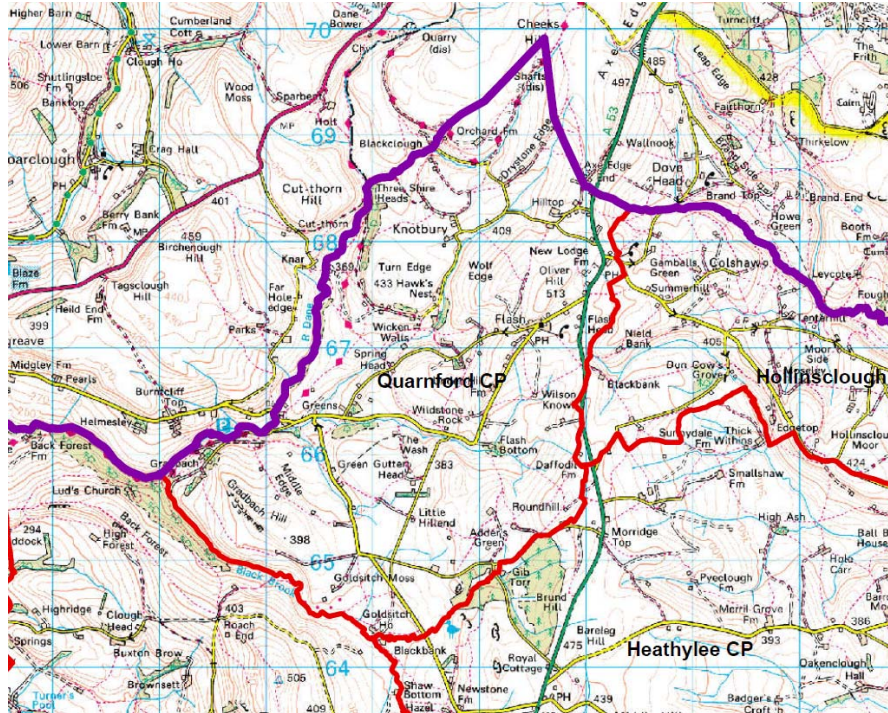


Quarnford Parish Housing Needs Survey 2014



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Introduction

During March and April 2014 Staffordshire Moorlands District Council undertook a housing needs survey with the support of Quarnford Parish Council. Survey forms were posted out to 96 households within the Parish, with no further households outside the parish requesting surveys there was a low 18% response rate. All responses returned up to and including 23rd May 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 actual 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. 59% households surveyed are in favour of a small development of affordable homes for local people.

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.

- Field opposite school
- Barns- Knotbury, Birchen Booth

Households in housing need

3 households, identified themselves as in housing need. All currently living within the Parish and with a strong local connection through residence and close family. 2 households are single young people (0-24) another a couple with 2 young children under 10 yrs. Households either 'need to live independently' representing 'households within households', or current accommodation is considered 'too small'. 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 and 5-10 miles away within reach of Buxton and Leek towns. There are multiple reasons (e.g. education, job prospects, social excitement, cultural opportunity, reduced travel needs) other than access to housing that encourage younger people to move towards urban areas.

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

Accommodation & bedroom requirements (without open market and available social housing filter)			
	1 bed	2 bed	3 bed
House	0	1	2
Flat	0	0	0
Bungalow	0	0	0

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 and additional spare bedrooms as opposed to current household make up and financial circumstances within the local market context.

Further analysis presented in 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) One household identifying as in housing need could meet their stated preferences by buying on the open market, does 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
Flash, Quarnford	3 bed detached	£230,000	sold 28/3/2014
Quarnford	3 bed detached	£375,000	sold 16/12/2013

(Rightmove website)

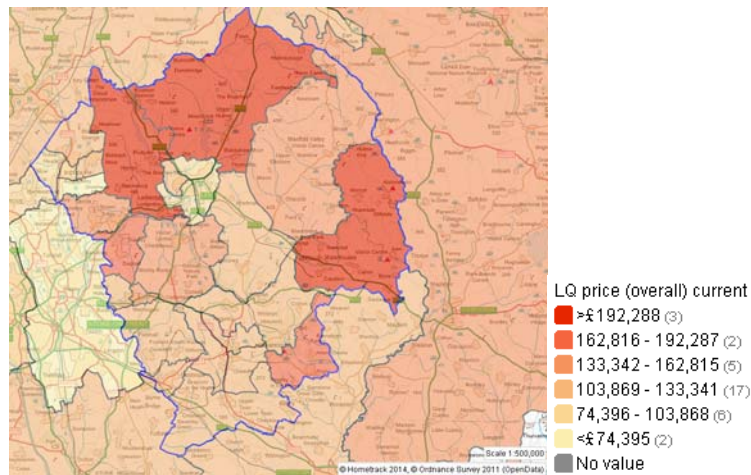
There is a low turnover of properties generally in the Dane Ward, with low availability of market entry level accommodation (flats/ terraced) and higher priced detached properties available more frequently.

	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. 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. The lower quartile

house price to income ratio which reflects an entry level affordability ratio is 13:1 compared to 8:1 within the District. 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 in table overleaf, 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 rented 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 Quarnford Parish provides for families with 4x3 bed housing association rentals and no affordable home ownership options.

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 52 households that have registered on Staffordshire Moorlands Homechoice with an interest in relevant 'Flash' and 'Quarnford' areas within the Parish. Only 1 of these households currently resides within the Quarnford Parish area, however there is no housing need or local connection to the Parish (within context of relevant PDNPA planning policy outlined elsewhere) or District (within context of Moorlands Homechoice policy). 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 Quarnford 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 did not highlight any '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.

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.

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

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: 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

2 young single households require accommodation in the near future, within the next 1-5 years. It is recommended that a maximum of 2 units of affordable accommodation be provided to meet these identified housing needs; 2 x 1 bed housing association rented. With consideration to an affordable home ownership option in view of stated timescales within which accommodation required and home ownership preferences towards larger properties. Lifetime Homes standards would ensure accessible and inclusive affordable provision.

Appendix 1: Results

In favour of development	
In favour of small development of affordable homes for local people	59%
of which;	
Identifying as in housing need and in favour of a scheme	3
Identifying as not in housing need and in favour of a scheme	8
Identifying as not in housing need and not in favour of a scheme	3
Identifying as not in housing need and unspecified	3
Total respondents	17

Comments in relation to affordable housing provision in the Parish for local people
'I hear from children I taught now adults that they want to live in the area but can't afford to buy or rent here'
'In the x years that we have lived here we have seen the school close due to lack of young families able to stay in the area. We have also seen youths prevented from converting barns for young members of the family who wished to stay and work in the area.'
'Better to allow more one off local housing needs than concentrate all in one development'
'On past and current evidence I believe there is no justification for building houses for local need in Quarnford...Previous local need development resulted in people from outside the area occupying... Little employment and inadequate transport, people travel to work, shop and to take children to school....Flash school has closed due to unsustainable local need.'
'Already a development which is ugly...cars spilling over onto road, gardens unkempt...already doesn't have 'local people' in them'.

Households identifying themselves as in housing need	
Number of households	3

Household makeup of those identifying as in need	
Single adult (16-24 yrs)	2
Couple with 2 children	1
TOTAL	3

Local Connection of households identifying as in need			
households in need currently residing in parish	100%	average length of time in parish (yrs)	18
households in need with previous residence	33.3%	average length of time previous parish residence (yrs)	10
households in need with immediate family in parish	33.3%	average length of time family in parish (yrs)	30
households in need with employment in parish	0%	average length of time employment in parish (yrs)	0

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

How far away would households identifying in need be willing to move?	
0-4 miles	1
5-10 miles	2

Current tenure of households identifying as in need	
Own with a mortgage	1
Live with relatives/ friends	2

Tenure preference of households identifying as in need	Expressed as percentage of total preferences	
households preferring private rented	2	29%
households preferring housing association rented	1	14%
households preferring private home ownership	2	29%
households preferring affordable home ownership	2	29%
TOTAL (more than total no. households in need as some respondents made >1 selection)	7	

Accommodation & bedroom preferences (without open market and available social housing filter)			
	1 bed	2 bed	3 bed
House	0	1	2
Flat	0	0	0
Bungalow	0	0	0

Why current home unsuitable	
too small	1
too big	0
too expensive	0
need to be close to family	0
health or mobility problems	0
need to live independently	2
other	0

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

