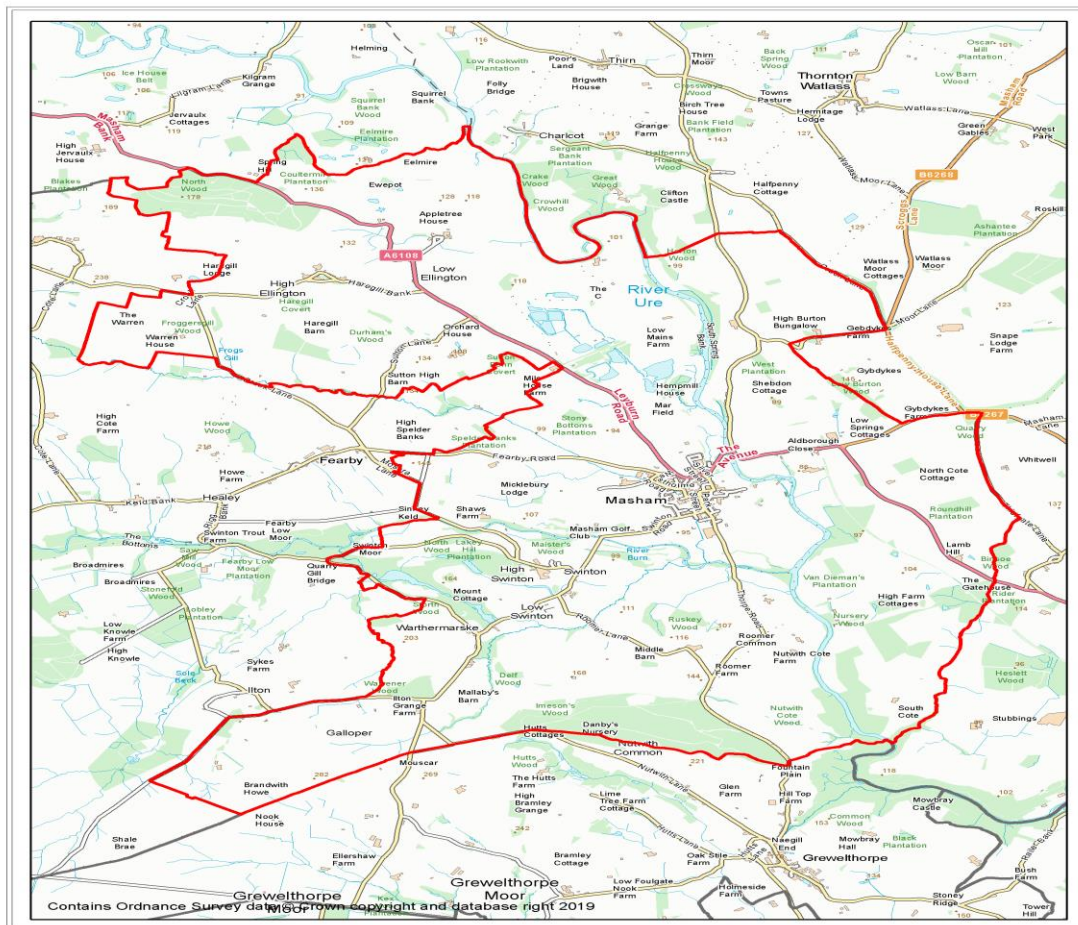


**Sarah Close
Rural Housing Enabler
Harrogate Borough
Council**



MASHAM PARISH HOUSING NEEDS SURVEY REPORT

September 2019



MASHAM PARISH COUNCIL EXTENT

MV 2905/2019



CONTENTS	PAGE
1. Ward Summary	3
2. Housing Profile of Masham	3-7
3. Introduction	7
4. Aim	7-8
5. Survey Methodology	8
6. Key Findings	8-14
7. Summary and Recommendations	15
Appendix 1	

1. WARD SUMMARY

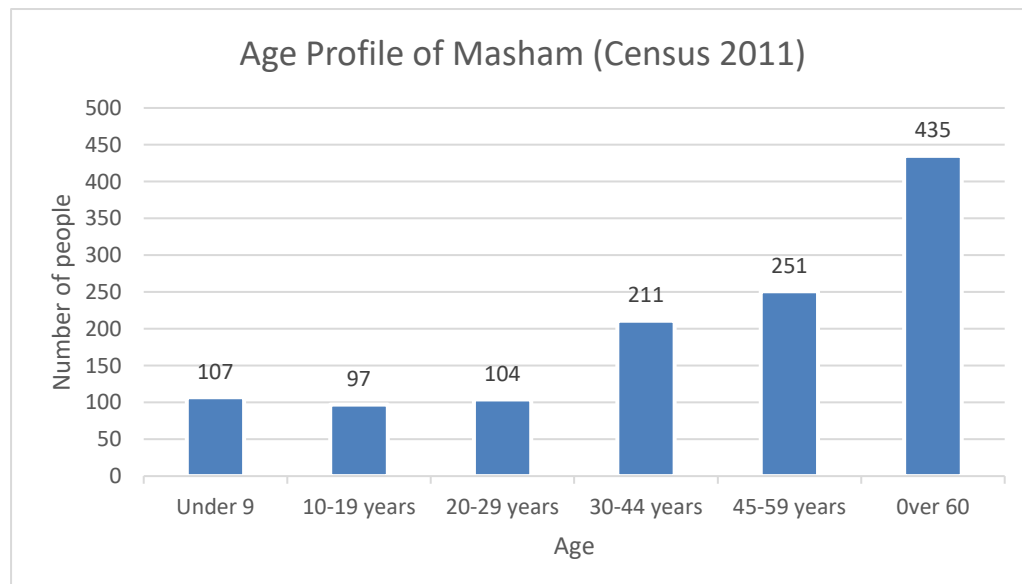
Masham is a small town in the Harrogate District of North Yorkshire, situated between Ripon, Bedale and Leyburn. The town has a good selection of shops, cafes and pubs. It also has a primary school, and a number of large businesses including breweries, agricultural feed merchants and hotels.

Masham falls within the planning jurisdiction of Harrogate Borough Council. Harrogate Borough Council has recently submitted its new Local Plan to the Secretary of State for approval and it is anticipated this will be adopted by the end of the year. The new Local Plan, when adopted, will replace the existing one and identify new sites for both housing and employment across the District.

HOUSING PROFILE OF MASHAM

1.1 Demographic Trends

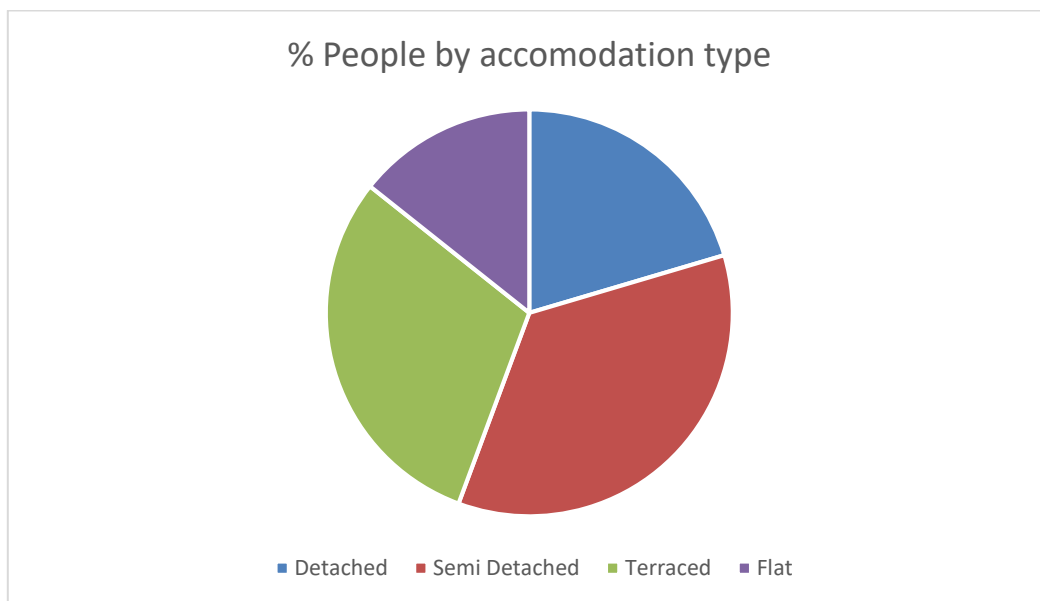
According to the 2011 Census, Masham has a total population of 1,205 people, living in 661 dwellings. The largest age group is the over 60's with 435 in this category, but there are also over 550 people in the 20-59 age range, as illustrated in the chart below. The mean age is 47.



Within the parish, 71.4% of people are economically active with 28.6% economically inactive (which includes students and those who are retired). There are a number of major employers in the parish including Swinton Estate, Black Sheep Brewery, Theakstons Brewery, l'Anson Feed Merchants and Jamesons.

1.2 House Prices and Stock

The census also shows the type of accommodation that residents of Masham occupy. 55.6% live in either a detached or a semi-detached property, with a further 30% living in a terraced house and 14.3% in a flat/maisonette or apartment. In terms of tenure, 60.3% of homes in the parish are owned outright or with a mortgage. This is below the Harrogate Borough Council and North Yorkshire and the Humber regional average where owner occupation rates are 71% and 69% respectively.



Masham is a popular parish and, as a result, the number of properties available on the open market is limited. As of August 2019, only nine residential properties are available for sale, with asking prices between £215,000 and £535,000.

The average property price in the parish is £276,595, based on the homes currently available for sale. Assuming a 10% deposit is needed to secure a mortgage, this would mean that the average household would need to be earning approximately £71,125 per year to be able to afford to buy within the parish (calculation is based on the average price £276,595 – 10% (deposit) /3.5 (mortgage multiplier).

Table 1 - Properties currently on the market in Masham

Address	Number of beds	Style of property	Price	Added to Rightmove	Type of property
Market Place, Masham	4 Beds	Terrace	£535,000	July 19	Private Sale
The Oaks, Masham	2 Beds	Bungalow	£276,950	July 19	Private Sale
College Lane, Masham	3 Beds	Cottage	£275,000	July 19	Private Sale
The Oaks, Masham	3 Beds	Semi Detached	£247,500	April 19	Private Sale
Westholme Court, Masham	3 Beds	Semi Detached	£239,950	June 19	Private Sale
The Oaks, Masham	3 Beds	End Terrace	£235,000	October 18	Private Sale
14 College Lane, Masham	3 Beds	Cottage	£235,000	February 19	Private Sale
The Avenue, Masham	3 Beds	Terrace	£229,950	June 19	Private Sale
Quaker Terrace, Masham	2 Beds	Terrace	£215,000	February 19	Private Sale

Source: Rightmove

Of the properties on the market, it is notable that only two homes provide 2-bed accommodation. The remaining seven are larger three and four bed homes. If we apply the same calculation to the average price of a 2-bed home in the parish, a household would need to be earning around £63,250 per year to be able to afford a property in Masham. This assumes an average 2-bed house price of £245,975 and a 10% deposit requirement of £24,597. It is also necessary to take into account that smaller properties do not come to the market very often within the parish and so demand for the homes, particularly those in the lower price bracket of under £250,000, is likely to be high.

Masham currently has 54 council owned affordable rented properties. The breakdown of Harrogate Borough Council's stock can be seen below:

Type of Property	Number of Homes
1 Bed Flats	4
1 Bed Bungalows	3
2 Bed Flats	8
2 Bed Bungalows	18
2 Bed House	2
3 Bed House	19

HBC Housing Allocations Team

As you can see from the above, there is a good provision of elderly accommodation in the parish, with 21 bungalows and a number of the flats being ground floor accessible, therefore also suitable for the elderly. There is a lack of smaller homes for newly forming households and younger people looking to take their first steps to living independently. Turnover is low and only four properties have become vacant and been re-let so far in 2019. Some tenants have been in their properties since 1979. The two bedroom houses have not been re-let since 1983 and 2008. There has been 63 sales of Council Homes through the Right to Buy in Masham.

The waiting list information held by Harrogate Borough Council shows the number of households registering an interest in different affordable property types in Masham as follows:

Type of property	Number of households on list
1 Bed Ground Floor Flat	55
2 Bed Ground Floor Flat	62
1 Bed Upper Floor Flat	36
2 Bed Upper Floor Flat	39
3 Bed Upper Floor Flat	40
1 Bed Bungalow	68
2 Bed Bungalow	78
2 Bed House	58
3 Bed House	81

HBC Housing Allocations Team

The 'Number of households' shows the total number of households which a shortlist for the given property type in the given location can currently be drawn from; particular shortlists drawn up for particular properties may include fewer households if age restrictions were applied. The data can only be accurately drawn-up for property types, which already exist within HBC's stock, where data for a property type cannot be provided.

The table below shows the waiting list information for Harrogate District as a whole. It is notable that over half of the households on the waiting list need one bedroom accommodation.

Bedroom need	Number of applications	Percentage of applications
1	1013	58.18%
2	433	24.87%
3	232	13.33%
4	54	3.10%
5	9	0.52%
	1741	

HOUSING NEED SURVEY INTRODUCTION

Affordable Housing is housing for either rent or sale for those who need their own home but cannot afford to buy or rent on the open market. In order to help identify if there is a need for affordable housing (and if so, what type/size of affordable homes are needed) and following a request by the Making of Mashamshire Group, Sarah Close, the Rural Housing Enabler (RHE) completed a Housing Needs Survey in the parish of Masham in August 2019. The RHE is hosted by Harrogate Borough Council, and is part of the wider North Yorkshire and East Riding Rural Housing Enabler Network. The RHE works with a range of other organisations to help meet the housing needs of rural communities through the delivery of affordable housing.

Rural Housing Need Surveys record housing needs at a point in time and the RHE then uses this 'snapshot' information as the basis of a report. This report can then be used as evidence to support a planning application for a small local affordable housing development

2. AIM

The aim of the Housing Needs Survey (HNS) was to find out whether local people (or people with a local connection) are in housing need and cannot access suitable housing to address their needs on the open market.

Housing 'need' can include issues other than merely the need for a home. It takes account of insecurity of tenure, affordability, and whether housing is unsuitable for the household due to its type or condition. It is different from housing demand because demand can normally be met though the

housing market, whereas need can usually only be met through some form of affordable (i.e. subsidised) housing.

This means that, in order to estimate the number of households in need, we must identify households who do not have their own home or who live in unsuitable housing and who cannot afford to meet their needs in the local market.

A household normally includes all who live in a particular house but can also include 'newly forming' households who currently live within a larger family/household group (e.g. adult children living with parents who want to live independently of them).

3. SURVEY METHODOLOGY

In order to carry out the HNS, questionnaires were posted to all households in the parish. The survey was distributed at the beginning of July 2019 with a deadline of 9th August 2019 to either complete an online survey or through the use of the pre paid envelope included with the survey. Only those households who considered themselves to have a housing need were asked to respond. Completed questionnaires were returned to the RHE for analysis.

(A copy of the survey form is at Appendix 1)

4. KEY FINDINGS

55 survey forms were returned by the deadline. Four of the surveys were spoilt, 11 of the surveys cited having no need for affordable housing in the next 5 years, and so the information that follows relates to the 40 responses that stated they do have a need.

4.1 Local Connection

All 40 respondents specified a local connection with some citing more than one. Local connection means having current or past residency in the parish close family resident in the parish or employment in the parish. Minimum timescales apply.

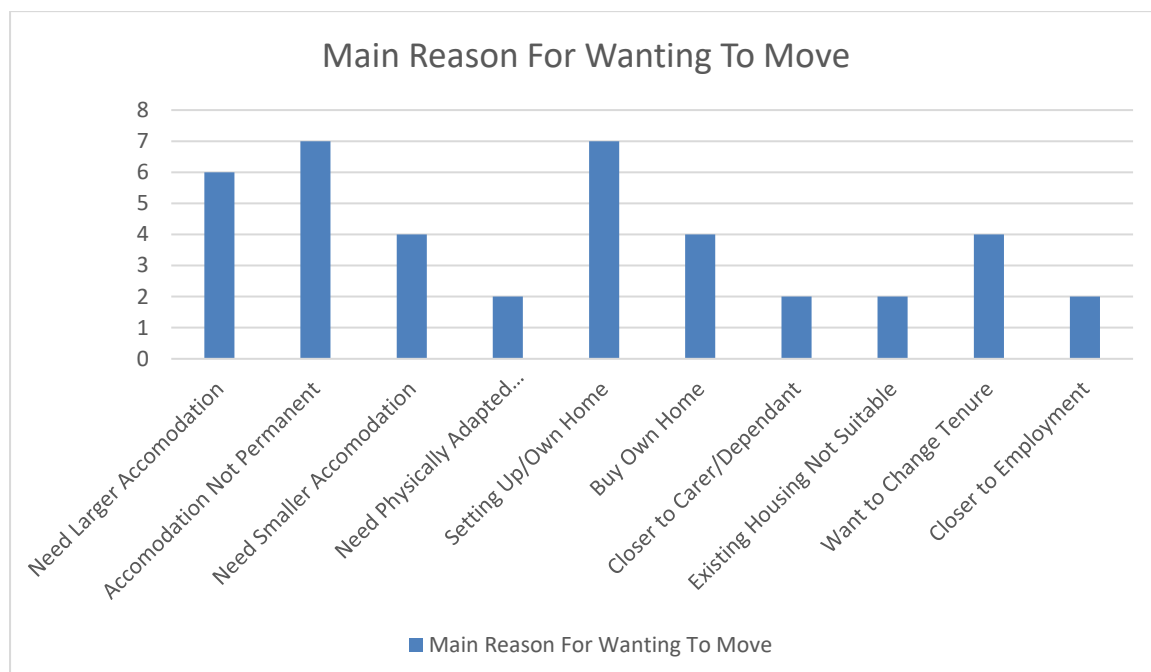
- 29 respondents currently live in Masham of those
 - 11 just have a live connection
 - 9 have a live and work connection
 - 7 have a live, work and family connection
 - 2 have a live and family connection

- 7 respondents specified having lived in the parish previously. Of those:
 - 4 also have a family connection
- 2 respondents have a family connection.
- 2 respondents work in the parish.

Overall, 100% of respondents have a local connection to the parish and want to either stay living there or move back to be closer to family or work. Most respondents ticked multiple reasons for wanting to stay, move back, or be closer to their employment.

4.2 Current Housing Needs

The main housing needs of respondents are as follows:



Whilst most respondents provided more than one reason for wanting to move, it is evident that the largest number of the respondents are currently in accommodation that is not permanent or wish to set up in their own home. Insecurity of tenure is mostly linked to the private rented sector or properties, which are linked to employment.

4.3 Household Composition

Of the 39 households who responded

- 17 (44%) comprise a family;
- 15 (38%) comprise a couple;
- 7 (18%) Comprise a single person.

5 households (29% of those who stated they were a family) were not in need themselves, but included adults aged over 20 years old who were.

The survey and comments provided indicate that the forms have been completed by the head of the household. However, when the information contained within the forms was analysed it was apparent that there was a 'hidden need' for affordable housing within a number of the households. This hidden need often comes from older children that require housing of their own and who are still living with parents but are unaware that affordable housing may be suitable for them. Members of these households may not be aware that they qualify for affordable housing and likewise may not be aware that a survey is taking place and they should complete an application form as they wish to form a separate household. Therefore, whilst the survey is showing a need for affordable housing, this does not take into account 'the hidden need' that is evident, suggesting that the actual need for housing may be higher than anticipated.

4.4 Existing Accommodation

The 39 respondents that responded live in the following types of properties:

House type	1 bed	2 bed	3 bed	4 bed or more	TOTAL
House	2	3	20	2	27
Flat	1	7	2		10
Bungalow		1	1		2
TOTAL	3	11	23	2	39

4.5 Current Tenure

The tenure of the households in the survey is as follows:

Tenure	Number	Percentage
Rented through a Council or Housing Association	0	0%
Rented privately	24	62%
Rented from/live with family	3	8%
Intermediate housing (e.g. shared ownership)	0	0%
Home Owner with a mortgage	4	10%
Home owner without a mortgage	4	10%

4.6 Housing Costs

34 respondents chose to answer the question regarding their current rent/mortgage (excluding bills). Two of the respondents are currently paying less than £199; six are paying between £199 - £500 per month for either rent or a mortgage. The remaining 23 respondents are paying over £500 per month but under £1000.

Of those respondents who provided an answer, three stated that they currently do not pay rent as they either live with family or are homeowners with no mortgage.

4.7 Household Income

All 39 respondents chose to answer the question on total annual/monthly gross combined income.

Amount	Numbers
Under £20,000 household income per year (under £1,665 per month)	10
Between £20,000 and £29,999 per year (£1,666 - £2,499 per month)	9
Between £30,000 and £39,999 per year (£2,500 - £3,332 per month)	9
Between £40,000 and £49,999 per year (£3,333 - £4,166 per month)	5
Between £50,000 and £59,999 per year (£4,167 - £4,999 per month)	3

Between £60,000 to £69,999 per year (£5,000 - £5,750 per month)	1
Over £80,001 per year (over £6,669 per month)	2

At the time of writing (August 2019) there were only 9 properties on the market in Masham. Using sales values from previous properties as illustrated on Table 1, asking prices generally range from £215,000 - £535,000. It is also apparent that there is a greater supply of larger 3 and 4 bed, more expensive, properties available in Masham rather than smaller entry level properties.

*The approximate household income needed to purchase the average priced 2-bed property (data from Table 1) worth £245,975 with a 10% deposit (£24,597) = **£63,250***

*The approximate household income needed to purchase the average priced 3-bed property (data from Table 1) worth £243,733 with a 10% deposit (£24,373) = **£62,674***

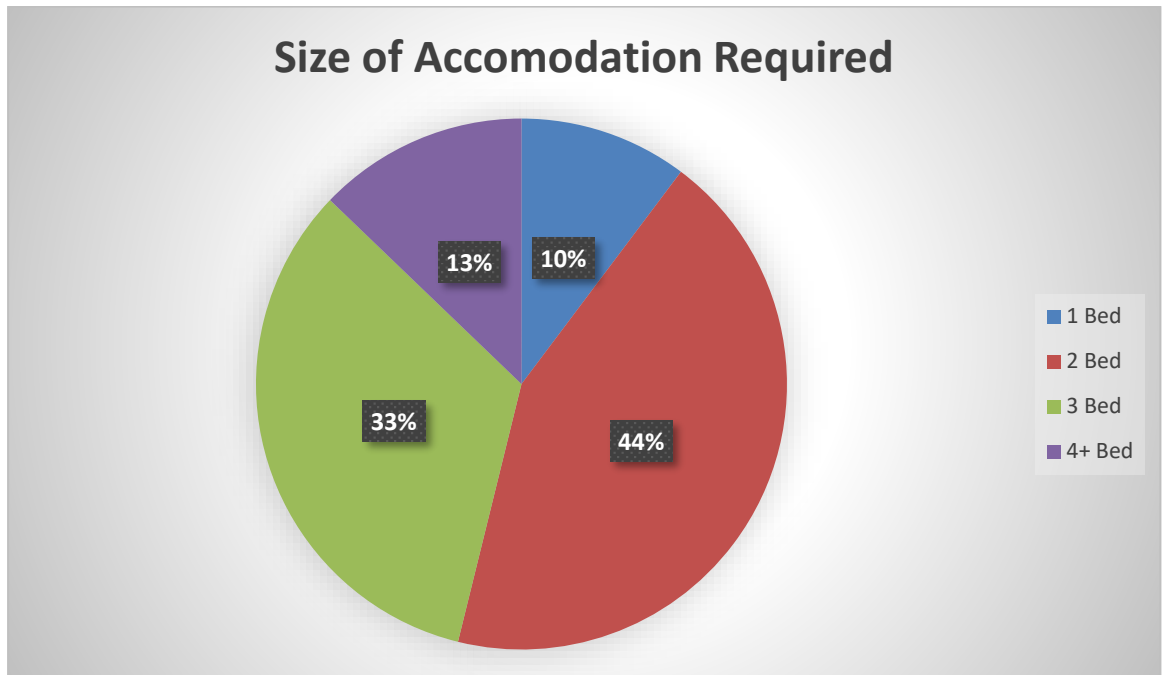
*The approximate household income needed to purchase the LOWEST priced 2-bed property on the market in Masham for £215,000 with a 10% deposit (£21,500) = **£55,285**.*

For those people who completed the survey and earn between £20,000 - £29,000 it is likely that they would only be able to obtain a mortgage of between £70,000 and £105,000 (assuming a 10% deposit was available), thereby preventing them from accessing open market housing in the parish. Indeed, even those who stated they earned between £30,000 to £39,999 would still struggle to access market housing, as they are likely to only be able to access a mortgage of £140,000. As such, they would qualify for affordable housing.

4.8 Accommodation Required

4.8.1 Type and Size

The households in the survey require the following size of housing:



4.8.2 Maximum Amount available to spend on rent or mortgage

Respondents said they could afford to spend the following on housing (rent or mortgage):

Monthly Costs	Numbers
£0 - £300	0
£301 - £500	7
£501 - £700	16
£701 - £900	6
£901 +	3

Eight of the respondents chose not to answer this question. Of those that did, at least 16 (in the income bracket may be able to afford a share in an affordable sale home (shared ownership). Typically, shared ownership homes are offered for sale at 50% of market value for a 50% share with a subsidised rent payable on the remaining share. Shares as low as 25% can however be sold. Those who indicated an ability to pay monthly mortgage costs of up to £500 per month may be more suited to a rented

product such as Affordable Rent or Rent to Buy (where tenants pay a subsidised rent for a maximum 5-year period, before buying the property), were such housing readily available. Private rented housing might be a possibility too for those in this income bracket; however, this does not overcome the issue of insecurity of tenure, which is an indicator of housing need. Those that could afford over £900 should be able to afford a property on the open market in Masham. Eighteen of the respondents had deposits available, although most of those with deposits could afford on the open market.

4.9 What a local affordable housing scheme in Masham would mean to respondents

As well as the information from the survey as set out above, a number of quotes have been provided from the questionnaire. Highlighted quotations are direct, anonymised quotes from local people.

It would mean that I could remain close by my parents, and my place of work, not to mention close friends, other family members and the community that I grew up in.

I could live in a healthier house, and not worry if the landlord wants to sell and make us move.

It may enable my son to live independently

We are settled in this area. When my retirement comes, I may lose the tied house.

It means I can live together with my partner and move in with him, but continue to live in Masham as I intend to.

Would mean I did not have to leave the area that I grew up in.

5. SUMMARY AND RECOMMENDATIONS

The survey responses illustrate that there **IS** a local affordable housing need in the Masham Parish. Whilst all 45 respondents have a local connection to the parish, at present 11 would appear to not qualify for affordable housing, as they are homeowners with or without a mortgage. However, this is dependent on understanding their personal situation in more detail. If they are homeowners but unable to afford their current home then they may qualify for affordable housing. However, until the current home is sold it is classed as an asset improving affordability and allowing them choice and ability to have their needs met by the open market.

Reasons households have given for needing to move home are diverse, showing that the appetite for affordable homes is present in a range of circumstances and many respondent households have confirmed multiple reasons for wanting to move. The most typical reason for wanting to move is to 'current accommodation is not permanent' indicating 'push factors' driving them from their current accommodation. Responders that wanted to set up in their first home was also a reason that scored highly in the survey as a reason for wanting to move.

Of the respondents who provided details on income, only three potentially earn enough to be able to purchase a property currently advertised for sale in the parish. There are very few one and two bed entry-level properties available to purchase.

Whilst the preference for tenures from respondents is for home ownership it is important to note that a number of respondents, whilst indicating a desire to buy their own home, are unlikely to be able to afford a share in a property based on income levels required, although a 25% share of a shared ownership home may be an option. For these people, a rented product such as Affordable Rent or Rent to Buy may be more suited for their income levels at the present time. An affordable rented product would enable them to access more secure accommodation at rents **at a maximum** of 80% of open market values. A Rent to Buy product would provide them with the option at the end of the agreed tenancy period to buy that home. For Rent to Buy, rents are generally lower than market values, usually around 80% of open market values, to enable people to save a deposit to go on to home ownership.

Twenty-one respondents indicated a preference for a 1-2 bedroom property highlighting the need for smaller homes to be provided within the parish. Seventeen wanted three bedrooms and six said they needed 4+ bedrooms. This is what the respondents felt were their minimum number of bedrooms required, however looking at the data more closely, twenty five of the respondents would only qualify

for a 1 bedroom property for affordable rent, due to Welfare Reform changes and the deduction from benefits for bedrooms that are not used.

In conclusion, it is considered that there is an immediate housing need in the Masham Parish which could be partly met by the provision of a number of small homes which should be both affordable to those people wanting to set up a home on their own and provide security of tenure. Based on the survey responses a small scheme is justified now, with the possibility of expanding this at a later date. It is highly likely that the development of a small scheme such as this will lead to an increase in demand from those within the parish.

It should be emphasised however, that the survey is largely just a snapshot and does not fully take account of the needs of newly forming households, in particular in the years to come. Indeed, a number of 'hidden' needs were apparent based on the answers provided to the survey, suggesting that there are a number of people within the parish who are in need of housing, but who did not complete the forms. There are potentially 23 households identified by survey responses that demonstrate an immediate housing need as well as affordability issues. Based on need and income levels, it is recommended that a mix of both affordable rent and sale (shared ownership) accommodation would be the most suitable form of housing to be provided within the parish. This can be provided on small, 100% affordable housing sites as well as larger sites allocated in the Local Plan, which makes housing provision for the district between 2014 and 2035. It should be mentioned however, that with the larger allocated housing sites, the Council has no control on when these will be built out, and when the affordable homes will be available. These affordable homes will however be given priority to those with a local connection* to the Masham sub area, which includes Burton on Yore, Ellingstring, Fearby, Ilton-cum-Pott, Swinton w Warthermarske, Colsterdale, Ellington High and Low, Healey and Masham.

*Local Connection is one of the following:

- An applicant currently lives in the district and has done so for at least two years
- An applicant has previously lived in the district for a continuous period of ten years
- An applicant has close family living in the district, who have done so for at least five years, e.g. children, parents, brothers and sisters only
- An applicant has employment in the district. Employment must be for a minimum period of 12 months, at least 16 hours per week, and the main place of work must be within the district

APPENDIX 1