

Middleton-by-Wirksworth Housing Needs Survey

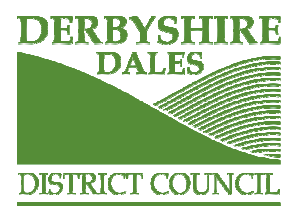
December 2016

**Report prepared by Isabel Frenzel
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Introduction

In November 2016, the Rural Housing Enabler (RHE) for Derbyshire Dales, working with the Parish Council, carried out a Housing Need Survey. Postcards promoting the online survey were delivered to households in the parish with the local newsletter, 'The Village Pump'. A small number of postcards were posted out to outlying properties to ensure that all 403 households in the parish received one. 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 articles in the 'Village Pump' newsletter and on the Parish Council website, A4 posters and A5 flyers distributed around Middleton-by-Wirksworth, including noticeboards and local pubs, and through the primary school pupils' book bags. The completed questionnaires were then analysed by the Rural Housing Enabler and form the basis of this report.

Purpose of the survey

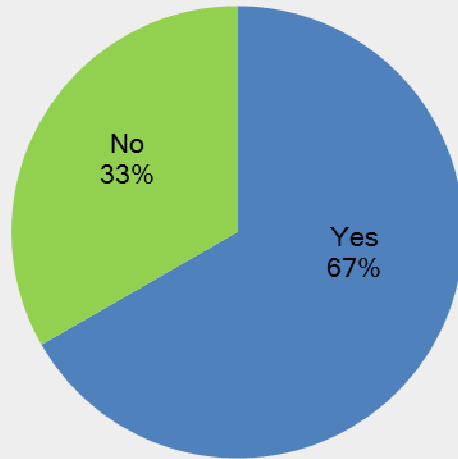
The survey was conducted in order to obtain clear evidence of the affordable housing need in the Parish of Middleton-by-Wirksworth. The aim of the survey was to establish the type and tenure of housing required to meet local need, and the extent to which any housing need might be met by the current housing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

NB: The total percentage may be greater than 100% in the charts below, as some respondents fall into more than one category.

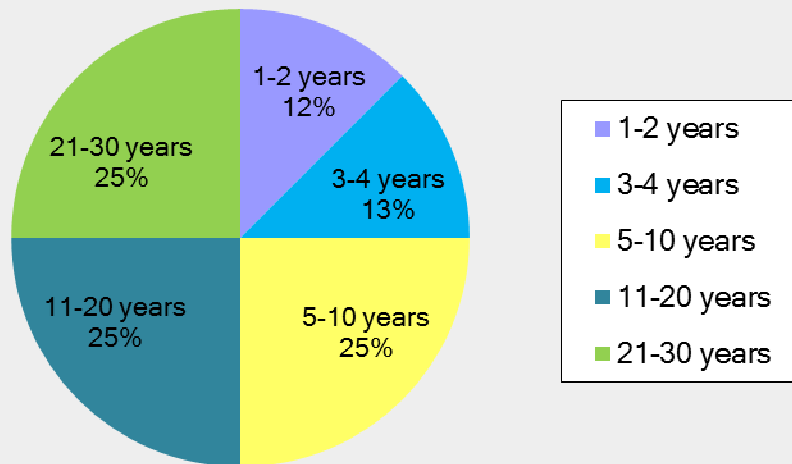
Local Connection

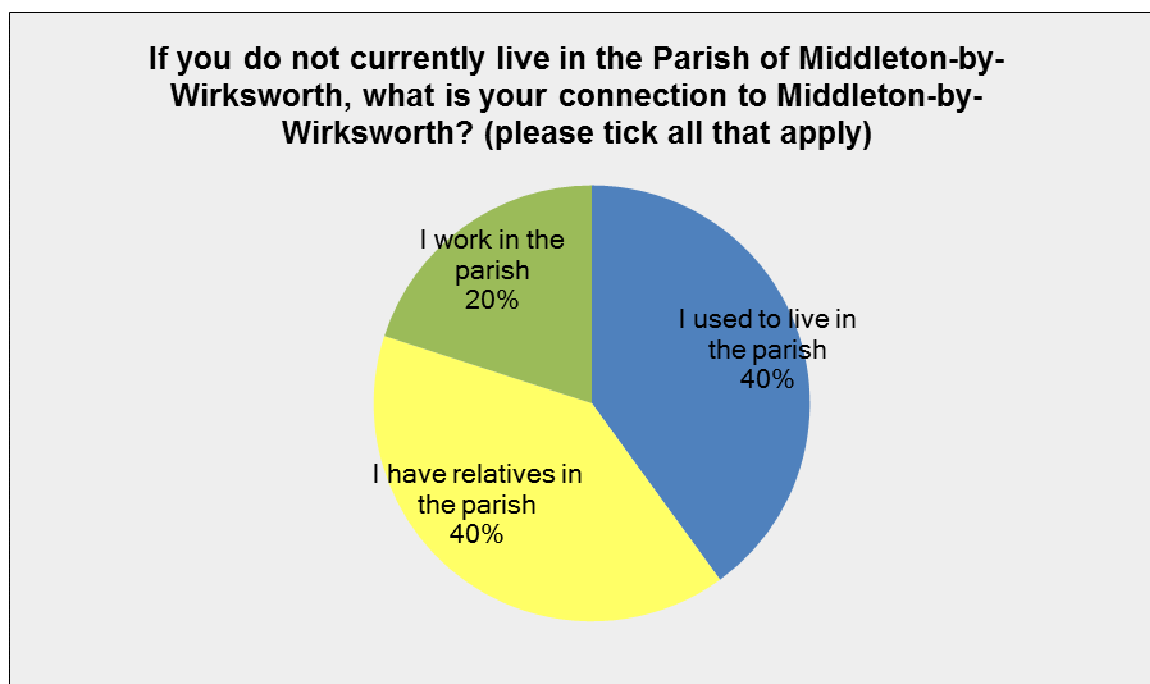
12 households completed the survey and their local connection to Middleton-by-Wirksworth is set out in the pie charts below.

Do you currently live in the Parish of Middleton by Wirksworth?



I have lived in the Parish of Middleton by Wirksworth for:





The key housing demand information from the 12 households identified in housing need in the survey is outlined below.

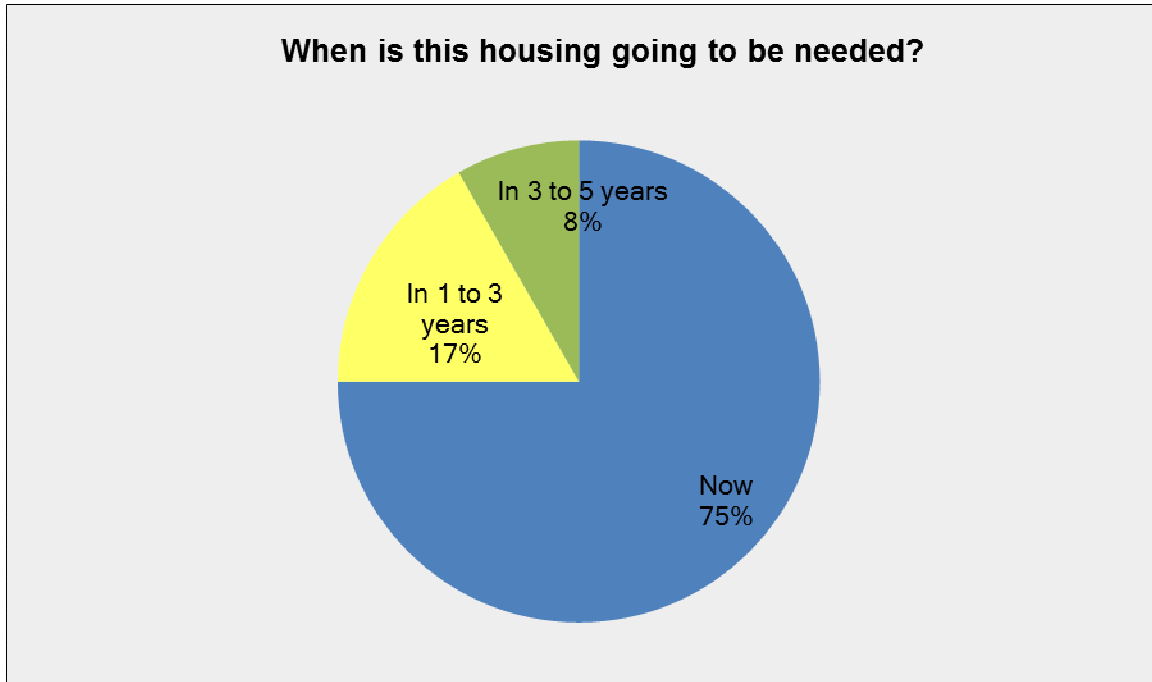
Household Type

Household Composition	No. of Households	No. over 60yrs	Health & mobility
A single adult	4	2	Walking aid x1
An adult couple	3	1	
Family with 1 child	2		
Family with 2 children	2		
Family with 3 children*	1		Mobility & disabled, downstairs toilet, ideally bungalow
Total no. of households	12	3	

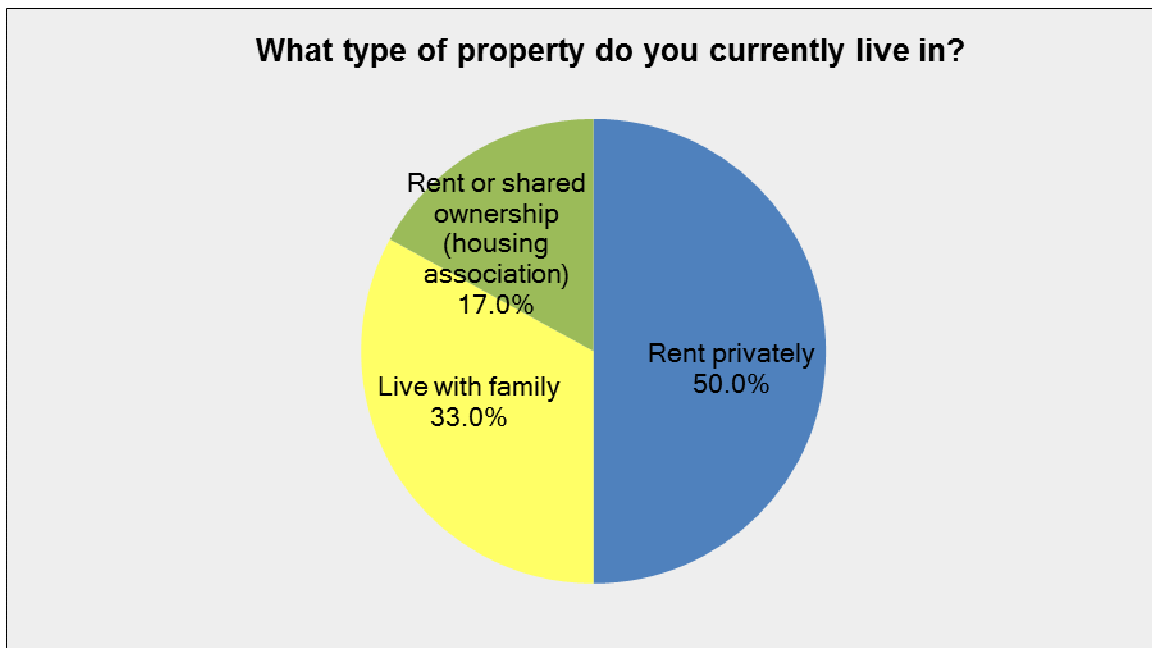
*2 of the children in this household are adults, so the household need is for a 2 bed 4 person bungalow, with the 2 adult children forming separate households (2 x single adults). However, the survey form does not indicate whether the 2 young adults forming part of this household wish to remain in Middleton but they are emerging housing need.

7 of the 12 are single or adult couples (plus potentially the 2 single adults, who are currently part of the 'family with 3 children' household) and 5 are families with children.

When is this housing going to be needed?

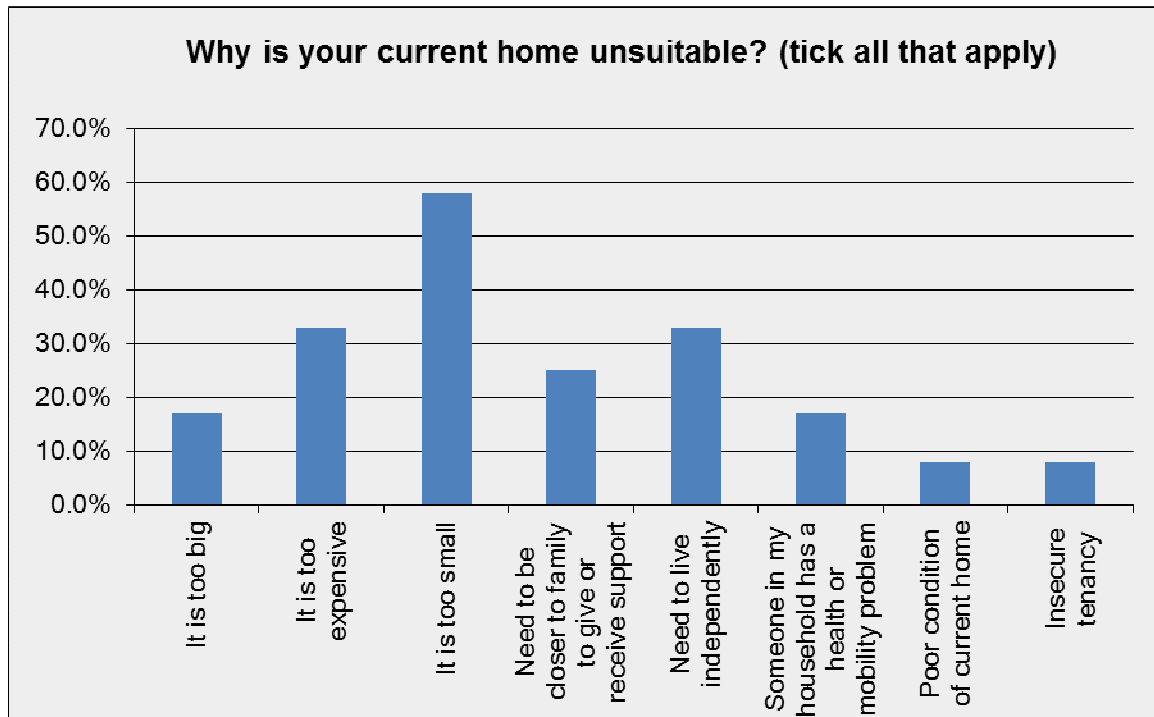


Current Accommodation



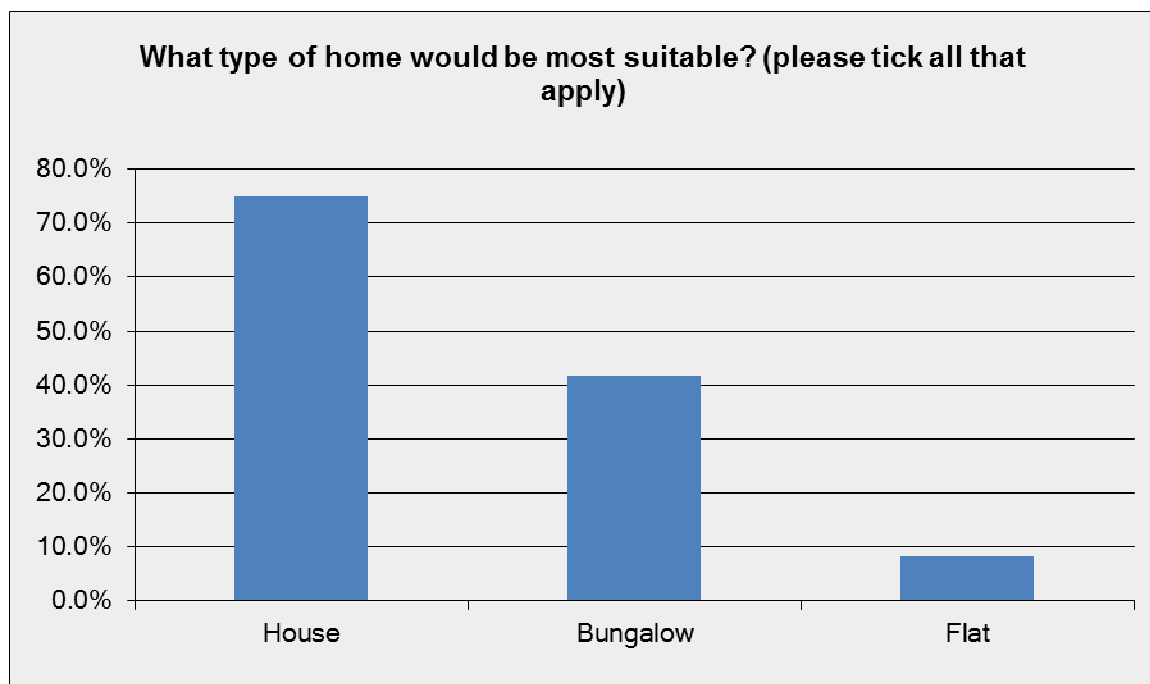
Half (6) the respondents live in private rented accommodation, a third (4) live with family and 2 live in housing association properties – one rented and the other shared ownership.

Why is your current home unsuitable?



Respondents to the survey indicated their current home was unsuitable for a range of reasons, the main reasons being: too small, need to live independently, it is too expensive and need to be closer to family to give or receive support.

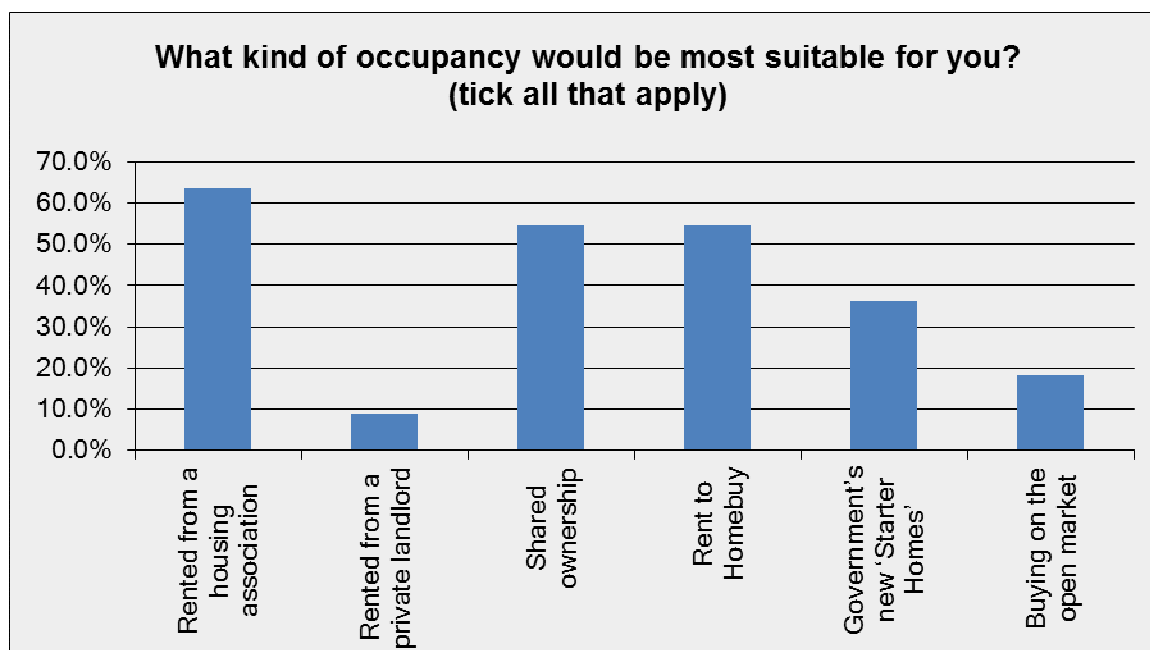
What type of home would be most suitable?



Respondents indicated that houses would be most suitable to meet their needs (9 households), then bungalows (5 households), with only 1 household stating flats.

The survey also asked if respondents would be interested in self-build, 73% ticked 'no' and 27% 'yes'.

Accommodation requirements

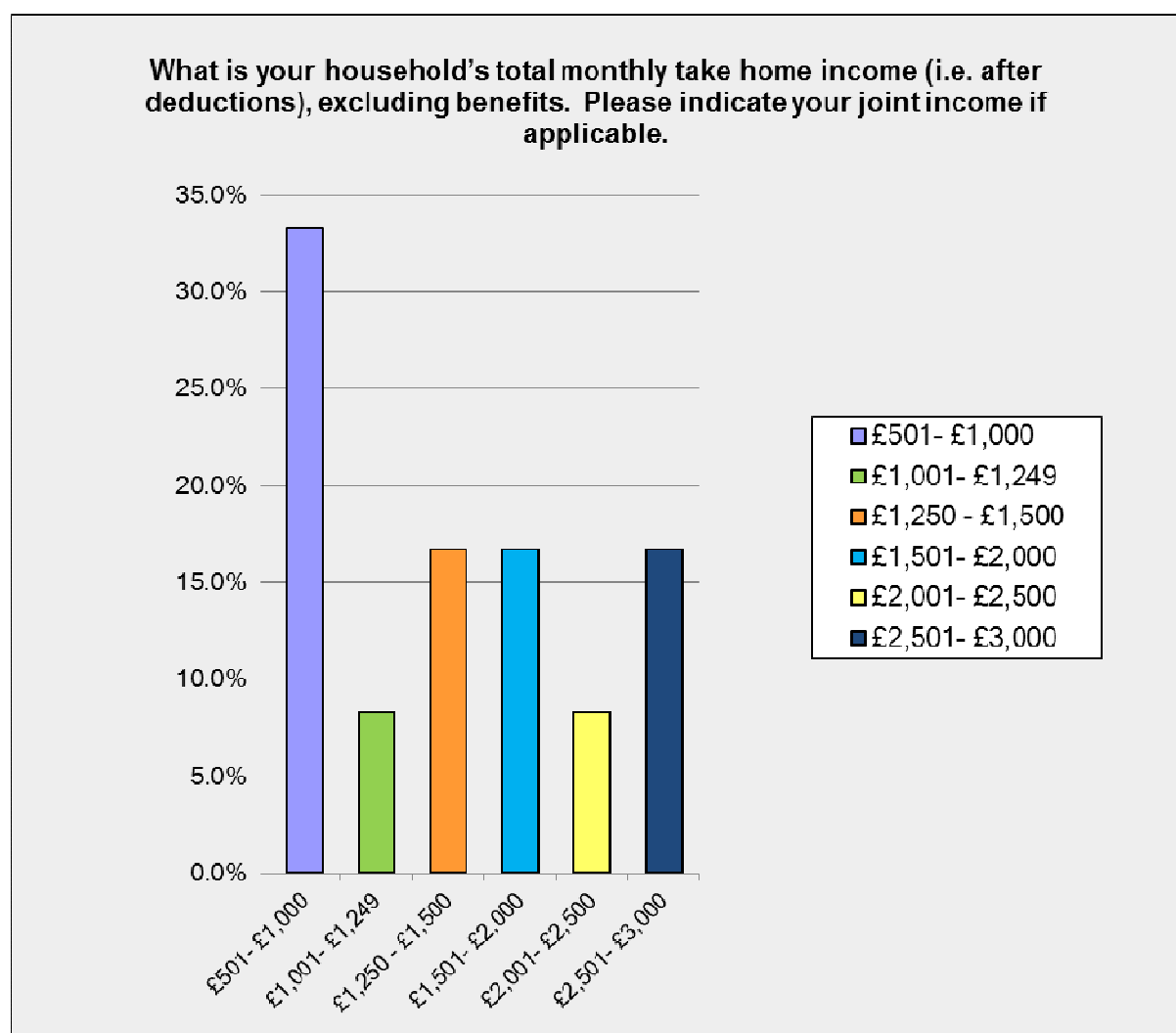


Respondents predominant preference is for rented accommodation through a housing association (7), shared ownership* (6) and Rent to Homebuy ** (6). There is also interest in the new 'Starter Homes' scheme (4) which allows a first time buyer under the age of 40 to buy a new build home at 80% of market value. There is a lesser interest in buying on the open market (2) and renting from a private landlord (1).

*Shared ownership - you buy a share of a housing association property and pay rent on the remaining share

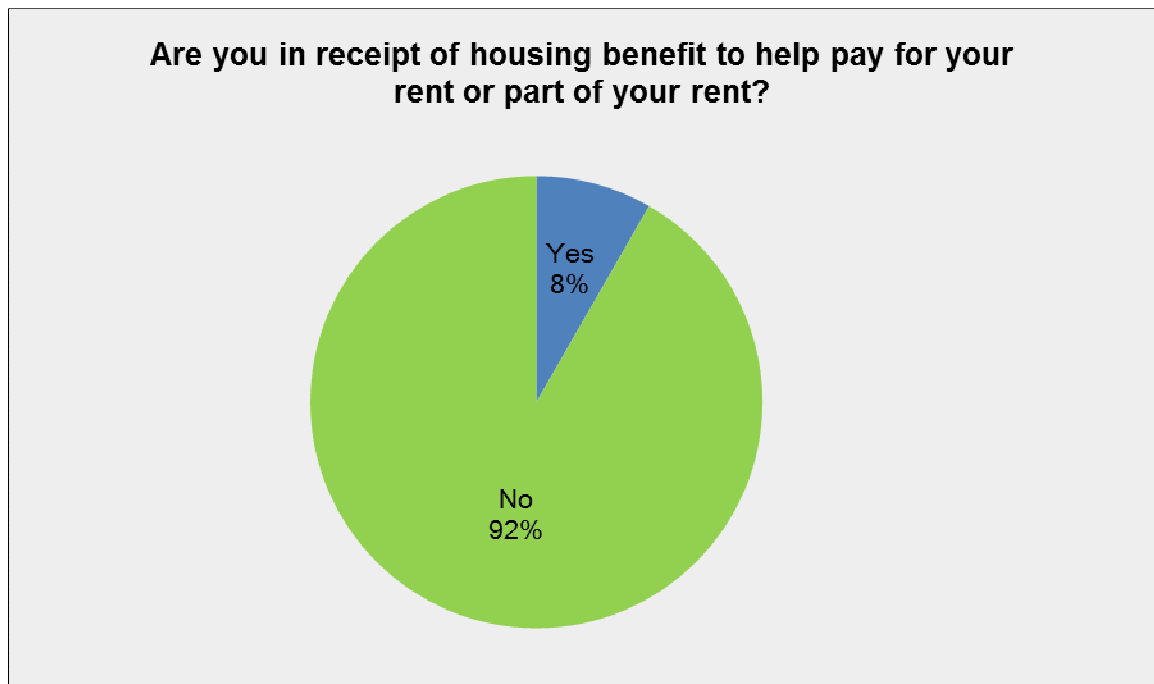
**Rent to Homebuy - you can rent for a period before you buy a share in a housing association property

Household Income



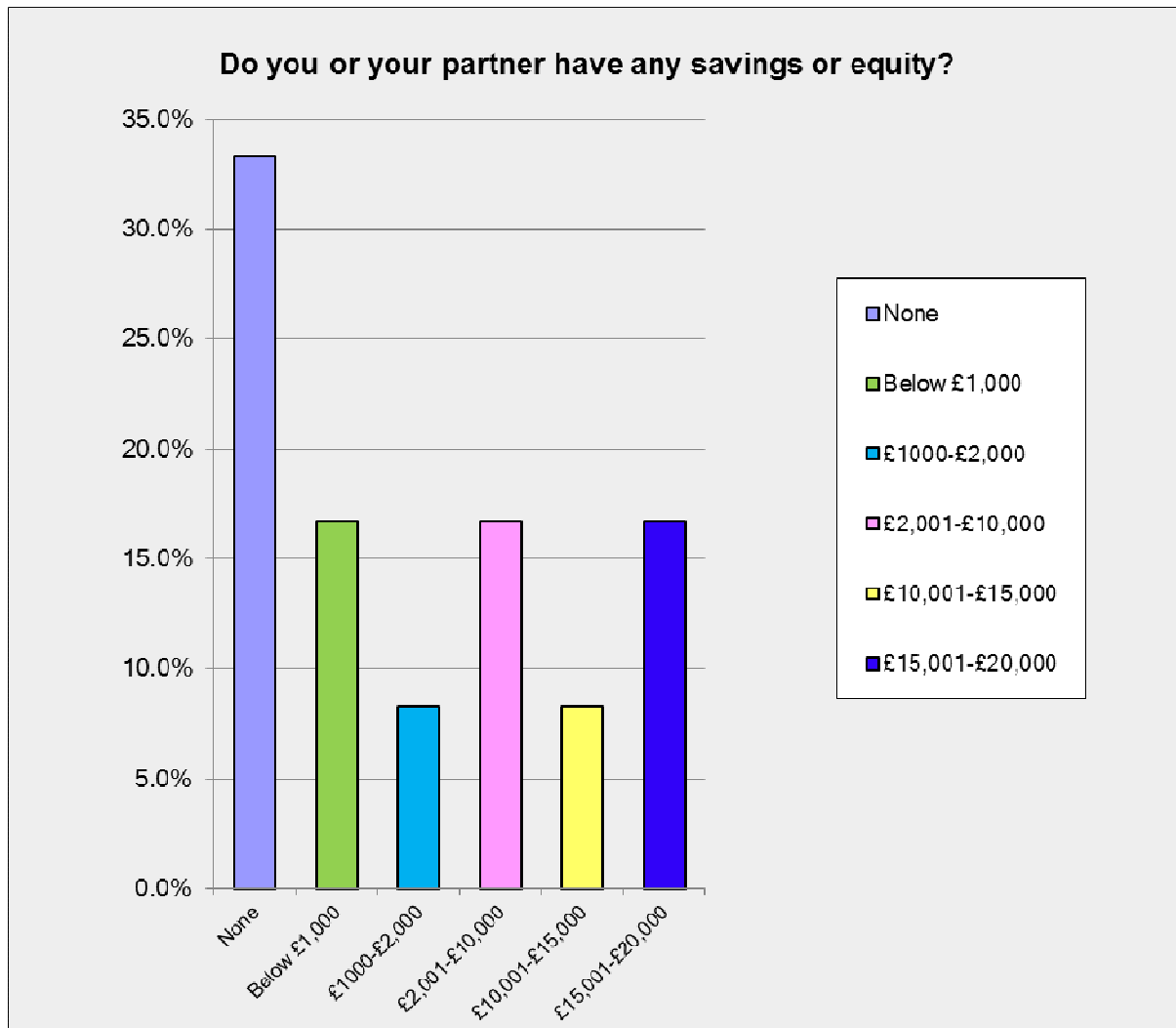
A third of the respondents have a household income of less than £1,000 per month, 3 have an income of between £1,001 and £1,500, 3 between £1,501 and £2,500 and

2 respondents between £2,501 and £3,000. No respondents have indicated an income of less than £500 a month or over £3,000 per month.



As part of the current Welfare Benefit changes, most single people under the age of 35 who are eligible for housing benefit to help pay their rent will only be entitled to the shared room rate of Local Housing Allowance which is currently £67.93 per week or £295.17 per calendar month.

Two of the respondents are single adults below the age of 35, but they are not in receipt of housing benefit to help pay their rent so would not be impacted by this Welfare Benefit change.



A third of respondents have no savings (4 households), 3 households have savings of less than £2,000, 2 have savings of between £2,001-£10,000 and 3 have savings of between £10,000 and £20,000.

Home-Options – bidding data

A further indicator of need is the number of expression of interest or ‘bids’ that a property advertised for rent on Home-Options receives. The table below shows the properties that have become available in the past 5 years and their number of bids. Note that Home-Options matches household type to property type, so for example, a single person would not be able to bid on a family home.

Bidding data from Home-Options for Affordable Housing in Middleton-by-Wirksworth (since 1 April 2011)

Year Let	Band	Band Reason	Bids	Property Type	Bedrooms
2011	D	Private rented tenants with desire to move	5	Bungalow	1
2011	B	Prevention of homelessness	13	House	3
2011	C	Medium medical needs	15	Bungalow	2
2012	B	Multiple needs	12	House	3
2012	D	Private rented tenants with desire to move	9	House	2
2012	B	Prevention of homelessness	13	House	2
2012	C	Homeless - without priority need	9	Bungalow	1
2012	D	Social housing tenants with desire to move	14	House	3
2012	C	Medium medical needs	12	House	3
2013	B	Prevention of homelessness	18	House	2
2013	B	Homeless - with duty to accommodate	15	House	2
2013	D	Private rented tenants with desire to move	13	House	3
2013	C	Prevention of homelessness	3	House	2
2013	B	Prevention of homelessness	11	House	3
2013	B	Multiple needs	5	House	3
2014	D	Private rented tenants with desire to move	7	House	3
2014	A	Major property factors - unfit	8	House	3
2014	B	Homeless - with duty to accommodate	10	House	3
2015	A	Under occupying - Freeing up 2 or more bedrooms	4	Bungalow	1
2015	B	Homeless - with duty to accommodate	8	House	2
2015	D	Private rented tenants with desire to move	11	House	3
2015	C	Medium medical needs	12	House	3
2016	A	Urgent medical priority	13	House	3
2016	C	Medium medical needs	9	Bungalow	1
2016	B	Multiple needs	11	House	4
2016	B	Overcrowded freeing 2 bed house	14	House	3

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 **76** affordable homes in Middleton-by-Wirksworth owned and managed by Dales Housing Limited and Derwent Living. 14 affordable homes (11 for rent and 3 for shared ownership) have been built by Derwent Housing since the

previous Housing Need Survey carried out in 2007. Affordable housing makes up **19%** of the housing stock in Middleton-by-Wirksworth.

Council Tax data (November 2016) indicates that there are currently 8 self-catering holiday cottages, 9 long-term empty properties and 7 second homes in Middleton-by-Wirksworth. Long-term empty properties have been empty in excess of 6 months and are not exempt from Council Tax for other reasons.

Table showing the affordable housing stock owned and managed by Dales Housing and Derwent Housing in Middleton-by-Wirksworth by dwelling type and turnover rates

Dwelling Type	Current Affordable Housing Stock	Stock at time of last survey in 2007	Tenure-rent or shared ownership	Turnover since April 2011	Housing Association
2 bed house	8	10	Rent	3	Dales Housing
3 bed house	28	41	Rent	10	Dales Housing
4 bed house	1	1	Rent	1	Dales Housing
5 bed house	2	5	Rent	1	Dales Housing
1 bed older persons flat	2	2	Rent	1	Dales Housing
1 bed older persons bungalow	13	13	Rent	6	Dales Housing
2 bed houses	11 (8 built in 2011)	10	9 for Rent, 2 for s/o	4 rent 1 s/o	Derwent Living
3 bed houses	9 (4 built 2011)	5+	Rent	4 rent	Derwent Living
2 bed bungalows	2	Built 2011	1 for rent, 1 for s/o	0 rent 2 s/o	Derwent Living
Total	76	87		33	

The 3 Derwent Housing shared ownership properties have turned over 3 times since they were built in 2011. The 2 bed 3 person bungalow has become available twice, and a 2 bed house once.

The table shows that although 14 new affordable homes were built in Middleton in 2011, the affordable housing stock in the village has reduced since the last survey in 2007.

Although Middleton has 76 units of affordable housing, the turnover of the affordable is low with, on average, 5 properties becoming available each year. This breaks down as follows:

- Of the 19 x 2 bed houses, 8 have become available (7 for rent and 1 for shared ownership), averaging turnover of 1 year
- Of the 37 x 3 bed houses, 14 have become available, averaging turnover of 2 a year
- Each of the following property types have only turned over once in nearly 7 years: 1 x 4 bed house, 1 x 5 bed house, and the 2 x 1 bed older person flats (each house type averaging turnover of about 0.14 a year)
- Of the 13 x 1 bed older persons bungalows, 6 have become available, averaging turnover of about 1 a year

Middleton-by-Wirksworth's Housing Context

Census Data 2011

Tenure - Households 2011 Census	Middleton Parish	Derbyshire Dales
All Households	326	30744
Owned; Total	232	22269
Owned; Owned Outright	130	13513
Owned; Owned with a Mortgage or Loan	102	8756
Shared Ownership (Part Owned and Part Rented)	1	229
Social Rented; Total	59	3736
Social Rented; Rented from Council (Local Authority)	15	1330
Social Rented; Other Social Rented	44	2406
Private Rented; Total	28	3860
Private Rented; Private Landlord or Letting Agency	26	3423
Private Rented; Employer of a Household Member	0	86
Private Rented; Relative or Friend of Household Member	2	276
Private Rented; Other	0	75
Living Rent Free	6	650

Source: Office of National Statistics

Tenure - Household Reference Person Aged 65 and Over		Middleton Parish	Derbyshire Dales
Aged 65 and Over	Mar-11	93	10342
Aged 65 and Over; Owned	Mar-11	69	7879
Aged 65 and Over; Shared Ownership (Part Owned and Part Rented)	Mar-11	0	79
Aged 65 and Over; Rented from Council (Local Authority)	Mar-11	6	517
Aged 65 and Over; Other Social Rented	Mar-11	16	1003
Aged 65 and Over; Private Rented	Mar-11	1	608
Aged 65 and Over; Living Rent Free	Mar-11	1	256

Source: Office of National Statistics

Individuals responding to the Census will report their understanding of their landlord and this may not reflect the actual management arrangements in all cases. The District Council transferred its housing stock to Dales Housing in 2002.

Since the last Census, 47 new open market homes have recently been completed at Hopton Rise, Porter Lane, Middleton-by-Wirksworth.

Affordability

The information provided by respondents to the survey, particularly their financial information, has been used to assess whether a person has a housing need which they would struggle to meet in the local housing market.

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

Property available for sale in Middleton on 7 November 2016 (Rightmove)

Property Type	Bedrooms	List Price (£)	Comments
4 bed detached house	4	£349,995- £359,950	New development (Porter Lane)- 4 available
3 bed detached house	3	£254,950- £264,950	New development (Porter Lane) – 3 available
3 bed semi-detached house	3	£225,000	
2 bed cottage	2	£190,000	Stone built cottage
1 bed house	1	£125,000	Barn conversion

Source:www.rightmove.co.uk

Based on the financial information provided by respondents in the survey, even the respondents at the top end of the income scale would struggle to meet their need by purchasing on the open market.

For example, if a household wanted to purchase the 2 bed cottage available for sale at £190,000, they would need a 10% deposit of £19,000, and a mortgage of £171,000. Based on an interest rate of 4%, paid over 25 years, the monthly payment would be £912 per calendar month. So not only would they need a significant level of savings, but for a home to be affordable, their housing costs should not exceed a third of their net income.

In comparison, a worked example of the monthly housing costs of a Middleton-by-Wirksworth shared ownership home, based on buying a 25% share, is below:

2 bed 4 person shared ownership house

Assumed mortgage interest rate of 4%, 25 year term and 10% deposit

Actual OMV at sale £165,000

Share sold 25%

10% deposit on the 25% share = £4,125

£198 pcm mortgage (based on borrowing £37,125 at 4% over 25 years)
£283.60 pcm rent
£53 pcm service charge
Total monthly cost = £535

In terms of private rented, there was just one private rented property advertised on rightmove for Middleton on one particular day (7 November 2016), a one bed cottage for £475 per calendar month. A useful indicator of affordability is the Local Housing Allowance (LHA) rate. This is the maximum amount of housing benefit that could be paid. The current LHA rate for a 1 bed property in Middleton is £391.98 pcm. The one rental property advertised for rent in Middleton is significantly above this figure.

Conclusion

There is very limited opportunity for local people to meet their housing need by buying or renting a home on the open market, and limited turnover in the current affordable housing stock to help meet this need.

The survey identified 12 households in need of affordable housing in the village. Although the village has a relatively high level of affordable housing when compared to other villages in Derbyshire Dales, the turnover is low with only 5 homes becoming available each year on average. Despite 14 new homes having been built in the village in 2011, the overall number of affordable homes has reduced, mainly due to tenants buying their homes through the Right to Buy legislation.

If new homes result from this survey, I would recommend a minimum of 4 new homes for local people in housing need. The predominant need is for 2 bed 4 person houses for affordable rent through a housing association, but with some scope for shared ownership, particularly if the shares in the property started at 25%. The shared ownership properties should be 2 bed 4 person houses or 3 bed 5 person houses.

This survey has been undertaken with the support of Middleton-by-Wirksworth Parish Council. These conclusions are based on information provided by residents of the Parish of Middleton-by-Wirksworth 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.