

Hartington Parishes Housing Needs Survey Results April 2014

Introduction

In 2007, the District Council carried out a housing need survey in Hartington Town, Hartington Nether and Hartington Middle Quarter which identified a total of 40 houses in need of affordable housing across the 3 parishes.

The housing need survey was repeated in April 2014 as an online survey. A postcard was sent to every household in the parishes of Hartington Town Quarter (200), Hartington Nether Quarter (150) and Hartington Middle Quarter (220) attached to the front of the local newsletter 'News and Views'. The postcard asked residents in housing need to complete an online survey on the District Council's website or to contact the Rural Housing Enabler for help in completing the form. The newsletter also contained an article about the survey, and posters were put up in the main settlements. Posters and postcards were also sent to the local primary schools in each parish.

The completed forms were then analysed by the Rural Housing Enabler for Derbyshire Dales and form the basis of this report. 17 survey forms were completed. In addition, 2 further households have been included who have had recent contact with the District Council's Community Housing Team and are on Home-Options, the Council's housing register. In total, 19 households have a housing need: 5 with a local connection to Hartington Town Quarter, 2 with a local connection to Hartington Middle Quarter, and 12 with a local connection to Hartington Nether Quarter. The results from the 3 parishes have been combined in the tables and charts below.

Purpose of the survey

The survey was conducted in order to obtain clear evidence of the housing need in the parishes of Hartington Middle Quarter, Hartington Town Quarter and Hartington Nether Quarter. The survey provides clarity on what type and tenure of housing is required to meet local need, and the extent to which this housing need might be met by current housing stock.

Local Connection

The local connection of the respondents is summarised as follows:

Category	%	Local connection
Currently live in the village	89%	15 x 10yrs+ 1 x 7yrs+; 1 x 6-9yrs
Currently live in adjoining parish	5%	1 x 10 yrs+
Have previously lived in the village	5%	1 x 10 yrs+
Have relatives in the village *	53%	-
Work in the village *	26%	-

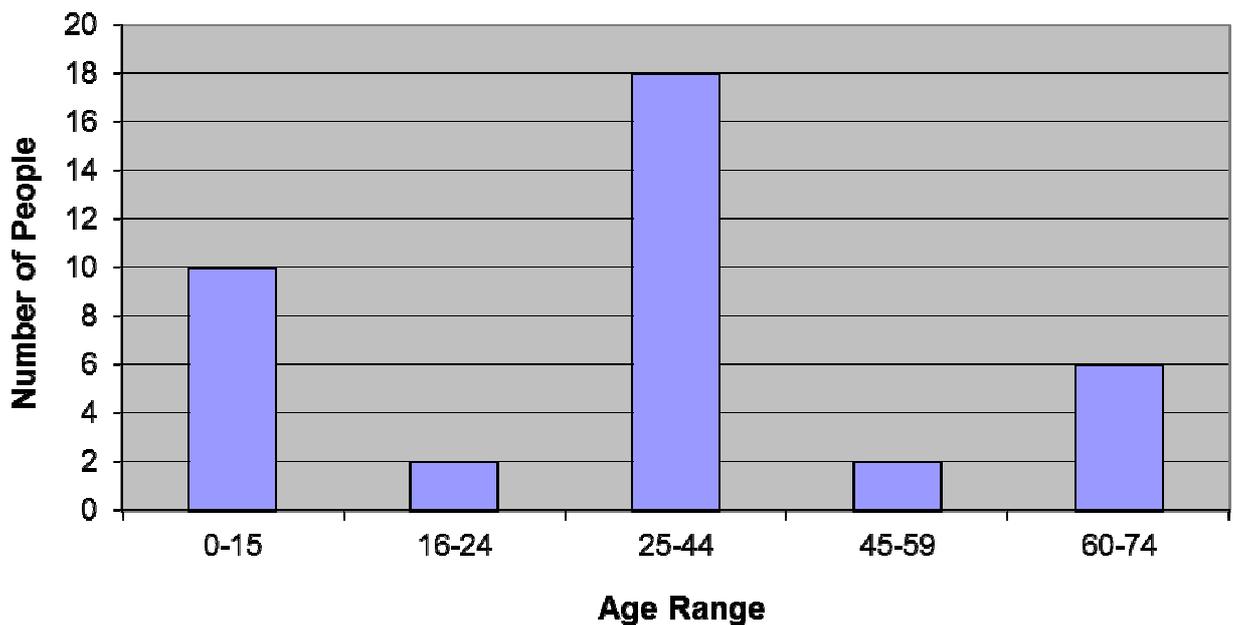
** This information was not specifically asked for, so further respondents may also work and or have relatives in the village.*

In terms of local connection, of the 19 respondents, 16 had a local connection of more than 10 years, 1 had a local connection of more than 10 years to an adjoining parish, 1 had a connection of 6 to 9 years and another had a local connection of 7 years.

NB: The total percentage is greater than 100% in some of the tables and charts below as some respondents fall into more than one category.

Housing Need by Age Group

Housing Need by Age Group



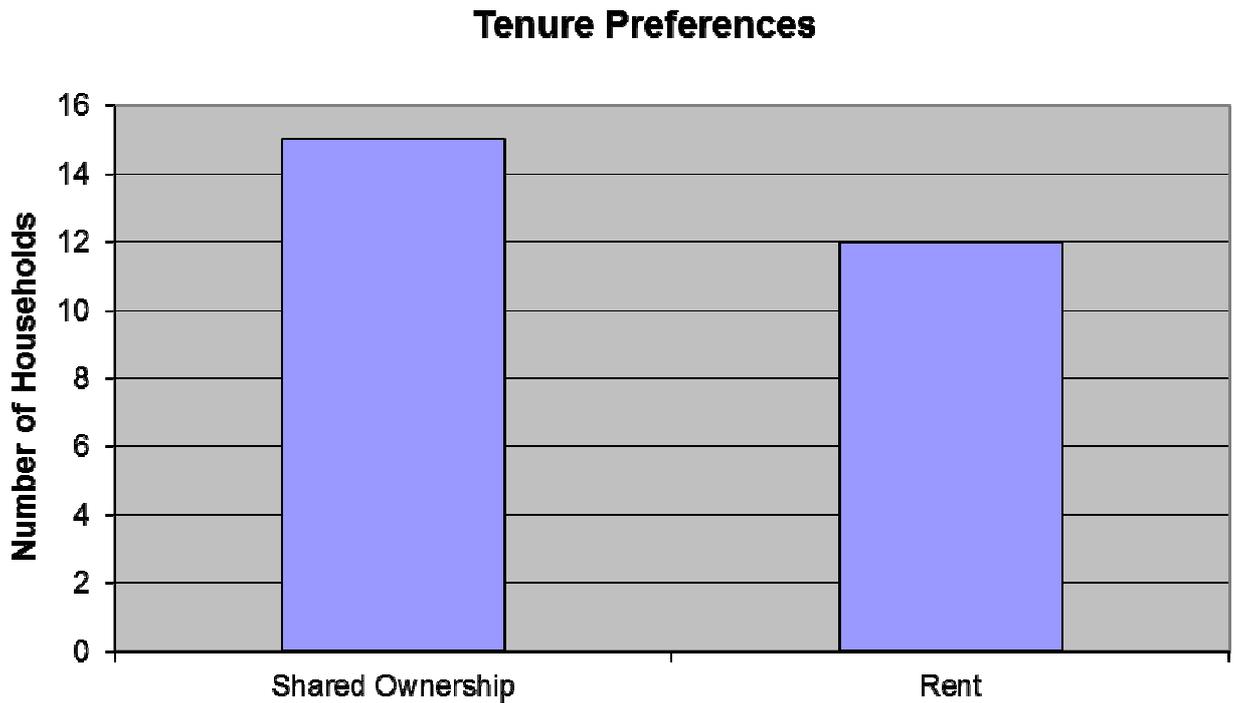
The chart shows the age ranges of the individuals in housing need. 38 individuals form the 19 households in need. The predominant need is in the 25-44 age group.

Household types

The household types of the 19 households in housing need are as follows:

Single adult	7
An adult couple	5
Family with 1 child	5
Family with 2 children	1
Family with 3 children	1

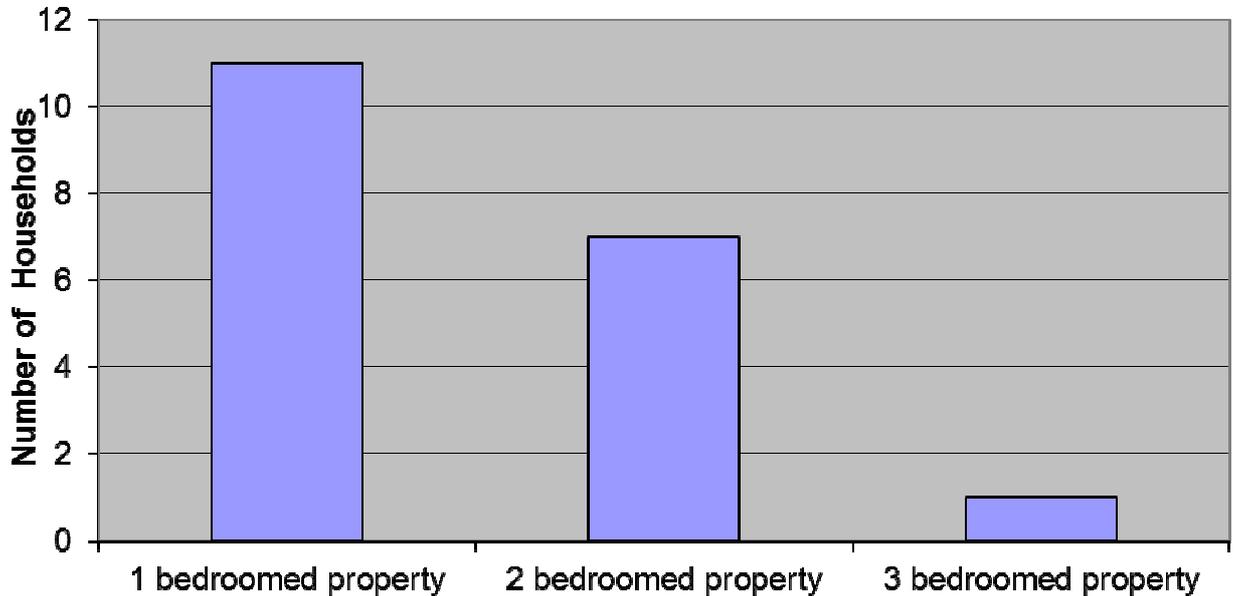
Tenure preferences



Respondents indicated a fairly equal tenure preference for rent (63%) and shared ownership (79%). However, based on the financial information provided by respondents in the survey, the majority of respondents require affordable rented accommodation. There is some demand from respondents that would or are struggling to meet their housing need on the open market and have income and equity/savings to be able to part-purchase a home.

Accommodation requirements

Minimum bedroom requirements

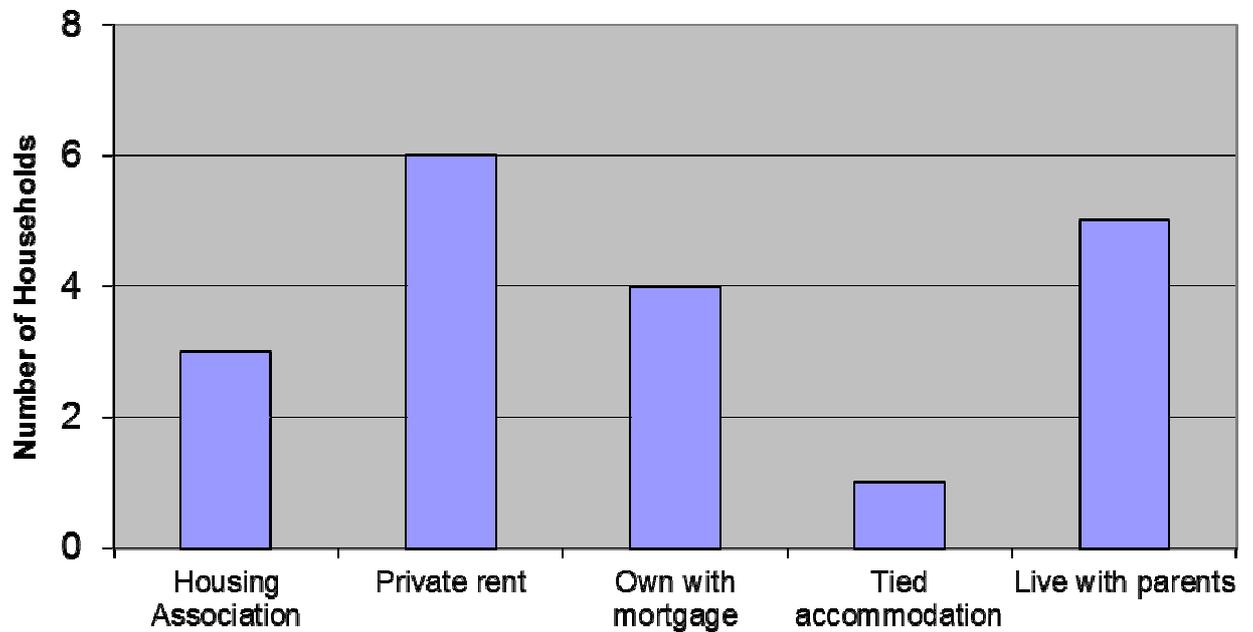


This chart shows the minimum number of bedrooms that respondents need based on the District Council's Housing Allocation Policy. Its purpose is to give an indication of the minimum need at the current time, but should be treated with caution in determining a scheme mix as it does not allow a household to grow, and is based on the children's current ages (younger children are expected to share a bedroom under the Allocation Policy).

The chart reflects that 12 of the 19 households are single people or couples, and 7 are families with children (5 households having 1 child). The survey has identified a need for smaller homes. As 7 households are single people that would not be eligible for a 2 or 3 bed house under the Home-Options Allocation Policy, a scheme mix which includes flats would help to meet the need from single people and couples.

Current Accommodation

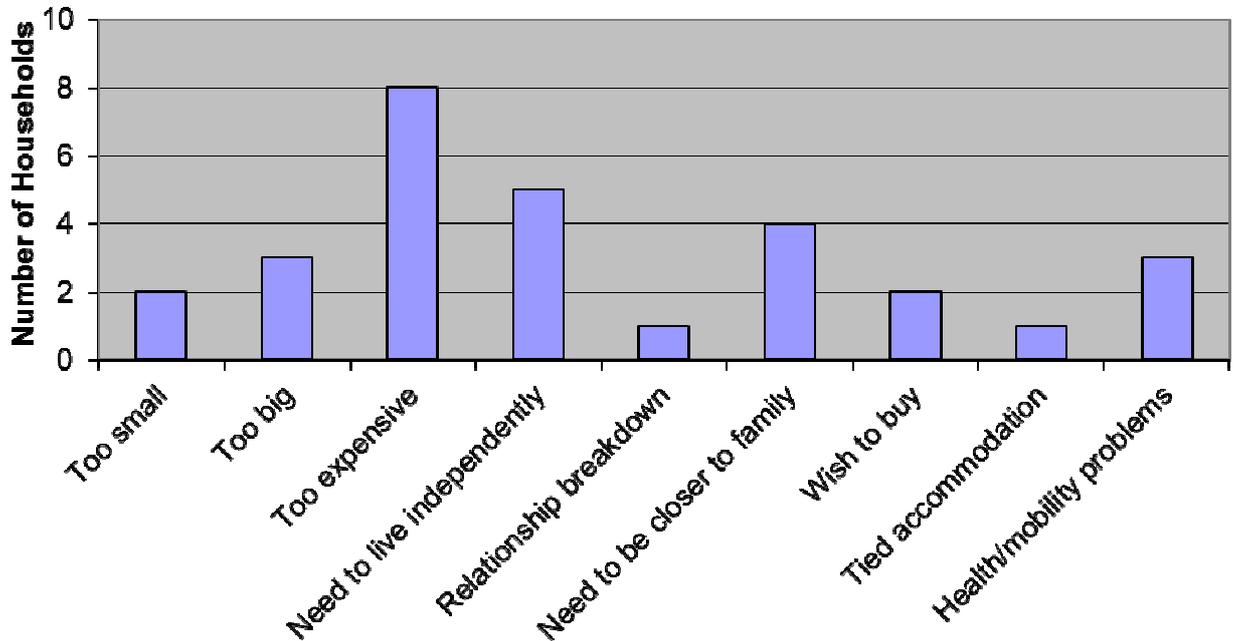
Where do you currently live?



The predominant need is from people currently living in private rented accommodation (32%), living with parents (26%) and people who own a home with a mortgage (21%). 3 households (16%) are housing association tenants and 1 respondent is in tied accommodation.

Why is your current accommodation unsuitable?

Why is your current accommodation unsuitable?



Respondents indicated a range of reasons why their current accommodation is unsuitable. With 'too expensive' and 'need to live independently' being the predominant reasons. The chart links to the previous table 'Where do you currently live?' Respondents who owned their property with a mortgage stated that their home was too expensive, or that they needed to sell due to relationship breakdown. From the information provided, these respondents would struggle to meet their needs locally on the open market. 5 households are currently living with their parents and wish to set up their own home.

Existing stock and turnover

In considering the housing need information it is also important to consider the level of existing provision and turnover within that stock.

Hartington has limited affordable housing stock. The table below shows that Dales Housing has 7 properties, 5 of which are restricted to older persons. Only 2 properties have become available in the past 5 years, one of which is restricted to older persons.

Hartington's Affordable Housing Stock

Dwelling Type	Current Affordable Housing Stock	Comments	Turnover between April 2009-end March 2014	Housing Association
1 bed bungalow	2	Designated older persons	1	Dales Housing Ltd.
2 bed bungalow	3	Designated older persons	0	Dales Housing Ltd.
2 bed flat	1		0	Dales Housing Ltd.
2 bed house	1	General needs	1	Dales Housing Ltd.
Total	7		2	

Biggin by Hartington's Affordable Housing Stock

Biggin has 30 affordable homes in total, 24 owned and managed by Dales Housing, and 6 owned by Derwent Living. Turnover of the houses is low, with only 5 becoming available in the past 5 years. Of the 12 x 1 bed flats for older people, 12 have become available in the past 5 years.

Dwelling Type	Current Affordable Housing Stock	Comments	Turnover between April end 2009-March 2014	Housing Association
1 bed flat	12	Designated Older persons	12	Dales Housing Ltd.
2 bed house	2		1	Dales Housing Ltd.
3 bed house	10		1	Dales Housing Ltd.
2 bed house	3		1 (2013)	Derwent Living
3 bed house	3		2 (2010 & 2011)	Derwent Living
Total	30		17	

Earl Sterndale's Affordable Housing Stock

Earl Sterndale has 6 affordable homes in total, 3 of which have become available in the past 5 years (averaging 1 every 20 months).

Dwelling Type	Current Affordable Housing Stock	Comments	Turnover between April end 2009-March 2014	Housing Association
3 bed house	1		0	Dales Housing Ltd.
Houses: 1 x 1 bed; 3 x 2 bed; 1 x 3 bed	5	converted barn	3	Peak District Rural Housing Association
Total	6		3	

In summary, the predominant need identified in this survey is for smaller homes and across the 3 parishes there are only 11 smaller affordable homes (1 and 2 bedroomed properties) that have no age restriction:

1 x 1 bed house (Earl Sterndale)

1 x 2 bed flat (Hartington)

9 x 2 bed houses (1x Hartington; 5x Biggin; and 3x Earl Sterndale)

In addition to limited stock, in the past 5 years, only 5 of these properties have become available (averaging just one a year).

The need identified in this survey is unlikely to be met by turnover of the current housing stock because of both low turnover and a mismatch between household type and available properties, so for example a single younger person would not be eligible for a 2 or 3 bed house under the District Council's Allocations Policy.

Affordability

Hartington house prices on the Right Move website (rightmove.co.uk) highlight the unaffordability of houses for local people in housing need when house prices are compared to respondents' income, savings and equity.

All property available for sale in Hartington, Earl Sterndale, Biggin on 10/04/14

Property Type	Bedrooms	List Price (£)	Village
Cottage	2	£285,000	Heathcote, Hartington
Detached house	3	£375,000	Hartington
Detached house	5	£595,000	Hartington
Farmhouse	4	£625,000	Hartington
Cottage	5	£640,000	Hartington
Farmhouse	4	£745,000	Heathcote
Detached house	4	£365,000	Biggin
Detached house	3	£375,000	Biggin
Farmhouse	3	£625,000	Biggin
Semi-detached house	4	£235,000	Earl Sterndale
Semi-detached house	2	£275,000	Earl Sterndale
Detached house	4	£350,000	Earl Sterndale

Source:www.rightmove.com

Only two privately owned rental properties are available on the Right Move website for the Hartington area at a monthly rental of £650 for a 3 bed cottage in Biggin and a 2 bed cottage at Hulme End, near Hartington for £750pcm. Local Housing Allowance (LHA) rates are a useful indicator of affordability. The rental costs of these two properties are significantly above the current LHA rates (maximum amount of housing benefit which could be paid) of £109.62 (£475pcm) for a 2 bed property and £126.92 (£550pcm) for a 3 bed property). Furthermore, traditionally private rented accommodation provides short-term lets to assist a mobile workforce rather than a long-term solution to a community's housing shortages.

The information provided by respondents, particularly their financial information, has been used to assess whether a person has a housing need which they would struggle to meet in the local housing market. To ensure confidentiality, respondents' financial information is not set out in this report and their personal circumstances are indicated in a generalised form. However, all the information provided has been carefully analysed and the outcomes are summarised in this report.

Conclusion

In conclusion, the survey has identified 19 households in need of affordable housing across the Parishes of Hartington Town Quarter, Hartington Nether Quarter and Hartington Middle Quarter.

All the respondents had a strong local connection to their parish, with only 2 households having a connection of less than 10 years (6-9yrs and 7 years). These 2 households have been included as they will have the 10 year local connection within the life of this survey and are likely to have a 10 year connection by the time any new homes are built.

In terms of tenure, the survey shows the need is predominantly for affordable rent, with some demand for shared ownership.

If a site comes forward, it could meet the need of the 3 parishes on one site. A survey was undertaken in 2007 and despite extensive site appraisal work in Earl Sterndale, Hartington, and Biggin (the main settlements in these parishes), we have not yet been able to progress a site to deliver affordable housing through a housing association to meet this need.

The survey indicates that the following mix of homes would meet the identified need, providing 8 new affordable homes for local people:

4 x 2 bed 4 person flats for affordable rent

2 x 2 bed 4 person houses – 1 shared ownership and 1 affordable rent

2 x 3 bed 5/6 person houses – 1 shared ownership and 1 affordable rent

These conclusions are based on information provided by residents of the parishes of Hartington Nether, Town Quarter and Nether Quarter as part of an online survey. The views of the Parish Councils and the community on the outcomes of this report are very much welcomed.

Isabel Frenzel
Rural Housing Enabler
Derbyshire Dales District Council
Town Hall
Matlock
DE4 3NN

Email: Isabel.Frenzel@derbyshiredales.gov.uk

Telephone: 01629 761256