

**GLENDALE STUDY
HOUSING ASSESSMENT**

**FINAL REPORT
2012**



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1 EXECUTIVE SUMMARY

1.1 Background & Context

- 1.1.1 Four Housing Group Ltd commissioned DCA in September 2012 to carry out a housing needs study in Glendale.
- 1.1.2 The aim of the project was to look at housing by tenure and type and size to inform future development of market and affordable housing in Glendale.
- 1.1.3 The survey also included the current housing profile of the older residents (65+) and their future requirements in terms of tenure, type and size of accommodation required which may be different to those of general households and which may require specific support strategies.

1.2 Survey Data

- 1.2.1 The data we have used for Glendale has been taken from the 2012 Northumberland County-wide Housing Needs Survey, conducted in January 2012. This data has been weighted at local level from 37 sub-areas to be representative of the whole population.
- 1.2.2 We applied a filter to extract the survey responses from the postcode areas within Glendale (made up from areas 3 and 4 in the County Survey). There were 323 responses from the Glendale area, providing statistical confidence at the 95% level \pm 5.56% sampling error rate.
- 1.2.3 These responses when weighted represent 2,546 households. It is the weighted data that we have used in this report.

Table 1-1 Area Structure

Sub-Areas	Settlements contained within Glendale
Area 3	<i>Lowick, Crookham, Ford, Etal, Chatton, Branxton, Milfield, Bowsden</i>
Area 4	<i>Wooler</i>

- 1.2.4 Within this report there are some tables that list the area numbers only. Therefore as a reference to which settlements are contained within each area number, we have added an Appendix to this report (**See Appendix I**).

1.3 Existing Households in Glendale

Current Housing

- 1.3.1 The 2012 DCA Northumberland housing needs survey data revealed that the property tenure profile in Glendale shows the highest proportion in owner occupation (47.5%) but low in County and national terms.
- 1.3.2 The private rented sector at 37.1% locally is more than double the national average and nearly four times the County level of 10.4%.

- 1.3.3 Owner occupation is the main tenure amongst the older (65+) age groups, and private rent amongst the younger age groups. However private rent was also quite prevalent in the older age groups.
- 1.3.4 The main property type in Glendale was semi-detached at 28.1%, closely followed by detached at 21.1%. Flats / maisonettes were quite low at 2.4%.
- 1.3.5 55.4% of properties in Glendale contain 3 bedrooms or more and 38.1% contain 2 bedrooms.
- 1.3.6 49.2% of households in Glendale contain 2 people and 29.7% are single occupancy households.
- 1.3.7 There is a fairly high level of under-occupation in Glendale. We looked at households that contained 2 members and who had 3 or more bedrooms in their current property, 55.8% of 2 person households had 3 or more bedrooms.
- 1.3.8 59.1% of households have lived in their current property for over 10 years and 19.1% had lived in their home for between 5 and 10 years.

Adequacy

- 1.3.9 91.8% of respondents said their home was adequate for their needs; 8.2% considered their home inadequate for their needs.
- 1.3.10 51.9% of households who said their accommodation was inadequate said they would need to move to resolve the difficulty in the current property. However, 58.8% said they could not afford a home of a suitable size in their preferred location.
- 1.3.11 The main reason for inadequacy was that the property was too costly to heat (66.7% of households).

Disability

- 1.3.12 22.3% of households contain a member with a disability. 76.3% have one member and 23.7% have 2 members with a disability.
- 1.3.13 9.2% have had their home or access to it adapted to meet the needs of a disabled resident.
- 1.3.14 89.6% said that no facilities need to be provided to ensure current members can remain in the property.

In-Migration to Glendale

- 1.3.15 20.3% of households had moved to their current location within the past 5 years. 36.6% (190 implied) had moved into the area from outside the County and 63.4% (328 implied) had moved from within Northumberland.
- 1.3.16 205 households (62.2%) of the 328 implied movers previously lived in Glendale (Areas 3 & 4), showing a high proportion of internal household movement.
- 1.3.17 46.1% had previously lived in private rented accommodation and 29.2% were owner occupiers.
- 1.3.18 The main reasons given for existing households moving into Glendale within the last 5 years were family reasons, employment / access to work, financial reasons and quality of the neighbourhood.

1.4 Existing Households Moving

- 1.4.1 The data below looks at the needs of existing households from Glendale who plan to move within Northumberland over the next five years.
- 1.4.2 13.1% of all households (330 implied) were planning a move within the next 5 years.
- 1.4.3 Existing households accounted for 70.2% of all households moving (217 implied) and from this group (160 implied; 73.7%) were planning a move within Northumberland.
- 1.4.4 4.8% of households said they would like to move but were unable to do so. The main reason being they were unable to pay the rent / deposit in advance.
- 1.4.5 48.0% of existing households moving within Northumberland said they planned to move within a year and the main type of property required is a bungalow at 33.5%.
- 1.4.6 48.3% said they would require a 2 bedroom property and 35.2% said a 3 bedroom property.
- 1.4.7 The main tenure type required by existing households moving is social rented at around 40.0% followed by owner occupation at 36.2%.
- 1.4.8 The main location choices are areas 3 and 4 (Glendale) and the main reason for this was to be near family and friends (56.0%) and nearer / better shopping / leisure facilities (43.8%).

1.5 Concealed Households Moving

- 1.5.1 119 concealed households were planning to form within the next 5 years. 68.9% were planning to move within Northumberland.
- 1.5.2 82.6% of 'new forming' households were children (16+) of the existing household and 17.4% were grandparents.
- 1.5.3 71.8% of concealed households were being formed as a single household and 76.4% were aged between 16 and 24.
- 1.5.4 The tenure most needed by concealed households was social rented accommodation at 56.6%, but the most preferred tenure was owner occupation at 48.5%
- 1.5.5 49.5% of concealed households would like to move within the year, a total of 60.0% within two years.
- 1.5.6 32.0% of concealed households said they could realistically afford a flat / maisonette / bedsit. However, 40.8% said their preferred type would be a semi-detached house.
- 1.5.7 In terms of the size of property, a one bed property was the size most needed and preferred.
- 1.5.8 Area 4 (Wooler) was the most popular location choice for concealed households (75.0%). The main reason for this was to be near family and friends in 94.4% of cases.
- 1.5.9 41.5% of concealed households would likely to be claiming housing benefit / local housing allowance.
- 1.5.10 83.7% of concealed households said they would consider help to provide the deposit to buy a new home and 62.6% said they would consider discounted housing to buy.

- 1.5.11 In terms of renting, 91.9% said they would consider help in relation to having more information on tenants' rights / landlord responsibilities and 83.8% said they would like access to a list of accredited landlords.
- 1.5.12 45.3% of concealed households would be willing to pay no more than £300 pcm. in rental / mortgage costs. 51.0% said they would receive no help with a deposit from parents / relatives and 19.8% said they could get a loan.
- 1.5.13 54.4% of concealed households in Glendale earned less than £10,000 per annum and 56.4% had no savings to meet a deposit and legal costs. No concealed household forming had £10,000 or more in savings.
- 1.5.14 The entry level price for a 1 bedroom flat in the north of Northumberland is £65,000. If the average deposit required is around 20% this would mean a deposit of £13,000. Therefore all concealed households in Glendale would be unable to afford the deposit for a 1 bedroom flat in the north of the County.

1.6 The Housing Market

- 1.6.1 The entry level price for a 1-bed flat in Glendale is £80,000 and rises to £87,500 for a 2-bed flat.
- 1.6.2 The average price of a terraced property in Glendale was £107,000 and for a 3 bedroom terraced house the average was £119,500.
- 1.6.3 The average price of a 2 bed semi-detached property in Glendale was £119,950 and rise to £125,000 for a 3 bed semi-detached house.
- 1.6.4 The cheapest entry level property requires an income of £21,700 (single income household) in Glendale. 76.7% of concealed households earn below this amount and therefore cannot purchase in the market.
- 1.6.5 The lowest entry level rent for a 1 bed flat is £375 per month and £440 per month for a 2-bed flat in Glendale.
- 1.6.6 An income of at least £18,000 per annum is required to be able to afford the cheapest private rental property in Glendale. 69.5% of concealed households do not achieve this level of income and therefore cannot afford to rent a 1 bedroom flat in the area.

1.7 Existing Stock / Future Demand

- 1.7.1 Glendale has over a third of its existing stock in the private rented sector (37.1%) and just under half in owner occupation (47.5%). Social rent accounts for just 14.4% of the existing stock.
- 1.7.2 Nearly half of future demand from all households moving is focused towards social rent (44.3%). The highest level of demand in the social rented sector in terms of size is for two bedroom units at 53.5%.
- 1.7.3 Demand in the private rented sector is also for two bedroom properties and in the owner occupied sector the main demand is for three bedroom properties.
- 1.7.4 The highest level of demand for supported housing is privately owned sheltered housing at 54.4%.
- 1.7.5 Under-occupation in the social sector is around 98 units in total, 38.4% of all properties of 2 bedrooms or more and is half of all three bedroom properties.

1.8 Conclusions

- 1.8.1 The nature of the current stock is a critical factor in meeting household requirements as 90% are expected to be met by the turnover of existing stock. New delivery is important in meeting stock gaps but the scale especially, in rural areas, is marginal to existing stock turnover.
- 1.8.2 The Glendale area stock tenure balance is unusual, both in Northumberland County and national terms, with a significantly high level of private rent at 37%, nearly four times that in the County.
- 1.8.3 This sector does however appear to operate effectively both in the adequacy in housing condition terms and as a tenure of choice of over a quarter of both existing and concealed households moving.
- 1.8.4 Households moving show an extremely strong sense of family / community. 75% of concealed households and over 60% of existing households intend to move within Glendale. Family reasons are significantly the major factor in their choice of location.
- 1.8.5 There is a high proportion of older households with over three quarters over the age of 50, creating high levels of under-occupation affecting half of all three bedroom properties. Strategies for new delivery should be closely linked to new delivery to create a better flow of stock to free up these properties and meet family needs from stock turnover.
- 1.8.6 There is a need for 253 properties over the next 3 years, around 85 a year, mainly two and three bedrooms.
- 1.8.7 The three bedroom property need could be partly addressed from targeted schemes to meet the needs of under-occupying older households.
- 1.8.8 The highest level of demand for all households moving in Glendale is for social rent at 44.3%. However, there is the potential that any new social supply will either be social rent, affordable rent or affordable home ownership (shared ownership).
- 1.8.9 Affordable rent is now being introduced as a more flexible form of social housing. It will allow a more diverse offer for the range of people accessing social housing.
- 1.8.10 Affordable rented homes will be made available to tenants at up to a maximum of 80% of market rent and allocated in the same way as social housing is at the moment. The Homes and Communities Agencies '*Affordable Homes Programme Framework*' provides Guidance for Registered Providers who have received HCA funding for Affordable rent.

2 EXISTING HOUSEHOLDS IN GLENDALE

2.1 Profile of households in Glendale

2.1.1 The following section looks at the profile of households within Glendale.

Table 2-1 Age of head of household
Question 16da

Age	%	N ^{os.} implied
16-24	1.0	23
25-34	3.9	92
35-49	18.0	427
50-64	33.5	790
65-79	31.3	741
80+	12.3	292
Total	100.0	2,365

Source: DCA Northumberland 2012 Housing Needs Survey

2.1.2 The majority of respondents within the Glendale were aged 50+ (77.1%). 12.3% were aged over 80.

2.1.3 We cross tabulated the data to see where the older population were currently living within areas 3 and 4 only. The majority were living in area 3.

- 67.1% of those aged 50-64 were living in area 3 – (32.9% in area 4)
- 68.9% of those aged 65-79 were living in area 3 – (31.1% in area 4)
- 53.5% of those aged 80+ were living in area 4 – (46.5% in area 3)

2.1.4 The main gender of respondents within Glendale is female at 58.1%. 41.9% are male.

2.1.5 We looked at the employment of the head of the household and around 42.0% of respondents classed themselves as wholly retired from work. 29.1% said they were working as an employee and 13.4% said they were self-employed or freelance. 2.7% said they were long-term sick or disabled.

2.1.6 The main occupation type for those respondents in employment was professional at 37.4%, followed by unskilled at 14.2% and skilled, manual at 12.3%. 11.4% were in managerial & technical occupations.

2.1.7 77.2% worked within Northumberland and 59.3% travelled to work in a car.

2.2 Current Housing in Glendale

2.2.1 This section outlines current housing circumstances of households in Glendale. The first table shows the results for the current tenure of households.

Table 2-2 Tenure of Present Households
Question 1

Tenure	%	N ^{os.} implied
Owner occupier (paying mortgage)	18.5	471
Owner occupier (no mortgage)	29.0	738
Private rented	37.1	944
Social Rented	14.3	366
Shared Ownership	0.1	3
Tied to employment	1.0	24
Total	100.0	2,546

Source: DCA Northumberland 2012 Housing Needs Survey

2.2.2 47.5% of households in Glendale are owner occupiers, the highest tenure within the study area and 14.4% of households are social housing tenants.

2.2.3 The private rented sector in Glendale constitutes 37.1% of households, a very high level when compared to the average level found in our most recent surveys of around 10.0%, similar to the County level. This group includes those renting from a private landlord or from a friend or relative.

2.2.4 We ran further cross-tabulation analysis for private rent for areas 3 and 4 separately and area 4 (Wooler) was at average level of around 10.0%, whereas area 3, the rural area surrounding Wooler was significantly higher. 52.6% of households in this area were in private rented accommodation.

2.2.5 The following table shows the current tenure by the age of head of household.

Table 2-3 Current Tenure by Age of Head of Household

Tenure	16-24	25-34	35-49	50-64	65-79	80+
Owner occupier (paying mortgage)	0.0	17.6	44.4	22.5	5.2	8.8
Owner occupier (no mortgage)	0.0	9.6	9.2	29.6	40.5	43.2
Private rent	66.4	44.4	37.4	42.8	36.5	16.7
Social Rent	33.6	22.2	8.4	3.4	15.0	26.5
Shared Ownership	0.0	0.0	0.0	0.0	0.5	0.0
Tied to employment	0.0	6.2	0.6	1.7	0.4	0.0
Living rent free	0.0	0.0	0.0	0.0	1.9	4.8
Total	100.0	100.0	100.0	100.0	100.0	100.0

Source: DCA Northumberland 2012 Housing Needs Survey

2.2.6 Private rent is the main tenure for the lower 16-24 and 25-34 age brackets, but also for the 50 to 64 year old group.

- 2.2.7 Social rent amongst the younger, 16-24 year old age group at 33.6% was the highest proportion of all age groups in this sector. Over a quarter, 26.5%, of those aged over 80 were also in social rented accommodation.
- 2.2.8 Owner occupation is the main tenure amongst the 50+ age groups, but private rent was also quite high for these groups.
- 2.2.9 Table 2-4 below indicates the type of accommodation occupied by existing households responding to the question.

Table 2-4 Type of Accommodation
Question 2

Type	%	N ^{os.} implied
Semi-detached House	28.1	716
Detached House	21.1	538
Terraced House	17.4	442
Detached Bungalow	16.4	417
Semi-detached Bungalow	7.3	185
Terraced Bungalow	6.7	172
Flat / maisonette	2.4	62
Bedsit	0.3	7
Houseboat / Caravan / Mobile home	0.3	7
Total	100.0	2,546

Source: DCA Northumberland 2012 Housing Needs Survey

- 2.2.10 Over a third of households in Glendale live in detached (37.5%) or semi-detached properties (35.4%). 24.1% live in a terraced property and 2.4% live in a flat / maisonette.
- 2.2.11 The following table shows the type of property occupied by the age of the head of the household.

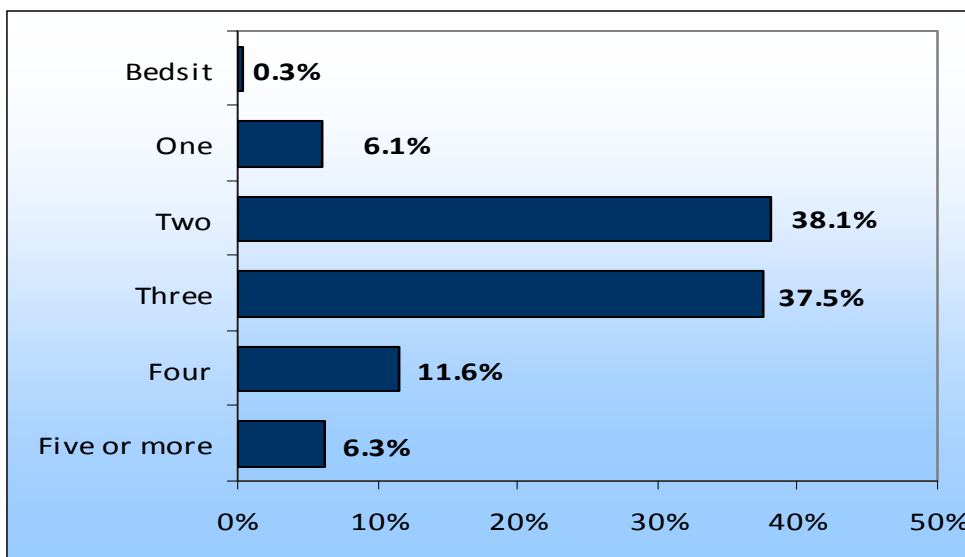
Table 2-5 Current Type by Age of Head of Household

Tenure	16-24	25-34	35-49	50-64	65-79	80+
Semi-detached House	19.0	31.4	31.8	23.7	36.3	21.3
Detached House	0.0	21.5	30.9	25.2	15.8	13.5
Terraced House	81.0	9.6	20.4	18.5	12.6	12.5
Detached Bungalow	0.0	15.3	8.9	17.5	21.4	21.2
Semi-detached Bungalow	0.0	0.0	6.6	6.3	5.3	10.0
Terraced Bungalow	0.0	22.2	1.4	8.6	4.1	14.4
Flat / maisonette	0.0	0.0	0.0	0.0	2.8	7.1
Bedsit	0.0	0.0	0.0	0.0	0.9	0.0
Houseboat / Caravan / Mobile home	0.0	0.0	0.0	0.2	0.8	0.0
Total	100.0	100.0	100.0	100.0	100.0	100.0

Source: DCA Northumberland 2012 Housing Needs Survey

- 2.2.12 The main property type occupied by 16-24 year olds was terraced accommodation at 81.0%. 62.7% of households where the age of the head of the household was 35-49 occupied either semi-detached or detached housing.
- 2.2.13 The main property type occupied by those aged 65+ was semi-detached at 57.6%. 42.6% occupied a detached bungalow and 29.3% occupied a detached house.
- 2.2.14 The figure below shows the number of bedrooms per household.

Figure 2-1 **Number of Bedrooms**
Question 3



Source: DCA Northumberland 2012 Housing Needs Survey

- 2.2.15 The average number of bedrooms across the stock in Glendale was 2.7, which is comparable to the average found in other recent DCA surveys (2.8).
- 2.2.16 The following table shows the number of bedrooms per household by the age of the head of the household.

Table 2-6 **Number of bedrooms by age of head of household**

Tenure	16-24	25-34	35-49	50-64	65-79	80+
Bedsit	0.0	0.0	0.0	0.0	0.9	0.0
One	0.0	0.0	2.5	1.8	3.9	18.8
Two	100.0	45.7	26.2	39.8	40.9	39.0
Three	0.0	47.0	47.0	36.5	36.3	37.4
Four	0.0	7.3	22.7	12.1	11.3	4.8
Five or more	0.0	0.0	1.6	9.8	6.7	0.0
Total	100.0	100.0	100.0	100.0	100.0	100.0

Source: DCA Northumberland 2012 Housing Needs Survey

- 2.2.17 All households where the head of the household was 16-24 contained two bedrooms. Around 94.0% of households where the head of the household was aged between 25 and 49 contained three bedrooms.
- 2.2.18 79.9% of households where the head of the household was aged over 65 contained two bedrooms. 18.8% of those aged 80+ lived in one bedroom accommodation.

2.2.19 The largest number of bedrooms was seen in the households where the age of the head of the household was 35-49 (24.3% had four or more bedrooms).

2.2.20 The following table shows the results for the number of people in the household

Table 2-7 **Number in Household**
Question 16a

Number in household	%	N ^{OS} implied
One	29.7	745
Two	49.2	1,235
Three	9.0	226
Four	7.6	192
Five	4.2	106
Six	0.0	0
Seven	0.3	6
Total	100.0	2,510

Source: DCA Northumberland 2012 Housing Needs Survey

2.2.21 The profile emerging from the 2012 survey equated to 2.1 persons per household on average, below the UK average of 2.4.

2.2.22 The following table shows the results for the length of time respondents have lived at their current property.

Table 2-8 **Length of time at current property**

Type	%	N ^{OS} implied
Less than 1 year	4.6	118
Between 1 and 2 years	3.6	91
Between 2 and 3 years	4.4	111
Between 3 and 5 years	9.2	232
Between 5 and 10 years	19.1	482
Over 10 years	59.1	1,494
Total	100.0	2,528

Source: DCA Northumberland 2012 Housing Needs Survey

2.3 Adequacy of Present Dwelling / Improvement Required

2.3.1 91.8% of respondents indicated that their accommodation was adequate for their needs. A level in the region of 89% has been a typical result in recent DCA surveys.

2.3.2 8.2% of households in Glendale (197 implied) stated that their accommodation was inadequate. The Guidance test of inadequacy causing a housing need is based on those households in this situation actually needing to move to another dwelling. Some households may technically need to move but decide not to do so.

2.3.3 51.9% of households who said their accommodation was inadequate said they would need to move to resolve the difficulty. However, 58.8% said they could not afford a home of a suitable size in their preferred location.

- 2.3.4 The main reasons why households thought their accommodation was inadequate included too costly to heat (66.7%), needs improvement / repairs (58.2%) and property is too small (37.7%).
- 2.3.5 Households were also asked about potential repairs / improvements that may be needed in the next three years. The main repairs / improvements needed for households in social rented accommodation included window repairs (28.2%), decorating / general improvement (25.9%) and roof repairs (22.1%). However 48.8% said it was none of the options mentioned in the questionnaire.
- 2.3.6 Window repairs (50.7%), decorating / general improvement (39.1%) and Insulation (28.3%) were the main improvements needed for private rented tenants. Decorating / general improvements was chosen by 61.8% of owner occupiers.

2.4 Disability

- 2.4.1 The next section looks at those households who contain members with a disability and if any facilities are needed in their current property.
- 2.4.2 22.3% of households in Glendale said they have a household member who has a disability. 76.3% said they have one member and 23.7% said they have two members of the household who have a disability.
- 2.4.3 9.2% of households said their home or the access to it has been built or adapted to meet the needs of a disabled resident.
- 2.4.4 Households were then asked if any facilities need to be provided to ensure current members of the household can remain in the property and 89.6% said no facilities are needed. A small proportion of households said a ramp / step lift (3.2%) and 2.9% said a level access shower.

2.5 In-Migration to Glendale

- 2.5.1 This section looks at the patterns of in-migration to Glendale. In the first part of the section, the 518 implied households (20.3% of the sample) who had moved in the last 5 years were asked where they had moved from.
- 2.5.2 63.4% had previously lived within Northumberland; 36.6% had moved in from another area (190 implied households).
- 2.5.3 190 households had in-migrated to Northumberland over the last five years. 18.9% had moved from elsewhere in the UK and 12.4% from the Scottish Borders.

Table 2-9 Location of Previous Dwelling (In-migrants)
Question 5a

Location	%	N ^{os.}
Northumberland	63.4	328
Elsewhere in the UK	18.9	98
Scottish Borders	12.4	64
South Tyneside	1.9	10
Durham	1.3	7
Eden	1.1	6
North Tyneside	1.0	5
Total	100.0	518

Source: DCA Northumberland 2012 Housing Needs Survey

2.6 Internal Household Movers

2.6.1 328 local households who had moved within Northumberland within the last 5 years were then asked where they had moved from, the table shows a breakdown by area.

2.6.2 The previous location of 205 households (62.2%) was Glendale (Areas 3 & 4).

Table 2-10 Location of Previous Dwelling
Question 5b

Areas	%	N ^{os.}
4	40.7	133
3	21.5	71
7	14.5	48
5	6.1	20
1	5.9	19
6	5.3	17
9	4.3	14
30	1.7	6
Total	100.0	328

Source: DCA Northumberland 2012 Housing Needs Survey

2.6.3 The following table shows the tenure of respondent’s previous home.

Table 2-11 Tenure of Previous Home
Question 5b

Tenure	%	N ^{os.}
Private Rented	46.1	287
Owner Occupied	29.2	183
Tied to your Employment	9.4	59
Social Rent	9.1	57
Living with family / friends	6.2	39
Total	100.0	625

Source: DCA Northumberland 2012 Housing Needs Survey

2.6.4 46.1% of respondents previously lived in private rented accommodation. 29.2% were owner occupiers and 9.4% had accommodation tied to their employment.

2.6.5 Those who had moved into Glendale within the last 5 years were then asked what the three most important reasons were for moving home, each giving two responses on average.

2.6.6 The main reasons for moving into the area in the last five years were: “family reasons” (53.3%); “employment / access to work” at 36.5%, “financial reasons” at 27.1% and “quality of neighbourhood” at 26.3%.

2.6.7 26.0% of respondents said the main reason for moving into Glendale in the last 5 years was “retirement”.

- 2.6.8 10.6% of all those who had in-migrated into Glendale in the last 5 years said that it was their first independent home as an adult.

Table -2-12 Reason for Moving for those Moving into Glendale
Question 5d

Reason	% Households	N ^{os.} implied
Family reasons	53.3	322
Employment / access to work	36.5	220
Financial reasons	27.1	164
Quality of neighbourhood	26.3	159
Retirement	26.0	157
Unable to afford to buy locally	11.4	69
Education	5.4	33
No suitable accommodation for disability / health needs	5.2	31
Lack of affordable rented housing	4.1	25
Lack of public transport	3.6	22
Unable to access care and support	0.0	0
Total		1,202

Source: DCA Northumberland 2012 Housing Needs Survey

- 2.6.9 Respondents were also asked about the facilities they share with other people within their accommodation but who were not in their household. No facilities were shared with people not in their household.

3 EXISTING HOUSEHOLDS MOVING

3.1 Introduction

- 3.1.1 This section analyses the needs of existing households from Glendale who are planning to move housing within Northumberland over the next 5 years.
- 3.1.2 Respondents were asked whether they or any members of the household were currently seeking to move or will do so in the next 5 years. 13.1% of all households responding (330 implied) planned a move. A further 4.8% (121 implied) indicated that they wished to move but were unable to do so.
- 3.1.3 Respondents were then asked where they were thinking of moving to, 309 implied responses were received, 217 responses from existing households and 119 responses from concealed households forming.
- 3.1.4 In terms of existing households moving, 73.7% (160 implied) were planning to move within Northumberland and 26.3% (57 implied) were planning a move outside the area.

3.2 Households Prevented from Moving

- 3.2.1 Those indicating a wish to move but an inability to do so offered the following reasons for not being able to move. The number of implied households responding was 186, giving an average of 2.4 reasons to the multiple choice question.

Table 3-1 **Reasons Preventing a Move**
Question 18e

Reason	% responses	% households	N ^{os.} implied
Unable to pay rent / deposit in advance	17.2	42.3	78
Lack of affordable rented housing	17.1	41.2	77
Unable to afford to buy a home	15.1	36.5	68
Lack of suitable property types in the area I want to move to	11.7	28.4	53
Unable to afford removal costs	10.9	26.2	49
Family reasons	10.4	25.6	47
Level of personal debt	9.1	21.9	41
Location of employment	3.8	9.3	17
Cannot move due to health problems	3.8	9.3	17
Do not wish to leave school catchment	0.9	1.9	4
Total	100.0		451

- 3.2.2 It is clear from the responses analysed that affordability was an important factor in being unable to move. 42.3% of existing households were “unable to pay the rent / deposit in advance” and 36.5% were “unable to afford to buy a home”.
- 3.2.3 41.2% of households indicated that there was a “lack of affordable rented housing” and 28.4% said there was a “lack of suitable property types” in the area they wished to move to.

3.3 Existing Households Moving

3.3.1 Existing households who said they were moving within the local area were asked various questions in relation to their impending move including when they are likely to move and the type, tenure and size of property they will require.

Table 3-2 When do you plan to move?

Question 19

Time	%	N ^{os} . implied
Within 1 year	48.0	90
1 - 2 years	25.3	47
2 - 3 years	13.2	25
3 - 5 years	13.5	25
Total	100.0	187

Source: DCA Northumberland 2012 Housing Needs Survey

3.3.2 48.0% of existing households in Glendale who were planning to move were hoping to move within the year.

3.3.3 The next table shows the type of accommodation required by existing households moving by the age of the head of the household.

Table 3-3 Type of Accommodation Required by Age of the Head of the Household

Question 20 x Q16da

Type	25-34	N ^{os}	35-49	N ^{os}	50-64	N ^{os}	65-79	N ^{os}	80+	N ^{os}	Total
Bungalow	0.0	0	0.0	0	25.8	13	87.4	30	77.0	17	60
Detached	45.4	5	30.4	19	48.4	24	12.6	4	0.0	0	52
Semi-detached	54.6	6	50.2	31	0.0	0	0.0	0	0.0	0	37
Flat / maisonette	0.0	0	0.0	0	25.8	13	0.0	0	0.0	0	13
Caravan / mobile home	0.0	0	11.0	7	0.0	0	0.0	0	0.0	0	7
Terraced	0.0	0	8.4	5	0.0	0	0.0	0	0.0	0	5
Supported / Sheltered Housing	0.0	0	0.0	0	0.0	0	0.0	0	23.0	5	5
Total	100.0	11	100.0	62	100.0	50	100.0	34	100.0	22	179

Source: DCA Northumberland 2012 Housing Needs Survey

- 3.3.4 All households where the age of the head of the household was 25-34 said they would require either a semi-detached or a detached property.
- 3.3.5 87.4% of existing households moving and where the age of the head of the household was aged 65-79 said that they would require a bungalow and 77.0% aged over 80 also said a bungalow.
- 3.3.6 Respondents then went on to answer a question on supported housing only. If respondents require supported housing they were asked to choose which type they would require.

Table 3-4 Supported Housing Requirements
Question 21

Type	%	N ^{os} . implied
Privately owned sheltered housing	49.1	31
Independent accommodation with visiting support	27.2	17
Council sheltered housing	15.6	10
HA sheltered housing	8.1	5
Independent accommodation with live-in carer	0.0	0
Extra care housing	0.0	0
Residential / nursing home	0.0	0
Total	100.0	63

Source: DCA Northumberland 2012 Housing Needs Survey

- 3.3.7 The main type of supported housing requirement was for privately owned sheltered housing at 49.1%, followed by independent accommodation with visiting support at 27.2%.
- 3.3.8 The following table shows the number of bedrooms required for existing households moving by the age of the head of the household.

Table 3-5 Number of Bedrooms Required (existing households)
Question 22 x q16da

Type	25-34	N ^{os}	35-49	N ^{os}	50-64	N ^{os}	65-79	N ^{os}	80+	N ^{os}	Total
One	0.0	0	0.0	0	25.8	13	0.0	0	18.4	5	18
Two	0.0	0	47.7	29	48.4	24	54.5	19	61.8	17	89
Three	100.0	12	31.7	19	25.8	13	45.5	16	19.8	6	66
Four	0.0	0	20.6	13	0.0	0	0.0	0	0.0	0	13
Total	100.0	12	100.0	61	100.0	50	100.0	35	100.0	28	186

Source: DCA Northumberland 2012 Housing Needs Survey

- 3.3.9 All households where the age of the head of the household was 25-34 said they would require a three bedroom property.
- 3.3.10 The highest demand for those aged over 65 was for a two bedroom property.
- 3.3.11 20.6% of households where the head of the household was aged 35-49 require a four bedroom property.

3.3.12 Existing households moving were then asked what tenure they would require. The following table shows the tenure demand by the age of the head of the household.

Table 3-6 Tenure Required by Age of the Head of the Household
Question 23 x q16da

Type	25-34	N ^{os}	35-49	N ^{os}	50-64	N ^{os}	65-79	N ^{os}	80+	N ^{os}	Total
Owner occupation	45.4	5	42.5	26	19.9	10	54.3	19	23.1	7	67
Private rent	0.0	0	0.0	0	54.3	27	0.0	0	59.3	17	44
Social rent	54.6	6	57.5	35	25.8	13	45.7	16	17.6	5	75
Total	100.0	11	100.0	61	100.0	50	100.0	35	100.0	29	186

Source: DCA Northumberland 2012 Housing Needs Survey

3.3.13 The main tenure required by existing households moving where the age of the head of the household is 25-49 is social rent (54.6%).

3.3.14 The main tenure required for those aged 50-64 and 80+ is private rent and for households aged 65-74 the main tenure required is owner occupation (54.3%).

3.3.15 Existing households moving were asked where accommodation was required. Up to 2 choices were offered but on average only 1.6 choices were made.

Table 3-7 Which location do you wish to live in?
Question 25

Location	%	N ^{os} .	Location	%	N ^{os} .
Area 1	14.8	29	Area 9	1.4	3
Area 2	23.8	47	Area 10	2.6	5
Area 3	32.0	63	Area 11	2.6	5
Area 4	41.5	81	Area 13	2.6	5
Area 5	5.6	11	Area 28	2.4	5
Area 7	5.0	10	Area 37	2.6	5
Area 8	21.6	42			

Source: DCA Northumberland 2012 Housing Needs Survey
(See Appendix I for the list of settlements)

3.3.16 The most popular location choices were areas 3 and 4 (Glendale). Areas 2 and 8 were also fairly popular.

3.3.17 The following table shows the results for why respondents chose their preferred location. The average number of reasons for choice of a particular location was 2.8.

Table 3-8 Reason for Preferred Location

Question 26

Reason	% responses	% households	N ^{os.} implied (all choices)
Nearer family /friends	19.7	56.0	117
Nearer / better shopping / leisure facilities	15.5	43.8	92
Always lived here	12.5	35.3	74
Accessibility to public transport	9.6	27.1	57
Retirement	7.4	21.3	44
Closer / easier to commute to work	7.1	20.1	42
Quality of local schools	6.6	18.6	39
Health / personal care reasons	6.1	17.5	36
Employment / New Job	5.1	14.3	30
Able to afford local housing	4.1	11.5	24
Availability of type of housing sought	3.4	9.8	20
Better quality of area	2.9	8.2	17
Total	100.0		592

Source: DCA Northumberland 2012 Housing Needs Survey

3.3.18 “Nearer family & friends” (56.0%) was the most common choice, followed by “nearer / better shopping / leisure facilities” (43.8%) and “always lived here” at 35.3%. The reasons with the lowest responses were “availability of type of housing sought” at 9.8% and “better quality of area” at 8.2%.

3.3.19 The major reasons appear to be those which are key elements of those to be considered in sustainable developments and in building sustainable communities.

4 CONCEALED HOUSEHOLDS FORMING

4.1 Introduction

- 4.1.1 This section examines in detail those people living in an existing household but who are described as a ‘concealed’ household which is taken as a proxy for the extent of ‘concealment’ of housing need within Glendale because these households represent a pent up and unmet demand for housing.
- 4.1.2 The questionnaire allowed for up to two concealed households to be identified within each existing household, each intending to form a new home within the local area in the next 5 years.

4.2 Demand for Concealed Moving Households

- 4.2.1 A total of 119 concealed households were planning to form within the next 5 years. 68.9% of concealed households planning a move were moving within Northumberland and 31.1% were planning a move outside the area.
- 4.2.2 Some totals in the following tables may be slightly different to the total of 119 as mentioned above due to the different number of responses received for each individual question. Not all respondents answer every question.
- 4.2.3 Where we include cross-tabulations of questions i.e. in table 6-4 (tenure by bed-size) there is more chance of fewer responses. If only 74 households answer question 29 and 109 answer 31 the data will only show where both questions have been answered, therefore show the lowest figure.
- 4.2.4 The majority (82.6%) of concealed households consisted of people described as children of the household; a further 17.4% were grandparents.

Table 4-1 Concealed Household Formation in the Next Five Years?
Question 27

Concealed households	%	N ^{os} . implied
Child (16+)	82.6	90
Grandparent	17.4	19
Total	100.0	109

Source: DCA Northumberland 2012 Housing Needs Survey

- 4.2.5 Concealed households were asked whether they were being formed as a single or couple household, 71.8% indicated formation as a single household, 28.2% as a couple.
- 4.2.6 Households indicating a couple household were also asked where their partner was currently living. In 62.5% of cases the partner was living elsewhere within Northumberland. In 37.5% of cases the partner was already living in the existing household.
- 4.2.7 Respondents were asked what the age of each adult was in the concealed household. The question allowed for 4 adults in total, 2 adults per new household and the option for a second household forming.

Table 4-2 Age of Concealed Households

Question 28c

Age Groups	%	N ^{os} . implied
16 – 24	76.4	104
25 – 34	14.0	19
35 - 49	0.0	0
50 - 64	0.0	0
65 - 79	9.6	13
80+	0.0	0
Total	100.0	136

Source: DCA Northumberland 2012 Housing Needs Survey

- 4.2.8 The largest age group forming is unsurprisingly aged 16-24 at 76.4% (104 implied) 14.0% of adults in the concealed household were aged 25 – 34 and 9.6% of people were aged 65-79 and currently living with younger family who plan to move to independent or supported housing.
- 4.2.9 The survey found that children (under the age of 16) were present (or due) in 30.9% of all households planning to form (29 implied).

Table 4-3 Number of Children

Question 28d

Children	%	N ^{os} . implied
None	69.1	65
One	21.3	20
Two or more	0.0	0
Child due	9.6	9
Total	100.0	94

Source: DCA Northumberland 2012 Housing Needs Survey

- 4.2.10 The table below shows the tenure most needed and preferred for concealed households moving in the next 5 years within Northumberland.

Table 4-4 Tenure Needed / Preferred (concealed households)

Question 29a / Question 29b

Tenure	Needed		Preferred	
	%	N ^{os} .implied	%	N ^{os} . implied
Owner occupation	6.0	5	48.5	34
Private rent	26.5	22	10.0	7
Social rent	56.6	47	8.6	6
Shared Ownership	0.0	0	12.9	9
Tied to employment	10.8	9	20.0	14
Total	100.0	83	100.0	70

Source: DCA Northumberland 2012 Housing Needs Survey

- 4.2.11 In terms of the needs of concealed households forming in Northumberland, the largest proportion need social rent (56.6%), followed by private rent (26.5%).
- 4.2.12 The most preferred tenure is owner occupation with more concealed households preferring this tenure than saying they actually needed it (48.5 v 6.0%).
- 4.2.13 There is also a proportionately high level of preference for shared ownership reflecting the desire for some form of purchase rather than rent.

Table 4-5 Time of Move - Concealed Households

Question 30

When required	%	N ^{os} . implied
Within 1 year	49.5	47
1 - 2 years	10.5	10
2 - 3 years	27.4	26
3 - 5 years	12.6	12
Total	100.0	95

Source: DCA Northumberland 2012 Housing Needs Survey

- 4.2.14 49.5% of concealed households required a move within a year, 10.5% required a move a year later, a total of around 60.0% within two years.
- 4.2.15 The table below looks at the accommodation type that can be realistically afforded and which is preferred.

Table 4-6 Type of Accommodation that can be realistically afforded / Preferred (concealed households)

Question 31a

Type	Realistically Afford		Preferred	
	%	N ^{os} . implied	%	N ^{os} . implied
Flat / maisonette / Bedsit	32.0	32	22.0	13
Terraced	19.0	19	16.9	10
Semi-detached	6.0	6	40.8	24
Detached	5.0	5	20.3	12
Bungalow	10.0	10	0.0	0
Housing adapted for disability needs	0.0	0	0.0	0
Supported housing	21.0	21	0.0	0
Caravan / mobile home	7.0	7	0.0	0
Total	100.0	100	100.0	59

Source: DCA Northumberland 2012 Housing Needs Survey 2012

4.2.16 The results from the survey showed a different profile from existing households moving, as might be expected for a generally younger group. 32.0% of concealed households moving could realistically afford a flat / maisonette / bedsit compared with 7.1% of existing households.

4.2.17 In terms of preference, 40.8% of concealed households preferred to move to a semi-detached house and 22.0% a flat / maisonette / bedsit.

Table 4-7 Number of Bedrooms Needed / Preferred (concealed households)
Question 31b

Bedrooms	Needed		Preferred	
	%	N ^{os.} implied	%	N ^{os.} implied
One	55.3	52	44.1	45
Two	44.7	42	37.3	38
Three	0.0	0	18.6	19
Total	100.0	94	100.0	102

Source: DCA Northumberland 2012 Housing Needs Survey 2012

4.2.18 There was no need amongst concealed households for more than 2 bedrooms. 55.3% needed one bedroom and 44.7% needed 2 bedrooms.

4.2.19 In terms of preference, there were still a high number of concealed households who showed a preference for a one bed property (44.1%). 37.3% would prefer a 2 bed property and 18.6% a 3 bed property.

4.2.20 Households were asked if they were currently registered on a housing waiting list. 44.7% were registered on the Northumberland Home Finder Waiting list.

4.2.21 Concealed households were asked the same questions on location as existing households moving.

Table 4-8 Which location do you wish to live in?
Question 33

Location	%	N ^{os.}
Area 1	32.2	25
Area 2	25.0	19
Area 3	12.7	10
Area 4	75.0	58
Area 7	12.7	10
Area 8	33.6	26

Source: DCA Northumberland 2012 Housing Needs Survey
(See **Appendix I** for the list of settlements)

- 4.2.22 The most popular location choice amongst concealed households by far was area 4 (Wooler) at 75.0%.
- 4.2.23 Areas 8 and 1 also featured quite highly at 33.6% and 32.2% respectively.
- 4.2.24 Respondents were then asked why they preferred their chosen location. The average number of choices was around 3.5.

Table 4-9 Reason for Preferred Location
Question 34

Reason	Concealed households moving		
	% responses	% households	N ^{os.} implied (all choices)
Nearer family /friends	27.2	94.4	67
Always lived here	20.3	70.4	50
New job / Employment	16.6	57.7	41
Able to afford local housing	15.8	54.9	39
Better quality of area	6.5	22.5	16
Health / personal care reasons	4.0	14.1	10
Quality of local schools / colleges	4.0	14.1	10
Accessibility to public transport	2.8	9.9	7
Nearer / Better shopping / leisure facilities	2.8	9.9	7
Availability of type of housing sought	0.0	0.0	0
Retirement	0.0	0.0	0
Closer /easier to commute to work	0.0	0.0	0
Total	100.0		247

Source: DCA Northumberland 2012 Housing Needs Survey

- 4.2.25 The most popular reasons were “nearness to family / friends” (94.4%) and “always lived here” at 70.4%. These core sustainability factors are also significant for existing households.
- 4.2.26 “New job / employment” reasons were also featured quite highly for concealed households moving (57.7%).
- 4.2.27 54.9% of concealed households said that they were moving to their chosen areas because they were “able to afford local housing”.
- 4.2.28 Concealed households then went on to answer various questions in relation to their ability to afford local housing.
- 4.2.29 The first question asked if the new forming household would likely to be claiming housing benefit / local housing allowance. 41.5% answered yes to this question.

- 4.2.30 Various options of help were offered in the next question and concealed households were asked to state which they would accept to help them buy a new home.

Table 4-10 Type of assistance considered to help to buy a home?
Question 36a

Assistance	Response %	Households %	N ^{os.} implied
Help to provide the deposit	29.2	83.7	34
Discounted Housing to Buy	22.2	62.6	26
Shared Equity	16.2	47.0	19
Shared Ownership	16.2	47.0	19
Help to build a home yourself (self build)	8.5	23.9	10
Land a hand 5% mortgage deposit (FTB)	7.7	23.1	9
Total	100.0		117

Source: DCA Northumberland 2012 Housing Needs Survey

- 4.2.31 This was a multiple choice question and 2.9 choices per household were made on average.
- 4.2.32 By far the main type of assistance which would be considered by concealed households trying to buy a new home was help with providing the deposit (83.7%).
- 4.2.33 Discounted Housing to Buy was also a popular choice at 62.6%, followed by Shared Equity (47.0%) and Shared Ownership (47.0%).
- 4.2.34 The same question was asked but in relation to assistance needed to rent a property. 4.3 choices were made on average per household.

Table 4-11 Type of assistance considered to help to rent a home?
Question 36b

Assistance	Response %	Households %	N ^{os.} implied
More information on tenants rights / landlord responsibilities	21.5	91.9	68
List of accredited landlords	19.6	83.8	62
List of accredited properties	17.4	74.3	55
Being able to negotiate a longer tenancy length	15.5	66.2	49
Rent deposit	14.6	62.2	46
Rent in advance	11.4	48.6	36
Total	100.0		316

Source: DCA Northumberland 2012 Housing Needs Survey

- 4.2.35 The highest level of assistance considered to help concealed households rent a home would be more information on tenant's rights / landlord responsibilities (91.9%).
- 4.2.36 Households were asked how much each new household would be able and willing to pay in rent and mortgage costs per month.

Table 4-12 How much able / willing to pay in rent / mortgage costs per month?
Question 37a

	Response %	N ^{os} . implied
Under £69pw / £300pcm	45.3	43
£69 - £93pw / £301 - £400pcm	34.7	33
£93 - £104pw / £401 - £450pcm	10.5	10
£104 - £150pw / £451 - £650pcm	9.5	9
£151 - £200pw / £651 - £865pcm	0.0	0
Above £200pw / £865 pcm	0.0	0
Total	100.0	95

Source: DCA Northumberland 2012 Housing Needs Survey

- 4.2.37 45.3% of concealed households in Glendale were able and willing to pay under £300 per calendar month in rental / mortgage costs.
- 4.2.38 No one was able and willing to pay more than £650 per calendar month.
- 4.2.39 The savings per household to meet deposit and legal costs were then looked at.

Table 4-13 Savings per household to meet a deposit and legal costs?
Question 37b

	Response %	N ^{os} . implied
No savings	56.4	57
Under £1,000	14.9	15
£1,000 - £5,000	21.8	22
£5,000 - £10,000	6.9	7
Total	100.0	101

Source: DCA Northumberland 2012 Housing Needs Survey

- 4.2.40 56.4% of concealed households in Glendale did not have any savings to meet a deposit and legal costs. 28.7% had savings of between £1,000 and £10,000.
- 4.2.41 The entry level price for a 1 bed flat in the north of Northumberland is £65,000. If the average deposit required is around 20% this would mean a deposit of £13,000. Therefore all concealed households in Glendale would be unable to afford the deposit for a 1 bed flat in the north of the County.
- 4.2.42 The questionnaire then went on to ask if any help was available in terms of help with a deposit from parents / relatives.
- 4.2.43 51.0% said there was no help available for them. 22.9% said help in terms of a gift was available, 19.8% could get a loan from parents / relatives to help and 6.3% said there was no need.

- 4.2.44 The final question asked what the annual income was of concealed households. The results can be seen in the following table.

Table 4-14 Annual household income?
Question 37d

	Response %	N ^{os} . implied
Under £10,000	54.4	49
£10,000 - £20,000	18.9	17
£20,001 - £25,000	10.0	9
£25,001 - £30,000	10.0	9
£30,001 - £35,000	0.0	0
£35,001 - £45,000	0.0	0
£45,001 - £50,000	6.7	6
Total	100.0	90

Source: DCA Northumberland 2012 Housing Needs Survey

- 4.2.45 54.4% of concealed households in Glendale received less than £10,000 per annum.
- 4.2.46 38.9% received between £10,000 and £30,000 per annum. A small proportion received between £45,001 and £50,000 but no concealed households received over this amount.

5 GLENDALE HOUSING MARKET

5.1 Introduction

5.1.1 This section provides an analysis of indicators of housing market activity to provide an understanding about changes in demand over time and to identify any pressure points within the study area.

5.1.2 Sources of data utilised are:-

- 2012 DCA Estate Agency Survey data
- Hometrack and Northumberland County House Price Data;

5.2 Housing Market Analysis

5.2.1 We carried out an estate agency survey to assess entry level prices and rental costs in Glendale.

5.2.2 The areas that we looked at for the house price search are listed in the following table.

Table 5-1 Area Structure

Sub-Areas	Areas contained within
Glendale	<i>Wooler, Lowick, Crookham, Ford, Etal, Chatton, Branxton, Milfield, Bowsden</i>

5.3 Entry Sales Levels in Glendale

5.3.1 Entry to the market is clearly dependent on availability, a factor which is particularly critical for low income households who can only enter the market in any numbers where there is an adequate supply of affordable dwellings.

5.3.2 First time buyers (FTB's) as new entrants to the housing market do not purchase houses at average prices as they do not have average incomes. Although average prices are useful for comparisons in general they are not the purchase levels used in assessing the ability of households to enter local markets.

5.3.3 In broad terms new purchasers of either flats or terraced properties buy in the lowest quartile of prices i.e. the bottom 25%. These price levels are used in all affordability calculations.

- 5.3.4 An internet search was undertaken to ascertain the cost of the cheapest units available i.e. the lowest quartile stock costs for sale in each of the housing market areas. These are detailed in the following table.

Table 5-2 Entry Sales Levels (£) in Glendale – September 2012

Property Type	Area 3	Area 4	Glendale
1-Bed Flat	80,000	-nd-	80,000
2-Bed Flat	100,000	71,950*	87,500
2-Bed Terraced	107,000	89,950*	107,000
3-Bed Terraced	119,500	110,000*	119,500
2-Bed Semi	120,000	105,000	119,950
3-Bed Semi	129,950	115,000	125,000

Source: DCA House Price Survey September 2012

* Low sample

-nd- No Data

- 5.3.5 We found more house price data for Area 3 than Area 4. There was a low level of data for flats and terraced houses in Area 4.
- 5.3.6 The entry level price for a 1-bed flat in Glendale is £80,000 and rises to £87,500 for a 2-bed flat.
- 5.3.7 The average price of a terraced property in Glendale was £107,000 and for a 3 bed terraced house the average was £119,500.
- 5.3.8 The average price of a 2 bed semi-detached property in Glendale was £119,950 and rise to £125,000 for a 3 bed semi-detached house.

5.4 Purchase Income Thresholds

- 5.4.1 The cheapest entry levels (lowest quartile) of the smallest units were assessed to enable threshold income levels to be calculated. These are based on 95% mortgage availability and a 3.5 x gross income lending ratio for single earner households and 2.9 x gross household income for dual income households, the levels recommended in the 2007 Strategic Housing Market Assessments – Practice Guidance (page 42).
- 5.4.2 Table 5-3 and Table 5-4 below outline the income ranges needed to enter the market in the local housing market areas for single and couple households.

Table 5-3 Single Income Thresholds (£)

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terraced
Area 3	21,700	27,100	29,000
Area 4	-nd-	19,500*	24,400*
Glendale	21,700	23,800	29,000

Source: DCA House Price Survey September 2012 ; - -nd- No data * Low data

Table 5-4 Dual / Couple Income Thresholds

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terraced
Area 3	26,200	32,800	35,100
Area 4	-nd-	23,600*	29,500*
Glendale	26,200	28,700	35,100

Source: DCA House Price Survey September 2012 ; -nd- No data * Low data

- 5.4.3 The following table outlines the incomes required by concealed households to access owner occupation in Glendale for 1 and 2-bed flats properties and 2-bed terraced properties. Overall, the calculation of the proportion of concealed households unable to access the private sector takes account of those who need one and two bedroom housing in the lowest quartile cost stock across Glendale.

Table 5-5 Concealed Households – Incomes Needed to Buy (Single Income) and % Unable to Buy

Type of Property	Area	Income Required	% unable to buy
1-bed Flat		21,700	76.7
2-bed Flat	Glendale	23,800	80.9
2-bed Terraced		29,000	91.3

Source: DCA House Price Survey September 2012

- 5.4.4 Analysing the income requirements from Table 5-3 (single income), 76.7% of concealed households are unable to buy the cheapest 1-bed flat in the area and 80.9% are unable to buy the cheapest 2 bed flat.
- 5.4.5 91.3% of concealed households in Glendale were unable to buy the cheapest 2-bed terraced house.
- 5.4.6 The ability of concealed households to access the market within Glendale is clearly very limited.

5.5 Private Sector Rent Levels

- 5.5.1 The data from the internet survey identified the private sector rent levels by property type and size and location set out below. Costs may vary by type and size and reflect varying quality of properties available at a point in time.

Table 5-6 Average and Entry Rent Levels, September 2012 (£ p/m)

Property Type	Area 3		Area 4		Glendale	
	Average	Entry	Average	Entry	Average	Entry
1-Bed Flat	380	375	-nd-	-nd-	380	375
2-Bed Flat	463	440	-nd-	-nd-	463	440
2-Bed Terraced	464	450	400*	400*	454	400
3-Bed Terraced	530	475	467*	450*	511	450
2-Bed Semi	623*	550*	-nd-	-nd-	623*	550*
3-Bed Semi	-nd-	-nd-	550	-nd-	550	-nd-

Source: DCA House Price Survey September 2012 * low sample -nd- no data available

- 5.5.2 At the time of the housing market search there was a low level of data available in the Wooler area (area 4) for all property types, therefore the data in this area for the majority of properties is either low or unavailable.
- 5.5.3 The private rented sector rents start at £375 per month in Glendale and rise to £440 for a 2-bed flat.
- 5.5.4 Two bed terraced house entry rent level range from £400 in Glendale rising to £450 for a 3-bed terraced property.
- 5.5.5 2-bed semi detached properties cost from £550 pcm in Glendale. We could not find sufficient data for 3-bed semi detached properties in the area but an average rental price in Sub-Area 3 is £550.

5.6 Rental Income Thresholds

- 5.6.1 The lower quartile rental costs of the smallest units available in Glendale have been assessed in order to calculate the rental income threshold levels. These are based on rent at 25% of gross income (equivalent to 30% of net income). The table below shows the income levels needed to access the private rented market in Glendale.

Table 5-7 Rental Income Thresholds – September 2012

Area	Income Thresholds (£)		
	1 bed Flat	2 bed Flat	2 bed Terraced
Area 3	18,000	21,100	21,600
Area 4	-nd-	-nd-	19,200*
Glendale	18,000	21,100	19,200

Source: DCA House Price Survey September 2012 ; figures rounded to nearest hundred - -nd- no data
*low sample

- 5.6.2 The table below outlines the income required by concealed households to access the private rental market in Glendale for 1 and 2-bed flats and terraced properties.

Table 5-8 Concealed Households – Incomes Needed and % Unable to Rent in the Private Market

Type of Property	Area	Income Required	% unable to buy
1-bed Flat		18,000	69.5
2-bed Flat	Glendale	21,100	75.5
2-bed Terraced		19,200	71.8

Source: DCA House Price Survey September 2012

- 5.6.3 The data shows that 69.5% of concealed households cannot afford to rent a 1-bed flat in Glendale.
- 5.6.4 75.5% cannot rent a 2-bed flat and 71.8% of concealed households are excluded from the cheapest 2-bed terraced house in Glendale.

5.7 Affordable Rents

- 5.7.1 We did a search for up to date affordable rental properties but could only find a few. The properties we found were all 2 bedroom social rented properties and they ranged from £287.90 per month in Wooler to £310.80 per month in Milfield.

5.8 New Builds

5.8.1 We also undertook a house price search specifically on new build properties in the area. Any new supply in the area is likely to be new build therefore it gives an indication what the market levels could be.

Table 5-9 Sales Levels (£) in Glendale – New Builds Only

Property Type	Lowick	Chatton	Wooler
1-Bed Flat	110,000		
3-Bed Flat	135,000		
3-Bed Semi-detached	-	100,000 (Guide Price)	143,950 144,450
4-Bed Semi-detached	-		184,950
4-Bed Detached	168,000		209,950 244,950
5-Bed Detached	-	150,000 (Guide Price)	270,000

Source: DCA House Price Survey 2012 / Northumberland County Council data

* Low sample

-nd- No Data

5.8.2 The smaller properties were found in Lowick starting from £110,000 for a 1 bed flat and rising to £135,000 for a 3 bed flat.

5.8.3 There is a site in Mill Hill, Chatton which offers private self build plots and affordable housing. The prices mentioned above are the guide prices for the plots only.

5.8.4 We found the main new build properties in Wooler, ranging from £143,950 for a 3 bed-semi detached, rising to £270,000 for a 5 bed detached property.

6 THE EXISTING STOCK AND FUTURE DEMAND / NEED

6.1 Current Stock and Future Demand

6.1.1 The following section shows the current stock in Glendale and the future demand for both existing and concealed households moving within the next 5 years.

6.1.2 The first table shows the current stock in Glendale.

Table 6-1 Current stock in Glendale

Question 1

Tenure	%	N ^{os} implied
Owner occupier (paying mortgage)	18.5	471
Owner occupier (no mortgage)	29.0	738
Private rented	37.1	944
Social Rented	14.3	366
Shared Ownership	0.1	3
Tied to employment	1.0	24
Total	100.0	2,546

Source: DCA Northumberland 2012 Housing Needs Survey

6.1.3 Glendale has over a third of its existing stock in the private rented sector (37.1%) and just under half in owner occupation (47.5%). Social rent accounts for just 14.4% of the existing stock.

6.1.4 The table below shows the breakdown of the social stock by bed size.

6.1.5 The results will be slightly different to the data in table 6-1 above as the data is from two different sources. Table 6-1 consists of those households who responded to the primary survey and Table 6-2 below is from data recorded by Northumberland County Council.

Table 6-2 Social Stock by bed size and provider

Provider	0 bed	1 bed	2 bed	3 bed
	N ^{os}	N ^{os}	N ^{os}	N ^{os}
Home Group	0	3	15	0
Berwick Borough Housing	21	95	136	82
Two Castles	0	2	5	0
Housing 21	0	1	1	0
Total	21	101	157	82

Source: Northumberland County Council

6.1.6 Data supplied from Northumberland County Council shows that there are 72 social units proposed / planned for Glendale in the future and 75 market units.

6.1.7 The following tables shows the results of a cross tabulation of future demand for existing and concealed households moving within the next 5 years by type and size.

Table 6-3 Tenure and Size Required (Existing households moving)

Questions 22 / 23

Tenure	Size	One		Two		Three		Four		Total Demand	
		Future Demand %	Future Demand N ^{os}	Future Demand %	Future Demand N ^{os}	Future Demand %	Future Demand N ^{os}	Future Demand %	Future Demand N ^{os}	Future Demand %	Future Demand N ^{os}
Owner-occupied		0.0	0	33.2	20	45.9	28	20.8	13	34.1	61
Private Rent		28.8	13	71.2	31	0.0	0	0.0	0	24.6	44
Social Rent		21.3	5	51.4	38	41.9	31	0.0	0	41.3	74
										100.0	179

Source: DCA Northumberland 2012 Housing Needs Survey

6.1.8 Future demand from existing households moving is geared towards social rent (41.3%). Just over a third of the demand is for owner occupation (34.1%) and the lowest demand is for private rented accommodation at 24.6%.

Table 6-4 Tenure and Size Required (Concealed households moving)

Questions 29 / 31

Tenure	Size	One		Two		Three		Four		Total Demand	
		Future Demand %	Future Demand N ^{os}	Future Demand %	Future Demand N ^{os}	Future Demand %	Future Demand N ^{os}	Future Demand %	Future Demand N ^{os}	Future Demand %	Future Demand N ^{os}
Owner-occupied		0.0	0	100.0	5	0.0	0	0.0	0	6.8	5
Private Rent		74.8	16	25.2	15	0.0	0	0.0	0	41.8	31
Social Rent		42.2	16	57.8	22	0.0	0	0.0	0	51.4	38
										100.0	74

Source: DCA Northumberland 2012 Housing Needs Survey

6.1.9 Amongst concealed households forming the highest demand is for social rented accommodation, around half of all moving households. Private rent is required by 41.8% of concealed households moving and 6.8% require owner occupation.

6.1.10 The following table shows the total future demand for all households moving.

Table 6-5 Tenure and Size Required (all households moving)

Questions 22 / 23 and 29 / 31

Tenure	Size	One		Two		Three		Four		Total Demand	
		Future Demand %	Future Demand N ^{os}	Future Demand %	Future Demand N ^{os}	Future Demand %	Future Demand N ^{os}	Future Demand %	Future Demand N ^{os}	Future Demand %	Future Demand N ^{os}
Owner-occupied		0.0	0	37.9	25	42.4	28	19.7	13	26.1	66
Private Rent		38.7	29	61.3	46	0.0	0	0.0	0	29.6	75
Social Rent		18.8	21	53.5	60	27.7	31	0.0	0	44.3	112
										100.0	253

Source: DCA Northumberland 2012 Housing Needs Survey

- 6.1.11 The highest demand for all existing households moving is for social rented accommodation at 44.3% (112 implied).
- 6.1.12 The demand for private rented accommodation is 29.6% (75 implied) and for owner occupation at 26.1% (66 implied).
- 6.1.13 In the social rented sector the highest level of demand is for two bed properties (53.5%) followed by three bedrooms at 27.7%.
- 6.1.14 The highest level of demand in the private rented sector is for two bed properties at 61.3% and in the owner occupied sector the demand is mainly for three bed properties at 42.4%.
- 6.1.15 Although there are 122 empty properties within Wooler, 97 in area 3 and 25 in area 4 and unsold properties in Wooler (Fenton Grange Site) the unsold properties are all 3 and 4 bed larger family size units. The majority of new demand in the area is for 1 & 2 bed smaller units.

6.1.16 We ran a further cross tabulation to include the type required. The following table shows the same data as table 6-5 above but also shows the type required.

Table 6-6 Tenure / Size /Type Required (all households moving)

Tenure	Size	One		Two		Three		Four	
		TYPE	Future Demand N ^{os}	TYPE	Future Demand N ^{os}	TYPE	Future Demand N ^{os}	TYPE	Future Demand N ^{os}
Owner-occupied	n/a		0	Detached (15) Bungalow (4) Caravan/Mobile Home (6)	25	Detached (10) Bungalow (11) Semi-detached (7)	28	Detached (6) Semi-detached (7)	13
Private Rent	Flats		29	Detached (14) Bungalow (17) Terraced (9) Semidetached (6)	46	n/a	0	n/a	0
Social Rent	Flat (16) Supported / Sheltered (5)		21	Semi-detached (17) Bungalow (16) Terraced (14) Supported / Sheltered (13)	60	Detached (13) Bungalow (12) Semi-detached (6)	31	n/a	0

- 6.1.17 All the demand for one bedroom accommodation in the private sector is for flats and nearly 80% of demand for one bedroom accommodation in the social rented sector is for flats.
- 6.1.18 The highest demand for 2 bedroom accommodation in the social rented sector is for semi-detached properties and in the private rented sector the highest demand for 2 bedroom accommodation is for bungalows.
- 6.1.19 Around 40.0% of three bedroom demand in the owner occupied sector is for bungalows and around 42.0% in the social rented sector is for detached properties.
- 6.1.20 All 4 bedroom demand in the owner occupation is for semi-detached and detached accommodation.

6.2 Future demand for supported accommodation

6.2.1 The following table shows the future demand of those aged over 50 for supported housing.

Table 6-7 Future demand for supported housing
Question 21

Supported Housing	50-64		65-79		80+		Total Demand	
	%	N ^{os}	%	N ^{os}	%	N ^{os}	%	N ^{os}
Independent accommodation with visiting support	0.0	0	0.0	0	77.0	17	29.8	17
Independent accommodation with live-in carer	0.0	0	0.0	0	0.0	0	0.0	0
Privately owned sheltered housing	100.0	31	0.0	0	0.0	0	54.4	31
Social sheltered housing	0.0	0	100.0	4	23.0	5	15.8	9
Extra care housing	0.0	0	0.0	0	0.0	0	0.0	0
Residential / nursing home	0.0	0	0.0	0	0.0	0	0.0	0
Total	100.0	31	100.0	4	100.0	22	100.0	57

Source: DCA Northumberland 2012 Housing Needs Survey

6.2.2 The total demand for existing households moving aged 50+ and who require supported housing is 57 units. The highest level of demand for the type of supported housing required is for privately owned sheltered housing at 54.4%, followed by independent accommodation with visiting support at 29.8%.

6.3 Social Sector Under-Occupation

6.3.1 The following table shows the level of under occupation in the social sector.

Table 6-8 Social Sector Under-Occupation

Bedrooms	One Member	Two members	TOTAL BEDROOM STOCK	
	N ^{os}	N ^{os}	N ^{os}	%
Two	53	0	166	38.4%
Three	5	40	89	
Four or more	0	0	0	
Totals	58	40	255	

Source: DCA Northumberland 2012 Housing Needs Survey

6.3.2 The level of under-occupation in the social sector is around 98 units in total, 38.4% of all social rented properties of 2 bedrooms or more.

6.3.3 Almost a third of the two bedroom stock is under-occupied by 1 bedroom and **half of all three bed properties** are under occupied by two spare bedrooms.

6.3.4 The future demand for all households moving is highest in the social rented sector (44.2%) therefore the existing stock turnover and initiatives to free up under-occupied family sized properties provide a major means of addressing future need in Glendale.

LIST OF SETTLEMENTS

APPENDIX I

Area Number	List of settlements	Area number	List of settlements	Area Number	List of settlements			
1	Berwick-upon-Tweed Spittal Tweedmouth East Ord	9	Rothbury Thropton Whittingham Netherton Glanton Hepple	21	Haydon Bridge			
	2		10	Amble High Hauxley	22	Acomb Slaley Whitley Chapel		
23					Hexham			
3		11	Broomhill Hadston Togston Red Row	24	Corbridge			
				12	Widdrington Station Stobswood	25	Heddon-on-the Wall Stocksfield Wylam Mickley Square Ovingham Riding Mill Whittonstall	
	26						Prudhoe	
	4	13	Morpeth	27	Stamfordham Matfen			
				5	Pegswood Stannington Longhirst Mitford Hepscott	28	Ponteland Darras Hall	
6	15	East Thirston Longhorsley Netherwitton Scots Gap Belsay Hartburn Middleton	29			Ellington Lynemouth Cresswell Linton		
				30	Ashington Bothal			
					31	Newbiggin by the Sea Woodhorn		
			7			16	Bellingham West Woodburn Kielder Otterburn Falstone Kirkwhelpington	32
				33				
					34			
17	Fourstones Newbrough Humshaugh Wark Barrasford	35						Blyth
		18		Haltwhistle				36
					19			
20	Allendale Catton Allenheads							
		8	Alnwick					

POSTAL QUESTIONNAIRE

COUNTY HOUSING SURVEY 2012

NORTHUMBERLAND

Northumberland County Council

Dear Householder

I am writing to ask for your help with an important survey. As a council we are legally required to develop housing and planning policies to meet the needs of people in the coming years. We have to carry out this survey to help us to do this, and would greatly appreciate your help with it.

In order to ensure that the results are assessed independently the council has appointed **DCA** consultants to carry out the survey. The attached questionnaire is being sent to a number of randomly selected households, and we would be very grateful if you could spare a few moments to fill it in.

Whether you own or rent your home, **we need your views**. Even if you are not planning to move or change your personal circumstances, **please reply**. We want to hear from people who do not need to move as well as those that do, as this will give us a more complete picture.

I would like to assure you that the survey **is confidential** and no name or address is required, the form is coded only to identify the area where you live. None of the completed questionnaires will be seen by either the council or any third party. The data will be seen by the council only in generalised statistical form and will be used for research and planning purposes on an area basis.

You can also complete the questionnaire online using the unique six digit access code at the bottom of your questionnaire. If you wish to use this facility please log on to <http://www.dcauk.com/northumberland/onlineQuestionnaire.php>.

If you have any queries, need a copy of this survey in large print or need help or advice in completing the form, please contact the **DCA Research Team free on 0800 169 7865** or e-mail research@dcauk.com. Alternatively, please contact Andy Clarke on 01670 532206 or email Andy.Clarke@northumberland.gov.uk.

Please help us by completing the questionnaire and returning it in the pre-paid envelope provided by **25 January 2012**.

I want to take this opportunity to thank you for your support in helping us meet the future housing needs of Northumberland. A copy of the final report will be available from Northumberland County Council website in June 2012.

Yours faithfully



Kevin Lowry
Interim Head of Housing

	DATA PROTECTION The information you provide on this form will be kept strictly confidential and will not be used to identify you or your household. DCA are independent consultants, registered as a Data Controller with the Information Commissioner's Office (Registration Number Z4683342). For more information please visit www.dcauk.com/dataprotection , or contact us free on 0800 169 7865
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Please answer the questionnaire on behalf of everyone in the household - that is everyone for whom this is their main residence (including any children away at college and lodgers).

Cross one box only for each question unless instructed otherwise, using a black pen. e.g.

A: ABOUT YOUR EXISTING HOUSING

1 Is your present home :- Please cross **one** box only

Owner occupied (paying mortgage) <input type="checkbox"/> ₁	Owner occupied (no mortgage) <input type="checkbox"/> ₂	Private rented <input type="checkbox"/> ₃	Council rented <input type="checkbox"/> ₄
Housing Association rented <input type="checkbox"/> ₅	Shared Ownership (part rent / part buy) <input type="checkbox"/> ₆	Tied to your employment <input type="checkbox"/> ₇	Living rent free <input type="checkbox"/> ₈

2 What type of property is your home? Please cross **one** box only



Detached house <input type="checkbox"/> ₁	Semi - Detached house <input type="checkbox"/> ₂	Terraced house <input type="checkbox"/> ₃	Detached bungalow <input type="checkbox"/> ₄	Semi - Detached bungalow <input type="checkbox"/> ₅
Terraced bungalow <input type="checkbox"/> ₆	Flat / Maisonette <input type="checkbox"/> ₇	Bedsit <input type="checkbox"/> ₈	Caravan / Mobile home / Houseboat <input type="checkbox"/> ₉	

3 How many bedrooms are in your current home? Please cross **one** box only

Bed-sit <input type="checkbox"/> ₁	One <input type="checkbox"/> ₂	Two <input type="checkbox"/> ₃	Three <input type="checkbox"/> ₄	Four <input type="checkbox"/> ₅	Five or more <input type="checkbox"/> ₆
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4 How long have you lived at your current address? Please cross **one** box only

Less than 1 year <input type="checkbox"/> ₁	Between 1 and 2 years <input type="checkbox"/> ₂	Between 2 and 3 years <input type="checkbox"/> ₃	Between 3 and 5 years <input type="checkbox"/> ₄	Between 5 and 10 years <input type="checkbox"/> ₅	Over 10 years <input type="checkbox"/> ₆
--	---	---	---	--	---

 **GO TO 6 on Page 3**
 **GO TO 6 on Page 3**

5a If you have moved in the last five years, where did you previously live? Please cross **one** box only

Northumberland <input type="checkbox"/> ₁	North Tyneside <input type="checkbox"/> ₂	South Tyneside <input type="checkbox"/> ₃	Newcastle upon Tyne <input type="checkbox"/> ₄	Gateshead <input type="checkbox"/> ₅	Durham <input type="checkbox"/> ₆
Carlisle <input type="checkbox"/> ₇	Eden <input type="checkbox"/> ₈	Scottish Borders <input type="checkbox"/> ₉	Elsewhere in the UK <input type="checkbox"/> ₁₀	Abroad <input type="checkbox"/> ₁₁	

5b If you have moved within the County in the last five years, in which area did you previously live? Please cross **one** box only

 **GO TO PAGES 11 AND 12 TO SEE MAP AND LIST OF AREAS**

<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃	<input type="checkbox"/> ₄	<input type="checkbox"/> ₅
<input type="checkbox"/> ₆	<input type="checkbox"/> ₇	<input type="checkbox"/> ₈	<input type="checkbox"/> ₉	<input type="checkbox"/> ₁₀
<input type="checkbox"/> ₁₁	<input type="checkbox"/> ₁₂	<input type="checkbox"/> ₁₃	<input type="checkbox"/> ₁₄	<input type="checkbox"/> ₁₅
<input type="checkbox"/> ₁₆	<input type="checkbox"/> ₁₇	<input type="checkbox"/> ₁₈	<input type="checkbox"/> ₁₉	<input type="checkbox"/> ₂₀
<input type="checkbox"/> ₂₁	<input type="checkbox"/> ₂₂	<input type="checkbox"/> ₂₃	<input type="checkbox"/> ₂₄	<input type="checkbox"/> ₂₅
<input type="checkbox"/> ₂₆	<input type="checkbox"/> ₂₇	<input type="checkbox"/> ₂₈	<input type="checkbox"/> ₂₉	<input type="checkbox"/> ₃₀
<input type="checkbox"/> ₃₁	<input type="checkbox"/> ₃₂	<input type="checkbox"/> ₃₃	<input type="checkbox"/> ₃₄	<input type="checkbox"/> ₃₅
<input type="checkbox"/> ₃₆	<input type="checkbox"/> ₃₇			

5c What was the tenure of your previous home?

Owner occupied ¹ Private rented ² Council / Housing Association rented ³ Shared Ownership (part rent / part buy) ⁴ Tied to your employment ⁵ Lived with family / friends ⁶


5d What were the three most important things that persuaded you to move to this location? (please cross up to three boxes)

Family reasons ¹ Employment / access to work ² Education ³ Financial reasons ⁴ Unable to access care and support ⁵ No suitable accommodation for disability / health needs ⁶

Lack of public transport ⁷ Unable to afford to buy locally ⁸ Lack of affordable rented housing ⁹ Quality of neighbourhood ¹⁰ Retirement ¹¹

5e If you have moved in the last three years, is this your first home on your own as an adult?

Yes ¹ No ²

6 If you live in shared accommodation, what facilities do you share with other residents who are not in your household? e.g. A bedsit with a shared bathroom. If not shared accommodation  GO TO 7

Please cross all that apply

None ¹ Toilet ² Bath / Shower ³ Kitchen ⁴ Eating area ⁵ Living room ⁶

7 In your opinion, is your present accommodation adequate for your needs?

Yes ¹  **GO TO 8d** No ²  **GO TO 8a**

8a If in your opinion, your present accommodation is not adequate for your needs, what are the reasons?

Please cross all that apply

Needs improvements / repairs ¹ Too costly to heat ² Too large ³ Too small ⁴

Insufficient no. of bedrooms ⁵ Unsuitable due to needs of disabled / elderly household member ⁶ Rent / mortgage too expensive ⁷ Tenancy insecure ⁸

Suffering harassment ⁹ Inadequate facilities ¹⁰ No heating / insufficient heating ¹¹

8b If your present accommodation is not adequate for your needs, do you need to move to resolve the difficulty?

Yes ¹  **GO TO 8c** No ²  **GO TO 8d**

8c If yes, could you afford a home of a suitable size in your preferred location within the County?

Yes ¹ No ²

8d Do you think your present accommodation will require any of the following repairs / improvements in the next three years? Please cross all that apply

Additional security ¹ Improved heating ² Re-wiring ³ Damp proofing ⁴ Roof repairs ⁵

Window repairs ⁶ Insulation ⁷ Decorating / general improvement ⁸ None of these ⁹

9 Does any member of your existing household have a disability or a limiting long term illness?

Yes 1

No 2

The shaded boxes are provided for a second household member, if required

GO TO 10a

GO TO 11

10a If yes, how many members of your household have a disability or have a limiting long-term illness?

One 1

Two 2

10b What age groups are they?

Member 1	0 - 10	<input type="checkbox"/> 1	11-15	<input type="checkbox"/> 2	16-24	<input type="checkbox"/> 3	25-34	<input type="checkbox"/> 4	35-49	<input type="checkbox"/> 5	50-64	<input type="checkbox"/> 6	65-79	<input type="checkbox"/> 7	80+	<input type="checkbox"/> 8
Member 2	0 - 10	<input type="checkbox"/> 1	11-15	<input type="checkbox"/> 2	16-24	<input type="checkbox"/> 3	25-34	<input type="checkbox"/> 4	35-49	<input type="checkbox"/> 5	50-64	<input type="checkbox"/> 6	65-79	<input type="checkbox"/> 7	80+	<input type="checkbox"/> 8

10c What is the nature of the disability or limiting long-term illness? Please cross all that apply

Member 1	Member 2	Member 1	Member 2	Member 1	Member 2	Member 1	Member 2
Indoor wheelchair User	<input type="checkbox"/> 1 <input type="checkbox"/> 1	Outdoor wheelchair user	<input type="checkbox"/> 2 <input type="checkbox"/> 2	Mental health problems	<input type="checkbox"/> 3 <input type="checkbox"/> 3	Walking difficulty (not in wheelchair)	<input type="checkbox"/> 4 <input type="checkbox"/> 4
Learning disability	<input type="checkbox"/> 5 <input type="checkbox"/> 5	Obesity	<input type="checkbox"/> 6 <input type="checkbox"/> 6	Diabetes	<input type="checkbox"/> 7 <input type="checkbox"/> 7	Drug and/or alcohol problems abuse	<input type="checkbox"/> 8 <input type="checkbox"/> 8
Visual / hearing impairment	<input type="checkbox"/> 9 <input type="checkbox"/> 9	Asthmatic / respiratory problem	<input type="checkbox"/> 10 <input type="checkbox"/> 10	Dementia / Memory loss	<input type="checkbox"/> 11 <input type="checkbox"/> 11	Other - Please State	<input type="checkbox"/> 12 <input type="checkbox"/> 12

10d Do any members of the household require care / support?

Yes 1 2

No 3 4

GO TO 10h

10e If yes, are they currently receiving sufficient care / support?

Yes 1 1

No 2 2

GO TO 10g

10f If they are currently receiving sufficient care / support, who provides it?

Registered care agency / voluntary body 1 2

Family / neighbour / friend 3 4

GO TO 10h

10g If they are not receiving sufficient care / support, which of the following do you / they require help with:

Please cross all that apply

Member 1	Member 2	Member 1	Member 2	Member 1	Member 2	Member 1	Member 2
Claiming welfare benefit / managing finances	<input type="checkbox"/> 1 <input type="checkbox"/> 2	Someone to act on your behalf	<input type="checkbox"/> 3 <input type="checkbox"/> 4	Arrange social contact / activities	<input type="checkbox"/> 5 <input type="checkbox"/> 6	Personal safety / security	<input type="checkbox"/> 7 <input type="checkbox"/> 8
Accessing health services	<input type="checkbox"/> 9 <input type="checkbox"/> 10	Looking after your home	<input type="checkbox"/> 11 <input type="checkbox"/> 12	Accessing training / employment	<input type="checkbox"/> 13 <input type="checkbox"/> 14	Help with memory loss / dementia	<input type="checkbox"/> 15 <input type="checkbox"/> 16

10h In the last two years has your / their health got worse?

Yes 1

No 2

11 Has your home, or the access to it, been built or adapted to meet the needs of a disabled resident?

Yes 1
GO TO 12

No 2
GO TO 13

12 If yes, does your home have any of the following facilities? Please cross all that apply

Ramp / Steplift 1 Level access shower 2 Stepped access shower 3 Stair lift 4 Vertical lift 5

Ground Floor toilet 6 Bath /shower room and bedroom downstairs 7 Adaptation to use a wheelchair indoors 8 Battery operated bath lift 9

13 What facilities, if any, need to be provided to ensure current members of your household can remain in your property?

Please cross all that apply

None 1 Ramp / step lift 2 Stair lift 3 Vertical lift 4

Ground floor toilet 5 Bath / shower room and bedroom downstairs 6 Adaptations to use a wheelchair indoors 7 Battery operated bath lift 8

Stepped access shower 9 Level access shower 10 Other - please specify 11

14a Do you have elderly relatives who may need to move closer to you within the next five years?

Yes 1
GO TO 14b

No 2
GO TO 15a

14b If yes, what kind of accommodation might they need? Please cross all that apply

Live with you (existing home adequate) 1 Live with you (need extension/adaptation) 2 Privately owned sheltered housing 3 Council owned sheltered housing 4 Housing Assoc sheltered housing 5 Extra care housing (with care & support services on site) 6

Residential care / nursing home 7 Owner occupied property 8 Private rented property 9 Shared ownership property 10 Housing Assoc general 11 Council property general 12

15a Are you considering doing any work to your home that will make it warmer / more energy efficient?

Yes 1
GO TO 15b

No 2
GO TO 15c

15b If yes, what are you considering? Please cross all that apply

Double glazing 1 Cavity wall insulation 2 Solid wall external insulation 3 Loft insulation 4

Condensing boiler 5 Solar panels 6 SMART meter 7 Other - please specify 8

15c If you are not, please advise why? Please cross all that apply

Don't own the property 1 Too expensive 2 Don't know enough about whats on offer (the product / technology) 3

Not sure who to trust to do the work 4 Other - please specify 5 No work required 6

16a How many people live in your home (including yourself)? Please put the number.

--	--

e.g.

0	3
---	---

16b Which of these categories best describes the ethnic origin of your head of household? Please cross the appropriate box

White	Mixed	Asian or Asian British	Black or Black British	Other Ethnic
British <input type="checkbox"/> 1	White & Black Caribbean <input type="checkbox"/> 5	Indian <input type="checkbox"/> 9	Caribbean <input type="checkbox"/> 14	Arab <input type="checkbox"/> 17
Irish <input type="checkbox"/> 2	White & Black African <input type="checkbox"/> 6	Pakistani <input type="checkbox"/> 10	African <input type="checkbox"/> 15	Any other ethnic group - please state <input type="checkbox"/> 18
Gypsy or Irish Traveller <input type="checkbox"/> 3	White & Asian <input type="checkbox"/> 7	Bangladeshi <input type="checkbox"/> 11	Other Black / Caribbean / African background <input type="checkbox"/> 16	
Any other White background <input type="checkbox"/> 4	Other Mixed Race Background <input type="checkbox"/> 8	Chinese <input type="checkbox"/> 12		
		Other Asian background <input type="checkbox"/> 13		

PLEASE COMPLETE ONE LINE PER PERSON IN THE TABLE BELOW FOR EACH PERSON LIVING IN YOUR HOME, WHETHER MEMBERS OF YOUR FAMILY OR NOT (E.G. INCLUDE LODGERS). INSTRUCTIONS ARE BELOW.

Column C (Gender) Please **cross** the appropriate box
Column D (Age) Please **cross** the appropriate box
Column E (Employment) Please **write the number** which best describes each member's employment type from the following list;

- | | | |
|---|---|--|
| Working as an employee 01 | Self-employed or freelance 02 | Doing any other kind of paid work 03 |
| Working paid or unpaid for your own or your family's business 04 | On a government sponsored training scheme 05 | Away from work ill, on maternity leave, on holiday or temporarily laid off 06 |
| Full / part time carer 07 | Wholly retired from work 08 | Looking after the home 09 |
| Long-term sick or disabled 10 | Full time education (age 16+) 11 | |

Column F (Occupation) Please write the number which best describes each member's occupation type from the following list;

- | | | | |
|----------------------------|---------------------------------|------------------------------|--------------------------|
| Professional 1 | Managerial & Technical 2 | Skilled, non-manual 3 | Skilled, manual 4 |
| Partially skilled 5 | Unskilled 6 | Other 7 | |

Column G (Work Place) Please write the number which best describes each member's place of work from the following list;

- | | | | | | |
|--------------------------|--------------------------|----------------------------|-------------------------------|---------------------|--------------------------|
| Northumberland 01 | North Tyneside 02 | South Tyneside 03 | Newcastle upon Tyne 04 | Gateshead 05 | Durham 06 |
| Carlisle 07 | Eden 08 | Scottish Borders 09 | Elsewhere in the UK 10 | Abroad 11 | Work from home 12 |

Column H (Travel to Work) Please write the number which best describes how each member of the household travels to work / college from the following list;

- | | | | | |
|--------------------------------------|------------------------------------|----------------------------------|---------------------------------|-------------------|
| Work mainly at / from home 01 | Metro/ light rail / tram 02 | Train 03 | Bus, minibus or coach 04 | Taxi 05 |
| Motorcycle, scooter, moped 06 | Driving a car / van 07 | Passenger in car / van 08 | Bicycle 09 | On foot 10 |
| | | | Other 11 | |

Household Member	C Gender		D Age							E Employment	F Occupation	G Work Place	H Travel to Work	
	M	F	0-10	11-15	16-24	25-34	35-49	50-64	65-79					80+
EXAMPLE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	01	1	01	01
Self	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spouse/Partner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child 4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Partner of Child	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grandchild 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grandchild 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parent 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parent 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lodger 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lodger 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

WE WOULD BE GRATEFUL IF YOU WOULD COMPLETE THE FOLLOWING QUESTIONS ON SAVINGS AND INCOME SO THAT WE CAN ESTIMATE WHAT TYPE OF HOUSING YOU COULD / CAN AFFORD. THE INFORMATION THAT YOU PROVIDE IS KEPT CONFIDENTIAL AND WILL NOT BE USED FOR ANY OTHER PURPOSES THAN ASSESSING HOUSING AFFORDABILITY.

17 Please advise what savings and equity your household has by completing columns A, B, C AND D

<p>a) How much does your household have in savings? (please estimate)</p> <p>No Savings <input type="checkbox"/> 1</p> <p>Under £5,000 <input type="checkbox"/> 2</p> <p>£5,000 - £10,000 <input type="checkbox"/> 3</p> <p>£10,001 - £15,000 <input type="checkbox"/> 4</p> <p>£15,001 - £20,000 <input type="checkbox"/> 5</p> <p>£20,001 - £30,000 <input type="checkbox"/> 6</p> <p>Above £30,000 <input type="checkbox"/> 7</p>	<p>b) If you are a home owner, roughly how much equity value do you own? (i.e. estimated current value minus mortgage owed)</p> <p>Negative Equity <input type="checkbox"/> 1</p> <p>Under £10,000 <input type="checkbox"/> 2</p> <p>£10,000 - £25,000 <input type="checkbox"/> 3</p> <p>£25,001 - £50,000 <input type="checkbox"/> 4</p> <p>£50,001 - £75,000 <input type="checkbox"/> 5</p> <p>£75,001 - £100,000 <input type="checkbox"/> 6</p> <p>£100,001 - £150,000 <input type="checkbox"/> 7</p> <p>Above £150,000 <input type="checkbox"/> 8</p>	<p>c) Please give <u>total annual</u> income of combined self & partner <u>only</u> (before tax and deductions, but not including benefits / allowances).</p> <p>None <input type="checkbox"/> 1</p> <p>Under £10,000 <input type="checkbox"/> 2</p> <p>£10,000 - £25,000 <input type="checkbox"/> 3</p> <p>£25,001 - £35,000 <input type="checkbox"/> 4</p> <p>£35,001 - £45,000 <input type="checkbox"/> 5</p> <p>£45,001 - £60,000 <input type="checkbox"/> 6</p> <p>£60,001 - £75,000 <input type="checkbox"/> 7</p> <p>£75,001 - £100,000 <input type="checkbox"/> 8</p> <p>Above £100,000 <input type="checkbox"/> 9</p>	<p>d) How much rent or mortgage do you pay, including that covered by Housing Benefit</p> <p>None <input type="checkbox"/> 1</p> <p>Under £57pw / £250pcm <input type="checkbox"/> 2</p> <p>£57 - £80pw / £251 - £350pcm <input type="checkbox"/> 3</p> <p>£81 - £103pw / £351 - £450pcm <input type="checkbox"/> 4</p> <p>£104 - £127pw / £451 - £550pcm <input type="checkbox"/> 5</p> <p>£128 - £150pw / £551 - £650pcm <input type="checkbox"/> 6</p> <p>£151 - £173pw / £651 - £750pcm <input type="checkbox"/> 7</p> <p>£174 - £196pw / £751 - £850pcm <input type="checkbox"/> 8</p> <p>Above £196pw / £850pcm <input type="checkbox"/> 9</p>
---	--	---	---

17e If your household receives any financial support, please indicate what type:- Please cross all that apply

Housing Benefit / Local Housing Allowance <input type="checkbox"/> 1	Income Support <input type="checkbox"/> 2	Job Seekers Allowance/ESA <input type="checkbox"/> 3	Working Family Tax Credit <input type="checkbox"/> 4
Pension Credits <input type="checkbox"/> 5	Disability Allowance <input type="checkbox"/> 6	Council Tax Benefit <input type="checkbox"/> 7	Other <input type="checkbox"/> 8

WE WOULD NOW LIKE TO ASK ABOUT THE FUTURE HOUSING REQUIREMENTS OF YOU AND THE OTHER MEMBERS OF YOUR HOUSEHOLD

18a Are you intending to move, or is any member of your household currently, or likely to require their own accommodation over the next three years?

Yes 1 **GO TO 18b** Wish to move but cannot 2 **GO TO 18e** No 3 **THANK YOU FOR COMPLETING THE QUESTIONNAIRE**

18b If YES, please cross the appropriate box(es) below:-

Moving within the County

The existing household is moving 1 **GO TO SECTION B ON PAGE 7** Of those currently living with you a member of the household intends to form a separate new household/home 2 **GO TO SECTION C ON PAGE 8**

Moving outside the County

The existing household is moving 3 **GO TO 18 c+d** Of those currently living with you a member of the household intends to form a separate new household/home 4 **GO TO 18 c+d**

18c If moving outside the County, where are you thinking of moving to? Please cross one option only

North Tyneside <input type="checkbox"/> 1	South Tyneside <input type="checkbox"/> 2	Newcastle upon Tyne <input type="checkbox"/> 3	Gateshead <input type="checkbox"/> 4	Durham <input type="checkbox"/> 5
Carlisle <input type="checkbox"/> 7	Eden <input type="checkbox"/> 8	Scottish Borders <input type="checkbox"/> 9	Elsewhere in the UK <input type="checkbox"/> 10	Abroad <input type="checkbox"/> 11

18d If moving outside the County please indicate your reasons for moving away:-

Please cross all that apply

Family reasons <input type="checkbox"/> 1	Employment / access to work <input type="checkbox"/> 2	Education <input type="checkbox"/> 3	Financial reasons <input type="checkbox"/> 4	Unable to access care and support <input type="checkbox"/> 5	No suitable accommodation for disability / health needs <input type="checkbox"/> 6
Lack of public transport <input type="checkbox"/> 7	Unable to afford to buy locally <input type="checkbox"/> 8	Lack of affordable rented housing <input type="checkbox"/> 9	Quality of neighbourhood <input type="checkbox"/> 10	Retirement <input type="checkbox"/> 11	

THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IN THE PRE-PAID ENVELOPE PROVIDED

18e If you wish to move but are not able to, which of the following reasons are preventing you? Please cross all that apply

Unable to afford to buy a home <input type="checkbox"/> 1	Cannot move due to health problems <input type="checkbox"/> 2	Do not wish to move from school catchment area <input type="checkbox"/> 3	Family reasons <input type="checkbox"/> 4	Location of employment <input type="checkbox"/> 5
Lack of affordable rented housing <input type="checkbox"/> 6	Lack of suitable property types in the area I want to move to <input type="checkbox"/> 7	Unable to afford removal costs <input type="checkbox"/> 8	Unable to pay rent deposit/rent in advance <input type="checkbox"/> 9	Level of personal debt <input type="checkbox"/> 10

THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IN THE PRE-PAID ENVELOPE PROVIDED

B: EXISTING HOUSEHOLD MOVING IN NORTHUMBERLAND

Complete this section ONLY if your existing household intends or needs to move WITHIN Northumberland County in the next five years

19 When do you plan to move? Please cross one box only

Within 1 year ¹
Between 1 and 2 years ²
Between 2 and 3 years ³
Between 3 and 5 years ⁴

20 What type of accommodation is required? Please cross one box only

Detached house ¹
Semi - Detached house ²
Bungalow ³
Terraced house ⁴
Flat / Maisonette ⁵

Bedsit ⁶
Housing adapted for disability needs ⁷
Supported/ sheltered housing ⁸
Caravan / Mobile home / Houseboat ⁹

21 If you require supported housing, which of the following types do you require? Please cross all that apply

Independent accommodation with visiting support ¹
Independent accommodation with live-in carer ²
Privately owned sheltered housing ³
Council sheltered housing ⁴

Housing Association sheltered housing ⁵
Extra care housing (with care & support services on site) ⁶
Residential / nursing home ⁷

22 How many bedrooms are required? Please cross one box only

One ¹
Two ²
Three ³
Four ⁴
Five or more ⁵

23 What tenure is required? Please cross one box only

Owner occupation ¹
Private rent ²
Council rent ³
Housing Association rent ⁴

Shared ownership (part rent / part buy) ⁵
Shared equity ⁶

24 Are you registered on the Northumberland Homefinder Waiting List?

Yes ¹
No ²

25 From the list of areas below, where is accommodation required? Please cross up to two locations

GO TO PAGES 11 AND 12 TO SEE MAP AND LIST OF AREAS

<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
<input type="checkbox"/> 6	<input type="checkbox"/> 7	<input type="checkbox"/> 8	<input type="checkbox"/> 9	<input type="checkbox"/> 10
<input type="checkbox"/> 11	<input type="checkbox"/> 12	<input type="checkbox"/> 13	<input type="checkbox"/> 14	<input type="checkbox"/> 15
<input type="checkbox"/> 16	<input type="checkbox"/> 17	<input type="checkbox"/> 18	<input type="checkbox"/> 19	<input type="checkbox"/> 20
<input type="checkbox"/> 21	<input type="checkbox"/> 22	<input type="checkbox"/> 23	<input type="checkbox"/> 24	<input type="checkbox"/> 25
<input type="checkbox"/> 26	<input type="checkbox"/> 27	<input type="checkbox"/> 28	<input type="checkbox"/> 29	<input type="checkbox"/> 30
<input type="checkbox"/> 31	<input type="checkbox"/> 32	<input type="checkbox"/> 33	<input type="checkbox"/> 34	<input type="checkbox"/> 35
<input type="checkbox"/> 36	<input type="checkbox"/> 37			

26 Why are your choices of locations preferred? Please cross all that apply

Always lived here
To be near family / friends
New job / employment
Closer / easier to commute to work
Accessibility to public transport
Nearer / better shops / leisure / entertainment facilities

Quality of local schools
Health / support / personal care reasons
Able to afford local housing
Greater availability of type of housing sought
Better quality of area
Retirement

IF A NEW HOUSEHOLD IS ALSO FORMING, GO TO SECTION C ON PAGE 8 OTHERWISE THANK YOU FOR COMPLETING THE QUESTIONNAIRE. PLEASE RETURN IN THE PRE-PAID ENVELOPE PROVIDED

C: NEWLY FORMING HOUSEHOLDS IN NORTHUMBERLAND

If a member, or members, of your household intend or may need to set up a home of their own **WITHIN** Northumberland within the next five years, please provide details of up to two "new" households likely to form. **The shaded boxes are provided for a second household forming, if required.**

27 Who is looking / likely to look for accommodation in the next three years?

	Household	
	1	2
Grandparent.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Parent.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Child (16+).....	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Partner / spouse.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Other relative.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>
Lodger / friend.....	6 <input type="checkbox"/>	2 <input type="checkbox"/>

29 What tenure can a) be realistically afforded, and b) preferred for each "new" household?

	Afforded		Preferred	
	1	2	1	2
Owner occupation.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Private rent	2 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Council rent.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Housing Association rent.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Shared ownership (part rent/part buy).....	5 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Shared Equity	6 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>

28a Is the "new" household being formed as a single person or with a partner?

	Household	
	1	2
Single.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Couple.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>

30 When will each "new" household need their home?

	Household	
	1	2
Within 1 year.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Between 1 and 2 years.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Between 2 and 3 years.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Between 3 and 5 years.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>

28b If a couple household is being formed, is the partner currently living :-

	Household	
	1	2
In your existing household.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Elsewhere in Northumberland.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Outside of the County.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>

31a What type of accommodation can a) be realistically afforded, and b) preferred for each "new" household?

	Afforded		Preferred	
	1	2	1	2
Semi - Detached house.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Detached house.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Terraced house.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Flat / Maisonette.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Bedsit	5 <input type="checkbox"/>	2 <input type="checkbox"/>	5 <input type="checkbox"/>	2 <input type="checkbox"/>
Bungalow.....	6 <input type="checkbox"/>	2 <input type="checkbox"/>	6 <input type="checkbox"/>	2 <input type="checkbox"/>
Supported / Sheltered Housing	7 <input type="checkbox"/>	2 <input type="checkbox"/>	7 <input type="checkbox"/>	2 <input type="checkbox"/>
Housing adapted for disability needs.....	8 <input type="checkbox"/>	2 <input type="checkbox"/>	8 <input type="checkbox"/>	2 <input type="checkbox"/>
Caravan / Mobile home (permanently sited).....	9 <input type="checkbox"/>	2 <input type="checkbox"/>	9 <input type="checkbox"/>	2 <input type="checkbox"/>

28c What is the age of each adult in each "new" household

	Household 1		Household 2	
	Adult 1	Adult 2	Adult 1	Adult 2
16 - 24.....	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>
25- 34.....	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>
35 - 49.....	3 <input type="checkbox"/>	1 <input type="checkbox"/>	3 <input type="checkbox"/>	1 <input type="checkbox"/>
50 - 64.....	4 <input type="checkbox"/>	1 <input type="checkbox"/>	4 <input type="checkbox"/>	1 <input type="checkbox"/>
65 - 79.....	5 <input type="checkbox"/>	1 <input type="checkbox"/>	5 <input type="checkbox"/>	1 <input type="checkbox"/>
80+.....	6 <input type="checkbox"/>	1 <input type="checkbox"/>	6 <input type="checkbox"/>	1 <input type="checkbox"/>

31b How many bedrooms are a) needed and b) preferred for each "new" household?

	Needed		Preferred	
	1	2	1	2
One.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Two.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
Three.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Four.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Five or more.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>	5 <input type="checkbox"/>	2 <input type="checkbox"/>

28d How many children under 16 will be in each "new" household?

	Household	
	1	2
None.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
Child due.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>
One.....	3 <input type="checkbox"/>	2 <input type="checkbox"/>
Two.....	4 <input type="checkbox"/>	2 <input type="checkbox"/>
Three.....	5 <input type="checkbox"/>	2 <input type="checkbox"/>
Four or more.....	6 <input type="checkbox"/>	2 <input type="checkbox"/>

32 Is the "new" household registered on the Northumberland Homefinder Waiting List?

	Household	
	1	2
Yes.....	1 <input type="checkbox"/>	2 <input type="checkbox"/>
No.....	2 <input type="checkbox"/>	2 <input type="checkbox"/>

33 Where is accommodation required? Please cross up to **two** locations

 **GO TO PAGES 11 AND 12 TO SEE MAP AND LIST OF AREAS**

<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
<input type="checkbox"/> 6	<input type="checkbox"/> 7	<input type="checkbox"/> 8	<input type="checkbox"/> 9	<input type="checkbox"/> 10
<input type="checkbox"/> 11	<input type="checkbox"/> 12	<input type="checkbox"/> 13	<input type="checkbox"/> 14	<input type="checkbox"/> 15
<input type="checkbox"/> 16	<input type="checkbox"/> 17	<input type="checkbox"/> 18	<input type="checkbox"/> 19	<input type="checkbox"/> 20
<input type="checkbox"/> 21	<input type="checkbox"/> 22	<input type="checkbox"/> 23	<input type="checkbox"/> 24	<input type="checkbox"/> 25
<input type="checkbox"/> 26	<input type="checkbox"/> 27	<input type="checkbox"/> 28	<input type="checkbox"/> 29	<input type="checkbox"/> 30
<input type="checkbox"/> 31	<input type="checkbox"/> 32	<input type="checkbox"/> 33	<input type="checkbox"/> 34	<input type="checkbox"/> 35
<input type="checkbox"/> 36	<input type="checkbox"/> 37			

34 Why are the locations above preferred?

Please cross **all** that apply

	Household	
	1	2
Always lived here.....	<input type="checkbox"/>	<input type="checkbox"/>
To be near family / friends.....	<input type="checkbox"/>	<input type="checkbox"/>
New job / employment.....	<input type="checkbox"/>	<input type="checkbox"/>
Closer / easier to commute to work.....	<input type="checkbox"/>	<input type="checkbox"/>
Accessibility to public transport.....	<input type="checkbox"/>	<input type="checkbox"/>
Nearer / better shopping / leisure / entertainment facilities.....	<input type="checkbox"/>	<input type="checkbox"/>
Quality of local schools / colleges.....	<input type="checkbox"/>	<input type="checkbox"/>
Health / support / personal care reasons.....	<input type="checkbox"/>	<input type="checkbox"/>
Able to afford local housing.....	<input type="checkbox"/>	<input type="checkbox"/>
Greater availability of type of housing sought.....	<input type="checkbox"/>	<input type="checkbox"/>
Better quality of area.....	<input type="checkbox"/>	<input type="checkbox"/>
Retirement.....	<input type="checkbox"/>	<input type="checkbox"/>

35 Is the "new" household likely to be claiming Housing Benefit / Local Housing Allowance

	Household	
	1	2
Yes.....	<input type="checkbox"/>	<input type="checkbox"/>
No.....	<input type="checkbox"/>	<input type="checkbox"/>

36a What type of assistance would new households consider to help buy a home?

Please cross **all** that apply

	Household	
	1	2
Shared Equity.....	<input type="checkbox"/>	<input type="checkbox"/>
Help to build a home yourself (self build).....	<input type="checkbox"/>	<input type="checkbox"/>
Discounted Housing to Buy.....	<input type="checkbox"/>	<input type="checkbox"/>
Shared ownership (part rent / part buy).....	<input type="checkbox"/>	<input type="checkbox"/>
Help to provide the deposit.....	<input type="checkbox"/>	<input type="checkbox"/>
Lend a hand 5% mortgage deposit (first time buyers).....	<input type="checkbox"/>	<input type="checkbox"/>

36b What type of assistance would new households consider to help rent a home?

Please cross **all** that apply

	Household	
	1	2
Rent deposit.....	<input type="checkbox"/>	<input type="checkbox"/>
Rent in advance.....	<input type="checkbox"/>	<input type="checkbox"/>
List of accredited landlords.....	<input type="checkbox"/>	<input type="checkbox"/>
List of accredited properties.....	<input type="checkbox"/>	<input type="checkbox"/>
Being able to negotiate a longer tenancy length.....	<input type="checkbox"/>	<input type="checkbox"/>
More information on tenants rights/ landlord responsibilities.....	<input type="checkbox"/>	<input type="checkbox"/>

37a How much would each "new" household be able and willing to pay in rent and mortgage costs per month?

	Household	
	1	2
Under £69 pw / £300 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£69 - £93 pw / £301 - £400 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£93 - £104 pw / £401 - £450 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£104 - £150 pw / £451 - £650pm.....	<input type="checkbox"/>	<input type="checkbox"/>
£151 - £200 pw / £651 - £865 pm.....	<input type="checkbox"/>	<input type="checkbox"/>
Above £200 pw / £865 pm.....	<input type="checkbox"/>	<input type="checkbox"/>

37b What savings does each household have to meet a deposit and legal costs?

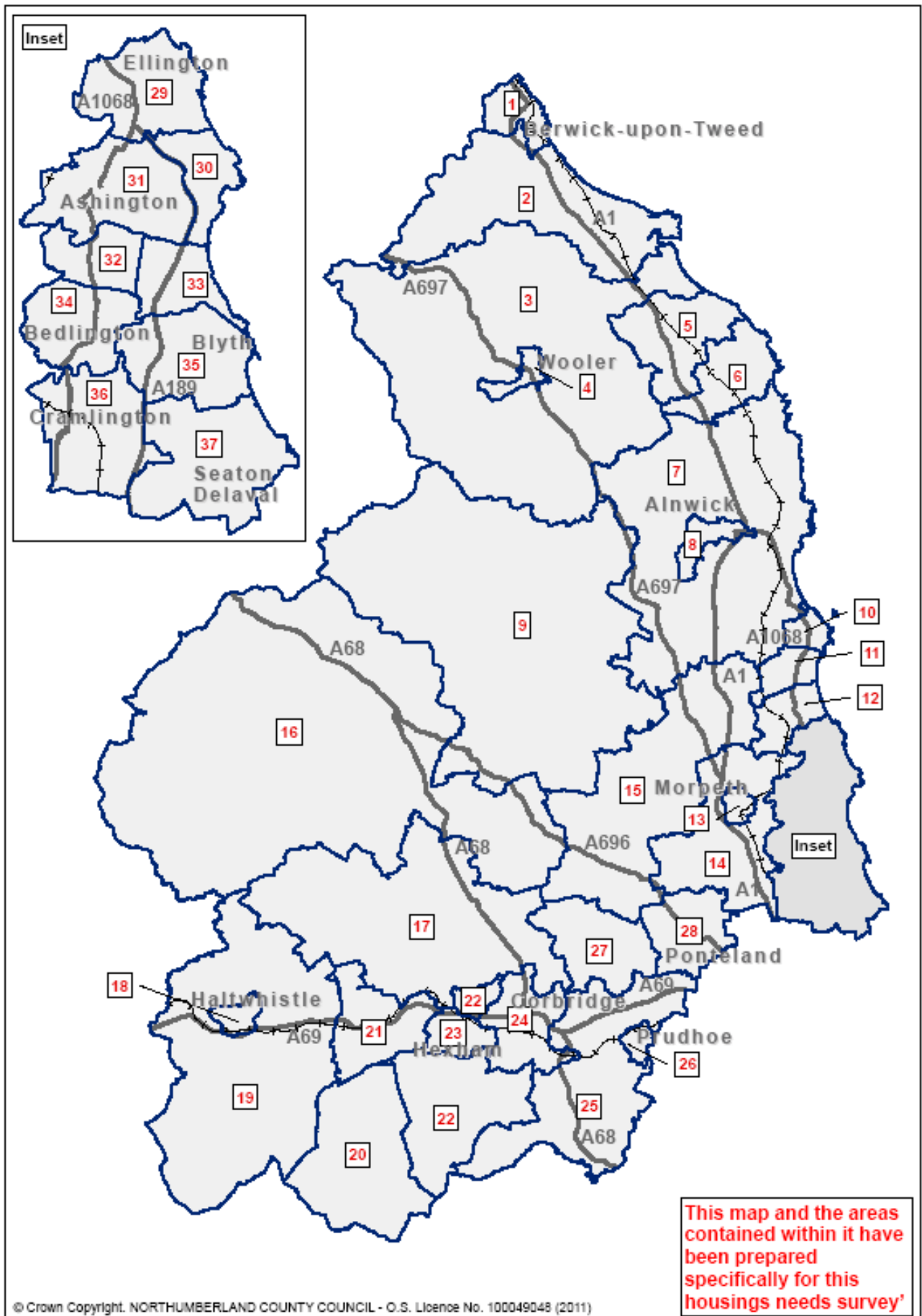
	Household	
	1	2
No Savings.....	<input type="checkbox"/>	<input type="checkbox"/>
Under £1,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£1,000 - £5,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£5,001 - £10,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£10,001 - £20,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£20,001 - £30,000.....	<input type="checkbox"/>	<input type="checkbox"/>
Over £30,000.....	<input type="checkbox"/>	<input type="checkbox"/>

37c Will each "new" household get help with a deposit from parents / relatives? Please cross **one** box only

	Household	
	1	2
By a loan.....	<input type="checkbox"/>	<input type="checkbox"/>
By a gift.....	<input type="checkbox"/>	<input type="checkbox"/>
No need.....	<input type="checkbox"/>	<input type="checkbox"/>
No help available.....	<input type="checkbox"/>	<input type="checkbox"/>

37d Please give total annual HOUSEHOLD income for the person or couple in each new household (including benefits & allowances but before tax and deductions)

	Household	
	1	2
Under £10,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£10,001 - £20,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£20,001 - £25,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£25,001 - £30,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£30,001 - £35,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£35,001 - £45,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£45,001 - £50,000.....	<input type="checkbox"/>	<input type="checkbox"/>
£50,001 - £75,000.....	<input type="checkbox"/>	<input type="checkbox"/>
Above £75,000.....	<input type="checkbox"/>	<input type="checkbox"/>



Map Area Number	List of settlements	Map Area Number	List of settlements	Map Area Number	List of settlements
1	Berwick-upon-Tweed Spittal Tweedmouth East Ord	9	Rothbury Thropton Whittingham Netherton Glanton Hepple	21	Haydon Bridge
2	Horncliffe Norham Cornhill Scremerston Ancroft Holy Island	10	Amble High Hauxley	22	Acomb Slaley Whitley Chapel
3	Lowick Crookham Ford Etal Chatton Branton Milfield Bowsden	11	Broomhill Hadston Togston Red Row	23	Hexham
4	Wooler	12	Widdrington Station Stobswood	24	Corbridge
5	Belford	13	Morpeth	25	Heddon-on-the Wall Stocksfield Wylam Mickley Square Ovingham Riding Mill Whittonstall
6	Adderstone Bamburgh Beadnell Ellingham Lucker Seahouses / North Sunderland Spindleston	14	Pegswood Stannington Longhirst Mitford Hepscott	26	Prudhoe
7	Christon Bank Eglington Craster Embleton Longhoughton Lesbury Alnmouth Hipsburn Warkworth Shilbottle Newton/moor Felton Swarland Longframlington Acklington Powburn Rennington	15	East Thirston Longhorsley Netherwitton Scots Gap Belsay Hartburn Middleton	27	Stamfordham Matfen
8	Alnwick	16	Bellingham West Woodburn Kielder Otterburn Falstone Kirkwhelpington	28	Ponteland Darras Hall
		17	Fourstones Newbrough Humshaugh Wark Barrasford	29	Ellington Lynemouth Cresswell Linton
		18	Haltwhistle	30	Ashington Bothal
		19	Gilsland Bardon Mill Greenhead Coanwood Whitfield	31	Newbiggin by the Sea Woodhorn
		20	Allendale Catton Allenheads	32	Guidepost Choppington Scotland Gate Stakeford Bomarsund West Sleekburn
				33	Cambois Bedlington Station East Sleekburn
				34	Bedlington Nedderton
				35	Blyth
				36	Cramlington East Hartford
				37	Seaton Delaval New Hartley Seaton Sluice/ Old Hartley Holywell Seghill