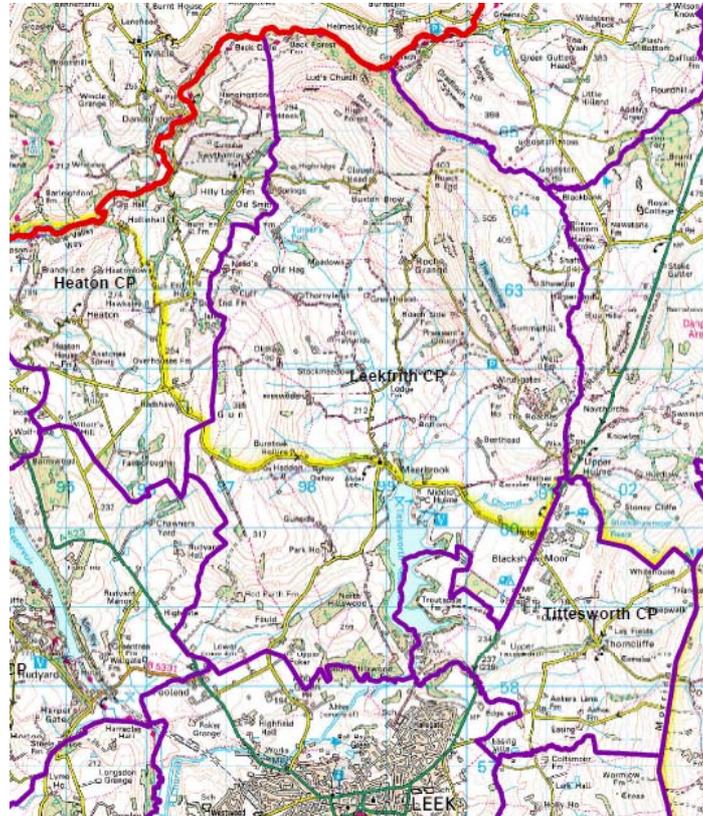


Leekfrith Parish Housing Needs Survey 2014



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Introduction

During May 2014 Staffordshire Moorlands District Council undertook a housing needs survey with the support of Leekfrith Parish Council. Survey forms were posted out to 152 households within the Parish and 2 former resident households identified as 'parish leavers', there was a low 17% response rate. All responses returned up to and including 18th July 2014 were analysed, results are shown in Appendix 1. The aim was to give every household the opportunity to have their housing need assessed and to identify households who are in housing need in the local community.

Key Findings:

Local resident views regarding affordable housing provision

The survey gives local residents the opportunity to give their opinions about affordable housing and 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 and 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 and whether they may be associated with the local area. 69% households surveyed are in favour of a small development of affordable homes for local people. Comments in relation to affordable housing provision within the Parish are shown in Appendix 1.

Respondents also identified the following sites as potentially suitable for small scale affordable housing development for local people with recognition that development opportunities are informed and restricted according to Peak District National Park planning authority policy.

- Upper Hulme Village
- Where people could use their own land
- Old MOD/ Army base in Blackshaw Moor and Moss Rose Public House
- Disused yard in Blackshaw Moor
- Centre of Meerbrook - either side of New Road

Households in housing need

7 households identified themselves as in housing need. 6 currently live within the Parish and local connections are also gained through close family, previous residence and employment. 2 households are single adults (0-24), 1 single adult (under 55), 3 couples (over 55 or requiring level access accommodation) and 1 a couple with children. Households consider current accommodation unsuitable because of 'health or mobility problems', 'too small', 'too big', 'need single level access or adapted accommodation', 'too expensive' or/ and 'need to live independently'. Accommodation is required now, within 1 to 3 years, and 3 to 5 years. If these households could not live in their first area of choice they would be willing to move between 1-4 miles away. There are multiple reasons (e.g. education, job prospects, social excitement, cultural opportunity, reduced travel needs) other than access to housing that may encourage people to move towards urban areas.

The table below is only based on the survey respondents' self-identified need and stated preferences, which shows preference for 2 and 3 bed properties.

Accommodation & bedroom preferences (without open market and available social housing filter)				
TOTAL (more than total no. households in need as some respondents made >1 selection)				
	1 bed	2 bed	3 bed	4+bed
House		1	3	1
Flat				
Bungalow		3	2	

Analysis of need in context of open market

The above results are based only on the survey respondents' self-identified housing need and stated preferences. Preferences may be informed by aspirations towards longer term family formation, adaptations relative to lifetime requirements, additional spare bedrooms as opposed to current household make up and financial circumstances within the local market context.

Further analysis within Appendix 2 and below takes into account:

- Affordability information from www.housingintelligence.co.uk
- Financial information for each household
- Prevailing open-market conditions
- Social housing availability and eligibility

a) 3 households identifying as in housing need could meet their stated preferences by buying on the open market, own a property with no mortgage and do not wish to be considered for affordable home ownership or rented as provided through a housing association and shall be discounted from further housing need consideration. This was determined by using financial information provided and recent sales information shown below.

Area	Property type	Selling/ purchase price	Date of sale/ advertising
Upper Hulme	3 bed terraced	£154,450	advertised 14/07/2014
Upper Hulme	3 bed semi detached	£147,000	sold 14/3/2014
Upper Hulme	2 bed detached	£150,000	sold 16/4/2014
Swythamley	4 bed detached	£807,000	sold 4/6/2013

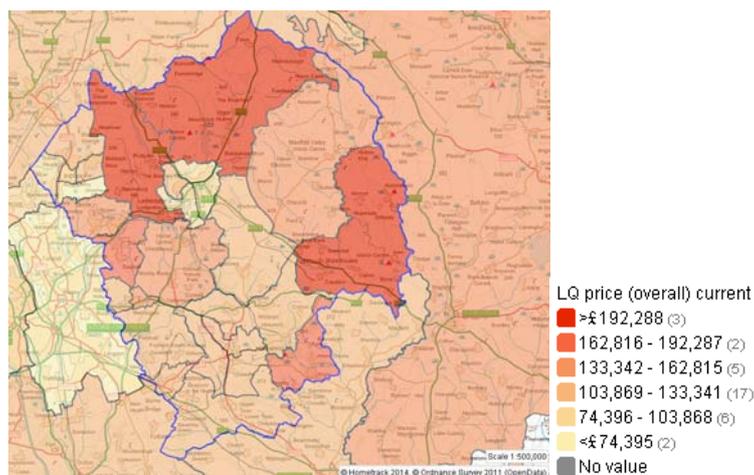
(Rightmove website)

There is a low turnover of properties generally in the Dane Ward, with low availability of market entry level accommodation (flats/ terraced) and higher priced detached properties available more frequently.

	Terraced	Semi-detached	Detached	Flat/Maisonette	Total
2009	Not Available	2	2	Not Available	4
2010	Not Available	2	5	Not Available	7
2011	3	Not Available	7	Not Available	10
2012	Not Available	3	10	Not Available	13
2013	1	2	6	Not Available	9

(Hometrack website)

The average property price in the Dane Ward (based on sales) is £235,000 compared to the District wide average of £170,043. £150,000 represents a lower quartile or entry level property price within the Dane Ward. Analysis of affordability based on the relationship between personal (individual) incomes and house prices shows that ten times an individual income would be required to purchase in the Dane Ward, which can be expressed as a ratio of 10:1, compared to the District ratio of 5.8:1. Below comparison of the lower quartile house price to income ratios shows the Dane Ward within the top 3 highest wards.



The cost of renting privately per week in the Dane Ward is shown below, however 1 bed accommodation in the parish area is negligible.

	Average (£)	District average rent comparison	30th percentile (£)	80% Average (£)
1 bed	95	87 -9% higher	89	76
2 bed	146	103 - 42% higher	118	117
3 bed	149	130 - 14% higher	132	119

(Hometrack website)

b) One of the households identifying as in housing need did not provide sufficient financial information to be able to judge whether their needs could be met by the open market. In these cases affordability data can be used as a proxy for personal financial information.

	% of households priced out of the market	
	Staffordshire Moorlands	Dane Ward
FTB households - flat	38.44	Not available
FTB households - terraced house	47.24	48.87
FTB households - semi-detached house	61.84	48.87
FTB households - detached house	74.09	85.67
Owner occupier household - flat	38.44	Not available
Owner occupier household – terraced house	38.44	40.72
Owner occupier household – semi-detached house	54.98	40.72
Owner occupier household – detached house	68.42	82.5

(Hometrack website)

With nearly 50% of first time buyers priced out of the open market and the information provided it can be assumed that this household would not be able to meet their needs on the open market.

Availability, eligibility and turnover of social housing stock

The majority of social housing allocations in Staffordshire Moorlands are facilitated through Staffordshire Moorlands Homechoice choice based lettings. Your Moorlands (LSVT) and most registered social landlords use this system and the accompanying website. The eligibility criteria can be used to 'translate' the stated 'property preferences' of households/individuals in need, into 'actual need'. Single adult households would only be eligible for 1 bed housing association properties. They would be considered for 1 bed intermediate (shared ownership/ equity) options and national Help to Buy guidance around affordable home ownership options does suggest that the purchase of a property with an additional bedroom above a households current requirements may be permitted to ensure that growing families can access suitable homes.

Existing social housing in the Leekfrith Parish provides for families with 2x3 bed and 2x2 bed shared ownership properties in Meerbrook.

Other areas of housing need (housing register & parish leavers)

A further indicator of need can be determined from households registered on a Housing Register. There are currently 66 households that have registered on Staffordshire Moorlands Homechoice with an interest in 'Leekfrith' area. None of these households currently reside within the Leekfrith Parish area. Therefore it can be taken that there are no additional households registered on Staffordshire Moorlands Homechoice in need of affordable housing within the Parish area. This does not include;

- Those that have selected 'anywhere' as an area of choice on Moorlands Homechoice.
- Those that may have a local connection to the Leekfrith Parish through means other than residence, people with a local connection to the Parish who have moved away and may wish to return.

Housing need survey respondents identified 2 Parish Leavers, 'former Parish residents that left within the last 10 years because they could not afford to buy/ rent a home in the area'. These Parish Leavers were sent surveys however failed to respond.

Planning context

Planning policies that address housing can be found in PDNPA saved Local Plan policy **LH1** and Supplementary Planning Guidance¹ (SPG) which supplement the Local Development Framework Core Strategy (adopted October 2011) policies **DS1**: Development strategy, **HC1**: New housing, **HC2**: Housing for key workers in agriculture, forestry or other rural enterprises. These policies address important considerations; quantifying affordable housing need, restricting occupancy to those who qualify and the size and type of home that will be acceptable.

Saved Local Plan Policy LH1: Meeting local needs for affordable housing

Exceptionally residential development will be permitted either as a newly built dwelling in or on the edge of Settlements (Policy LC2) or as the conversion of an existing building of traditional design and materials in the countryside provided that:

- there is a proven need for the dwelling(s). In the case of proposals for more than one dwelling, this will be judged by reference to an up to date housing needs survey. In the case of individual dwellings, need will be judged by reference to the circumstances of the applicant including his or her present accommodation; and
- the intended occupants meet the requirements of the National Park Authority's local occupancy criteria (policy LH2). In the case of proposals for more than one dwelling, where the intended occupants are not specified, a satisfactory mechanism to ensure compliance with the local occupancy restriction will be required - normally a planning obligation; and
- the dwelling(s) will be affordable by size and type to local people on low or moderate incomes and will remain so in perpetuity; and
- the need cannot be met within the existing housing stock. Individuals may be asked to provide evidence of a search for suitable property which they can afford to purchase within both their own and adjoining parishes; and
- the requirements of Policy LC4 (design, layout and landscaping standards) are complied with.

Key principles established by **HC1** and **HC2** policies include:

- Encouraging affordable housing, in a range of settlements identified in Core Strategy DS1, but also by enhancement of sites and buildings elsewhere:

¹ Meeting the local need for affordable housing in the Peak District National Park (2003)

- working in a consultative manner in each settlement as local need for affordable housing arises rather than allocating land in advance for housing.
- Resisting general demand for new open market housing but permitting some in cases where it is needed to bring about conservation and enhancement in named settlements or of valued buildings,
 - Providing for essential worker dwellings, care homes and supported dwellings, and holiday accommodation where possible by re-use of existing buildings of historic or vernacular merit.
 - Conversion to incorporate affordable housing, where it can be achieved without compromising viability. It also requires a financial contribution towards affordable housing elsewhere, if there is no evidenced need for affordable housing in the parish subject to the proposal for conversion. There must be an intention to provide affordable homes wherever and whenever that is physically possible within the conversion scheme.
 - Principle of permitting open market housing only where: 1. the site or buildings needs conserving or enhancing, and can accommodate more than one dwelling, in which case the Authority will try and secure the best result for both the site or building and the community by permitting a mix of open market and affordable housing. 2. it is needed to secure conservation or enhancement of a site that can only accommodate one dwelling

Who qualifies as a “local” person for the purposes of justifying the need for new affordable homes is defined within **saved local plan policy LH2**. The definition of people with a local qualification requires a person to have a well-established connection with the area. Exceptionally new housing will be permitted for a person with a proven need in accordance with Policy LH1 provided that the dwelling will be occupied by:

- 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; or
- 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; or
- 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; or
- a person who has an essential need to live close to another person who has a minimum of 10 years' residence in the parish, the essential need arising from age or infirmity; or
- 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.

DS1 development strategy indicates what types of development are acceptable in principle in the countryside and named settlements such as Flash. In or on the edge of these settlements new build development will be acceptable for affordable housing provided that an assessment of capacity is undertaken to examine settlement character, pattern, and landscape setting.

Conclusions

A total of 3 households present with an affordable housing need. These comprise 2 young single households that require accommodation in the near future, within the next 1-5 years. Another large household requires accommodation now.

It is therefore recommended that 2x1 bed and 1x5 units of affordable housing be provided. A 5 bed affordable property would be unusual and exceptional in terms of affordable housing provision and may not meet with future District housing needs, therefore option to readily convert the accommodation to be considered. Similarly Lifetime Homes standards would ensure accessible and inclusive affordable provision.

In favour of development	
In favour of small development of affordable homes for local people	69%
of which;	
Identifying as in housing need and in favour of a scheme	27%
Identifying as not in housing need and in favour of a scheme	42%
Identifying as not in housing need and not in favour of a scheme	31%
Identifying as not in housing need and unspecified	0
Total respondents	26

Comments in relation to affordable housing provision in the Parish for local people
<p>'Individual developments more in keeping with Leekfrith scattered community, several individual scattered homes would be more appropriate to the families in the area where people can use their own land...family size and existing affordable housing...build our own...the only way we could afford to live here'</p> <p>'Unable to afford housing in the area is in short supply resulting in the younger generation having to leave which is a detriment to the community.'</p> <p>'Lots of derelict Mills in Leek that would make excellent apartments.'</p> <p>'Every persons needs are different so a variety of housing is needed e.g. suitable for couples or larger properties for families which are vital fro village life and to help rural schools and communities. At the moment there is very little on offer for families with two or more children.'</p> <p>'When the dam at the reservoir was built 9 properties were flooded...this forced some families out...moved to Macclesfield and Leek...If some of the land either side of the New Road were purchased this would bring new life back into the centre of the village.'</p> <p>'Much of the housing is widespread because of the farming community but if owners have to leave due to infirmity there is little in the way of appropriate housing in the village to offer them.'</p> <p>'Accommodation required for retiring people who wish to downsize and pass their larger house and business (i.e. farm) to their children in order to keep families within the community.'</p> <p>'Families with children wanting to build their own home...a community needs families to support school, village activities...approve barns for holiday but not homes.'</p> <p>'We believe that local people should be able to stay in the community that they have grown up in whther it be affordable housing provided to be rented, or housing built by that person/s on their own/ families land or land available to purchase. We need young people to stay here.'</p> <p>'Houses are required on private land for family members (i.e. within the cartilage of existing buildings) who do not want to move.'</p> <p>'...in favour of a small development of barn conversions which would be more in keeping with the planning designations already in place...'</p>

Households identifying themselves as in housing need	
Number of households	7

Household makeup of those identifying as in need	
Single adult (16-24 yrs)	2
Single adult (under 55)	1
Couple (over 55/ requiring older persons accommodation)	3
Couple with children	1

TOTAL	7
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Local Connection of households identifying as in need (total more than total household need as some respondents made >1 selection)			
households in need currently residing in parish	6	average length of time in parish (yrs)	26
households in need with previous residence	1	average length of time previous parish residence (yrs)	23
households in need with immediate family in parish	3	average length of time family in parish (yrs)	82
households in need with employment in parish	2	average length of time employment in parish (yrs)	23

Timescale for housing requirements	
in need now	3
in need within 1 - 3 yrs	1
in need within 3 - 5 yrs	3

How far away would households identifying in need be willing to move?	
0-4 miles	6
No answer	1

Current tenure of households identifying as in need	
Own with a mortgage	1
Own with no mortgage	3
Live in tied accommodation	1
Live with relatives/ friends	2

Why current home unsuitable (total more than total household need as some respondents made >1 selection)	
too small	2
too big	2
too expensive	1
need to be close to family	0
health or mobility problems	3
need to live independently	1
Need single level or adapted accommodation	1

Why wish to live within the Parish? (total more than total household need as some respondents made >1 selection)	
born/ grew up there	3
close family ties	4
currently live	5
employed	1
need to take up employment	0

other	1
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Tenure preference of households identifying as in need	
households preferring private rented	
households preferring housing association rented	2
households preferring private home ownership	7
households preferring affordable home ownership	3
TOTAL (more than total no. households in need as some respondents made >1 selection)	12

Accommodation & bedroom preferences (without open market and available social housing filter)				
TOTAL (more than total no. households in need as some respondents made >1 selection)				
	1 bed	2 bed	3 bed	4+bed
House		1	3	1
Flat				
Bungalow		3	2	