3.8	-	-	-	3.8	-	7.7
	7.7	30.8	3.8	7.7	11.5	11.5	3.8	3.8	15.4	3.8	100

All percentages (except grand total) rounded individually to 1 decimal place

Based on 26 households

3.7 Figure 31 shows the income levels and bedroom requirements of moving households. The data shows the highest proportions of moving households were earning between £10,001 and £15,000 per year and required 1 and 2 bed properties. Those on moderate to higher incomes generally sought 3 bed properties, while households with lower household incomes generally seek smaller 1 and 2 bed properties. Larger 4 and 5 bed properties were less in demand, even from those on higher income levels.

3.8 62% of all (single income and dual income) moving households could afford a 30th percentile rent for a 2 bed property in Allendale Parish. However, most of those who could afford to rent a 2 bed property expressed a preference for a 3 bed property. Of those who sought a 2 bed property, 70% could not afford to do so at costs equivalent to 30th percentile private rent. 50% of moving households could afford to rent a 30th percentile 3 bed private rented property. One person (3.8%) expressed a requirement for a 3 bed property but was unable to afford to rent.

Concealed households affordability assessment

3.9 This section considers the ability of concealed households expressing an intention to move to be able to afford to meet their housing needs having regard to local prices in relation to income. 84% of concealed households will be supported by a single income. Only a small proportion of the total concealed households (16%) comprise potential new-forming dual income households. Figure 33 below shows the household income and savings of concealed households.

Figure 32: Household income and savings of concealed households expressed as percentages

	Household savings					% Total
	No savings	Less than £1,000	£1,000 to £5,000	£5,001 to £10,000	£10,001 to £20,000	
Household income	33.3	0.0	4.8	0.0	4.8	42.9
£10,001 - £15,000	9.5	14.3	4.8	0.0	0.0	28.6
£15,001 - £20,000	0.0	14.3	9.5	0.0	0.0	23.8
£20,001 - £25,000	0.0	4.8	0.0	0.0	0.0	4.8
% Total	42.9	33.3	19.0	0.0	4.8	100

All percentages (except total) rounded individually to 1 decimal place

Based on 21 households

3.10 Concealed households generally have low household income levels, and low levels of household savings. 76% have no savings or less than £1,000 in savings. This suggests that owner occupied property is largely unattainable for such households unless other financial support is available. The majority of concealed households did not earn more than £20,000, with the highest proportion (43%) having a household income of less than £10,000.

Figure 33: Household income and savings by bedroom requirement of concealed households expressed as percentages

	Under £10,000	£10,001 to £15,000	£15,001 to £20,000	£20,001 to £25,000	% Total
Studio/bedsit	8.7	4.3	0.0	0.0	13.0
1 bed	17.4	8.7	13.0	0.0	39.1
2 bed	17.4	13.0	8.7	4.3	43.5
3 bed	0.0	0.0	4.3	0.0	4.3
	43.5	26.1	26.1	4.3	100

All percentages (except total) rounded individually to 1 decimal place

Based on 23 households

3.11 Concealed households are more likely to seek studio/bedsit accommodation than existing moving households, particularly those on lower income levels. Most required a 1 or 2 bed property. Some indicated a need for 2 bed property, despite having a household income of less than £10,000. It is notable that those on an income of between £15,001 and £20,000 did not necessarily require large properties.

3.12 The income threshold for a 30th percentile rented 2 bed property is £24,336. Data is not available for 1 bed properties, which is likely to be due to the low numbers of such properties in the area. Figure 33 indicates that just one household (4.3%) could potentially afford to rent a 2 bed 30th percentile private rented property. The majority fall short by a wide margin, with 70% falling short in household annual income by approximately £10,000.

Figure 34: Type of assistance required by concealed households

	Numbers	% Households	% Responses
Financial help to pay costs e.g. deposits, bond for rented property	19	82.6	32.8
Information on accredited landlords, rented properties, tenant rights	11	47.8	19.0
Discounted housing to buy	11	47.8	19.0
Help to build a home yourself	7	30.4	12.1
Shared ownership (part rent/buy)	10	43.5	17.2
No assistance needed	0	0.0	0.0
	58		100

All percentages (except total) rounded individually to 1 decimal place

Based on 23 households

3.13 Concealed households generally sought financial help to pay initial costs associated with obtaining property (83%). Figure 34 shows a breakdown of the types of assistance most recorded through the survey based on a menu of answers in the questionnaire. All forms of assistance were generally considered to be important by a significant proportion of concealed households, reflecting the difficulties in affording and accessing suitable property in Allendale Parish for concealed households. Households on average gave 2-3 answers to the question, with none indicating they were not in need of assistance. A significant proportion of concealed household would consider alternative ways of obtaining suitable accommodation, including shared ownership (44%) and help to build their own home (30%).

Figure 35: Assistance considered by existing moving households

	Numbers	% Households	% Responses
Financial help to pay costs e.g. deposits, bond for rented property	10	35.7	22.2
Information on accredited landlords, rented properties, tenant rights	6	21.4	13.3
Discounted housing to buy	8	28.6	17.8
Help to build a home yourself	4	14.3	8.9
Shared ownership (part rent/buy)	6	21.4	13.3
No assistance needed	11	39.3	24.4
	45		100

All percentages (except total) rounded individually to 1 decimal place

Based on 28 households

3.14 Whole moving households generally indicated a lesser requirement for assistance than concealed households did in accessing property and financing their intended move. Responses are set out in Figure 35. A high proportion (39%) indicated they would not require assistance. Where a need for support was recorded greatest need was expressed for financial help to pay initial costs associated with obtaining property. Support was also expressed for opportunities to acquire housing at a discounted price. 21% would consider shared ownership, and 14% would consider help to build their own home independently.

4. Quantified housing needs

4.1 This section seeks to provide indicative suggestions about the amount and type of new housing likely to be required to meet expressed needs in the Parish over the next five years based on the evidence collected through the survey. The projections made are based on the assumption that all households will follow their intentions expressed in their responses to the survey. Final projections have been scaled up based on weighted data where weighting was derived by comparison with census 2011 data. Further detail on calculating scaled-up data is given in Appendix 3 and Appendix 4. This provides a general indication of potential needs for the current population of the Parish for the next five years.

4.2 Figure 11 in Section 2 of the report shows the overall moving intentions of existing and concealed households. Out of the 391 respondents, 88 indicated they intended to move or form a new household. Of these, 56 households intended to stay within the Parish, and 32 indicated they intend to move away. In total 339 properties out of 391 will remain occupied, meaning 52 properties will theoretically become available to house the 56 households who express an intention to either move or form a new household within the Parish over the next five years.

4.3 This element of the assessment assumes movement within what would be described as a 'closed-system' in that it looks only at how the existing communities' needs could be met through movement within the existing housing stock in the Parish. However, it does allow for crude comparison between supply and demand in that system, all other things being equal. Based on such an approach there would be a shortage of accommodation for 4 households who have expressed an intention to move over the next 5 years assuming the remaining 52 households are housed in property that became available in line with respondents intentions expressed through this survey.

4.3 Scaling up the weighted responses, 153 households would require accommodation within the Parish over the next 5 years and, if movement within the stock took place in the way expressed by households intending to move, there would be 142 properties available. In crude terms, based on the methodology described, this would equate to a deficit of approximately 11 dwellings over the next 5 years, equivalent to around 2 dwellings per year. This analysis is set out in Figure 36. From this information it is clear that there is an absolute need for new housing in the Parish to accommodate people who wish to stay in the Parish to meet their housing needs. This analysis should be seen as presenting an estimated absolute minimum requirement for new housing to meet expressed needs based on future availability of existing stock.

Figure 36: Housing need projections for the next 5 years

	Total survey responses	Total survey responses scaled up*
Total number of households potentially requiring accommodation in Allendale Parish within the next 5 years	56	153
Total number of houses in Allendale Parish potentially becoming available within the next 5 years	52	142
Total additional houses needed over next 5 years	3	11

*Scaled up figures calculated using response rate of 0.367136 (see Appendix 4)

4.4 The projected need calculated and presented in Figure 36 above clearly takes no account of external influences on housing supply. It is a relatively crude assessment that establishes a likely minimum level of additional housing to meet needs within a closed system. No housing market operates in such a controlled environment. External factors, including demand for housing in Allendale from people currently living outside the Parish, will impact the potential requirement for new housing stock.

4.5 It is important to consider housing need arising from in-migration. A detailed assessment of the housing needs and demands from households currently living outside the Parish was beyond the scope of this Parish based assessment. Such work would be likely to involve significant additional primary research which the Parish Council considered did not warrant detailed investigation at this time having regard to the primary purpose of the study which is to establish the need for affordable housing and present evidence to support policies to control occupation in favour of people having a local need and local connection.

4.6 However, in acknowledging that in-migration and the potential desire of people having a connection with Allendale to return to the Parish could impact the need for additional housing, the questionnaire was designed to ask respondents whether they knew of any households currently living outside of the Parish, but having a local connection, who intended to move into the Parish within the next 5 years. 47 households indicated they knew of such a household. While this cannot quantify the amount of in-migration arising from people who have a connection with the Parish that is likely to take place, or suggest what type of accommodation households intending to move into the Parish are looking for, it does indicate that there is anecdotal potential demand from households intending to return to the Parish.

4.7 Clearly it is impossible to quantify such demand in absolute terms. It should also be noted that this information relates only to the intention of people who are understood to have a connection with the Parish. In part this question was asked to

open the discussion on definitions of local connections since part of the brief for the survey was to establish a local understanding of what 'local connection' should mean. The purpose of that element of the study was specifically to inform potential policy controls over the occupation of affordable housing delivered in the future with a view to ensuring that affordable housing remained available for local people in need of housing and who are unable to meet that need in the open market.

4.8 The information on potential demand for housing from households that may be looking to return to the Parish is an important part of the evidence, even if that is simply to acknowledge that such demand exists. Similarly, although no empirical evidence has been collected as part of this study on demand for housing in Allendale from in-migration where that demand is from people who have no pre-existing local connections, it is important to recognise that Allendale is a desirable location. It is likely that some of the housing stock that becomes available will be bought by people looking to relocate to the Parish from elsewhere in Northumberland and from further afield. Further work would be required if that level were to be quantified, most probably from local residential estate agency records. However, because this has not been quantified it would be inappropriate to place significant weight on this source of demand until empirical evidence could be collected.

4.9 The survey seeks to assess specific housing needs. To assist in this an assessment has been made of the ability and capacity of the existing housing stock to meet current local housing needs and demands that can be determined from the survey data based on the moving intentions expressed by whole households intending to move, and from new households intending to set up home in the Parish. Figure 37 compares the total housing stock that would become available, if households followed their expressed intentions to move, with the demand for particular types of dwelling. Demand is recorded as the most expensive property a household has indicated it thinks it could realistically afford. This is detailed further in Appendix 4.

4.10 Figure 37 shows a shortfall of 11 houses in the next 5 years required to match the expressed needs of the respondent population. This is derived from a simple calculation that establishes the difference between the number of houses in the existing stock that would become available based on respondents intentions to move; and the size and type of accommodation that respondents say they are looking to move into. The data shows that the main shortfall would be in the availability of smaller sized accommodation. Some shortfall would exist in the number of bungalows becoming available. However, an oversupply would exist within the existing stock of 3 bed and 4 bed accommodation. An oversupply in detached and semi-detached houses would also exist.

Figure 37: Parish based housing demand and stock supply based on expressed moving intentions

	Studio/bedsit		1 bed		2 bed		3 bed		4 bed		5+ bed		Total supply
Detached house	Available 0	Required 0	Available 0	Required 1	Available 3	Required 4	Available 8	Required 8	Available 7	Required 1	Available 0	Required 0	+4
	Housing stock supply	0	Housing stock supply	-1	Housing stock supply	-1	Housing stock supply	0	Housing stock supply	+6	Housing stock supply	0	
Semi-detached house	Available 0	Required 0	Available 1	Required 2	Available 4	Required 6	Available 8	Required 3	Available 1	Required 1	Available 0	Required 0	+2
	Housing stock supply	0	Housing stock supply	-1	Housing stock supply	-2	Housing stock supply	+5	Housing stock supply	0	Housing stock supply	0	
Terraced house	Available 0	Required 1	Available 1	Required 2	Available 6	Required 2	Available 3	Required 0	Available 4	Required 0	Available 0	Required 0	+1
	Housing stock supply	-1	Housing stock supply	-1	Housing stock supply	-4	Housing stock supply	+3	Housing stock supply	+4	Housing stock supply	0	
Bungalow	Available 0	Required 0	Available 1	Required 5	Available 1	Required 4	Available 1	Required 1	Available 0	Required 0	Available 0	Required 0	-7
	Housing stock supply	0	Housing stock supply	-4	Housing stock supply	-3	Housing stock supply	0	Housing stock supply	0	Housing stock supply	0	
Flat/ Maisonette	Available 0	Required 2	Available 0	Required 6	Available 3	Required 6	Available 0	Required 0	Available 0	Required 0	Available 0	Required 0	-11
	Housing stock supply	-2	Housing stock supply	-6	Housing stock supply	-3	Housing stock supply	0	Housing stock supply	0	Housing stock supply	0	
Studio/ bedsit	Available 0	Required 0	Available 0	Required 0	Available 0	Required 0	Available 0	Required 0	Available 0	Required 0	Available 0	Required 0	0
	Housing stock supply	0	Housing stock supply	0	Housing stock supply	0	Housing stock supply	0	Housing stock supply	0	Housing stock supply	0	
Total supply	-3		-13		-13		+8		+10		0		-11

Based on 55 households

Availability figures are based on households indicating they intend to vacate their current accommodation; and the demand of respondents based on Q3.1

taking the house type of the highest value specified, but considered they could afford. See technical appendix.

Figure 38: Scaled up housing quantum

	Studio/bedsit	1 bed	2 bed	3 bed	4 bed	5+ bed	Total supply
Detached house	0	-3	-3	0	16	0	11
Semi-detached house	0	-3	-5	14	0	0	5
Terraced house	-3	-3	-11	8	11	0	3
Bungalow	0	-11	-8	0	0	0	-19
Flat/ Maisonette	-5	-16	-8	0	0	0	-30
Studio/ bedsit	0	0	0	0	0	0	0
Total supply	-8	-35	-35	22	27	0	-30

Scaled up figures based on the response rate of those who provided an indication of their intention: multiplier used is 0.367136 (see Appendix 4)

4.11 Figure 38 shows the housing demand and supply matrix from the raw survey data scaled up to represent 100% of households. This shows that, based on the moving intentions of weighted responses to this survey, in the order of 30 new dwellings would be required to meet expressed needs over the next five years. The level of need for new accommodation calculated in this way remains an estimate based on the moving intentions expressed by a proportion of the population. It therefore cannot be viewed as an absolute requirement, but is considered most likely to represent an upper limit of new housing required within the Parish to meet the needs of the current resident population over the next five years. Based on the survey sample as scaled-up, the matrix does help to indicate what type and size of housing is most likely to be required to meet expressed needs of current residents in the Parish.

4.12 Figures 37 and 38 demonstrate a deficit in the availability of smaller dwellings, particularly in the form of flats and maisonettes, bungalows and terraced houses. Surpluses occur in larger detached, semi-detached and terraced 3 and 4 bed properties. Whilst in numeric terms the availability of larger dwellings could be perceived as presenting an oversupply, in reality it is likely that such accommodation would absorb a proportion of in-migration from households outside the Parish. This in itself may exacerbate any absolute local need for new housing to meet the resident population's needs.

4.13 The evidence collected through the survey cannot be used to present an absolute position on the need and demand for new housing to be built within the Parish. As with all housing markets, there will be external influences affecting the availability of stock, not least from in-migration. Many households may find that they are able to meet their need to move to alternative accommodation through stock of all different tenures becoming available over time within the Parish.

4.14 However, what is clear is that there is an undersupply of housing when considering all evidence and measures to calculate future needs, based on the expressed intentions of households wishing to move as reported in responses to this survey.

4.15 Undersupply appears to be particularly the case in terms of availability of smaller accommodation. It is smaller accommodation that is most in demand from new forming households wishing to stay in the Parish. More importantly, it is those new forming younger households who appear, from the available evidence, to be least able to afford to meet their housing needs. Overall, the evidence points towards a need for additional smaller affordable housing to meet the majority needs in the Parish identified through the survey.

5. Social housing need and availability

5.1 A key part of a local needs assessment involves establishing current social housing supply and demand. Information has been collated from records held by Northumberland County Council and from Registered Providers who operate in the Parish and provide social rented accommodation.

Figure 39: Allendale Parish residents on the Northumberland Homefinder register

Priority Band	Applicants on Homefinder Register
Band 1	2
Band 2	5
Band 2 R	2
Band 3	11
	20

Source: Abritas (Northumberland Homefinder database) as at Oct 2013

See Appendix 5

5.2 Figure 39 indicates that there were 20 residents from Allendale Parish registered on the Northumberland Homefinder system at the time this survey was conducted. Northumberland Homefinder is a registration system established and managed by Northumberland County Council which seeks to match available social rented homes with people seeking accommodation across the county. The system is a register of people who are actively seeking social rented accommodation. This is the best measure of actual current demand for social rented accommodation at any one time available from publicly accessible sources.

5.3 Allocation of social rented accommodation through Homefinder is based on a system of prioritisation whereby those in greatest need should be housed first. The County Council as local housing authority have an approved mechanism for the allocation of social rented accommodation: The Northumberland Homefinder Common Allocations Policy (2013) identifies both priorities in terms of need for housing and the use of local letting criteria in rural areas which seek to give priority to people with a local connection. Appendix 5 sets out the categories of priority need. When looking at current definitions on the priority order on need in the Common Allocations Policy the information provided about applicants listed on the Homefinder system as seeking accommodation in Allendale shows the following:

- nobody currently resident in the Parish is in 'urgent' housing need;
- 2 people are assessed as being in 'high' housing need;
- 7 are identified as being in a medium priority of need; and
- 11 applicants are considered to currently be 'adequately housed'.

5.4 It is those residents who are assessed as being 'adequately housed' who, from the housing needs survey data, are likely to comprise the majority of the concealed households. The survey has shown in the main that concealed households across the Parish tend to be younger people living with parents.

5.5 Figure 40 shows that, in total, there are 81 social rented properties within the Parish. The majority (52%) of these are bungalows. 29 of those bungalows are one bedroomed properties. Houses comprise 28% of the stock. There are only six smaller flats and 10 studios/bedsits.

Figure 40: Total social housing stock in Allendale Parish

	Studio (0 beds)	1 bed	2 bed	3 bed	4 bed	Total
Studio/bedsit	10	0	0	0	0	10
Bungalow	0	29	11	0	2	42
Flat	0	2	4	0	0	6
House	0	0	3	15	5	23
Total	10	31	18	15	7	81

Data compiled from social housing providers as at July 2013

5.5 Figure 41 below shows the number and current location of applicants for social rented properties in Allendale Parish; the tenant requirements; house type and number of bedrooms sought. In total 21 properties became available and were advertised through Northumberland Homefinder between 1st October 2012 and 30th September 2013. Of these, 8 properties (38%) received bids from applicants through Northumberland Homefinder.

5.6 Only four applications were made during that period from people currently resident in Allendale Parish. Three of those four applications were for properties having an age occupancy restriction requiring a minimum occupant age of either 55 or 60, indicating that applicants from within Allendale Parish tend to be older, or elderly. Figure 41 clearly demonstrates that there is a higher level of interest in social rented property from applicants currently living outside Allendale Parish. 21 applications (84% of total) came from people currently resident outside the Parish.

5.7 The property receiving the most bids was a 2 bedroom bungalow with no tenant age restrictions. 3 of the 4 properties receiving the most bids had no tenant age restrictions, and all properties with no such restrictions received bids, although 2 two bedroom flats with an age restriction of 16 received no bids.

Figure 41: Social housing stock advertised through Northumberland Homefinder between 1st Oct 2012 and 30th Sept 2013

No. bedrooms	House type	Min tenant age	Applications made from applicants...		
			...inside Allendale Parish	...outside Allendale Parish	Total
Studio Apt	Flat	55	1	0	1
Studio Apt	Flat	55	1	0	1
Studio Apt	Flat	55	0	2	2
1 Bed	Bungalow	60	1	2	3
1 Bed	Bungalow	0	0	4	4
2 Bed	Bungalow	0	1	7	8
3 Bed	House	0	0	4*	4
1 Bed	Bungalow	0	0	2*	2
Studio Apt	Flat	55	0	0	0
Studio Apt	Flat	55	0	0	0
Studio Apt	Flat	55	0	0	0
Studio Apt	Flat	55	0	0	0
Studio Apt	Flat	55	0	0	0
Studio Apt	Flat	55	0	0	0
Studio Apt	Flat	55	0	0	0
2 Bed	Flat	16	0	0	0
2 Bed	Flat	16	0	0	0
2 Bed	Flat	16	0	0	0
Studio Apt	Flat	55	0	0	0
Studio Apt	Flat	55	0	0	0
Studio Apt	Flat	55	0	0	0
			4	21	25

Source: Northumberland Homefinder database

* indicates applicants withdrew their bids

5.8 Most Allendale Parish residents on the Northumberland Homefinder register are considered low priority or 'adequately housed' which may indicate that a number of concealed households are registered on the system. Having regard to the Common Allocations Policy, it may be the case that, where significant demand exists for a property, and others living outside the Parish but in a higher category of need apply for that property, those applicants are prioritised ahead of local resident concealed households who are perceived to be in lesser need. This is a matter that may need to be reviewed by the County Council and by Registered Providers when considering the evidence presented through this local housing survey.

5.9 The data indicates that the majority of social rented properties in Allendale Parish are either smaller bungalows or medium sized houses. There are relatively fewer small flats. Data from Homefinder shows that, of those properties advertised, many had an age occupancy restriction. The majority of properties receiving no bids through the Homefinder system were flats where an age occupancy restriction applies – primarily focussed on limiting applicants to older age groups. Other properties advertised during the study period showed significantly more interest especially from residents outside the Parish and where no age occupancy restriction applies.

5.10 In looking to address future needs in the Parish it would be appropriate for the pattern of take-up of social rented accommodation to be monitored over time in relation to those age restrictions. It would also be appropriate to consider the extent to which locationally specific issues may be affecting the attractiveness or popularity of some social rented stock in the Parish. It would also be helpful to have more detailed information, where readily available, on allocations to people who are not resident in the Parish or who currently have no ties with the Parish, but achieve higher priority under the current allocations policies as a result of the level of their general needs for housing and their ability to meet those needs.

6. Local views on housing matters

6.1 The survey was designed in part to support planning policy that could control first and future occupation of new affordable housing to people who are in need and who have a local connection with the Parish. The survey therefore included a question that sought views on what local people felt was important in considering whether and why new housing should be built in the Parish. The question also sought more detailed information on qualitative matters associated with new housing development. Figure 42 shows the results from analysis of responses to that question.

Figure 42: Most important considerations for new housing development

	Numbers implied	% households	% responses
It enables local people to remain in Allendale	307	78.4%	28.5%
It respects the architectural character of the local area	141	36.1%	13.1%
It provides or improves local green spaces	31	8.0%	2.9%
It provides suitable types of housing to meet identified local needs	235	60.0%	21.8%
It supports local public transport services	70	18.0%	6.5%
It supports services and facilities in settlements in the Parish	138	35.2%	12.8%
It does not compromise the sparsely developed nature of the Parish	115	29.3%	10.6%
It attracts more people to live in Allendale	40	10.2%	3.7%
	1077		100%

6.2 Respondents were asked to indicate up to 3 criteria they considered to be most important for new housing developments to meet. The highest proportion (78%) considered housing development should enable local people to remain in Allendale; and 60% considered providing suitable types of housing to meet identified local needs; were among the most important criteria. Respondents also indicated that respecting the architectural character (36%), protecting the sparsely developed character (29%) of the Parish, and supporting services and facilities (35%) were among the most important considerations.

6.3 The questionnaire then looked to gather local views on specific matters that should be considered when deciding how to define local connections in terms of

controls over occupation of affordable housing. The responses are set out in Figure 43 below:

Figure 43: Criteria for defining *local connection*

	Numbers implied	% households	% responses
Work within Allendale Parish or surrounding area	273	70.5%	27.5%
Be born within Allendale Parish	131	33.9%	13.2%
Currently live within Allendale Parish	266	68.8%	26.9%
Have previously lived within Allendale Parish	74	19.3%	7.5%
Have family within Allendale parish	246	63.7%	24.9%
	990		100%

6.4 Respondents were asked to select up to 3 criteria that could be used to define *local connection*. The intention was to gather opinions about how affordable housing, including social rented stock, should be allocated by reference to the housing needs of people in the local area ahead of other people who may have no local connection, but demonstrate greater absolute need to be housed. Respondents indicated that they considered those who currently live within Allendale Parish (69%), have family in the Parish (64%) or work within Allendale Parish or surrounding area (71%) to be the most important criteria. There is a clear distinction between the support for those criteria above criteria on being born in the Parish or having previously lived in the Parish. This is helpful data in looking at any priority order for defining criteria against which to assess the meaning of local connection.

7. Second homes

7.1 As part of the assessment of available stock within the Parish it was considered relevant to look at the level of second home ownership, primarily to consider whether this may be a constraint on the availability of stock or whether this may present affordability challenges by limiting stock availability in the market for local people wishing to move.

7.2 The level of second homes present in Allendale Parish was found to be 4.4% in the previous housing needs survey for Allendale (Allendale Parish Housing Needs Survey, 2008). Based on Council Tax records, the level of second homes was 6.2% as at March 2013 (Northumberland County Council records). Although the data indicates an increase in numbers, the methodological differences in between the previous survey, and the Council Tax records may exaggerate this perceived increase, therefore it is not considered that the level of second homes has risen a notable degree.

7.3 It is considered that the current level of second homes (6.2%) is not at a level where the local community would be adversely affected in terms of their ability to access local housing. A small presence of second homes in rural parishes such as Allendale can be considered to positively contribute to the local economy, and as the Parish is set in an Area of Outstanding Natural Beauty, the presence of small numbers of such properties is to be expected. However, it is recommended that levels of second homes should be monitored through future housing needs surveys, or Council records, to establish whether an increase or trend towards an increase may constrain affordability and availability of housing in the future.

8. Conclusions and Recommendations

8.1 The Allendale Parish Local Housing Needs Study has sought to assess the housing needs of local people living within Allendale Parish; to assess the capacity of the existing housing stock to meet those needs; and to give an indication about those matters the local community consider most relevant when looking to define **‘local connection’** for the purpose of future occupancy controls on affordable housing. This section provides a summary of the findings from the survey and recommendations on future housing stock requirements for the Parish, based on and analysis of the evidence collected in this study.

8.2 The survey report analyses the data collected through the housing needs questionnaires. It would be impossible to provide absolute precision with regard to future housing needs in any area. These needs will change over time and will always be affected by external influences, primarily in the local and national economy and with changes in local and national policy priorities. However, based on the knowledge gathered through this survey and from other publicly available information it is possible to provide some general indication of the likely housing needs arising in the Parish, at least in the short term, that is: over the next five year period.

8.3 Having regard to the data collected through the survey and presented in this report, it was considered important to look in some detail at recent information available on social housing requirements. That matter is addressed in the report and provides a position at a point in time to demonstrate the extent and type of the current stock available to meet demand and the extent of local demand for social rented property.

8.4 The intention has been to establish at least a general range within which the likely level of housing need arising over the next five years will sit and in particular to provide commentary on emerging themes as they impact the likely levels of local affordability having regard to potential household formation and household moves; the most likely house types and sizes required to meet the needs arising from that movement; as well as the volume of housing likely to be required based on expressed intentions of those resident households intending to seek alternative accommodation in the next five years.

8.5 Analysis of the survey data also allows some conclusions to be drawn on those matters that the local community consider important when setting criteria to judge the extent to which anyone seeking affordable housing can reasonably be considered as having a local connection sufficient to warrant priority in the allocation of new affordable housing.

8.6 The key findings from the survey are as follows:

Key Finding 1: Scale of housing stock requirement to meet local needs

- An innovative method of calculating the potential availability of housing stock in the Parish was devised. This was created based on respondents intentions to move and the expressed opinions about the size of accommodation they thought they could realistically afford. It is essentially based on an assessment of potential changes within a closed-system. However, this is based on the expressed intentions of people who are looking to move home or create a new household. It is therefore a reasonable approach in terms of analysing a theoretical surplus or shortfall in the type and size of available stock where external factors are ignored at the base level. Based on an analysis of these data-sets, and accepting the general limitations of the methodology, the following key findings arose:
 - There would be a surplus of larger detached and semi-detached dwellings if all intentions to move are followed;
 - There would be a shortfall of smaller accommodation to meet the needs of those seeking new accommodation;
 - The extent of the shortfall is 11 dwellings over a five year period based on the survey sample;
 - Where the survey sample is scaled-up to reflect the likely intentions of the population as a whole this equates to a requirement of approximately 30 dwellings over a five year period.
 - The equivalent annual requirement derived from this assessment is approximately 6 dwellings per year. This includes market housing and affordable housing.

Key Finding 2: In-migration impacts

- The approach to calculating stock availability based on the current population's intentions to move or form a new household excludes any assessment of external factors. Principally these are associated with in-migration and how this impacts the availability of various types of housing. It is evident anecdotally from the survey responses that a some respondents were aware of households living outside Allendale Parish who would look to move into the Parish and who have some local connection. This cannot accurately be quantified from the survey data, but it is evident that in-migration would impact stock availability. Further evidence to support this assertion is given in the Homefinder data which tracks applications for social rented accommodation. Of the 25 applications made to find social rented

housing in Allendale between October 2012 and September 2013, 21 applications (84%) came from people currently resident outside the Parish.

Key Finding 3: Housing size requirement to meet local needs

- Moving households responding to the survey indicated that the largest requirement is for 2 bedroom accommodation. A notable proportion of respondents (37%) are seeking 3 bedroomed properties. Future requirements of the current population clearly indicate a need for smaller accommodation, primarily 1 or 2 beds (57%). Only 6% of respondents require 4 bedrooms; and none expressed a requirement for 5 or more bed accommodation.

Key Finding 4: Common Allocations Policy impact on local needs

- Most Allendale Parish residents on the Northumberland Homefinder register are considered low priority or 'adequately housed'. This may indicate that a number of concealed households are registered on the system, but are unable to access social rented housing because of their current housing circumstances. Having regard to the Northumberland Homefinder Common Allocations Policy, it may be the case that, where a high demand exists for a property, and others living outside the Parish but in a higher category of need apply for that property, those applicants are prioritised ahead of local resident concealed households who are perceived to be in lesser need. This is a matter that may need to be reviewed by the County Council and by Registered Providers when considering the evidence presented through this local housing survey. A change in the Common Allocations Policy with regard to meeting rural needs, particularly for people having a local connection with the Parish may help to address the needs of new forming currently concealed households.

Key Finding 5: Concealed household types

- The evidence from the survey strongly suggests that concealed households tend to be young people currently living within their family home, who are looking to move out within the next five years. These concealed households are the least likely to be able to afford to meet their needs based on survey response data on income and savings.

Key Finding 6: Majority intentions to stay in Allendale Parish

- There is a clear intention from those households intending to move that the majority are looking to move within the Parish. This is evident not only in older households who may be down-sizing, but more importantly in the younger age ranges where concealed households are seeking to form their first independent home. This is particularly relevant when looking at household ability to afford to meet their expressed needs. Existing moving

households are generally able to meet their needs either through adequate income or savings; young new-forming households cannot meet these costs in the majority of cases without other financial support. New affordable or accessible housing development to meet the specific needs of younger people seeking to form new households will therefore be essential if their intention of staying in the Parish is to be achieved.

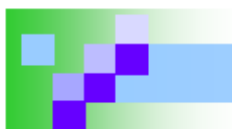
Key Finding 7: Local connections definition priority to current residents

- The survey intended to gather information about what local people thought were reasonable criteria to apply when assessing a person's 'local connection'. Respondents indicated that they considered those who currently live within Allendale Parish (69%), have family in the Parish (64%) or work within Allendale Parish or surrounding area (71%) were the most important factors that should be used in making this assessment. There is a clear distinction between the support for those criteria ahead of alternative or additional criteria on being born in the Parish or having previously lived in the Parish. This is helpful data in looking at any priority order for defining criteria against which to assess the meaning of local connection.

8.7 There is a need for new housing in the Parish to meet future requirements expressed by residents who responded to the survey. This will include market housing and affordable housing. The desire to remain in the Parish is a majority view expressed by respondents. The ability of younger people to afford to buy or rent their own home is preventing the formation of new households in the Parish. The main requirement for new homes is for smaller properties, primarily one and two bedroomed property. There is no calculated need for larger houses arising from the current population in the Parish who are looking to move in the near future. All of these factors will be relevant in developing policy to guide future development and in considering how current and future housing stock can be used and occupation controlled to best effect in the long term.

Technical Appendices

Appendix 1: Housing Needs Survey Questionnaire



September 2013

Dear Householder,

Allendale Parish: Housing Needs Survey

The Parish Council is committed to ensuring that communities across the Parish remain viable in the long term. We want to make sure, as best we can, that sufficient housing of the right size and type is available in the Parish at a price people can afford. We want to do all we can to enable everyone, especially young families and older people, to stay living in the Parish should they so wish. We will do this by influencing decisions on planning applications for new housing, particularly the type and location of new housing; and by encouraging new housing to be built that meets identified local needs, including affordable housing.

To do this, we need clear evidence about housing needs in the Parish. This is why we are conducting a postal survey inviting all residents in the Parish to help us by completing a questionnaire about their own housing needs. The information you provide is important to help us get an accurate picture of local housing needs.

We would be grateful if you could spare a few minutes to complete the attached questionnaire and return it in the pre-paid envelope by **Monday 14 October 2013**.

All information provided will remain confidential. We will not be able to identify any individuals or households from any questionnaires.

If you would like to make any additional comments on housing needs in the Parish, or would like to discuss the survey, please feel free to contact Amy Priestley by email at amy.priestley@northumberland.gov.uk or by phone on 01670 623630.

A report setting out the results of the survey will be made available once the work is complete. Thank you for taking the time to get involved.

Yours sincerely

Colin Horncastle
Northumberland County Councillor
Chair – Project Steering Group
Colin.horncastle@northumberland.gov.uk

Jan Simmonds
Chair – Parish Council
Vice Chair – Project Steering Group
jan.simmonds@gmail.com



Fawside Office, Village Hall, Allendale, Hexham, Northumberland, NE47 9PR

Allendale Parish Housing Needs Survey 2013

The purpose of this survey is to assess local housing need within Allendale Parish. This will help us to plan for and support the development of new housing to meet local needs. This questionnaire has been sent to all households within the Parish. Please complete the relevant sections, even if you have no current unmet needs, and return the form in the pre-paid envelope provided by **Monday 14 October 2013**. The more responses we get the more useful and accurate the findings will be. All information will remain confidential. Individuals and households cannot be identified from any of the information you provide.

***Definition of 'household':** 'one person living alone; or a group of people (not necessarily related) living at the same address, who share cooking facilities and share a living room, sitting room or dining area.' (*Office for National Statistics*)

SECTION 1: to be completed by all households*

1.1 Is your current accommodation: (please tick 1 box only)

- | | |
|--|--|
| <input type="checkbox"/> Detached house | <input type="checkbox"/> Flat |
| <input type="checkbox"/> Semi-detached house | <input type="checkbox"/> Studio/bedsit |
| <input type="checkbox"/> Terraced house | <input type="checkbox"/> Caravan |
| <input type="checkbox"/> Bungalow | |

1.2 Is your current accommodation: (please tick 1 box only)

- | | |
|--|--|
| <input type="checkbox"/> Owner occupied (paying mortgage) | <input type="checkbox"/> Living rent free |
| <input type="checkbox"/> Owner occupied (no mortgage) | <input type="checkbox"/> Tied to employment |
| <input type="checkbox"/> Shared ownership (part rent/part buy) | <input type="checkbox"/> Social rented (council house/housing association) |
| <input type="checkbox"/> Private rented | |

1.3 Is your current accommodation: (please tick 1 box only)

- | | |
|--|--------------------------------------|
| <input type="checkbox"/> Studio/bedsit | <input type="checkbox"/> 3 bedrooms |
| <input type="checkbox"/> 1 bedroom | <input type="checkbox"/> 4 bedrooms |
| <input type="checkbox"/> 2 bedrooms | <input type="checkbox"/> 5+ bedrooms |

1.4 How many people of each age group currently live in your household? (please complete the table)

Age group	Under 16	16 - 24	25 - 34	35 - 49	50 - 64	65 - 79	80+
Male household members							
Female household members							

1.5 In your opinion, which of the following statements are most important when planning new housing in Allendale Parish? (please tick up to 3 boxes)

- | | |
|---|---|
| <input type="checkbox"/> It enables local people to remain in Allendale | <input type="checkbox"/> It supports local public transport services |
| <input type="checkbox"/> It respects the architectural character of the local area | <input type="checkbox"/> It supports services and facilities in settlements in the Parish |
| <input type="checkbox"/> It provides or improves local green spaces | <input type="checkbox"/> It does not compromise the sparsely developed nature of the Parish |
| <input type="checkbox"/> It provides suitable types of housing to meet identified local needs | <input type="checkbox"/> It attracts more people to live in Allendale |

1.6 We think people who have a local connection with the Parish should be given priority when affordable housing becomes available. What do you think are the most important factors that should be used to define a local connection? (please tick up to 3 boxes)

- | | |
|--|--|
| <input type="checkbox"/> Work within Allendale Parish, or surrounding area | <input type="checkbox"/> Have previously lived within Allendale Parish |
| <input type="checkbox"/> Be born within Allendale Parish | <input type="checkbox"/> Have family within Allendale Parish |
| <input type="checkbox"/> Currently live within Allendale Parish | |

1.7 Do you have any family, or know of any other households with a local connection (i.e. meet any of the criteria in question 1.6) that are currently living outside of Allendale Parish, and intend to move into the Parish within the next 5 years?

☐ Yes No ☐

1.8 Is your current household planning to move, or is any member of your current household likely to require their own accommodation within the next 5 years? (please tick 1 box only)

- ☐ Whole existing household intends to move [please go to section 2]
- ☐ Member(s) of your existing household intend to move to form a new, separate household [please go to section 2]
- ☐ Whole household intends to move, but will be separating into 2 or more households [please go to section 2]
- ☐ Nobody intends to move [thank you, you have now completed the survey]

SECTION 2: to be completed **ONLY** where the existing household* and/or newly forming households* plan to move to a new home in the next 5 years

How to complete sections 2 and 3:

If your whole household* intends to move, please tick 'whole household moving' column.

If someone in your existing household* intends to move out, but other members will stay together in your current accommodation, please tick your answers in the 'new household forming' column.

If there will be more than 2 new households forming please contact us to obtain an additional questionnaire (contact Amy Priestley at amy.priestley@northumberland.gov.uk or tel. 01670 623630)

2.1 What are the household's reasons for seeking alternative accommodation? (Please tick all that apply)

Whole household moving	New household forming	
<input type="checkbox"/>	<input type="checkbox"/>	Too many bedrooms in current accommodation
<input type="checkbox"/>	<input type="checkbox"/>	Too few bedrooms in current accommodation
<input type="checkbox"/>	<input type="checkbox"/>	Unable to afford current rent
<input type="checkbox"/>	<input type="checkbox"/>	Unable to afford current mortgage repayments
<input type="checkbox"/>	<input type="checkbox"/>	Current accommodation poorly adapted for accessibility, or disability needs
<input type="checkbox"/>	<input type="checkbox"/>	Current accommodation has poor access to shops and services
<input type="checkbox"/>	<input type="checkbox"/>	Current accommodation has poor access to employment opportunities
<input type="checkbox"/>	<input type="checkbox"/>	To be closer to a place of work
<input type="checkbox"/>	<input type="checkbox"/>	To seek accommodation which is suitable for working from home
<input type="checkbox"/>	<input type="checkbox"/>	Current accommodation in poor state of repair
<input type="checkbox"/>	<input type="checkbox"/>	Currently renting, but would like to buy
<input type="checkbox"/>	<input type="checkbox"/>	To start my own independent household
<input type="checkbox"/>	<input type="checkbox"/>	Family reasons
<input type="checkbox"/>	<input type="checkbox"/>	Forced to move (e.g. due to repossession, loss of tied accommodation, etc.)
<input type="checkbox"/>	<input type="checkbox"/>	Isolation/feeling isolated
<input type="checkbox"/>	<input type="checkbox"/>	Energy bills or fuel costs are too high
<input type="checkbox"/>	<input type="checkbox"/>	Retirement
<input type="checkbox"/>	<input type="checkbox"/>	Other reason (please specify below)

.....

2.2 Where is the household's preferred location for the new accommodation? (please tick 1 box per type of household only)

Whole household moving	New household forming	
<input type="checkbox"/>	<input type="checkbox"/>	Within Allendale Parish [please go to section 3]
<input type="checkbox"/>	<input type="checkbox"/>	Outside Allendale Parish [thank you, you have now completed the survey]

SECTION 3: to be completed **ONLY** where the existing household* and/or newly forming households* plan to move to a new home in Allendale Parish within the next 5 years.

3.1 What type of accommodation do you think each moving and/or newly forming household could realistically afford? (please tick all that apply)

Whole household moving	New household forming		Whole household moving	New household forming	
<input type="checkbox"/>	<input type="checkbox"/>	Detached house	<input type="checkbox"/>	<input type="checkbox"/>	Maisonette
<input type="checkbox"/>	<input type="checkbox"/>	Semi-detached house	<input type="checkbox"/>	<input type="checkbox"/>	Flat
<input type="checkbox"/>	<input type="checkbox"/>	Terraced house	<input type="checkbox"/>	<input type="checkbox"/>	Studio/bedsit
<input type="checkbox"/>	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	<input type="checkbox"/>	Caravan

3.2 What type of accommodation would each moving and/or newly forming household prefer? (please tick all that apply)

Whole household moving	New household forming		Whole household moving	New household forming	
<input type="checkbox"/>	<input type="checkbox"/>	Detached house	<input type="checkbox"/>	<input type="checkbox"/>	Maisonette
<input type="checkbox"/>	<input type="checkbox"/>	Semi-detached house	<input type="checkbox"/>	<input type="checkbox"/>	Flat
<input type="checkbox"/>	<input type="checkbox"/>	Terraced house	<input type="checkbox"/>	<input type="checkbox"/>	Studio/bedsit
<input type="checkbox"/>	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>	<input type="checkbox"/>	Caravan

3.3 What tenure of accommodation does each moving and/or newly forming household seek? (please tick all that apply)

Whole household moving	New household forming		Whole household moving	New household forming	
<input type="checkbox"/>	<input type="checkbox"/>	Owner occupied, paying mortgage	<input type="checkbox"/>	<input type="checkbox"/>	Shared ownership (part rent/part buy)
<input type="checkbox"/>	<input type="checkbox"/>	Owner occupied with no mortgage	<input type="checkbox"/>	<input type="checkbox"/>	Private rented
<input type="checkbox"/>	<input type="checkbox"/>	Social rented (council house/housing association)	<input type="checkbox"/>	<input type="checkbox"/>	Tied to employment

3.4 How many bedrooms would the new accommodation need to have? (please tick 1 box per type of household only)

Whole household moving	New household forming		Whole household moving	New household forming	
<input type="checkbox"/>	<input type="checkbox"/>	Studio/bedsit	<input type="checkbox"/>	<input type="checkbox"/>	3 bedrooms
<input type="checkbox"/>	<input type="checkbox"/>	1 bedroom	<input type="checkbox"/>	<input type="checkbox"/>	4 bedrooms
<input type="checkbox"/>	<input type="checkbox"/>	2 bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	5+ bedrooms

3.5 Will you need housing where health, social care or other support is available? (please tick 1 box per type of household only)

Whole household moving	New household forming		Whole household moving	New household forming	
<input type="checkbox"/>	<input type="checkbox"/>	Sheltered housing	<input type="checkbox"/>	<input type="checkbox"/>	Independent accommodation with live-in carer
<input type="checkbox"/>	<input type="checkbox"/>	Nursing or residential home	<input type="checkbox"/>	<input type="checkbox"/>	No support needed
<input type="checkbox"/>	<input type="checkbox"/>	Independent accommodation with visiting support			

3.6 What issues may prevent each moving and/or newly forming household from moving? (please tick all that apply)

Whole household moving	New household forming	
<input type="checkbox"/>	<input type="checkbox"/>	Unable to afford accommodation with sufficient bedrooms to meet needs
<input type="checkbox"/>	<input type="checkbox"/>	Unable to afford accommodation within Allendale Parish
<input type="checkbox"/>	<input type="checkbox"/>	Lack of properties available with the number of bedrooms required
<input type="checkbox"/>	<input type="checkbox"/>	Lack of properties with tenure required (e.g. social rented, owner occupied etc.)
<input type="checkbox"/>	<input type="checkbox"/>	Lack of type of house required (e.g. detached, terraced etc.)
<input type="checkbox"/>	<input type="checkbox"/>	Location of employment
<input type="checkbox"/>	<input type="checkbox"/>	Health problems
<input type="checkbox"/>	<input type="checkbox"/>	Unable to pay deposit for a mortgage to buy accommodation
<input type="checkbox"/>	<input type="checkbox"/>	Unable to pay deposit, bond, or rent in advance, for rented accommodation
<input type="checkbox"/>	<input type="checkbox"/>	Lack of suitable property in the area desired
<input type="checkbox"/>	<input type="checkbox"/>	Financial problems (e.g. debt)
<input type="checkbox"/>	<input type="checkbox"/>	Other (please specify below)

.....

3.7 Are you on the Homefinder register? (Homefinder is Northumberland County Council's social housing allocation service) (please tick 1 box per type of household only)

Whole household moving	New household forming		Whole household moving	New household forming	
<input type="checkbox"/>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	<input type="checkbox"/>	No

3.8 What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only)

Whole household moving	New household forming		Whole household moving	New household forming	
<input type="checkbox"/>	<input type="checkbox"/>	Under £10,000	<input type="checkbox"/>	<input type="checkbox"/>	£30,001 - £35,000
<input type="checkbox"/>	<input type="checkbox"/>	£10,001 - £15,000	<input type="checkbox"/>	<input type="checkbox"/>	£35,001 - £40,000
<input type="checkbox"/>	<input type="checkbox"/>	£15,001 - £20,000	<input type="checkbox"/>	<input type="checkbox"/>	£40,001 - £50,000
<input type="checkbox"/>	<input type="checkbox"/>	£20,001 - £25,000	<input type="checkbox"/>	<input type="checkbox"/>	£50,001 - £75,000
<input type="checkbox"/>	<input type="checkbox"/>	£25,001 - £30,000	<input type="checkbox"/>	<input type="checkbox"/>	Above £75,000

3.9 What is the approximate amount of current savings of each moving and newly forming household? (please tick 1 box per type of household only)

Whole household moving	New household forming		Whole household moving	New household forming	
<input type="checkbox"/>	<input type="checkbox"/>	No savings	<input type="checkbox"/>	<input type="checkbox"/>	£10,001 - £20,000
<input type="checkbox"/>	<input type="checkbox"/>	Less than £1,000	<input type="checkbox"/>	<input type="checkbox"/>	£20,001 - £30,000
<input type="checkbox"/>	<input type="checkbox"/>	£1,000 - £5,000	<input type="checkbox"/>	<input type="checkbox"/>	Over £30,000
<input type="checkbox"/>	<input type="checkbox"/>	£5,001 - £10,000			

3.10 Is each household supported by the income of 1 person or by 2 or more people? (please tick 1 box per type of household only)

Whole household moving	New household forming		Whole household moving	New household forming	
<input type="checkbox"/>	<input type="checkbox"/>	1 person's income	<input type="checkbox"/>	<input type="checkbox"/>	2 or more people's incomes

3.11 What type of assistance do you think would help you when looking to find a suitable home? (please tick all that apply)

Whole household moving	New household forming	
<input type="checkbox"/>	<input type="checkbox"/>	Financial help to pay initial costs e.g. mortgages, deposits, bond for rented property
<input type="checkbox"/>	<input type="checkbox"/>	Information on accredited landlords, rented properties and tenant rights
<input type="checkbox"/>	<input type="checkbox"/>	Discounted housing to buy
<input type="checkbox"/>	<input type="checkbox"/>	Help to build a home yourself
<input type="checkbox"/>	<input type="checkbox"/>	Shared ownership (part rent/part buy)
<input type="checkbox"/>	<input type="checkbox"/>	No assistance needed

Thank you. You have now completed the survey

IF YOU WISH TO COMMENT FURTHER ON HOUSING MATTERS IN ALLENDALE PARISH, PLEASE ATTACH AN ADDITIONAL SHEET TO THIS SURVEY CONTAINING YOUR WRITTEN COMMENTS.

Appendix 2: Additional written comments

The following comments from respondents were attached to the completed survey.

Comment 1:

'Priority should be given to people who have lived all their lives in the Parish.' [with regards to local connection]

Comment 2:

'Would like pensioner type bungalows in Catton.'

Comment 3:

'Housing waiting list too long for Allendale.'

Comment 4:

'Living space also important- more so than increased number of bedrooms.' [with regards to bedrooms required]

Comment 5:

'No more social housing in Allendale Town. It is already changing the community for the worse.'

Comment 6:

'If we need more social housing, may I suggest building them in Catton, not Allendale. Enough is enough!'

Comment 7:

'The most important issue facing Allendale is employment in the local area. There is no point building homes here for commuters- this is not sustainable. There is no point building affordable houses if there is no work for the occupiers.'

Comment 8:

'Development in work opportunities needs to take place before building more houses. Why build houses away from work opportunities, forcing people to travel?'

Comment 9:

'This area desperately needs new jobs- not yet more housing!'

Comment 10:

'If it is found that Allendale does need more housing, and that money is available, please make sure that these are not sold at discount prices in the future.'

Comment 11:

'We support affordable housing when its definition is to provide housing that is priced so that local people are able to purchase it, and are not able to rent it to others. We

do not support affordable housing where its definition is social housing to bring people in from e.g. Hexham (and outside the Parish).'

Comment 12:

'Could we have some housing in Catton!'

One person with family within Allendale supplied comments:

Comment 13:

'Dear Sirs,

I have completed this form on behalf of my father who lives, at present, alone in Catton. He has no intention of moving within the next 5 years so I have only completed section 1.

However, I have lived for the past 18 years in the Parish of Whitfield, and would like to add a few comments.

Regarding my father- there is a clear need for accommodation for older people with nursing help too- i.e. an 'old people home' in the Parish. Local nursing services in the home are very good, but some people need 24 hour care. In an ideal world, this would be in Allendale where friends can visit easily.

I know of several families of 20-30 year olds with young children who would be willing to self-build or co-share housing if the planning laws were relaxed. This (self-build persuasion) has already happened on occasion and is to be applauded- it will help keep young people with initiative and self-drive in the Parish- all good citizens of Allendale! We need more relaxed planning restrictions for this type of venture.

Employment opportunities are limited in Allendale. Some small industrial units (possibly on the Allen Mills site?) would I feel, help here. At present, most people in employment either travel to Hexham or are self-employed- the Newcastle commute is becoming too expensive.

Yours sincerely,

[name removed to protect identity]

Other written comments were received by 3 people, who had chosen not to return a completed survey. These comments are documented below.

Comment 14:

'Unfortunately, having read the form through we have decided not to complete it as we find some of the questions too invasive and personal.

However, would comment that Allendale's housing needs would be:

- A few 'select' bungalows 2/3 bedroom with gardens;*
- Some good quality, tasteful 2/3 bed houses that can be sold on the open market.*

There is not requirement for additional social housing. What we require is houses that can be bought/sold on open market without planning restrictions and which can

either appreciate or devalue according to market conditions with purchasers taking their chance.

There was no need for such a survey, you could have saved money and invited comments which would have achieved the same thing.'

Comment 15:

'Regarding the Housing Needs Survey, I am conscious that there is no need whatsoever for new housing in Allendale.'

Comment 16:

'For God sake no more social houses in Allendale. Ample to go round.'

Appendix 3: Data weighting

Figure A1: Comparison of un-weighted survey tenure data with 2011 census

	2011 Census		Allendale survey data	
	Number	Percentage	Number	Percentage
Owned outright	414	45.1	217	55.2
Owned with a mortgage or loan	253	27.6	93	23.7
Shared ownership (part owned and part rented)	2	0.2	2	0.5
Social rented	76	8.3	24	6.1
Private rented (inc living rent free and tied to employment)	172	18.8	57	14.5
	917	100	393	100

A3.1 Weighting is based on tenure using the data set out in Figure A1 which is essentially a comparison between the survey data on tenure type given by respondents and data available on tenure type published in the 2011 census which is the most complete and most reliable comparable dataset. The impact of the weighting on the survey data is illustrated in Figure A2 below.

Figure A2: Impact of weighting data

	Census		Allendale Survey data (un-weighted)		Allendale survey data (weighted)	
	Number	Percentage	Number	Percentage	Number	Percentage
0-15	281	13.9	102	12.4	111	13.4
16-24	181	9	60	7.3	64	7.7
25-64	1077	53.3	401	48.7	413	49.8
65+	482	23.8	261	31.7	241	29
	2021	100	824	100	829	100

NB: weighting based on tenure types

Appendix 4: Scaled up housing supply quantum (see Figure 37 and Figure 38)

A4.1 The calculated amount of housing required is set out in Figures 38 and 39 of the main report and is calculated from respondent's answers to Q3.1 in section 3 of the Questionnaire: 'What type of house do you think each moving/newly forming household could realistically afford? (please tick all that apply)'

A4.2 The answer selected to use in Figure 38 was that which is considered to be the highest market value property that a respondent indicated in their answer they could realistically afford, whether or not other answers in the survey response contradicted that ability by reference to the financial means available to the respondent, either in terms of current income or levels of savings or both. A ranking of answers is based on the following assumptions about property values in the Parish, derived from Hometrack data. Ranking is from highest value to lowest as follows:

Detached house
Semi-detached house
Bungalow
Terraced house
Maisonette or flat (answers combined)
Studio/bedsit
Caravan (no respondents)

Scaling up the figures to total population level

A4.3 The method for scaling up figures to provide an equivalent whole Parish population requirement is based on calculations made using the survey housing needs figures divided by the response rate of 0.367136. The results are shown in the table below). This rate was used from the response number of 391, as opposed to 394, enabling closer comparison with Figure 12, and removing those respondents who did not indicate whether they intended to move.

Figure A3: Scaling calculation

	Studio/bedsit	1 bed	2 bed	3 bed	4 bed	5+ bed	Total supply
Detached house	0.000000	-2.723786	-2.723786	0.000000	16.342718	0.000000	10.895145
Semi-detached house	0.000000	-2.723786	-5.447573	13.618931	0.000000	0.000000	5.447573
Terraced house	-2.723786	-2.723786	-10.895145	8.171359	10.895145	0.000000	2.723786
Bungalow	0.000000	-10.895145	-8.171359	0.000000	0.000000	0.000000	-19.066504
Flat/ Maisonette	-5.447573	-16.342718	-8.171359	0.000000	0.000000	0.000000	-29.961649
Studio/ bedsit	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
Total supply	-8.171359	-35.409222	-35.409222	21.790290	27.237863	0.000000	-29.961649

Appendix 5: Northumberland Homefinder

Priority Bands

Band P is awarded to applicants who are in urgent housing need.

Band 1 is awarded to applicants who are in high housing need.

Band 2 is awarded to applicants who are in medium housing need.

Band 2R is awarded to applicants who would otherwise be in Bands P,1 or 2 but whose priority has been reduced.

Band 3 is awarded to applicants who are currently adequately housed.

The Common Allocation Policy further defines the various categories of need.

Homes in Northumberland are generally in high demand. Applicants may be placed in a lower band (2R) when they:

- do not have a local connection with Northumberland; or
- can afford to buy a home.'

Source: Northumberland Homefinder Common Allocations Policy 2012

Registered Providers obligations

The Northumberland Homefinder Register requires social housing providers who are members of the scheme to advertise their housing stock for a limited period through the register. Some social housing providers are partial members, and as such only advertise 50% of their stock through Homefinder. Accommodation advertised through Homefinder is advertised for a limited time period, after which the social housing provider may advertise the property through their own channels.