

Haydon Parish Housing Needs Survey Final Report

May 2020

*Produced for
Haydon Parish Council*



Contents

	<i>Page no.</i>
Introduction	2
Population profile	3
The housing needs survey	4
Research findings	5
A selection of individual responses	14
Key messages from the survey	15
<i>Appendix 1: The questionnaire</i>	16
<i>Appendix 2: Parish Council covering letter</i>	26

Introduction

In November 2019, Haydon Parish Council commissioned Community Action Northumberland (CAN) to undertake a Local Housing Needs Survey for the Haydon parish covering the village of Haydon Bridge, Chesterwood, Langley and all outlying hamlets within the parish. This was designed to provide information useful to the Parish Council and Neighbourhood Planning Steering Group as part of work designed to assess the wider needs of the community.

Since April 2017, CAN has been funded by Northumberland County Council, and more recently by Community-led Homes, to establish a Community-led Housing Hub to act as a support platform for local communities in the area wishing to explore the potential for community-led housing in its various forms and to deliver local affordable homes where they are needed. This hub is called 'Communities CAN (North East).'

This work has been funded through the government's Community Housing Fund and has sought to support all stages of development, including the initial identification of housing need.

As part of this work, CAN has been funded to undertake Local Housing Needs Surveys where requested to do so and where there is a realistic prospect of any need identified resulting in the delivery of additional affordable homes.

In undertaking Housing Needs Surveys, CAN follows the principles set out in national guidelines drawn up by the Rural Housing Enablers Network as follows:

1. The goal of all Housing Needs Surveys is to provide an objective evidenced overview of the scale and nature of the full range of housing need in a locality, usually a village or parish.
2. Housing Needs Surveys are independent and balanced and seen to be so.
3. The process for collecting the data is open, fair and transparent.
4. Any secondary data used as a principal source of information or to augment data collected from households is up to date and relevant to the geography of the survey.
5. Data is anonymised and confidentiality and data protection statements are clear and correct.
6. The community, which is wider than just the Parish Council, is informed of the reasons for the survey, invited to participate and able to access the results.
7. The reports are written in plain English with explanations of how the findings and conclusions are drawn, including any caveats and noting sources of data.
8. Housing Needs Survey reports are publicly available once the commissioning body has agreed and signed off the survey.
9. Housing Needs Surveys are a snapshot in time, their 'shelf-life' is stated and a process for updating the data is available.
10. The Housing Needs Survey is only the start of the process. Once it is completed ongoing liaison should be maintained with the community, housing association or other developer, local authority and landowner to take the project forward.

Population profile

At the time of the 2011 Census 2184 people lived in Haydon parish in 943 households. Average household size was 2.3 people per household. 16% of the population was aged 0-15 years (compared to 17% across Northumberland) whilst 19% were aged 65 or over (compared to 20% across Northumberland).

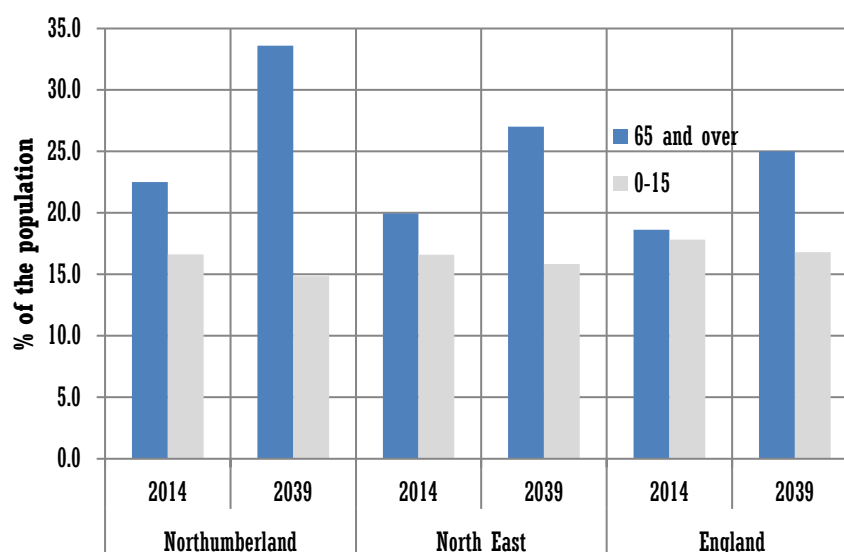
	Haydon Parish	Northumberland	North East
0-15 year olds	16.3%	17%	17.8%
16-24 year olds	9.6%	9.8%	12.4%
25-64 year olds	55.5%	53.2%	52.5%
65-74 year olds	8.7%	10.9%	9.2%
75+ year olds	9.9%	9.2%	8.1%
One person households	26.5%	29.9%	31.9%
Average household size	2.3	2.2	2.3

Source: Northumberland Knowledge 2011 Census Fact Sheets

58% of households were owner occupiers compared to 66% across the county, whilst 17% of households were renting from a social landlord (19% for Northumberland) and 22% rented from a private landlord (13% across the county).

26% of households contained just one person, 46% of which were 65 years or older. 15% of households had no car or van compared to 22% across Northumberland.

The ageing population structure of Northumberland is well documented, and this trend is predicted to continue into the future. The graph below shows projections from Northumberland Knowledge with respect to the growing proportion of the population that will be 65 years and older by 2039. In Haydon parish, 19% of the population fell into this age group at the time of the census in 2011.



Source: [Northumberland Knowledge Age Profiles](#)

The Housing Needs Survey

Our Housing Needs Survey involved the distribution of a questionnaire to all households within the parish of Haydon. The questionnaire was based on a tried and tested questionnaire utilised elsewhere which was developed and amended through discussion and agreement with Haydon Neighbourhood Planning Steering Group.

The questionnaire was distributed by hand to all 1100 households in the parish. A freepost envelope was provided to each household for return of completed questionnaires.

The questionnaire included eight initial questions to be answered by all households and a further eight questions which only needed to be answered by those households who had expressed some form of housing need. For respondents planning to divide their current households into two or more households, an additional sheet was included enabling relevant questions to be completed for each of the proposed new households.

**HAYDON PARISH
HOUSING NEEDS SURVEY**

We are currently preparing a neighbourhood plan and are interested in your views on the principle of providing affordable homes for local people in your parish. We would therefore be grateful if you could take a little time to help us by filling in this questionnaire.

PART ONE – TO BE COMPLETED BY ALL HOUSEHOLDS

Q1. What are your views on housing developments in Haydon Parish?
Would you be in favour of developments of affordable homes that address proven housing needs identified through this survey with a priority for people with a genuine local connection to Haydon Parish?

Yes No

Would you be in favour of such housing if specifically designed for:

a. Older people Yes No

b. Starter homes for younger and other households Yes No

c. Live-work units (properties that combine workplace and home, but with a distinct space for each) Yes No

d. Co-housing* (see description below) Yes No

*Cohousing communities are created and run by their residents. Each household has a self-contained, private home but residents come together to manage their community and share activities. Cohousing is a way of combating the alienation and isolation many experience today, recreating the neighbourly support of the past. This can happen anywhere, in your street or starting a new community using empty homes or building new.

Any comments (These may be included, anonymously, in our report):

Q2. Please tell us about anyone you know who needs to live in Haydon Parish but is currently unable to do so.

Has anyone from your family (children, parents, brothers, sisters) moved away from the Parish in the last 5 years due to difficulties in finding a home locally? Yes No

Do you know of any former residents who are employed in the area but live outside the Parish who would like to move back? Yes No

If you answered 'yes' to either of the above questions and the family members/people employed in the area wish to move back to the Parish, please ask them to contact CAN on 01670 317178 for a copy of part two of this survey.

1

A total of 307 completed questionnaires were returned representing a response rate of 28%. This is a good response rate for questionnaires of this nature and compares well with other surveys carried out in recent months.

This was a survey of existing residents and, therefore, is an expression of the needs and desires of these residents.

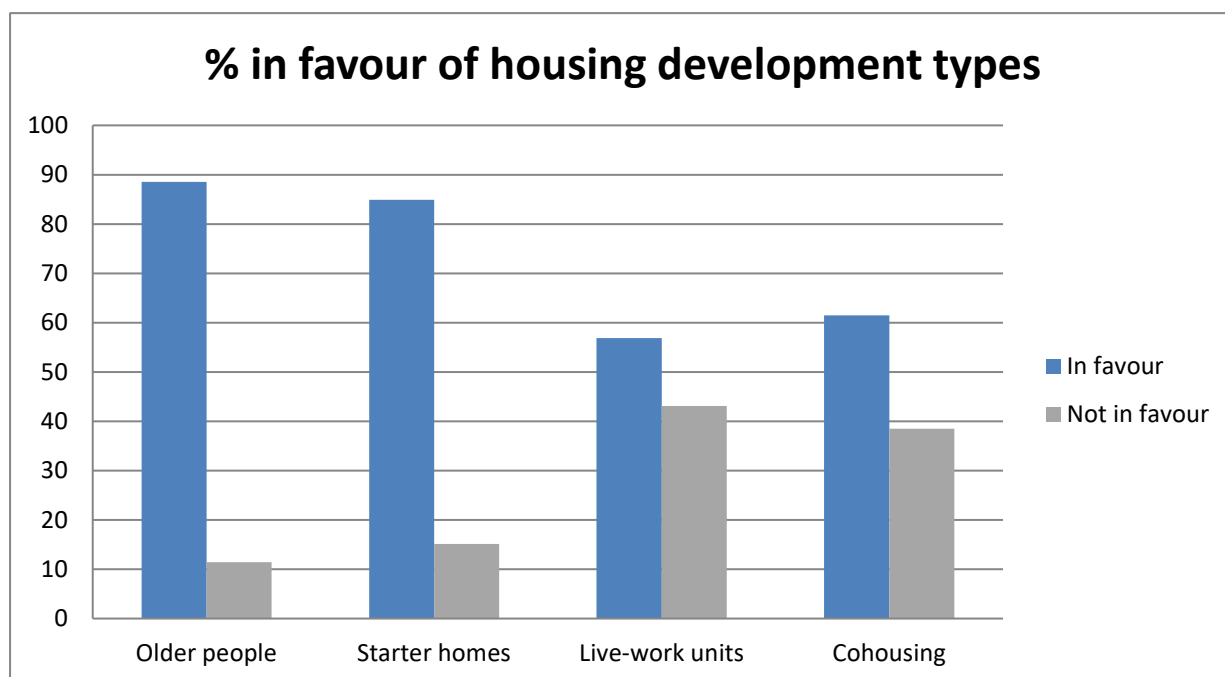
Research Findings

Housing development in Haydon Parish

Q1: What are your views on housing developments in Haydon Parish?

Q2: Please tell us about anyone you know who needs to live in Haydon Parish but is currently unable to do so.

89.2% of respondents to the questionnaire would be in favour of developments of affordable homes that address proven housing needs identified through this survey with a priority for people with a genuine local connection to Haydon Parish. 88.6% would be in favour of such housing if specifically designed for older people and 84.9% for starter homes for younger and other households. 61.5% would be in favour of such housing specifically designed for cohousing* and 56.9% for live-work units (properties that combine workplace and home, but with a distinct space for each).



**Cohousing communities are created and run by their residents. Each household has a self-contained, private home but residents come together to manage their community and share activities. Cohousing is a way of combating the alienation and isolation many experience today, recreating the neighbourly support of the past. This can happen anywhere, in your street or starting a new community using empty homes or building new.*

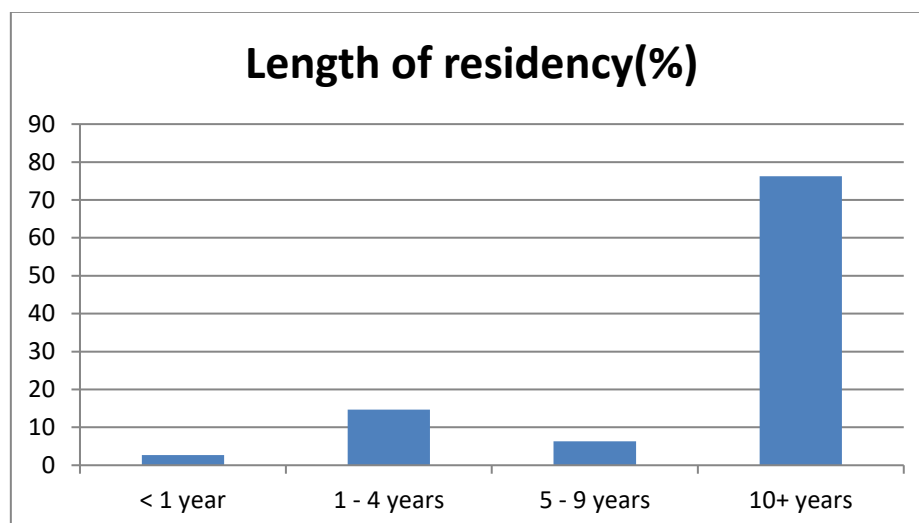
4.5% of respondents (13 in total) stated that someone from their family (children, parents, brothers, sisters) had moved away from the Parish in the last 5 years due to difficulties in finding a home locally and 6.2% (18 respondents) knew of former residents who are employed in the area but live outside the Parish who would like to move back.

Connection to the Haydon Bridge area

Q3: Please tell us about your household's connection with Haydon Parish.

Q4: Please tell us if you are currently trying to sell your home.

All respondents to the questionnaire lived in Haydon Parish. This is not surprising given the distribution of the questionnaire to households in Haydon Parish area only but does mean that the responses represent local views. 76.2% of respondents had lived in Haydon Parish for more than 10 years and 17.4% for less than 5 years.



63.7% of respondents did not have close family (parents, children or siblings) living in Haydon Parish. Just 26.4% of all respondents had at least one member of their household who worked in the Haydon Parish. Most of these family members (76.9%) had worked in Haydon Parish for 5 or more years.

Haydon Parish was the preferred place to live for 94.7% of respondents and just 2% of respondents stated that they were currently trying to sell their home.

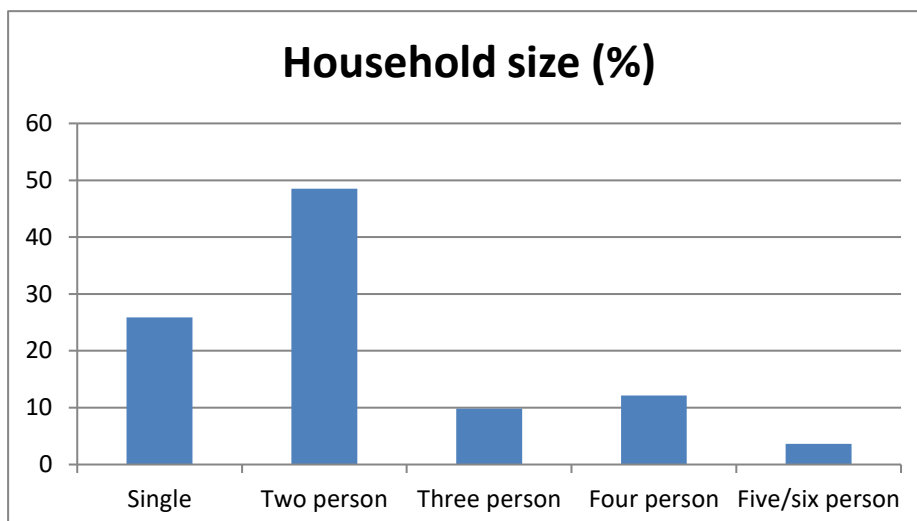
Household characteristics

Q5: Please provide details of everyone living in your home including yourself.

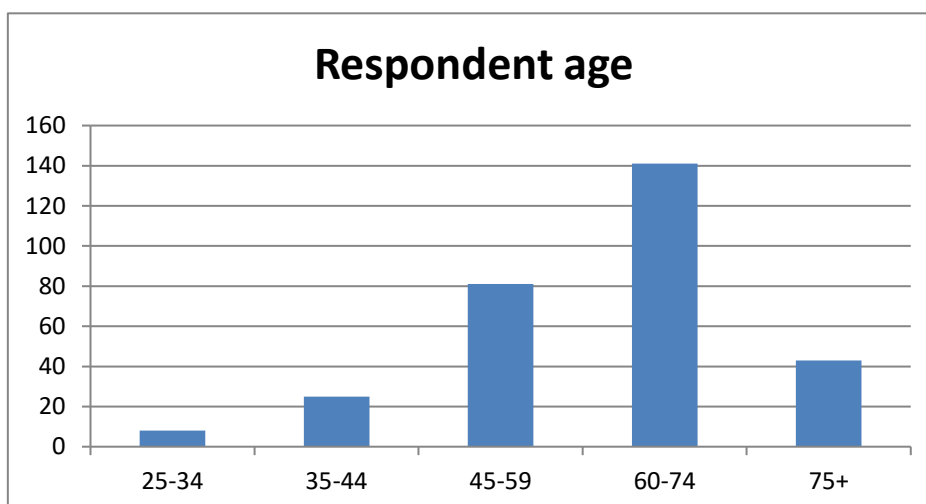
Q6: About the home you currently live in.

Q7: What type of property do you currently live in?

Almost half of respondents (48.5%) were in two-person households with a further 25.9% living alone and 25.6% of respondents living in households containing 3 or more people.

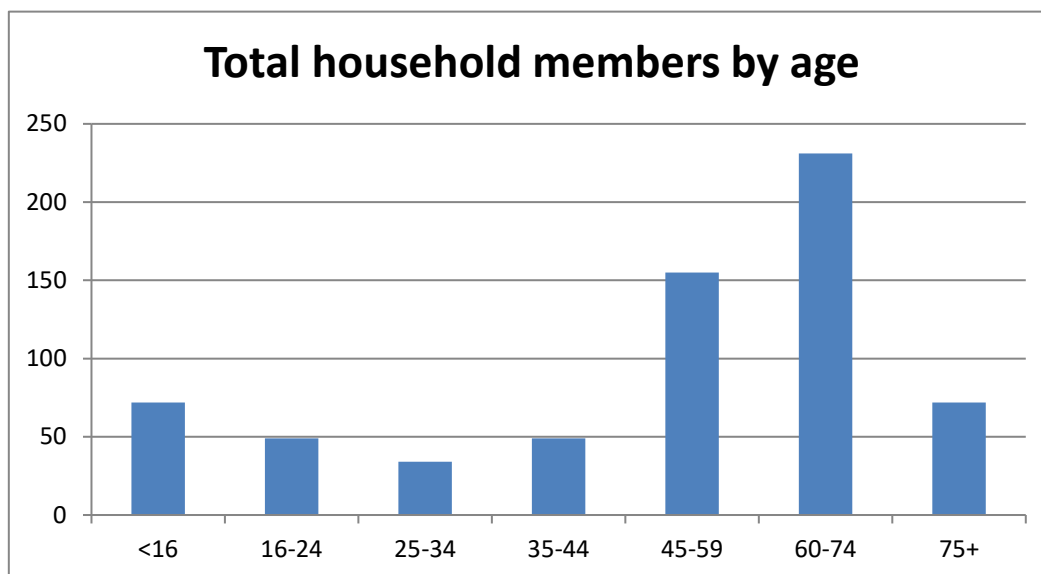


The proportion of individuals completing the questionnaire who were employed and retired were exactly the same with 47.8% in each category. This contrasts with the general population where, according to the 2011 census, 70.5% of all residents were in employment and 15.1% were retired. The age profile of those completing the questionnaire is shown below.



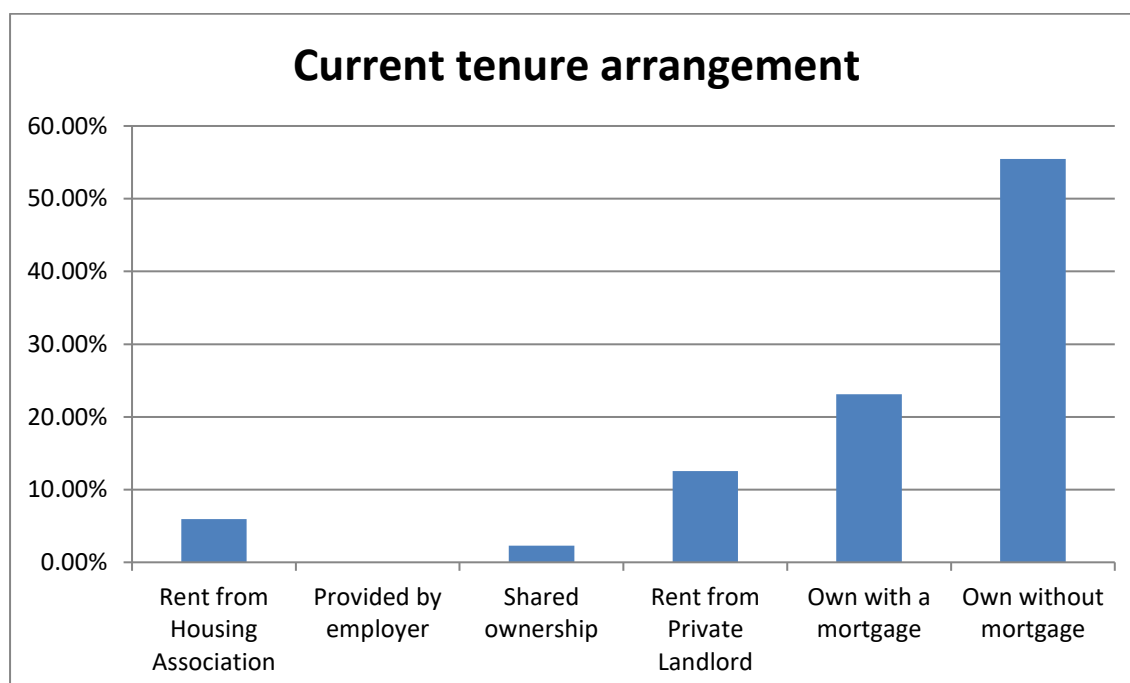
The table below shows the total number of people living in the respondent households by age. This profile demonstrates differences from that recorded in the 2011 census. For example, 10.8% of people living in respondent households were under 16 years old compared to 16.3% in the census whilst 45.8% were aged 60 or over. This suggests that a greater proportion of responses were received from households containing older residents than would have been expected based on 2011 census figures.

The average household size of respondent households was 2.22, reflecting the average household size from the 2011 census (2.3).

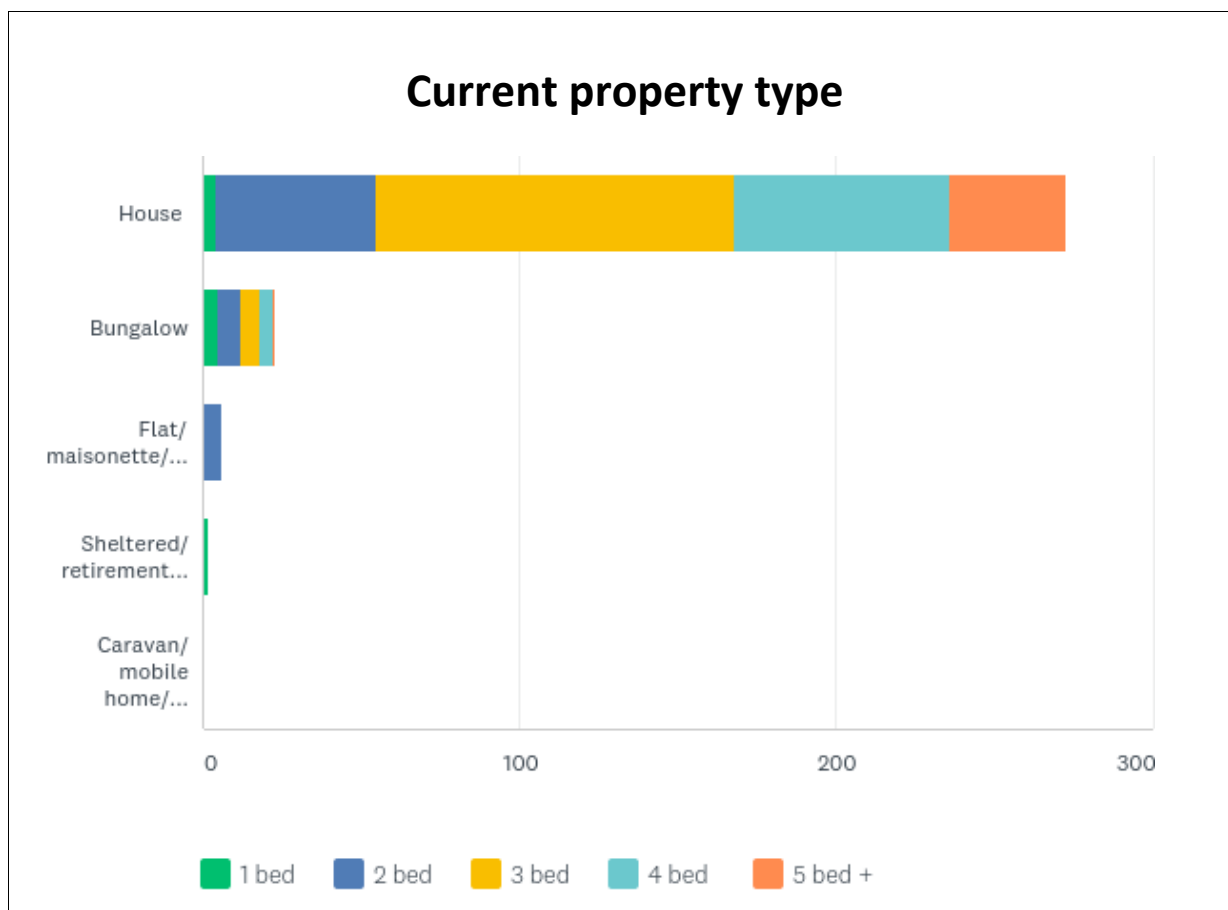


78.5% of respondents owned their own homes (23.1% with a mortgage and 55.4% without a mortgage). 12.5% rented from a private landlord and 5.9% from a housing association. 2.3% of respondents lived in shared ownership homes (part owned/part rented) and no respondents lived in accommodation provided by their employer.

These figures differ markedly from the 2011 census where 57.8% of households owned their own homes (with or without a mortgage), 22.5% rented from a private landlord and 17% from a social landlord.



37.2% of all responding households lived in a 3-bedroom house and 34.5% in a 4 or a 5-bedroom house. 16.8% lived in a 2-bedroom house and a total of 7.6% of households lived in bungalows of varying sizes.



Households in need

The majority of households who responded to the questionnaire indicated that their current home was suitable for their household's needs over the next five years. However, 12.7% of respondents indicated that this was not the case representing 39 households in total. The remaining elements of the questionnaire were only to be completed by these 39 households. The Research Findings below relate solely to these respondents.

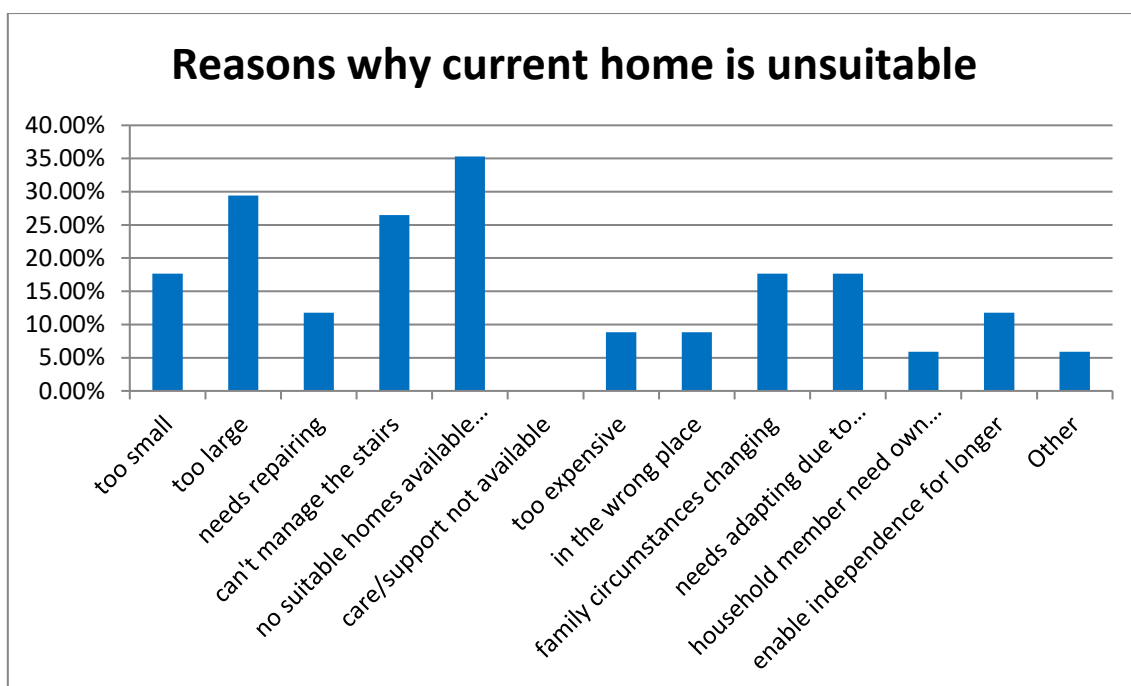
Type of need

Q8: Is your current home suitable for your household's needs over the next 5 years?

Q9: Please tell us more about your reasons for needing to move.

Q10: Who will live in this household?

The reasons why households indicated that their current home is unsuitable for their needs were varied. The main reasons for housing need were that there were no suitable homes available locally, existing homes were too large, or respondents could not manage the stairs. Properties were also often cited as being too small for the household's future requirements or requiring adaptation due to disability/health issues. Changing family circumstances were also quoted as a reason why the current home did not meet the household's needs. The percentage of respondents indicating each area of need is shown in the table below (NB: respondents could indicate multiple reasons).



The survey included an opportunity for respondents to explain their reasons for needing to move in more detail. Responses to this question break down into a range of broad categories shown in the table below.

Response	%
Wish to downsize	26
Desire to be closer to village services	22
Family expanding/need more space	22
Poor current state of property repair	7
Need better space for business	7
Can't manage the stairs	7
Other	7

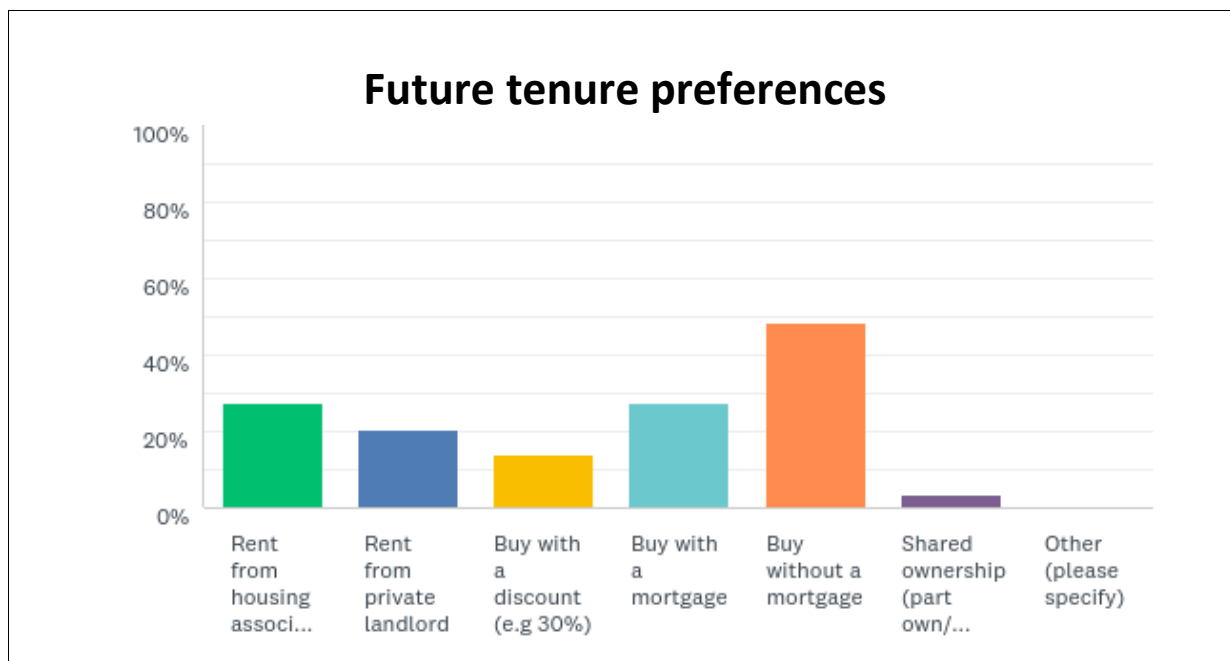
Overall, responses indicate clear issues relating to the need to adjust housing accommodation, downsize and move closer to village services as people grow older with stairs often cited as a particular barrier. A smaller need to accommodate growing families is also evident.

Future tenure preferences

Q11: What tenure arrangement would this household prefer?

29 households, who had expressed a housing need, answered this question. Buying on the open market without a mortgage was the preferred option for 48.3% of these households (28% with a mortgage). 27.6% indicated a desire for affordable rented homes from a Housing Association (8 households) with 20.7% expressing a desire for rented homes from a private landlord (6 households). 13.8% of households expressing a housing need were interested in

buying on the open market with a discount (4 households). *NB: respondents could indicate multiple preferences.*



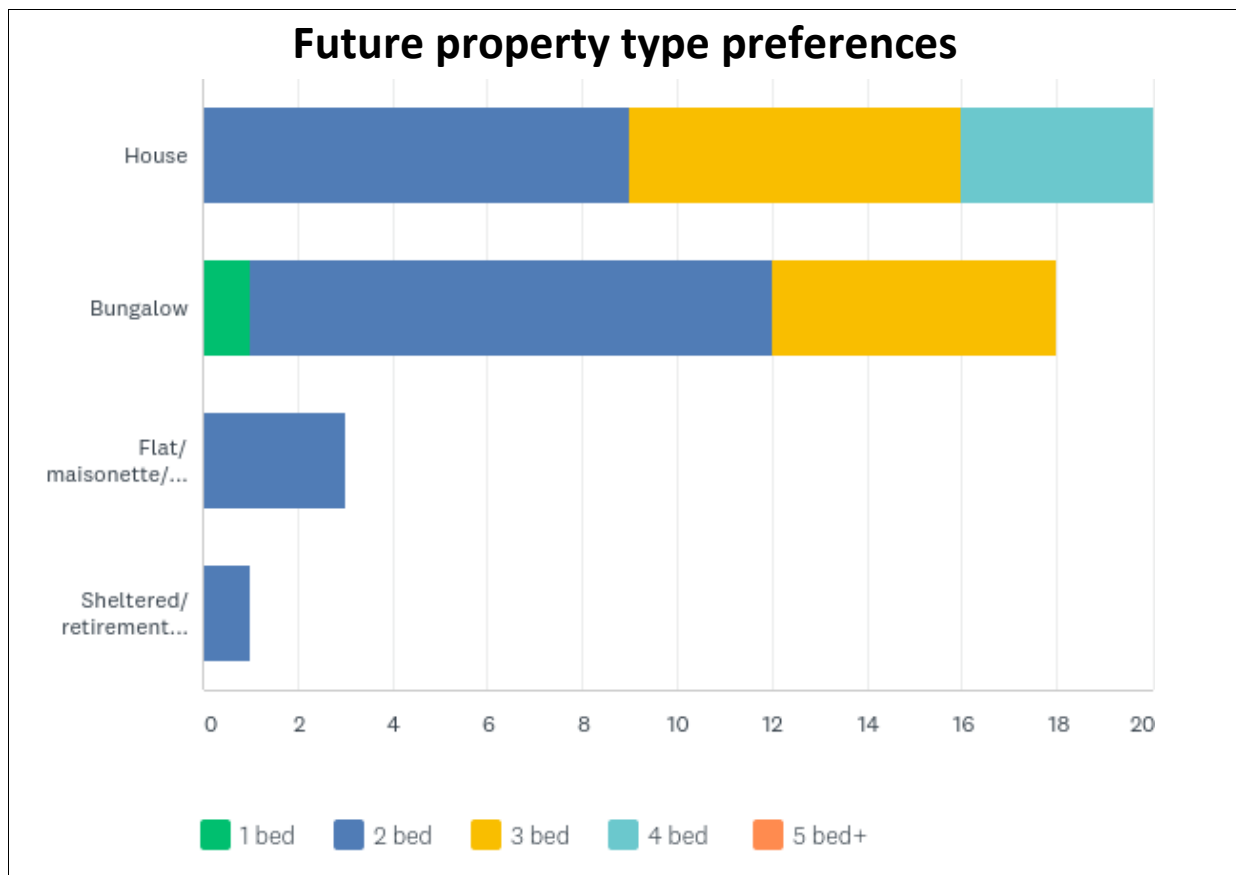
When taken as a proportion of all households expressing a housing need (39 households), these percentages become as follows:

Tenure preference	% of households expressing a need
Buying without a mortgage	35.9
Buying with a mortgage	20.5
Renting from a Housing Association	20.5
Renting from a private landlord	15.4
Buying with a discount	10.3

Future property type preferences

Q12: What type of property, and minimum number of bedrooms, would this household need?

The largest demand is for two-bedroom bungalows (11 preferences in total) followed by two-bedroom houses (9 preferences). Demand is also expressed for three-bedroom houses (7 preferences), three-bedroom bungalows (6 preferences) and four-bedroom houses (4 preferences). *NB: some respondents gave more than one preference*



Specific health, accessibility and other needs

Q13: Does any member of your household have specific health, accessibility or other needs which require a specific type of accommodation?

Five respondents expressed specific health or accessibility issues which would require a specific type of accommodation. Responses almost exclusively related to problems with stairs and mobility.

Northumberland Homefinder register

Q14: Are you registered on the Northumberland Homefinder register?

None of the households who expressed a housing need were registered with Northumberland Homefinder. This confirms the view that data available from the register only relates to a small subset of need.

Household income and affordability

Q15: About your household's financial position.

32.1% of respondents, who indicated their household income and expressed a housing need, indicated an annual household income of less than £20,000. 75% of respondents indicated an annual household income of less than £40,000. 14.3% indicated a household income above £60,000.



In terms of the amount households could afford to pay for their housing, 25% could not afford more than £400 per month. In total, 45.8% could not afford more than £500 per month.

In terms of a deposit, 18.2% of respondents who indicated their household income and expressed a housing need, could not afford a deposit of £1000. In total, 31.8% could not afford more than £10,000. By contrast, 40.9% could afford a deposit of £50,000 or greater.

A selection of individual responses

“There are many people living in properties too large for their needs but there is nowhere for them to move to.”

“We want to start a family. We want to buy a larger property but not ben able to find a three bed or more without a huge mortgage jump.”

“I have mobility difficulties, so I need a property without stairs and easy access to public transport.”

“The housing market in Haydon Bridge has been flooded – even new houses for sale are being rented out.”

“I would require single storey accommodation due to worsening joint problems.”

“The house is in a poor state of repair. No central heating or double glazing.”

“Coming up to retirement, I want to stay in the village and need a smaller house – less bills to pay, easy living and not a large garden to look after.”

“We need space for self-employed home-based business. Our current dwelling is too small and in disrepair.”

“We want less space, downsize but to stay near village centre for shops, surgery, etc.”

“Our son is living with us and would like to buy but finds current mortgage prices out of reach for a single person, even though he has a reasonably well-paid job.”

“As we are ageing, we will need rented accommodation with facilities/services nearby. We currently live in a rural setting which is expensive to rent for pensioners.”

“Too overcrowded.”

“We need to downsize.”

“We are getting old and would like to be closer to the village.”

“We live off the A69, I am the only one who can drive. There are no buses and it is a two mile walk to Haydon Bridge.”

“As we are ageing, we are unable to climb the stairs.”

“Our current house is too big, and we may have to move out of the village as there are no suitable sized homes.”

Key messages from the survey

This was a survey of existing residents and, therefore, is an expression of the needs and desires of these residents reflecting the current age profile of Haydon parish. Key messages from the survey include the following:

- A good response rate of 28% was achieved with 39 households expressing some form of housing need.
- Most respondents to the questionnaire (89%) would be in favour of developments of affordable homes that address proven housing needs identified through this survey with a priority for people with a genuine local connection to Haydon Parish.
- The most common reasons expressed for housing need were that no suitable homes were available locally, existing homes were too large, or respondents could not manage the stairs.
- A strong theme emerged around the need to adjust housing accommodation as people grow older. This was often associated with downsizing, moving closer to village services and access issues using stairs.
- Evidence of some need to accommodate growing families and for starter homes was also present.
- 21% of households expressing a housing need were interested in renting affordable homes from a Housing Association (8 households), whilst 15% expressed a desire to rent homes from a private landlord (6 households).
- 10% of households expressing a housing need were interested in buying on the open market with a discount (4 households).
- Buying on the open market (with or without a mortgage) was the preferred option for many households expressing a housing need.
- The largest demand is for two-bedroom bungalows (11 preferences) and two-bedroom houses (9 preferences) followed by three-bedroom houses (7 preferences) and three-bedroom bungalows (6 preferences).
- 32% of respondents, who indicated their household income and expressed a housing need, indicated an annual household income of less than £20,000. 75% indicated a household income less than £40,000.

Credits

Sincere thanks go to the Haydon Bridge Neighbourhood Planning Steering Group and the residents of Haydon Parish for their participation in this survey.

Appendix One: Questionnaire

HAYDON PARISH HOUSING NEEDS SURVEY

We are currently preparing a neighbourhood plan and are interested in your views on the principle of providing affordable homes for local people in your parish. We would therefore be grateful if you could take a little time to help us by filling in this questionnaire.

PART ONE – TO BE COMPLETED BY ALL HOUSEHOLDS

Q1. What are your views on housing developments in Haydon Parish?

Would you be in favour of developments of affordable homes that address proven housing needs identified through this survey with a priority for people with a genuine local connection to Haydon Parish?

Yes No

Would you be in favour of such housing if specifically designed for:

- | | | |
|---|------------------------------|-----------------------------|
| a. Older people | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| b. Starter homes for younger and other households | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| c. Live-work units (properties that combine workplace and home, but with a distinct space for each) | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| d. Co-housing (*see description below) | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

**Cohousing communities are created and run by their residents. Each household has a self-contained, private home but residents come together to manage their community and share activities. Cohousing is a way of combating the alienation and isolation many experience today, recreating the neighbourly support of the past. This can happen anywhere, in your street or starting a new community using empty homes or building new.*

Any comments (These may be included, anonymously, in our report):

Q2. Please tell us about anyone you know who needs to live in Haydon Parish but is currently unable to do so.

Has anyone from your family (children, parents, brothers, sisters) moved away from the Parish in the last 5 years due to difficulties in finding a home locally? Yes No

Do you know of any former residents who are employed in the area but live outside the Parish who would like to move back? Yes No

If you answered 'yes' to either of the above questions and the family members/people employed in the area wish to move back to the Parish, please ask them to contact CAN on 01670 517178 for a copy of part two of this survey.

Q3. Please tell us about your household's connection with Haydon Parish

Do you live in Haydon Parish?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
- If yes, how long has a member of your household lived here?	Yrs	<input type="checkbox"/>	Mths	<input type="checkbox"/>
Does any member of your household have close family (parents, children or siblings) living in Haydon Parish?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Does any member of your household work in Haydon Parish?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
- If yes, how long have they worked here?	Yrs	<input type="checkbox"/>	Mths	<input type="checkbox"/>
Is Haydon Parish your preferred place to live?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Q4. Please tell us if you are currently trying to sell your home.

Are you currently trying to sell your home? Yes No

If you answered 'yes' how long has your home been on the market? Yrs Mths

Q5. Please provide details of everyone living in your home including yourself.

Relationship to You	Employment status*	Age						
		Under 16	16-24	25-34	35-44	45-59	60-74	75+
self								

*Please select one of the following options: employed/ looking after home or family/ sick or disabled/ unemployed/ student/ child/ retired

Q6. About the home you currently live in. Do you:

Rent from Housing Association	<input type="checkbox"/>	Rent from Private Landlord	<input type="checkbox"/>
Live in accommodation provided by your employer	<input type="checkbox"/>	Own with mortgage	<input type="checkbox"/>
Part own / part rent (shared ownership)	<input type="checkbox"/>	Own without mortgage	<input type="checkbox"/>
Other (please specify below e.g. supported or retirement housing)			

Q7. What type of property do you currently live in?

	1 bed	2 bed	3 bed	4 bed	5 bed+
House					
Bungalow					
Flat/ maisonette/ apartment/ bedsit					
Sheltered/ retirement housing					
Caravan/ mobile home/ temp structure					
Other (please specify)					

Q8. Is your current home suitable for your household's needs over the next 5 years?

Yes

No

If no please tick all boxes that will apply to your household within the next five years:

Too small (overcrowded)	<input type="checkbox"/>	Too expensive	<input type="checkbox"/>
Too large	<input type="checkbox"/>	In the wrong place	<input type="checkbox"/>
Needs repairing	<input type="checkbox"/>	Family circumstances are changing	<input type="checkbox"/>
Can't manage the stairs	<input type="checkbox"/>	Needs adapting due to disability / health needs	<input type="checkbox"/>
Want to move but there are no suitable homes available locally	<input type="checkbox"/>	One or more members of the household need their own home	<input type="checkbox"/>
Appropriate care and support is not available where we live	<input type="checkbox"/>	Alternative accommodation would enable one or more members of the household to remain independent for longer	<input type="checkbox"/>
Other (please give details)			

If you answered 'No' to Q8 please continue to Q9 and Part Two.

If you answered 'Yes,' there is no need to answer any further questions. Please return your questionnaire using the prepaid envelope provided. Thank you for taking the time to complete this survey.

Q9. Please tell us more about your reasons for needing to move:

PART TWO – ABOUT YOUR HOUSEHOLD OVER THE NEXT 5 YEARS

Please answer questions in Part Two in relation to you and your household over the next 5 years.

Q10. Who will live in this household?

Will the people living in this household be the same as those living in your current home (as listed in Q5)?

Yes No

If no, who will be living here?

Relationship to You	Employment status*	Age						
		Under 16	16-24	25-34	35-44	45-59	60-74	75+

* ie employed/ looking after home or family/ sick or disabled/ unemployed/ student/ child/ retired

Q11. What tenure arrangement would this household prefer?

Rent from Housing Association	<input type="checkbox"/>	Buy on the Open Market (with a mortgage)	<input type="checkbox"/>
Rent from Private Landlord	<input type="checkbox"/>	Buy on the Open Market (without a mortgage)	<input type="checkbox"/>
Buy on the Open Market with a discount (e.g. 30%) or Help to Buy	<input type="checkbox"/>	Shared Ownership (part own / rent)	<input type="checkbox"/>
Other (please specify)			

Q12. What type of property, and minimum number of bedrooms, would this household need?

	1 bed	2 bed	3 bed	4 bed	5 bed+
House					
Bungalow					
Flat/ maisonette/ apartment/ bedsit					
Supported/ retirement housing					
Other (please specify)					

Q13. Does any member of your household have specific health, accessibility or other needs which require a specific type of accommodation?

Yes

No

If yes, please describe these needs

Q14. Are you registered on the Northumberland Homefinder register?

Yes

No

Haven't applied

If yes, what priority banding have you been allocated?

Band1

Band 2

Band 2R

Band 3

If yes, in which settlements have you bid for a home advertised on the register during the last 12 months?

Q15. About Your Household's Financial Position:

If this survey demonstrates that there are local housing needs within Haydon Parish, we may wish to encourage some local housing development. It would then be essential to understand how much local people can afford to pay for new homes. We are therefore asking for a little information about your household's financial situation. **This information will be treated in the strictest confidence.**

Please seal your questionnaire in the envelope provided. The envelopes will be opened by CAN staff and no local people will see this information. No names or addresses are included within the form. All data collected will be collated and anonymised in the final report. Your personal information will not be shared with any other individual or organisation without your express permission. It will be destroyed as soon as the questionnaires have been analysed.

15a. What will this household's combined annual income be (before tax)? (Please circle one)

<i>Under £10,000</i>	<i>£10,000- £14,999</i>	<i>£15,000- £19,999</i>	<i>£20,000- £24,999</i>	<i>£25,000- £29,999</i>	<i>£30,000- £39,999</i>	<i>£40,000- £59,999</i>	<i>£60,000 or over</i>
--------------------------	-----------------------------	-----------------------------	-----------------------------	-----------------------------	-----------------------------	-----------------------------	----------------------------

15b. How much could this household afford to pay for housing each month? (Please circle one)

<i>Under £300</i>	<i>£300 - £399</i>	<i>£400 - £499</i>	<i>£500 - £599</i>	<i>£600 or over</i>
-------------------	--------------------	--------------------	--------------------	---------------------

15c. What is the maximum deposit that this household could afford? (Please circle one)

<i>Under £1,000</i>	<i>£1,000-£4,999</i>	<i>£5,000-£9,999</i>	<i>£10,000-£19,999</i>	<i>£20,000-£29,999</i>	<i>£30,000-£49,999</i>	<i>£50,000 or over</i>
---------------------	----------------------	----------------------	------------------------	------------------------	------------------------	------------------------

Q16. Any Other Information / comments

If a member of your household is planning to establish a new household in the Haydon Bridge area over the next 5 years (e.g. a son or daughter wish to set up their own home), please complete Part Three. If not, please return your completed survey using the prepaid envelope provided.

Thank you for taking the time to complete this questionnaire.

PART THREE – ABOUT AN ADDITIONAL HOUSEHOLD OVER THE NEXT 5 YEARS

Please answer questions in Part Three if a member of your household is planning to establish a new household in the Haydon Bridge area over the next 5 years (e.g. a son or daughter wish to set up their own home).

Q17. Who will live in this New Household?

Relationship to You	Employment status*	Age						
		Under 16	16-24	25-34	35-44	45-59	60-74	75+

* ie employed/ looking after home or family/ sick or disabled/ unemployed/ student/ child/ retired

Q18. What tenure arrangement would this household prefer?

Rent from Housing Association	<input type="checkbox"/>	Buy on Open Market (with a mortgage)	<input type="checkbox"/>
Rent from Private Landlord	<input type="checkbox"/>	Buy on Open Market without a mortgage)	<input type="checkbox"/>
Buy on the Open Market with a discount (e.g. 30%) or Help to Buy Other (please specify)	<input type="checkbox"/>	Shared Ownership (part own / rent)	<input type="checkbox"/>

Q19. What type of property, and minimum number of bedrooms, would this household need?

	1 bed	2 bed	3 bed	4 bed	5 bed+
House					
Bungalow					
Flat/ maisonette/ apartment/ bedsit					
Supported/ retirement housing					
Other (please specify)					

Q20. Does any member of this household have specific health, accessibility or other needs which require a specific type of accommodation?

Yes No

If yes, please describe these needs

Q21. Is any member of this household registered on the Northumberland Homefinder register?

Yes No Haven't applied

If yes – what priority banding have they been allocated?

Band1 Band 2 Band 2R Band 3

If yes, in which settlements have they bid for a home advertised on the register during the last 12 months?

Q22. About Your Household's Financial Position:

If this survey demonstrates that there are local housing needs within Haydon Parish, we may wish to encourage some local housing development. It would then be essential to understand how much local people can afford to pay for new homes. We are therefore asking for a little information about the household's financial situation. **This information will be treated in the strictest confidence.**

Please seal your questionnaire in the envelope provided. The envelopes will be opened by CAN staff and no local people will see this information. No names or addresses are included within the form. All data collected will be collated and anonymised in the final report. Your personal information will not be shared with any other individual or organisation without your express permission. It will be destroyed as soon as the questionnaires have been analysed.

22a. What will this household's combined annual income be (before tax)? (Please circle one)

<i>Under £10,000</i>	<i>£10,000- £14,999</i>	<i>£15,000- £19,999</i>	<i>£20,000- £24,999</i>	<i>£25,000- £29,999</i>	<i>£30,000- £39,999</i>	<i>£40,000- £59,999</i>	<i>£60,000 or over</i>
--------------------------	-----------------------------	-----------------------------	-----------------------------	-----------------------------	-----------------------------	-----------------------------	----------------------------

22b. How much could this household afford to pay for housing each month? (Please circle one)

<i>Under £300</i>	<i>£300 - £399</i>	<i>£400 - £499</i>	<i>£500 - £599</i>	<i>£600 or over</i>
-------------------	--------------------	--------------------	--------------------	---------------------

22c. What is the maximum deposit that this household could afford? (Please circle one)

<i>Under £1,000</i>	<i>£1,000-£4,999</i>	<i>£5,000-£9,999</i>	<i>£10,000-£19,999</i>	<i>£20,000-£29,999</i>	<i>£30,000-£49,999</i>	<i>£50,000 or over</i>
---------------------	----------------------	----------------------	------------------------	------------------------	------------------------	------------------------

Q23. Any Other Information / comments

Please return your completed survey using the prepaid envelope provided.

Thank you for taking the time to complete this questionnaire.

Appendix Two: Parish Council covering letter



Haydon Parish Council

HOUSING NEEDS SURVEY

URGENT: THIS IS YOUR VILLAGE

**Even if no one in your household has a housing need,
WE WANT TO KNOW YOUR VIEWS**

Dear Resident

The Parish Council is developing a Neighbourhood Plan (NP), which once approved by the community and the County Council will become a formal part of planning policy for our Parish in Northumberland.

When the NP becomes a legal document it will be used to make decisions on planning applications, and anyone wishing to build houses in the Parish will be expected to take account of it. That is why it is so important to make sure we reflect YOUR needs and views.

We are carrying out a Housing Needs survey. We need up to date local information from **YOU**, about how much affordable and other housing is needed across the whole Parish (a boundary map is included). This includes outlying areas such as Langley and Chesterwood. The survey will help us understand the housing needs of local people, and what type and tenure of housing local people want.

Housing is one of the main priorities identified by local residents, including:

- The overall level of development we should have in the future
- The need for more affordable housing for residents living in the Parish or others with a local connection wishing to move back here
- The specific housing needs of particular population groups e.g.:

- Purpose-designed housing for older people
- Housing for single people and couples
- Self employed people who might need housing linked to work space, sometimes known as Live-Work accommodation

Affordable housing is for local people in need and is linked to income. It can be rented or part-bought (shared ownership) from an affordable housing provider. The idea is to help local people of all ages who would like to either stay or return to the area, and invest in our local community.

We are asking **ALL RESIDENTS** to complete Part 1 of this survey. We want to hear everyone's views. The answers you give help us to build up a picture of the existing types of housing in Haydon Parish, and the level of support for new affordable housing. If this is your second home then please do NOT complete the survey.

Parts 2 and 3 of this survey are about you and your household's needs for housing over the next five years.

All responses are anonymous. The survey is being carried out on our behalf by a specialist team from CAN (Community Action Northumberland). The findings will be published on the Haydon Bridge website and will be used to develop the Neighbourhood Plan.

Please inform CAN if you are aware of anyone, not currently living in the Parish at the moment, but that has a local connection and you think might be interested in living/ returning to live in Haydon Parish if the opportunity arose. If this is the case, please contact CAN on 01670 517178 for an additional copy of the questionnaire (or email to: info@ca-north.org.uk).

PLEASE RETURN THE COMPLETED QUESTIONNAIRES USING THE PRE-PAID ENVELOPE PROVIDED BY FRIDAY 7 FEBRUARY.

Thank you for taking time to complete and return this form. Your response is much appreciated.

Yours faithfully



Esmond Faulks
Chairman, Haydon Parish Council