



Rural Housing Needs Survey 2011

Longnor Parish

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Introduction

In July 2011, Staffordshire Moorlands District Council undertook a housing needs survey with the support of Longnor Parish Council. Survey forms were posted out to every household in the Parish. Of the 198 forms posted out, 38 survey forms were returned, a statistically significant response rate of 19%. The aim was to give every household the opportunity to have their housing need assessed and to identify actual households who are in housing need in the local community.

House price inflation has pushed open market housing beyond the reach of many people. The expensive housing that is available can be bought by people from outside the Parish and the younger, less affluent people leave in order to find accommodation which they can afford. The numbers of homes which are actually needed in a rural community can be small, but their impact can really make a difference. A decision made by local people in a rural community about just a few affordable homes can be crucial to the future sustainability of that community, to its shop, pub, school and local businesses.¹

Purpose of the survey

The survey was conducted in order to obtain evidence of the affordable housing need in the Parish of Longnor. The aim of the survey was to establish the type and tenure of housing that may be required to meet local need, and the extent to which any housing need might be met by current housing stock. It also seeks to identify people who have a strong local connection to the parish and need to move into their own accommodation within the parish but cannot afford to do so without the provision of some affordable housing.

Local resident views regarding affordable housing provision

The survey gives local residents the opportunity to give their opinions about affordable housing. The survey gauges the level of community support for the provision of affordable homes to meet local need. There can be legitimate concerns about the development of affordable housing within the local area. Opposition can also be about the development of lower priced or rental properties and the type of person who is likely to live in these properties. Local people are often convinced that the properties will in reality not be for local people. Of the total 38 forms returned a high proportion, 87% of respondents, would be in favour of a small development of affordable homes for local people within the Parish other views are expressed follow;

“Most residents housed in Longnor are not local people but are from Buxton/ Leek areas...I believe that building Low Cost housing in Longnor

¹ Living Working Countryside – The Taylor Review of Rural Economy and Affordable Housing. (2008)

is wrong and bad for the village...In favour if there is demand and there is a social housing provider with funding. There was difficulty finding occupants for two houses in Wetton and the houses at Warslow were built without RSL funding in place.”

The views of local residents regarding affordable housing can be categorised into 3 main groups as follows:

Category	No. of forms
In housing need and in favour of a scheme	5
Not in housing need and in favour of a scheme	28
Not in housing need and not in favour of a scheme	5

Respondents also identified the following sites as potentially suitable for a small scale development of affordable housing for local people.

- Former Honeycomb buildings/ centre
- Next to fire station
- Former Industrial Units Buxton Road, Bungalows only so as not to impinge upon view of other residents.
- Industrial site off Buxton Road.
- Behind Crewe and Harper
- Mico plants Longnor next to fire station. Below Riverview rear of Crewe & Harpur Arms.

Outline of Planning Context and Local Connection

The Parish of Longnor is in the Peak District Planning Authority area. The Local Plan (adopted March 2005) exceptionally allows the development of new housing or the conversion of an existing building in or on the edge of Local Plan Settlement (Policy LC2), where there is a proven local need for affordable housing. The key aim of LH1 planning policy, otherwise known as the rural ‘exceptions’ policy is to maintain balanced communities. People would need to have a strong local connection to the Parish or nearby Parish to qualify. Policy LH2 defines a qualifying local person that would be considered for any new affordable housing developed on an exceptional basis:

- A person (and his or her dependants) who has a minimum period of 10 years' permanent residence in the parish or an adjoining parish and is currently living in accommodation which is overcrowded or otherwise unsatisfactory;

- A person (and his or her dependants) who has a minimum period of 10 years permanent residence in the parish or an adjoining parish and is forming a household for the first time;
- A person not now resident in the parish but with a proven need and a strong local connection with the parish, including a period of residence of 10 years or more within the last 20 years;
- a person who has an essential functional need to live close to his or her work in the parish, or an adjoining parish within the National Park.

The local connection of those residents in housing need and in favour of a scheme can be summarised as follows:

Category	% of Respondents	Ranges in Years (min and max)	Average Duration (years)
Currently live in the Longnor Parish	100	2 - 70	23
Work in the Longnor Parish	13	2 - 34	14
Have relatives in the Longnor Parish	21	0.5-100	40
Have previously lived in the Longnor Parish	0	n/a	n/a

The following charts set out the key housing demand information from the survey for the 5 households identified in housing need.

Housing Need by Age Group

The survey identified that the 5 households in need are predominantly made up of people in the 25 to 44 and 60-74 age groups. There is less need in the 16-24, 45-59, and 75+ age groups.

The household types of the 5 households in housing need are as follows:

Single family with a weekend access arrangement for 2 children

Single adult 2

Elderly single adult 1

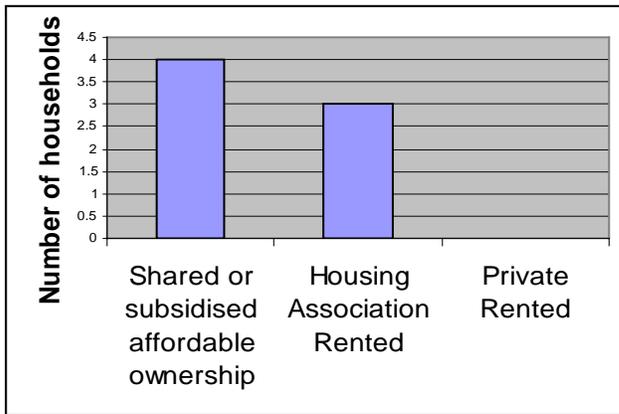
Elderly couple 1

Timescale for Housing Requirements

In response to the question “When is this housing going to be needed”, 2 households stated “1 to 3 years”, another 2 stated “now” and 1 did not answer the question.

Tenure Preferences

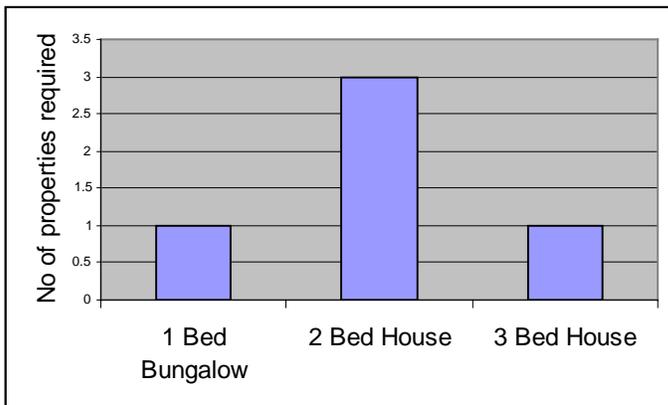
Respondents' tenure preference was distributed between shared or subsidised affordable ownership and housing association rented.



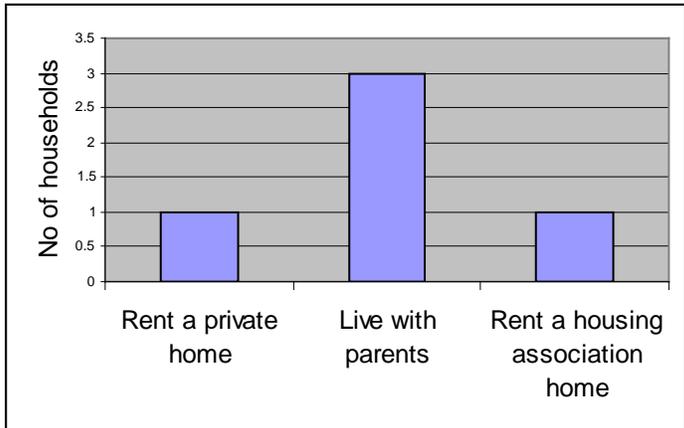
Accommodation Requirements

The survey indicated a predominant requirement for 2 bed houses, with a lesser need for 3 bed houses and 1 bed bungalows. Although it should be noted that 4 of the 5 households would, under normal circumstances, only be offered the following through the 'Staffordshire Moorlands Homechoice' scheme:

- A 2 bed flat rather than a house because they are single person with an access arrangement.
- A one bed property rather than a 2 bed or 3 bed house because they are single adults or an elderly childless couple.

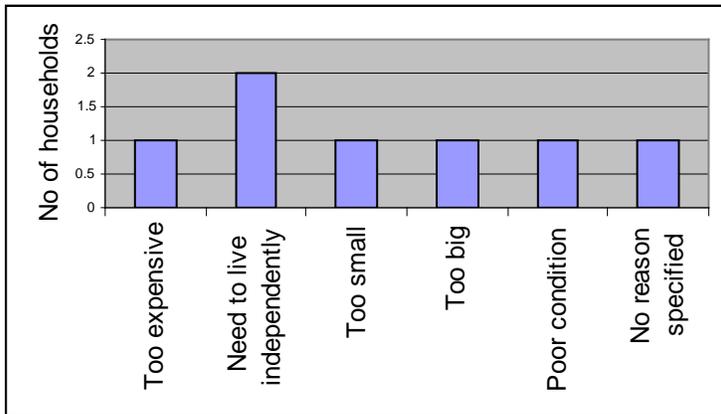


Current accommodation



The greatest need for affordable housing is from people currently living with their parents (60%), another household is living in private rented accommodation and the other rents a home from a housing association and requires residential accommodation.

Why is your current accommodation unsuitable?



The survey identified that the key reason why respondents' current housing is unsuitable is due to the "need to live independently" (40% of households). These results link to the above chart "Where do you currently live?" which shows that the majority of respondents are living with parents or are in private rented accommodation.

'Staffordshire Moorlands Homechoice' Data – registered housing need

A further indicator of need can be determined from the number of people registered on a Housing Register. There are currently 57 households that have registered on Moorlands Homechoice with an interest in the Longnor area, with 2 resident in Longnor Parish and none of the households identified in need in this survey are registered on Moorlands Homechoice. The housing register was updated in July 2011 with numbers reduced, 1813 accounts closed and 1754 current active users remaining. It can therefore be taken that there are a further 2 additional households in need of accommodation who did not respond to the survey. The figure of 2 Longnor residents registered on Moorlands Homechoice should be considered as a minimal expression of actual need and is likely to be an under-representation because it does not include people with a local connection to the Parish who have moved away and may wish to return.

The 2 households registered on Moorlands Homechoice require a home with the following number of bedrooms and fall into the following age bands:

Age Band	Number of Bedrooms Required	Household type
25-44	2	Single & 1 child
45-59	1	Single elderly

Parish Leavers

Those that responded to the survey highlighted 9 Parish Leavers, people that were resident in the Longnor area and left the Parish within the last 10 years because they could not afford to buy/ rent a home in the area. 5 of these Parish Leavers were former household members and would potentially return if cheaper housing were available.

Existing housing stock and turnover

The most common house type within the Manifold Ward is detached, the most common tenure is owns outright and the housing density is 0 dwellings per hectare. The table overleaf shows the occupancy characteristics of the Manifold Ward and demonstrates that second residences/ holiday homes represent a higher proportion than the regional average.

	Number	%	Compared to Region (%)
Occupied household space	732	89.30%	-7.40%

Second residence/holiday accommodation	44	5.40%	5.10%
Unoccupied household space	88	10.70%	7.40%
Vacant household space	44	5.40%	2.30%
Total	820	100.00%	0.00%

A profile of Manifold Ward property types illustrates that there is a low proportion of entry level accommodations such as flats and terraces available.

	Number	%	Compared to Region (%)
Detached	540	65.70%	41.90%
Semi-detached	162	19.70%	-17.90%
Terraced	93	11.30%	-12.60%
Flats - purpose built block	14	1.70%	-9.60%
Flats - conversion	3	0.40%	-1.40%
Flats - commercial building	7	0.90%	-0.10%
Mobile or temporary structure	3	0.40%	0.00%
In a shared dwelling	0	0.00%	-0.20%
Total	822	100.00%	0.00%

Of the 822 total dwellings within the Manifold Ward the annual turnover by property type shows that the turnover of properties has decreased in the Manifold ward and very few entry level properties become available.

	Terraced property sales	Semi-detached property sales	Detached property sales	Flat/ Maisonette property sales	Total Properties	% of total stock
2007	4	1	12	0	14	1.7
2008	1	2	3	0	6	0.73
2009	2	4	8	0	14	1.7
2010	2	0	5	0	7	0.85
2011	0	2	5	0	7	0.85

The Manifold Ward tenure profile below shows that owner occupation represents nearly 75% of all stock, well above the national average.

	Number	%	Compared to Region (%)
Owns outright	332	45.00%	14.80%
Owns with a mortgage or loan	214	29.00%	-9.60%
Shared ownership	3	0.40%	-0.30%
Private rented - landlord or letting agency	79	10.70%	4.30%
Private rented - employer	3	0.40%	0.20%

Private rented - friend or relative	10	1.40%	0.90%
Rented from Council (Local Authority)	10	1.40%	-12.90%
Other social rented	49	6.60%	0.30%
Living rent free	28	3.80%	1.20%
Other	10	1.40%	1.10%
Total	738	100.00%	0.00%

The dwelling types and low turnover rates of housing association properties within the Longnor Parish are summarised in the table below.

Housing Association	Property Type	Letting Restrictions	Turnover in last 5 years
Peak District Rural Housing Association	2 x 2 bed house	n/a	0
East Midlands Housing Association	15 x 3 bed house 2 x 4 bed house	10 years local connection to Longnor and surrounding parishes	5
Moorlands Housing Association	8 x 1 bed bungalow 8 x 3 bed house 1 x 2 bed house	n/a	3

Affordability – ability to purchase a property on the open market

The survey asked respondents for financial information, including the level of mortgage and rent that they could afford. The table shows the mortgage borrowing ability of respondents in housing need.

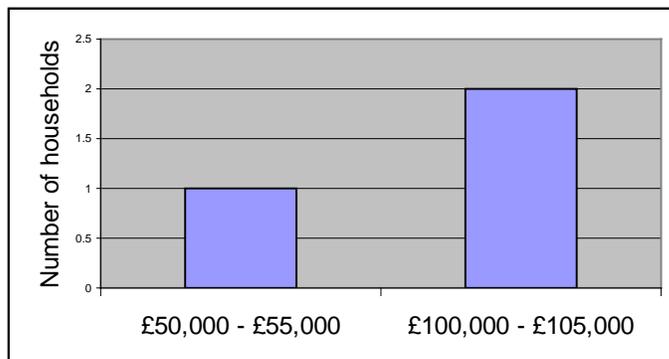
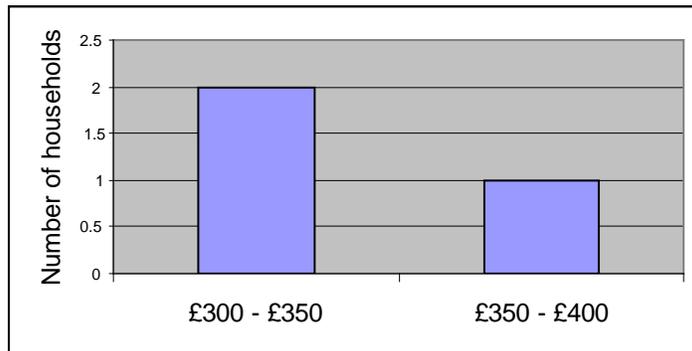
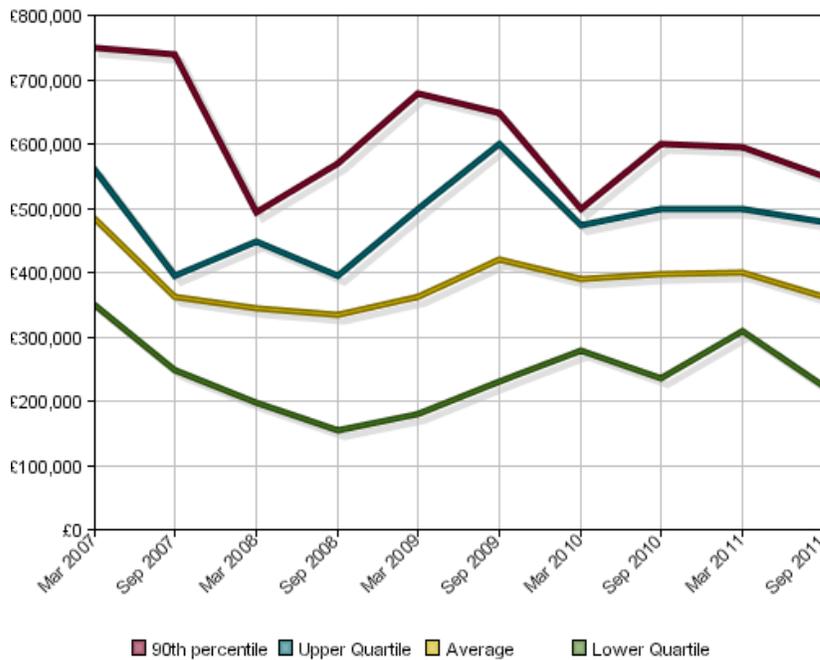


Table showing the weekly income (take home pay) of respondents in housing need



Although respondents indicated a preference for owner occupation, none of the households may be able to meet their housing need by purchasing a property on the open market (comparing mortgage borrowing ability and savings to the entry level price for a terraced property in the Manifold Ward of £140,000). The households do not have the household income or savings to meet their housing needs on the open market. The graph and tables below show average property price information over time.



	90th percentile	Upper Quartile	Average	Lower Quartile
Mar-07	750,000	560,000	483,829	350,000
Sep-07	740,000	395,000	364,060	250,000
Mar-08	495,000	450,000	344,329	199,500
Sep-08	570,000	395,000	335,444	155,000

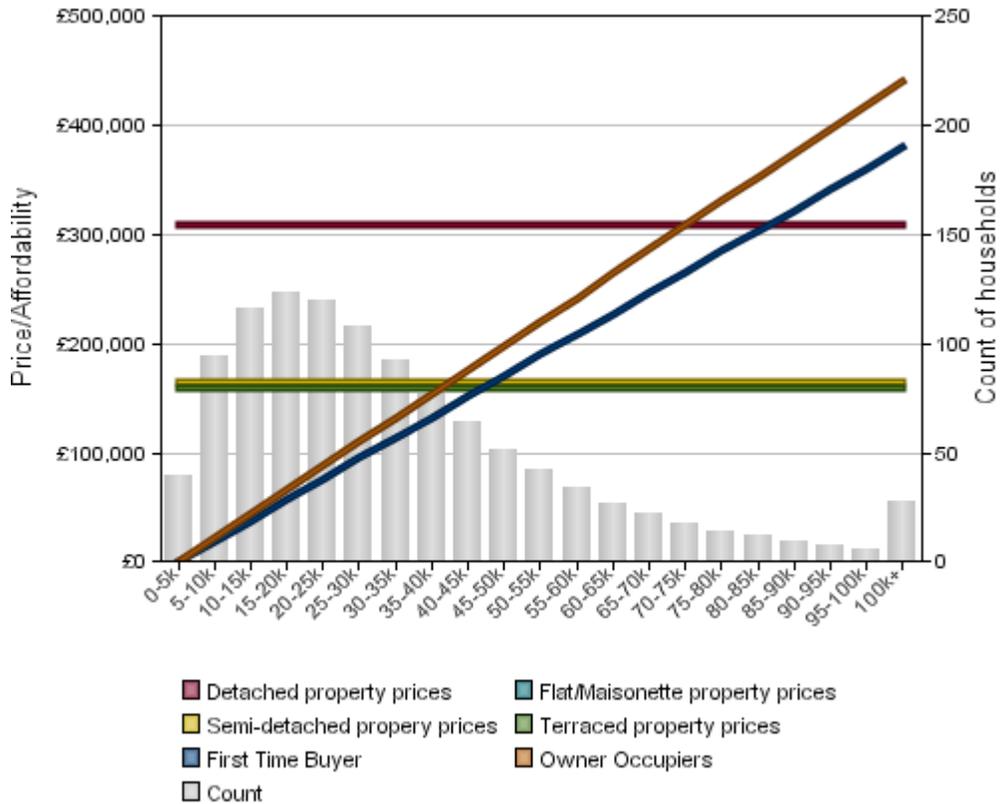
Mar-09	680,000	500,000	362,619	180,000
Sep-09	650,000	600,000	422,750	232,000
Mar-10	500,000	475,000	390,524	280,000
Sep-10	600,000	500,000	397,917	237,500
Mar-11	595,000	500,000	402,235	310,000
Sep-11	550,000	480,000	363,575	225,000

(Source: Hometrack)

The average property price information over time for a terraced property which can be considered entry level housing in the absence of flats.

	No. terraced properties sold	Average price of terraced property
Mar-03	4	115,500
Sep-03	3	171,667
Mar-04		
Sep-04	1	150,000
Mar-05		
Sep-05		
Mar-06	2	206,750
Sep-06	3	181,667
Mar-07		
Sep-07	5	146,400
Mar-08	4	237,250
Sep-08		
Mar-09	1	180,000
Sep-09	2	126,000
Mar-10	1	175,000
Sep-10	3	221,667
Mar-11	1	159,500
Sep-11	2	140,000

Affordability in the Manifold Ward based on household disposable incomes is 8:1, compared to a regional average of 3.5:1. (Earnings data related to a single person in household employment) The lower quartile house price to income ratio in Manifold Ward is 17:1. The information contained in the graph shows a mortgage calculation at 3 times income and is explained in the below table.



	Manifold Ward % of households priced out of market
FTB households - Flats	
FTB households - Terraced houses	77.57%
FTB households - Semi-detached houses	77.57%
FTB households - Detached houses	97.05%
Owner occupier - Flats	
Owner occupier - Terraced houses	71.05%
Owner occupier - Semi-detached houses	71.05%
Owner occupier - Detached houses	95.17%

(Source: Hometrack)

Over three quarters of first time buyers 77.57% are priced out of buying entry level terraced houses in the Manifold Ward on a loan based on 3 times incomes. This combined with the current lending market and higher deposit requirements means that even more households are likely to be priced out. This indicates a need for either shared ownership or rented accommodation to increase the availability of affordable properties in the area.

Recommendation on the numbers of affordable housing to be provided in Longnor Parish

It is not usual to provide specifically and exactly for the total identified need as some households may not be eligible for affordable housing and some respondents may withdraw, move away or be housed by other means. It is recommended that the amount of housing provided be based on 30% of the total need identified. This would mean the provision of **4** new homes.

The figures have been calculated by adding potential new households to potential returnees and taking 30% of this figure, as follows:

$$7 + 5 = 12. \quad 30\% \text{ of } 12 = 3.59$$

This survey has been undertaken with the support of Longnor Parish Council. These conclusions are based on information provided by residents of the Parish of Longnor as part of a paper-based survey. The views of the Parish Council and the community on the outcomes of this report are welcomed.