RIBBLE VALLEY

BOROUGH COUNCIL

Salesbury

HOUSING NEEDS SURVEY

Ribble Valley Borough Council

Report prepared by
John Barber
April 2009

Salesbury Housing Needs Survey

CONTENTS

SUMMARY AND KEY FINDINGS 3
AIM 3
SURVEY DISTRIBUTION AND RESPONSE 3
SUMMARY AND KEY FINDINGS 3

1. INTRODUCTION 5
1.1 SALESBURY 5

2. HOUSING MARKET & CONTEXT 7
2.1 COUNCIL TAX BANDS 7
2.2 PRIVATE SECTOR HOUSING MARKET 7
2.2.1 Owner Occupied 7
2.3 PROFILE OF AFFORDABLE HOUSING IN SALESBURY 8
2.3.1 Registration of interest in affordable housing .. ***Error! Bookmark not defined.***

3. ANALYSIS OF SALESBURY HOUSING NEED SURVEY RESULTS 8

4. PART ONE: INFORMATION ON EXISTING HOUSEHOLDS 10
4.1 Length of Residency in Salesbury 10
4.2 Property Type 10
4.3 Size of Property 11
4.4 Tenure 11
4.5 Number of occupants per household 12
4.6 Age range of respondents 12
4.6.1. Population of Salesbury v. respondents to housing needs survey 13
4.7 Migration of residents 14
4.8 Future affordable housing development within the Parish 14

5. PART TWO: HOUSING NEEDS INFORMATION 15
5.1 Reasons for housing need 15
5.2 Timescale of Accommodation Needs 15
5.3 Accommodation required for people with support needs and disabilities 16
5.4 Housing Tenure Required 17
5.5 Housing Accommodation Required 17
5.6 Affordability of Property 19
5.6.1 By weekly rent 19
5.6.2 Monthly Net Earnings (After Tax) of person/households 20
5.6.3 Savings or Equity 24
5.7 Employment profile of those in housing need 24

6. CONCLUSION 25

7. RECOMMENDATIONS 25

Appendices

Appendix 1 – Copy of Housing Needs Survey Form
Appendix 2 – Summary of Comments
Appendix 3 – Breakdown of Housing Need

SALESBURY HOUSING NEEDS SURVEY REPORT
March 2009

SUMMARY AND KEY FINDINGS

AIM

To investigate the local affordable housing need for the parish of Salesbury in Ribble Valley.

SURVEY DISTRIBUTION AND RESPONSE

The Housing Officer for Ribble Valley Borough Council in agreement with Salesbury 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 Housing Corporation and the National Network of Housing Officers. 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 27th February 2009 to 163 households within the Parish of Salesbury (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 27th March 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 163 survey forms were issued and a total of 48 replies were received, a response rate of 34 % to the survey, a good response rate in comparison to other local Housing Needs Surveys undertaken by Ribble Valley. Of the 48 Part One Surveys returned, 12 arrived with Part Two. Of these 12 Part Two forms received, 3 were incomplete. We have included the information contained in these forms (where applicable and appropriate). Therefore, a total of 9 complete 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 Salesbury parish are as follows: -

- Council Tax records reveal that Salesbury has proportionately less housing stock in the lower two - bands of A and B (2%) compared to Ribble Valley (33%) and Lancashire's (58%) profiles. **This profile indicates a lack of affordable housing stock in the parish.**
- The qualifying period for the information relating to property sales was the last quarter of 2008. During this time the property market for Salesbury was almost stagnant. I have therefore expanded this period to 15 months, however there is still only one property sold
- Land Registry records show that during this period, the sole property sold was a Terraced Cottage in need of extensive renovation for £68.000. From research into the current advertised open market values, at the time of research, the lowest advertised sale price in the Salesbury parish was **£289.950 for 3 bed roomed detached house**. **A total of 4 houses are advertised for sale all detached with an average price of £384.737.** It is very difficult to produce median and average figures however this does highlight **the lack of affordable housing within the parish.**
- On these small numbers the average Salesbury's house prices are 70% higher than Ribble Valley and 150% higher than the whole of Lancashire.
- The 38% of respondents in housing need are families.
- Of those that responded and identified a housing need; 5 (38%) are couples (see Appendix 3).
- Most people in housing need would prefer to buy their own home (71%).
- None of the respondents were in favour of buying a property under the New Build Homebuy Scheme[1] or a Shared Ownership Scheme[2], while 29% would prefer to rent.

[1] Government Scheme, which enables people to buy a share in a newly built private property.

- There is no housing within Salesbury 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.
- 44% of respondents in housing need state that their net earnings are below £385 per week.
- The survey shows that of those households that responded, 50% 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 £90,000.
- The average mean affordable mortgage (based on net earnings and a 95% mortgage) for the Parish is £69,876

[2] Whereby a person can buy a share of the property with a housing association or private developer.

1. INTRODUCTION

The Housing Officer for Ribble Valley in partnership with Salesbury Parish Council undertook a Housing Needs Survey in 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.

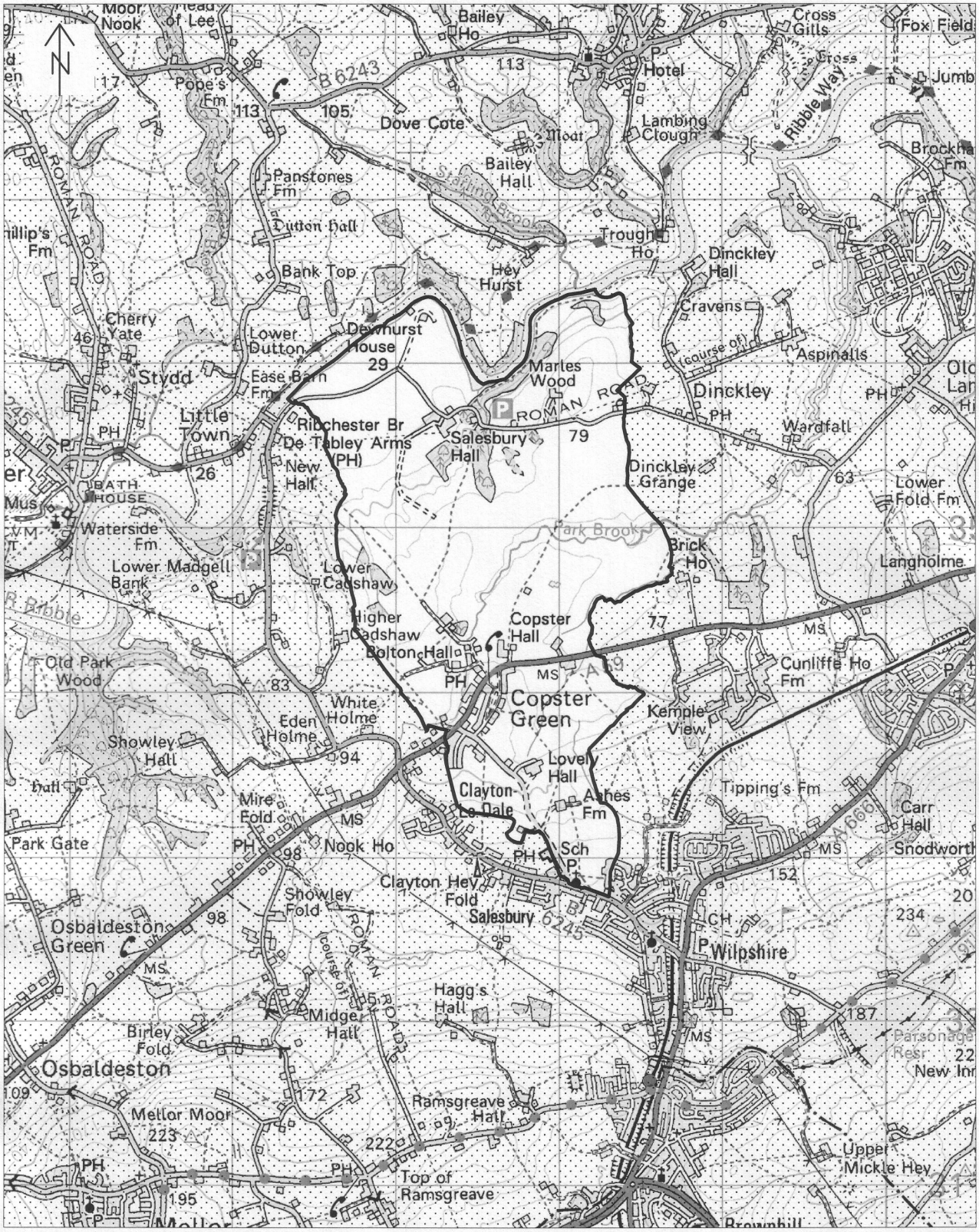
1.1 SALESBURY

Salesbury Parish is small rural parish with pleasant countryside affording fine views across the Ribble Valley. It is bordered to the north by the River Ribble and has the trunk road A59 running through it. The large industrial town of Blackburn is 4 miles to the southeast and the market town of Clitheroe is 8 miles to the northeast. The majority of housing is of good class with many fine detached houses. Apart from agriculture there is no other major employer. There are no shops or Post Office and only one restaurant; the nearest railway station is in Wilpshire and only a very sporadic bus service.

Salesbury Church of England Primary School lies on the parish border with Clayton-le-Dale.
St Peters Church overlooks the cricket club making an ideal village situation. The area is attractive to walkers.

The Hamlet of Copster Green is main centre of population, with a popular green area used by the locals. There is a railway station at both Langho and Wilpshire, but the bus service is limited and to use the railway would generally involve making a car ride. With the exception of the main trunk road, Salesbury is a very quiet parish benefiting from the peace, quiet and safe living desired by so many.

There is no social housing, this fact together the high prices of property make it extremely difficult for the families of local people to obtain suitable housing.



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Ribble Valley Borough Council LA 100018641
2009

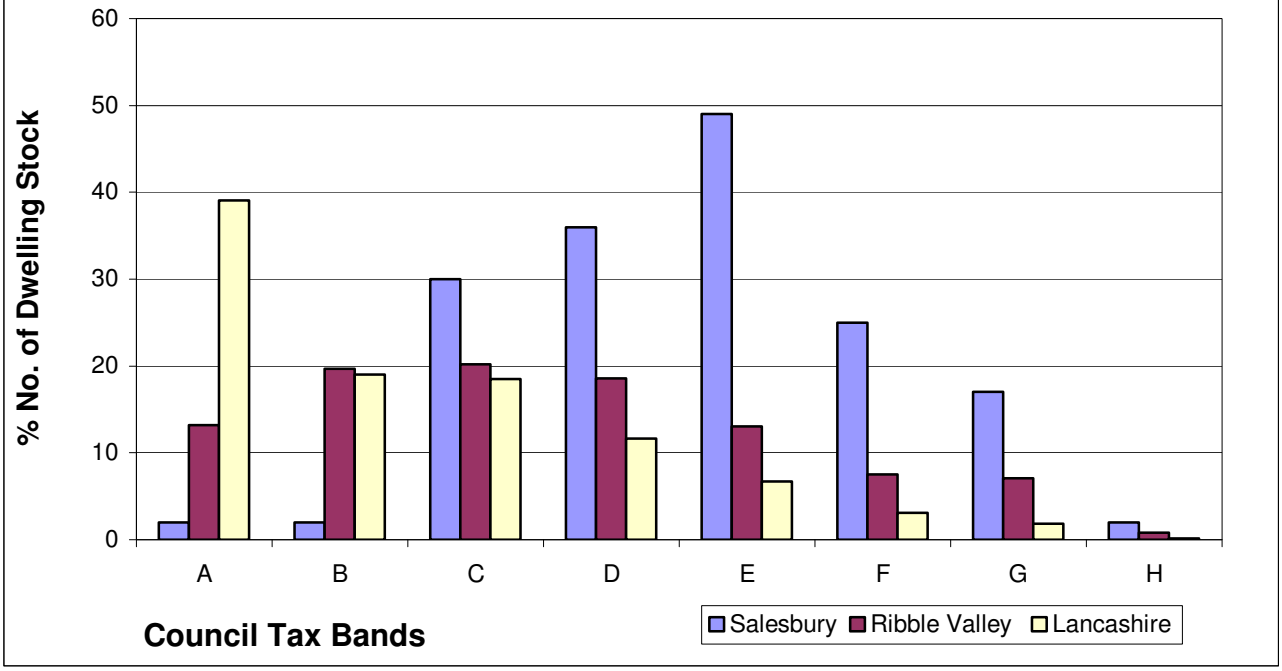
Figure 1: Salesbury Parish

2. HOUSING MARKET & CONTEXT

2.1 COUNCIL TAX BANDS

Council tax bands provide an overall profile of the relative value of housing in Salesbury. The following chart profiles this against Ribble Valley and Lancashire as a whole. The chart shows that Salesbury has proportionally less housing stock in the lower two bands of A and B (2%) 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



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. There were only 4 properties advertised at the time of research From the information gathered and **lowest advertised house price in Salesbury parish, £289.950** for a three bedroom detached house. The median house price for Salesbury Parish was £329.000 for a four-bedroom house. House prices ranged from £289.950 to £545.000.

Information from the Land Registry Website was used to gain further information on the 'actual average house price sales' in Salesbury'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. Unfortunately despite extensive searching and extending the period from Jan 08 to March 09, the only recorded sale on the Land Registry network is shown as a terraced cottage sold for £68.000. With this in mind the average house price sale for the area cannot be included in this document. However the average price for the 4 advertised properties is £384.737 this indicates the lack of affordable housing in the area.

Private Rented Sector (prs)

At the time of research there is one advertised property for rent in Salesbury. A three-bedroom semi-detached house for £700.00 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 SALESBURY

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.

- 3. ANALYSIS OF SALESBURY HOUSING NEED SURVEY RESULTS

The Housing Officer for Ribble Valley, in agreement with Salesbury 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 Housing Officers. 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.

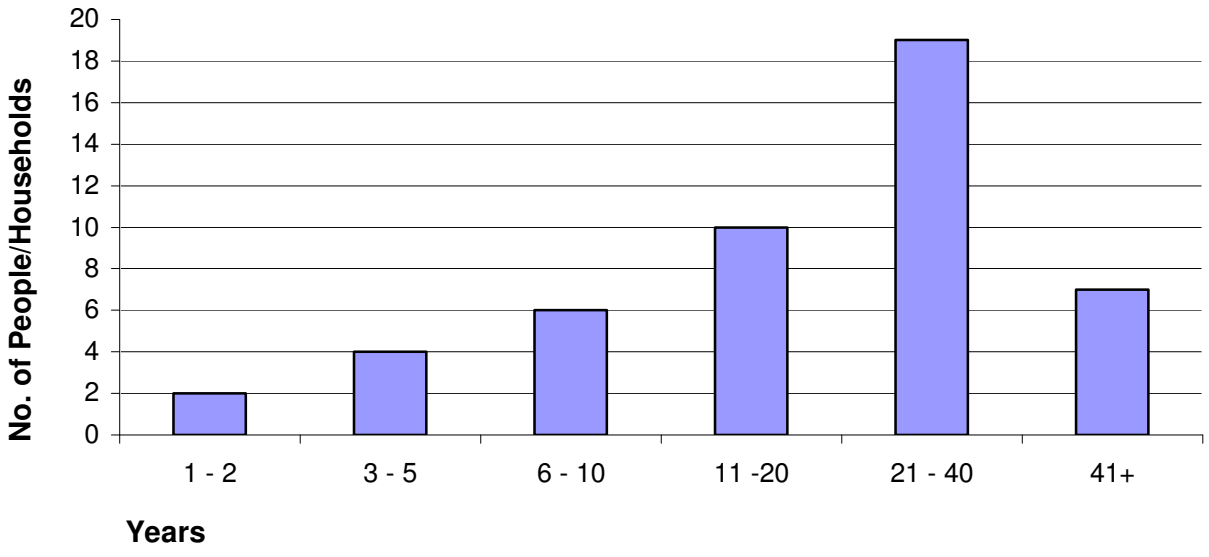
The survey forms were posted on the 27th February 2009 to 163 households within the Parish of Salesbury (see Figure 1), in accordance with Ribble Valley's Council Tax records. Householders were allowed four weeks for completion of the survey forms, to be returned by prepaid post to the Housing Officer by the 27th March 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 163 survey forms were issued and a total of 48 replies were received, a response rate of 34% to the survey, a good response rate in comparison to other local Housing Needs Surveys undertaken by Ribble Valley. Of the 61 Part One Surveys returned, 12 arrived with Part Two. Of these 12 Part Two forms received, 3 were incomplete, where applicable and appropriate these have been considered within this survey. Therefore, a total of only 9 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 Salesbury

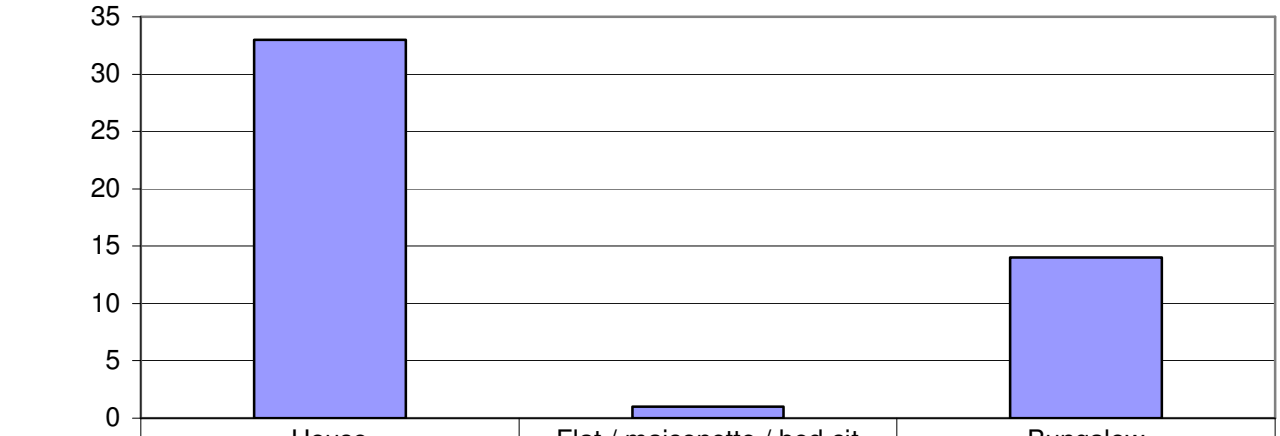
Chart 3: Length of residency in Salesbury



There is a clear indication that Salesbury 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 Salesbury for more than ten years. The average length of residency is 25 years, but there are also a significant number of residents (34%) who have moved to Salesbury in the last 10 years.

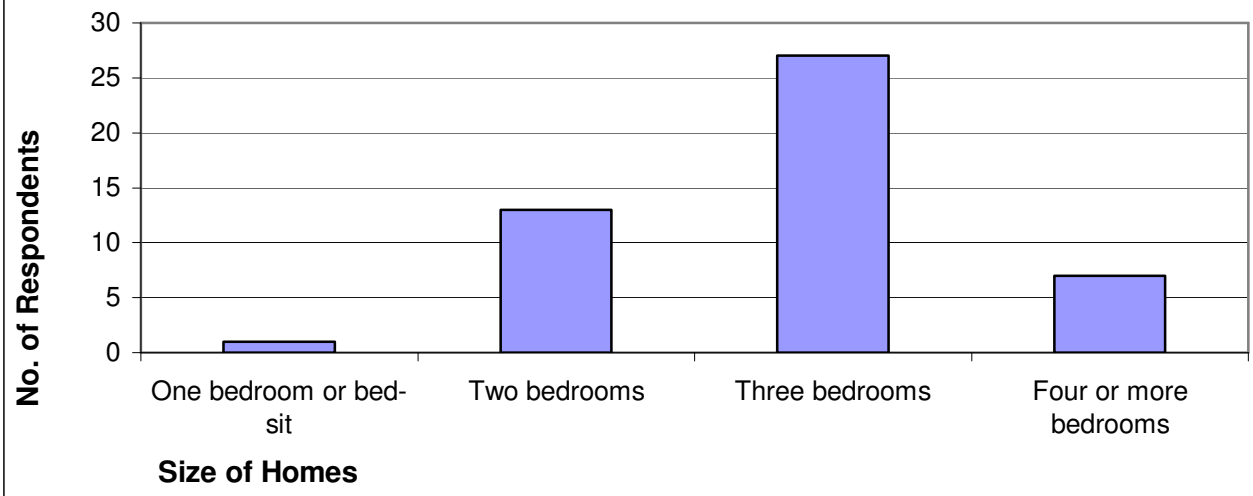
4.2 Property Type

Chart 4: Existing Property Type



4.3 Size of Property

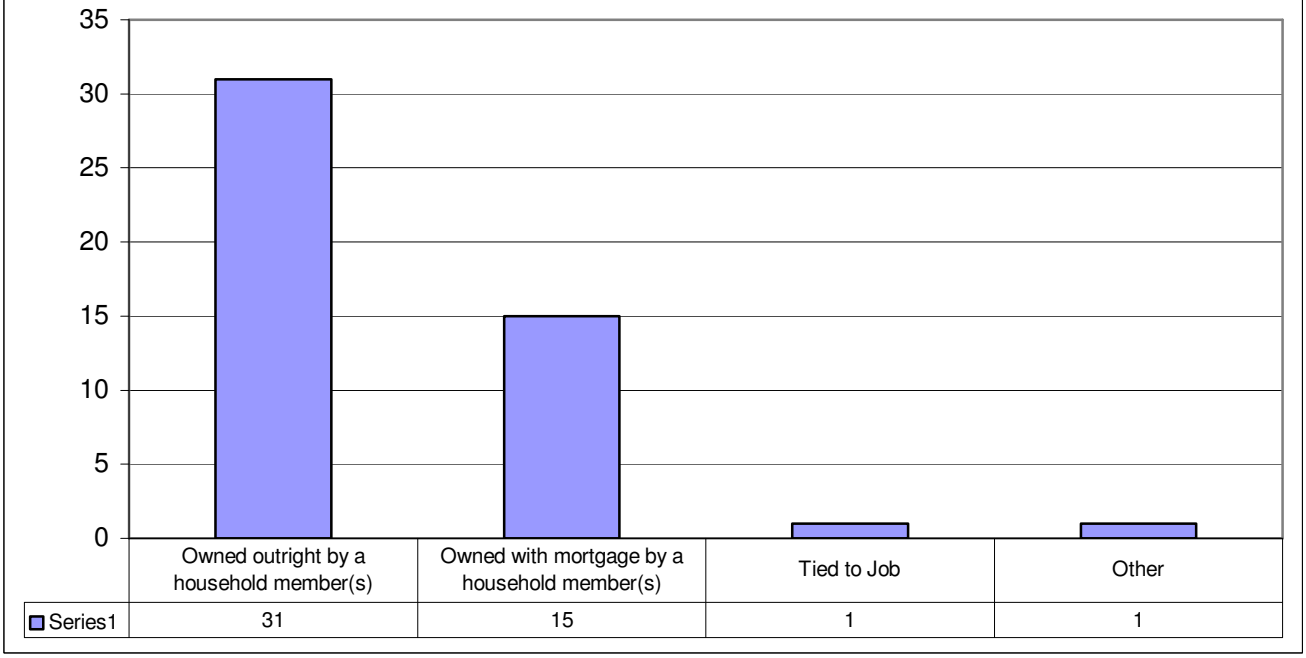
Chart 5: Size of Property



83% of respondents live in 2 or 3 bedroom accommodation while 15% of respondents live in 4+ bedroom properties.

4.4 Tenure

Chart 6: Type of Existing Tenure

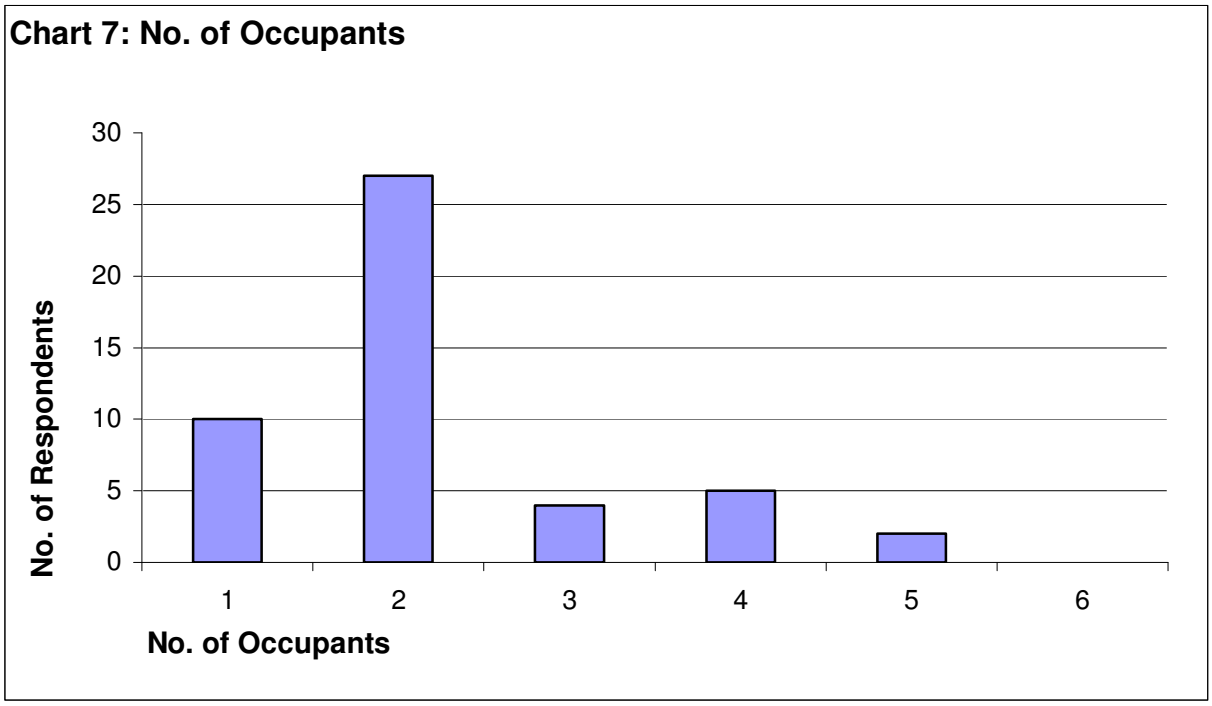


96% of respondents own their own home, which is higher than the percentage of people throughout Ribble Valley (81%) and County average of 75%[3], who own their own properties. There were no responses from people who rented property.

There is no former council housing property within the parish of Salesbury.

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

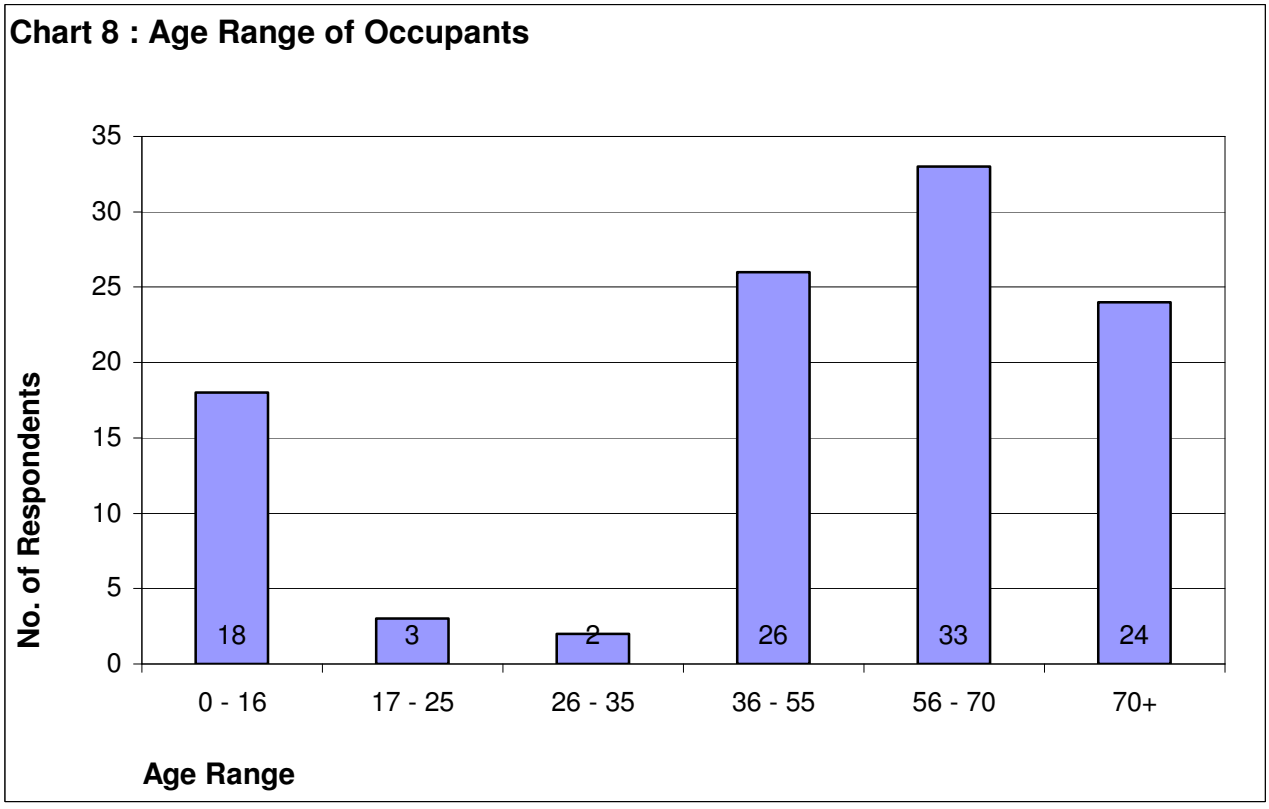
4.5 Number of occupants per household



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. 31% 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 Salesbury v. respondents to housing needs survey

Age Range	% Population of Clayton le Dale Salesbury[4]	% Respondents to the Housing Needs Survey
0 - 16	18	17
17 – 25	7	3
26 – 35	11	2
36 – 55	29.5	24.5
56 - 70	20	31
70+	14.5	22.5
TOTAL	100	100

n.b. The Census of 2001 only gives information of Clayton le Dale and Salesbury Parishes together. As the areas are very similar they are collectively used as a comparator
If the age range of respondents is compared to the age range of the total population of Salesbury, it is evident that a slightly larger proportion of people aged between 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. 2 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.

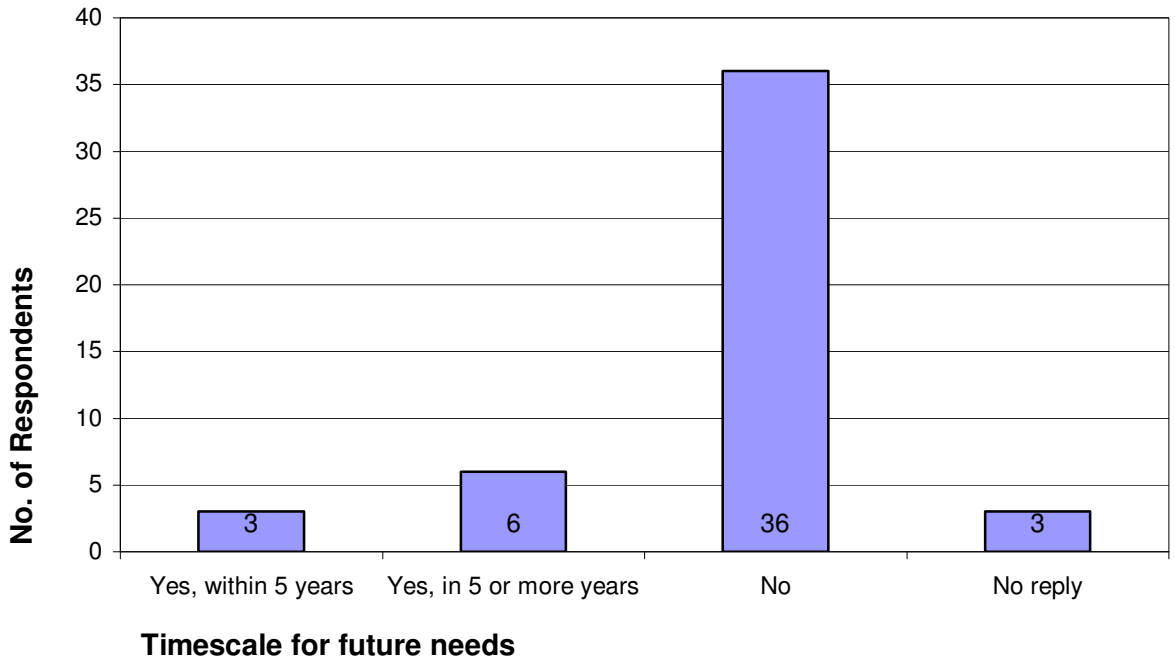
[4] Source: ONS – Census of Population, 2001

4.7 Migration of residents

The survey asked if anyone in the household had moved away from Salesbury in the last 10 years due to difficulties in finding a suitable affordable house within the village. 4% (2) 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



Out of the 48 questionnaires returned 3 (6%) respondents indicated that they are in need of alternative accommodation now / within the next five years. 6 (13%) stated that they would be looking for future accommodation in five or more years, and a further 36 (75%) had no need for alternative accommodation.

The majority of those who responded (50%) stated they were in favour of a small development of affordable housing within the area. A breakdown of responses is shown in Appendix 2.

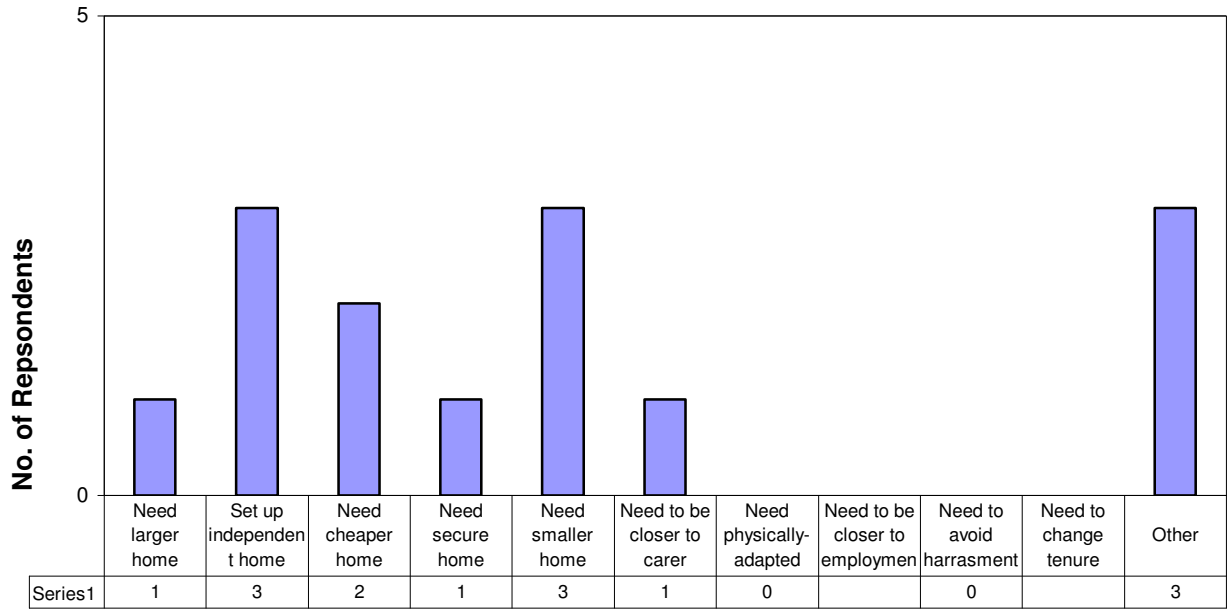
5. PART TWO: HOUSING NEEDS INFORMATION

Completed Part Two survey forms were received from 11 households with this information included, indicating a need to move to another house within the Parish. The household composition of those returning Part 2 is shown below:

- 0 Single households representing 0% of the total
- 4 Couple households representing 36% of the total
- 5 Family households representing 45% of the total
- 2 Elderly households representing 18% of the total

5.1 Reasons for housing need

Chart 10: Reasons for Housing Need



Out of 48 questionnaires returned, 12 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 25% of respondents who have someone in their household who is in housing need. 3 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.

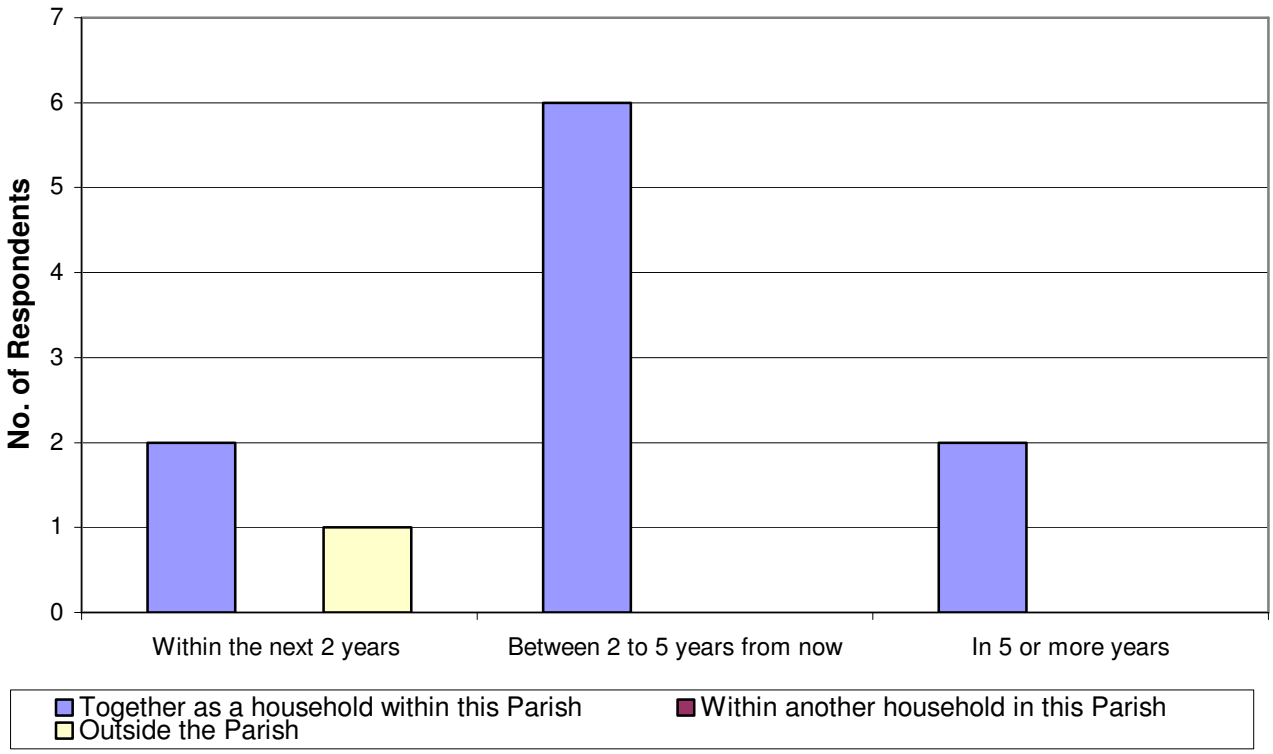
25% (3) of respondents stated that their current home is too small, while 25% (3) household/respondent stated that their accommodation was too large and expressed a wish to downsize. 8% (1) stated that they needed to be closer to a carer or dependent to give or receive support.

Of the 'Other' comments received one respondent wanted better amenities and another was in tied accommodation.

[5] Some respondents gave more than one reason.

5.2 Timescale of Accommodation Needs

Chart 11: Timescale of Accommodation Needs



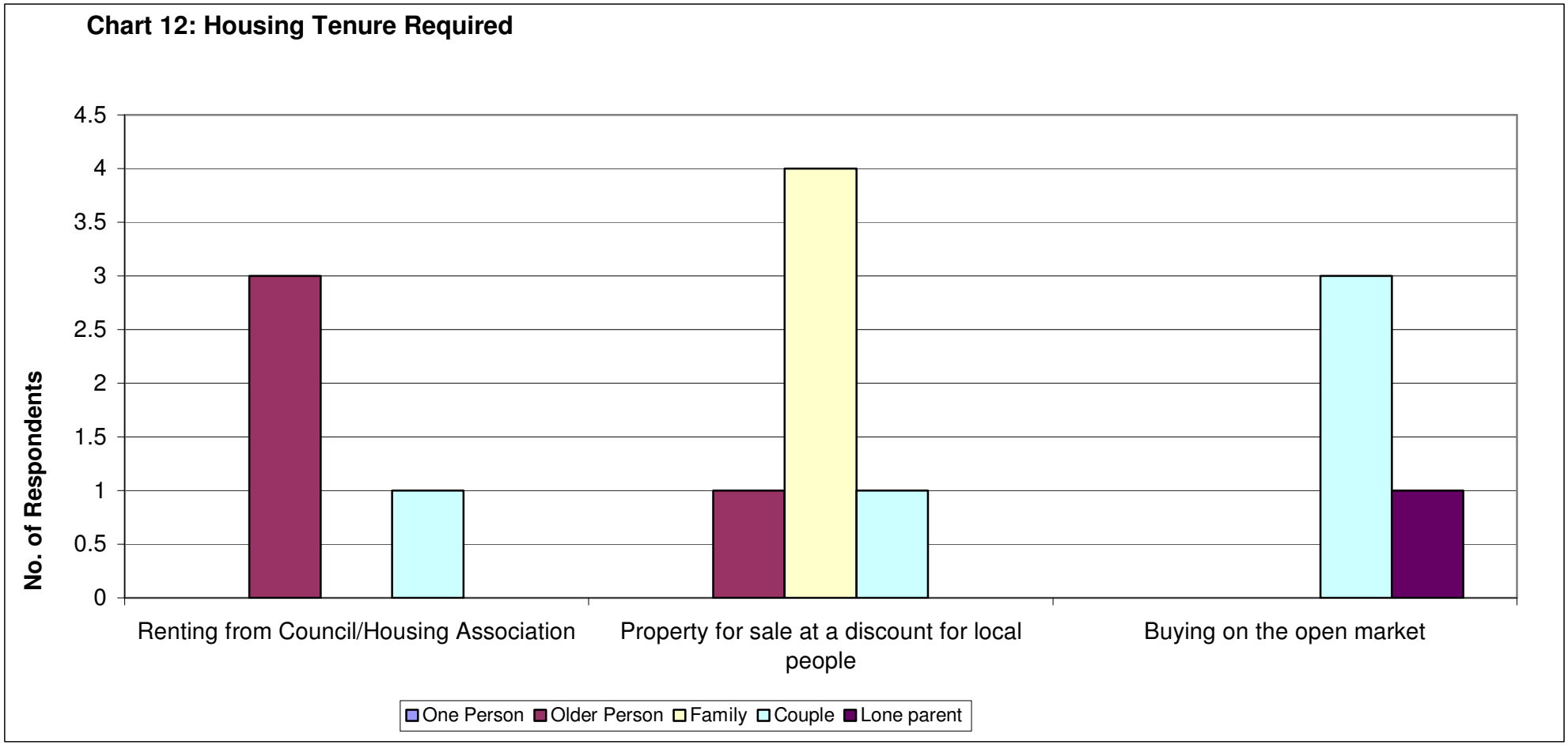
The survey asked whether any household needed accommodation within the next 2 years, between 2 to 5 years or in 5 or more years although it is recognised that this is difficult to predict. Of the 12 respondents who indicated a housing need, 3 (25%) require housing within the next 2 years. 6 (50%) stated that they would require alternative housing in the next two to five years and 3 (25%) 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

Out 48 respondents only indicated a need for some level of support or facilities for disabled householders. These respondents requirement are broken down as follows:

- 1 requiring ground floor accommodation
- 1 Requiring sheltered housing with support services provided

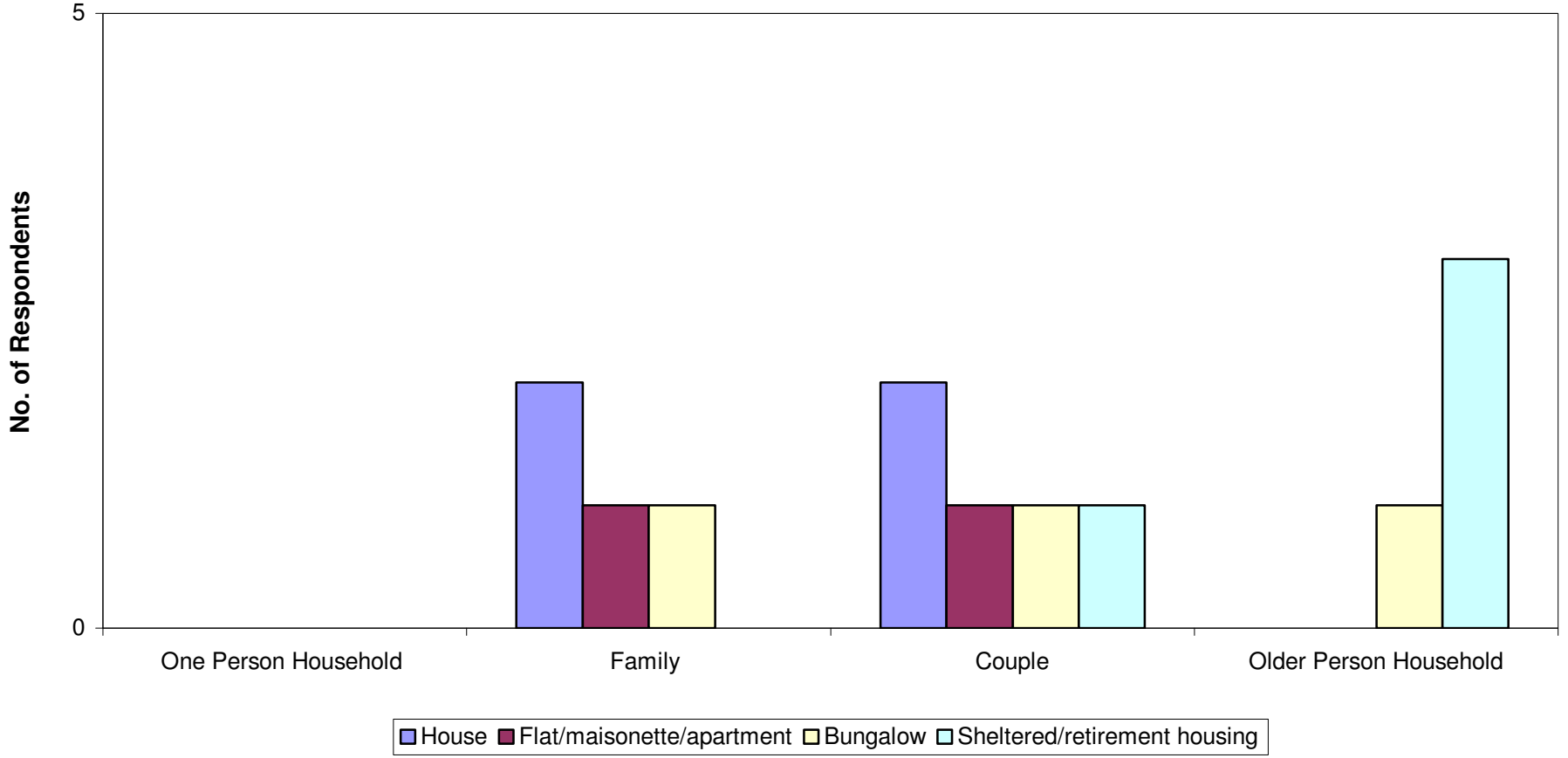
5.4 Housing accommodation required by tenure



The chart is merely an indication of respondents preferred tenure. From the information gathered most people would prefer to buy their own at either (43%) discounted rate for local people or (29%) on the open market. while 29% would prefer to rent.

5.5 Housing Accommodation Required

Chart 13: Housing Accomodation 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 34 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

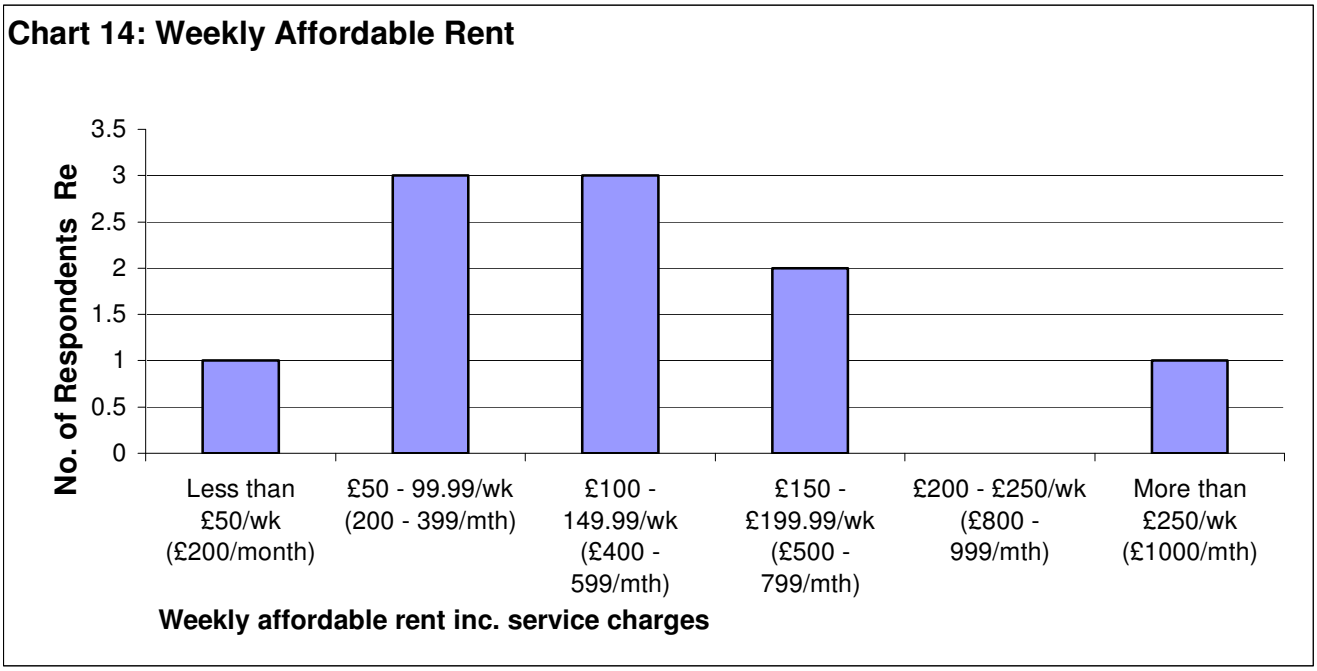


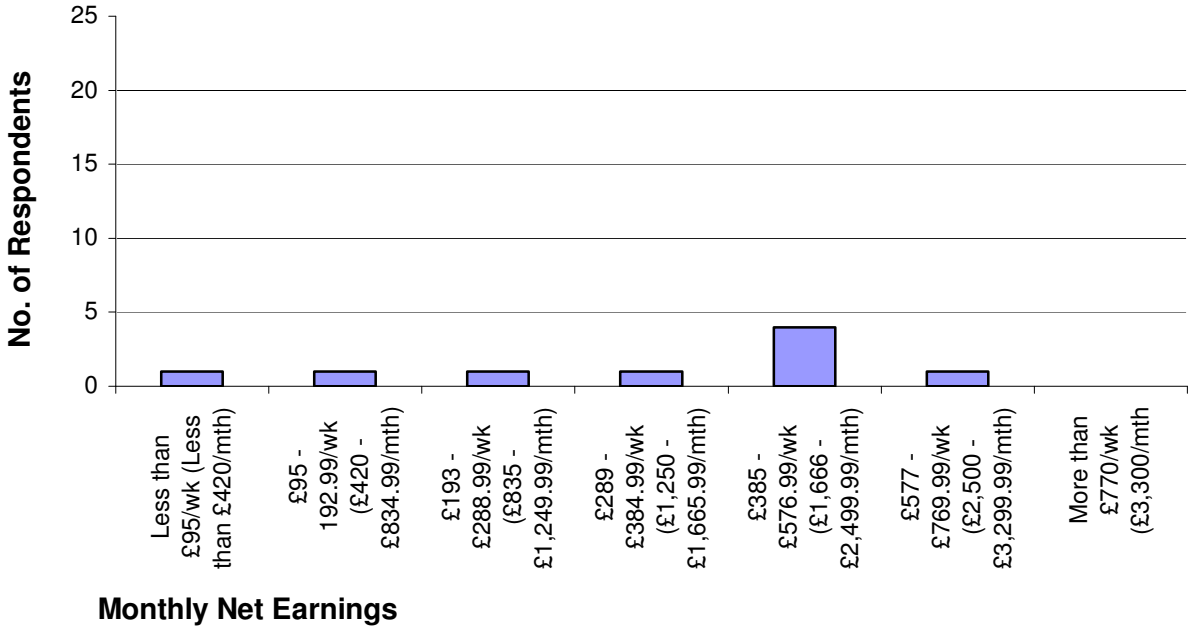
Table 1 – Weekly Affordable Rent inc. Service Charges

Weekly Gross Income	Weekly Rent	Monthly Rent	No. of Respondents
<£50 per week	£13	£50	1
£50 - £99.99	£25	£108.00	3
£100 - £149.99	£37.50	£162.50	3
£150 - £199.99	£50	£216.50	2
£200 - £249.99	£56.50	£245.00	0
£250 +	£62.50	£270.50	1

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

44% 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



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	1
£849.99	£13,260	£37,790	£39,780	1
£1,249.99	£19,500	£55,575	£58,500	1
£1,665.99	£25,989	£74,070	£77,968	1
£2,499.99	£39,000	£111,150	£117,000	4
£3,299.99	£51,480	£146,718	£154,440	1
+£3,300	£53,040	£151,164	£159,120	0

The median affordable mortgage (based on net earnings and a 95% mortgage) for the Parish is £111,150.
The average mean affordable mortgage (based on net earnings and a 95% mortgage) for the Parish is £86,380.

1- Bed Home – Affordability Values

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

2- Bed Home – Affordability Values

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

The median affordable mortgage (based on net earnings and a 95% mortgage) in the Parish for a 2-bed house is £111,150.
The average mean affordable mortgage (based on net earnings and a 95% mortgage) in the Parish for a 2-bed house is £89.062.

3- Bed Home – Affordability Values

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

The median affordable mortgage (based on net earnings and a 95% mortgage) in the Parish for a 3+- bed house is £111,150.
The average mean affordable mortgage (based on net earnings and a 95% mortgage) in the Parish for a 3+- bed house is £128.934.

4- Bed Home – Affordability Values

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

1- Bed Flat/Apartment - Affordability Values

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

2- Bed Flat/Apartment - Affordability Values

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

3- Bed Flat/Apartment - Affordability Values

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

1- Bed Bungalow - Affordability Values

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

The median affordable mortgage (based on net earnings and a 95% mortgage) in the Parish for a 2-bed bungalow is £111,150
The average mean affordable mortgage (based on net earnings and a 95% mortgage) in the Parish for a 2-bed bungalow is £86.696.

2- Bed Bungalow - Affordability Values

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

The median affordable mortgage (based on net earnings and a 95% mortgage) in the Parish for a 2-bed bungalow is £111,150.
The average mean affordable mortgage (based on net earnings and a 95% mortgage) in the Parish for a 2-bed bungalow is £86.696.

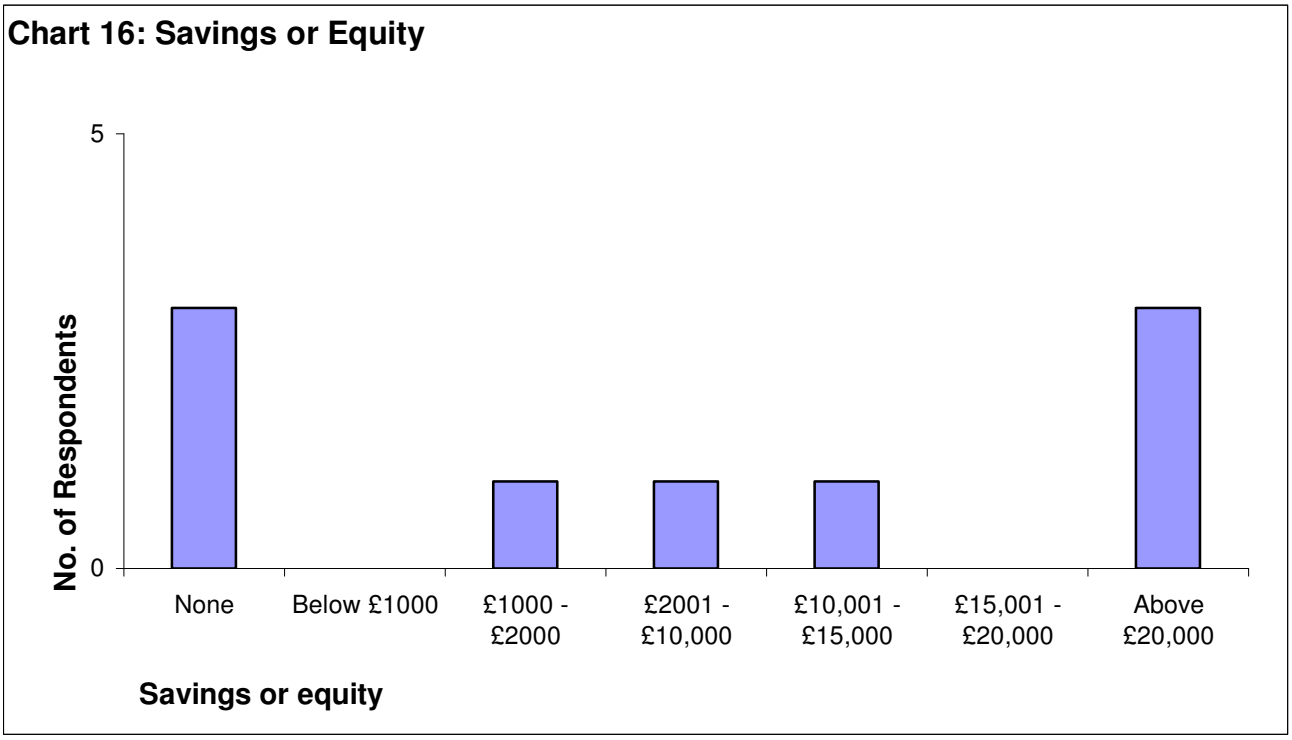
2- Bed Retirement Home - Affordability Values

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

The average mean affordable mortgage (based on net earnings and a 95% mortgage) in the Parish for a 1-bed retirement home is £64.912.

5.6.3 Savings or Equity

Chart 16: Savings or Equity



5.7 Employment profile of those in housing need

50% 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. 4% did not answer this question and 10% are currently full-time students.

From the results of those in housing need, 3 (25)% would be classified, as 'Key Workers'[6] in those areas where key worker policies apply. There was no response from those involved in agriculture.

[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

6. CONCLUSION

- This survey provides an indication of the housing needs in Salesbury. 12 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 34% is an acceptable indicator of need and attitudes in the parish, 66% of residents did not respond to the survey. It is therefore not possible to accurately identify exactly what their housing needs are[7].

- The current housing market (during the Housing Need Study) in Salesbury is 'very quiet', those properties, which are available, are very expensive and 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 19 have registered with Ribble Valley Borough Council's Housing Department. 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.

- 91% 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.[8]

- That the Housing Officer and 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

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

meet the 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
Salesbury

defra
Department for Environment, Food and Rural Affairs

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 March 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 ..... ☐ Bungalow ..... ☐
Flat/maisonette/apartment/ bed-sit ..... ☐ Caravan/mobile home/temp.structure ..... ☐
Sheltered/retirement housing ..... ☐ 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 ☐ Yes, in 5 or more years ☐ No ☐

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 <u>following sections must be completed</u>. 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) ☐ £150 - £199.99/ (£599 - 799/mth) ☐

£50 - 99.99/ (200 - 399/mth) ☐ £200 - £250/ (£800 - 999/mth) ☐

£100 - 149.99/ (£400 - 599/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) ☐ £385 - £576.99/ (£1,666 - £2,499.99/mth) ☐

£95 - 192.99/ (£420 - £834.99/mth) ☐ £577 - £769.99/ (£2,500 - £3,299.99/mth) ☐

£193 - £288.99/ (£835 - £1,249.99/mth) ☐ More than £770/ (£3,300/mth ☐

£289 - £384.99/ (£1,250 - £1,665.99/mth) ☐

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

None ☐ £10,001 - £15,000 ☐

Below £1000 ☐ £15,001 - £20,000 ☐

£1000 - £2000 ☐ Above £20,000 ☐

£2001 - £10,000 ☐

Q28 **Do you live in Salesbury?** Yes ☐ No ☐

If 'Yes', please go to question 31

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

Q30 **Do you live in any of the adjoining Parishes of Salesbury?** Yes ☐ No ☐

Q31 **Do you work in**

Salesbury ☐ Neither ☐

Adjoining Parishes ☐

Q32 **Has any adult member of your household been offered a job in Salesbury 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 Salesbury Housing Need Survey

Sample of comments from Salesbury respondents

Comments	Number
At our age, with children left home and making their own way we have no need for affordable housing.	1
Council and private affordable accommodation has caused anti social behaviour and criminality in some areas and proved a valuable and rewarding innovation in others, dependent on the criteria and selection for re-housing	1
Having just return to the Ribble Valley after 30 years away for educational and employment reason I am saddened to see the development that has taken place in this beautiful part of the world and the effect it has had on traffic etc. I implore you to protect this special place.	1
I have previously responded to this question. My concern is (a) not cheap and nasty (b) remains affordable and (c) does not gather large4 X 4s.	1
Some years ago the parish council strongly opposed planning permission for a no of ¾ bed properties on land adj. To Showley Court. The parish council advocated that smaller properties should be built on the site; this proposal was rejected by RVBC.	1
We can afford a mortgage and don't need shared ownership, just need a bigger choice of family homes at reasonable prices. We may have to move to Wilpshire now.	1
Land behind would be better used for permanent affordable homes than the current use by 'travellers'	1
Total Replies Received	**7**

Appendix 3

Housing Accommodation v. Housing Tenure Required

Housing required in Salesbury 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	1									
	Shared Ownership Homebuy			1									
	Rental												
TOTAL			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								2				
	Shared Ownership Homebuy												
	Rental								1				
TOTAL									3				

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		2		1								
	Shared Ownership Homebuy						1						
	Rental								2				
TOTAL			2		1		1		2				