

Eglingham, Northumberland

Housing Needs Survey 2020

for

Northumberland Estates

Final Report

November 2020

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1. Introduction and study method

- 1.1 The aim of this study is to assess the unmet need for affordable housing and the characteristics of need for the parish of Eglingham and surrounding parishes, within the county of Northumberland.
- 1.2 The study method involved analysis based on evidence from official data and a household survey. All households resident in the parishes and other households with a connection to the area were invited to participate in the survey. The study also examines the factors that are driving an unmet need for affordable housing such as local imbalances between local housing and households; affordability of housing and population trends.
- 1.3 Findings are based upon several sources of data all of which contribute to a balanced conclusion in order that the needs of local residents are met in the long term.
- 1.4 The HNS draws heavily on definitions of affordable housing defined in the National Planning Policy Framework (NPPF).

About arc4

- 1.5 arc⁴ is a leading housing consultancy that operates across England and Wales. The breadth of experience of the company and its people is evident from its website www.arc4.co.uk. It has a division that specialises in local Housing Need Surveys (HNS).
- 1.6 The commission was accepted as it is consistent with its mission to ensure that local housing need is assessed as accurately as possible as a foundation for sustainable development and social justice.
- 1.7 arc⁴'s role is limited to the collection and the objective and impartial analysis of data. For the avoidance of doubt, it has no role in community consultation regarding the development process.

2. A profile of Eglington and the surrounding parishes

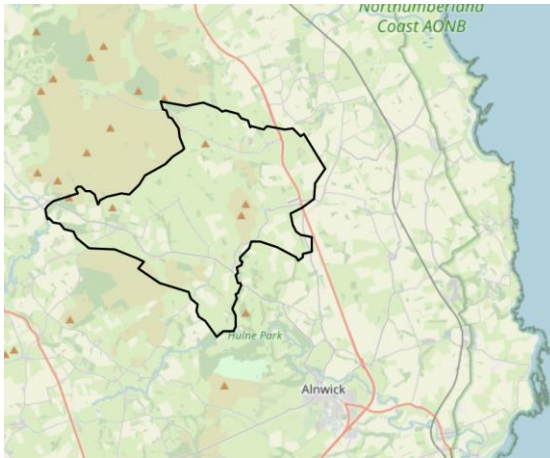
Introduction

- 2.1 This section examines the imbalances between local household characteristics and the characteristics of the local housing capacity across all tenures across the parish and surrounding parishes.
- 2.2 Data in the following figures is presented as proportions (percentages) as this is the most effective means of comparison between geographies. The numbers from which the percentages are derived are stated in the data appendix.
- 2.3 Where appropriate, data is compared to the surrounding parishes in the study area. These parishes are;
- Adderstone with Lucker
 - Bewick
 - Chillingham
 - Craster
 - Denwick
 - Ellingham
 - Embleton
 - Hedgeley
 - Longhoughton
 - Newton-by-the-Sea
 - Rennington

Geography

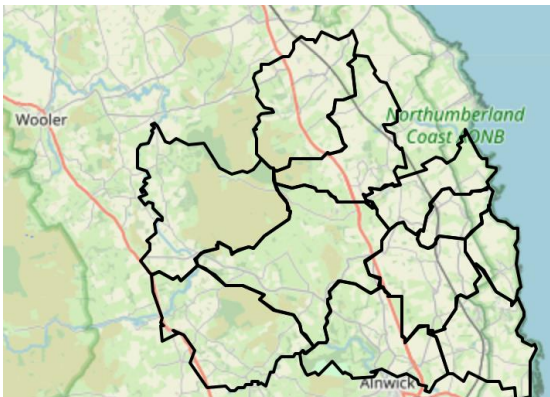
2.4 The parish of Eglingham is depicted in the following map.

Map 2.1 The parish of Eglingham



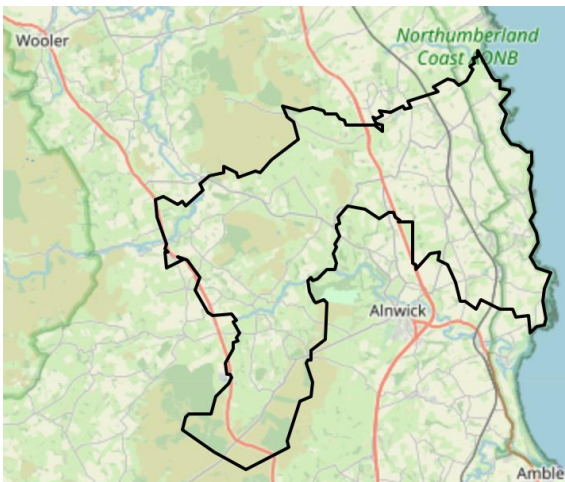
2.5 The surrounding parishes are depicted in map 2.2

Map 2.2 The surrounding parishes forming the study area



2.6 The electoral ward of Longhoughton also features in our analysis (part 3) of the report.

Map 2.3 The electoral ward of Longhoughton

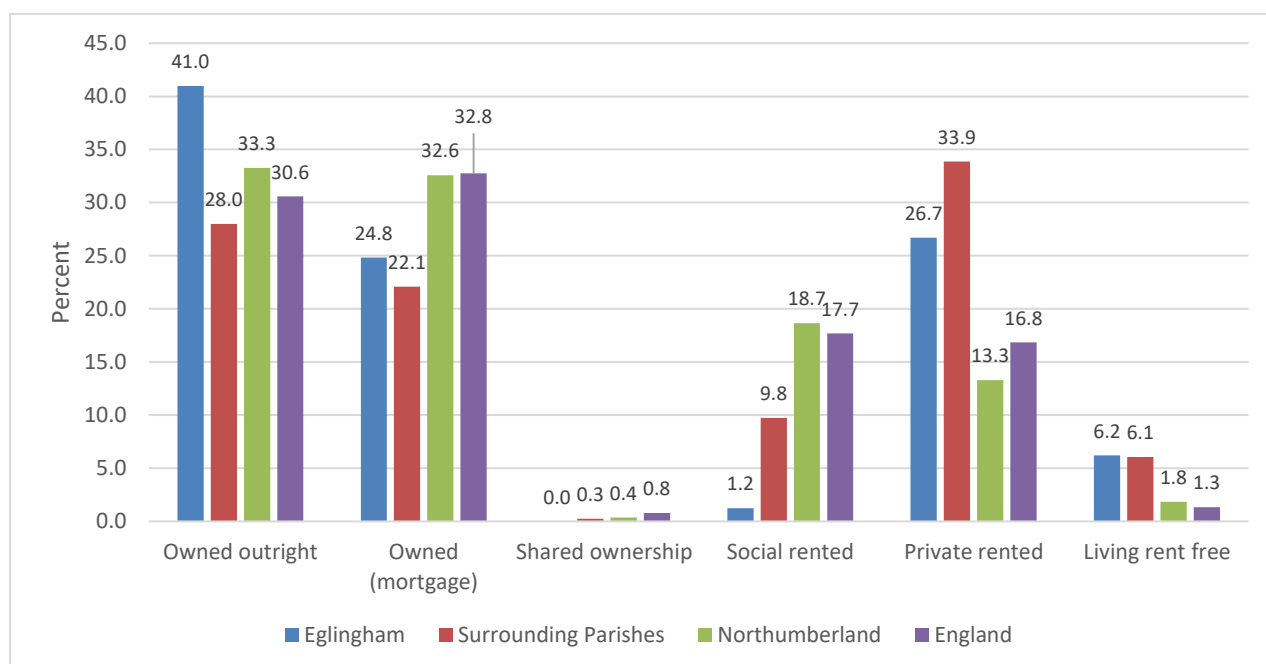


Source of maps 2.1, 2.2 and 2.3: Nomis

Dwelling and household characteristics

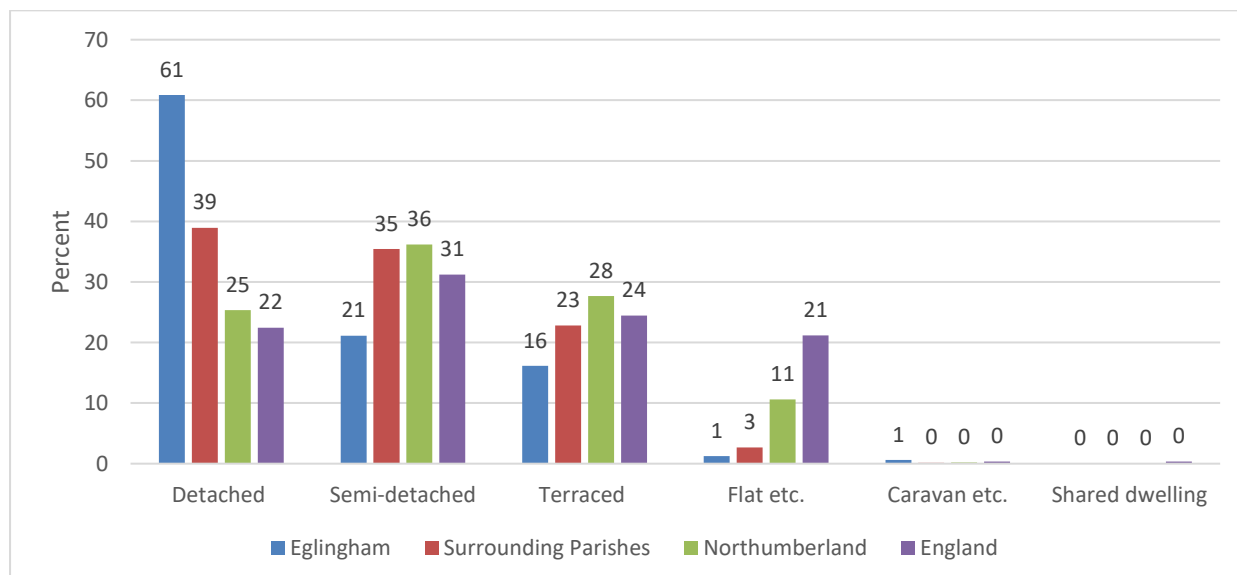
Evidence from the census 2011

- 2.7 This section summarises data from the census 2011 that adds context and evidence of what is driving housing need in the Eglingham parish and the surrounding parishes.
- 2.8 According to the census 2011, there were 385 people living in 161 households within the parish. The average household size was 2.39 persons per household which is slightly less than the average for England (2.4) and more than the district of Northumberland (2.28). According to the Royal Mail there are 181 residential addresses as at August 2020. The difference between the numbers recorded by the census and Royal Mail will be a combination of second homes, vacant dwellings and newbuild between 2011 and 2020.
- 2.9 Regarding the other parishes in the study, according to the Royal Mail as at August 2020, there were 41 residential addresses at Chillingham and none were recorded by the census. Because of the small size of the parish the census data will have been combined with another parish. The number of occupied residences across all parishes listed according to the census was 2,140. According to Royal Mail there were 2,944 residential addresses across the parishes as at 2020. The difference will be a combination of vacant homes, new build and second homes (just over 300 according to the census).
- 2.10 Figure 2.1 shows that the parish of Eglingham had above average level of dwellings that were owned outright compared to the surrounding parishes and 'the wider geographies' of Northumberland and England as a whole. There was a very small proportion of social rented accommodation in the parish compared with the wider geographies, although the private rented sector was notably larger in the parish and surrounding parishes compared to the averages for Northumberland and England as a whole. The small scale of housing rented from the council in 2011 is noteworthy. Table A2.1 in the data appendix shows that there were only 2 social rented dwellings in the parish at the time of the census.

Figure 2.1 Tenure

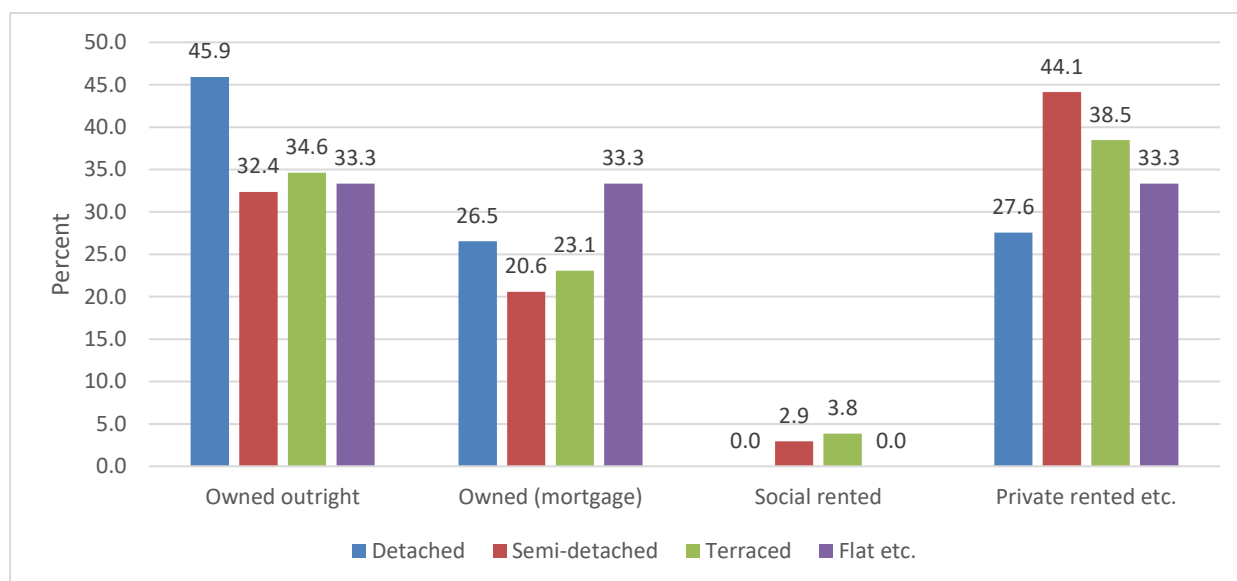
Source: Census 2011

2.11 Figure 2.2 evidences the disproportionately large proportion of detached homes and small proportion of semi-detached homes, terraced houses and flats compared to the wider geographies. Detached houses are normally more expensive than other types and will lead to higher average house prices in the area.

Figure 2.2 House type

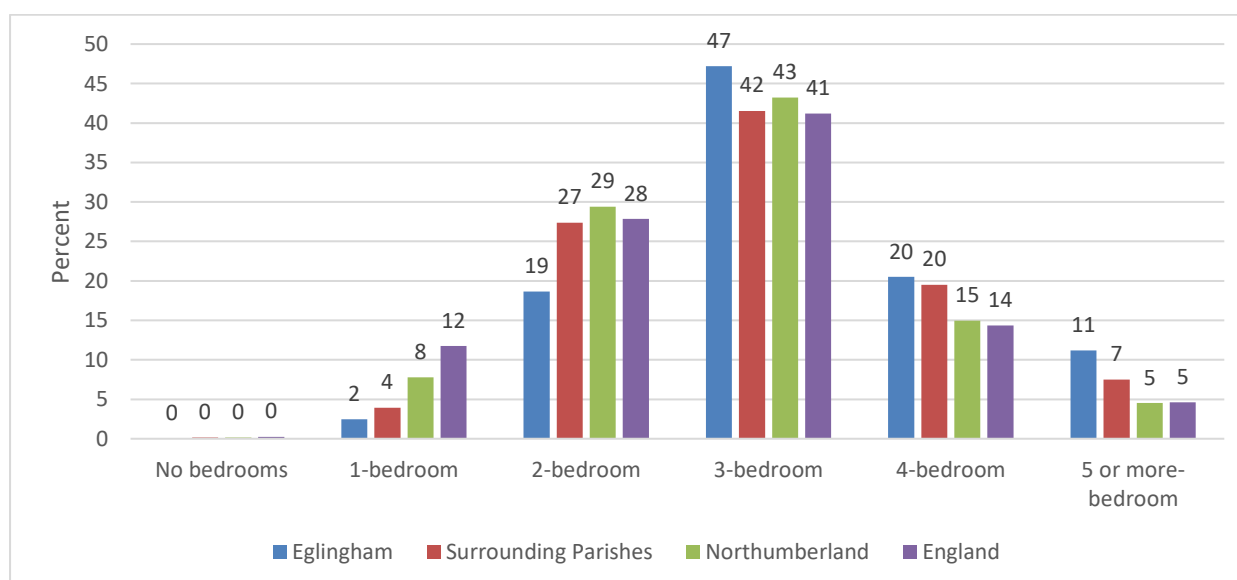
Source: Census 2011

2.12 Figure 2.3 shows how house types vary by tenure within the parish. Most detached houses and bungalows were owned outright. The majority of private rented dwellings were semi-detached houses and bungalows. The census does not distinguish between houses and bungalows.

Figure 2.3 House type by tenure (Eglingham parish only)

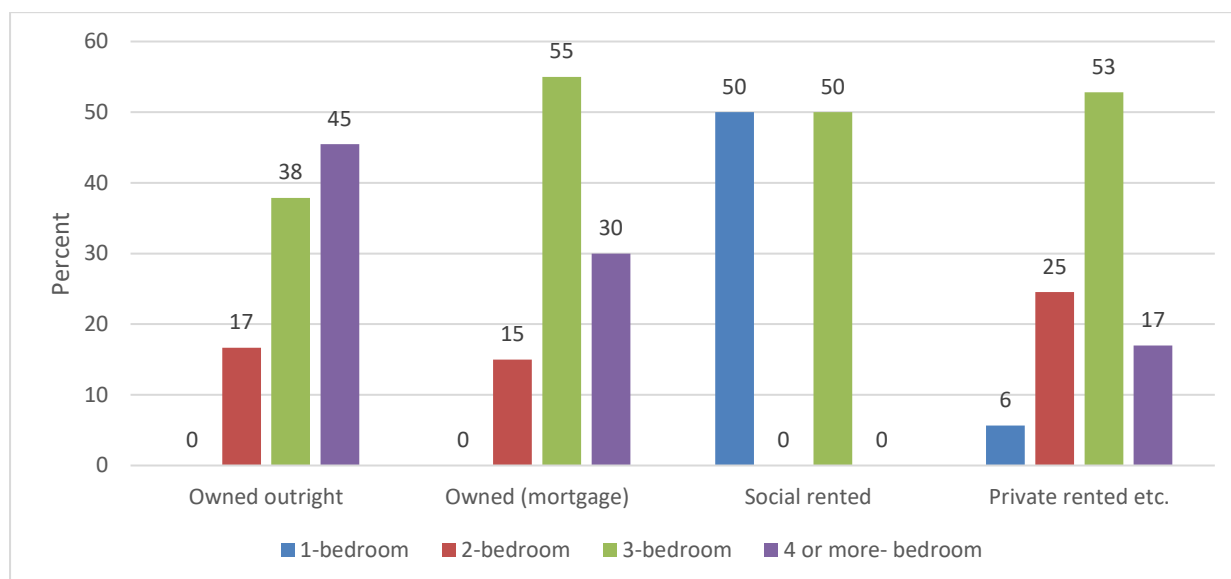
Source: Census 2011

2.13 Figure 2.4 shows that 3-bedroom dwellings are the largest group in all parishes as well as the county. It is noteworthy that in Eglingham there is a larger proportion of 4 and 5 or more-bedroom dwellings in the parish compared to the wider geographies, and fewer 1 or 2-bedroom dwellings.

Figure 2.4 Number of bedrooms

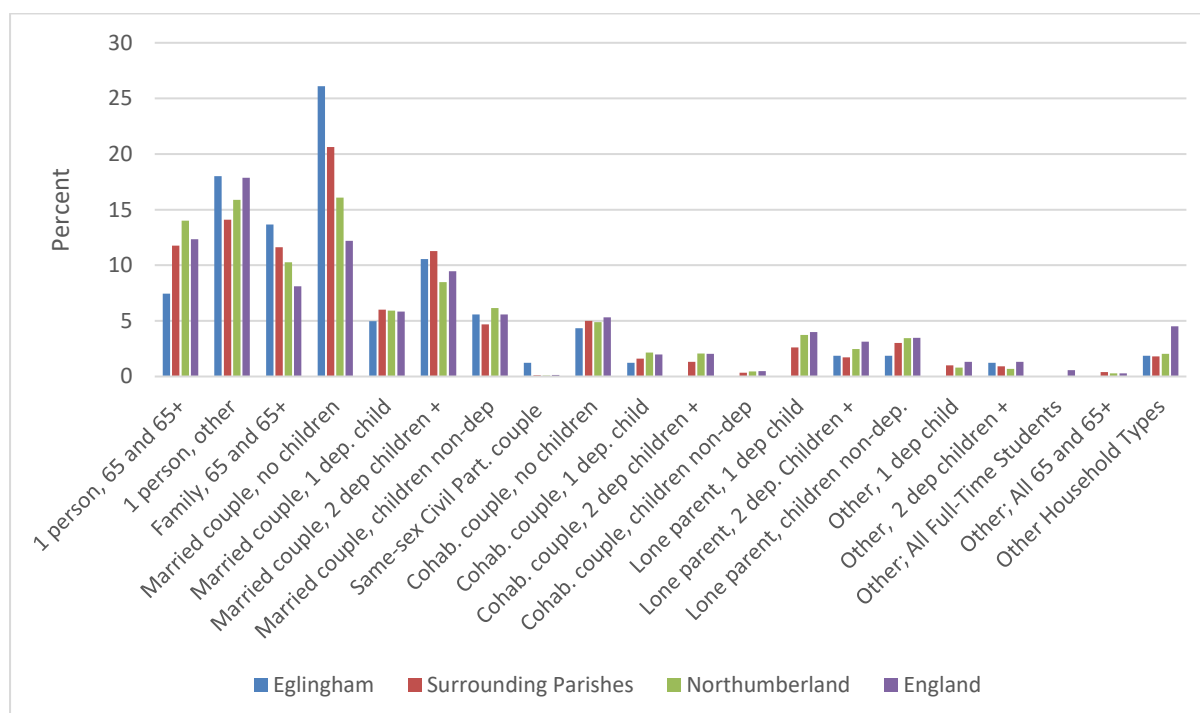
Source: Census 2011

2.14 Analysis of number of bedrooms by tenure within the Eglingham area is especially important. It is noteworthy that the predominant type of dwelling that is owned with a mortgage proportion or privately rented is the 3-bedroom house or bungalow. Where dwellings are owned outright, the 4 or more-bedroom house or bungalow was the predominant type.

Figure 2.5 Bedrooms by tenure (Eglingham parish only)

Source: Census 2011

2.15 Figure 2.6 shows the household composition in 2011.

Figure 2.6 Household composition

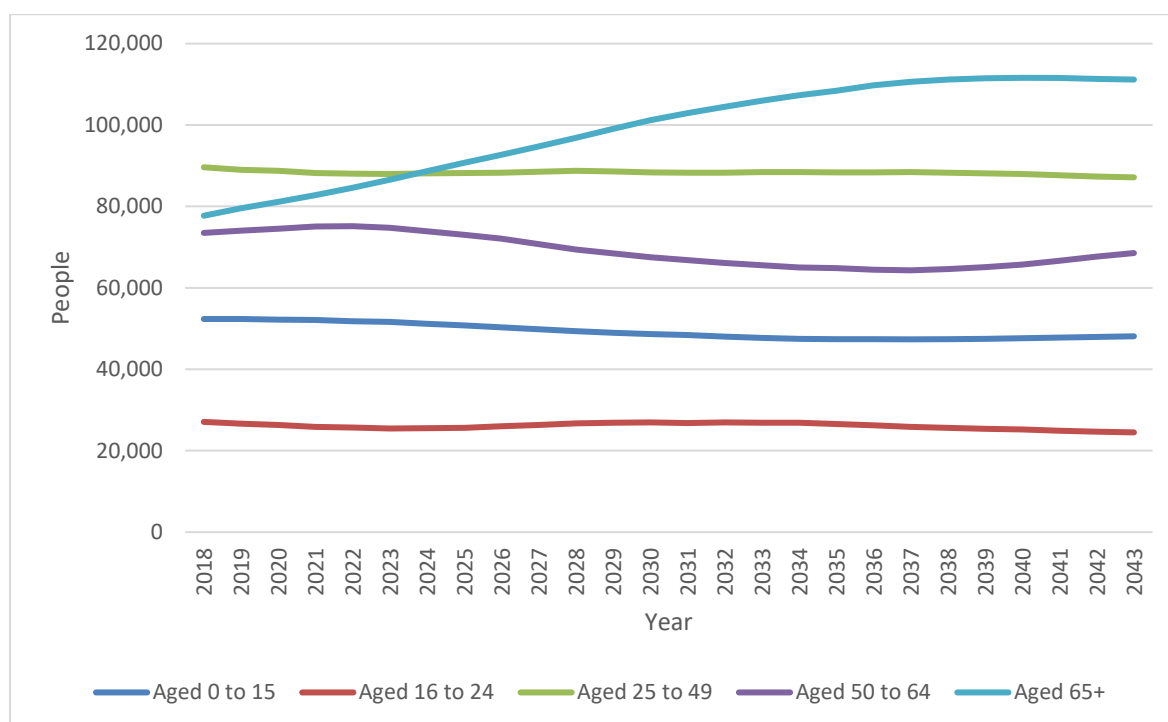
Source: Census 2011 (dep=dependent)

2.16 Figure 2.6 shows that, compared to the wider geographies, the local area had a much higher proportion married couples with no dependent or non-dependent children. There were also higher proportions of single person households aged under 65 years and families with all members aged 65 or over. There was a lower proportion of single person households age 65 or over cohabiting couples and lone parents.

Population projections

- 2.17 These projections are most readily available at county level. They are 2018 based and show a projected change in the structure of the population between 2018 to 2043. They show that there are changes in the population structure likely to affect the parish and the changing nature of housing need.
- 2.18 Figure 2.7 shows that the proportion of people aged 65 or over is set to grow by 33,416 or 43%, which is the only age group to increase over the period to 2043. All other age groups will decline over the period to 2043, most notably the 16-24 age group which is due to decline by 2,581, or 9.5%. Overall the district population will increase by 19,141 people which is an increase of 6% over the population in 2018. This means that over the period 2018 to 2043 a significant amount of additional housing will be needed in the county, particularly in order to provide housing for an aging population.

Figure 2.7 Population projections (County only)



Source: Nomis

Key findings from the Census 2011 and population projections.

- 2.19 The evidence suggests that the characteristics of Eglingham and the wider parishes' housing capacity vary by tenure. Regarding Eglingham, whilst overall the predominant dwelling type is that of the detached house, the rented sectors have a larger proportion of semi-detached dwellings. There are fewer flats and terraced houses in Eglingham, and the majority of flats are owned with the help of a mortgage. The private rented sector formed an unusually large proportion of the dwelling stock, significantly higher in the parish and the study area parishes as a whole than the average across the county and England as a whole. The predominant type in terms of number of bedrooms is the 3-bedroom house or bungalow, however there is a higher

proportion of 4 or more-bedroom dwellings than in the wider geographies. The majority of larger 4 or more-bedroom dwellings are owned outright without the help of a mortgage whereas one-bedroom dwellings were either private or social rent tenures.

- 2.20 Regarding household characteristics the evidence suggests that the predominant household type was 'married couple with no children' although Eglingham parish had a higher proportion of single person households under age 65 and a lower proportion of single person households aged 65 or over than than the other geographies. When population projections are taken into account the proportion of older people is likely to increase, with other age groups declining.
- 2.21 In conclusion, this information should be incorporated into an HNS as it provides context and improves the understanding of what is driving need and any trends in the characteristics of need moving forward.
- 2.22 What we take from these data, from a policy perspective, is that the evidence suggests that, to improve the imbalance between housing and households moving forward and to enable a community that is more balanced in terms of age and household type, housing should be delivered partly to enable older person households to downsize within their community. A supply of more affordable housing should be enabled for younger households as many would be unable to afford the 4 or more-bedroom detached housing that will be released by older people downsizing or leaving the area.

3. Local house prices, rents and affordability

Introduction

- 3.1 The aim of this section is to assess the affordability of market housing to the local household population. This will help us to understand the extent to which house prices and rents drive the need for affordable housing and the options available to households. Data will feed into our assessment of the requirement for affordable housing in the next section and provide context for our overall findings.
- 3.2 The following tables state prices and household income at benchmark levels. The 25th percentile value is particularly significant as this is widely accepted as the entry level market price, being the lowest price at which there is a reasonable supply of housing in reasonable condition.
- 3.3 The percentile value is calculated by listing all lettings or sales in a given period in ascending order according to their price or rent. The number of sales or rentals is divided by 100. The percentile price or rent corresponding to each percentile can be read off. The percentiles most frequently used in this study are the 25th (or lower quartile price point) or the 50th (the median price point).

Local rents and the household income required to service a rent

- 3.4 Table 3.1 shows the 25th and 50th the percentile price point for rented housing in the county of Northumberland. This wider area has been used as there is only a very small amount of information available for rental values within the parish, parishes and ward of Longhoughton. Using this wider area will provide a more accurate picture of the rental market in the study area, although it should be noted that rental prices are likely to be slightly higher in the parish compared to the county as a whole due to the character of the parish and the surrounding area.

Table 3.1 Assessment of benchmark rent levels		
	Percentile 25 £pcm	Median £pcm
Northumberland	428	480

Source: ONS

- 3.5 Table 3.2 states the household income required to service local rents at the main percentile points. This is using an assumed rental to gross income ratio of 25%.

Table 3.2 Average market rents and income required		
	Percentile 25 £	Median £
Monthly rental price (£ per calendar month (PCM))	420	480
Annual gross household income required £	20,160	23,040

Source: ONS and arc4

- 3.6 Table 3.3 states the 2020 value of the local housing allowance that applies to the Eglingham area noting that this is the Northumberland BRMA (broad rental market area). This is significant as it is the maximum rent level that is eligible for housing benefit. Any household eligible for housing benefit and seeking a private rental would need to 100% fund any rent above this level. This significance of this information is that any low-income household eligible for housing benefit would probably not have the full cost of the rental met by housing benefit.

Table 3.3 Northumberland BRMA local housing allowance rates (September 2020)			
Dwelling type	£ per week	£ pcm	Income needed to service £ p.a.
Shared accommodation	73.90	296	14,189
1-bedroom	78.25	313	15,024
2-bedrooms	90.90	364	17,453
3-bedrooms	109.32	437	20,989
4-bedrooms	161.10	644	30,931

Source: VOA

House prices and the income required to service a mortgage

- 3.7 Average prices for the ward of Longhoughton (map 2.3) have been used throughout this section as low volume of sales in Eglingham and the other parishes, would be so small that benchmark prices could not be reliably estimated (see table 3.10 below). The geography of the electoral ward is considered a good approximation for the study area as a whole. The broad average local lower quartile price paid for the ward of Longhoughton across all dwelling types for calendar year 2019 as published by the Land Registry is estimated at £225,000. Similarly, the broad average local median price for 2019 is estimated at £247,000.
- 3.8 Table 3.4 shows that on average, lower quartile prices are significantly higher in the ward compared to the rest of the county.
- 3.9 Much of the following analysis is based upon this lower quartile value. As previously mentioned, the lower quartile value is regarded as the entry level price for market housing. This value is taken as the point at which households would require affordable housing if they could not afford lower quartile prices or higher.

Table 3.4 Comparison of house prices between Longhoughton ward and Northumberland county		
	Percentile 25 (lower quartile) £	Percentile 50 (median) £
Longhoughton ward	195,000	285,000
Northumberland	111,973	165,475

Source: Land Registry price paid 2019

- 3.10 In table 3.5, using average dwelling prices for the local area, we estimate the income required to service a mortgage or loan based upon standard assumptions of a 10% deposit and 3.5 income multiplier. arc4 has recently undertaken a detailed analysis of alternative affordability benchmarks which has considered different income multipliers and separate analysis of disposable income. It has concluded that for the majority of households, especially those on lower income a multiplier of 3.5 is prudent.
- 3.11 Throughout the following affordability analysis, it must be borne in mind that a larger deposit, whether funded through savings, equity or 'the bank of mum and dad' will reduce the size of the loan and the income required to service it.

Table 3.5 Household income required to service a mortgage at benchmark prices

	Price Level - Ward		Price Level - District	
	Lower quartile £	Median £	Lower quartile £	Median £
Purchase price	195,000	285,000	111,973	165,475
Minimum deposit (10%)	19,500	28,500	11,197	16,548
Mortgage required	175,500	256,500	100,775	148,928
Annual gross household income required to service the mortgage	50,143	73,286	28,793	42,551

Source: Land Registry price paid and arc4

- 3.12 We have already noted that average lower quartile prices in Longhoughton ward are higher than the county average. On a like for like basis, a household would have to find an additional £21,350 p.a. income for a lower quartile priced purchase in order to service the mortgage for a purchase in the ward, compared to the county.

Table 3.6 Comparison of income needed to fund a mortgage

Occupation and household configuration	Gross Household Income 2019 (£)	LQ price 2019 (£)	Salary required (£ p.a.)	Maximum price that could be afforded £
Police officer (single person household)	23,124	195,000	50,143	89,027
Nurse (single person household)	17,652	195,000	50,143	67,960
Fire officer (single person household)	23,862	195,000	50,143	91,869
Teacher (single person household)	23,720	195,000	50,143	91,322
Minimum wage (single person household)	16,010	195,000	50,143	61,639
Minimum wage (1 full-time and 1 part-time)	24,014	195,000	50,143	92,454
Minimum wage (two full-time working adults)	32,019	195,000	50,143	123,273
Living wage (single person household)	17,550	195,000	50,143	67,568
Living wage (1 full-time and 1 part-time)	26,325	195,000	50,143	101,351
Living wage (two full-time working adults)	35,100	195,000	50,143	135,135

Source: Land Registry, nationally published pay scales and arc4

- 3.13 Table 3.6 estimates the affordability of lower quartile prices for the stated benchmark incomes and household configurations. It is apparent that using the 3.5 income multiplier none of the household types could afford entry level prices. The table also indicates the house price that could be afforded at these household income levels.
- 3.14 Finally, in table 3.7 we consider the affordability of low-cost housing home ownership (LCHO) products defined as affordable housing within the NPPF 2019 annexe B definitions. 30% discounted sale, perhaps via the government's new First Home Scheme would be the most affordable option, although again none of these options would be affordable to the households as configured in table 3.7 unless there was a second income available to the household at a similar level.

Table 3.7 The income required to fund selected low-cost home ownership products	
Discounted sale (20% discount)	Costings/income required
Full price (based on 25th percentile)	£195,000
Starter home price (20% off full price)	£156,000
10% deposit on equity share	£15,600
Mortgaged amount	£140,400
Income required for mortgage	£31,200
Discounted sale (30% discount, potentially First Home scheme)	Costings/income required
Full price (based on 25th percentile)	£195,000
Starter home price (30% off full price)	£136,500
10% deposit on equity share	£13,650
Mortgaged amount	£122,850
Income required for mortgage	£27,300
Shared ownership 50%	Costings/income required
Full price (based on 25th percentile)	£195,000
Equity 50%	£97,500
10% deposit on equity share	£9,750
Mortgaged amount	£87,750
Service Charge (monthly)	£30
Rent (per month based on 2.75% on remaining equity pa)	£223
Income required for mortgage	£25,071
Income required for rent/service charge	£12,165.00
TOTAL	£37,236
Shared ownership 25%	Costings/income required
Full price (based on 25th percentile)	£195,000
Equity 25%	£48,750
5% deposit on equity share	£2,438
Mortgaged amount	£46,313
Service Charge (monthly)	£30
Rent (per month based on 2.75% on remaining equity pa)	£335
Income required for mortgage	£13,232
Income required for rent/service charge	£17,527.50
TOTAL	£30,760
Help to buy	Costings/income required
Full price (based on 25th percentile)	£195,000
Equity 75%	£146,250
Loan 20%	£39,000
Deposit 5%	£9,750
Mortgaged amount	£146,250
Income required for mortgage	£32,500
Loan fee (1.75% in year 6)	£683

Source: Land Registry and arc4

Affordable housing 'bandwidth'

- 3.15 When all of the definitions of affordable housing within the NPPF are taken into account it is clear that the assessment of local need for affordable housing is complex as it is also necessary to distinguish between affordable products for rent and affordable home ownership.
- 3.16 Selective relevant quotes from the NPPF (February 2019) are (our emphasis):
- Annexe B, 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 (the list is selectively reproduced here);
 - Annexe B, definition, affordable housing (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 price*;
 - Annexe B, definition, affordable housing (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);
 - paragraph 62: Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required; and
 - paragraph 71: Local planning authorities should support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home).
- 3.17 Affordable housing applies to households whose needs are not met by the market. We use the 25th percentile price (both market sale and market rent) as the benchmark price level. Any household that could afford housing priced at the 25th percentile or above would be considered not to need affordable housing.
- 3.18 Our analysis of affordable need has two components. Firstly, those in need of housing that can only afford social rented prices and secondly those that can afford more than a social rent but not market prices. However, the affordability of market prices differ considerably between market rent and market sale. Tables 3.9 and 3.10 illustrate this.

Affordable rented housing

- 3.19 Table 3.8 shows that on average, a household in housing need, seeking rented housing with a combined gross income of up to £20,160 could be regarded as being in affordable need.

Table 3.8 Difference in income needed to service a social rent and a minimum market rent			
	Social rent* £	Minimum Market rent **(Lower Quartile) £	Difference £
Weekly rent	66.55	96.92	30.37
Calendar monthly equivalent	288	420	132
Income required	13,842.40	20,160	6,317.6

Source: *Social Housing Regulator query tool 2020; **ONS;

Affordable home ownership

- 3.20 Table 3.9 shows that on average, within the Eglingham parish, a household in housing need, with a combined gross income of up to £50,143 seeking affordable home ownership, could be regarded as being in affordable need.

Table 3.9 Difference in income needed to service a social rent and a minimum market			
	Social rent* (£PCM)	Minimum Market price £ ** (LQ)	Difference
Price	288	195,000	n/a
Income required	13,842.40	50,143	36,300.6

Source: *Social Housing Regulator query tool 2020; **Land registry 2019;

More detailed information on local house prices

- 3.21 Whilst Land Registry price paid averages are quoted above, further analysis is possible by house type. Prices vary considerably by house type (table 3.10). However this following information should be regarded as indicative as there is a low volume of sales in the parish on an annual basis. Table 3.10 shows house prices by type in the parish of Eglingham.

Table 3.10 Variation in house price by type				
	Percentile 25 £	Median £	Percentile 75 £	Count
Detached	£367,333	£396,500	£434,833	9
Flat				0
Semi-detached	£283,333	£315,833	£348,333	4
Terraced	£164,500	£223,083	£281,667	6

Source: Land Registry

- 3.22 Clearly many households consider the number of bedrooms to needed to be a primary factor in their decision to move home. The Land Registry does not publish this information. The following information is taken from the Rightmove website. The information gleaned from Rightmove is the last year of sold prices in an area approximating to the ward.

Table 3.11 Variation in house price by number of bedrooms and cost to upsize					
	2-bedroom	3-bedroom	4-bedroom	2 to 3-bedroom	3 to 4-bedroom
Lower quartile £	100,000	131,000	235,000	31,000	104,000
Median £	113,000	206,000	277,000	93,000	71,000
Range from £	88,000	85,000	200,000		
Range to £	330,000	475	577,000		
Number of sales	18	40	14		

Source: Land Registry and Rightmove

- 3.23 Table 3.12 shows the increase in house prices at the lower quartile price and the increase in income required to fund a mortgage. The importance of this table is the indication of increase in purchase price affecting moving households needing to upsize and the implications for affordability.

Table 3.12 Additional household income required to facilitate upsizing at lower quartile average prices		
	Increase in price £	Additional income required to fund £
2 to 3-bedroom	31,000	8,857
3 to 4-bedroom	104,000	29,714

Source: derived from table 3.11

Key findings: local house prices, rents and affordability

- 3.24 It is very difficult to define average rents and prices in the study area because of the relatively few vacancies occurring on an annual basis.
- 3.25 Because of location and the quality of the built environment, the rural and coastal setting, average parish house prices and rents are high compared to county averages. This is an important finding given that the NPPF states that eligibility for discounted market sale housing is determined with regard to local incomes and house prices. This factor, coupled with the gap between average prices of 3 and 4-bedroom homes being particularly large will challenge many younger households and growing families to be able to afford to upsize within the parishes.
- 3.26 House price and income data enables us to define the parameters for the affordable home ownership products defined in the NPPF. For the purposes of this HNS, households would need a minimum income of £27,300 per annum income to afford

the lowest cost affordable home ownership option (table 3.8). An income of £50,143 per annum would be required to fund the entry level market house price (table 3.9).

- 3.27 The above data is used in assessing what housing tenure respondents can reasonably afford in the next section.

4. Current demand for housing

Introduction

- 4.1 This section uses data from a specially commissioned household survey to estimate the demand for additional housing in Eglingham parish and the surrounding parishes and the extent to which supply from the existing housing stock might meet that need.
- 4.2 The analysis focuses on information from:
- all households currently resident in the parishes;
 - households currently resident in the parishes or had a close connection to the parishes who told us that their entire household was seeking to move home in the next 5-years; and
 - households who told us that someone would leave the home and find a place of their own in the next 5-years.
- 4.3 Whilst this information is a factor in our overall findings in section 5, the household survey findings is only one of many factors that leads to a balanced view of the housing that is needed in the parishes moving forward. The section ends by citing additional evidence to put survey findings into context.

The household survey

- 4.4 The household survey was conducted during September 2020. All Royal Mail registered addresses in the parishes were sent a short questionnaire and households had the option of responding by post or online. 2,917 questionnaires were dispatched and 479 responses were returned.
- 4.5 Tables 4.1, 4.2 and 4.3 show the distribution of questionnaires dispatched, returned and a comparison of dispatch and return proportions.

Table 4.1 Dispatch of questionnaires		
	Number	Percent
Adderston with Lucker	180	6.2
Bewick	49	1.7
Chillingham	41	1.4
Craster	242	8.3
Denwick	209	7.2
Eglingham	186	6.4
Ellingham	207	7.1
Embleton	560	19.2
Hedgeley	209	7.2
Newton-by-the-Sea	205	7.0
Longhoughton	782	26.8
Rennington	227	7.8
Total	2,917	100.0

Source: Royal Mail registered addresses as at August 2020

Table 4.2 Origin of respondents		
	Number	Percent
Adderston with Lucker	18	4.0
Bewick	3	0.7
Chillingham	4	0.9
Craster	29	6.2
Denwick	27	6.0
Eglingham	39	8.2
Ellingham	36	7.6
Embleton	91	19.6
Hedgeley	24	5.3
Newton-by-the-Sea	26	5.8
Longhoughton	128	28.0
Rennington	36	7.8
Sub total	462	100
Not stated or respondents not resident in the area	17	n/a
Total	479	n/a

Source: arc4 September 2020

Table 4.3 Proportions dispatched and returned			
	Dispatched	Received	Difference
Adderston with Lucker	6.2	4.0	-2.2
Bewick	1.7	0.7	-1.0
Chillingham	1.4	0.9	-0.5
Craster	8.3	6.2	-2.1
Denwick	7.2	6.0	-1.2
Eglingham	6.4	8.2	1.8
Ellingham	7.1	7.6	0.5
Embleton	19.2	19.6	0.4
Hedgeley	7.2	5.3	-1.8
Newton-by-the-Sea	7.0	5.8	-1.2
Longhoughton	26.8	28.0	1.2
Rennington	7.8	7.8	0.0
Total	100	100	0.0

Source: arc4 September 2020 (rounding errors are present)

- 4.6 Table 4.3 shows a close correlation between the proportions of questionnaires dispatched and received.
- 4.7 The data presented in this section is a summary of responses received. There has been no statistical adjustment for non-responses.

Public perception of priorities for new build housing

- 4.8 Questions 7 and 8 of the questionnaire asked respondents to tell us their perceptions of the priorities for future housebuilding in the parishes. The following tables present the findings. Please note that these were multiple choice questions and some respondents chose to respond selectively, so our interpretation of the data takes into account both the priorities expressed and the scale of the response.

Table 4.4 Priorities for newbuild by dwelling type (number)

	No Priority	Some priority	High Priority	Total
Small homes for singles or couples	44	171	134	349
Small family homes (2 or 3-bedroom)	31	127	229	387
Larger family homes (4 or 5-bedroom)	192	82	27	301
Homes that facilitate working from home	88	152	74	314
Smaller homes to enable older people to downsize	44	173	160	377
Detached houses	167	111	22	300
Terraced houses	141	135	24	300
Town houses (3-storey)	226	50	4	280
Bungalows	59	165	115	339
Semi-detached or terraced houses	82	169	42	293
Flats or apartments	179	76	31	286
Houses with workspace for small businesses	118	125	50	293

Source: Household survey 2020

Table 4.5 Priorities for newbuild by dwelling type (percent)

	No Priority %	Some priority %	High Priority %	Total %
Small homes for singles or couples	12.6	49.0	38.4	100
Small family homes (2 or 3-bedroom)	8.0	32.8	59.2	100
Larger family homes (4 or 5-bedroom)	63.8	27.2	9.0	100
Homes that facilitate working from home	28.0	48.4	23.6	100
Smaller homes to enable older people to downsize	11.7	45.9	42.4	100
Detached houses	55.7	37.0	7.3	100
Terraced houses	47.0	45.0	8.0	100
Town houses (3-storey)	80.7	17.9	1.4	100
Bungalows	17.4	48.7	33.9	100
Semi-detached or terraced houses	28.0	57.7	14.3	100
Flats or apartments	62.6	26.6	10.8	100
Houses with workspace for small businesses	40.3	42.7	17.1	100

Source: Household survey 2020

- 4.9 The largest number and proportion of respondents 'voting' attached the greatest priority to *'Small family homes (2 or 3-bedroom)'* and *'Smaller homes to enable older people to downsize'* These groups also attracted the highest number and proportion of 'votes' overall.
- 4.10 The largest number and proportion of respondents 'voting' attached no priority to *'Larger family homes (4 or 5-bedroom)'* and *'Town houses'*.

Table 4.6 Priorities for newbuild by household type (number)

	No Priority	Some priority	High Priority	Total
Homes affordable to first time buyers	19	96	249	364
Homes to rent (private landlord)	85	130	107	322
Homes to rent (social landlord) affordable to low income households	46	114	186	346
Housing suited to frail elderly or disabled people	27	138	164	329
Shared ownership (part buy/part rent)	106	135	50	291
First Home scheme' (discounted sale prices for first time buyers, priority to key workers)	32	135	149	316
Discounted sale for anyone that cannot afford market prices	77	131	89	297
Those wishing to build their own homes (self-build)	137	121	34	292

Source: Household survey 2020

Table 4.7 Priorities for newbuild by household type (percent)

	No Priority %	Some priority %	High Priority %	Total %
Homes affordable to first time buyers	5.2	26.4	68.4	100
Homes to rent (private landlord)	26.4	40.4	33.2	100
Homes to rent (social landlord) affordable to low income households	13.3	32.9	53.8	100
Housing suited to frail elderly or disabled people	8.2	41.9	49.8	100
Shared ownership (part buy/part rent)	36.4	46.4	17.2	100
First Home scheme' (discounted sale prices for first time buyers, priority to key workers)	10.1	42.7	47.2	100
Discounted sale for anyone that cannot afford market prices	25.9	44.1	30.0	100
Those wishing to build their own homes (self-build)	46.9	41.4	11.6	100

Source: Household survey 2020

- 4.11 The largest number and proportion of respondents 'voting' attached the greatest priority to *'Homes affordable to first time buyers'* and *'Homes to rent (social landlord)'*

affordable to low income households' These groups also attracted the highest number and proportion of 'votes' overall.

- 4.12 The largest number and proportion of respondents 'voting' attached no priority to *'Those wishing to build their own homes (self-build)'* and *'Shared ownership (part buy/part rent)'*.

Existing households seeking to move home

- 4.13 92 households told us that they were seeking to move home in the next 5-years. An analysis of these 92 moving households enables us to understand where and why households are moving and the supply they will release for future occupants.
- 4.14 The summary of the 92 moving households by current tenure was:
- owner occupier 46;
 - private tenant 42; and
 - social tenant 4.
- 4.15 28 (31%) were households where all residents were over 65-years of age. Of these 10 households comprised of households all aged 75 or over.
- 4.16 Table 4.7 states the main reason why moving households were needing to move home implying that their present housing was unsuitable in some way.

	Number	Percent
Need a smaller house	20	21.7
Need a larger house	10	11.1
Cannot afford rent or mortgage payments	1	1.1
Current house is too expensive to run and /or maintain	3	3.3
Health problems and/or need housing suitable for older/disabled person	14	15.2
Current house is in severe disrepair	2	2.2
Living in temporary accommodation and need permanent accommodation	1	1.1
Need to re-locate for employment	5	5.4
Forced to move (e.g. eviction, repossession or tenancy ending)	2	2.2
Suffering harassment	0	0.0
Current house is overcrowded	0	0.0
Claiming housing benefit and have to move due to the 'bedroom tax'	0	0.0
None of the above	34	36.9
Total	92	100.0

Source: Household survey 2020

- 4.17 Most frequent reasons given were 'rightsizing' (30 households or 32.8%) and health problems (14 households or 15.2%). Table 4.9 states the more aspirational reasons given by households that did not cite a 'need' factor in table 4.7.

Table 4.9 Main 'other' reason given for seeking to move home

	Number	Percent (of responses)
Want to live in a nicer house or area	1	3.0
Would like to live closer to family or friends	8	24.2
Would like to live closer to shops or doctors or other services	6	18.2
To reduce journey time or distance to work	0	0.0
Would like to be in a particular school catchment area	0	0.0
Would like off street parking or a garage	0	0.0
Would like to live in a house which is more sustainable or environmentally friendly	3	9.1
Other reason	15	45.5
Sub total	33	100.0
No response	59	
Total	92	

Source: Household survey 2020 (denominator is the sub-total)

4.18 The current place of residence of the moving households is stated in table 4.10

Table 4.10 Moving households current place of residence

Origin	Number
Adderston with Lucker	5
Bewick	0
Chillingham	0
Craster	4
Denwick	7
Eglingham	5
Ellingham	6
Embleton	21
Hedgeley	6
Newton-by-the-Sea	1
Longhoughton	26
Rennington	11
Total	92

Source: Household survey 2020

The characteristics of supply from moving households

- 4.19 The characteristics of the supply released from these moving households is now investigated. For this analysis supply from all 3 tenures is considered however later in the section we will consider supply and demand for market and affordable housing only.

Table 4.11 Supply of formerly owner occupied housing			
Type	Number of bedrooms	Number of dwellings	Percentage of dwellings
Detached house	6	2	4.3
	5	1	2.1
	4	7	14.9
	3	5	10.6
	2	1	2.1
Semi-detached house	5	1	2.1
	4	6	12.8
	3	8	19.1
	2	2	4.3
Terraced house	4	4	8.5
	3	2	4.3
	2	1	2.1
Bungalow	5	1	2.1
	4	1	2.1
	3	3	6.4
	2	1	2.1
Flat	any	0	0.0
Total		46	100.0

Source: Household survey 2020

Table 4.12 Supply of formerly private rented housing			
Type	Number of bedrooms	Number of dwellings	Percentage of dwellings
Detached house	6	0	0.0
	5	2	4.9
	4	3	7.3
	3	1	2.4
	2	0	0.0
Semi-detached house	5	0	0.0
	4	0	0.0
	3	11	26.8
	2	5	12.2
Terraced house	4	1	2.4

	3	7	17.1
	2	4	9.8
Bungalow	5	0	0.0
	4	0	0.0
	3	3	7.3
	2	4	9.8
Flat	any	0	0.0
Total		42	100.0

Source: Household survey 2020

4.20 Tables 4.11 and 4.12 show that:

- supply in the owner-occupied sector is predominately detached and semi-detached houses with 3 or more-bedrooms;
- supply in the private rented sector is predominately semi-detached and terraced houses with 3 or fewer- bedrooms;
- there is no supply of flats; and
- a large proportion of moving households live within the private rented sector due to the large proportion of private rented sector housing stock in the area compared to the wider geographies (Table A2.1).

4.21 **Supply of affordable housing** from moving households is entirely in the form of social rented housing:

- One 3-bedroom semi-detached house (Longhoughton);
- One 2-bedroom terraced house (Embleton); and
- Two 2-bedroom bungalows (Embleton).

4.22 Table 4.13 summarises the supply of 92 vacancies arising from moving households over the next 5-years, all tenures by number of bedrooms. This is considered further toward the end of this section.

Table 4.13 Summary of supply of housing (all tenures)			
Type	Number of bedrooms	Number of dwellings	Percentage of dwellings
Detached house	6	2	2.2
	5	3	3.3
	4	10	10.9
	3	6	6.5
	2	1	1.1
Semi-detached house	5	1	1.1
	4	6	6.5
	3	21	22.8
	2	7	7.6
Terraced house	4	5	5.4
	3	9	9.8
	2	6	6.5
Bungalow	5	1	1.1
	4	1	1.1
	3	6	6.5
	2	7	7.6
Flat	any	0	0.0
Total		92	100.0

Source: Household survey 2020

The characteristics of demand from moving households

- 4.23 Households were asked where they intended to move their household to. In table 4.14 a comparison is made of the number of households seeking to leave the parishes and move home elsewhere. It is noteworthy that 46 households (58%) plan to leave the parishes. It should be recalled from section 3 that average prices across the county are lower than those of the parishes.

Table 4.14 Origin and destination of moving households			
	Number of households		Difference
	Origin	Destination	
Adderston with Lucker	5	1	-4
Bewick	0	0	0
Chillingham	0	0	0
Craster	4	3	-1
Denwick	7	2	-5
Eglingham	5	2	-3
Ellingham	6	0	-6
Embleton	21	10	-11
Hedgeley	6	1	-5
Newton-by-the-Sea	1	1	0
Longhoughton	26	16	-10
Rennington	11	5	-6
Elsewhere in Northumberland	n/a	38	38
Elsewhere in the UK or abroad	n/a	13	13
Totals	92	92	0

Source: Household survey 2020

- 4.24 Overall there are 41 moving households currently resident in the parishes that are seeking more suitable housing within in the parishes (table 4.14 sum of destination column for parishes), and 51 seeking more suitable housing outside the parishes.
- 4.25 For the purposes of this report there are 5 moving households in Eglingham only 2 of which are seeking more suitable housing in the parish of Eglingham.
- 4.26 For the purposes of estimating demand, market rented and market housing for sale have been combined. This is because a market housing may change its tenure of occupancy after the existing household leaves.

Assessment of demand from existing households by tenure

- 4.27 Future requirements over a 5-year period is summarised in table 4.15.
- 4.28 The criteria for assessing demand from existing households is:
- need more suitable housing;
 - plan to move within the next 5-years;
 - currently resident in the parishes or have a strong connection;
 - seeking housing in the parishes; and
 - able or unable to afford market housing.

Table 4.15 Summary of need for existing households seeking to move home

Type		Tenure			
Type	Bedrooms	Affordable home ownership	Affordable rent	Market housing	Row totals
Detached house	4	0	0	3	3
	3	2	1	3	6
	2	0	0	0	0
Semi-detached house	4	0	0	0	0
	3	1	3	1	5
	2	1	1	2	4
Terraced house	4	0	0	0	0
	3	1	0	0	1
	2	1	0	0	1
	1	0	1	0	1
Bungalow	4	0	0	0	0
	3	0	1	4	5
	2	1	4	4	9
	1	0	4	0	4
Flat	3	1	0	0	1
	2	1	0	0	1
	1	0	0	0	0
Column totals		9	15	17	41

Source: Household survey 2020

The characteristics of newly forming households

- 4.29 The survey identified 51 people that were planning to leave an existing household and find a place of their own over the next 5-years. Of these, 14 people expressed a desire to find suitable housing in the parishes.
- 4.30 The 14 people would form single person households and were an average age of 28-years.
- 4.31 Regarding Eglingham parish, respondents told us that 6 households would be likely to form however only none would wish to remain living in the parish.

Table 4.16 Origin and destination of newly forming households			
	All newly forming households	Households seeking to live in the parishes	Difference
Adderston with Lucker	1	1	0
Chillingham	1	0	-1
Craster	1	0	-1
Denwick	4	1	-3
Eglingham	6	0	-6
Ellingham	2	0	-2
Embleton	7	0	-7
Longhoughton	22	8	-14
Newton-by-the-Sea	4	3	-1
Rennington	3	1	-2
Sub total	51	14	-37
Elsewhere in Northumberland	n/a	14	14
Elsewhere in the UK or abroad	n/a	23	23
All households		51	n/a

Source: Household survey 2020

4.32 The criteria for determining the level of need of newly forming households is:

- planning to move to a place of their own (i.e. not moving in with someone who already has a place of their own or live in a care home or similar);
- plan to move within the next 5-years;
- currently resident in the parishes or have a strong connection;
- seeking self-contained housing in the parishes; and
- able or unable to afford market housing.

4.33 Table 4.17 summarises the requirements of the 14 households. All were assessed as requiring affordable housing.

Table 4.17 Summary of need from newly forming households					
Dwelling type		Tenure			
Type	Bedrooms	Affordable home ownership	Affordable rent	Market housing	Row totals
Detached house	4	0	0	0	0
	3	0	0	0	0
	2	0	0	0	0
Semi-detached house	4	0	0	0	0
	3	1	0	0	1
	2	2	3	0	5
Terraced house	4	0	0	0	0
	3	0	0	0	0
	2	3	2	0	5
	1	1	0	0	1
Bungalow	4	0	0	0	0
	3	0	0	0	0
	2	0	0	0	0
	1	0	0	0	0
Flat	3	0	0	0	0
	2	0	2	0	2
	1	0	0	0	0
Column totals	N/a	7	7	0	14

Source: Household survey 2020

Summary of need arising from both existing and newly forming households

- 4.34 Table 4.18 combines and summarises the need from existing and newly forming households (55 households). Table 4.19 adds the need from households living outside the parishes but wish to return to the parishes (70 households). This is reported separately as the questions were less rigorous (Q11).
- 4.35 Table 4.18 is noteworthy as in the final two columns it compares the profile of demand with supply and significant trends are apparent. Households are seeking a greater proportion of semi-detached houses and bungalows than generated by the supply but terraced housing is generating a smaller proportion demand than supply. More than half of the demand is for 1 and 2-bedroom homes whereas more than half of the supply comprises of 3 and 4-bedroom homes.

Table 4.18 Summary of the combined need from existing and newly forming households										
Dwelling type		Existing households			Newly forming households			All tenures		
Type	Bedrooms	Tenure			Tenure			Demand totals	Demand %	Supply* %
		Affordable home ownership	Affordable rent	Market housing	Affordable home ownership	Affordable rent	Market housing			
Detached house	4	0	0	3	0	0	0	3	5.5	2.2
	3	2	1	3	0	0	0	6	10.9	3.3
	2	0	0	0	0	0	0	0	0.0	10.9
Semi-detached house	4	0	0	0	0	0	0	0	0.0	6.5
	3	1	3	1	1	0	0	6	10.9	1.1
	2	1	1	2	2	3	0	9	16.4	1.1
Terraced house	4	0	0	0	0	0	0	0	0.0	6.5
	3	1	0	0	0	0	0	1	1.8	22.8
	2	1	0	0	3	2	0	6	10.9	7.6
	1	0	1	0	1	0	0	2	3.6	5.4
Bungalow	4	0	0	0	0	0	0	0	0.0	9.8
	3	0	1	4	0	0	0	5	9.1	6.5
	2	1	4	4	0	0	0	9	16.4	1.1
	1	0	4	0	0	0	0	4	7.3	1.1
Flat	3	1	0	0	0	0	0	1	1.8	6.5
	2	1	0	0	0	2	0	3	5.5	7.6
	1	0	0	0	0	0	0	0	0.0	0.0
Column totals		9	15	17	7	7	0	55	100.0	100.0

Source: Household survey 2020 (*supply data is taken from table 4.13)

Table 4.19 Summary of need arising from existing, newly forming and returning households

Dwelling type		Existing households			Newly forming Households			Returning households			
		Tenure			Tenure			Tenure			
Type	Bedrooms	Affordable home ownership	Affordable rent	Owner occupation	Affordable home ownership	Affordable rent	Owner occupation	Affordable home ownership	Affordable rent	Owner occupation	Row Totals
Detached house	4	0	0	3	0	0	0	0	0	0	3
	3	2	1	3	0	0	0	0	0	1	7
	2	0	0	0	0	0	0	0	0	1	1
Semi-detached house	4	0	0	0	0	0	0	0	0	0	0
	3	1	3	1	1	0	0	1		3	10
	2	1	1	2	2	3	0	2		5	16
Terraced house	4	0	0	0	0	0	0	0		0	0
	3	1	0	0	0	0	0	0	0	0	1
	2	1	0	0	3	2	0	0	0	0	6
	1	0	1	0	1	0	0	0	0	0	2
Bungalow	4	0	0	0	0	0	0	0	0	0	0
	3	0	1	4	0	0	0	1	0	1	7
	2	1	4	4	0	0	0		0	0	9
	1	0	4	0	0	0	0	0	0	0	4
Flat	3	1	0	0	0	0	0	0	0	0	1
	2	1	0	0	0	2	0	0	0	0	3
	1	0	0	0	0	0	0	0	0	0	0
Column totals		9	15	17	7	7	0	4	0	11	70

Source: Household survey 2020

Personal support, care or adaptations needed

- 4.36 Very few moving households indicated a need for support or adaptations. No newly forming households indicated a need for adaptations.
- 4.37 However it is noteworthy that 3 moving households told us that they would require wheelchair access and ground floor facilities. Two of these households stated that they would remain owner occupiers. The third indicated that they were on the council's housing register.

Potential supply from extant planning consents

- 4.38 Northumberland County Council provided a schedule of planning consents within the parishes. The schedule is reproduced at appendix 8. We have discounted the small sites with planning permission as these are primarily for 1 dwelling sites which are normally delivered as private housing and self-build plots which would not be available for sale or letting publicly. From analysis of the larger sites with planning permission, the majority of these sites are now developed and sold or include no affordable housing offering, providing solely 4 or 5-bedroom detached homes. The largest site, SHLAA reference 0284B is outside the study area.
- 4.39 The notable permissions from the list provided are 17/03621/OUT, 16/03510/FUL and 14/03571/OUT / 18/04410/OUT. These permissions include a total of 6 potential affordable houses if they are delivered as presented within the permissions. None of these permissions are within Eglingham. However, three of these permissions are yet to be implemented and so could be subject to developer revisions.

Other HNS reports

Boulmer, Howick and Longhoughton HNA (Aecom 2020)

- 4.40 This was a desktop study that concluded that 8 households were unable to access affordable rented homes and that natural turnover in the stock should meet this need. It calculated a need for 89 affordable homes for sale in the area. 'Smaller dwellings' (1-3 bedroom) should be the focus of development and 'good reasons' exist for the future mix to include larger homes.

Longhoughton Housing needs survey (Northumberland CAN 2019)

- 35 households expressed some form of housing need;
 - 15 households were seeking affordable rented housing; and
 - 12 households were seeking affordable home ownership.
- 4.41 Our interpretation was that 20% of these were seeking suitable housing outside the village. We are unclear from the report how many of the 35 households were newly forming households and if they were seeking suitable housing in the villages.

- 4.42 The problem in interpreting information from these assessments is that the authors do not consider the annual rate of flow of households in need, therefore comparison to this HNS, or a true understanding of the impact of supply cannot be made without further analysis.

How accurate is this estimate of gross need?

- 4.43 Housing needs surveys undertaken in areas of fewer than around 2,000 households will always under-estimate need and demand. This is because around 300 responses are needed to enable a statistically valid method of accounting for missing responses. This is sometimes called grossing up or data weighting. Realistically a response rate of 15% to 20% is the best that will be achieved using a postal survey, face to face interviewing would achieve more responses but at considerable cost.
- 4.44 Data weighting has not been applied to the findings of this survey as the need we have found is distributed across the parishes in some cases quite thinly and weighted data might not be regarded as credible.
- 4.45 There are 2 principle misconceptions about interpreting data presented in HNS studies. Firstly, the households in need are not a finite number. They are a periodic flow of households that never stops. This is because the circumstances of people and households are constantly changing. Households will continue to form as children grow up and adults form new relationships. Household needs will change due to factors such as age, birth of children, illness or death of family members, change in economic circumstances. The scale of the flow may change from time to time and this is why HNS studies should be repeated every 5 years.
- 4.46 Secondly, future flow of housing supply cannot be predicted which is why we only report gross need in this part of the report. Certainly, the *number* of vacancies can be estimated but the reality is that the variables of price, location, type and number of bedrooms cannot be *predicted* in such a way that the identified need can be met from future supply with any certainty. Also, the supply of housing generated from the housing stock varies considerable according to global economic factors. The impact on the housing supply of 2008 market crash is well documented and we suggest there is no doubt that the economic havoc currently experienced due to the Covid-19 global pandemic will have a similar effect on supply over many years in spite of the current housing market boom. So we would conclude that this compounds the problems caused by the national shortage of housing.
- 4.47 Finally, we would highlight the trends detected by the household survey that should be taken into account when assessing the merits of new build proposals in the parishes. These are that local households need to both upsize and downsize. New households are unable to participate in the local market as they cannot afford to do so, neither can key worker or other households unless they have significant equity or savings. We have also evidenced from household projections that the population is ageing.

Implications of the unmet need for affordable housing

- 4.48 This structural underestimate of need is important as local households in need undercounted by a survey will endure hardship. If the *flow* of affordable need is not met the options facing households are:
- to leave the area in order to find suitable housing they can afford; or
 - to stay put and endure unsuitable housing; or
 - in the case of newly forming households, do not form or continue to share housing.

Other relevant evidence regarding local housing need

Prevalence data drawn from the arc⁴ national database

- 4.49 The majority of housing consultancies working nationwide do not offer household survey-based assessments. arc4 is the only national consultancy to do so and as such undertakes 10-15 county, district or borough wide surveys per year from all over the country. All such surveys are anonymous and are of a consistent design. With the permission of clients, arc4 has merged most recent data into a national database which, when weighted, represents data from over 2.5 million households.
- 4.50 From this data it is possible to produce prevalence rates relating to households in affordable need, both existing households and newly forming. The assessment for the area is as follows.
- 4.51 This information is provided for the client on the basis that it is an estimate of the level of affordable need that might be revealed by a housing need survey that was designed and carried out in accordance with the best practice outlined in this report. The methodology outlined here is the intellectual property of arc4 and is only valid if supported by the arc4 national database.
- 4.52 For over a year we have compared these findings to survey based local housing need survey-based findings and find them to be similar within an acceptable margin.
- 4.53 Prevalence rates are provided in table 4.20 below. By this method it is estimated that that there will be 292 households in housing need at any given time and 45 households forming per annum. The model converts the existing households in need into an annual flow and assesses the proportion of existing households in affordable need. On this basis, the affordable need from existing households is estimated at 29 households per annum. Note that this is based upon the local household population and does not take account of households seeking to leave the area or households living outside the area with a local connection seeking housing within it. Tables 4.13 and 4.15 shows that around half of moving and newly forming households are seeking more suitable housing outside the parishes. If we take this into account, the prevalence rate finding would halve to around 30 households per annum.
- 4.54 Calculating survey data on the same basis we need to divide the affordable need from existing and newly forming households seeking affordable housing (Table 4.18) by 5, i.e. $38/5=8$ per annum (rounded).

- 4.55 However, survey and prevalence rate findings cannot be compared directly as prevalence rates measure resident households in need whereas the survey findings Table 4.18) adjust for those seeking housing outside the area. So even if we double the annual flow of 8 households per annum in affordable need measured by the survey, the prevalence rate derived data suggests that the survey data is a significant underestimate of affordable need. This finding is to be expected as for reasons explained at the start of this section we have not statistically adjusted survey findings for non-responses.

Table 4.20 Estimate of gross annual affordable need across the parishes using arc4 derived prevalence rates

		Factor	Households	Source
			2,917	Based upon the number of registered addresses for the parishes held the Royal Mail as at September 2020
1	Existing households in need	10%	292	Based on national arc4 data
2	% in affordable need	50%	146	Based on national arc4 data
3	Divide to convert to annual flow	5	29	Assume clearance over a 5-year period
4	Newly forming households per annum	1.55%	45	Based on national gross household formation rate from the Survey of English Housing
5	Newly forming household % in affordable need	75%	34	Based on national arc4 data
6	Total GROSS annual affordable need (3+5)		63	

Source: arc4

Key findings of the affordable supply and demand analysis

- 4.56 This section considers findings from the household survey conducted in September 2020 and other evidence to form a balanced view of the scale and type of the additional housing needed in Eglingham and the surrounding parishes over the next 5 years.
- 4.57 Key findings from the 2020 household survey are that:
- respondents told us that they attached the greatest priority to ‘*Small family homes (2 or 3-bedroom)*’ and ‘*Smaller homes to enable older people to downsize*’;
 - respondents told us that they attached the greatest priority to ‘*Homes affordable to first time buyers*’ and ‘*Homes to rent (social landlord) affordable to low income households*’
- 4.58 Moving households would create a supply of 92 dwellings over the next 5-years:
- supply in the owner-occupied sector is predominately detached and semi-detached houses with 3 or more-bedrooms;

- supply in the private rented sector is predominately semi-detached and terraced houses with 3 or fewer bedrooms;
- there is no supply of flats; and
- a large proportion of moving households live within the private rented sector due to the large proportion of private rented sector housing stock in the area compared to the wider geographies (Table A2.1).

- 4.59 The most frequent reasons given for moving home were 'rightsizing' (30 households or 31.3%) and health problems (14 households or 12.5%).
- 4.60 51 (55%) of moving households plan to leave the parishes to find more suitable housing. Demand from moving households is therefore 41 dwellings.
- 4.61 55 people are likely to form new households over the next 5 years of which 14 were seeking suitable housing in the parish.
- 4.62 There were 5 moving and 6 newly forming households in Eglingham however only 2 moving households were seeking more suitable housing in the parish of Eglingham.
- 4.63 The total 5-year number of households that need housing across the parishes is 55 households of which 38 households would need affordable housing.
- 4.64 If information from households seeking to return to the parishes is taken into account this number rises to 70 (42 affordable).
- 4.65 Significant trends are apparent when the profile of demand is compared to that of supply. Households are seeking a greater proportion of semi-detached houses and bungalows than generated by the supply but terraced housing is generating a smaller proportion demand than supply. More than half of the demand is for 1 and 2-bedroom homes whereas more than half of the supply comprises of 3 and 4-bedroom homes.
- 4.66 If gross affordable need as measured by the household survey is converted into an annual flow of households and compared to findings based upon prevalence rates it is clear that the survey method is likely to significantly underestimate the flow of households in need and affordable need.
- 4.67 We have not considered supply of vacancies for affordable or social rented housing as our secondary data shows that affordable capacity of around 200 dwellings is likely to generate a supply in single numbers across the 12 parishes annually and none at all in some. Also, the type of vacancy might not match the current need. For example, according to the census 2011, in Eglingham there were no 2 or 4-bedroom socially rented homes or flats.
- 4.68 We have found a small number extant planning consents that would impact on the unmet need for affordable housing across the parishes.
- 4.69 A significant proportion of the need for affordable housing is in the form of affordable home ownership.

5. Conclusions

- 5.1 This conclusion brings all of the information together to form a balanced view of unmet need for additional housing in the parish of Eglingham and the surrounding parishes.
- 5.2 The evidence in section 2 suggests that the predominant dwelling type is detached housing occupied by adult households many of which are one or 2-person households. The most significant trend is that of an ageing population with the proportion of those aged 65 or over is set to grow by 43% by 2043. To improve the imbalance between housing and households moving forward and to enable a wider community that is more balanced in terms of age and household type, housing should be delivered partly to enable older person households to downsize within their community. A supply of more affordable housing should be enabled for younger households as many would be unable to afford the 4 or more-bedroom detached housing that will be released by older people downsizing or leaving the area.
- 5.3 Section 3 concludes that because of location and the quality of the built environment, the rural and coastal setting, average local house prices and rents are high compared to county averages. This is an important finding given that the NPPF states that eligibility for discounted market sale housing is determined with regard to local incomes and house prices. This factor, coupled with the gap between average prices of 3 and 4-bedroom homes being particularly large, will challenge many younger households and growing families to be able to afford to upsize within the parishes.
- 5.4 Evidence collected by a dedicated household survey reported in section 4 concluded that although a larger number of households are seeking more suitable housing or are planning to form new households, 55 households are seeking suitable housing in the parishes over the next 5-years. 38 of these households would need affordable housing. This amount of unmet need is likely to be a significant underestimate of the need for more suitable housing, whether affordable or market housing, due to non-responses to the survey. The survey also collected less rigorous information about households that formerly lived in the parishes and wish to return. If this information is taken into account the number of households in affordable need rises to 42.
- 5.5 A high proportion of existing and newly forming households are seeking more suitable housing outside the parishes. This is likely to be due to the high price of local housing and the nature of the local housing supply. It is demonstrated that many household typologies cannot afford market prices and that the supply coming forward from moving households is not compatible with the needs of many households.
- 5.6 Additional supply of appropriate housing in the area of an appropriate type at affordable price points would help to retain local households in the community thereby improving community cohesion and sustainability.
- 5.7 Whist section 4 reports the precise requirements of households likely to form, or seek more suitable housing, key trends are apparent:
 - meeting the needs of an aging population is of paramount importance;

- the imbalance of local supply to demand would be addressed if bungalows and semi-detached houses were built with an emphasis on 1 and 2-bedroom homes; and
- the evidence suggests that the need for affordable home ownership is growing.

5.8 Over the next 5 years an identified minimum of 38-42 households would need affordable housing in the parishes. Taking all other factors into consideration the amount of unmet need is likely to be a significant underestimate of the need for more suitable housing. At least 8 affordable homes per annum should be delivered in the parishes over the next 5 years. However, based on all the compelling evidence presented in this report, particularly the national survey experience of arc4, the scale of affordable homes requirement is substantially more.

6. Appendix: Data

6.1 These tables provide the data to support figures 2.1 to 2.6. The source is census 2011 except for the population projections which are published by ONS.

Table A2.1 Tenure								
	Eglingham		Surrounding Parishes		Northumberland		England	
	Number	%	Number	%	Number	%	Number	%
Owned outright	66	41.0	554	28.0	46,086	33.3	6,745,584	30.6
Owned (mortgage)	40	24.8	437	22.1	45,121	32.6	7,229,440	32.8
Shared ownership	0	0.0	5	0.3	510	0.4	173,760	0.8
Social rented	2	1.2	193	9.8	25,841	18.7	3,903,550	17.7
Private rented	43	26.7	670	33.9	18,417	13.3	3,715,924	16.8
Living rent free	10	6.2	120	6.1	2,559	1.8	295,110	1.3
Total	161	100	1,979	100	138,534	100	22,063,368	100

Table A2.2 House Type								
	Eglingham		Surrounding Parishes		Northumberland		England	
	Number	%	Number	%	Number	%	Number	%
Detached	98	61	771	39	35,120	25.4	4,949,216	22.4
Semi-detached	34	21	701	35	50,127	36.2	6,889,935	31.2
Terraced	26	16	451	23	38,345	27.7	5,396,459	24.5
Flat etc.	2	1	53	3	14,676	10.6	4,668,839	21.2
Caravan etc.	1	1	3	0	232	0.2	80,964	0.4
Shared dwelling	0	0	0	0	34	0.0	77,955	0.4
Total	161	100	1979	100	138,534	100	22,063,368	100

Table A2.3 House type by tenure (Eglingham parish only)										
	Owned outright		Owned (mortgage)		Social rented		Private rented etc.		Totals	
	Number	%	Number	%	Number	%	Number	%	Number	%
Detached	45	46	26	27	0	0	27	28	98	100
Semi-detached	11	32	7	21	1	3	15	44	34	100
Terraced	9	35	6	23	1	4	10	39	26	100
Flat etc.	1	33	1	33	0	0	1	33	3	100

Table A2.4 Number of bedrooms								
	Eglingham		Surrounding Parishes		Northumberland		England	
	Number	%	Number	%	Number	%	Number	%
No bedrooms	0	0.0	3	0.2	220	0.2	54,938	0.2
1-bedroom	4	2.5	78	3.9	10,772	7.8	2,593,893	11.8
2-bedroom	30	18.6	542	27.4	40,698	29.4	6,145,083	27.9
3-bedroom	76	47.2	822	41.5	59,864	43.2	9,088,213	41.2
4-bedroom	33	20.5	386	19.5	20,701	14.9	3,166,531	14.4
5 or more-bedroom	18	11.2	148	7.5	6,279	4.5	1,014,710	4.6
Total	161	100	1,979	100	138,534	100	22,063,368	100

Table A2.5 Tenure by number of bedrooms (Eglingham parish only)										
	Owned outright		Owned (mortgage)		Social rented		Private rented etc.		Totals	
	Number	%	Number	%	Number	%	Number	%	Number	%
1-bedroom	0	0	0	0	1	50	3	6	4	2
2-bedroom	11	17	6	15	0	0	13	25	30	19
3-bedroom	25	38	22	55	1	50	28	53	76	47
4 or more-bedroom	30	45	12	30	0	0	9	17	51	32
All categories	66	100	40	100	2	100	53	100	161	100

Table A2.6 Household Composition								
	Eglingham		Surrounding Parishes		Northumberland		England	
	Num ber	%	Numb er	%	Numb er	%	Number	%
One person aged 65 & over	12	7.5	233	12	19,407	14.0	2,725,596	12.4
One person other	29	18.0	279	14	21,999	15.9	3,940,897	17.9
Family all aged 65 and over	22	13.7	230	12	14,239	10.3	1,789,465	8.1
Married couple no children	42	26.1	408	21	22,263	16.1	2,691,927	12.2
Married couple 1 dep. child	8	5.0	119	6	8,226	5.9	1,285,267	5.8
Married couple 2 or more dep. children	17	10.6	223	11	11,771	8.5	2,087,738	9.5
Married couple all children non-dep	9	5.6	93	5	8,509	6.1	1,233,748	5.6
Same-sex Civil Partnership couple	2	1.2	2	0	121	0.1	30,775	0.1
Cohabiting couple no children	7	4.3	99	5	6,769	4.9	1,173,172	5.3
Cohabiting couple 1 dep. Child	2	1.2	32	2	3,002	2.2	438,750	2.0
Cohabiting couple2 or more dep. children	0	0.0	26	1	2,876	2.1	452,030	2.0
Cohabiting couple all children non-dep	0	0.0	7	0	646	0.5	108,486	0.5

Lone parent 1 dep child	0	0.0	52	3	5,189	3.7	883,356	4.0
Lone parent 2 or more dep. children	3	1.9	34	2	3,421	2.5	689,899	3.1
Lone parent all children non-dep.	3	1.9	60	3	4,777	3.4	766,569	3.5
Other with one dependent child	0	0.0	20	1	1,111	0.8	290,816	1.3
Other with two 2 or more dependent children	2	1.2	18	1	966	0.7	293,200	1.3
Other household types; all full-time students	0	0.0	0	0	22	0.0	124,285	0.6
Other; all aged 65 and over	0	0.0	8	0	384	0.3	61,715	0.3
Other household types	3	1.9	36	2	2,836	2.0	995,677	4.5
All households	161	100	1,979	10 0	138,53 4	100	22,063,3 68	10 0

Table A2.7 Population projections in broad age bands						
Projected Year	Aged 0 to 15	Aged 16 to 24	Aged 25 to 49	Aged 50 to 64	Aged 65+	All Ages
2018	52,355	27,082	89,621	73,491	77,725	320,274
2019	52,356	26,627	89,031	74,066	79,528	321,607
2020	52,194	26,302	88,720	74,544	81,094	322,852
2021	52,097	25,828	88,239	75,089	82,821	324,077
2022	51,809	25,664	88,049	75,153	84,597	325,272
2023	51,650	25,416	88,007	74,726	86,582	326,383
2024	51,151	25,527	88,167	73,908	88,691	327,446
2025	50,807	25,648	88,193	73,035	90,736	328,425
2026	50,324	26,000	88,308	72,049	92,714	329,398
2027	49,835	26,338	88,554	70,788	94,755	330,270
2028	49,359	26,684	88,767	69,443	96,856	331,105
2029	48,938	26,863	88,599	68,444	99,032	331,872
2030	48,641	26,920	88,330	67,526	101,161	332,580
2031	48,424	26,802	88,326	66,816	102,875	333,243
2032	48,035	26,925	88,271	66,122	104,524	333,880
2033	47,724	26,860	88,422	65,528	105,983	334,516
2034	47,443	26,882	88,438	65,040	107,322	335,127
2035	47,403	26,557	88,389	64,870	108,440	335,656
2036	47,368	26,213	88,365	64,444	109,756	336,147
2037	47,358	25,869	88,445	64,306	110,650	336,630
2038	47,406	25,606	88,289	64,620	111,206	337,126
2039	47,491	25,396	88,156	65,109	111,458	337,611
2040	47,612	25,196	87,940	65,731	111,594	338,071
2041	47,754	24,908	87,637	66,655	111,570	338,522
2042	47,917	24,686	87,319	67,698	111,342	338,968
2043	48,101	24,501	87,144	68,526	111,141	339,415
Change (No)	-4,254	-2,581	-2,477	-4,965	33,416	19,141
Change (%)	-8.1%	-9.5%	-2.8%	-6.8%	43.0%	6.0%

Source: Nomis

7. Appendix: The Survey Questionnaire

7.1 The questionnaire used is presented below.



The Occupier
[address]

Reference number: XXXX

(Please quote in all
correspondence)

September 2020

Housing Needs Survey
for the parishes of Adderstone with Lucker, Bewick, Chillingham, Craster, Denwick,
Eglington, Ellingham, Embleton, Hedgeley, Longhoughton, Newton-by-the-Sea, Rennington

Dear resident,

Northumberland Estates has commissioned independent consultants arc4 to research the housing needed by residents of the above parishes now and in the future.

Northumberland Estates, supported by Northumberland County Council is currently reviewing housing options in the area, with a specific emphasis on assessing affordable housing needs in parishes north of Alnwick.

Please take 5-10 minutes to complete the attached questionnaire which is being circulated to all households in the above parishes. It is designed to gather evidence about the size, type and tenure of housing that is needed by people living locally and those with a strong connection to the parishes.

The questionnaire is very easy to complete - mostly by ticking boxes. If you prefer you can complete it on-line at <https://tinyurl.com/yy3jhdxr> or **you can scan the QR code below.**

Completion of the questionnaire is voluntary.

The questionnaire should be completed by a household representative and returned in the enclosed FREEPOST envelope (no stamp required) by the 9th October 2020.

arc4 is an impartial and independent housing consultancy that specialises in undertaking housing needs surveys for clients all over England and Wales.

arc4 will treat all responses in the strictest of confidence and in accordance with the Data Protection Act (2018), Market Research Society guidelines and the new general data protection rules (GDPR) 2018. Reports will not identify individual responses and the information you provide will not be passed to, or shared with, any other individual or organisation.

Yours faithfully

Chris Broughton

arc4



Instructions for completion of the questionnaire

Please work your way through the questionnaire, answering all questions that apply to you or members of your household.

Further information on how to return the survey, arc⁴, data protection and frequently asked questions can be found at <https://www.arc4.co.uk/household-surveys-faq-and-privacy-information>

If you have any difficulties completing this questionnaire or would like further assistance, please call arc⁴ on **0800 612 9133** (Freephone).

If you know **someone with a strong connection to any of the parishes that does not currently live there** but wishes to do so, please encourage them to complete the questionnaire online stating their current postcode. Examples of a strong connection would be work in the area, used to live in the area and wishes to return, needs to live in the area.

Questionnaire Part 1: About you, your current home and household:

1. Please tell us in which parish you currently live? <i>Please tick one box</i>					
Adderstone with Lucker	<input type="checkbox"/>	Denwick	<input type="checkbox"/>	Hedgeley	<input type="checkbox"/>
Bewick	<input type="checkbox"/>	Eglingham	<input type="checkbox"/>	Longhoughton	<input type="checkbox"/>
Chillingham	<input type="checkbox"/>	Ellingham	<input type="checkbox"/>	Newton-by-the-Sea	<input type="checkbox"/>
Craster	<input type="checkbox"/>	Embleton	<input type="checkbox"/>	Rennington	<input type="checkbox"/>
None of these parishes	<input type="checkbox"/>				

2. If in question 1 you have replied 'none of these parishes', please provide further information. <i>Please continue from the question as directed</i>	
What is your current postcode?	<input type="text"/>
<i>Please tick if any of the following circumstances apply to you:</i>	
Formerly lived in any of the parishes	<input type="checkbox"/>
Currently work in one of the parishes	<input type="checkbox"/>
Close family members live in any of the parishes	<input type="checkbox"/>

3. Please circle how many people <u>currently</u> live in your household in each age group					
Children aged 0-15	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Young adults aged 16 to 24	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Adults aged 25 to 49	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Adults aged 50 to 64	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Adults aged 65 to 74	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Adults aged 75 and over	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

4. How would you describe your current home? Please tick one box

Detached house		Studio or bedsit flat	
Semi-detached house		Bungalow	
Terraced house		Caravan or mobile home or houseboat	
Flat or maisonette		A room in someone's house	

5. How many bedrooms do you have in your current home? State '0' if bedsit/studio

6. How would you describe the tenure of your current home? Please tick one box

Owner occupier (outright or with a mortgage or loan)		Rented from a council or housing association	
Rented privately (private tenancy, tied with employment or living rent free)		Shared ownership, shared equity or discounted home ownership	

The following questions seek your views on the type of housing that is most needed, if any, in the parishes overall.

7. If new homes were to be built in future, which types would you consider a priority? (Please tick level of priority)

	Description	No priority ✓	Some priority ✓	High priority ✓
1	small homes for singles or couples;			
2	small family homes (2 or 3-bedroom);			
3	larger family homes (4 or 5-bedroom);			
4	homes that facilitate working from home;			
5	smaller homes to enable older people to downsize;			
6	detached houses;			
7	terraced houses			
8	town houses (3-storey);			
9	bungalows;			
10	semi-detached or terraced houses;			
11	flats or apartments;			
12	houses with workspace for small businesses;			
13	none of the above.			

8. Which household groups should be considered a priority, <u>if any</u> , in future? (Please tick level of priority)				
	Description	No priority ✓	Some priority ✓	High priority ✓
1	homes affordable to first time buyers;			
2	homes to rent (private landlord), affordable to average income households;			
3	homes to rent (social landlord) affordable to low income households;			
4	housing suited to frail elderly or disabled people;			
5	shared ownership (part buy/part rent);			
6	'First Home scheme' (discounted sale prices for first time buyers, priority to key workers);			
7	discounted sale for anyone that cannot afford market prices;			
8	those wishing to build their own homes (self-build);			
9	other groups – please state:			
10	none of the above			

9. Has anyone left your household in the last 5-years to live away from the parishes due to difficulties finding suitable housing that they could afford? Please tick one box and continue from the question as directed		
Yes		Please continue from Q10
No		Please continue from Q12

10. If 'yes', would they wish to return to the parishes if suitable housing they could afford was made available? Please tick one box and continue from the question as directed		
Yes		Please continue from Q11
No		Please continue from Q12

If yes, please make them aware of this survey. They can complete the survey online or call **0800 612 9133** to be sent a postal questionnaire.

11. If 'yes' to question 10, to the best of your knowledge, what type of housing would they seek? Please tick one from each group			
Tenure: housing for sale		Type: detached	
Tenure: low cost housing for sale, shared ownership etc.		Type: semi-detached	
Tenure: private rented housing		Type: terraced	
Tenure: affordable rented housing		Bedroom 1	
Dwelling: house		Bedroom 2	
Dwelling: flat		Bedroom 3	
Dwelling: bungalow		Bedroom 4 or more	

Part 2: Future house moves involving your entire household

Please complete this section if your entire household are likely to move home in the next 5-years and the dwelling you currently live in would become available for another household to buy or rent. **Please answer even if you need to move home but cannot for some reason.**

12. Does your entire household plan to move home in the next 5-years leaving a vacant house for sale or rent? Please tick one box and continue from question as directed

Yes		Please continue from Q14
No		Please continue from Q25
I/We would like or need to move home but are unable to		Please continue from Q13

13. If you need to move home but are unable to please tell us the main reason. Please tick one box

Cannot find a more suitable dwelling	
Cannot afford a dwelling that suits our needs	
Awaiting a suitable offer from a council or housing association	
Illness of a family member	
Awaiting a financial settlement from a former spouse or partner	
Other reason	

14. What is the main reason you are planning to move home within the next 5-years? Please tick one box only

Need a smaller house	
Need a larger house	
Cannot afford rent or mortgage payments	
Current house is too expensive to run and /or maintain	
Health problems and/or need housing suitable for older/disabled person	
Current house is in severe disrepair	
Living in temporary accommodation and need permanent accommodation	
Need to re-locate for employment	
Forced to move (e.g. eviction, repossession or tenancy ending)	
Suffering harassment, threat of harassment, crime or domestic abuse	
Current house is overcrowded	
Claiming housing benefit and have to move due to the 'bedroom tax'	
None of the above	

15. If none of the above apply, which of the following would be the main reason for you moving home? Please tick one box only

Want to live in a nicer house or area	
Would like to live closer to family or friends	
Would like to live closer to shops or doctors or other services	
To reduce journey time or distance to work	
Would like to be in a particular school catchment area	
Would like off street parking or a garage	
Would like to live in a house which is more sustainable or environmentally friendly	
Other reason	

16. Please tell us where you would most like your next home to be? Please tick one box only

Adderstone with Lucker		Denwick		Hedgeley	
Bewick		Eglington		Newton-by-the-Sea	
Chillingham		Ellingham		Longhoughton	
Craster		Embleton		Rennington	
Elsewhere in Northumberland		Elsewhere in the UK or abroad			

17. What type of dwelling would your next home be? Please tick one box

Detached house		Bungalow	
Semi-detached house		Terraced house	
Flat including room bedsit or studio apartment		Plan to live in a nursing or care home	
Ground floor, level access dwelling		Caravan or mobile home or houseboat	

18. How many bedrooms would your new home need to have? (state '0' if a studio or bedsit)

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19. What tenure would your new home be? Please tick one box

Owner occupied (outright or with a mortgage or loan)	
Shared ownership or permanently discounted home ownership	
Rented privately (private tenancy, tied with employment or living rent free)	
Affordable or social rented housing	
I propose to lodge or share a house with someone	

20. Tick this box if you have registered with your local council for an affordable tenancy

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21. If you wish to be a homeowner in your next home but cannot afford local house prices which option would you most seriously consider, if any?

Discounted sale (20-30% discount off market price but also applies to re-sales)	
The Government's First Home Scheme (30% discount off purchase price and re-sales. Available to first time buyers only. Priority to be given to veterans and 'key workers')	
Shared ownership (you jointly own part of the dwelling with a housing association and pay rent on the part you don't own)	
None of the above	

22. What amount could you afford to pay for your housing costs? Please fill in the corresponding box or tick one of the last two statements*

House purchase - purchase price	£
House purchase - deposit amount	£
Private rental - monthly cost	£
*I could only afford a social rent (tick if so)	*I would need to claim housing benefit to afford my rent (tick if so)

23. What is the gross annual income of yourself and any partner? **

£

****** You do not need to answer this question, but the information would help us to estimate house prices and rents of any housing that might be built, to be affordable to local households.

24. Do any of the following statements apply to any member of your household (either now or in the next 5-years)? Please tick any that apply

Personal care or support will be needed	
Minor adaptations will be needed in the home e.g. a ramp or grabrail	
Major adaptations will be needed to enable wheelchair use in the home	
Major adaptations needed to enable ground floor bathing or toileting	
Major adaptations needed to provide an additional room or annexe	
Major adaptations needed to the kitchen	

Part 3: Future house moves - people planning to leave your household and get a place of their own. Please complete on their behalf.

This may be a child or any other member of your household or someone that is living with you temporarily, now seeking to move permanently away from your home. Please complete the questions for each new household likely to form from your existing household in the next 5-years. **Do not include** people that plan to leave temporarily or form a student household.

25. Do any members of your household plan to move home to a place of their own permanently in the next 5-years? Please tick one box and continue from question as listed

Yes		Please continue from Q27
They want to move home but are unable to		Please continue from Q27
No		The survey is complete. Thank you.

26. If you need to move home but are unable to please tell us the main reason. Please tick one box

	New household 1	New household 2
Cannot find a more suitable dwelling		
Cannot afford a dwelling that suits our needs		
Awaiting a suitable offer from a council or housing association		
Illness of a family member		
Awaiting a financial settlement from a former spouse or partner		
Other reason		

27. How would you describe the new household?

	New household 1	New household 2
Single person household		
Couple, without children		
Single parent or couple with children		
AND what is the age of the oldest person in the new household?		

28. How would you describe the new household(s) that will form when they leave? (We need to distinguish between new households that need a place of their own or will move in with someone else)

	Household 1	Household 2
A member of your household planning to live alone or live with someone who is <u>also seeking a place of their own</u> (if this option is selected please go to question 29)		
A member of your household planning to move in with someone who <u>already has a place of their own</u> . If this option is selected there is no need to complete further questions for this household.		
A member of your household planning to live in a care home or nursing home. If this option is selected there is no need to complete further questions for this household.		

29. Where would HOUSEHOLD 1 ideally like to move to? Please tick one box

Adderstone with Lucker		Denwick		E	
Bewick		Eglingham		Newton-by-the-Sea	

Chillingham		Ellingham		Longhoughton	
Craster		Embleton		Rennington	
Elsewhere in Northumberland		Elsewhere in the UK or abroad			

30. Where would HOUSEHOLD 2 ideally like to move to? Please tick one box

Adderstone with Lucker		Denwick		Hedgeley	
Bewick		Eglingham		Newton-by-the-Sea	
Chillingham		Ellingham		Longhoughton	
Craster		Embleton		Rennington	
Elsewhere in Northumberland		Elsewhere in the UK or abroad			

31. What type of house would their new home be? Please tick one box per household

	Household 1	Household 2
Detached house		
Semi-detached house		
Terraced house		
Flat		
Bungalow		
Age restricted housing for older people		
Nursing or care home		

32. How many bedrooms would their new home need to have? (state the number or '0' if a bedsit)

	Household 1	Household 2

33. What tenure would they like their new home to be? Please tick one box per household

	Household 1	Household 2
Owner occupier (outright or with a mortgage or loan)		
Rented privately (from a private landlord or employer)		
Rented from a council or housing association		
Renting a room in a shared house, or as a lodger		

34. Tick if they have registered for an affordable tenancy with the local council

	Household 1	Household 2

35. If they wish to become a homeowner but cannot afford local prices, which of the following options would they seriously consider? Please tick one box per household

	Household 1	Household 2
Shared ownership (you jointly own part of the dwelling with a housing association and pay rent on the part you don't own)		

Discounted sale (20-30% discount off market price but also applies to re-sales)		
The Government's 'First Home' scheme (30% discount off purchase price and re-sales. Available to first time buyers only. Priority to be given to veterans and 'key workers')		

36. What amount could they afford to pay for their housing costs? Please fill in the corresponding box or tick one of the last two options for each household

	Household 1	Household 2
House purchase – purchase price:	£	£
House purchase – deposit amount:	£	£
Private rental – monthly cost:	£	£
They could only afford a social rent		
They would need to claim housing benefit		

37. Estimated household income*

	Household 1	Household 2
What is their estimated annual gross income?	£	£

* You do not need to answer this question, but the information would help us to estimate house prices and rents of any housing that might be built, to be affordable to local households.

38. Do any of the following apply to any member of the new household(s)? Please tick any that apply

	Household 1	Household 2
Care or support in the new home would be needed		
Adaptations would be needed (e.g. for access, stairlift, bathroom)		
Adaptations for wheelchair use in the home would be needed		

Thank you for completing this questionnaire. Please return it in the envelope provided no later than the 9th October 2020

Data Protection Act:

arc4's registration number with the Information Controller's Office (ICO) is Z992934X. For more details on the Data Protection Act 2018 and GDPR please go to www.ico.org.uk

8. Appendix: Analysis of planning consents

SHLAA Ref.	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area	Site Area (ha)	Planning Application Ref.	Type/ Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Permission Implemented	Total Dwellings Completed	Residual Outstanding and/or Under Construction at 31/3/2020
Large sites with planning permission														
9124	Land South West Of Lucker Hall Steading, Lucker	Lucker	Adderstone with Lucker	Berwick-upon-Tweed & the Borders	North	1.30	17/03621/OUT	Outline	09/03/2018	09/03/2021	20		0	20
0057	The Bark Pots Tea Room 9 West End Craster	Craster	Craster	Alnwick & the Tourist Coast	North	0.23	14/04120/OUT 18/01976/REM	Outline with Reserved Matters	30/11/2018	30/11/2020	6	✓	0	6
0292	Former Nursery Garden, 21 Whin Hill, Craster	Craster	Craster	Alnwick & the Tourist Coast	North	0.41	A/2008/0289	Full	04/04/2014	04/04/2017	9	✓	1	8
0284b	Land East Of Greensfield Weavers Way Alnwick	Alnwick	Denwick	Alnwick & the Tourist Coast	North	17.81	13/03109/OUT 15/02895/REM 15/03651/REM	Outline with Reserved Matters	31/03/2016	31/03/2019	236	✓	129	107
9013	Farm Buildings, Eglingham Hill	Eglingham	Eglingham	Alnwick & the Tourist Coast	North	0.73	15/03295/FUL	Full	26/02/2016	26/02/2019	5	✓	0	5
1068	Ellingham Home Farm (south), Ellingham	Ellingham	Ellingham	Berwick-upon-Tweed & the Borders	North	0.50	15/03731/FUL	Full	17/06/2016	17/06/2019	10	✓	4	6
1040	Brockdam Farm, Brockdam Farm, Chathill	Not in a Settlement	Ellingham	Berwick-upon-Tweed & the Borders	North	1.54	04/B/1081 10/B/0556	Full	04/10/2013	04/10/2016	9	✓	0	9
122	Land North Of Woodsteads U3010 Station Road To Embleton Moor Junction Alnwick	Embleton	Embleton	Alnwick & the Tourist Coast	North	1.77	18/02583/FUL	Full	30/01/2019	30/01/2022	16	✓	8	8
0333	Site of Pringles Garage, Christon Bank	Christon Bank	Embleton	Alnwick & the Tourist Coast	North	0.51	A/2006/0527	Full	21/11/2006	21/11/2009	12	✓	11	1
0356a	Land North Of Horsley Place, Christon Bank, Northumberland,	Christon Bank	Embleton	Alnwick & the Tourist Coast	North	0.73	16/03510/FUL	Full	21/12/2018	21/12/2021	13		0	13
9558	Christon Bank Farm Christon Bank Alnwick	Not in a Settlement	Embleton	Alnwick & the Tourist Coast	North	0.49	18/02965/OUT	Outline	27/03/2020	27/03/2023	5		0	5
0044	Land West Of St Peter And St Paul Church North End Longhoughton	Longhoughton	Longhoughton	Alnwick & the Tourist Coast	North	4.85	15/02883/OUT 16/03951/REM	Outline with Reserved Matters	28/02/2017	28/02/2020	66	✓	52	14
9011	Land North East Of Rock South Farm Cottages Alnwick	Not in a Settlement	Rennington	Alnwick & the Tourist Coast	North	0.52	15/00653/FUL	Full	07/10/2015	07/10/2018	6	✓	0	6
8073	Farm Buildings East Of North Farm Rennington Village Rennington	Rennington	Rennington	Alnwick & the Tourist Coast	North	0.66	17/04588/FUL	Full	29/08/2018	29/08/2021	10		0	10
9055	F S Vickers And Son South East Farm Rennington	Rennington	Rennington	Alnwick & the Tourist Coast	North	0.40	16/04562/FUL	Full	06/09/2017	06/09/2020	6	✓	1	5
9036	Land South Of Rock Cricket Club Rock	Rock	Rennington	Alnwick & the Tourist Coast	North	0.25	16/00925/FUL	Full	09/02/2017	09/02/2020	5	✓	0	5
0307 (demo)	3 The Barn Castle Back, Church Road Rennington	Rennington	Rennington	Alnwick & the Tourist Coast	North	0.78	14/03571/OUT 18/04410/OUT	Outline	23/01/2020	23/01/2023	-1		0	-1
0307 (new)	3 The Barn Castle Back, Church Road Rennington	Rennington	Rennington	Alnwick & the Tourist Coast	North	0.78	14/03571/OUT 18/04410/OUT	Outline	23/01/2020	23/01/2023	8		0	8

Site Location Details							Planning Application				Position of site at 31 March 2020			
SHLAA Ref.	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area	Site Area (ha)	Planning Application Ref.	Type/ Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Permission Implemented	Total Dwellings Completed	Residual Outstanding and/or Under Construction at 31/3/2020
SMALL sites with planning permission														
n/a	South Farm Cottage, South Side Cottages, Lucker	Not in a Settlement	Adderstone with Lucker	Berwick-upon-Tweed & the North	North	0.2	14/00889/FUL	Full	25/09/2014	25/09/2017	1	✓	0	1
n/a	Adderstone House Adderstone Mains Lucker	Not in a Settlement	Adderstone with Lucker	Berwick-upon-Tweed & the North	North	0.05	15/03593/FUL	Full	18/12/2015	18/12/2018	1	✓	0	1
1284	New Bewick Hemmel, New Bewick, Eglingham	Not in a Settlement	Bewick	Wooler & the North Cheviot	North	0.21	10/B/0245	Full	18/08/2010	17/08/2013	1	✓	0	1
n/a	Land West Of Nyasa Dunstan Village Dunstan	Dunstan	Craster	Alnwick & Tourist Coast	North	0.18	17/00380/FUL	Full	19/05/2017	19/05/2020	1		0	1
n/a	Land North East Of Dunstan Hall Dunstan Village Dunstan	Dunstan	Craster	Alnwick & Tourist Coast	North	0.11	17/00875/FUL	Full	19/05/2017	19/05/2020	1	✓	0	1
n/a	Land East Of Howick Scar Craster	Not in a Settlement	Craster	Alnwick & Tourist Coast	North	0.5	17/01137/FUL	Full	27/07/2017	27/07/2020	1		0	1
8028	Land To North Of Heugh View Dunstan Village Dunstan	Dunstan	Craster	Alnwick & Tourist Coast	North	0.45	18/00520/FUL	Full	15/06/2018	15/06/2021	2		0	2
n/a	Land South West Of Aydon View Alnwick	Alnwick	Denwick	Alnwick & Tourist Coast	North	0.55	17/00291/FUL	Full	24/03/2017	24/03/2020	1	✓	0	1
n/a	Land/Outbuildings At St Margaret's, Alnwick	Not in a Settlement	Denwick	Alnwick & Tourist Coast	North	0.38	19/04613/FUL	Full	04/03/2020	04/03/2023	2		0	2
n/a	Land South East Of Greensfield Moor Farm Alnwick	Not in a Settlement	Denwick	Alnwick & Tourist Coast	North	0.6	18/01370/OUT	Outline	05/09/2019	05/09/2022	4		0	4
6521	Charlton Mires Telephone Exchange (Land South Of), Eglingham	Not in a Settlement	Eglingham	Alnwick & Tourist Coast	North	0.20	12/02194/FUL	Full	08/10/2012	08/12/2015	1	✓	0	1
6591	Eglingham C Of E Aided First School, Eglingham Village	Eglingham	Eglingham	Alnwick & Tourist Coast	North	0.11	12/03368/COU	Full	03/08/2016	03/08/2019	1	✓	0	1
n/a	Land South East Of The Terrace The Terrace Eglingham	Eglingham	Eglingham	Alnwick & Tourist Coast	North	0.29	16/04713/OUT	Outline	28/07/2017	28/07/2020	2		0	2
6901	Land South Of 1 The Terrace Eglingham	Eglingham	Eglingham	Alnwick & Tourist Coast	North	0.1	18/00274/FUL	Full	10/05/2018	10/05/2021	1		0	1
n/a	Harehope Hall, Harehope Hall Drive, Eglingham	Not in a Settlement	Eglingham	Alnwick & Tourist Coast	North	2.2	18/00901/FUL	Full	08/05/2018	08/05/2021	1		0	1
n/a	Land South Of Yarrow Cottage Ditchburn Road South Charlton	South Charlton	Eglingham	Alnwick & Tourist Coast	North	0.26	18/01718/OUT	Outline	09/07/2018	09/07/2021	3		0	3
n/a	Farm Cottage And Agricultural Buildings Charlton Hall	Not in a Settlement	Eglingham	Alnwick & Tourist Coast	North	1.49	18/02990/FUL	Full	20/01/2020	20/01/2023	1	✓	0	1
6450	The Farmhouse, Wandylaw, Chathill	Not in a Settlement	Ellingham	Berwick & The Borders	North	0.59	10/B/0294	Full	24/09/2010	23/09/2013	1	✓	0	1
n/a	Garden Cottage Ellingham Hall Lane Ellingham	Ellingham	Ellingham	Berwick & The Borders	North	0.89	15/02125/FUL	Full	23/10/2015	23/10/2018	1	✓	0	1
1040	Brockdam Farm, Brockdam Farm, Chathill	Not in a Settlement	Ellingham	Berwick & The Borders	North	1.54	18/01893/FUL	Full	04/09/2019	04/09/2022	3		0	3
6548	Springfield, 27 Christon Bank, Alnwick	Christon Bank	Embleton	Alnwick & Tourist Coast	North	0.05	15/03288/REM	Outline with Reserved Matters	09/10/2014	09/10/2017	1	✓	0	1
10019	Land North East Of Wesley Way, Christon Bank	Christon Bank	Embleton	Alnwick & Tourist Coast	North	0.11	15/03626/FUL	Full	22/07/2016	22/07/2019	4	✓	0	4
n/a	Rosedale Station Cottages Christon Bank	Christon Bank	Embleton	Alnwick & Tourist Coast	North	0.01	16/04039/FUL	Full	28/04/2017	28/04/2020	-1		0	-1
n/a	16 Springfield View, Christon Bank, Alnwick	Christon Bank	Embleton	Alnwick & Tourist Coast	North	0.13	17/03461/FUL	Full	05/01/2018	05/01/2021	1		0	1
n/a	Christon Bank Farm, Christon Bank	Christon Bank	Embleton	Alnwick & Tourist Coast	North	1.04	A/2004/0184	Full	12/02/2019	12/02/2021	3		0	3
n/a	Rigg Cottage 1 Embleton Mill Cottages Embleton Mill	Not in a Settlement	Embleton	Alnwick & Tourist Coast	North	0.13	19/00254/FUL	Full	17/04/2019	17/04/2022	1		0	1
n/a	Rigg Cottage 1 Embleton Mill Cottages Embleton Mill	Not in a Settlement	Embleton	Alnwick & Tourist Coast	North	0.13	19/00254/FUL	Full	17/04/2019	17/04/2022	-2		0	-2
10251	Barn Development At 44, North End, Longhoughton, Alnwick	Longhoughton	Longhoughton	Alnwick & Tourist Coast	North	0.1	17/03825/FUL	Full	18/12/2017	18/12/2020	1	✓	0	1
n/a	Longbank Farm Longbank Farm Drive Longhoughton	Not in a Settlement	Longhoughton	Alnwick & Tourist Coast	North	0.94	18/03887/AGTRES	Full	08/11/2019	08/11/2022	4		0	4
n/a	Pasturehill Plantation C73 Rennington To Rock Rock	Not in a Settlement	Rennington	Alnwick & Tourist Coast	North	0.36	17/02972/FUL	Full	30/01/2018	30/01/2021	1		0	1
n/a	Land South Of Willowclose Plantation Rock	Not in a Settlement	Rennington	Alnwick & Tourist Coast	North	0.7	17/03138/FUL	Full	21/12/2017	21/12/2020	1		0	1