Dunsop Bridge and Bowland Forest Higher Division

HOUSING NEEDS SURVEY

Ribble Valley Rural Housing Enabler Scheme

Report prepared by John Barber Housing Officer July 2009
DUNSOP BRIDGE AND BOWLAND FOREST HIGHER DIVISION HOUSING NEEDS SURVEY

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SUMMARY AND KEY FINDINGS

AIM

To investigate the local affordable housing need for the parish of Dunsop Bridge and Bowland Forest Higher Division in Ribble Valley.

SURVEY DISTRIBUTION AND RESPONSE

The Housing Officer for Ribble Valley, in agreement with Dunsop Bridge and Bowland Forest Higher Division Parish 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 Homes and Communities Agency 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 by the 5th May 2009 to 64 households within the Parish of Dunsop Bridge and Bowland Forest Higher Division (see Figure 1), in accordance with Ribble Valley’s Council Tax records. Householders were allowed five weeks for completion of the survey forms, to be returned by prepaid post to the Housing by the 8th June 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 64 survey forms were issued and a total of 33 replies were received, a response rate of 52% to the survey. This is a high rate of return and will give a good indication as to housing need. Of the 33 Part One Surveys returned, 14 arrived with Part Two. Some of the questions in part 2 were answered more than once and others not completed. This has been taken into account.

SUMMARY AND KEY FINDINGS

The key points regarding the housing market and its context in Dunsop Bridge and Bowland Forest Higher Division parish are as follows:

- Council Tax records reveal that Dunsop Bridge and Bowland Forest Higher Division has proportionately less stock in the lower two bands of A and B (4%) compared to Ribble Valley (33%) and Lancashire’s (58%) profiles. This profile indicates a lack of affordable housing stock in the parish.

- According to Land Registry records, there have been no property sales within the last 18 months. There is one property for sale and that is a 2 bed roomed timber framed semi detached property offered at £199,999. Given the vast size of the parish but relatively sparse population this would not indicate an abnormality. A high proportion of property in the parish is rented from a private landlord on either a residential or farm tenanted basis. There are also several properties occupied in connection with employment. It is estimated that less than 50% of the property in the parish is owner occupied.

- It would not be possible to give ‘average’ sale prices for properties within Dunsop Bridge and Bowland Forest Higher Division.

- The rental market in the parish offers the most realistic prospect for anyone wishing to live there, a large estate owns the majority of property, but there is also some residential property belonging to a utilities company. At the time of research there are 3 properties advertised for rent, all are 2 bedroom cottages with rents ranging from £525.00 to £575.00 pcm.

- The largest numbers of respondents in housing need are families (86%).

- Of those that responded and identified a housing need; there were 2 couples (14%) and 12 families.
• 2 Respondents required property within 2 years (14%), 7 (50%) respondents were in need within 2 to 5 years and 5 (36%) would require alternative housing after 5 years.
• Tenure preferred was broken down as follows: 2 (14%) wanted rental from RSL, 3 (21%) preferred to buy on the open market and the remainder 9 (65%) asking for a combination of HomeBuy, Shared Ownership or local discount buy.
• There was no identified requirement for sheltered housing. Most people in housing need would prefer to buy their own home (86%). Either as part of a local discount scheme, shared ownership or outright purchase.
• There is no RSL stock in Dunsop Bridge. The housing waiting list maintained by Ribble Valley Homes contains 31 requests from 26 households. The waiting list applies to the Bowland Area that includes the villages of Dunsop Bridge, Newton and Slaidburn. The names on the list do not necessarily live in this area at present. There are 2 homes in the village of Newton owned by Ribble Valley Homes. The nearest alternative RSL property is in Chipping. The number who replied to the survey as being on the housing register is 4 (29%).
• 90% of respondents in housing need state that their net earnings are below £385 per week.
• The survey shows that of those households that responded, more than half 64% are in favour of more housing being developed if it were affordable and for local people.
• The median affordable mortgage (based on net earnings and a 95% mortgage) for the Parish is £59,975.64.
• The average mean affordable mortgage (based on net earnings and a 95% mortgage) for the Parish is £57,170.94.
• The following table reflects the different household types which make up those in housing need (see Appendix 3).

### Housing Need by Household Type

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Number in need</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single people (inc. over 55’s)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Couples</td>
<td>2</td>
<td>14</td>
</tr>
<tr>
<td>Families</td>
<td>11</td>
<td>79</td>
</tr>
<tr>
<td>Older person household</td>
<td>1</td>
<td>7</td>
</tr>
<tr>
<td>Total</td>
<td>14</td>
<td>100</td>
</tr>
</tbody>
</table>
1. INTRODUCTION

The Housing Officer for Ribble Valley in partnership with Dunsop Bridge and Bowland Forest Higher Division Parish Council undertook a Housing Needs Survey in June 2009.

The area included in the survey broadly covers the BB7 3 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 DUNSOP BRIDGE AND BOWLAND FOREST HIGHER DIVISION

Dunsop Bridge and Bowland Forest Higher Division is located in the beautiful Hodder Valley, it is a very large rural parish, and agriculture is the main employer, with the majority of farms being tenanted and family run. In the past residential property was tied to occupying families with the main income provider working on estate work including game keeping, forestry and water industries. The level of employment in these areas has greatly diminished in recent years, this has resulted in a lot of the tied property being sold or now privately rented.

The village of Dunsop Bridge is able to support a popular junior school with ties to the Roman Catholic Church it attracts children up to the age of 11 from a very large area, 2 churches, RC and C of E, a small shop including post office and popular café. A large car park and toilets make it a favourite place for families and tourists. A telephone box in the village was the 100,000 box installed by BT recognising the villages closeness to the Centre of the United Kingdom. A garage workshop, petrol station and village hall makes the village very fortunate to have these many services.

The area is wholly located in the Forest of Bowland Area of Outstanding Natural Beauty with vast open moor lands, streams, rivers, valleys, meadow and pasture lands, there is still large areas of forestation managed by both the Forestry Commission and United Utilities. The area is a large water gathering ground for water supplying major towns in Lancashire. The area is quite remote with only C class roads, it does benefit from a regular bus service but no other public transport. The market town of Clitheroe is 9 miles south east of Dunsop Bridge and the City of Lancaster lies 17 miles to the north.

The population of the parish is approximately 163 and could be described as being an idyllic location to live, work and bring up a family, however the remote locality may well be a obstacle with considerable travelling to work if employed outside the parish.

Figure 1: Dunsop Bridge and Bowland Forest Higher Division Parish

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1 Source: ONS – Census of Population, 2001
2. **HOUSING MARKET & CONTEXT**

2.1 **COUNCIL TAX BANDS**

Council tax bands provide an overall profile of the relative value of housing in Dunsop Bridge and Bowland Forest Higher Division. The following chart profiles this against Ribble Valley and Lancashire as a whole. The chart shows that Dunsop Bridge and Bowland Forest Higher Division has proportionally less housing stock in the lower two bands of A and B (4%) compared to the Ribble Valley (33%) and Lancashire’s profile (58%). This profile indicates a lack of affordable housing stock in the Parish.

![Chart 1: Dwelling Stock by Council Tax Bands](chart_1.png)

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. At the time of research there is only one advertised house for sale in Dunsop Bridge and Bowland Forest Higher Division parish, a 2 bed roomed timber framed semi-detached house. The advertised price is £199,999. It is not possible to arrive at an accurate median or average price due to lack of available information.

There are no recorded sales in the parish between January 2008 and commencement of the survey. The writer of this report searched Land Registry records and found that during 2008 there were six property sales within a three-mile radius of Dunsop Bridge centre the prices ranged between £465,000 and £1,215,000. These results gives an average price of £697,500; an indication of the type of property sold in the area and highlights the lack of affordable property to buy.

Records of sales of all properties in the Ribble Valley recorded by the Land Registry during January to March 2009 number 69. The average price for these properties £226,858. Detached houses averaged £385,994, semi detached £226,729, terraced £147,951 and flats etc £142,487. Lancashire average was £141,930, detached being £250,102, semi detached £138,877, terraced £93,947 and flats etc £113,483.

A chart would normally show the comparisons, however without any valid data for Bowland Forest Higher it would have no meaning.
2.2.2 Private Rented Sector (PRS)

At the time of research there were three 2 bed roomed cottage available for rent all owned by the Duchy of Lancaster Estate with rental prices ranging from £525 to 3575 p c m.

2.3 PROFILE OF AFFORDABLE HOUSING IN DUNSOP BRIDGE AND BOWLAND FOREST HIGHER DIVISION

There are 2 units of affordable housing in the parish of Newton adjacent to Dunsop Bridge and Bowland Forest Higher Division both are owned by Ribble Valley Homes and of post war construction. There is no provision for sheltered properties in any of the 3 parishes, Bowland Higher, Newton and Slaidburn.

2.3.1 Registration of interest in affordable housing

There are currently 26 names on Ribble Valley’s Housing Register for Bowland Forest, Newton and Slaidburn, they are broken down as follows: -

- 10 requiring a two bedroom house
- 4 requiring a three bedroom house
- 4 requiring a four bedroom house
- 6 requiring 1 bedroom flats
- 7 requiring 1 bedroom house

At present Ribble Valley Homes have 2 properties, a pair of semi detached houses in the village of Newton in its portfolio. The people on the waiting list do not necessarily live within that catchment area.

n.b. People registering are able to request more than one type of property, this accounts for the differential in numbers
3. ANALYSIS OF DUNSOP BRIDGE AND BOWLAND FOREST HIGHER DIVISION HOUSING NEED SURVEY RESULTS

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The survey forms were posted by the 5th May 2009 to 64 households within the Parish of Dunsop Bridge and Bowland Forest Higher Division (see Figure 1), in accordance with Ribble Valley’s Council Tax records. Householders were allowed five weeks for completion of the survey forms, to be returned by prepaid post to the Housing Officer by the 8th June 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 64 survey forms were issued and a total of 33 replies were received, a very good response rate of 52% to the survey. Of the 33 Part One Surveys returned, 14 arrived with Part Two. Of these 14 Part Two forms received, in which some questions answered more than once and others not completed, however these have been considered within this survey. Therefore, a total of 14 Part Two forms were received from households indicating a need for affordable housing, equal to 22% of the total survey forms issued.
4. **PART ONE: INFORMATION ON EXISTING HOUSEHOLDS**

4.1 **Length of Residency in Dunsop Bridge and Bowland Forest Higher Division**

There is a clear indication that Dunsop Bridge and Bowland Forest Higher Division has a stable community life reflected by the number of people who have lived in the village for many years. 65% of those who responded to the survey have lived in Dunsop Bridge and Bowland Forest Higher Division for more than ten years. The average length of residency is 22 years, but there are also a significant number of residents (35%) who have moved to Dunsop Bridge and Bowland Forest Higher Division in the last 10 years.

4.2 **Property Type**

<table>
<thead>
<tr>
<th>Property Type</th>
<th>No. of respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>No reply</td>
<td>1</td>
</tr>
<tr>
<td>House</td>
<td>30</td>
</tr>
<tr>
<td>Flat / maisonette /</td>
<td>1</td>
</tr>
<tr>
<td>Bungalow</td>
<td>1</td>
</tr>
<tr>
<td>Other</td>
<td>0</td>
</tr>
</tbody>
</table>
4.3 Size of Property

Chart 5: Size of Property

85% of respondents live in 2 or 3 bedroom accommodation while 12% of respondents live in 4+ bedroom properties.

4.4 Tenure

Chart 6: Type of Existing Tenure

70% of respondents live in rented or tied property, compared with the Ribble Valley average is 8% and North-west average is 9%. 18% own their own home, much lower than the RV average of 81% and the NW average of 69%
4.5 Number of occupants per household

The chart indicates that of those who responded, one-person and four 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. 18% 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 Dunsop Bridge and Bowland Forest Higher Division v. respondents to housing needs survey
If the age range of respondents is compared to the age range of the total population of Dunsop Bridge and Bowland Forest Higher Division, it is evident that a slightly larger proportion of people aged between 0 – 16 and 36 – 55 responded to the survey than are actually identified in the community by the Census 2001 data.

The 70+ age group tend to want to move from larger family accommodation to smaller more manageable housing but stay within easy reach of facilities. Respondents (4%) 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.

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2 Source: ONS – Census of Population, 2001
4.7 Migration of residents

The survey asked if anyone in the household had moved away from Dunsop Bridge and Bowland Forest Higher Division in the last 10 years due to difficulties in finding a suitable affordable house within the village. 17% (5) 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

Out of the 33 questionnaires returned 10 (30%) respondents indicated that they are in need of alternative accommodation now / within the next five years. 3 (9%) stated that they would be looking for future accommodation in five or more years, and a further 17 (52%) had no need for alternative accommodation.

Of those who responded (64%) 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 11 households, indicating a need to move to another house within the Parish. The household composition of those returning Part 2 is shown below:
- 2 Lone parent households representing 15% of the total
- 2 Couple households representing 15% of the total
- 9 Family households representing 69% of the total
- 1 Elderly households representing 8% of the total

5.1 Reasons for housing need

Out of 33 questionnaires returned, 13 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. This figure represents 39% of respondents who have someone in their household who is in housing need. 46% (6) of respondents 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.

15% (2) of respondents stated that their current home was too small and needed larger home. 2 (15)% stated that they needed to be closer to a carer or dependent to give or receive support.

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3 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 14 respondents who indicated a housing need, 2 (14%) require housing within the next 2 years. 8 (57%) stated that they would require alternative housing in the next two to five years and 3 (21)% in five or more years. The majority of respondents currently live as a household within the Parish.

5.3 Accommodation required for people with support needs and disabilities

Of the 11 respondents who stated they are in housing need, there was no indication of housing needs from people with support needs and disabilities.
5.4 Housing accommodation required by tenure

Chart 12: Housing Tenure Required

1 respondent indicated more than one preference of tenure; the chart is merely an indication of respondents preferred tenure. From the information gathered most people (42%) would prefer to buy their own home at a discounted rate or on the open market. 17% would consider a property under the New Build Homebuy Scheme\(^4\) or a Shared Ownership Scheme\(^5\), while 33% would prefer to rent.

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\(^4\) Government Scheme, which enables people to buy a share in a newly built private property.

\(^5\) Whereby a person can buy a share of the property with a housing association or private developer.
5.5 Housing Accommodation Required

Chart 13: 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.

5.6.1 By weekly rent

Of the 10 respondents to this question, as shown in the Chart 14 and Table 1, 4 (40%) of those who did respond stated that they could only afford a rent of less than £100 a week.

![Chart 14: Weekly Affordable Rent](chart)

<table>
<thead>
<tr>
<th>Weekly Gross Income</th>
<th>Weekly Rent</th>
<th>Monthly Rent</th>
<th>No. of Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;£50 per week</td>
<td>£13</td>
<td>£50</td>
<td>1</td>
</tr>
<tr>
<td>£50 - £99.99</td>
<td>£25</td>
<td>£108.00</td>
<td>5</td>
</tr>
<tr>
<td>£100 - £149.99</td>
<td>£37.50</td>
<td>£162.50</td>
<td>3</td>
</tr>
<tr>
<td>£150 - £199.99</td>
<td>£50</td>
<td>£216.50</td>
<td>1</td>
</tr>
<tr>
<td>£200 - £249.99</td>
<td>£56.50</td>
<td>£245.00</td>
<td>1</td>
</tr>
<tr>
<td>£250 +</td>
<td>£62.50</td>
<td>£270.50</td>
<td>1</td>
</tr>
</tbody>
</table>
5.6.2 *Monthly Net Earnings (After Tax)* of person/households seeking alternative accommodation

82% 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.

![Chart 15: Monthly Net Earnings](chart)

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

<table>
<thead>
<tr>
<th>Monthly Net Income</th>
<th>Gross Annual Income</th>
<th>95% Mortgage</th>
<th>House Price</th>
<th>No. of Respondents</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;£420</td>
<td>£6,550</td>
<td>£18,675</td>
<td>£19,655</td>
<td>0</td>
</tr>
<tr>
<td>£849.99</td>
<td>£13,260</td>
<td>£37,790</td>
<td>£39,780</td>
<td>3</td>
</tr>
<tr>
<td>£1,249.99</td>
<td>£19,500</td>
<td>£55,575</td>
<td>£58,500</td>
<td>2</td>
</tr>
<tr>
<td>£1,665.99</td>
<td>£25,989</td>
<td>£74,070</td>
<td>£77,968</td>
<td>4</td>
</tr>
<tr>
<td>£2,499.99</td>
<td>£39,000</td>
<td>£111,150</td>
<td>£117,000</td>
<td>1</td>
</tr>
<tr>
<td>£3,299.99</td>
<td>£51,480</td>
<td>£146,718</td>
<td>£154,440</td>
<td>1</td>
</tr>
<tr>
<td>+£3,300</td>
<td>£53,040</td>
<td>£151,164</td>
<td>£159,120</td>
<td>0</td>
</tr>
</tbody>
</table>

The median affordable mortgage (based on net earnings and a 95% mortgage) for the Parish is £59,975.64.
The average mean affordable mortgage (based on net earnings and a 95% mortgage) for the Parish is £57,170.94.
5.6.3  Savings or Equity

Chart 16: Savings or Equity

5.7  Employment profile of those in housing need

68% of those respondents who identified a housing need have at least one person within the household who is in full time employment. 4 (18%) were self-employed. Only 3 (14%) classed Agriculture as their main employment.

From the results of those in housing need, 2 (9)% would be classified, as ‘Key Workers’\(^6\) in those areas where key worker policies apply.

6.  CONCLUSION

- This survey provides an indication of the housing needs in Dunsop Bridge and Bowland Forest Higher Division. 14 people/groups of people identified a housing need. These results would require further assessment and analysis but represent an early indication of the housing need in the parish.

- A very good rate of 52% and is an acceptable indicator of need and attitudes in the parish, 48% of residents did not respond to the survey. This response makes it possible to give an reasonably accurate assessment of what their housing needs are\(^7\).

- Even though the current housing market (during the Housing Need Study) in Dunsop Bridge and Bowland Forest Higher Division is ‘very quiet’, using previous sales indicate properties, which are available, as very expensive and inaccessible to those on average incomes.

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\(^6\) 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

\(^7\) The results have a fairly large response bias.
A large number of responders already live in rented property and at present this represent the favourable option to anyone wanting live in the area. However most people prefer to own rather than rent. Due to the high prices people cannot afford to purchase on the open market.

Of those people stating that they are in housing need 4 have registered on the Ribble Valley Housing register. This could be an indication of the low expectations that people have of any affordable housing being developed and or qualifying for any such housing.

68% of those respondents who identified a housing need have at least one person within the household who is either in full time employment.

Traditional local employment opportunities have greatly dissipated in the past two decades, it may be appropriate before development commences that this should be given serious consideration, especially with the possible adverse effect on the environment.

As a result of the questionnaire 9 respondents have asked to be placed on the register for notification of any proposed development of affordable housing.

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.8

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 needs of local people. This will form part of Ribble Valley’s Housing Market Assessment being undertaken by Ribble Valley’s Forward Planning and Housing Departments.

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8 To ensure that more than one owner can benefit from the initial discount.
Appendix 1

Copy of Housing Needs Survey
Thank you for taking the time to complete this questionnaire. Please use the pre-paid envelope to return this questionnaire to us by Monday 8th June 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

<table>
<thead>
<tr>
<th>Q1</th>
<th>How would you describe your current home?</th>
</tr>
</thead>
<tbody>
<tr>
<td>House</td>
<td></td>
</tr>
<tr>
<td>Flat/maisonette/apartment/bed-sit</td>
<td></td>
</tr>
<tr>
<td>Sheltered/retirement housing</td>
<td></td>
</tr>
<tr>
<td>If 'Other' please specify</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Q2</th>
<th>How many bedrooms does your home have?</th>
</tr>
</thead>
<tbody>
<tr>
<td>One bedroom or bed-sit</td>
<td>Two bedrooms</td>
</tr>
<tr>
<td>Three bedrooms</td>
<td>Four or more bedrooms</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Q3</th>
<th>What is the tenure of your home?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owned outright by a household member(s)</td>
<td>Owned with mortgage by a household member(s)</td>
</tr>
<tr>
<td>Shared ownership (part owned/part rented)</td>
<td>Rented from Local Authority</td>
</tr>
<tr>
<td>Rented from a Housing Association</td>
<td>Rented from a private landlord</td>
</tr>
<tr>
<td>Tied to job</td>
<td>Other</td>
</tr>
<tr>
<td>If 'Other' please specify</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Q4</th>
<th>How many years have you and your household lived in this Parish or neighbouring Parishes?</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 2 Years</td>
<td>11 - 20 Years</td>
</tr>
<tr>
<td>3 - 5 Years</td>
<td>21 - 40 Years</td>
</tr>
<tr>
<td>6 - 10 Years</td>
<td>41+ Years</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Q5</th>
<th>How many people living in your household are in the following age groups?</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 16</td>
<td>36 - 55</td>
</tr>
<tr>
<td>17 - 25</td>
<td>56 - 70</td>
</tr>
<tr>
<td>26 - 35</td>
<td>70+</td>
</tr>
</tbody>
</table>
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
- 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
- Rented from Council/Housing Association
- Rented from a private landlord
- Part-bought/part-rented under shared ownership arrangement
- Provided with job (Trained)
- Living with parents/friends
- Lodging

Q15 Which tenure would you prefer?
- Renting from Council/Housing Association
- Property for sale at a discount for local people (all future sales will be discounted)
- Buying on the open market
- Shared ownership (Government scheme which enables people to buy a share in a property & rent the remainder)
- Renting from a private landlord

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? (tick one)
- House
- Flat/maisonette/apartment
- Bungalow
- Sheltered housing
- Other

Q18 How many bedrooms are required?
- One
- Two
- Three
- 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
- Two-parent family
- Older person household
- If 'Other' please specify
- Couple
- Lone-parent family
- Other

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 (£599 - 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 £36 (£1,666 - £2,469/mth)
- £36 - £76.99 (£1,666 - £2,469/mth)
- £77 - £199.99 (£2,500 - £3,299/mth)
- £200 - £384.99 (£1,250 - £1,666/mth)
- £385 - £576.99 (£1,666 - £2,469/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

Q28 Do you live in Dunsop Bridge?
- Yes
- No

If 'Yes', please go to question 31

Q29 If you don't live in the Parish now have you lived in Dunsop Bridge in the last 20 years?
- Yes
- No

Q30 Do you live in any of the adjoining Parishes of Dunsop Bridge?
- Yes
- No

Q31 Do you work in
- Dunsop Bridge
- Adjoining Parishes
- Neither
Q32 Has any adult member of your household been offered a job in Dunsop Bridge 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□ Work in the Parish part-time□
   Parent of child lives in the Parish□ Voluntary work in the Parish□
   Work in the Parish full-time□ 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 Dunsop Bridge and Bowland Forest Higher Division Housing Need Survey

Sample of comments from Dunsop Bridge and Bowland Forest Higher Division respondents

<table>
<thead>
<tr>
<th>Comments From Part One</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>We live in this village because of its beauty, its peace and quiet etc. Affordable housing will destroy what we have.</td>
<td>1</td>
</tr>
<tr>
<td>The site between Lane Ends and the Village Hall will be handy for school but when they leave school they will have to travel to Clitheroe for a job as there doesn’t seem to be a lot of work round Dunsop Bridge. Some of our family would have liked to have live in DB when they got married. They have now settled in Clitheroe.</td>
<td>1</td>
</tr>
<tr>
<td>Smithsgore and Duchy of Lancaster do not want to let property at affordable rates High rent people stop for 2 years at most then houses are empty for up to 6 months instead of affordable rates for long periods. Poor landlords Smithsgore don’ care</td>
<td>1</td>
</tr>
<tr>
<td>This is a village and should be kept as one. If I wanted to look out onto a housing estate I would live in a town</td>
<td>1</td>
</tr>
<tr>
<td>The point of living in DB is that it is small and rural Building modern houses would be detrimental to its charm &amp; appeal to both residents and tourists however ‘sympathetic’ the property design</td>
<td>1</td>
</tr>
<tr>
<td>We are very concerned that the village will be spoilt with the houses. At the moment on the Crescent alone there are 18 cars. We are also concerned that some people on the parish council have a conflict of interest in the houses going up. We hope the village will not be spoilt because of a personal gain. It will be interesting to see what happens in the future and to see just who gains from this. However by then the village will have been spoilt. We believe that there has been enough corruption in the UK as it is.</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Comments From Part two</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>What did Mrs Lawler achieve? Despite all the promises and meetings</td>
<td>1</td>
</tr>
<tr>
<td>There are quite a number of houses vacant in the area at present, but the downside to these properties are the high rents being sought for them. Therefore only young people with extremely well paid work can afford to take them on.</td>
<td>1</td>
</tr>
</tbody>
</table>

Total: 8
Appendix 3

Housing Accommodation v. Housing
Tenure Required
Housing in Dunsop Bridge and Bowland Forest Higher Division required within next 2 years

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Tenure Required</th>
<th>House</th>
<th>Flat/Maisonette/Apartment</th>
<th>Bungalow</th>
<th>Sheltered/Retirement Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>One person household</td>
<td>Not Specified</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Family</td>
<td>Discount Buy</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rent Council/RSL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2 – 5 Years

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Tenure Required</th>
<th>House</th>
<th>Flat/Maisonette/Apartment</th>
<th>Bungalow</th>
<th>Sheltered/Retirement Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>One person household</td>
<td>Rent Council/RSL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Discount Buy</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Family</td>
<td>Discount Buy</td>
<td>2</td>
<td></td>
<td>1</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Shared ownership</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Open Market Buy</td>
<td>2</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>3</td>
<td>3</td>
<td></td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

5+ Years

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Tenure Required</th>
<th>House</th>
<th>Flat/Maisonette/Apartment</th>
<th>Bungalow</th>
<th>Sheltered/Retirement Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>One person household</td>
<td>Private Rent/RSL</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Couple</td>
<td>Discount Buy / Shared Ownership</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Family</td>
<td>Homebuy</td>
<td>1</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>3</td>
<td>2</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>