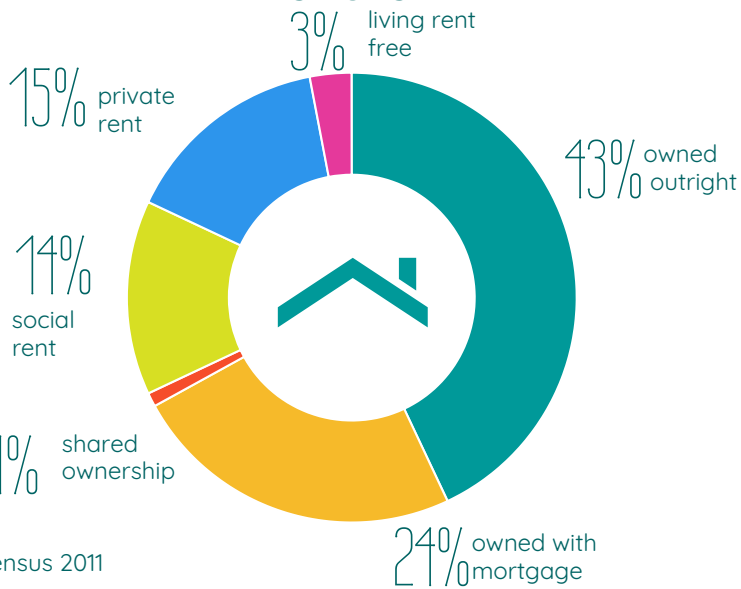


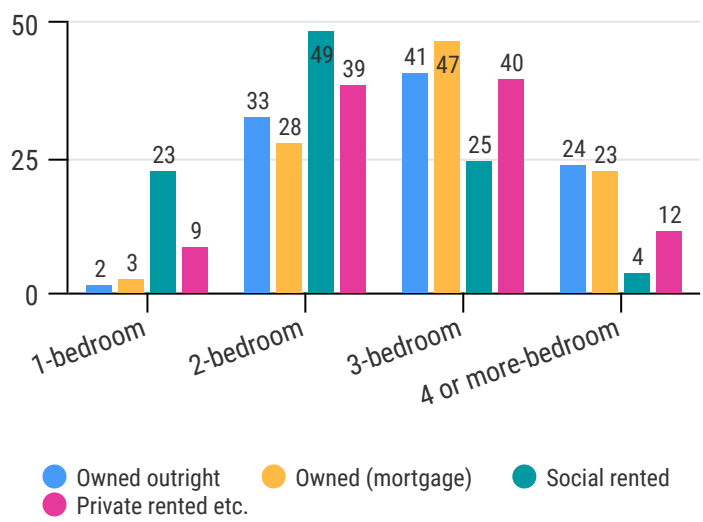
North Northumberland Coastal Area Housing Needs Assessment 2020

Housing and Household Profile

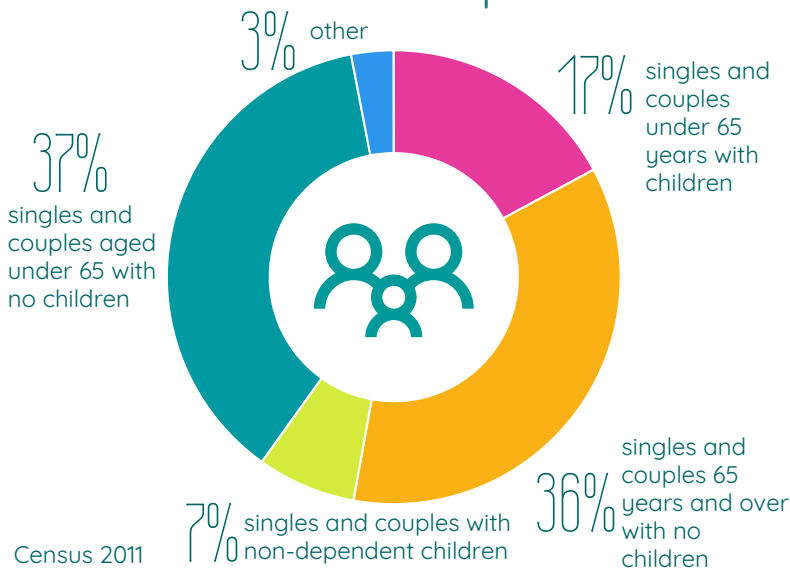
Tenure



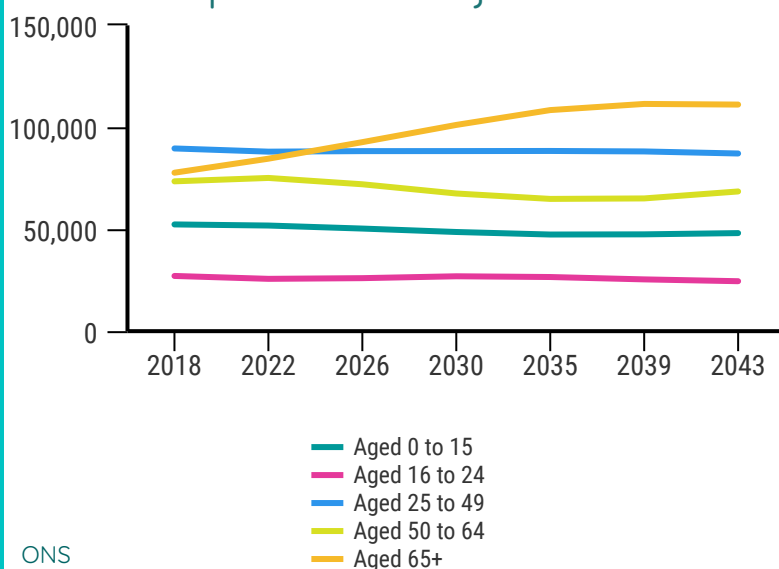
Number of Bedrooms by Tenure



Household Composition



Population Projections

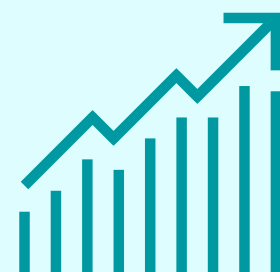


Housing and Household Profile Findings

Almost 72% of the affordable housing stock has 1-2 bedrooms, in line with the household composition as 73% of households are made up of either single people or couples with no children.

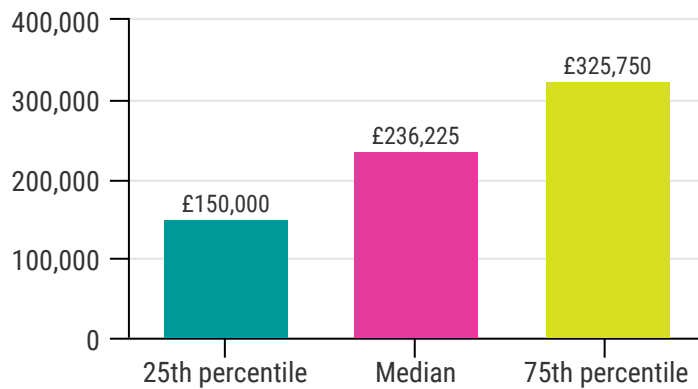
43% of all households are outright home-owners and are likely to be older person households. 73% of all older person households are home-owners.

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

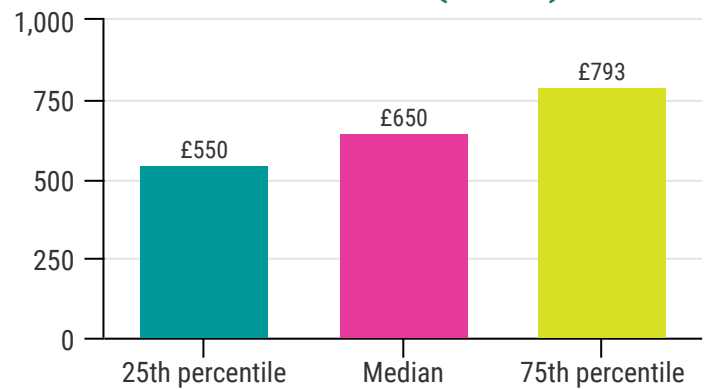


Prices and Affordability

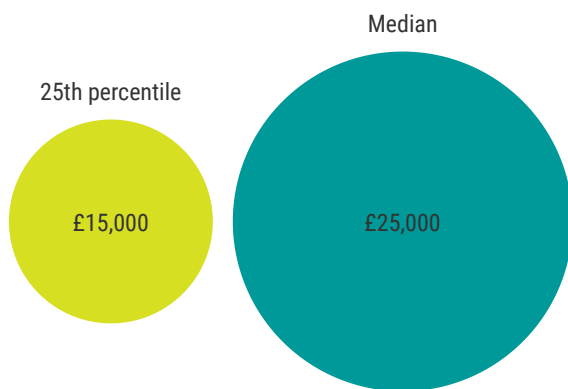
House Prices



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 could nearly afford lower quartile rent prices but are unable to afford purchase 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 10. This compares to 6.8:1 for Northumberland as a whole.

Context and Key Findings

Agents told us that housing investment is driven by holiday accommodation market and households seeking second homes. Ex-Local Authority housing is the main source of supply of residential lettings supply. More affordable housing and housing for ageing local residents is badly needed.

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 115 new and existing local households are likely to require affordable housing over the next 5 years (23 per annum);
- When affordable supply from new build and vacancies is taken into account, there is a net requirement of 57 additional affordable dwellings over 5 years (11 per annum);
- These should mainly be affordable home ownership, although small amounts of affordable rented housing may be needed;
- 2 and 3-bedroom affordable home ownership homes are mostly needed.

