Clayton Le Dale

HOUSING NEEDS SURVEY

Ribble Valley Borough Council

Report prepared by
John Barber
March 2009

Clayton-le-Dale Housing Needs Survey

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CLAYTON-LE-DALE HOUSING NEEDS SURVEY REPORT AUGUST 2006

SUMMARY AND KEY FINDINGS

AIM

To investigate the local affordable housing need for the parish of Clayton-le-Dale in Ribble Valley.

SURVEY DISTRIBUTION AND RESPONSE

The Housing Officer for Ribble Valley, in agreement with Clayton-le-Dale Parish Council and Ribble Valley Borough Council prepared a two-part survey for distribution (see Appendix 1). The questionnaire was based on the Department of Environment Food and Rural Affairs' (DEFRA) newly revised Housing Needs Survey Form, dated November 2005, and produced in partnership with the Housing Corporation and the National Network of Rural Housing Enablers. The questionnaire is divided into two parts. The first part seeks information on existing households; while the second part is for those persons/households in housing need.

The survey forms were posted on the 2nd February 2009 to households within the Parish of Clayton-le-Dale (see Figure 1), in accordance with Ribble Valley's Council Tax records. Householders were allowed three weeks for completion of the survey forms, to be returned by prepaid post to the Housing Officer by the 28th February 2009. Additional Part Two survey forms were made available for anyone likely to have a local affordable housing need in the next five years.

A total of 498 survey forms were issued and a total of 159 replies were received, a response rate of 32% to the survey, a good response rate in comparison to other local Housing Needs Surveys undertaken by Ribble Valley. Of the Part One Surveys returned, 34 arrived with Part Two. Of these Part Two forms received, 4 were incomplete and these have not been considered within this survey. Therefore, a total of 30 Part Two forms were received from households indicating a need for affordable housing, equal to 6% of the total survey forms issued.

SUMMARY AND KEY FINDINGS

The key points regarding the housing market and its context in Clayton-le-Dale parish are as follows: -

- Council Tax records reveal that Clayton-le-Dale has proportionately less housing stock in the lower two bands of A and B (10%) compared to Ribble Valley (33%) and Lancashire's (58%) profiles. **This profile indicates a lack of affordable housing stock in the parish.**
- Land Registry records, the **'average sale price' of properties within Clayton-le-Dale as £293.000 for Sept 2008 to December 2008 (Only 3 in total).** The lowest sale price in Clayton-le-Dale's postcode area during this period was **£160.000 for a semi-detached property**. From research into the current advertised open market values, at the time of research, the lowest advertised sale price in the Clayton-le-Dale parish was **£159.950** for a 3 bed roomed semi detached house. The median offered for house price for Clayton-le-Dale Parish was £234.950 for a three-bedroom house. **This is an indicator of a lack of affordable housing within the parish.**
- On average according to the limited data available Clayton-le-Dale's house prices are 30% higher than Ribble Valley and 90% higher than the whole of Lancashire.
- The number of family respondents was 33%
- Of those that responded and identified a housing need; 11 (33%) are couples (see Appendix 3).
- Most people in housing need would prefer to buy their own home (63%).
- 12% would consider a property under the New Build Homebuy Scheme[1] or a Shared Ownership Scheme[2], while 15% would prefer to rent.

[1] Government Scheme, which enables people to buy a share in a newly built private property.
[2] Whereby a person can buy a share of the property with a housing association or private developer.

- 5% of housing within Clayton-le-Dale is classified as affordable housing either owned by the Council / local registered social landlord.
- Although there is intense competition for affordable properties, the number of respondents in housing need who have registered with the local authority and housing providers is low.
- 67% of respondents in housing need state that their net earnings are below £385 per week.
- The survey shows that of those households that responded, 70% are in favour of more housing being developed if it were affordable and for local people.

1. INTRODUCTION

The Housing Officer for Ribble Valley in partnership with Clayton-le-Dale Parish Council undertook a Housing Needs Survey in January/February 2009.

The area included in the survey broadly covers the BB1 9 postcode as shown in Figure 1.

The survey aims to provide an indication of the number, type and cost of affordable of housing that is required within the parish. It has to be recognised, however, that any survey of this kind has its limitations:

- People's responses express their aspirations as well as need. Whilst it is necessary to take account of these when considering need, affordable housing is based on actual need. For example, although a single person may state a preference to live in a two or three bedroom property, in reality they may only qualify for a one-bedroom unit.

- The survey does not identify those who have already left the area due to lack of affordable housing; those that work but do not live in the parish; or those living without a fixed address.

- Further work is required to explore the needs of those requiring support and care.

The survey also gives the views of respondents on any future housing development in the parish.

1.1 CLAYTON-LE-DALE

The Parish of Clayton-le-Dale is located to the Northwest of Blackburn, but greatly benefits from being situated within the Ribble Valley, with wonderful views to the north across the valley. Mainly rural the parish does take in a part of Wilpshire to the north and a part of the village of Salesbury.

It has no large employer, with agriculture being the main industry. Many of the residents have to travel to work and school, however the A59 Trunk road runs through the middle of the parish thus providing good access. The railway stops in nearby Langho and Wilpshire and a limited bus services is available. Property is nearly all owner occupied with little social housing. There is a good range of property with Terraced, modern family homes and large properties.

Many footpaths in the parish are used for excellent walking. One of the best views is from Barker Brow, overlooking Ribchester and the lovely bridge on the Ribble. Clayton-le-dale is a desirable place to live and this is reflected in most of the property offered for sale.

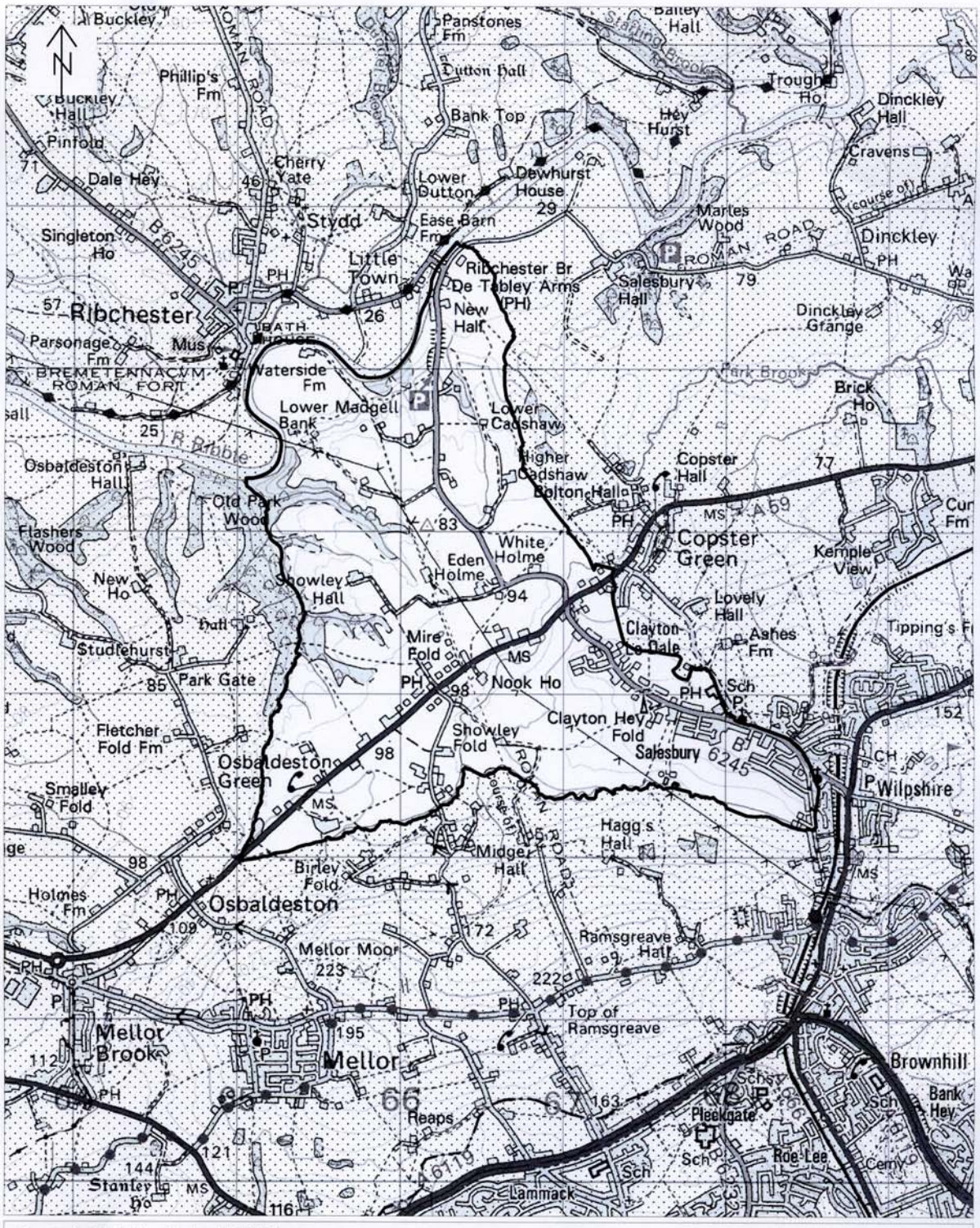
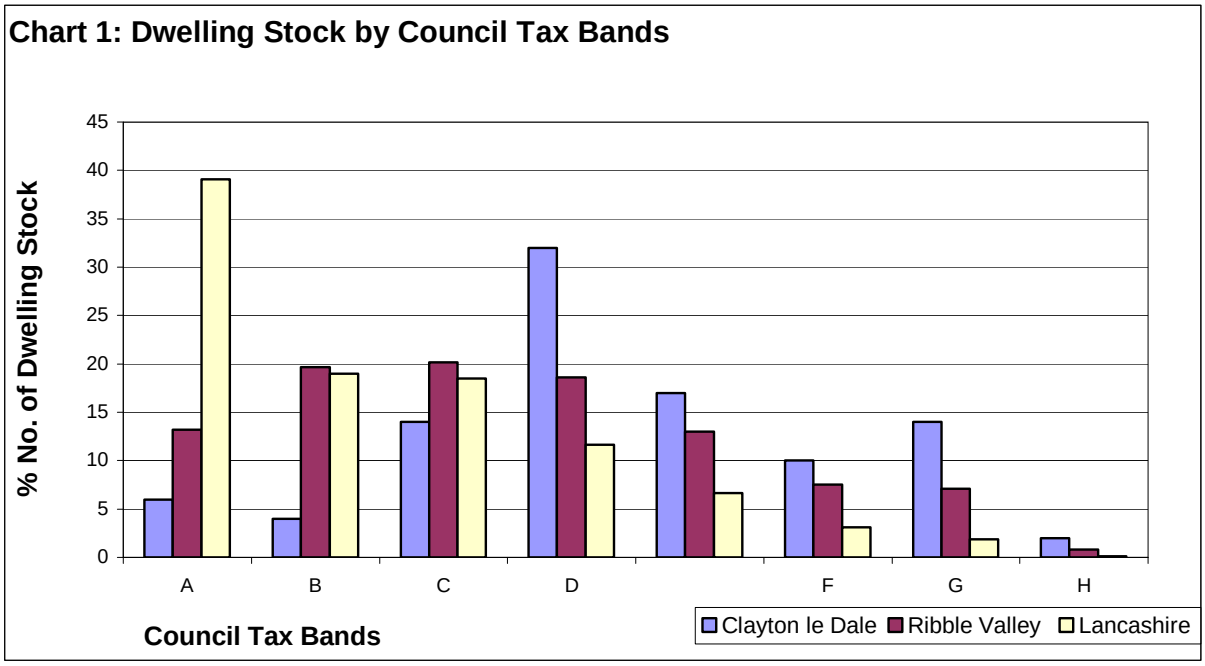


Figure 1: Clayton-le-Dale Parish

2. HOUSING MARKET & CONTEXT

2.1 COUNCIL TAX BANDS

Council tax bands provide an overall profile of the relative value of housing in Clayton-le-Dale. The following chart profiles this against Ribble Valley and Lancashire as a whole. The chart shows that Clayton-le-Dale has proportionally less housing stock in the lower two bands of A and B (10%) compared to the Ribble Valley (33%) and Lancashire's profile (58%). **This profile indicates a lack of affordable housing stock in the Parish.**



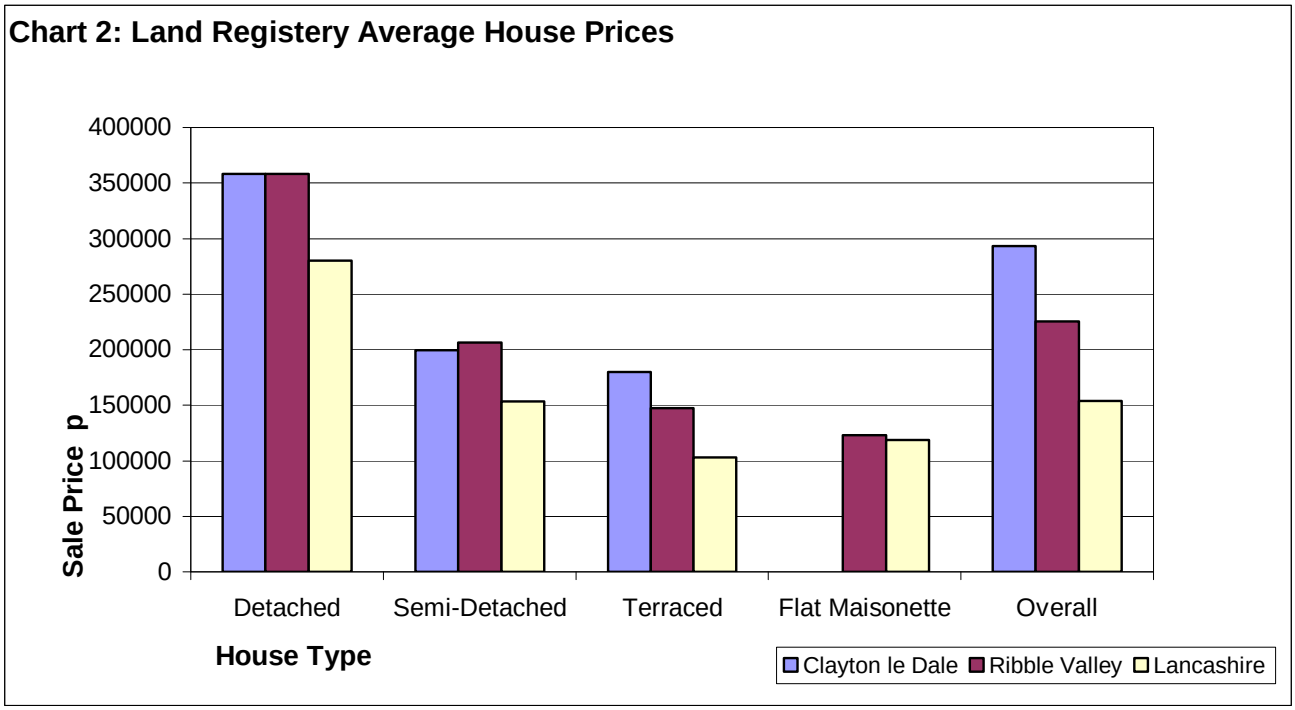
2.2 PRIVATE SECTOR HOUSING MARKET

2.2.1 Owner Occupied

Local Estate Agents, Local Papers, and the World Wide Web were consulted for current advertised open market sale prices. From the information gathered the **lowest advertised house price in Clayton-le-Dale parish, at the time of research was £159.950** for a three-bedroom semi-detached house. The median house price for Clayton-le-Dale Parish was £234.950 for a three-bedroom house. House prices ranged from £159.950 to £399.950.

Information from the Land Registry Website was used to gain further information on the 'actual average house price sales' in Clayton-le-Dale's postcode area of BB1 9. The benefit of the Land Registry records is that it enables a base for comparison of prices against a wider context. The information shown represents the available figures for sales from Sept to Dec. 2008.

The chart shows that the **'Overall' average actual house price sale was £293,333 for Clayton-le-Dale's postcode area.** The information also reveals that the **lowest average sale price in Clayton-le-Dale's postcode area was £160.000 for a semi-detached property.** Based on the overall average figures, Clayton-le-Dale's house prices are 19% higher than Ribble Valley and 44% higher than the whole of Lancashire.



2.2.2 Private Rented Sector (PRS)

At the time of research there were two advertised properties for rent within Clayton-le-Dale. One was for a three-bedroom semi-detached house averaging £600.00 per calendar month and the second for a two-bedroom terrace averaging £625.00 per calendar month. This is an indicator of the lack of affordable private rented accommodation within the parish.

2.3 PROFILE OF AFFORDABLE HOUSING IN CLAYTON-LE-DALE

There are 31 units of affordable housing in Clayton-le-Dale all of which are owned by Ribble Valley Homes. All the properties owned by Ribble Valley Homes are classified as Sheltered Properties, which are allocated for older people and would not come under the 'Right to Buy' Scheme.

2.3.1 Registration of interest in affordable housing

There are currently 96 households on Ribble Valley's Housing Register for Clayton-le-Dale and Salesbury and are broken down as follows: -

- 155 requiring one bedroom sheltered accommodation either Bungalow or Flat
- 24 requiring two bedroom sheltered accommodation either Bungalow or flat
- 8 requiring Bed-sit
- 2 require non-sheltered 1 bed house.

The housing register kept by Ribble Valley Homes is an amalgam of requests for both Clayton-le-Dale and Salesbury, they are adjoining parishes and Salesbury has no affordable housing. Applicants are able to nominate more than one preference hence the discrepancy in numbers.

Following the survey 20 requests have been received from responders for information of affordable housing schemes. These details will be kept by Ribble Valley Borough Council and is not classed as a request for affordable housing.

3. ANALYSIS OF CLAYTON-LE-DALE HOUSING NEED SURVEY RESULTS

The Rural Housing Enabler for Ribble Valley in agreement with Clayton-le-Dale Parish Council and Ribble Valley Borough Council prepared a two-part survey for distribution (see Appendix 1). The questionnaire was based on the Department of Environment Food and Rural Affairs' (DEFRA) newly revised Housing Needs Survey Form, dated November 2005, and produced in partnership with the Housing Corporation and the National Network of Rural Housing Enablers. The questionnaire is divided into two parts. The first part seeks information on existing households; while the second part is for those persons/households in housing need.

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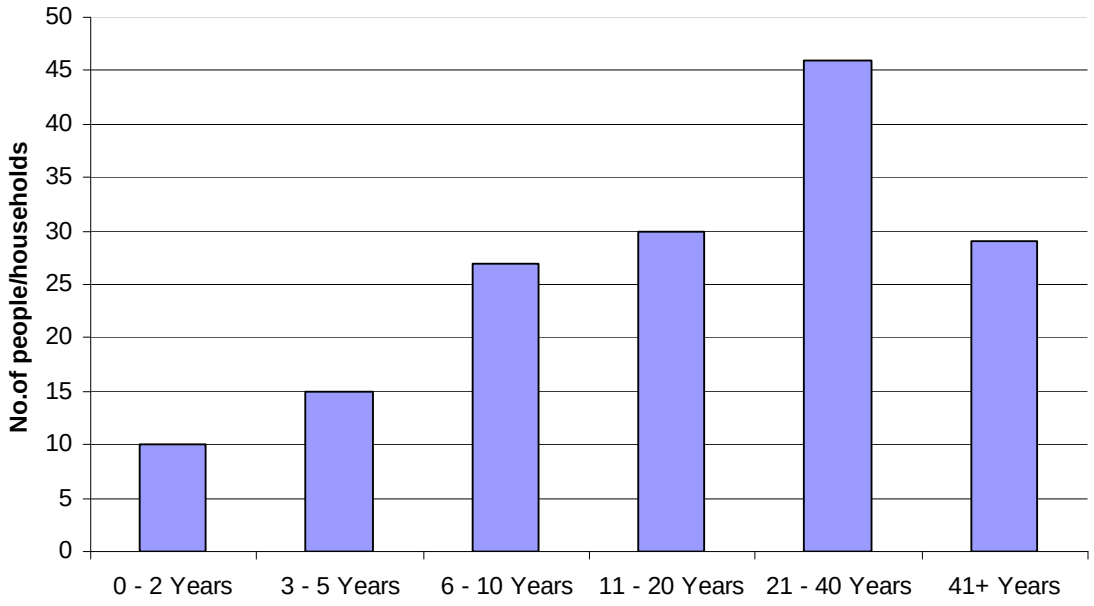
Out of the total of 498 survey forms were issued and a total of 159 replies were received, a response rate of 31% to the survey, a good response rate in comparison to other local Housing Needs Surveys undertaken by Ribble Valley. Of the 159 Part One Surveys returned, 34 arrived with Part Two. Of these 34 Part Two forms received, 4 were incomplete, these have not been considered within this survey. Therefore, a total of 30 Part Two forms were received from households indicating a need for affordable housing, equal to 6% of the total survey forms issued.

4. PART ONE: INFORMATION ON EXISTING HOUSEHOLDS

4.1 Length of Residency in Clayton-le-Dale

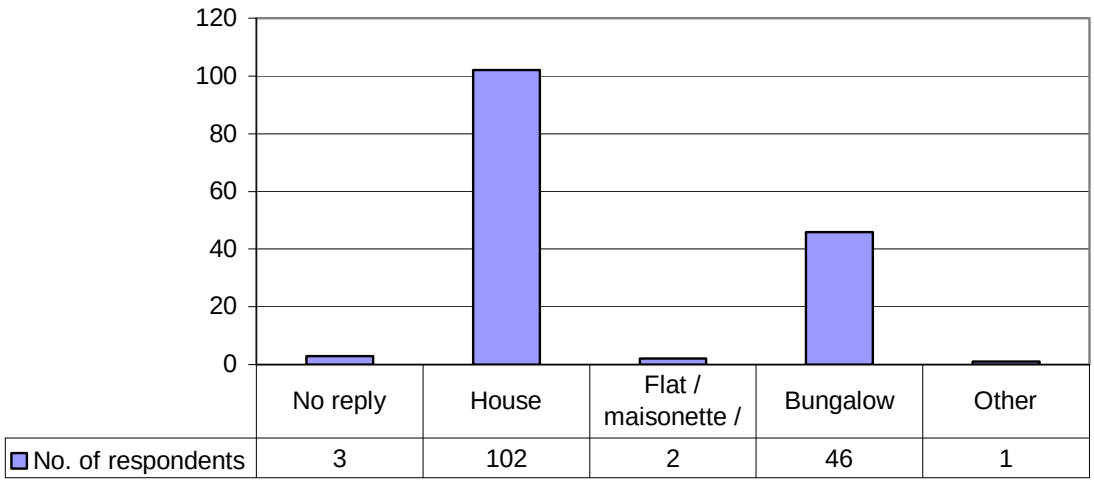
Chart 3: Length of residency in Clayton Le Dale



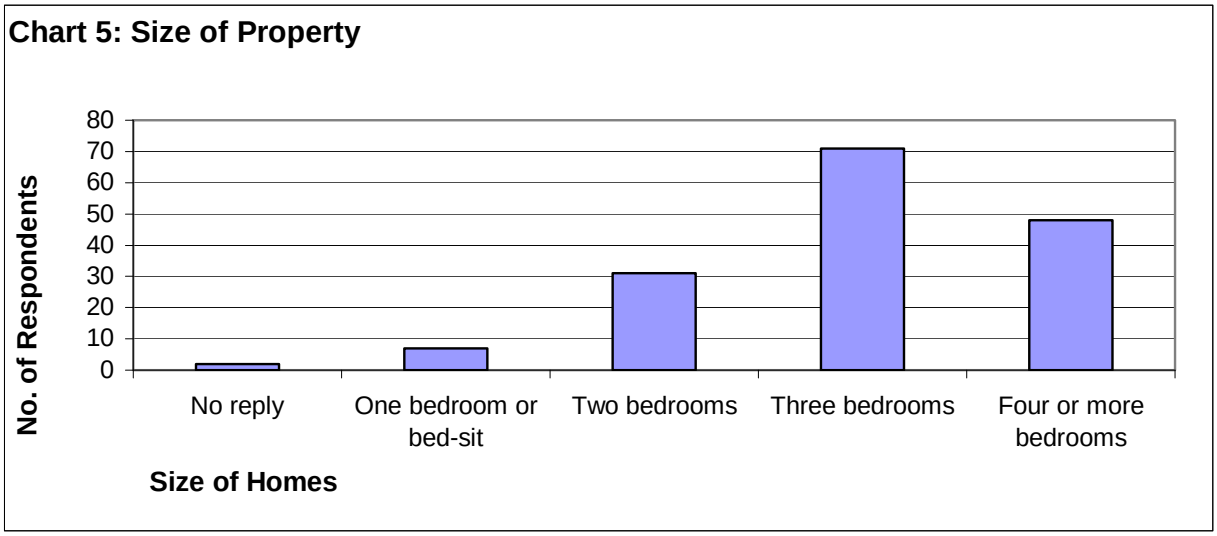
There is a clear indication that Clayton-le-Dale has a stable community life reflected by the number of people who have lived in the village for many years. 66% of those who responded to the survey have lived in Clayton-le-Dale for more than ten years. The average length of residency is 23 years, but there are also a significant number of residents (34%) who have moved to Clayton-le-Dale in the last 10 years.

4.2 Property Type

Chart 4: Existing Property Type

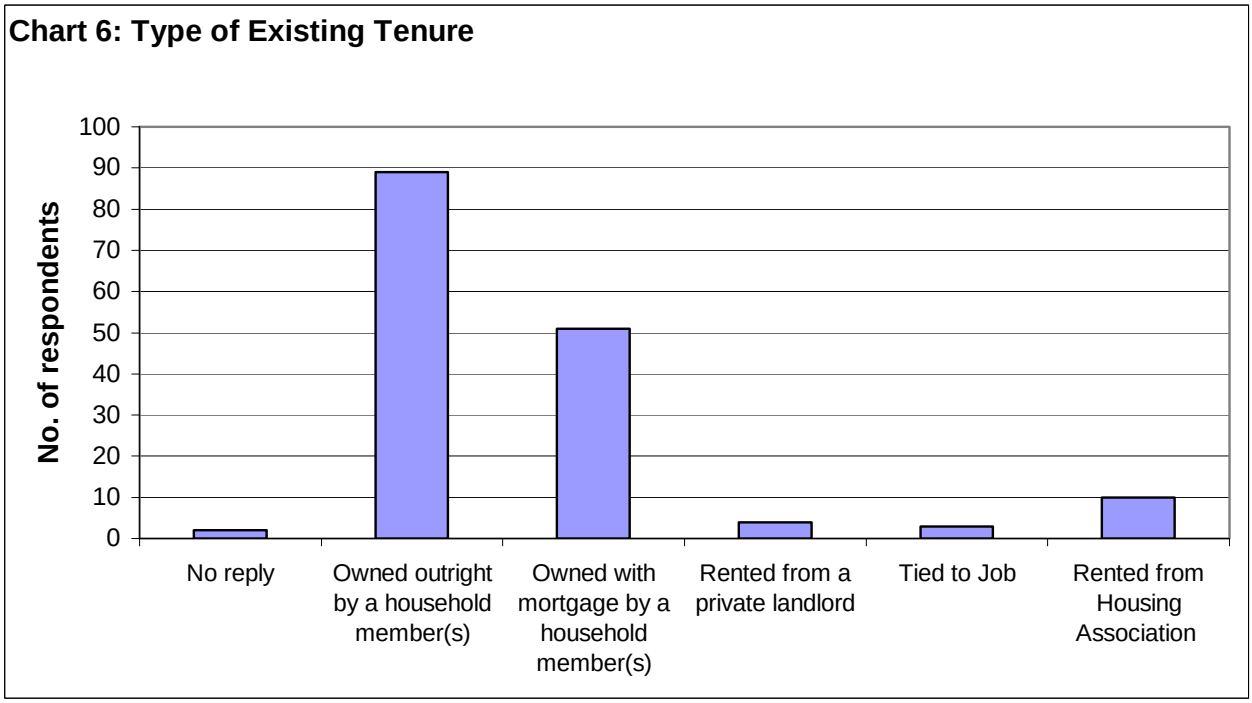


4.3 Size of Property



64% of respondents live in 2 or 3 bedroom accommodation while 30% of respondents live in 4+ bedroom properties.

4.4 Tenure

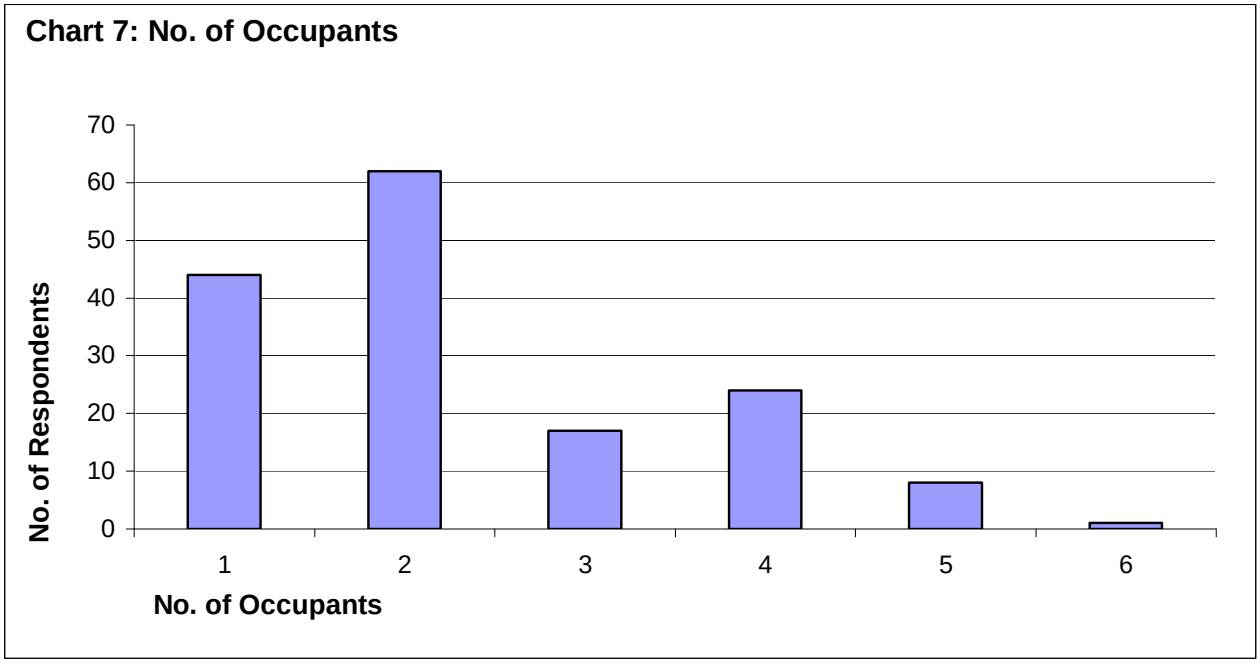


88% of respondents own their own home, which is higher than the percentage of people throughout Ribble Valley (81%) and County average of 75%[3], who own their own properties. 9% of properties are rented within the parish, which is below the County average of 25%.

Clayton-le-dale became part of the Ribble Valley in 1974, there has been no provision of council housing property with the exception of Showley Court, Sheltered Accommodation Scheme since that time.

[3] Source: ONS – Census of Population, 2001

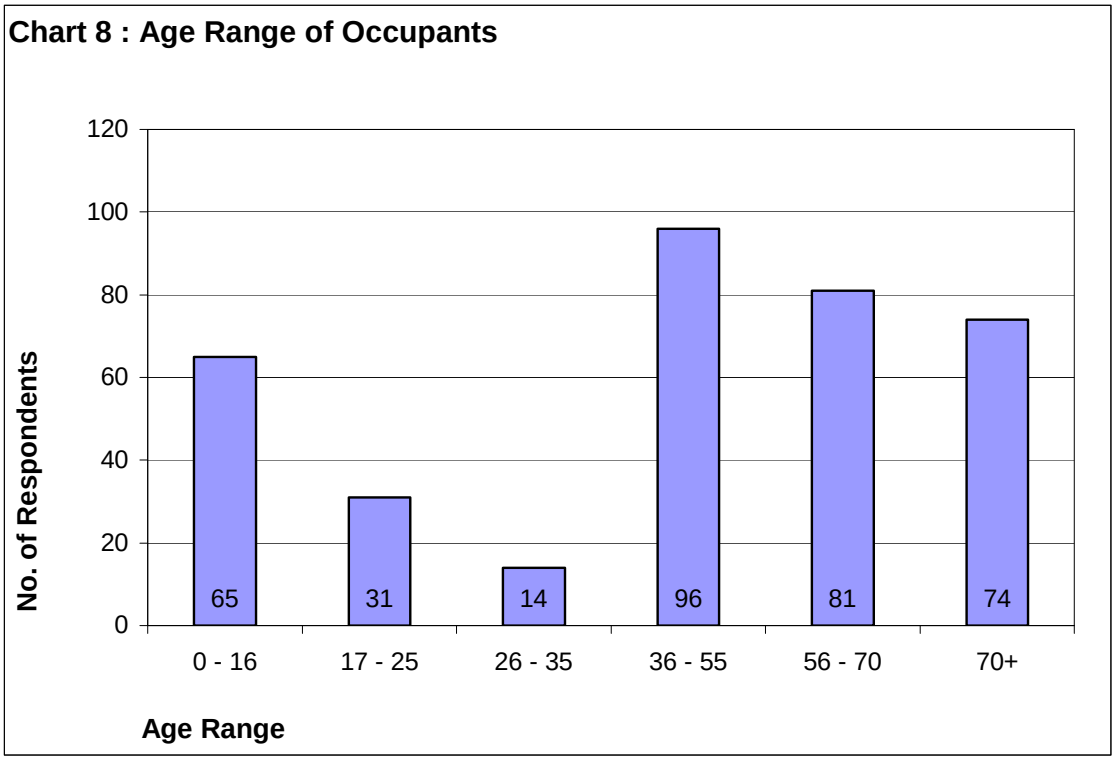
4.5 Number of occupants per household



The chart indicates that of those who responded, two person households are the most common.

4.6 Age range of respondents

Identifying the age range of respondents provides some idea of need for future accommodation within the parish (Chart 8: Age Range of Occupants). In the long term, the 0 - 16 year olds are going to require housing; whereas the 17 - 25 year old age group may have housing needs either now or in the near future. 34.5% of people who responded to the survey are over 55 years old. These figures will have implications on future provision of housing for older people.



4.6.1. Population of Clayton-le-Dale v. respondents to housing needs survey

Age Range	% Population of Clayton-le-Dale and Salesbury[4]	% Respondents to the Housing Needs Survey
0 - 16	18	18
17 – 25	7	9
26 – 35	11	4
36 – 55	29.5	27
56 - 70	20	22
70+	14.5	20
TOTAL	100	100

Only available data includes parish of Salesbury therefore figures are an aggregate of both.

If the age range of respondents is compared to the age range of the total population of Clayton-le-Dale, it is evident that a slightly larger proportion of people aged between 17 – 25, 56 - 70 and 70+ responded to the survey than are actually identified in the community by the Census 2001 data.

The 17 - 25 age group tend to want to move from family accommodation to independent housing but stay within easy reach of their families. 8 respondents (27%) indicated that they require adaptation of their existing home to make it more physically accessible for themselves. These respondents will have an implication on future provision of supported housing for older people within the parish.

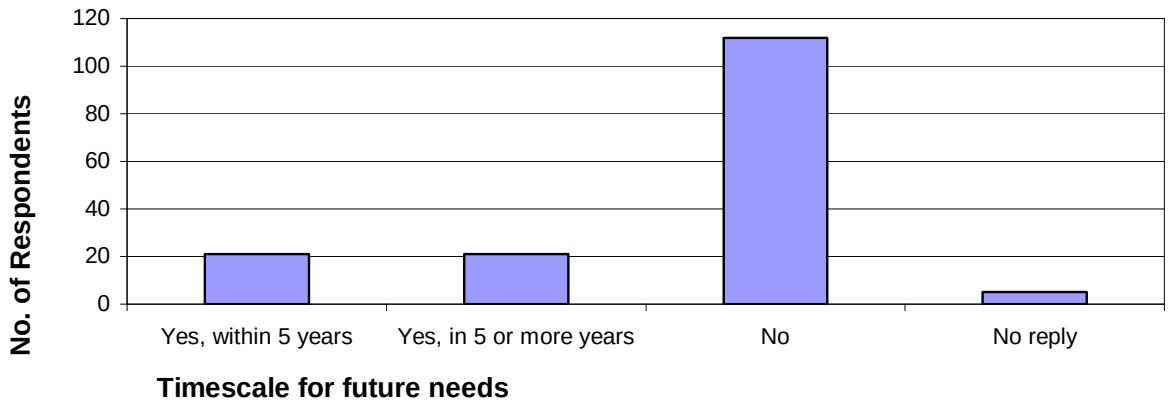
[4] Source: ONS – Census of Population, 2001

4.7 Migration of residents

The survey asked if anyone in the household had moved away from Clayton-le-Dale in the last 10 years due to difficulties in finding a suitable affordable house within the village. 33% (10) of the Housing Needs Survey's respondents stated that they knew family members i.e. children, parents, brothers, and sisters who had moved away for that reason.

4.8 Future affordable housing development within the Parish

Chart 9 : Future Housing Need



All the respondents to part 2 of the questionnaire require alternative housing. 19 (56%) respondents indicated that they are in need of now / within the next five years. 15 (44%) stated that they would be looking for future accommodation in five or more years.

The majority of all those who responded (53%) stated they were in favour of a small development of affordable housing within the area. A breakdown of responses is shown in Appendix 2.

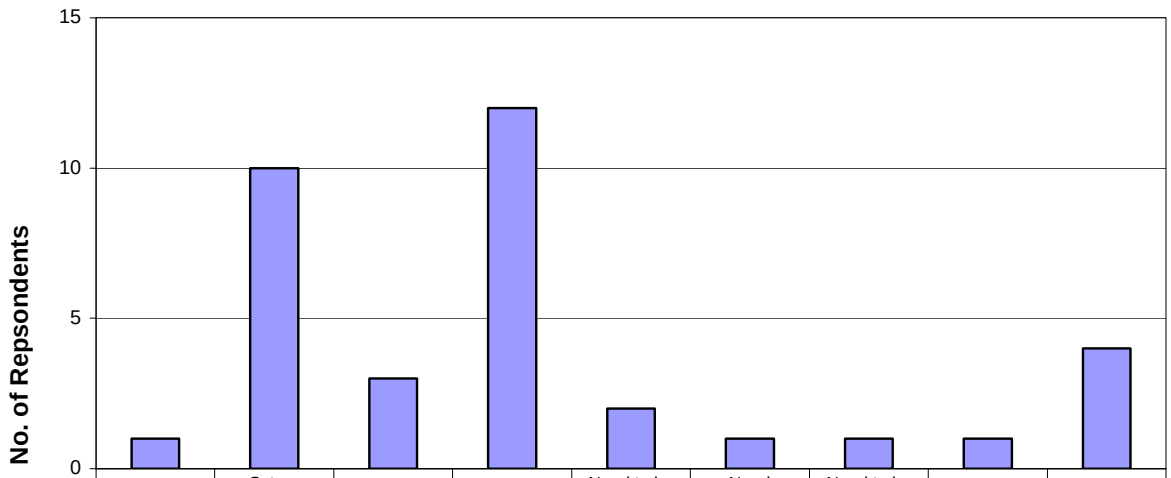
5. PART TWO: HOUSING NEEDS INFORMATION

Completed Part Two survey forms were received from 96 households, indicating a need to move to another house within the Parish. The household composition of those returning Part 2 is shown below:

- 6 Single households representing 18% of the total
- 11 Couple households representing 33% of the total
- 11 Family households representing 33% of the total
- 4 Elderly households representing 12% of the total
- 1 'Other' Reply no explanation 3% of the total

5.1 Reasons for housing need

Chart 10: Reasons for Housing Need



	Need larger home	Set up independent home	Need cheaper home	Need smaller home	Need to be closer to carer /dependent	Need physically-adapted home	Need to be closer to employment	Need to avoid harrasment	Other
Series1	1	10	3	12	2	1	1	1	4

Out of 159 questionnaires returned, 34 respondents stated that at least one member of their household is in housing need and one of the above circumstances is given as the reason[5].

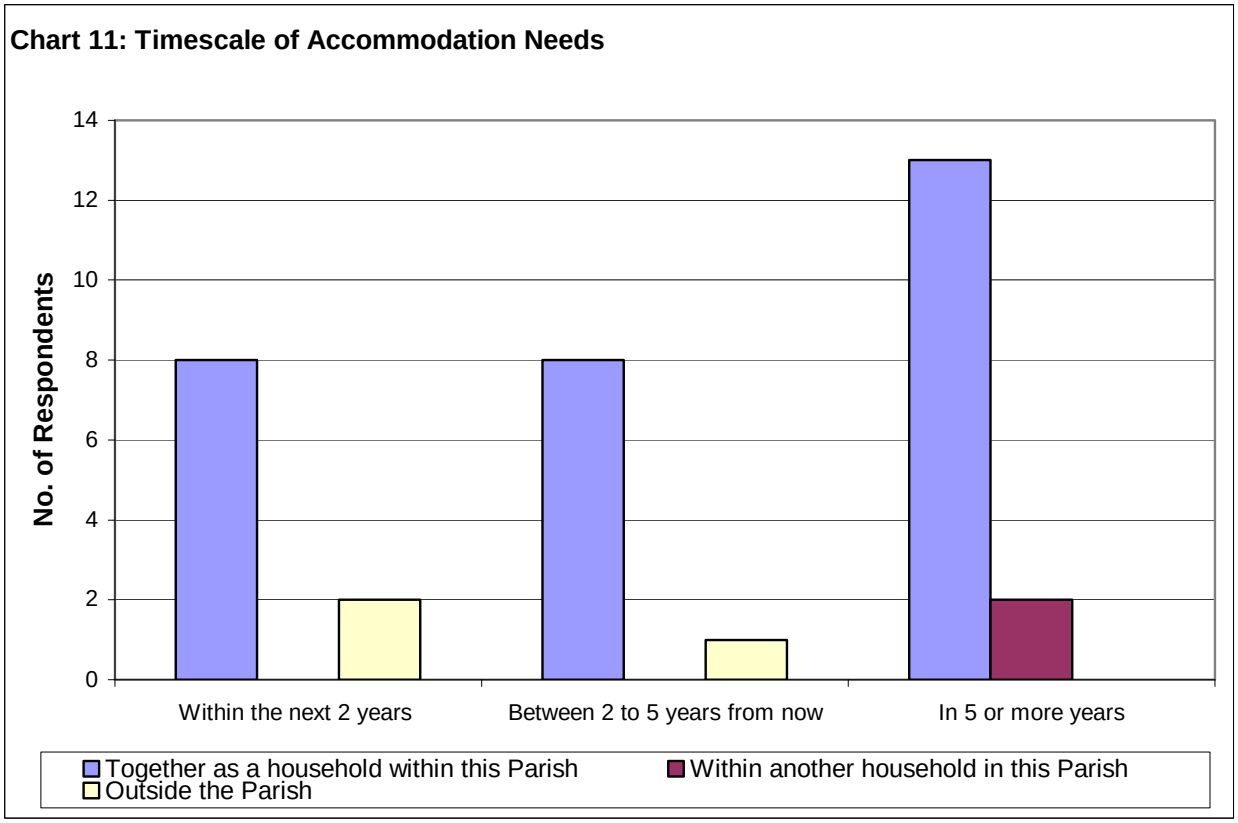
This figure represents 21% of respondents who have someone in their household who is in housing need. A high proportion of respondents (10) who believe they are in housing need stated that they require independent accommodation. This is often younger people wishing to set up home for the first time.

3% (1) of respondents stated that their current home is too small, while 35% (12) household/respondent stated that their accommodation was too large and expressed a wish to downsize. 6% (2) stated that they needed to be closer to a carer or dependent to give or receive support.

Of the 'Other' comments received the majority referred to the need for future residential care due to health and mobility problems.

[5] Some respondents gave more than one reason.

5.2 Timescale of Accommodation Needs



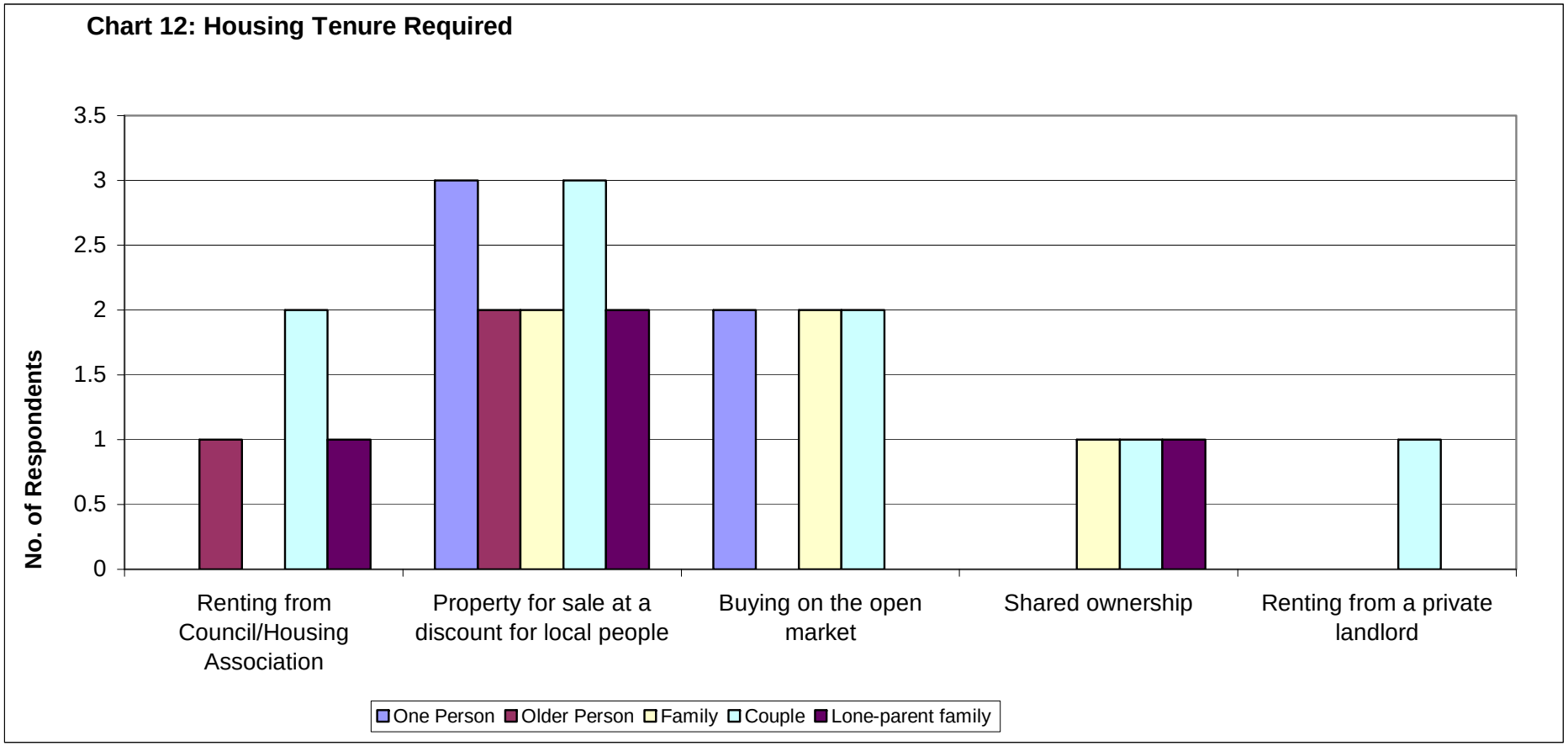
The survey asked whether any household needed accommodation within the next 2 years, between 2 to 5 years or in 5 or more years although it is recognised that this is difficult to predict. Of the 34 respondents who indicated a housing need, 8 (24%) require housing within the next 2 years. 8 (24%) stated that they would require alternative housing in the next two to five years and 13 (38%) in five or more years. The majority of respondents currently live together as a household within the Parish.

5.3 Accommodation required for people with support needs and disabilities

Of the 34 respondents who stated that they are in housing need, 9 indicated a need for some level of support or facilities for disabled householders. These respondents requirement are broken down as follows:

- 4 requiring ground floor accommodation
- 2 Wanting their home to be adapted in order to improve physical accessibility because of the disability of someone in the household
- 3 Requiring sheltered housing with support services provided

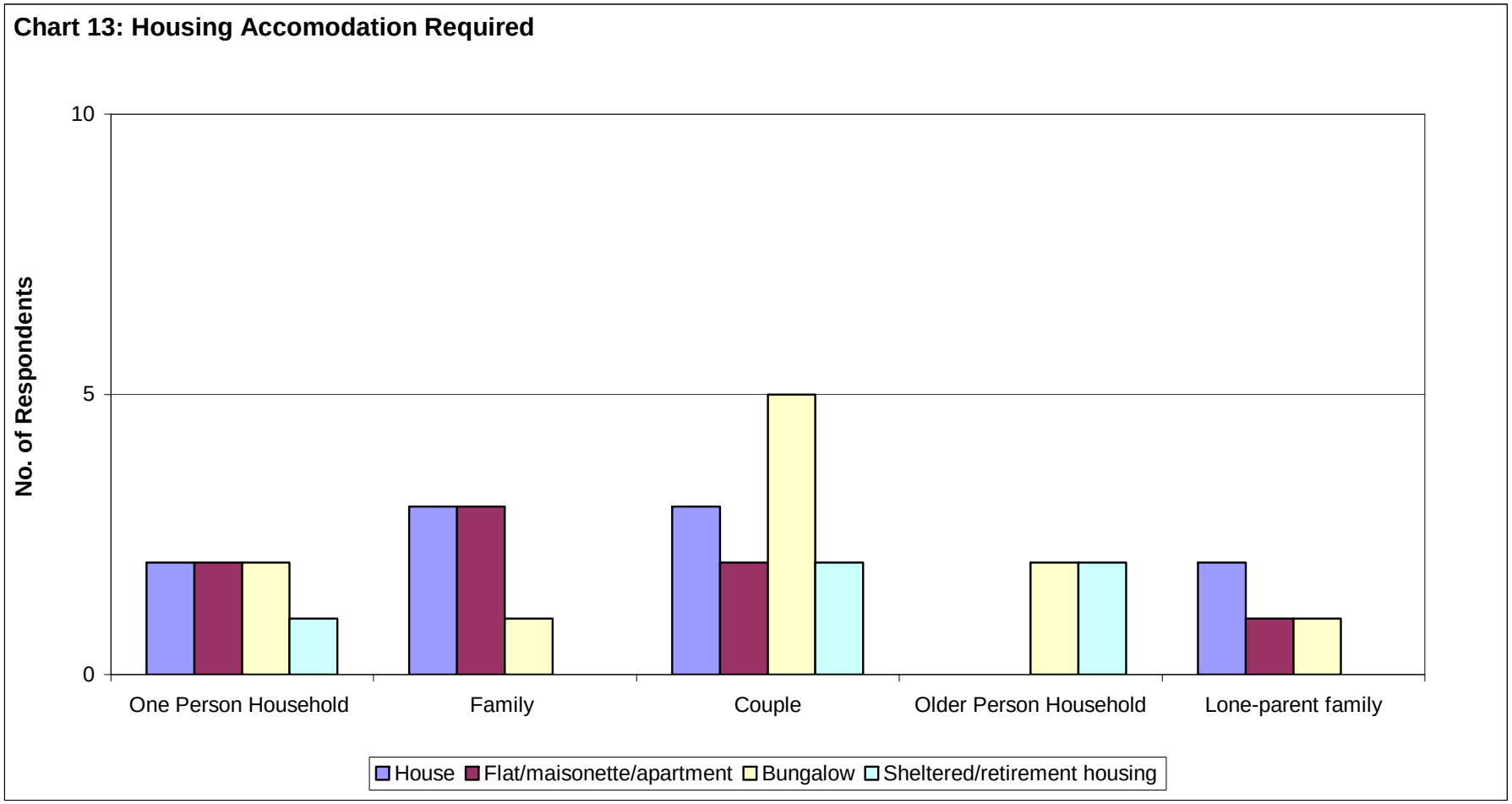
5.4 Housing accommodation required by tenure



From this information gathered most people (69%) would prefer to buy their own home at a discounted rate or on the open market. 12% would consider a property under the New Build Homebuy Scheme[6] or a similar Shared Ownership Scheme[7], while19% would prefer to rent.

[6] Government Scheme, which enables people to buy a share in a newly built private property.
[7] Whereby a person can buy a share of the property with a housing association or private developer.

5.5 Housing Accommodation Required



A further breakdown of accommodation against tenure required is included within Appendix 3.

5.6 Affordability of Property

In determining local affordability from the results of the Housing Need Survey, the following financial indicators have been used.

- Housing for rent – rent levels no higher than 25% of the gross weekly full time earnings of those people identified as being in housing need.
- Housing for sale – to be affordable with a 95% mortgage equivalent to three times the gross annual income of those people identified as being in housing need.
- Current financial circumstances may reflect on the availability of mortgages.

5.6.1 By weekly rent

Of the 30 respondents to this question, as shown in the Chart 14 and Table 1, 13 (43%) of those who did respond stated that they could only afford a rent of less than £100 a week.

Chart 14: Weekly Affordable Rent

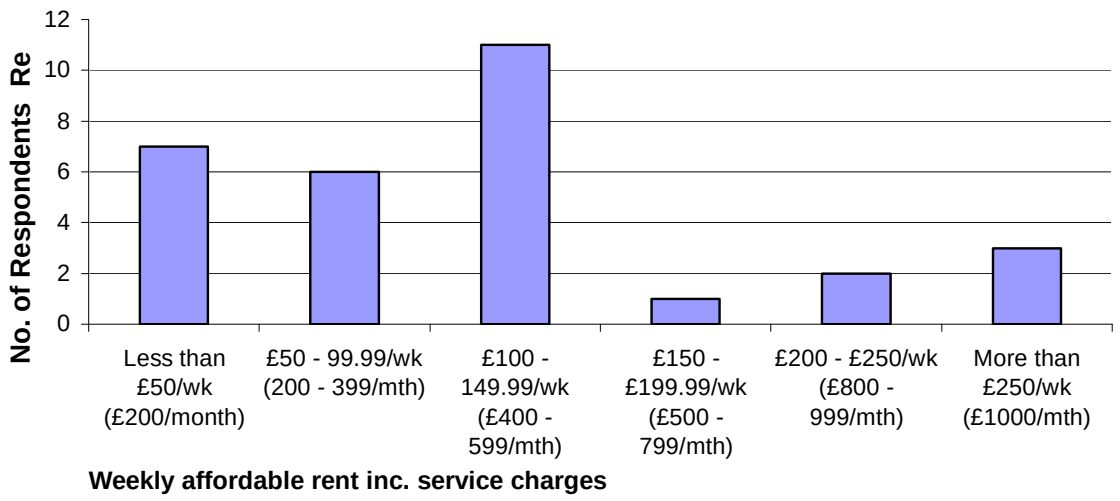
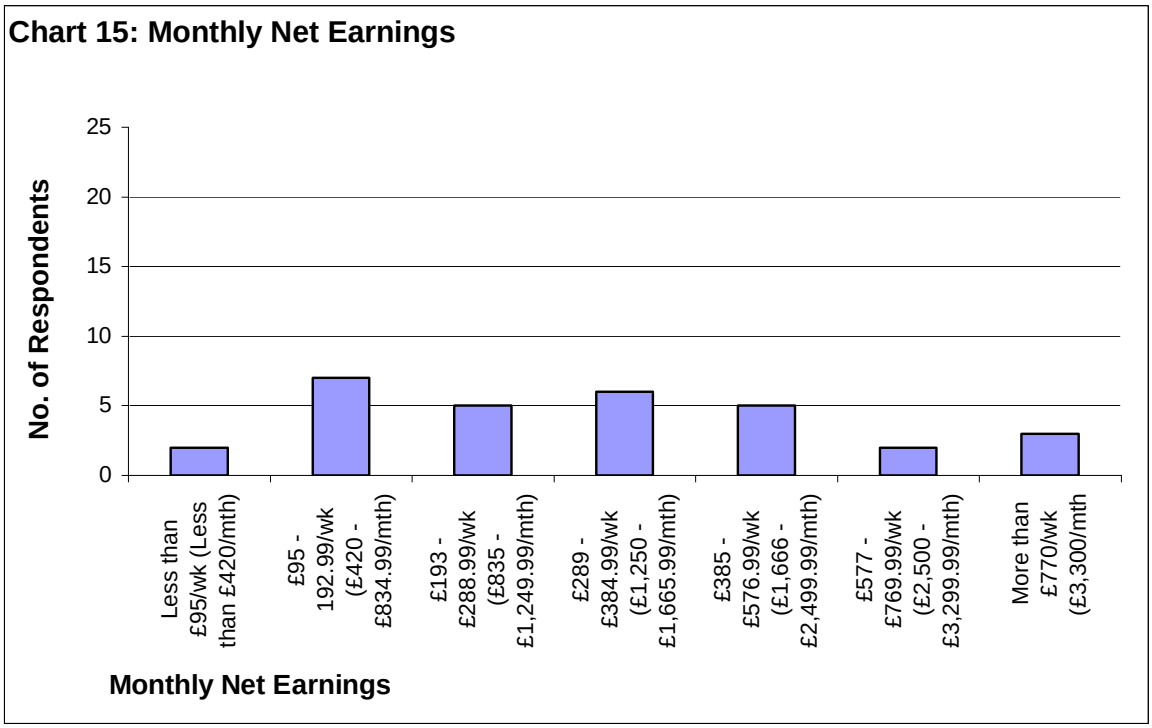


Table 1 – Weekly Affordable Rent inc. Service Charges

Weekly Gross Income	Weekly Rent	Monthly Rent	No. of Respondents
<£50 per week	£13	£50	7
£50 - £99.99	£25	£108.00	6
£100 - £149.99	£37.50	£162.50	11
£150 - £199.99	£50	£216.50	1
£200 - £249.99	£56.50	£245.00	2
£250 +	£62.50	£270.50	3

5.6.2 Monthly Net Earnings (After Tax) of person/households seeking alternative accommodation

33% of respondents state that they earn less than £385 per week (approx £26,000 per annum gross). To obtain a mortgage on a £100,000 property a person would normally have to earn in the region of £30,000 pa gross.



Based on the above Monthly Net Earnings and assuming sole ownership affordable home ownership would need to be based on the following figures:

Monthly Net Income	Gross Annual Income	95% Mortgage	House Price	No. of Respondents
<£420	£6,550	£18,675	£19,655	2
£849.99	£13,260	£37,790	£39,780	7
£1,249.99	£19,500	£55,575	£58,500	5
£1,665.99	£25,989	£74,070	£77,968	6
£2,499.99	£39,000	£111,150	£117,000	5
£3,299.99	£51,480	£146,718	£154,440	2
+£3,300	£53,040	£151,164	£159,120	3

The median affordable mortgage (based on net earnings and a 95% mortgage) for the Parish is £74,070.
The average mean affordable mortgage (based on net earnings and a 95% mortgage) for the Parish is £75,738.

1- Bed Home – Affordability Values

Monthly Net Income	Gross Annual Income	House Price	No. of Respondents
<£420	£6,550	£19,655	1
£849.99	£13,260	£39,780	2
£1,249.99	£19,500	£58,500	2
£1,665.99	£25,989	£77,968	0
£2,499.99	£39,000	£117,000	0
£3,299.99	£51,480	£154,440	1
+£3,300	£53,040	£159,120	0

2- Bed Home – Affordability Values

Monthly Net Income	Gross Annual Income	House Price	No. of Respondents
<£420	£6,550	£19,655	1
£849.99	£13,260	£39,780	6
£1,249.99	£19,500	£58,500	2
£1,665.99	£25,989	£77,968	6
£2,499.99	£39,000	£117,000	5
£3,299.99	£51,480	£154,440	1
+£3,300	£53,040	£159,120	3

3- Bed Home – Affordability Values

Monthly Net Income	Gross Annual Income	House Price	No. of Respondents
<£420	£6,550	£19,655	0
£849.99	£13,260	£39,780	0
£1,249.99	£19,500	£58,500	1
£1,665.99	£25,989	£77,968	0
£2,499.99	£39,000	£117,000	0
£3,299.99	£51,480	£154,440	0
+£3,300	£53,040	£159,120	0

4- Bed Home – Affordability Values

Monthly Net Income	Gross Annual Income	House Price	No. of Respondents
<£420	£6,550	£19,655	0
£849.99	£13,260	£39,780	0
£1,249.99	£19,500	£58,500	0
£1,665.99	£25,989	£77,968	0
£2,499.99	£39,000	£117,000	0
£3,299.99	£51,480	£154,440	0
+£3,300	£53,040	£159,120	0

1- Bed Flat/Apartment - Affordability Values

Monthly Net Income	Gross Annual Income	House Price	No. of Respondents
<£420	£6,550	£19,655	1
£849.99	£13,260	£39,780	0
£1,249.99	£19,500	£58,500	2
£1,665.99	£25,989	£77,968	0
£2,499.99	£39,000	£117,000	0
£3,299.99	£51,480	£154,440	0
+£3,300	£53,040	£159,120	0

2- Bed Flat/Apartment - Affordability Values

Monthly Net Income	Gross Annual Income	House Price	No. of Respondents
<£420	£6,550	£19,655	0
£849.99	£13,260	£39,780	3
£1,249.99	£19,500	£58,500	1
£1,665.99	£25,989	£77,968	2
£2,499.99	£39,000	£117,000	1
£3,299.99	£51,480	£154,440	0
+£3,300	£53,040	£159,120	0

3- Bed Flat/Apartment - Affordability Values

Monthly Net Income	Gross Annual Income	House Price	No. of Respondents
<£420	£6,550	£19,655	0
£849.99	£13,260	£39,780	0
£1,249.99	£19,500	£58,500	0
£1,665.99	£25,989	£77,968	0
£2,499.99	£39,000	£117,000	0
£3,299.99	£51,480	£154,440	0
+£3,300	£53,040	£159,120	0

1- Bed Bungalow - Affordability Values

Monthly Net Income	Gross Annual Income	House Price	No. of Respondents
<£420	£6,550	£19,655	0
£849.99	£13,260	£39,780	0
£1,249.99	£19,500	£58,500	0
£1,665.99	£25,989	£77,968	0
£2,499.99	£39,000	£117,000	0
£3,299.99	£51,480	£154,440	0
+£3,300	£53,040	£159,120	0

2- Bed Bungalow - Affordability Values

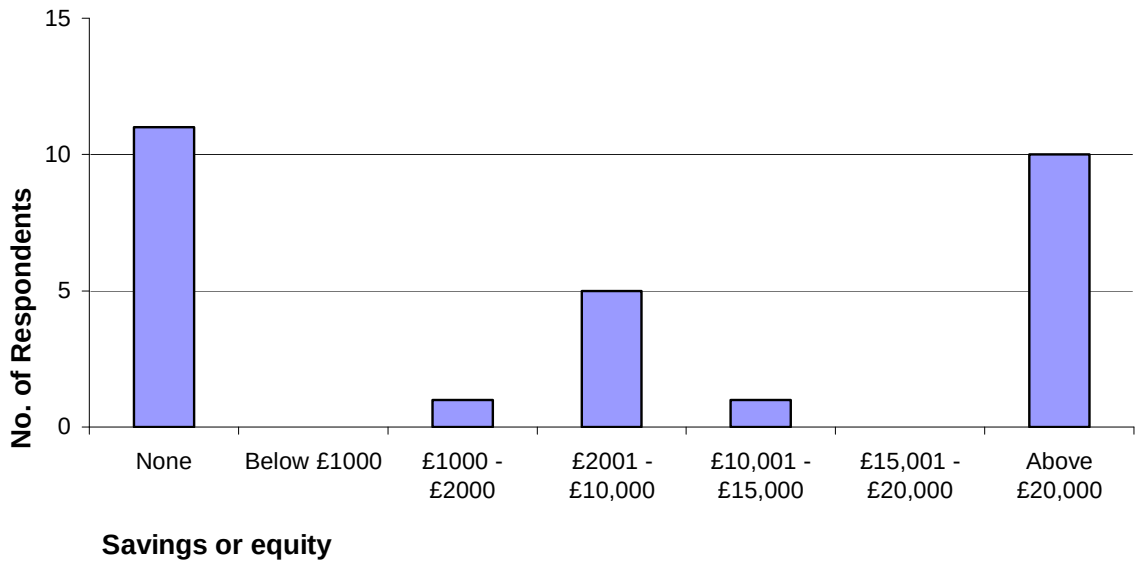
Monthly Net Income	Gross Annual Income	House Price	No. of Respondents
<£420	£6,550	£19,655	0
£849.99	£13,260	£39,780	1
£1,249.99	£19,500	£58,500	1
£1,665.99	£25,989	£77,968	4
£2,499.99	£39,000	£117,000	2
£3,299.99	£51,480	£154,440	0
+£3,300	£53,040	£159,120	1

2- Bed Retirement Home - Affordability Values

Monthly Net Income	Gross Annual Income	House Price	No. of Respondents
<£420	£6,550	£19,655	0
£849.99	£13,260	£39,780	0
£1,249.99	£19,500	£58,500	1
£1,665.99	£25,989	£77,968	0
£2,499.99	£39,000	£117,000	0
£3,299.99	£51,480	£154,440	0
+£3,300	£53,040	£159,120	0

5.6.3 Savings or Equity

Chart 16: Savings or Equity



5.7 Employment profile of those in housing need

89% of those respondents who identified a housing need have at least one person within the household who is either in full time employment or retired. 18% are currently full-time students. Several respondents gave their occupations before retirement, this accounts for the discrepancies in the percentages of the answers

,

From the results of those in housing need, 3 (9)% would be classified, as 'Key Workers'[8] in those areas where key worker policies apply.

[8] Key Workers - are public sector or service employees as identified by the Government who live within certain regions covering the South, South East, East who are eligible for affordable housing

6. CONCLUSION

- This survey provides an indication of the housing needs in Clayton-le-Dale. 34 people/groups of people identified a housing need. These results would require further assessment and analysis but represent an early indication of housing need in the parish.

- Although a response rate of 32% is an acceptable indicator of need and attitudes in the parish, 68% of residents did not respond to the survey. It is therefore not possible to accurately identify exactly what their housing needs are[9].

- The current financial climate is reflected in the low number of property sales used for price guides. However property is generally more expensive than the Lancashire average and reflective of the high prices Ribble Valley properties are able to reach. This does make purchasing property in Clayton-le-Dale very expensive and most properties are inaccessible to those on average incomes.

- Most people prefer to own rather than rent. However, due to the high prices many people cannot afford to purchase on the open market.

- Of those people stating that they are in housing need only 4 have registered with Ribble Valley Borough Council's Housing Waiting List. This could be an indication as to the lack of affordable social housing and of the low expectations that people have of any affordable housing being developed and or qualifying for any such housing. 20 respondents have expressed an interest in affordable housing schemes. Put In RV waiting list numbers

- 89% of those respondents who identified a housing need have at least one person within the household who is either in full time employment or retired.

7. RECOMMENDATIONS

- When considering the size/type of affordable housing which may be required within the parish it is important to take into account the criteria which would be applied by the local authority and/or housing association when allocating such properties.

- It must also be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving and any future development should take account of this.

- That local people with a housing need are encouraged to register with Ribble Valley Borough Council's Affordable Housing Register.

- Further solutions and mechanisms of low cost home ownership are researched and piloted within the borough.

- That in low cost home ownership properties measures are put in place, where possible, to ensure the discount is held in perpetuity.[10]

- That the Ribble Valley's Planning and Housing Departments continue to work with the local community, Housing Associations, Landowners and Developers operating in the area to identify suitable existing buildings/appropriate sites which could be developed to meet the

[9] The results have a fairly large non-response bias.
[10] To ensure that more than one owner can benefit from the initial discount.

needs of local people. This will form part of the ‘Balancing The Housing Markets DPD 2006’ being undertaken by Ribble Valley’s Forward Planning Section.

Appendix 1

Copy of Housing Needs Survey

Ribble Valley Borough Council

PARISH HOUSING NEEDS SURVEY
Clayton Le Dale

defra

Thank you for taking the time to complete this questionnaire. Please use the pre-paid envelope to return this questionnaire to us by **Friday 27th February 2009**

QA Is this your main home? Yes, main home ..... ☐ No, second home..... ☐

If this is your second home do not complete the rest of the form but please do return it.

Part 1 - You and your household

Q1 How would you describe your current home?

- House ..... ☐
- Flat/maisonette/apartment/ bed-sit ..... ☐
- Sheltered/retirement housing ..... ☐
- Bungalow ..... ☐
- Caravan/mobile home/temp.structure ..... ☐
- Other ..... ☐

If 'Other' please specify

Q2 How many bedrooms does your home have?

- One bedroom or bed-sit ..... ☐
- Two bedrooms ..... ☐
- Three bedrooms ..... ☐
- Four or more bedrooms ..... ☐

Q3 What is the tenure of your home?

- Owned outright by a household member(s) ..... ☐
- Owned with mortgage by a household member(s) ..... ☐
- Shared ownership (part owned/part rented) ..... ☐
- Rented from Local Authority ..... ☐
- Rented from a Housing Association ..... ☐
- Rented from a private landlord ..... ☐
- Tied to job ..... ☐
- Other ..... ☐

If 'Other' please specify

Q4 How many years have you and your household lived in this Parish or neighbouring Parishes?

- 0 - 2 Years ..... ☐
- 11 - 20 Years ..... ☐
- 3 - 5 Years ..... ☐
- 21 - 40 Years ..... ☐
- 6 - 10 Years ..... ☐
- 41+ Years ..... ☐

Q5 How many people living in your household are in the following age groups?

- 0 - 16 ..... ☐
- 36 - 55 ..... ☐
- 17 - 25 ..... ☐
- 56 - 70 ..... ☐
- 26 - 35 ..... ☐
- 70 + ... ☐

Q6 **Does your current home need to be adapted to improve its physical accessibility because of the disability of someone in your household?**

Yes ..... ☐ No ..... ☐

If you have answered 'Yes' then please contact Social Services, Pimlico Road on 0845 053 0009 and request a visit from the Occupational Therapist

Q7 **Has anyone from your family* moved away from the Parish in the last 10 years, due to difficulties in finding a suitable home locally?**

Yes ..... ☐ No ..... ☐

*Family means your children, parents, brothers and sisters

Q8 **Are you, or is anyone living with you, or anyone who used to live with you, likely to wish to move to other accommodation in the Parish now or in the future?**

Yes, within 5 years.... ☐ No ..... ☐

Yes, in 5 or more years ..... ☐

If you have answered 'Yes' to Question 7 or 8 and are looking for alternative affordable accommodation within the Parish then please complete Part 2 of this questionnaire, which collects information on your housing needs. Additional Part 2 Forms of the Questionnaire are available from John Barber at Ribble Valley's Housing Department on 01200 413235.

Please answer the following questions even if you do not intend to complete Part 2.

Q9 **Would you be in favour of a small development of affordable housing within your Parish if there was a proven need?**

Yes ..... ☐ No ..... ☐

Q10 **Can you suggest a site or redundant building which could be developed for affordable housing?**

Q11 **Comments**

Thanking you for taking the time to complete Part 1 of this questionnaire. The results of this survey will be available in the coming months, and will help the Parish to decide on its future plans. Please be assured that this questionnaire is completely confidential and anonymous.

Part 2 - Housing Needs

This Section should be completed by any person for which either the following apply:-
- You are the householder and wish to move to alternative affordable accommodation in the Parish or neighbouring Parish, or anticipate wishing to do so in the future.
- You are a relative of the householder (e.g. son or daughter) and currently live, or have previously lived, in the Parish and wish to find affordable accommodation in the Parish or neighbouring Parish, or anticipate wishing to do so in the future

Q12 Where do those requiring accommodation currently live?

- Together as a household within this Parish ..... ☐
- Within another household in this Parish ..... ☐
- Outside the Parish ..... ☐

Q13 When do those requiring accommodation need to move from this home?

- Within the next 2 years ..... ☐
- Between 2 to 5 years from now ..... ☐
- In 5 or more years ..... ☐

Q14 What is the current tenure of your home?

- Owned ..... ☐
- Provided with job (Tied) ..... ☐
- Rented from Council/Housing Association ..... ☐
- Living with parents/friends ..... ☐
- Rented from a private landlord ..... ☐
- Lodging ..... ☐
- Part-bought/part-rented under shared ownership arrangement ..... ☐

Q15 Which tenure would you prefer?

- Renting from Council/Housing Association' ..... ☐
- Shared ownership (Government scheme which enables people to buy a share in a property & rent the remainder) ..... ☐
- Property for sale at a discount for local people (all future sales will be discounted) ..... ☐
- Renting from a private landlord ..... ☐
- Buying on the open market ..... ☐

Q16 Are you on the Local Authority or Housing Association register or waiting list

Yes ..... ☐ No ..... ☐

Q17 What type of accommodation would meet your needs?

- House ..... ☐
- Sheltered housing ..... ☐
- Flat/maisonette/apartment ..... ☐
- Other ..... ☐
- Bungalow ..... ☐

If 'Other' please specify

Q18 How many bedrooms are required?

- One ..... ☐
- Three ..... ☐
- Two ..... ☐
- Four ..... ☐

Q19 **Does anyone in your household require any of the following?**

- Accommodation on the ground floor ☐
- Other housing with support services provided ☐
- Home to be adapted to improve physical accessibility because of the disability of someone in your household ☐
- Sheltered housing with support services provided ☐
- Residential care ☐
- No ☐

If 'Other' please specify

Q20 **Has your current home been adapted to improve physical accessibility* because of the disability of someone in your household?**

Yes ☐ No ☐

Q21 **Would an extension to your property resolve your housing needs?**

Yes ☐ No ☐

Q22 **What is your main reason for needing to move**

- Need larger home ☐
- Need to set up independent home ☐
- Need cheaper home ☐
- Need to be closer to carer or dependent, to give or receive support ☐
- Need secure home ☐
- Need smaller home - present home is difficult to manage ☐
- Need physically-adapted home ☐
- Need to be closer to employment ☐
- Need to avoid harassment ☐
- Need to change tenure ☐
- Other ☐

If 'Other' please specify

Q23 **Please indicate the occupations of the people requiring housing.**

- Director ☐
- Manager ☐
- Self-employed ☐
- Skilled worker ☐
- Manual worker ☐
- Office worker ☐
- Shop worker ☐
- Public sector worker ☐
- Nurse/Health Worker ☐
- Police ☐
- Police Civilian ☐
- Social Worker ☐
- Teacher ☐
- Occupational Therapist ☐
- Prison Staff ☐
- Probation Service Staff ☐
- Planner ☐
- Professional ☐
- Armed forces member ☐
- Agriculture ☐
- Tourism ☐
- Student ☐
- Homemaker ☐
- Retired ☐
- Unemployed ☐
- Other ☐

If 'Other' please specify / or same occupation

Q24 **What type of household are you?**

- One-person household ☐
- Couple ☐
- Two-parent family ☐
- Lone-parent family ☐
- Older person household ☐
- Other ☐

If 'Other' please specify

In order for us to determine the affordability of a property to meet your needs the following sections must be completed. All information provided is completely anonymous and confidential.

Q25 **What is the maximum outgoing you could afford, including any service charges for a rental property?**

- Less than £50/ (£200/month) ☐
- £50 - 99.99/ (200 - 399/mth) ☐
- £100 - 149.99/ (£400 - 599/mth) ☐
- £150 - £199.99/ (£500 - 799/mth) ☐
- £200 - £250/ (£800 - 999/mth) ☐
- More than £250/ (£1000/mth) ☐

Q26 **Could you please indicate the total take-home income (i.e. after deductions) including benefits, of everyone responsible for the cost of housing (rent or mortgage)?**

- Less than £95/ (Less than £420/mth) ☐
- £95 - 192.99/ (£420 - £834.99/mth) ☐
- £193 - £288.99/ (£835 - £1,249.99/mth) ☐
- £289 - £384.99/ (£1,250 - £1,665.99/mth) ☐
- £385 - £576.99/ (£1,666 - £2,499.99/mth) ☐
- £577 - £769.99/ (£2,500 - £3,299.99/mth) ☐
- More than £770/ (£3,300/mth ☐

Q27 **Do you have any savings or equity in existing property which could be used to contribute towards a mortgage?**

- None ☐
- Below £1000 ☐
- £1000 - £2000 ☐
- £2001 - £10,000 ☐
- £10,001 - £15,000 ☐
- £15,001 - £20,000 ☐
- Above £20,000 ☐

Q28 **Do you live in Clayton Le Dale?** Yes ☐ No ☐

If 'Yes', please go to question 31

Q29 **If you don't live in the Parish now have you lived in Clayton Le Dale in the last 20 years?** Yes ☐ No ☐

Q30 **Do you live in any of the adjoining Parishes of Clayton Le Dale** Yes ☐ No ☐

Q31 **Do you work in**

- Clayton Le Dale ☐
- Adjoining Parishes ☐
- Neither ☐

Q32 **Has any adult member of your household been offered a job in Clayton Le Dale but was unable to take up the job offer due to lack of affordable housing?**

Yes ..... ☐ No ..... ☐

Q33 **Do you have any other strong local connection to the Parish?***

Used to live in Parish ..... ☐

Parent of child lives in the Parish ..... ☐

Work in the Parish full-time ..... ☐

Work in the Parish part-time ..... ☐

Voluntary work in the Parish ..... ☐

Other ..... ☐

If 'Other' please specify

Thank you for completing this questionnaire. The information in this questionnaire is processed by Ribble Valley Borough Council in accordance with the Data protection Act 1998. The information is used to address housing needs across the borough. For more information please refer to DEFRA's website at www.defra.gov.uk, Ribble Valley's website www.ribblevalley.gov.uk or contact John barber on 01200 413235 john.barber@ribblevalley.gov.uk

Appendix 2

Copy of Comments from Clayton-le-Dale Housing Need Survey

Sample of comments from Clayton-le-Dale respondents

Comments	Number
There are no job opportunities in the area to support any extra need for housing to be extended. Local schools are already full and are in great demand. Houses will not stay 'low cost' as people move on the price will rise.	1
In principal it is good to increase affordable housing but local amenities all decreased – PO Shop Newsagents etc. so strain is put on the community.	1
We do need some sort of shop selling essential items such as food, vegetables etc. This should be located in the centre of the village, near to Salesbury Church.	1
Clayton-le-Dale is a relatively small picturesque village and affordable housing is available in the neighbouring area of Brownhill.	1
There is no infrastructure for more housing in the area. There is one bus every 2 hours, one pub and one beauty salon. That's it! House prices are falling so housing is becoming more affordable anyway	1
In favour of affordable building as long as it doesn't spoil the aesthetics of the area.	1
With property prices falling there will soon be plenty of affordable housing for anyone still working	1
We don't need more houses which would spoil the area	1
I recognise the lucky position I am in and think we need to have cheaper housing to keep the village alive. It would be good to have a local shop though if the population was to increase.	1
I think you will agree, in our locality this would require very careful consideration	1
If a site is established for affordable housing a strict procedure need to be in place give local people first priority then families need not be separated	1
Sheltered accommodation could be a welcome addition	1
Would prefer any development to be on redundant buildings than on green fields	1
Virtually all new developments in the Ribble Valley over the lasts 20 years have been large houses quite out of the range of first time buyers	1
These comments are a selection of comments totalling	**41**

Appendix 3

Housing Accommodation v. Housing Tenure Required

Housing required in Clayton Le Dale within the next 2 years

		House			Flat/Maisonette/Apartment			Bungalow			Sheltered/Retirement Housing		
Household	**Tenure required**	**1 bed**	**2 bed**	**3+bed**	**1 bed**	**2 bed**	**3+bed**	**1 bed**	**2 bed**	**3+bed**	**1 bed**	**2 bed**	**3+bed**
	Discount buy	1	2		1				2				
	Shared ownership Homebuy		1										
	Rental		1										
TOTAL		1	4		1				2				

In 2 to 5 years

		House			Flat/Maisonette/Apartment			Bungalow			Sheltered/Retirement Housing		
Household	**Tenure required**	**1 bed**	**2 bed**	**3+bed**	**1 bed**	**2 bed**	**3+bed**	**1 bed**	**2 bed**	**3+bed**	**1 bed**	**2 bed**	**3+bed**
	Discount buy			1		1			2				
	Shared ownership Homebuy												
	Rental				1							2	
TOTAL				1	1	1			2			2	

In 5+ years

		House			Flat/Maisonette/Apartment			Bungalow			Sheltered/Retirement Housing		
Household	**Tenure required**	**1 bed**	**2 bed**	**3+bed**	**1 bed**	**2 bed**	**3+bed**	**1 bed**	**2 bed**	**3+bed**	**1 bed**	**2 bed**	**3+bed**
	Discount buy		3			4			4			1	
	Shared ownership Homebuy				1	1							
	Rental					1							
TOTAL			3		1	6			4			1	

A total of 4 part 2 surveys were incomplete