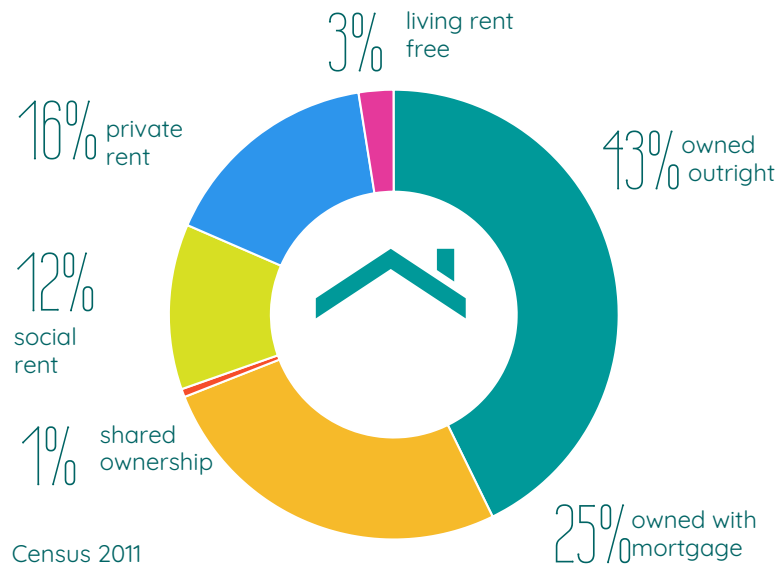


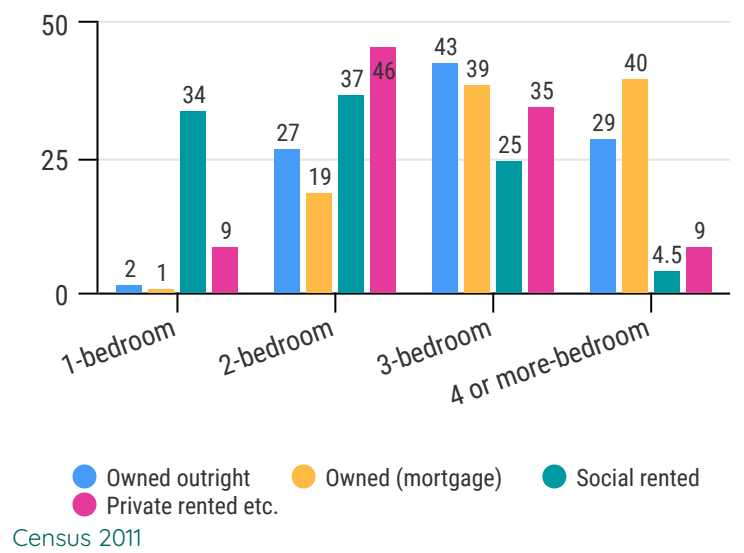
Mid-Coquetdale Area Housing Needs Assessment 2020

Housing and Household Profile

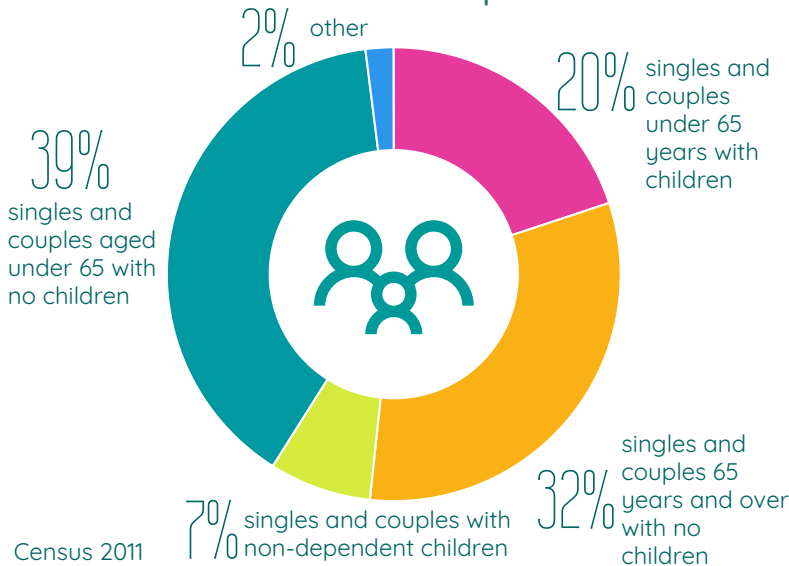
Tenure



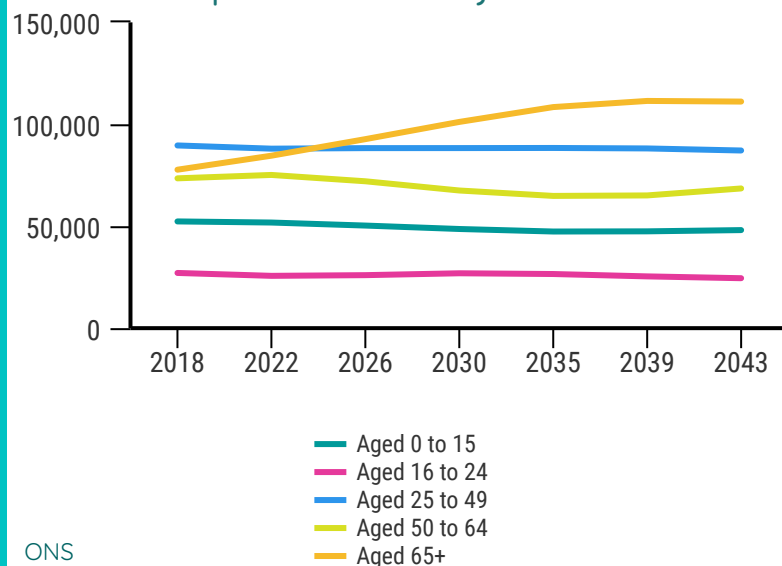
Number of Bedrooms by Tenure



Household Composition



Population Projections

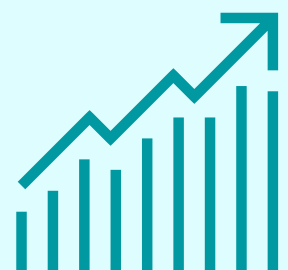


Housing and Household Profile Findings

71% of the affordable housing stock has 1-2 bedrooms, which is in line with the household composition as 71% of households are made up of either single people or couples with no children.

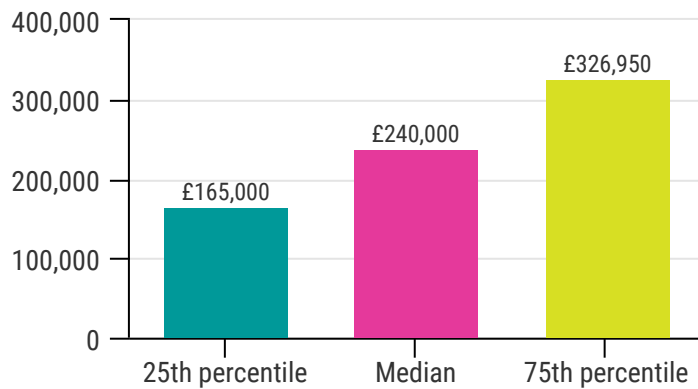
43% of all households are outright home-owners and are likely to be older person households. 75% of all older person households are home-owners.

Population projections show the impact of the ageing population and suggest a need for smaller homes.

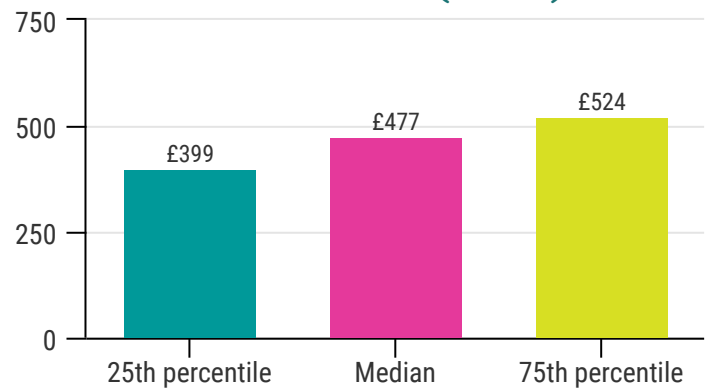


Prices and Affordability

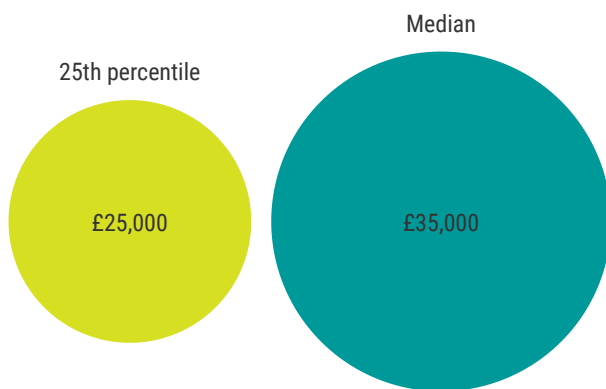
House Prices



Rental Prices (PCM)



Income



Comparison of prices and income:

- The median is the half way point in an ascending data series (e.g. house prices), and the lower quartile/25th percentile, is half way between the lowest price and the median.
- Households on median incomes can afford median rent prices but are unable to afford median or lower quartile house prices.
- Households on lower quartile incomes are unable to afford lower quartile rent and purchase prices.
- The affordability ratio of lower quartile house prices to lower quartile income is 6.6:1. This compares to 6.8:1 for Northumberland as a whole.

Context and Key Findings

Agents told us that Rothbury and the rural area is a hotspot in terms of house prices and rents. This is driven by the second home market and because the area is within catchment for the King Edward School (OFSTED outstanding). Landlords will accept benefit claimants subject to references. Generally supply is limited and demand is strong especially for 3-bedroom rentals with a garden and car parking. An affordable development for over 55s is keenly awaited.

Future Housing Requirements

The overall housing requirement for the area over the plan period is established through the Northumberland Local Plan. To meet local needs, the mix of dwellings should:

- be of a size and specification that is suited to the needs of older people seeking to downsize;
- include flats and smaller terraced houses; and
- be offered at prices that are affordable to local households.

Additional affordable housing is needed:

- Around 150 new and existing local households are likely to require affordable housing over the next-5 years;
- 71 affordable dwellings are likely to become available from vacancies and new build;
- Therefore 79 additional affordable dwellings are needed over 5-years (16 per annum);
- These should be 4 affordable rent, 12 affordable home ownership;
- 1 and 2-bedroom homes are mostly needed.

