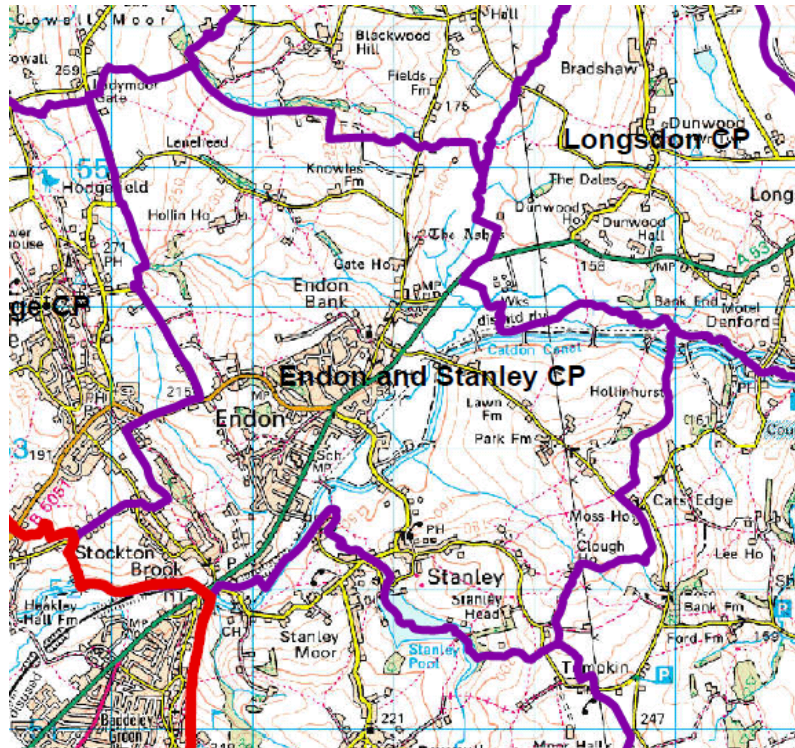


Endon and Stanley Parish Housing Needs Survey 2015



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1.0 Introduction

During March 2015 Staffordshire Moorlands District Council undertook a housing needs survey with the support of Endon and Stanley Parish Council. Survey forms were posted out to 1474 households within the Parish, there was a 21% response rate and 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.

2.0 Key Findings:

2.1 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. 61% 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.

- Post Lane
- Fields opposite Endon High school
- Land off Stoney Lane
- Off Hillside Avenue Estate
- Field behind Highview Road
- Top of Clewlovs Bank on left hand side entering Bagnall
- Fields off Stanley Road, Stockton Brook
- Fields adj Leek Road A53 near Stanley Road, Stockton Brook
- Fields adjacent to Caldon Canal, behind Stanley Road
- Fields adj Leek Road A53 near Hallwater
- Fields adj Leek Road A53 near Trinity Court Club
- Park Lane, Stanley
- Fields off Leek Road opp Blackhorse Pub
- Field in Endon between Leek Road A53 and Brook Lane.
- Land above Mayfair Grove
- Land between Hallwater and The Village
- Station Road, Endon opp The Quadrangle
- Endon Ford Garage
- Off track at Cliffs/ Gables
- Between the Plough and Blackhorse Leek Road, Endon
- Moss Hall Farm adjoining Basnetts Wood
- Near railway, Station Road
- Breach Road up to Broad Lane behind Fairfield Avenue
- Field top of Hillswood Drive

2.2 Households in housing need

28 households identified themselves to be in housing need. All either currently reside within the Parish or have a local connection through previous residence or immediate relatives living within the Parish. These households are primarily made up of single/couples with children/siblings (12), single adults (10) or childless couples (5). Households either 'need to live independently' (25%) representing 'households within households', or consider current accommodation 'too small' (15%). 13% of households also consider their current home to be unsuitable because it was 'too expensive', they require 'single level or adapted accommodation' or to be 'close to family for support'. Households specified that accommodation was required now (40%), within 1 to 3 years (44%), and 3 to 5 years (16%). 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. There are multiple reasons (e.g. education, job prospects, social excitement, cultural opportunity, reduced travel needs) other than access to housing that encourage people to move for instance towards urban areas.

The following tables are based on survey respondents' self-identified need and stated preferences, which shows preference for 2 bed houses and bungalows and open market home ownership.

Accommodation & bedroom preferences (without open market and available social housing filter)				
	1 bed	2 bed	3 bed	4 bed
House	2	10	4	1
Flat	2	1	1	0
Bungalow	0	6	2	0
Unspecified	4			

Tenure preference of households identifying as in need	Number of households	Expressed as percentage of total preferences
households preferring private rented	2	5%
households preferring housing association rented	9	22%
households preferring private/ open market home ownership	20	49%
households preferring affordable home ownership	5	12%
unspecified	5	12%
TOTAL (more than total no. households in need as some respondents made >1 selection)	41	

3.0 Analysis of housing need

The results above 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 below takes into account:

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

3.1 Local housing market

The average property price within the area (based on sales) is £179,756 in Brown Edge and Endon Ward and £283,500 in Bagnall and Stanley Ward compared to the District wide average of £167,872. Analysis of affordability based on the relationship between personal (individual) incomes and house prices shows that six times an individual's income would be required to purchase in the Bagnall and Stanley Ward, which can be expressed as a ratio of 6:1, within the Brown Edge and Endon Ward this is 7:1, compared to the District ratio of 6.3:1.

Some households identifying as in housing need could meet their stated preferences by buying on the open market, do not wish to be considered for affordable home ownership rented accommodation provided through a housing association and shall be discounted from further affordable housing need consideration. This was determined by using the financial information provided and recent sales information.

Area	Property type	Selling/ purchase price	Date of sale/ advertising
Endon	2 bed terrace	£128,000	Advertised 20/5/2015
Endon	2 bed terrace	£134,950	Advertised 20/5/2015
Endon	2 bed terrace x2	£149,950 x2	Advertised 20/5/2015
Endon	2 bed detached bungalow	£159,950	Advertised 20/5/2015
Endon	3 bed terrace	£162,500	Advertised 20/5/2015
Endon	5 bed semi	£169,950	Advertised 20/5/2015
Stanley	Terrace	£185,000	Sold 2/5/2014
Stanley	Terrace	£210,000	Sold 25/7/2014
Stockton Brook	3 bed semi	£135,000	Advertised 20/5/2015
Stockton Brook	3 bed semi	£190,000	Advertised 20/5/2015
Stockton Brook	2 bed bungalow	£121,000	Sold 6/2/2015
Stockton Brook	2 bed bungalow	£125,000	Sold 19/12/2014
Stockton Brook	3 bed detached	£205,000	Sold 19/12/2014
Stockton Brook	3 bed detached	£164,000	Sold 5/11/2014
Stockton Brook	3 bed semi	£210,000	Sold 6/3/2015

(Rightmove)

Current private housing stock turnover within the Brown Edge and Endon Ward and Bagnall and Stanley Ward is comparable to regional turnover. However there is greater availability and turnover of higher priced detached properties compared to market entry level accommodation (flats/ terraced).

Year	Ward	Terraced	Semi-detached	Detached	Flat/Maisonette	Year Total
2010	Brown Edge and Endon	3	16	20	Not Available	39
2010	Bagnall and Stanley	Not Available	7	10	2	19

2011	Brown Edge and Endon	1	18	25	Not Available	44
2011	Bagnall and Stanley	1	4	9	4	18
2012	Brown Edge and Endon	Not Available	27	23	Not Available	50
2012	Bagnall and Stanley	2	4	10	2	18
2013	Brown Edge and Endon	3	22	26	Not Available	51
2013	Bagnall and Stanley	Not Available	6	15	1	22
2014	Brown Edge and Endon	2	28	41	Not Available	71
2014	Bagnall and Stanley	2	14	6	6	28
Total		14	146	185	15	

(Hometrack)

The average median rent for private rent within relevant Wards is shown in the below table, these can be higher than the District average. The availability of private rental 1 bed accommodation and rental information within the area is minimal.

	Brown Edge and Endon Ward Average (£pw)	Bagnall and Stanley Ward Average (£pw)	District average rent comparison (£pw)
1 bed	not available	not available	87
2 bed	126	103	103
3 bed	137	150	137
4 bed	193	not available	193

(Hometrack)

Some 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 considered in below table can be used as a proxy for personal financial information. Approx 33%-66% of first time buyers and 24%-60% of owner occupiers being priced out of the open market.

	% of households priced out of the market		
	Staffordshire Moorlands District	Brown Edge and Endon Ward	Bagnall and Stanley Ward
FTB households - flat	38.24	Not available	66.83
FTB households - terraced house	47.89	34.84	72.20
FTB households - semi-detached house	64.05	60.91	66.83
FTB households - detached house	80.65	78.31	86.40
Owner occupier household - flat	38.24	Not available	60.38
Owner occupier household – terraced house	47.89	23.35	66.83
Owner occupier household – semi-detached	56.40	53.07	60.38
Owner occupier household – detached house	76.08	73.51	83.77

(Hometrack)

3.2 Eligibility, availability 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 with stock in the District 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'. For instance 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 Endon and Stanley Parish provides for families with 14x3 bed housing association rentals and no affordable home ownership options. In terms of turnover, since 2010 only 3 vacancies have been available.

3.3 Other areas of housing need (housing register)

A further indicator of need can be determined from households registered on a Housing Register. There are 280 households registered on Staffordshire 'Moorlands Homechoice' choice based lettings with an interest in 'Bagnall' 'Endon' and 'Endon and Stanley' areas within the Parish. Of these applications only 2 households currently reside within the Endon and Stanley Parish area, with housing need and local connection to the Parish. Therefore it can be taken that there are 2 additional households registered on Staffordshire Moorlands Homechoice in need of affordable housing within the Parish area. These housing register findings do not include;

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

4.0 Planning context

Key housing-related planning policies within the adopted Core Strategy include;

SS6a -Larger Villages Area Strategy (i.e. applicable to Endon)

Meet local housing needs by;

-increasing the range of available and affordable house types, especially for first time buyers and families;

-allocating a range of deliverable housing sites primarily in the built up area in locations across the village with good accessibility to services and facilities. Where development is required to be met on land outside the built up area this will only be of a small scale and on sites which relate well to the built up area, can be assimilated into the landscape and have good access.

-allowing for rural exceptions housing in appropriate locations on the edge of settlements (in accordance with policy H2). This will be additional to the housing provision for the rural areas.

SS6b- Smaller Villages Area Strategy (i.e. applicable to Stanley and Stockton Brook) Meet local community, social or economic need by;

-Enabling new housing development which meets a local need, including affordable housing (in accordance with H2);

-Allowing for rural exceptions housing in appropriate locations on the edge of settlements (in accordance with policy H2). This will be additional to the housing provision for the rural areas.

-Enabling small-scale new employment development including 'live-work' developments which are for a rural enterprise or an existing authorised business use;

H2 -Affordable Housing and Local Needs Housing

The provision of affordable housing will be delivered through the following measures;

1) In the towns, residential developments of 15 dwellings (0.5 hectares) or more shall provide a target of 33% affordable housing on-site from all sources. The actual level of provision will be determined through negotiation taking into account development viability and other contributions.

2) Elsewhere, residential developments of 5 dwellings (0.16 hectares) or more shall provide a target of 33% affordable housing on-site from all sources, unless there are exceptional circumstances which dictate otherwise. Exceptionally this may be provided through a commuted sum payment in lieu. The actual level of provision will be determined through negotiation taking into account development viability and other considerations.

3) In or on the edge of villages, small schemes for 100% affordable housing will be allocated in the Site Allocations DPD or will be permitted on suitable rural exceptions sites which are well related to services and facilities and where a demonstrable need exists within the local area which cannot otherwise be met by means of provision in the plan.

4) Schemes proposing 100% affordable housing will be targeted to those areas in greatest demonstrable need.

5) In areas of low demand or where the stock does not meet need and is not capable of meeting local housing market needs consideration will be given, in consultation with local communities, to options for renovation/ improvement or redevelopment schemes to create more sustainable and balanced housing.

6) Unless circumstances dictate otherwise and in agreement with the Council, 70% of all affordable dwellings provided on each site should be social rented housing with the remainder being intermediate housing.

5.0 Conclusions

It is recommended that 10 units of affordable accommodation be provided to meet with identified housing need. A housing need identified for 5x1 beds, 3x2 beds, 1x3 bed and 1x3/4 bed, with consideration to affordable home ownership preferences towards larger properties and stated timescales within which accommodation required. 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	61%
of which;	
Identifying as in housing need and in favour of a scheme	28
Identifying as not in housing need and in favour of a scheme	163
Identifying as not in housing need and not in favour of a scheme	110
Identifying as not in housing need and unspecified	13
Total respondents	314

Comments in relation to affordable housing provision in the Parish for local people
-I hope that affordable housing goes forward within this Parish, enabling local people and families to remain together and not be forced out by interlopers who commute great distances to work or second home owners or private landlords that do nothing for the local community and provide poor housing for expensive rent and do nothing to maintain the rented properties.
-We need to preserve the area and by building new developments on the precious semi-rural land that we have left is not in my opinion preserving our area. I don't think this will be of any benefit to local residents except lower the curb appeal and lower house prices and ruin our lovely countryside and views.

Households identifying themselves as in housing need	
Number of households	28

Household makeup of those identifying as in need	
Single adult (16-24 yrs)	5
Single adult (25-44yrs)	3
Elderly single adult (75+)	2
Childless couple	2
Elderly childless couple	3
Couple with 1 child/ sibling	7
Couple with 2 children/ siblings	2
Couple with 4 children/ siblings	1
Single with 1 child/ sibling	1
Single with 4 children/ siblings	1
Other	1
TOTAL	28

Local Connection of households identifying as in need			
households in need currently residing in parish	79%	average length of time in parish (yrs)	24 (between 1.5- 58)
households in need with previous residence	36%	average length of time previous parish residence (yrs)	17 (between 2- 35)
households in need with	39%	average length of time	41 (between 6-

immediate family in parish		family in parish (yrs)	54)
households in need with employment in parish	0%	average length of time employment in parish (yrs)	0

Timescale for housing requirements	
in need now	10
in need within 1 - 3 yrs	11
in need within 3 - 5 yrs	4
unspecified	3

How far away would households identifying in need be willing to move?	
0-4 miles	18
5-10 miles	4
40+	1
unspecified	5

Current tenure of households identifying as in need	
Private rented	4
Own with a mortgage	7
Own outright with no mortgage	5
Live with relatives/ friends	9
Unspecified	3

Tenure preference of households identifying as in need	Number of households	Expressed as percentage of total preferences
households preferring private rented	2	5%
households preferring housing association rented	9	22%
households preferring private/ open market home ownership	20	49%
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unspecified	5	12%
TOTAL (more than total no. households in need as some respondents made >1 selection)	41	

Accommodation & bedroom preferences (without open market and available social housing filter)				
	1 bed	2 bed	3 bed	4 bed
House	2	10	4	1
Flat	2	1	1	0
Bungalow	0	6	2	0
Unspecified	4			

Why current home unsuitable	
too small	6
too big	2
poor property condition	1
too expensive	5
need to be close to family for support	5
health or mobility problems	2
Need single level or adapted accommodation	5
need to live independently	10
unspecified	2
other	2

Why wish to live within the Parish? (total more than total household need as some respondents made >1 selection)	
born/ grew up there	17
close family ties	15
currently live	19
employed	0
need to take up employment	0
unspecified	1
other	2