

# Parish of Corbridge

## Housing Needs Survey

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For Northumberland Estates

Final Report

July 2019

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Please note that in this report some of the tables include rounded figures. This can result in some column or row totals not adding up to 100 or to the anticipated row or column 'total' due to the use of rounded decimal figures. We include this description here as it covers all tables and associated textual commentary included. If tables or figures are to be used in-house then we recommend the addition of a similarly worded statement being included as a note to each table used.

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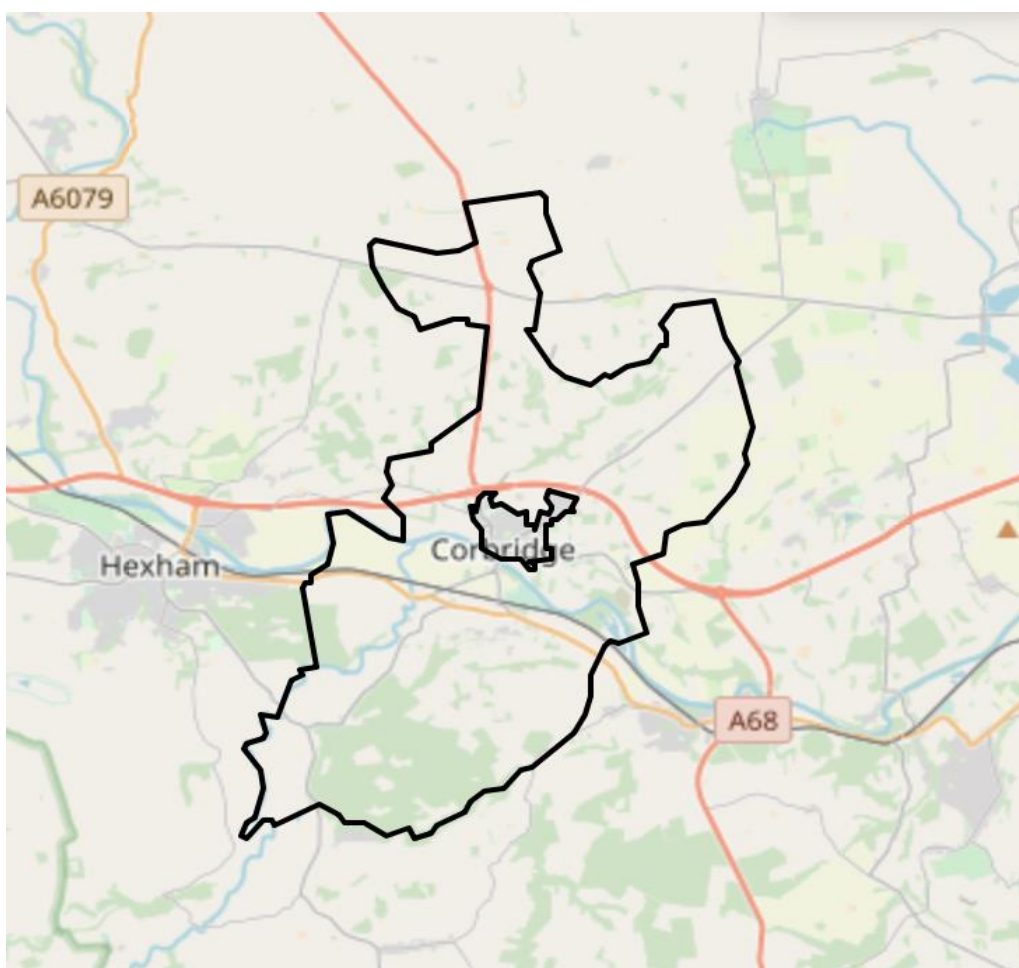
# 1. Introduction

- 1.1 arc<sup>4</sup> was commissioned by Northumberland Estates to undertake research in order to provide an estimate of housing requirements in Corbridge, Northumberland.

## The study area

- 1.2 The following map shows the parish and the built-up area in the context of nearby towns, road and rail connections.

**Map 1** Corbridge parish and built-up area



Source: Nomis

## 2. Methodology

- 2.1 Several methods are used to arrive at a robust estimation of the quantity, size and type of housing needed by local existing and newly forming households, that are resident in the parish or having a strong connection to it. Affordable housing estimates are based upon household survey information and information published by the local authority. This information is used in a standard model to provide a consistent basis for assessing affordable housing need.
- 2.2 Market housing requirements are based on household survey information and secondary data to inform an arc<sup>4</sup> model that defines the mismatch between the supply created by moving households and demand from those households who plan to seek more suitable accommodation in the parish. The mismatch is quantified and defined in terms of number of bedrooms, house type and tenure needed.
- 2.3 Overall, information is brought together from 5 sources to form a long-term comprehensive description of housing needs and requirements that is unlikely to be met from existing supply. This information is viewed in a local context:
  - official data from the census 2011 and other sources to profile housing and households in the study area;
  - population projections;
  - evidence from local housing specialists such as estate and letting agents;
  - evidence from the Land Registry, Zoopla and Rightmove; and
  - the household survey.
- 2.4 All of this information is compared and analysed; trends and drivers of demand are understood. The information provides essential context for modelling of housing requirements based upon these data.
- 2.5 Survey data provides an incomplete picture of parish household intentions due to households choosing not to complete survey questionnaire. Data weighting is used to adjust for this.
- 2.6 Weighting is widely used in social research to adjust the results of a study to bring them more in line with what is known about a population. For example, if survey results contain 40% males and the population is known to contain 49% males, weighting can be used to correct for this discrepancy. Weighting carries a risk that the weighted data may not be representative of the sample, so error margins are calculated and are stated in chapter 5.

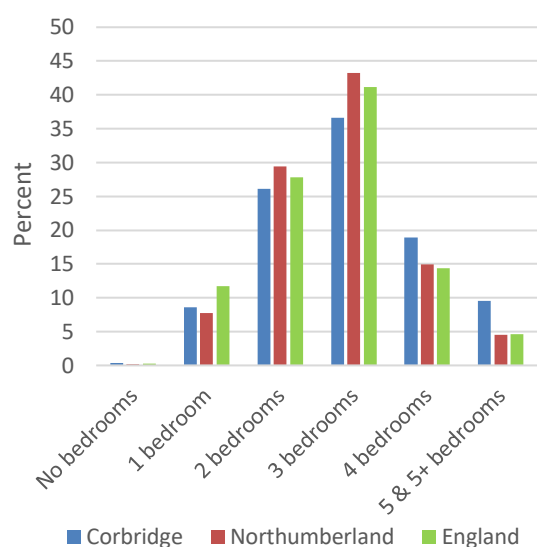
### 3. The parish profile

- 3.1 The following information will help us to put the survey findings into context. Our aim is to both understand the housing need of households and the extent to which the housing stock is suited to the needs of local households.
- 3.2 The following figures profile the study area's housing, population and households. They are proportions (percentages) of people and households within the parish compared to Northumberland (the county) and England as a whole. Data is taken from the Census 2011 and is presented in the appendix.
- 3.3 On census day 2011, 3,672 people lived in 1,684 households. This is an average of 2.18 people per household, compared to 2.28 for the county and 2.4 for England.
- 3.4 Figures 1-4 summarise the key parts of the profile.
- 3.5 Figure 1 shows that Corbridge has greater proportions of larger dwellings (with 4 or more-bedrooms) than other geographies and smaller proportions of 2 and 3-bedroom homes. There is also a greater percentage of 1-bedroom homes and the largest proportion, as for other geographies, is dwellings with 3-bedrooms (37%).
- 3.6 Figure 2 shows the distribution of the type of dwellings, with the parish having the largest proportion of the three geographies for detached homes. There is also a higher proportion of flats than for the county, although this is much less than England generally. Detached homes make up the largest proportion for the parish (30.7%).
- 3.7 Corbridge has a high proportion of homes that are owned outright (42%). This is much higher than for other geographies, although it is closer to the county when combined with mortgaged dwellings (nearly 69%). There is a higher proportion of privately than socially rented homes, with the latter being the smallest of the geographies (13.7%).
- 3.8 Figure 4 shows population projections for the County of Northumberland and estimates change in population by age group over a 25-year period from 2016 to 2041. Overall the population is estimated to fall by 2,187 people over the 25 years, a decrease of 0.7%. However, this masks major changes in the age profile. All age groups up to 64 show a decrease, the largest being in the 50-64 group at nearly 17%. Meanwhile, the 65+ shows an increase of just over 43% relating to over 32,000 people.

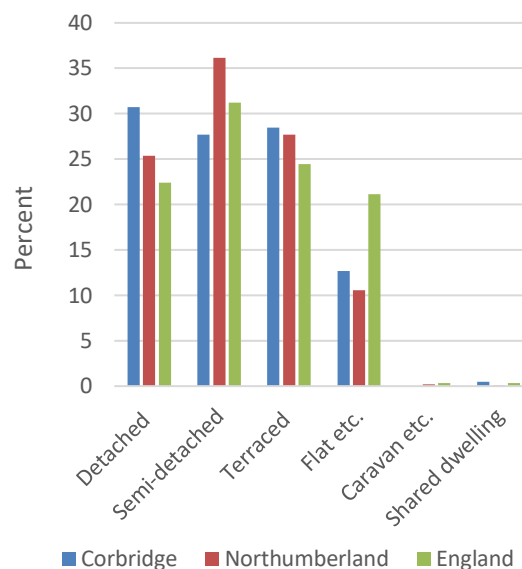


### The parish profile in 4 key figures

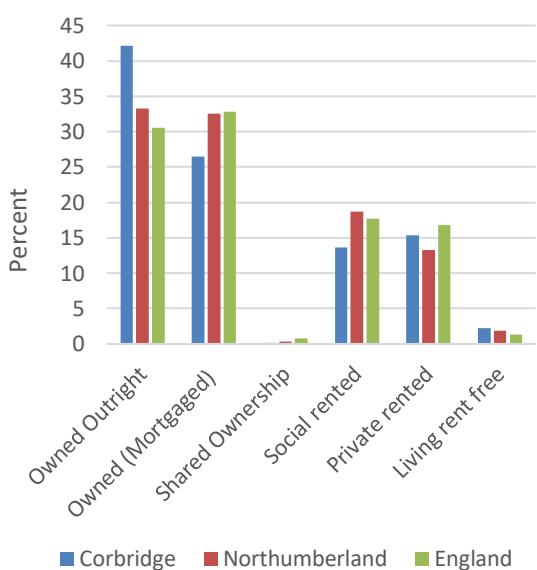
**Figure 1** Number of bedrooms



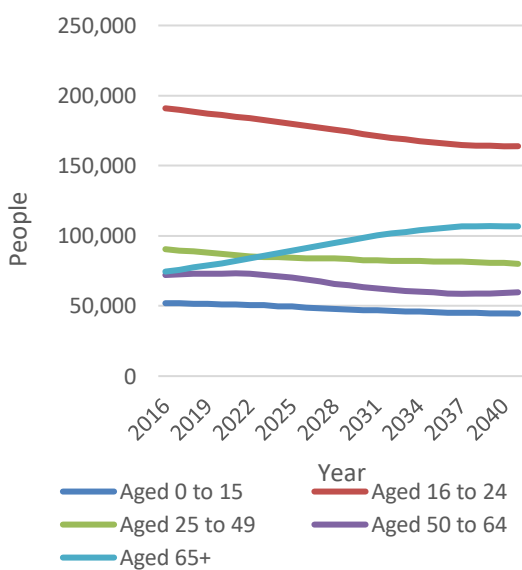
**Figure 2** House type



**Figure 3** Tenure (all households)



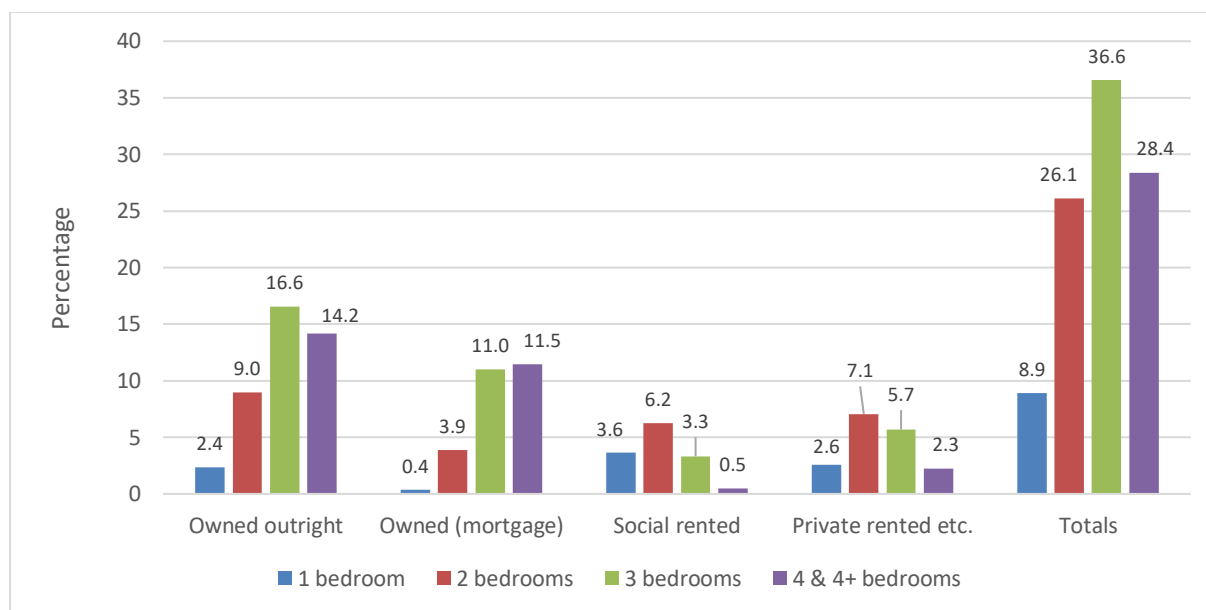
**Figure 4** County population projections



Source: Census 2011 and Nomis

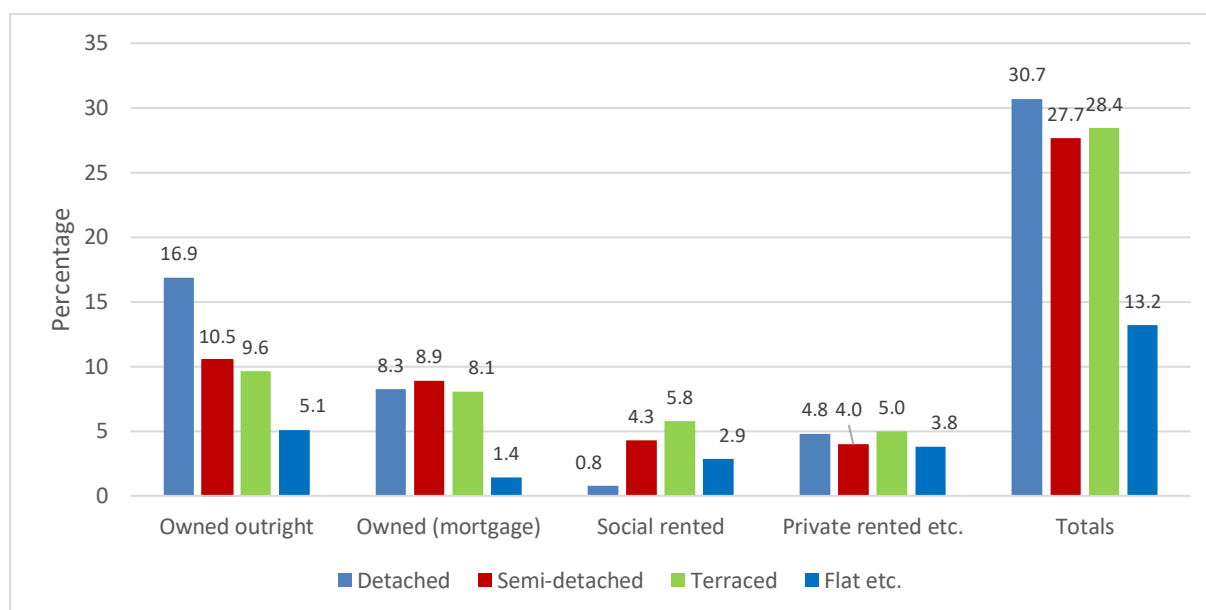
- 3.10 Figure 5 shows a census cross tabulation of tenure and number of bedrooms. This shows that dwellings owned outright are most likely to have 3-bedrooms, whilst those owned with a mortgage have a slightly higher proportion with 4-bedrooms. Rented homes are most likely to have 2-bedrooms. Nearly half of 1-bedroom dwellings are socially rented.

**Figure 5** Number of bedrooms by tenure (parish only)



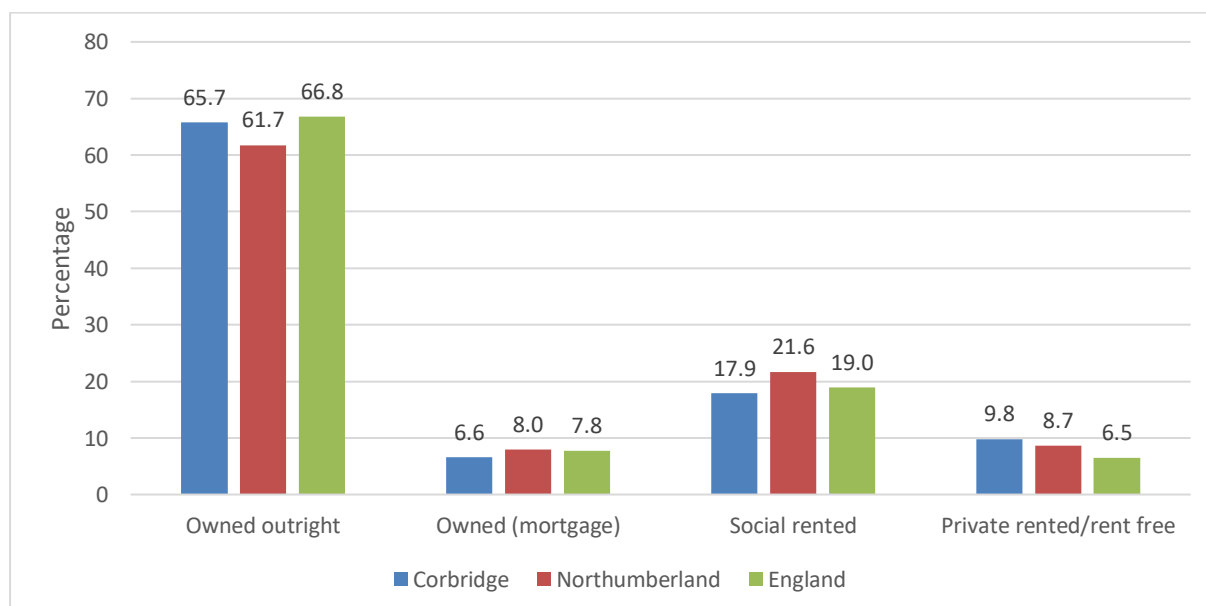
Source: Census 2011. Proportions are of the parish total housing stock.

- 3.11 Figure 6 is a cross tabulation of house type by tenure and shows that the highest proportion of dwellings owned outright are detached. Socially rented homes are most likely to be terraced, with those privately rented being fairly equally distributed by type.

**Figure 6** House type by tenure (parish only)

Source: Census 2011. Proportions are of the parish total housing stock.

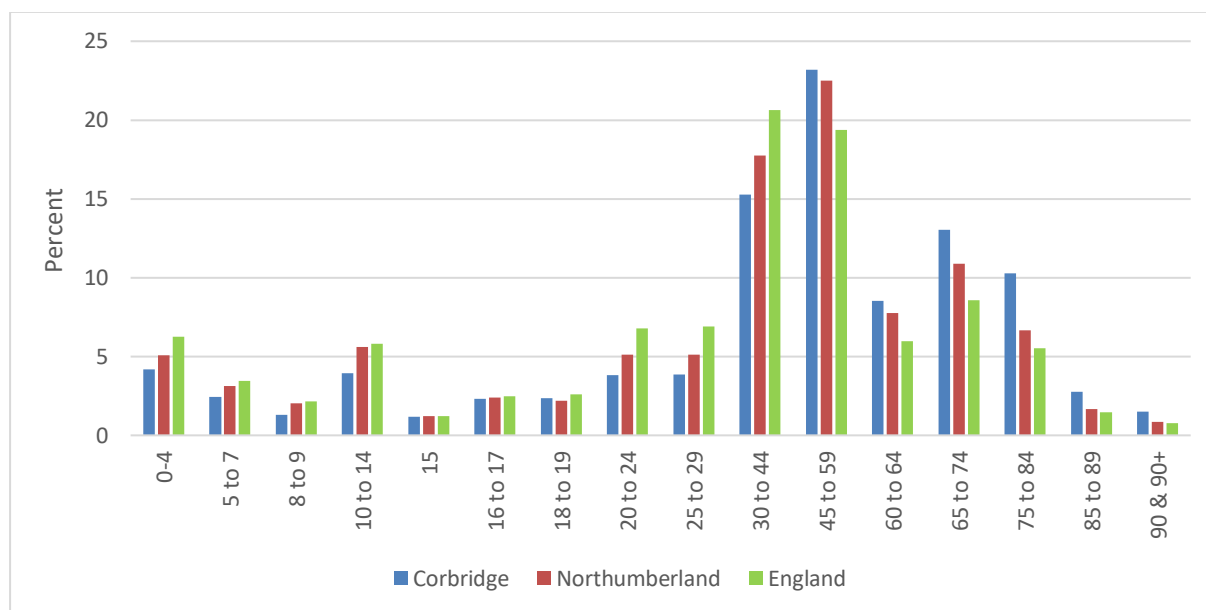
3.12 Figure 7 shows tenure where the head of household, or household representative person (HRP) is aged 65 or over. Owner-occupiers (including with a mortgage) make up just over 72% of this age group, more than the county but less than for England. There is a slightly higher proportion of private renters than for other geographies.

**Figure 7** Tenure (HRP 65 years or older)

Source: Census 2011

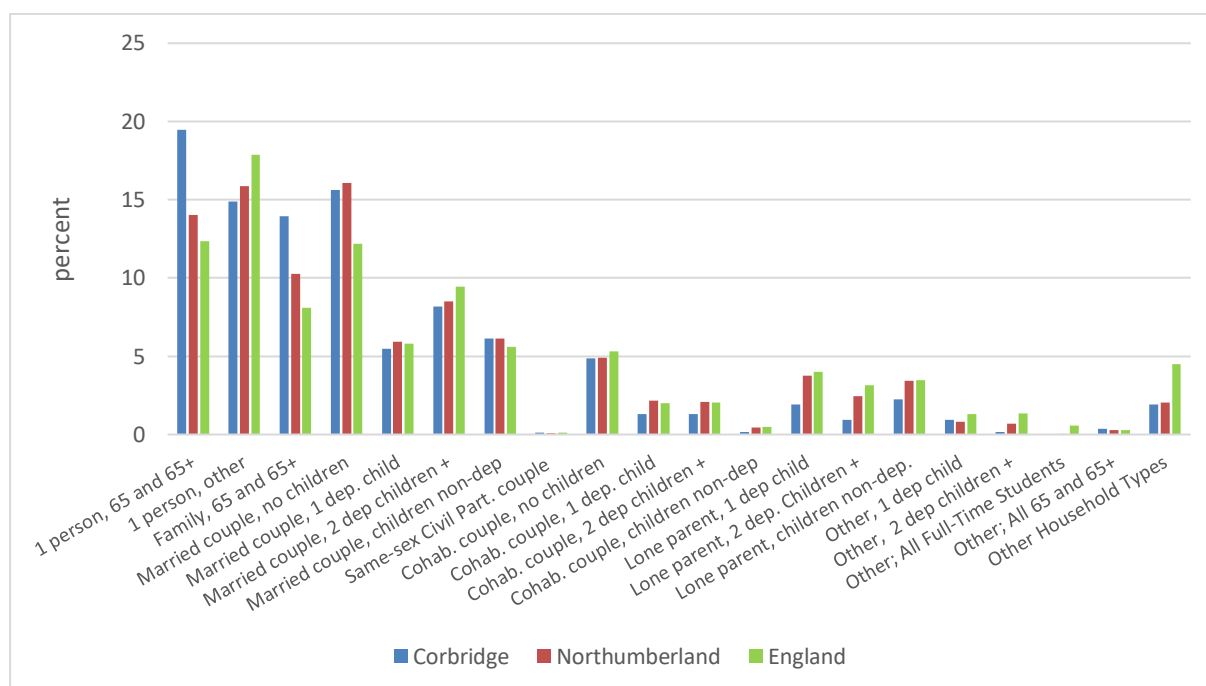
- 3.13 Figure 8 shows that on census day 2011, there was a much larger percentage of the over 60s age group in the parish compared to both the county and England as a whole. When the groups are combined, the percentage is 36% (compared to 28% and 22.3% respectively). Meanwhile, there are smaller proportions of nearly all age groups up to and including 30-44.

**Figure 8** Population age structure



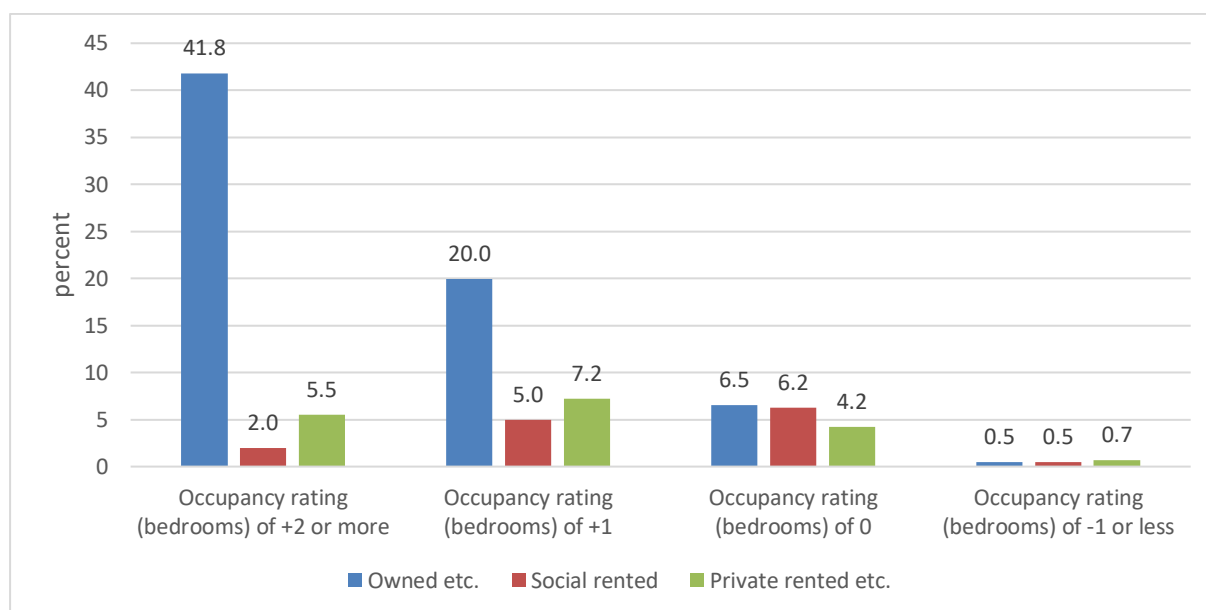
Source: Census 2011

- 3.14 The household composition group with the highest proportion for the parish is '1 person over 65' followed by 'married couple, no children'. The former is the highest across all geographies at nearly 20%. If all households where the household representative person is over 65 are combined, they make up 33.8% of all households (more than for both the county and England). 20.5% of households have no children.

**Figure 9 Household composition**

Source: Census 2011

- 3.15 The occupancy rating shown in figure 10 provides a measure of whether a household's accommodation is overcrowded or under occupied. The rating is shown for each broad tenure group at parish level.
- 3.16 The occupancy rating is based upon the number of rooms in a household's accommodation. The ages of the household members and their relationships to each other are used to derive the number of rooms/bedrooms they require, based on a standard formula. The number of rooms required is subtracted from the number of rooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer room than required, whereas +1 implies that they have one more room than the standard requirement.
- 3.17 Nearly 50% of all housing stock in the parish has 2 or more spare rooms (under-occupancy), 42% of it owned. There is a small level of overcrowding at 1.6% of total housing stock, which is split equally across all tenures.

**Figure 10**      **Occupancy rating for total housing stock (Parish only)**

Source: Census 2011

### Key findings from the parish profile

- 3.18 There are large proportions of detached homes in the parish, alongside high proportions of homes which are owned outright. Although the largest proportion is for 3-bedroom homes, there are greater proportions of dwellings with 4 or more bedrooms than either the county or England as a whole. A large proportion of homes are under-occupied, with nearly 50% having 2 or more spare rooms.
- 3.19 The proportion of those aged over 60 years is higher than other geographies at 36%, with the 65+ age group showing a projected increase of 43% over the 25-year period from 2016 to 2041. 72% of the over 65 age group are owner-occupiers.

## 4. House prices, affordability and market appraisal

### House prices

- 4.1 The aim of this section is to explore the affordability of local market housing whether for sale or rent. From the household survey we can estimate local income levels. These two factors enable us to understand the affordability of local house prices to local people. We also provide information obtained from local estate agents to learn more about the supply of market housing locally and understand if any gaps in the market exist.
- 4.2 The Land Registry provides basic information about every sale. In the Corbridge parish there were 56 sales in 2018. House price percentiles are shown in the table below alongside the same information for the county. It can clearly be seen that house prices for the parish are more expensive than the county as a whole, nearly double 25th percentile prices, a difference of over £90,000.

Table 1 Parish house price percentiles				
	25th percentile	50th percentile	75th percentile	No. of sales
Corbridge	£195,250	£294,975	£453,000	56
Northumberland	£102,500	£157,950	£245,000	5,602

Source: HM Land Registry data © Crown copyright and database right 2018. This data is licensed under the Open Government Licence V3.0

### The affordability of market housing

- 4.3 Household survey data provides an income distribution for existing households planning to move within the next 5 years (shown in table 2) and newly forming households (table 3), and is used to establish key percentiles.
- 4.4 Affordability of housing in general is determined by comparing house prices and household income. 25th percentile prices and incomes are also used to provide benchmarks used in estimates of affordable housing need.

Table 2 Household income (existing households)		
	Count	% in group
Up to £5,200 annually	9	2.0%
£5,200 to under £7,800 annually	10	2.2%
£7,800 to under £10,400 annually	29	6.3%
£10,400 to under £13,000 annually	44	9.6%
£13,000 to under £15,600 annually	17	3.7%
£15,600 to under £18,200 annually	10	2.2%
£18,200 to under £20,800 annually	20	4.4%
£20,800 to under £23,400 annually	37	8.1%
£23,400 to under £26,000 annually	62	13.5%
£26,000 to under £39,000 annually	67	14.6%
£39,000 to under £49,400 annually	27	5.9%
£49,400 to under £59,800	19	4.1%
£59,800 to under £70,200	33	7.2%
£70,200 and above	75	16.3%
Total number of households in group	459	

Source: household survey 2019

- 4.5 The lower quartile annual income for these existing households is within the range £15,600 to £18,200 (mid-point £16,900), with the median in the range £23,400 to £26,000 (mid-point £24,700).
- 4.6 The income of newly forming households is lower than that of existing households and data from the household survey is summarised below.

Table 3 Household income (newly forming)		
	Count	% in group
Up to £5,200 annually	48	8.8%
£5,200 to under £7,800 annually	14	2.6%
£7,800 to under £10,400 annually	34	6.3%
£10,400 to under £13,000 annually	78	14.3%
£13,000 to under £15,600 annually	46	8.5%
£15,600 to under £18,200 annually	32	5.9%
£18,200 to under £20,800 annually	47	8.6%
£20,800 to under £23,400 annually	42	7.7%
£23,400 to under £26,000 annually	37	6.8%
£26,000 to under £39,000 annually	92	16.9%
£39,000 to under £49,400 annually	37	6.8%
£49,400 to under £59,800	23	4.2%
£59,800 to under £70,200	0	0.0%
£70,200 and above	14	2.6%
Total number of households in group	544	

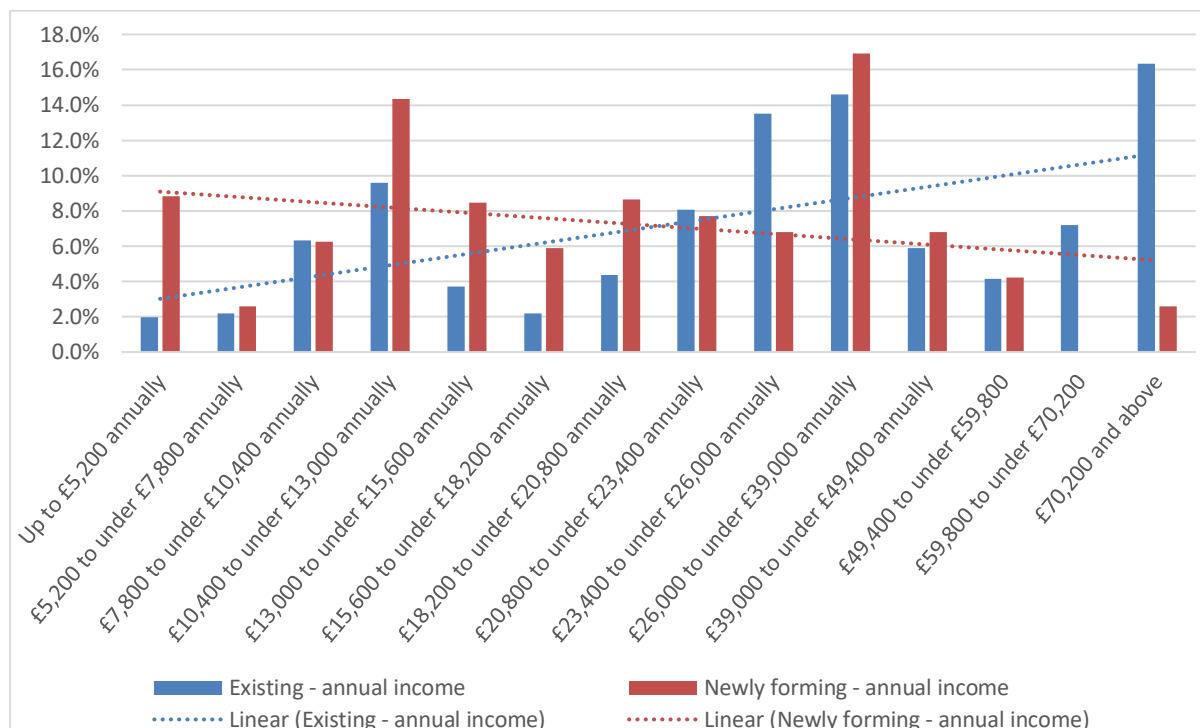
Source: household survey 2019

- 4.7 Here, the lower quartile income range is between £10,400 and £13,000 (mid-point £11,700). The median income is between £18,200 and £20,800 (mid-point £19,500).



- 4.8 The following figure comparing income distributions of existing and newly forming households shows that in general, higher proportions of newly forming households are in the lower income groups, as shown by the trend line. However, there is a large proportion of this group in the £26,000 to £39,000 income band.

**Figure 11** New and existing household income profiles compared



- 4.9 Using the lower quartile (25th percentile) and median (50th percentile) house price information presented in table 1, the deposit and annual income required to purchase a dwelling have been estimated. We are advised that mortgage providers and lenders may typically lend around 3.5 times gross income subject to credit rating, so we have calculated spending power on this basis, assuming a 10% deposit.

Table 4 Household income required to service a mortgage				
	Corbridge		Northumberland	
	Lower quartile £	Median £	Lower quartile £	Median £
Purchase price	195,250	294,975	102,500	157,950
Minimum deposit (10%)	19,525	29,498	10,250	15,795
Mortgage required	175,725	265,478	92,250	142,155
Annual gross household Income required (factor 3.5)	50,207	75,851	26,357	40,616

Source: arc4

- 4.10 Comparing table 4 findings with table 3, it can be seen that around 7% of newly forming households in the higher household income groups could afford dwellings with lower quartile prices. There is a higher percentage of existing households who

could afford these prices (around 27%) and they may also be able to offer a larger deposit funded by the sale of their present home, which would reduce the size of the mortgage required. Some first-time movers may not have accrued any equity. Question 46 in the household survey referred to in the next chapter asks what level of deposit could be paid, and half of newly forming household respondents said they have less than £5,000.

- 4.11 Table 4 also shows the disparity in prices between the parish and the county, with a household in the former needing an income of over £24,000 p.a. more to fund Corbridge entry level (lower quartile) prices than the county average.
- 4.12 A similar exercise has been undertaken to assess affordability of market rents. The data used is for 2018 and is from Zoopla. It is presented below compared to county prices.

Table 5 Open market rental percentiles (£pcm)				
	25th percentile	50th percentile	75th percentile	No. of transactions
Corbridge	622	689	1,034	16
Northumberland	399	477	594	3,918

Source: 2018 Zoopla Limited

- 4.13 The government considers that rents at 25% of gross income can reasonably be afforded by households. Although this is a relatively small number of rentals for the study area which could affect the distribution of prices, the calculation has been made to determine the income required for these rents to give an indication of the position. It is shown in the table below.

Table 6 Income required				
	Corbridge		Northumberland	
	Lower quartile £	Median £	Lower quartile £	Median £
Monthly rental price	622	689	399	477
Annual gross household Income required	29,856	33,072	19,152	22,896

Source: arc4

- 4.14 Comparing with table 3, at least 69.5% of newly forming households will have an income of less than the income required for a lower quartile rental in the parish. There

is less of a difference to the county as a whole than for house purchase, but households in the parish would still need annual incomes of around £10,000 more.

## Evidence from Estate and Letting Agents

- 4.15 Rightmove publishes up to date information on local housing markets. According to Rightmove as at June 2019:
- the majority of sales in Corbridge during the last year were detached properties, selling for an average price of £593,286. Terraced properties sold for an average of £259,386, with flats fetching £165,536;
  - Corbridge, with an overall average price of £361,959, was similar in terms of sold prices to nearby Stocksfield (£368,585), but was more expensive than Hexham (£246,794) and cheaper than Riding Mill (£383,564); and
  - overall sold prices in Corbridge over the last year were 10% down on the previous year and 10% down on the 2010 level of £400,199.
- 4.16 We interviewed two estate and letting agents based in the parish.
- 4.17 Agents were clear that households were attracted to Corbridge because of its character and location. These people tended to stay once they had secured appropriate housing to their needs, aspirations and budget. Some would relocate to the area and rent, awaiting the 'right property'. We were told that re-sales were particularly sought after by households approaching retirement age.
- 4.18 Agents pointed to a gap in supply for first time buyers and first-time movers. The gap was partly due to high house prices but also due to a slow market and a shortage of smaller homes in the dwelling stock. They attributed the slow market to households that were seeking to stay put in the long term and to Brexit related uncertainties.
- 4.19 We were told that investors were largely priced out of the market. Some landlords had inherited a dwelling and decided to let rather than sell. The letting agent serviced an area significantly larger than the parish and many homes in the countryside were offered at premium rentals. Landlords that had owned rental homes for some time were making good returns in terms of both revenue and capital gain.

## Key findings arising from the analysis

- 4.20 Affordability of both purchase and rental of local housing would appear to be a significant barrier to households wishing to move, especially those newly forming and on below average incomes.
- 4.21 Only a small percentage of newly forming households in higher household income groups could afford entry level (lower quartile) house prices. There is a disparity in house prices between the parish and the county, with over £10,000 p.a. more of household income required to rent in Corbridge compared to the county as a whole.

The disparity is around £24,000 of additional income required to purchase a dwelling at entry level (lower quartile) prices in Corbridge compared to the county average.

- 4.22 The affordability of housing for sale to existing home owners is less clear cut as some may have accrued equity in their existing home and may be able to offer a larger deposit reducing the size of the mortgage required. Some first-time movers may not have accrued any equity, with over half of newly forming household respondents saying that they have less than £5,000 available for a deposit.
- 4.23 There is only a small amount of data available to look at affordability of rental properties, but using that available, over two thirds of newly forming households would be unable to afford lower quartile rental prices.

## 5. The household survey and market housing requirements

- 5.1 A household survey was conducted in April/May 2019. A questionnaire was sent to every household in the parish and 267 responses were received. 1,868 were dispatched resulting in a 14.3% response rate and a  $\pm 5.6\%$  sampling error overall.
- 5.2 This chapter reports the main outputs of the survey to inform the need for additional market housing and further information about local households - especially those that are proposing to move home or newly forming households seeking their first home.
- 5.3 As explained in chapter 2, the survey findings are presented as weighted data. Survey responses have been up-scaled to represent the parish household population as a whole.

### Respondent general views on housing needed

- 5.4 Tables 7 and 8 record respondent views about which groups of people need housing in the parish. Respondents could indicate more than one preference, with percentages in the tables showing the proportion of responses for each tenure option.
- 5.5 Table 7 shows responses to priorities for additional housing. Respondents saw the highest priority groups as low-income households needing affordable housing and first-time buyers. The lowest priority groups were seen to be people seeking to build their own home and those seeking private landlord rentals.

Table 7 Q15. Which household groups do you consider to be a priority for additional housing?								
	Priority: Number				Priority: %			
	None	Some	High	Total	None	Some	High	Total
First time buyers	208	577	840	1,625	12.8	35.5	51.7	100
People seeking private landlord rentals	756	558	117	1,431	52.8	39.0	8.2	100
Affordable housing for low income households	181	474	960	1,615	11.2	29.3	59.4	100
People seeking shared ownership (part buy/part rent)	589	625	199	1,413	41.7	44.2	14.1	100
Older people that want to downsize	315	749	484	1,548	20.3	48.4	31.3	100
Families that need to upsize as their families grow	294	896	272	1,462	20.1	61.3	18.6	100
Sheltered housing for older people/disabled people	204	676	615	1,495	13.6	45.2	41.1	100
People seeking to commission or build their own home	1,104	281	54	1,439	76.7	19.5	3.8	100
People providing care or support for village residents	208	783	487	1,478	14.1	53.0	32.9	100

Source: household survey 2019

- 5.7 Table 8 shows responses to the house types that were considered to be a priority for future building in the village. The highest priorities were seen to be small family homes (2 to 3-bedrooms) and small homes for single people and couples. The categories given the lowest priority were housing designed for seasonal tourist use, and 3-storey townhouses.

**Table 8 Q16. Which house types would you consider to be a priority for future house building in the Parish?**

	Priority: Number				Priority: %			
	None	Some	High	Total	None	Some	High	Total
Small homes for single people and couples	193	589	688	1,470	13.1	40.1	46.8	100
Small family homes (2 or 3-bedrooms)	153	606	894	1,653	9.3	36.7	54.1	100
Larger family homes (4 or 5-bedrooms)	789	408	199	1,396	56.5	29.2	14.3	100
Detached houses	885	395	134	1,414	62.6	27.9	9.5	100
Bungalows	245	627	600	1,472	16.6	42.6	40.8	100
Semi-detached houses	386	840	194	1,420	27.2	59.2	13.7	100
Terraced houses	480	771	194	1,445	33.2	53.4	13.4	100
Flats/Apartments	463	645	323	1,431	32.4	45.1	22.6	100
Town Houses (3 storeys)	1,025	344	69	1,438	71.3	23.9	4.8	100
Housing designed for seasonal tourist use	1,273	133	4	1,410	90.3	9.4	0.3	100

Source: household survey 2019

- 5.8 Respondents were then asked whether they agreed or disagreed with 3 statements, which are shown in the table below. There was a majority agreeing that new housing should be built for local residents, and disagreeing that it should be built for anyone who wants it. There was also a majority who said that additional homes were not needed in the village.

**Table 9 Q17 Please indicate if you agree or disagree with the following statements**

	No. agree	No. disagree	% agree	% disagree
New housing should only be built for local residents	880	803	52.3	47.7
New housing should be built for anyone that wants it	722	831	46.5	53.5
Additional homes are not needed in the village	941	734	56.2	43.8

Source: household survey 2019

## Older person household long term intentions

- 5.9 Respondents over the age of 55 were asked what to look at a list of long-term housing options and indicate which they would seriously consider, whether or not they had definite plans currently to move home. Any number of options could be chosen, and the percentages in the table below are of the number of respondents.
- 5.10 By far the most popular option, from 74% of respondents, was for continuing to live in the current home with support as needed. This was followed by buying a more

suitable property on the open market. If these options are split out by current tenure, it can be seen that there are differences between the tenures with the second option for private renters being to rent extra care housing, and for those currently in affordable housing to look to rent in sheltered accommodation.

**Table 10 Q11 Main options considered by over 55s**

	All responses		Tenure					
			Owner Occupier		Private rent		Affordable rent	
	Total	Total %	No.	%	No.	%	No.	%
Continue to live in current home with support when needed	1,012	74	753	75	117	63	142	79
Buying a more suitable dwelling on the open market	457	33	438	44	9	5	10	6
Rent a more suitable dwelling from a private landlord	44	3	25	2	9	5	10	6
Rent a more suitable dwelling from a housing association	173	13	56	6	69	37	48	27
Sheltered housing- renting	265	19	107	11	108	58	50	28
Sheltered housing - buying	444	32	420	42	14	8	10	6
Sheltered housing - shared ownership	71	5	66	7	5	3	0	0
Extra Care - renting	239	17	83	8	112	61	44	24
Extra Care - buying	319	23	310	31	9	5	0	0
Extra Care - shared ownership	77	6	72	7	5	3	0	0
Residential care home	243	18	193	19	9	5	41	23
Co-housing	305	22	206	21	74	40	25	14
Go to live with children or other relatives / friends	71	5	56	6	5	3	10	6
Other	82	6	62	6	20	11	0	0
Total respondents	1,370		1,004		185		180	

Source: household survey 2019

## Households coming to live in the parish

- 5.11 Respondents were asked if they had moved in the last 5 years, and if so, the reasons they had done so. The following table shows the main single reason. The first 7 rows can be said to be housing need reasons, whilst the rest are aspirational. Options not selected have been removed from the table.



**Table 11** Q25 The main reason you moved home in the last 5 years?

	All responses		Tenure					
			Owner Occupier		Private rent		Affordable rent	
	Total	Total %	No.	%	No.	%	No.	%
Forced to move	54	10	4	1	40	24	10	28
Was living in temporary accommodation	9	2	9	3	0	0	0	0
Family was overcrowded	20	4	0	0	20	12	0	0
Was sharing with family or friends and was seeking a place of my/our own	45	8	9	3	20	12	16	44
Could not manage existing house - could not afford	9	2	9	3	0	0	0	0
Could not manage existing house - house/garden too big	16	3	16	5	0	0	0	0
Health problems and/or needed housing suitable for older/disabled person	28	5	13	4	5	3	10	28
Wanted a nicer house	28	5	28	8	0	0	0	0
Wanted to live in a nicer area	77	14	72	21	5	3	0	0
Wanted to live closer to family or friends	117	21	73	21	44	27	0	0
To reduce journey time or distance to work	23	4	23	7	0	0	0	0
Wanted to live closer to shops or doctors or other services	64	12	59	17	5	3	0	0
Other reason	59	11	34	10	25	15	0	0
Total	549		349		164		36	

Source: household survey 2019

5.12 Amongst the housing needs responses, there are differences between the different tenures. Owner occupiers were most likely to give responses from among the aspirational options, and the highest housing need option was because the existing house had become unmanageable. Those who were privately renting had responses spread across both types of response, with the highest housing need as being forced to move. Those in affordable housing, from a much smaller base, were most likely to have moved because of a housing need, the highest being a sharer wishing to have a place of their own.

5.13 The most frequently selected aspirational need was to live closer to family and friends.

## Existing households: future housing requirements

- 5.14 Respondents were asked whether the household intended to move home. Nearly 19% said they did, and 66.7% did not. The remainder, an estimated 239 households, said that they would like to but were unable. Reasons given are shown in the following table. It is important to note that the base sizes are small when the results are split by tenure.
- 5.15 The most frequently given reason, excluding 'other', was not being able to afford a more suitable home, although among private renters it was not being able to find a suitable dwelling.

Table 12 Q27 Reasons why household felt unable to move home								
	All responses		Tenure					
			Owner Occupier		Private rent		Affordable rent	
	Total	Total %	No.	%	No.	%	No.	%
Can't afford a more suitable home	84	35	44	42	25	34	16	27
Can't find suitable property	67	28	13	12	44	59	10	17
Can't leave school catchment area	9	4	9	9	0	0	0	0
Can't leave because of place of work	9	4	9	9	0	0	0	0
Other reason	92	38	48	46	9	12	35	58
Total respondents	239		105		74		60	
Actual base	29		17		6		5	

Source: household survey 2019

- 5.16 Table 13 shows the main reason for needing to move home given by households. The first 5 rows are housing need reasons and the remainder, aspirational. A number of options in the questionnaire had no response and are not included.
- 5.17 The main housing need response was not being able to manage the existing house because it or the garden were too big. However, the highest proportion for the privately rented group (although on a small base) was for not being able to afford the current house.
- 5.18 The main aspirational reasons were wanting a nicer house, or wanting a garden or bigger garden.

**Table 13** Q29 The main reason for wanting to move home

	All responses		Tenure					
			Owner Occupier		Private rent		Affordable rent	
	Total	Total %	No.	%	No.	%	No.	%
Sharing and seeking a place of my/our own	20	6	0	0	20	15	0	0
Cannot manage existing house - could not afford	29	9	4	3	25	19	0	0
Cannot manage existing house - cannot manage the stairs	24	8	4	3	20	15	0	0
Cannot manage existing house - house/garden too big	39	12	29	20	0	0	10	28
Health problems and/or needing housing suitable for older/disabled person	28	9	13	9	5	4	10	28
Want a nicer house	34	11	9	6	25	19	0	0
Want a garden or bigger garden	29	9	13	9	0	0	16	44
Want to live closer to family or friends	13	4	13	9	0	0	0	0
Want to live closer to shops or doctors or other services	8	3	8	6	0	0	0	0
Other reason	90	29	50	35	40	30	0	0
Total	314		143		135		36	
Actual base	35		23		9		3	

Source: household survey 2019

- 5.19 Respondents who were intending to move were asked where they wished their next home to be as shown in table 14. Some 78% of respondents stated that they would like to remain in their present parish, including those who said a suitable, affordable property would need to be available.

Table 14 Q36 Where would you like your next home to be?								
	All responses		Tenure					
			Owner Occupier		Private rent		Affordable rent	
	Total	Total %	No.	%	No.	%	No.	%
In your present parish	207	45	108	48	49	28	50	83
I would prefer to live in my present parish if suitable housing that I could afford was available	150	33	71	32	79	46	0	0
In a nearby parish	0	0	0	0	0	0	0	0
Elsewhere in Northumberland	34	7	4	2	20	12	10	17
Outside Northumberland	65	14	40	18	25	14	0	0
Total	456		223		173		60	
Actual base	54		37		11		5	

Source: household survey 2019

## Newly forming households

- 5.20 Respondents were asked whether any members of the household were planning to move out separately into a new home – newly forming household. The following table shows numbers who felt they were able to move and those unable to.

Table 15 Q44a Does the new household wish to move out but it cannot for some reason?		
	Newly forming households	%
Able to move out	275	53.1
Unable to move out	243	46.9
Total	518	

Source: household survey 2019

- 5.21 Table 16 shows the reasons given for not being able to move out. More than one option could be selected, so percentages are of total responses not respondents. Nearly all responses cited lack of suitable housing that they could afford.

**Table 16** Q44b What are the main reasons they are unable to move?

	Total	Total %
Lack of suitable housing they can afford in the parish	222	68.9
Lack of suitable housing they can afford in other areas	101	31.4
Cannot afford moving costs	68	21.1
Cannot face the upheaval of moving home	9	2.8
Do not want to leave school catchment area	0	0.0
Unable to leave because of providing care and support for someone	29	9.0
Any other reason	9	2.8
Respondents	322	

Source: household survey 2019

- 5.22 Newly forming households were also asked where they would prefer to live. Nearly 67% would like to remain in the parish, less than existing households who are thinking of moving home (table 14). A greater proportion are thinking of moving outside the county.

**Table 17** Q53 Newly forming household's location preference

	Total	Total %
In this parish	242	49.3
I would prefer to live in this parish if suitable housing that I could afford was available	86	17.5
In a nearby parish	0	0.0
Elsewhere in Northumberland	22	4.5
Outside Northumberland	141	28.7
Total	491	

Source: household survey 2019

- 5.23 Those wishing to form new households were asked to indicate if any of the following low-cost purchase options were of interest. Multiple options could be selected, so the percentages are of the number of responses.
- 5.24 The most selected option was new-build 'help to buy', followed by Help to buy ISA.

Table 18 Q52 Preferred buying option (multiple choice)		
	Total	% of respondents
Shared ownership (part rent/part buy)	110	35.0
Discounted sale purchase and re-sell below market value)	94	29.9
Help to Buy ISA (to help save for a deposit)	192	61.1
Starter Home (around 20% discount for younger first time buyers)	85	27.1
New-build 'help to buy' (reduced deposit via a 5-year equity loan)	203	64.6

Source: household survey 2019

## Supply and demand for market housing

- 5.25 This section uses survey findings to suggest the scale and mix of housing that might be appropriate to meet market housing needs over the next 5 years. The data presented here however should be considered in a wider context which is considered in our concluding chapter 7.
- 5.26 The supply of resale market housing comes from entire households that told us that they plan to move home over the next 5-years. We have analysed this supply in terms of house type and number of bedrooms.
- 5.27 Demand for re-sale market housing comes from the above moving households who plan to stay within the area, plus households that are likely to form over the next 5 years again staying within the area.
- 5.28 If we compare the profile of the supply by house type and number of bedrooms to the demand profile of the housing that becomes vacant from the house move, we can estimate the mismatch between the two. This is the basis for our estimate of the additional housing that is required in the area if the housing stock is to be more in-step with the needs of its households.
- 5.29 Table 19 shows that there is an estimated 5-year demand for 383 homes and a supply of 280, and net shortfall of 103. The biggest demand from newly forming households within the parish is for smaller houses (1, 2 and 3-bedroom) and larger bungalows (3-bedroom). Demand from existing moving households is for larger houses and smaller flats.
- 5.30 These demands result in surpluses in 4-bedroom houses and 3-bedroom flats. The shortfall is 138 dwellings and comprises smaller houses and flats, and larger bungalows as follows:
- 19 no. 1 and 2-bedroom houses;
  - 42 no. 3-bedroom houses;
  - 52 no. 3 or more-bedroom bungalows; and
  - 25 no. 1 and 2-bedroom flats.

- 5.31 Readers are reminded that here we are comparing local demand in relation to a locally generated supply scenario based upon survey evidence. No account is taken of demand from incomers. The projected surplus housing would be occupied by incomers in this scenario. Surplus 4-bedroom homes in particular facilitate the market for aspirational homes for the mature households that are able to afford the prices.

**Table 19** Summary of housing requirements for those seeking home ownership housing over the next 5 years

<b>_SUPPLY</b>	<b>1 or 2 - bedroom house</b>	<b>3 -bedroom house</b>	<b>4 or more - bedroom house</b>	<b>1 or 2 - bedroom bungalow</b>	<b>3 or more - bedroom bungalow</b>	<b>1 or 2 - bedroom flat</b>	<b>3 or more - bedroom flat</b>	<b>1 or 2 - bedroom other</b>	<b>3 or more - bedroom other</b>	<b>Total</b>
Existing households moving home	63	67	75	13	17	37	4	0	4	280
<b>_DEMAND</b>	<b>1 or 2 - bedroom house</b>	<b>3 -bedroom house</b>	<b>4 or more - bedroom house</b>	<b>1 or 2 - bedroom bungalow</b>	<b>3 or more - bedroom bungalow</b>	<b>1 or 2 - bedroom flat</b>	<b>3 or more - bedroom flat</b>	<b>1 or 2 - bedroom other</b>	<b>3 or more - bedroom other</b>	<b>Total</b>
From existing households moving within the parish	28	37	48	13	23	40	0	0	0	189
From newly forming households within the parish	54	72	0	0	46	22	0	0	0	194
<b>Total demand</b>	<b>82</b>	<b>109</b>	<b>48</b>	<b>13</b>	<b>69</b>	<b>62</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>383</b>
<b>Net shortfall (-)/surplus</b>										
	<b>1 or 2 - bedroom house</b>	<b>3 -bedroom house</b>	<b>4 or more - bedroom house</b>	<b>1 or 2 - bedroom bungalow</b>	<b>3 or more - bedroom bungalow</b>	<b>1 or 2 - bedroom flat</b>	<b>3 or more - bedroom flat</b>	<b>1 or 2 - bedroom other</b>	<b>3 or more - bedroom other</b>	<b>Total</b>
<b>Net shortfall (-)/surplus</b>	<b>-19</b>	<b>-42</b>	<b>27</b>	<b>0</b>	<b>-52</b>	<b>-25</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>-103</b>

Source: household survey 2019



## Low-cost and affordable home ownership options

- 5.32 As noted above, younger newly forming households are at a disadvantage when seeking home ownership options. Young people generally have relatively low income as they begin their working lives and have limited ability to save for a deposit. New households forming as a result of a relationship breakdown may also be at a disadvantage if they have a single income and have shared any savings with their former partner. So low cost home ownership products will be particularly important to these groups. Definitions are stated in Appendix B.
- 5.33 However not all low-cost products can be regarded as intermediate affordable products. Intermediate affordable products would be priced at between social rents and entry level market prices, normally equivalent to 25th percentile dwellings for sale or rent on the open market. Also, affordable homes of any type can only be designated as affordable dwellings if they are sold or let to households in housing need as defined by the local authority allocations policy. Shared ownership homes are generally deemed to be affordable homes as they are let to qualifying applicants. Discounted sale homes can be deemed affordable if they are priced at or below 25th percentile local prices, the discount applies in perpetuity and sales are restricted to households in need. Whilst the term 'starter home' in table 20 illustrates the impact of discounting open market prices as envisaged by the Government's starter home initiative, they could only be deemed affordable housing if the discount were to apply in perpetuity and sales are restricted to households in need. Using this criteria, housing sold under the help to buy scheme cannot by definition be considered affordable as it is traded as open market housing.
- 5.34 Using the income data and house prices stated in chapter 4, we illustrate at table 20 the relative cost of products aimed at assisting households to get onto the housing ladder. We have investigated the affordability of each using the above local house prices.
- 5.35 The most affordable of these low-cost options is 30% discounted Starter Home at a 25th percentile market sale price, which would require an annual household income of £27,335. Referring back to table 3, this would be affordable to up to 30% of newly forming households. As previously mentioned, there is a large proportion of newly forming households with an annual income in the band in which this type of discounted property sits. 25% shared ownership is the next most affordable option, requiring a household income of £30,797.

<b>Table 20      Income required to service of low cost home ownership options</b>	
<b>Starter Home (20% discount)</b>	<b>Costings</b>
Full price (based on 25th percentile)	£195,250
Starter home price (20% off full price)	£156,200
10% deposit on equity share	£15,620
Mortgaged amount	£140,580
<b>Income required for mortgage</b>	<b>£31,240</b>
<b>Starter Home (30% discount)</b>	<b>Costings</b>
Full price (based on 25th percentile)	£195,250
Starter home price (30% off full price)	£136,675
10% deposit on equity share	£13,668
Mortgaged amount	£123,008
<b>Income required for mortgage</b>	<b>£27,335</b>
<b>Shared ownership 50%</b>	<b>Costings</b>
Full price (based on 25th percentile)	£195,250
Equity 50%	£97,625
10% deposit on equity share	£9,763
Mortgaged amount	£87,863
Service Charge (monthly)	£30
Rent (per month based on 2.75% on remaining equity pa)	£224
Income required for mortgage	£25,104
Income required for rent/service charge	£12,178.75
<b>TOTAL</b>	<b>£37,282</b>
<b>Shared ownership 25%</b>	<b>Costings</b>
Full price (based on 25th percentile)	£195,250
Equity 25%	£48,813
5% deposit on equity share	£2,441
Mortgaged amount	£46,372
Service Charge (monthly)	£30
Rent (per month based on 2.75% on remaining equity pa)	£336
Income required for mortgage	£13,249
Income required for rent/service charge	£17,548.13
<b>TOTAL</b>	<b>£30,797</b>
<b>Help to buy</b>	<b>Costings</b>
Full price (based on 25th percentile)	£195,250
Equity 75%	£146,438
Loan 20%	£39,050
Deposit 5%	£9,763
Mortgaged amount	£146,438
Income required for mortgage	<b>£32,542</b>
Loan fee (1.75% in year 6)	£683

## Key Findings arising from the analysis

- 5.36 Respondents considered that the highest priority for new build housing in future, if any, should be small family homes (2 to 3-bedrooms) and small homes for single people and couples. Respondents saw the highest priority household groups as low-income households needing affordable housing and first-time buyers.

- 5.37 The majority of people over 55 saw their long-term aspiration for housing as they aged, being to live in their present home with appropriate care and support. A smaller number thought they might buy more suitable housing. However, many options would be considered such as extra care housing, co-housing and residential care.
- 5.38 Some households told us that they wanted or needed to move home but were unable to. The main reason given for being unable to move given by both existing households and newly forming households was lack of housing in the area to which they wished to move that was affordable to them.
- 5.39 For existing households, the main need for moving was not being able to manage their existing home because it or the garden was too big. However, the highest proportion for the privately rented group (although on a small base) was for not being able to afford their current home. The main aspirational reason was wanting a nicer house.
- 5.40 78% of existing households and 67% of newly forming households that were planning to move home wished to remain living in Corbridge.
- 5.41 It is estimated that there will be a shortfall of 138 market dwellings for rent or sale over the next 5 years. There is estimated to be a mismatch between the type and size of dwellings becoming available and what is needed. There is likely to be a surplus of around 27 four or more-bedroom houses and shortages of:
- 19 no. 1 and 2-bedroom houses;
  - 42 no. 3-bedroom houses;
  - 52 no. 3 or more-bedroom bungalows;
  - 25 no. 1 and 2-bedroom flats.
- 5.42 The most affordable of the low-cost options is a 30% discount Starter Home requiring an annual household income of £27,335 at a 25th percentile local market price. This would be affordable to approximately one third of newly forming households.

## 6. The need for affordable housing

### Introduction

- 6.1 Housing need is defined as *the quantity of housing required for households who are unable to access suitable housing without financial assistance*. The 2019 household survey and secondary data provide a robust range of information to quantify housing need in the parish.
- 6.2 In summary, the needs assessment model reviews in a step-wise process:
- Stage 1: Current housing need;
  - Stage 2: Future housing need;
  - Stage 3: Affordable housing supply; and
  - Stage 4: Estimate of households in need and additional housing required.
- 6.3 Table 21 summarises the different steps taken in assessing housing need and evidencing the extent to which there is a surplus or shortfall in affordable housing in the parish. Modelling has been carried out using household survey data and takes into account household type and property size requirements. Note that as explained in chapter 1, data have been weighted to reflect the total number of households in the study area.
- 6.4 Other data sources include Land Registry, Zoopla, Core lettings and the Northumberland SHMA report.

Table 21 Affordable needs assessment summary			
Step	Stage and Step description	Calculation	Number
	<b>Stage1: CURRENT NEED</b>		
1.1	Homeless households and those in temporary accommodation	Annual requirement	20
1.2	Overcrowding and concealed households	Current need	0
1.3	Other groups	Current need	74
1.4	Total current housing need (gross)	Total no. of households with one or more needs	93
	<b>Stage 2: FUTURE NEED</b>		
2.1	New household formation	Annual requirement based on average of past formation rate, national formation rate and households wanting to form in the next 5-years	30
2.2	Newly forming households needing affordable accommodation	87%	26
2.3	Existing households falling into need	Annual requirement	0
2.4	Total newly-arising housing need (gross each year)	2.2 + 2.3	26
	<b>Stage 3: AFFORDABLE HOUSING SUPPLY</b>		
3.1	Affordable dwellings occupied by households in need	(based on 1.4)	10
3.2	Surplus stock	Vacancy rate <2% so no surplus stock assumed	0
3.3	Committed supply of new affordable units	Total annual	12
3.4	Units to be taken out of management	None assumed	none assumed
3.5	Total affordable housing stock available	3.1+3.2+3.3-3.4	22
3.6	Annual supply of social re-lets (net)	Core data	3
3.7	Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels	Core data	0
3.8	Total annual supply of affordable housing	3.5:3.7	25
	<b>Stage 4: ESTIMATE OF 5 YEAR HOUSING NEED</b>		
4.1	Total backlog need	1.4-3.5	71
4.1A	Total cannot afford	87%	62
4.2	Quota to reduce over 5 years	20%	
4.3	Annual backlog reduction	Annual (cleared over 5 years)	12
4.4	Newly-arising need (annual)	2.4	26
4.5	Total affordable need (annual)	4.3+4.4	38
4.6	Affordable capacity (annual)	3.8	25
4.7	<b>NET SHORTFALL (annual)</b>	<b>4.5-4.6 NET</b>	<b>13</b>

- 6.5 This exercise shows that there is a net annual shortfall for 13 affordable dwellings. This takes into account the estimated annual affordable supply of 25. This is equivalent to 65 dwellings over a 5-year period.
- 6.6 Table 22 presents the net shortfall across the study area by designation (general needs and older person) and number of bedrooms required. The requirement is tending towards 1 and 2-bedroom homes for general needs.

Table 22 Net affordable housing requirements			
	General Needs	Older Person	Total
1-bedroom	3	2	5
2-bedroom	4	1	5
3-bedroom	2	0	2
4 or more-bedrooms	1	0	1
Total	10	3	13

Sources: 2019 Household Survey

NB – Table totals may not sum exactly due to rounding

- 6.7 Table 23 shows that over just over around 60% of the annual shortfall is for houses and around 30% for bungalows. Interestingly some older people have expressed a preference for a house rather than a bungalow some younger household have expressed a preference for bungalow. Around 10% have expressed a preference for a flat.

Table 23 Net affordable housing requirements – dwelling type			
	General Needs	Older Person	Total
House	6	2	8
Flat	1	1	2
Bungalow	2	1	4
Other	0	0	0
Total	9	4	13

Source: 2019 Household Survey

## Intermediate affordable need

- 6.8 The affordable tenure mix is led by council policy.
- 6.9 The council's Affordable Housing Policy Statement, 2014, states that the following proportions will be the basis of negotiating S106 agreements. The county is seeking a county-wide average proportion of 30% affordable housing on qualifying market housing developments, with an affordable housing tenure split of 70%/30% social

- rented and intermediate affordable housing respectively. Our understanding is that the latter currently applies to rural exception sites.
- 6.10 The county council has recently produced a revised core strategy which was submitted to the secretary of state in May 2019. This is currently awaiting examination in public. It is anticipated that the core strategy when adopted will contain policy HOU6 as stated in the publication draft plan.
- 6.11 Policy HOU6 requires affordable housing provision based on viability areas, ranging from 10% to 30%, with the tenure split depending on the viability area. Corbridge is within the highest valuation band.  
(<https://www.northumberland.gov.uk/Planning/Planning-policy/Plan.aspx>)
- 6.12 The tenure split is stated as:
- within low value areas - 100% affordable home ownership;
  - within medium value areas - 33% affordable homes to rent and 67% affordable home ownership;
  - within high value areas - 60% affordable homes to rent and 40% affordable home ownership; or
  - within the highest value areas - 67% affordable homes to rent and 33% affordable home ownership.
- 6.13 Having established that affordable housing need exists across the study area, the tenure split will be determined by applying policy HOU6 once the new plan is adopted. So, the tenure split that would then apply in Corbridge is 67% affordable homes to rent and 33% affordable home ownership.
- 6.14 We have undertaken further analysis on newly forming households, looking at whether they could afford any of the low cost and affordable home ownership options shown in table 20.
- 6.15 Due to some high incomes, these options look affordable to at least some of these prospective households. There are a high number of newly forming households falling into the income band where each of these affordable home ownership options sits. See also table 3.

## Reality Check

- 6.16 arc<sup>4</sup> has devised a method for comparing survey-based findings to standardised data. From arc<sup>4</sup>'s national database, we are able to define prevalence rates for households likely to be in affordable need, whether existing households falling into need or newly forming households.
- 6.17 arc<sup>4</sup> is the only national housing consultancy that offers household surveys as a component of large-scale district, borough or city wide SHMA or HNS studies. The database contains anonymous weighted data representative of over 1,000,000

households. This enables arc<sup>4</sup> to understand the demographic and socio-economic characteristics and housing history of respondents by household type. Findings based upon this database have been found sound at local plan inquiries.

- 6.18 Table 24 summarises the impact of prevalence rates on the household population at the parish level. Based upon arc<sup>4</sup> national survey data and assumptions normally applied to primary data led housing needs assessments, we estimate that 40 households per annum will fall into affordable need from within the study area. The table shows that this affordable need is made up of need from existing and newly forming households.
- 6.19 We must point out that the locally arising need identified by this method does not take into account a local household preference to live outside the study area.
- 6.20 However, neither the prevalence method nor the survey method take into account need from households with a local connection but not resident in the area. Examples are those that lived in the local area previously and wish to return, for example for employment reasons or to give or receive care and support to or from a resident living in the study area.
- 6.21 We consider that the two factors will be in balance and no adjustment has been made for these factors except to say that for the reasons outlined in the above paragraph the survey-based method is likely to underestimate local need.

**Table 24 Estimate of annual gross need using a prevalence method.**

		Prevalence rate or factor	Households in area	Notes
			1,868	
1	Existing households in need	10%	187	Based on national arc <sup>4</sup> estimate
2	% in affordable need	50%	93	Based on national arc <sup>4</sup> estimate
3	Divide to convert to annual need	5	19	Assume clearance over a 5-year period
4	Newly forming households per annum	1.55%	29	Based on national gross household formation rate from the Survey of English Housing
5	Newly forming households, % in affordable need	75%	22	Based on national arc <sup>4</sup> estimate
6	Total GROSS annual need (3+5)		40	

Source: arc<sup>4</sup>



- 6.22 By this method 40 households are estimated to be in affordable need. Based upon the survey-based needs assessment model, table 21, the gross estimate of need is 38 (row 4.5).
- 6.23 These are similar orders of magnitude and findings are mutually re-enforcing.

### Key Findings arising from the analysis

- 6.24 There is an estimated annual net requirement of a minimum of 13 affordable dwellings, mostly 1 and 2-bedroom homes for general needs, 60% houses and 30% bungalows. This is equivalent to the need for 65 additional homes over a 5-year period.
- 6.25 A secondary data method has also been applied to the local population and the results are almost identical. The robustness of our finding is therefore improved.

## 7. Summary of findings and conclusion

- 7.1 Information has been brought together from the following sources to form a description of the local context and of housing needs and requirements that is unlikely to be met from existing supply:
- official data from the census 2011 and other sources to profile housing and households in the study area;
  - population projections;
  - evidence from the Land Registry, Zoopla and Rightmove;
  - evidence from local housing specialists such as estate and letting agents; and
  - a household survey.
- 7.2 These findings show that a large proportion (69%) of housing in the study area is owner-occupied which is a greater proportion than for Northumberland and England as a whole, although the proportion owning with a mortgage is a much greater proportion than the other geographies and the those owning outright is lower. This indicates that the age profile of the study area is older than the wider geographies.
- 7.3 The age group that forms the greatest proportion of the population consists of those aged between 45-59. Official population projections show that the 65 and over age group will increase by 43% over the 25 years from 2016.
- 7.4 Nearly 30% of all homes are detached. There is a relatively small proportion of semi-detached homes than found in the wider geographies. Whilst 3-bedroom homes are the largest single group, the area has a greater proportion of 4 and 5-bedroom homes than the wider geographies. The area therefore has a smaller proportion of 2-bedroom homes. The large proportion of 4 and 5-bedroom homes and the high proportion of detached homes, combined with the character of Corbridge, all support it's relatively high average house prices compared to the county as a whole.
- 7.5 Overall the distinguishing feature of the area is that the household profile has a significantly larger proportion of people aged 45 and over and the main household type by some margin, is single people aged over 65 (19.5%) and families all aged over 65 (14%) – nearly 34% of all households which is significantly more than the county and English averages. There is a very low proportion of lone parent families compared to the wider geographies.
- 7.6 Housing in Corbridge is more expensive than the county average. The evidence suggests that adverse affordability levels compared to household income of both purchase and rental of local housing would appear to be a significant barrier to households wishing to move, especially to newly forming households.
- 7.7 Only a small percentage of newly forming households, in higher household income groups, could afford entry level (lower quartile) house prices. There is a disparity in house prices between the parish and the county, with over £24,000 p.a. more

household income required to buy entry level housing in Corbridge compared to the county as a whole.

- 7.8 Given the high proportion of older people resident in Corbridge, their long term plans for their future housing are of great importance. Most plan to stay put. Some 71% of respondents replied that they would prefer to live in their current home with support when needed.
- 7.9 This means that sales volumes or churn in the market is low. This reduces the opportunity for the community to have a better age balance. In turn this strengthens the case for more housebuilding in the area. This is supported by the local community provided it assists the priority groups they identify.
- 7.10 So, unless further housebuilding is achieved, the wishes of the majority of existing and newly forming households to find more suitable housing they can afford in Corbridge will be frustrated. 78% of existing households that were planning to move home and 67% of newly forming households, wished to remain living in Corbridge.
- 7.11 It is estimated that there will be a shortfall of 138 market dwellings for rent or sale over the next 5 years. This is due to a mismatch between the type and size of dwellings becoming available and what is needed. There is likely to be a surplus of around 27 four or more-bedroom houses and shortages of:
- 19 no. 1 and 2-bedroom houses;
  - 42 no. 3-bedroom houses;
  - 52 no. 3+ bedroom bungalows;
  - 25 no. 1 and 2-bedroom flats.
- 7.12 The preferred low-cost buying option of most respondents was discounted sale – potentially starter homes. The most affordable low-cost housing is estimated to be 25% shared ownership which would be affordable to around one third of newly forming households.
- 7.13 In the market sector there is clearly a surplus of family housing and a strong demand for products associated with older people such as bungalows and flats. This is in relation to local need and does not take into account demand from potential incomers to the area This is consistent with residents ageing which is projected to be a major issue facing the county.
- 7.14 There is an estimated annual net requirement of a minimum of 13 affordable dwellings, mostly 1 and 2-bedroom homes for general needs. This is equivalent to the need for 65 additional homes over a 5-year period.
- 7.15 A secondary data method has also been applied to the local population and the results are almost identical. The robustness of our finding is therefore improved.

## Overall conclusions

- 7.16 Older person households are attracted to Corbridge because of its character and local services. Demand and the spending power of these households has led, over time, to a housing profile and market offer that consists of larger dwellings that command a much higher average price than the county as a whole. This group of people are settled and seek to remain resident in the area, as do their offspring.
- 7.17 These factors 'lock in' an unbalanced community and restrict potential supply to younger households. Additional housing is needed if the imbalance is to be addressed. Unless it is addressed it is difficult to see how the rapidly aging population can be supported in accordance with its aspiration to stay put.
- 7.18 Additional housing should be both suited to the needs of downsizers and affordable to younger households that wish to form or secure more suitable housing.
- 7.19 This HNS has produced the evidence to support the size, type, tenure and price of newbuild housing to address this imbalance.
- 7.20 Many older owner occupiers in Corbridge have accrued significant equity in their homes and may choose to provide financial assistance to their children. This would explain the finding that the most popular low-cost option was discounted sale rather than shared ownership.

## Appendix A: profile data

The figures presented in Chapter 3 are based upon the data in the following tables. All data is taken from the Census 2011 unless otherwise stated. Figure and table reference number correspond.

Table A1 Number of bedrooms						
	Corbridge		Northumberland		England	
	No	%	No	%	No	%
Studio/bedsit	6	0.4	220	0.2	54,938	0.2
1 Bedroom	144	8.6	10,772	7.8	2,593,893	11.8
2 Bedrooms	440	26.1	40,698	29.4	6,145,083	27.9
3 Bedrooms	616	36.6	59,864	43.2	9,088,213	41.2
4 Bedrooms	318	18.9	20,701	14.9	3,166,531	14.4
5 & 5+	160	9.5	6,279	4.5	1,014,710	4.6
<b>Totals</b>	<b>1,684</b>	<b>100.0</b>	<b>138,534</b>	<b>100.0</b>	<b>22,063,368</b>	<b>100.0</b>

Table A2 House type						
	Corbridge		Northumberland		England	
	No	%	No	%	No	%
Detached	517	30.7	35,120	25.4	4,949,216	22.4
Semi-detached	466	27.7	50,127	36.2	6,889,935	31.2
Terraced	479	28.4	38,345	27.7	5,396,459	24.5
Flat etc.	214	12.7	14,676	10.6	4,668,839	21.2
Caravan etc.	0	0.0	232	0.2	80,964	0.4
Shared dwelling	8	0.5	34	0.0	77,955	0.4
<b>Totals</b>	<b>1,684</b>	<b>100.0</b>	<b>138,534</b>	<b>100.0</b>	<b>22,063,368</b>	<b>100.0</b>

Table A3 Tenure						
	Corbridge		Northumberland		England	
	No	%	No	%	No	%
Owned Outright	709	42.1	46,086	33.3	6,745,584	30.6
Owned (Mortgaged)	446	26.5	45,121	32.6	7,229,440	32.8
Shared Ownership	3	0.2	510	0.4	173,760	0.8
Social rented	230	13.7	25,841	18.7	3,903,550	17.7
Private rented	259	15.4	18,417	13.3	3,715,924	16.8
Living rent free	37	2.2	2,559	1.8	295,110	1.3
<b>Totals</b>	<b>1,684</b>	<b>100.0</b>	<b>138,534</b>	<b>100.0</b>	<b>22,063,368</b>	<b>100.0</b>

Table A4 Population projection - county						
Projected Year	Aged 0 to 15	Aged 16 to 24	Aged 25 to 49	Aged 50 to 64	Aged 65+	All Ages
2016	51,981	190,934	90,500	71,972	74,529	317,444
2017	51,824	189,636	89,620	72,495	75,956	317,412
2018	51,648	188,413	88,766	72,837	77,455	317,517
2019	51,557	187,100	87,840	72,996	79,030	317,687
2020	51,272	186,146	87,098	73,117	80,480	317,898
2021	51,041	184,976	86,142	73,304	82,094	318,110
2022	50,651	183,901	85,472	73,039	83,734	318,291
2023	50,424	182,414	84,962	72,285	85,575	318,411
2024	49,896	181,117	84,673	71,207	87,489	318,502
2025	49,521	179,659	84,334	70,070	89,359	318,539
2026	48,956	178,474	84,044	68,869	91,156	318,584
2027	48,426	177,107	83,916	67,380	93,016	318,553
2028	47,892	175,720	83,743	65,877	94,900	318,506
2029	47,427	174,151	83,305	64,668	96,823	318,401
2030	47,065	172,482	82,741	63,585	98,704	318,254
2031	46,812	171,043	82,487	62,626	100,219	318,071
2032	46,415	169,810	82,210	61,672	101,659	317,882
2033	46,155	168,651	82,112	60,879	102,884	317,683
2034	45,868	167,643	81,970	60,137	103,963	317,474
2035	45,607	166,746	81,755	59,713	104,850	317,207
2036	45,373	165,631	81,549	59,063	105,922	316,928
2037	45,150	164,874	81,459	58,669	106,596	316,623
2038	44,969	164,404	81,153	58,720	106,923	316,295
2039	44,819	164,159	80,897	58,892	106,972	315,952
2040	44,702	163,989	80,539	59,190	106,915	315,604
2041	44,622	163,917	80,044	59,796	106,715	315,257

Table A5 Number of bedrooms by tenure (Parish only)										
	Owned outright		Owned (mortgage)		Social rented		Private rented		Row totals	
	No.	%	No.	%	No.	%	No.	%	No.	%
1 bedroom	40	2	6	0	61	4	43	3	150	9
2 bedrooms	151	9	65	4	105	6	119	7	440	26
3 bedrooms	279	17	185	11	56	3	96	6	616	37
4 or more bedrooms	239	14	193	11	8	0	38	2	478	28
<b>Column Totals</b>	<b>709</b>	<b>42</b>	<b>449</b>	<b>27</b>	<b>230</b>	<b>14</b>	<b>296</b>	<b>18</b>	<b>1,684</b>	<b>100</b>

**Table A6 House type by tenure (Parish only)**

	Owned outright		Owned (mortgage)		Social rented		Private rented		Row totals	
	No.	%	No.	%	No.	%	No.	%	No.	%
Detached house/bungalow	284	17	139	8	13	1	81	5	<b>517</b>	<b>31</b>
Semi-detached house/bungalow	177	11	150	9	72	4	67	4	<b>466</b>	<b>28</b>
Terraced house/bungalow	162	10	136	8	97	6	84	5	<b>479</b>	<b>28</b>
Flat etc.	86	5	24	1	48	3	64	4	<b>222</b>	<b>13</b>
<b>Column totals</b>	<b>709</b>	<b>42</b>	<b>449</b>	<b>27</b>	<b>230</b>	<b>14</b>	<b>296</b>	<b>18</b>	<b>1,684</b>	<b>100</b>

**Table A7 Tenure: HRP aged 65 or over**

	Corbridge		Northumberland		England	
	No	%	No	%	No	%
Owned	430	65.7	25,851	61.7	3,822,366	66.8
Owned mortgage	43	6.6	3,331	8.0	444,300	7.8
Social Rented	117	17.9	9,061	21.6	1,084,460	19.0
Private Rented	64	9.8	3,627	8.7	370,598	6.5
<b>All Households &gt; 65</b>	<b>654</b>	<b>100.0</b>	<b>41,870</b>	<b>100.0</b>	<b>5,721,724</b>	<b>100.0</b>

**Table A8 Population age structure**

	Corbridge		Northumberland		England	
	No.	%	No.	%	No.	%
Age 0 to 4	154	4.2	16,003	5.1	3,318,449	6.3
Age 5 to 7	89	2.4	9,863	3.1	1,827,610	3.4
Age 8 to 9	48	1.3	6,482	2.1	1,145,022	2.2
Age 10 to 14	145	3.9	17,677	5.6	3,080,929	5.8
Age 15	43	1.2	3,841	1.2	650,826	1.2
Age 16 to 17	85	2.3	7,631	2.4	1,314,124	2.5
Age 18 to 19	87	2.4	6,992	2.2	1,375,315	2.6
Age 20 to 24	140	3.8	16,224	5.1	3,595,321	6.8
Age 25 to 29	142	3.9	16,187	5.1	3,650,881	6.9
Age 30 to 44	561	15.3	56,156	17.8	10,944,271	20.6
Age 45 to 59	851	23.2	71,135	22.5	10,276,902	19.4
Age 60 to 64	313	8.5	24,533	7.8	3,172,277	6.0
Age 65 to 74	479	13.0	34,366	10.9	4,552,283	8.6
Age 75 to 84	378	10.3	21,018	6.7	2,928,118	5.5
Age 85 to 89	102	2.8	5,233	1.7	776,311	1.5
Age 90 & on	55	1.5	2,687	0.9	403,817	0.8
<b>Totals</b>	<b>3,672</b>	<b>100.0</b>	<b>316,028</b>	<b>100.0</b>	<b>53,012,456</b>	<b>100.0</b>

Table A9 Household composition						
	Corbridge		Northumberland		England	
	No	%	No	%	No	%
One person aged 65 & 65+	328	19.5	19,407	14.0	2,725,596	12.4
One person other	251	14.9	21,999	15.9	3,940,897	17.9
Family all aged 65 and 65+	235	14.0	14,239	10.3	1,789,465	8.1
Married couple no children	263	15.6	22,263	16.1	2,691,927	12.2
Married couple 1 dependent child	92	5.5	8,226	5.9	1,285,267	5.8
Married couple: 2 or more dependent children	138	8.2	11,771	8.5	2,087,738	9.5
Married couple: non-dependent children	103	6.1	8,509	6.1	1,233,748	5.6
Same-sex Civil Partnership couple	2	0.1	121	0.1	30,775	0.1
Cohabiting couple: no children	82	4.9	6,769	4.9	1,173,172	5.3
Cohabiting couple 1 dependent child	22	1.3	3,002	2.2	438,750	2.0
Cohabiting couple 2 or more dependent children	22	1.3	2,876	2.1	452,030	2.0
Cohabiting couple: non-dependent children	3	0.2	646	0.5	108,486	0.5
Lone parent 1 dependent child	32	1.9	5,189	3.7	883,356	4.0
Lone parent 2 or more dependent children	16	1.0	3,421	2.5	689,899	3.1
Lone parent all children non-dependent	38	2.3	4,777	3.4	766,569	3.5
Other: One dependent child	16	1.0	1,111	0.8	290,816	1.3
Other with 2 or more dependent children	3	0.2	966	0.7	293,200	1.3
Other: All full-time student	0	0.0	22	0.0	124,285	0.6
Other: All aged 65 and over	6	0.4	384	0.3	61,715	0.3
Other household types	32	1.9	2,836	2.0	995,677	4.5
<b>Totals</b>	<b>1,684</b>	<b>100.0</b>	<b>138,534</b>	<b>100.0</b>	<b>22,063,368</b>	<b>100.0</b>

Table A10 Occupancy rating by each tenure (Parish only)						
	Owned		Social rented		Private rented	
	No	%	No	%	No	%
2+ bedrooms	704	41.8	33	2.0	93	5.5
1+ bedrooms	336	20.0	84	5.0	121	7.2
0	110	6.5	105	6.2	71	4.2
-1 bedrooms	8	0.5	8	0.5	11	0.7
<b>Total</b>	<b>1,158</b>	<b>68.8</b>	<b>230</b>	<b>13.7</b>	<b>296</b>	<b>17.6</b>



## Appendix B: NPPF February 2019 Summary of affordable housing definition

### Affordable housing:

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.