

BACKGROUND TO THE SURVEY

This Appendix sets out the background to and the results of the Housing Needs Survey undertaken by the Council between 1991 and 1993.

The need for affordable housing in the District has been recognised as part of the Council’s Housing Strategy 1995 - 97. The Housing Needs Survey was undertaken to quantify the number and type of dwellings that would be required in order to provide a justification for policies in the District Wide Local Plan and support for subsequent negotiations with landowners and developers.

THE HOUSING NEEDS SURVEY

The Market Towns

The Council’s Environmental Health and Housing Division undertook a postal survey of households in the market towns in the District. Almost 14,000 questionnaires were sent out. The response rate is shown in Table 1.

Table 1

Town	No of forms sent out	No of forms returned	Response Rate
Northallerton	6,800	1,937	28.4%
Stokesley	1,600	568	35.3%
Thirsk and Sowerby	2,788	981	35.2%
Easingwold	1,466	591	40.3%
Bedale and Aiskew	1,245	637	51.2%
TOTAL	13,899	14,714	33.9%

Of the 4,700 forms returned, over 1,200 indicated that someone in the household, or a relative, was either looking for accommodation at the present time or would require housing within five years.

The survey revealed that almost half of those responding as having a housing need were single people; 20% of the respondents with need were single people under the age of 25. Table 2 gives a breakdown of the principle categories of people with housing need.

Table 2

Category	No of Responses	% of those with housing needs
Single people under 25	245	20%
Single people 25-65	184	15%
Families (including those with a single parent)	319	26%
Pensioners (single or couple)	199	16%

About three quarters (912 responses) of those with housing need replied to say that they required a house or flat, 18% (220 responses) were looking for a bungalow and the remaining 7% (81 responses) sought sheltered accommodation.

Over 40% (508 responses) stated that their housing need was current, whilst 60% (751 responses) were anticipating their requirements within 5 years' time.

Table 3 sets out the results of the Housing Needs Survey for each of the market towns.

Table 3

		Aiskew & Bedale	Easingwold	Northallerton	Thirsk & Sowerby	Stokesley	TOTAL
SIZE OF HOUSEHOLD	Single	47	49	238	116	84	534
	Childless Couples	41	37	114	111	59	362
	Family	39	41	98	112	29	319
TIME REQUIRED	Now	42	58	191	132	85	508
	Within 5 Years	125	61	232	246	87	751
TYPE OF DWELLING REQUIRED	House/Flat	84	86	376	238	128	912
	Bungalow for Elderly	31	31	59	67	32	220
	Sheltered	12	8	16	33	12	81
TENURE	To Rent	43	50	232	139	41	505
	To Buy	47	37	125	123	82	414
	Either	26	36	93	68	49	272
WITHIN THE SETTLEMENT	Yes	65	82	311	189	121	768
	No	11	6	36	17	5	75
	Don't Know	24	9	92	55	46	226

Villages

A number of Housing Needs Surveys have been undertaken in the rural areas of the District in conjunction with Action for Committees in Rural England and the Joseph Rowntree Foundation. A temporary post of rural housing enabler was created to assist Parish Councils to conduct surveys and help to identify potential sites for affordable housing. Following cessation of this post in May 1993, the work has been continued by the Council's Environmental Health and Housing Division.

All Parish Councils in the District have been contacted and at September 1994, 25 Parish Councils had conducted surveys in their areas. The results from these surveys revealed a clear need for affordable housing in villages. However, due to the changing circumstances in villages, further surveys will be required in the future to ensure that the housing needs of these communities are kept up to date.

Land Availability and Prices

In the Council's Housing Strategy 1995 - 97, the problems of high land and property prices are recognised as underlying reasons for the shortage of affordable housing in the District. The following aspects have been highlighted:

- 1 Prime development land costs in excess of £200,000 per acre and lower valued sites usually incur higher development costs.
- 2 The District Council has limited land holdings. These have been re-assessed recently to try to identify potential development sites for affordable housing, none were, however, identified.
- 3 There are very few private rented properties in the District and they are occupied by only 8% of the total population (as compared to a 10% national average). Rents for these properties remain fairly high.
- 4 House prices in the area remain high, with an average semi-detached selling at around £60,000 (Halifax Standardised Indexes 1994). For those households with an average income for the area of £14,200, this property is out of reach. Now houses tend to be in the higher price bracket. Few starter homes are completed in the area; the average price for a new dwelling in the Yorkshire and Humberside region is £75,017 (Housing and Construction Statistics 1992).
- 5 In 1994, there were 4,472 Housing Association properties within the District providing low cost homes for rent. Only 47 new dwellings were added to the stock in 1993/4. About 68% of Housing Association lettings went to local authority nominees, of whom 74% were statutorily homeless.

