

Brassington Housing Needs Survey Results March 2016

Introduction

In February 2016, the Rural Housing Enabler (RHE) for Derbyshire Dales carried out a Housing Need Survey with assistance from the Parish Council and Brassington's Housing and Development Project Group, who hand-delivered postcards to every household in the parish (a total of 284 households). The postcard gave a web-link to an online housing need survey and the telephone number of the RHE for help completing the form.

Promotion included A4 posters and A5 flyers distributed around Brassington, DDDC press release, inserts in Brassington primary school pupils' book bags and Brassington Parish Council web-site. The completed questionnaires were then analysed by the Rural Housing Enabler and, combined with Home-Options data, form the basis of this report. Only 4 completed forms were received.

Purpose of the survey

The survey was conducted in order to obtain clear evidence of the affordable housing need in the Parish of Brassington. The aim of the survey was to establish the type and tenure of housing required to meet local need, and the extent to which any housing need might be met by the current housing stock.

Local Connection

The local connection of the 4 households in housing need are as follows:

Category	%	Duration (years)
Currently live in the Parish	50	5 yrs & 3-4 yrs
Currently work in the Parish	50	-
Have relatives in the Parish	25	-
Have previously lived in the Parish	50	From 9 years +

NB: The total percentage is greater than 100% as some respondents fall into more than one category.

The key housing demand information from the 4 households identified in housing need in the survey is outlined below:

Household Composition	Number
An adult couple	2
Family with 2 children	1
Family with 4 children	1

Current Accommodation

Where do you currently live?	Number of households
Private rent	3
Temporary accommodation	1

Why is your current home unsuitable?	Number of households
Too small/want to buy	1
Too expensive	2
Temporary	1

Accommodation requirements

- In terms of tenure, the predominant need is for houses for affordable rent through a housing association, from couples and families in their 30s and early 40s.
- 1 of the 4 households indicated a tenure preference for shared ownership or a 'Starter Home'* and are saving for a deposit through a 'Help to Buy Isa' (www.helptobuy.gov.uk).

**'Starter Homes' is a new government product which aims to provide new build homes for first time buyers under the age of 40 at 20% discount. Further information at <http://www.new-homes.co.uk/starter-homes-qa/>*

- 2 of the 4 households stated a preference for affordable rent or shared ownership. Shared ownership is unlikely to be a strong option at the moment for this group as no savings were indicated to help with the 10% deposit required by mortgage lenders.

Home-Options Data – registered housing need

A further indicator of need is people registered on the Housing Register. There are currently 14 Brassington residents registered on Home-Options* seeking

accommodation and only 2 of the 14 households identified in need in this survey are registered on Home-Options. Therefore, there are a further 12 households in need of accommodation who did not respond to the survey. Combining the survey and Home-Options's information indicates that there are **16 households** in housing need in Brassington.

**Home-Options is Derbyshire Dales District Council's choice-based lettings scheme which allows home-seekers to 'bid' for properties available. Further information is available at www.home-options.org or telephone 01629 761311 or 761117.*

Households registered on Home-Options

Households type	Number of households	Over 60 years
Single people	7	7
Couples	2	1
Family - 2 children who should not share	2	
Non-cohabiting couple	1	
Total	12	8

- Although there are 12 households living in Brassington who are registered on Home-Options, 5 out of the 12 households on Home-Options have not expressed an interest in any property since registering (i.e they have not 'bid' on a property advertised).
- 7 households are single people over the age of 60
- Two single older person households registered on Home-Options indicate a wish to rent in other settlements rather than Brassington
- No mobility needs are indicated.

Home-Options – bidding data

The homes-options bidding data in the table below shows that the ten bungalows in Brassington are likely to meet the need from older person registered on Home-Options. The last bungalow that became available in October 2015 had 3 bids.

Whilst there has been some turnover in the 2 bed 4 person houses recently, which will help to meet the housing need from households with one or two children, and potentially couples, the 3 x 3 bed houses in Brassington have not become available since 2009 and 2011. The survey and home-options indicates that there are 4 households requiring a 3 bed house (2 of these 4 households having moved out of the village and wishing to return).

Bidding data from Home-Options for Affordable Housing in Brassington (since March 2007)

Status or Let Date	Band	Bids	Landlord	Property type	Bedrooms
10-Sep-07	C	6	Dales Housing	Bungalow	1
17-Mar-08	C	9	Dales Housing	Bungalow	1
17-Nov-08	D	9	Nottingham Community HA	House	2
01-Apr-09	A	11	Nottingham Community HA	House	2
23-Mar-09	C	11	Nottingham Community HA	House	2
26-Apr-10	B	8	Dales Housing	Bungalow	1
27-Sep-10	C	18	Dales Housing	Bungalow	1
08-Aug-11	C	4	Dales Housing	Bungalow	1
26-Dec-12	C	6	Dales Housing	Bungalow	1
09-Jul-12	C	7	Dales Housing	Bungalow	1
15-Oct-12	C	6	Dales Housing	Bungalow	1
01-Apr-13	D	5	Dales Housing	Bungalow	1
31-Mar-14	C	3	Dales Housing	Bungalow	1
02-Jun-14	B	9	Dales Housing	Bungalow	1
20-Oct-14	B	3	Dales Housing	Bungalow	1
13-Mar-15	B	9	Nottingham Community HA	House	2
05-Oct-15	C	3	Dales Housing	Bungalow	1
29-Oct-07	B	14	Dales Housing	House	2
10-Mar-09	B	19	Dales Housing	House	3
25-Apr-11	B	12	Dales Housing	House	3
17-Jun-13	D	2	Dales Housing	House	2
08-Feb-16	C	15	Dales Housing	House	2

Existing affordable housing stock and turnover

In considering the housing need information it is also important to consider the level of existing provision and turnover within that stock.

There are currently 19 affordable homes in Brassington owned and managed by Dales Housing Limited, Nottingham Community Housing Association (NCHA) and Peak District Rural Housing Association (PDRHA).

Council Tax data (March 2016) indicates that there are currently 8 self-catering holiday cottages, 2 long-term empty properties and 16 second homes in Brassington. Long-term empty properties have been empty in excess of 6 months and are not exempt from Council Tax for other reasons.

Of the 19 affordable homes, 10 are 1 bed bungalows which turnover 2 per year on average. There are also 9 x 2 and 3 bed houses, with 1 becoming available per year on average.

Turnover of the current affordable housing stock is likely to be sufficient to meet demand from older people, smaller families and potentially couples. The survey has identified a small need for 3 bed houses, which may struggle to be met by the limited number and slow turnover of the current stock.

Table showing the affordable housing stock owned and managed by Dales Housing, Nottingham Community Housing Association and Peak District Rural Housing Association in Brassington by dwelling type and turnover rates

Dwelling Type	Current Affordable Housing Stock	Additional information	Turnover since 2010	Housing Association
1 bed bungalow	10	Designated Older Persons	10	Dales Housing
2 bed house	1		2 (2013 & 2015)	Dales Housing
3 bed house	3		1 (2011)	Dales Housing
2 bed house	4	First let 2009	1 (2015) & 1 (2016 on advert)	Nottingham Community HA
3 bed house	1		0	Peak District Rural HA
Total	19		15	

Brassington's Housing Market and affordability

Based on the financial information provided by respondents in the survey, the households identified in housing need would be unable to meet their need by purchasing on the open market.

The table below lists the properties advertised for sale on www.rightmove.co.uk in Brassington on one particular day. Only 2 properties are advertised below £200,000.

Property available for sale up in Brassington on 30 March 2016 (Rightmove)

Property Type	Bedrooms	List Price (£)	Comments
3 bed semi-detached	3	£209,950	Former Right to Buys
3 bed semi-detached	3	£174,950	Former Right to Buys
3 bed semi-detached	3	£179,950	Former Right to Buys
3 bed cottage	3	£299,950	
4 bed detached	4	£418,000	
4 bed detached	4	£418,000	
4 bed detached	4	£519,000	
6 bed detached	6	£725,000	

Source:www.rightmove.co.uk

On the 30 March 2016, there were no private rented properties advertised on rightmove for Brassington. The nearest properties to rent were at Wensley and Wirksworth. 3 of the 4 households who responded to the survey are currently privately renting, with 2 of these households stating that their current home was unsuitable as it was 'too expensive'.

Conclusion

This section summarises the key housing need identified by the online survey and Home-Option, as well as the extent to which any identified need for affordable housing can be met through the current affordable housing stock in Brassington.

1. The housing need survey identifies that:

- 4 households with a strong local connection are in need of affordable housing.
- 2 of these 4 households are families who have moved away and wish to return
- In terms of tenure, the predominant need is for houses for affordable rent through a housing association, from couples and families in their 30s and early 40s
- 1 of the 4 households indicated a tenure preference for shared ownership or a 'Starter Home' and are saving into a 'Save to Buy Isa'.
- 2 of the 4 households stated a preference for affordable rent or shared ownership. Shared ownership is unlikely to be a strong option at the moment for this group as no savings were indicated to help with the 10% deposit required by mortgage lenders.

2. Home-Options, the District Council's Housing Register, identifies that:

- A further 12 households with a Brassington address are in need of affordable housing

- Although there are 12 households living in Brassington who are registered on Home-Options, 5 out of the 12 households on Home-Options have not expressed an interest in any property since registering (i.e they have not 'bid' on any property advertised).
- 7 households are single people over the age of 60
- Two single older person households registered on Home-Options indicate a wish to rent in other settlements rather than Brassington

3. To what extent does the current affordable housing stock and turnover meet the identified housing need?

Of the 19 affordable homes, 10 are 1 bed bungalows with 2 becoming available per year on average. There are also 9 x 2 and 3 bed houses, with 1 becoming available per year on average.

Turnover of the current affordable housing stock is likely to be sufficient to meet demand from older people, smaller families and potentially couples. The survey has identified a small need for 3 bed houses, which may struggle to be met by the limited number and slow turnover of the current stock.

In summary, the majority of the affordable housing need identified in this survey is likely to be met by the turnover of the current affordable housing stock, mainly within the 1 bed bungalows and 2 bed houses. The turnover of the 3 x 3 bed houses in the village has been slower with the last one becoming available in 2011, so this need will be more difficult to meet through natural turnover of the stock.

Responding to opportunities in the future, this survey would support 2 x 3 bed 5 person houses for rent provided by a housing association. Due to the low number of respondents to the survey, I would recommend either no local connection criteria to Brassington attached to any new homes or a loose local connection to Brassington criteria. We would also take the opportunity to revisit the Home-Options information, as opportunities arise.

This survey has been undertaken with the support of Brassington Parish Council and Brassington Housing and Development Project Group. These conclusions are based on information provided by residents of the Parish of Brassington as part of an on-line survey. The views of the Parish Council and the community on the outcomes of this report are very much welcomed.

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