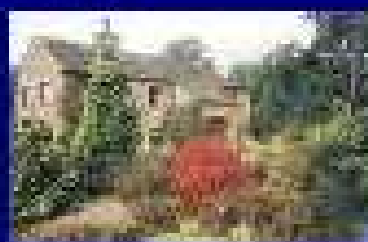


Ribble Valley Borough
Council



Strategic Housing Market Assessment Report

ADOPTION REPORT
December 2008



RibbleValley
Local Development Framework

Table of Contents

SECTION A: CONTEXT OF THE HOUSING MARKET ASSESSMENT

1. Introduction

- 1.1 The first Ribble Valley HMA
- 1.2 What is a Housing Market Assessment?
- 1.3 Information Requirements for HMA Core Outputs
- 1.4 Report Layout
- 1.5 Ribble Valley's Evidence Base and Policy Analysis

2. Defining Housing Market Areas – Key Considerations

- 2.1 Identifying the Relevant Housing Market Area
- 2.2 Local Sub-Area Housing Markets
- 2.3 Ribble Valleys Housing and Employment Market Partnership
- 2.4 Regional and Sub-Regional Housing Market Assessment's
- 2.5 National, regional and relevant local housing policy

3. The Socio-Economic Context

- 3.1 Ribble Valley: Introduction
- 3.2 Ribble Valley – Key Statistics
- 3.3 Population and household structure across Ribble Valley
- 3.4 Labour force
- 3.5 Local Workplace Earnings

4. The Current Stock of Housing

- 4.1 Introduction
- 4.2 Total Number of Dwellings
- 4.3 Household Size
- 4.5 Dwelling Size
- 4.6 Housing stock and Condition
- 4.7 Vacancy, Occupancy and Overcrowding

SECTION B: THE HOUSING MARKET

5. The Active Market

- 5.1 Introduction
- 5.2 National and Regional Picture
- 5.3 Prices in Adjoining Areas
- 5.4 Estate Agents' Information

6. Housing Supply and Demand

- 6.1 Introduction
- 6.2 Current and Future Housing Demand
- 6.3 Current and Future Housing Supply

- 7. Balancing the Housing Market**
 - 7.1 Introduction: What is a Balanced Housing Market?
 - 7.2 Summary of results from the settlement audit

- 8. Past and Current Drivers of Demand for Housing**
 - 8.1 Introduction
 - 8.2 Demographic Drivers of Demand
 - 8.3 Economic Drivers of Demand
 - 8.4 Unemployment Rates
 - 8.5 Skills and Educational Attainment
 - 8.6 Pay Levels
 - 8.7 Travel to Work
 - 8.8 Environmental Drivers of Demand

SECTION C: HOUSING NEED AND AFFORDABLE HOUSING

- 9. Current Housing Needs**
 - 9.1 Introduction
 - 9.2 Unsuitable Housing
 - 9.3 The Need for Alternative Housing
 - 9.4 Affordability
 - 9.5 Current Affordable Housing Providers
 - 9.6 Current Supply of Affordable Housing
 - 9.7 Intermediate tenures
 - 9.8 Social housing demand and supply
 - 9.9 Demand by type and size of dwelling

SECTION D: SPECIFIC HOUSING REQUIREMENTS

- 10. Rural Issues**
 - 10.1 Introduction
 - 10.2 Rural Profile
 - 10.3 Population
 - 10.4 Tenure
 - 10.5 Accommodation Type/Size
 - 10.6 Price Information
 - 10.7 Employment
 - 10.8 Income
 - 10.9 Affordability in Ribble Valley

- 11. Household Group Requirements**
 - 11.1 Introduction
 - 11.2 Families
 - 11.3 Older People
 - 11.4 Young People
 - 11.4 Black and Minority Ethnic Groups (BME)
 - 11.5 Other Hard-to-Reach Groups
 - 11.6 Key Workers

SECTION E: CONCLUSIONS

12. Conclusions and Policy Implications

13. Monitoring and updating core output indicators

13.1 Identifying Local Output Indicators

16.2 Monitoring Process

SECTION A: CONTEXT OF THE HOUSING MARKET ASSESSMENT

1. Introduction

1.1 The first Ribble Valley HMA

This report contains the first draft Strategic Housing Market Assessment (SHMA) for Ribble Valley Borough Council. Strategic Housing Market Assessments are one of the studies local authorities are required to undertake as an essential part of the Local Development Framework (LDF) evidence base. Planning Policy Statement 3: Housing (Communities and Local Government) came into effect on 1st April 2007 and advocates an evidence-based policy approach with information being obtained through a Strategic Housing Market Assessment. Guidance was issued to accompany PPS3 that sets out the framework local authorities should follow to develop a good understanding of how housing markets operate. This chapter is devoted to explaining how the guidance has been used to prepare Ribble Valley's Housing Market Assessment.

1.2 What is a Strategic Housing Market Assessment?

Communities and Local Governments (CLG) Practice Guidance on Strategic Housing Market Assessments March 2007 states:

“The value of strategic housing market assessments is in assisting policy development, decision-making and resource-allocation processes by:

- enabling regional bodies to develop long-term strategic views of housing need and demand to inform regional spatial strategies and regional housing strategies;
- enabling local authorities to think spatially about the nature and influence of the housing markets in respect to their local area;
- providing robust evidence to inform policies aimed at providing the right mix of housing across the whole housing market – both market and affordable housing;
- providing evidence to inform policies about the level of affordable housing required, including the need for different sizes of affordable housing;
- supporting authorities to develop a strategic approach to housing through consideration of housing need and demand in all housing sectors – owner occupied, private rented and affordable – and assessment of the key drivers and relationships within the housing market;
- drawing together the bulk of the evidence required for local authorities to appraise strategic housing options including social housing allocation priorities, the role of intermediate housing products, stock renewal, conversion, demolition and transfer; and
- ensuring the most appropriate and cost-effective use of public funds.”

From Ribble Valley's perspective the SHMA gives the opportunity to draw together information from a range of Council and external sources that would historically have

remained separate. An analysis of the relationships between all housing, employment and demographic data will give substance to policy decisions not just for Planning but for wider Corporate and Partnership plans and objectives. The assessment also uses additional secondary data to provide an up-to-date picture on local house prices, incomes and housing affordability.

1.3 Information requirements for SHMA Core Outputs

Planning Policy Statement 12: Local Spatial Planning requires “a robust and credible evidence base.” This is to ensure that all planning policy put forward in the new planning documents called Local Development Documents (LDDs) is founded on up-to-date facts and figures and not anecdotal evidence. Since the SHMA is one study that is required to be carried out as part of the LDF evidence base, CLG have identified eight core outputs that the SHMA must provide to be considered robust and credible. These eight core outputs are the minimum requirement but more can be identified by individual local authorities, or at the sub-regional level, to show local characteristics of Housing Market Areas.

Table 1.1 in section 1.4 below shows CLG’s eight core outputs with Ribble Valley’s core outputs as a comparison. The primary inclusions are that of:

- a) Rural issues
- b) Affordable housing requirements in the urban and rural areas and
- c) A wider assessment of employment relationships to housing

The Ribble Valley’s Housing and Employment Market Partnership and the Local Strategic Partnership identified these three factors as pertinent issues that needed to be explored in the HMA in addition to those specified by CLG.

1.4 Report Layout

This HMA report virtually follows the structure advocated in CLG guidance with some additions to reflect local circumstances. The structure of the report in the context of CLG guidance is shown in Table 1.1 below.

Table 1.1: Structure of report in the context of CLG Guidance

Table 1.1 Structure of report in the context of CLG Guidance		
Ch no.	Listing of chapters and core outputs in Table 2.1 of the CLG Guidance	Corresponding Chapters in the Ribble Valley's HMA reflecting the local context
1	Introduction a) Evidence base b) Core Outputs c) Housing Market Partnerships	Section A: Context of the HMA 1. Introduction a) What is a Housing Market Assessment? b) Information Requirements for HMA Core Outputs c) Ribble Valley's Evidence Base
2	a) Identifying Housing Market Areas b) Housing Market Partnerships	Section A: Context of the HMA 2. Defining Housing Market Area's – Key Considerations
3	The Current Housing Market a) The demographic and economic context b) The Housing Stock c) The Active Market d) Bringing the evidence together	Section A: Context of the HMA 3. The socio-economic context 4. The current stock of housing Section B: The Housing Market 5. The active market
4	Future Housing Market a) Indicators of future demand b) Bringing the evidence together	Section B: The Housing Market 7. Balancing the housing market 8. Past and current drivers of demand for housing 9. Projecting key drivers of demand
5	Housing Need a) Current housing need b) Future need c) Affordable housing supply d) Housing requirements of households in need e) Bringing the evidence together	Section B: The Housing Market 6. Housing supply and demand Section C: Housing Need and Affordable Housing 10. Current housing needs 11. Future Housing needs 12. Types and tenures of affordable housing
6	Housing requirements of specific household groups a) Families, Older People, Minority and hard to reach households and households with specific needs b) Low Cost Market Housing c) Intermediate Affordable Housing	Section D: Specific Housing Requirements 13. Rural Issues 14. Household group requirements Section C: Housing Need and Affordable Housing 12. Types and tenures of affordable housing
7	Monitoring and developing planning for housing policies	Section E: Overall Conclusions 15. Conclusions and Policy Implications 16. Monitoring and Updating Core Output Indicators

1.5 Ribble Valley's Evidence Base and Policy Analysis

The main aim of a SHMA in terms of CLG Guidance is to provide an evidence base, which can be used for housing and planning policy analysis. In order to do this the SHMA should make clear what key policy choices are suggested by the analysis, so that Ribble Valley can consider and decide what policies to adopt taking into consideration all other factors such as public consultation, results of sustainability appraisals etc. In Chapter 2 there is a review of the current policy context, and in the final chapter the evidence is reviewed in order to highlight the main policy choices indicated by the evidence.

It must be stressed that this SHMA only gives a snap-shot in time. Housing markets are continually changing and with it the data and therefore the trends based on that data. In addition the assessment uses the most recent available data wherever possible, so is often from different time periods as well as sources. The Practice Guidance recommends that core outputs are updated annually, where possible, so that policies can be adapted to reflect changes in the market.

2. Defining Housing Market Areas – Key Considerations

2.1 Identifying the Relevant Housing Market Area

Over the last two years there have been three studies undertaken in an attempt to identify relevant housing markets at the Regional and Sub-Regional level:

- I. Ecotec “Study into the identification and use of local housing market areas for the development of the Regional Spatial Strategy in the North West” commissioned by Government Office North West September 2006.
- II. Elevate East Lancashire Housing Market Assessment July 2005.
- III. Liverpool University Study commissioned by North West Development Agency “The Interaction of Housing and Labour Markets in North West England.” 2006

All three documents were broadly similar in their approach to identifying Housing Market Areas using Travel to Work and migration patterns. This generally shows Housing Market Areas crossing local authority boundaries where strong linkages between living and working occur. However, all three studies came up with similar conclusions about Ribble Valley’s area. The methodology used in all three studies show a strong relationship between the southern part of Ribble Valley with the northern parts of Blackburn and Hyndburn with the remainder of the Borough showing linkages with Preston, South Ribble, Wyre, Lancaster, Craven, Pendle and Burnley, Greater Manchester, West Yorkshire and Merseyside

In other words, Ribble Valley does not share a coherent housing market area with any single adjacent authority or group of authorities, but instead forms part of a complex pattern of economic and housing market linkages with other parts of the North West and adjoining Yorkshire authorities.

There is however a small travel to work area based around Clitheroe, but defining this as a discrete housing market area would not take into account other factors such as the prevalence of home working or the large number of smaller employment sites in Ribble Valley as shown through data from the 2001 Census.

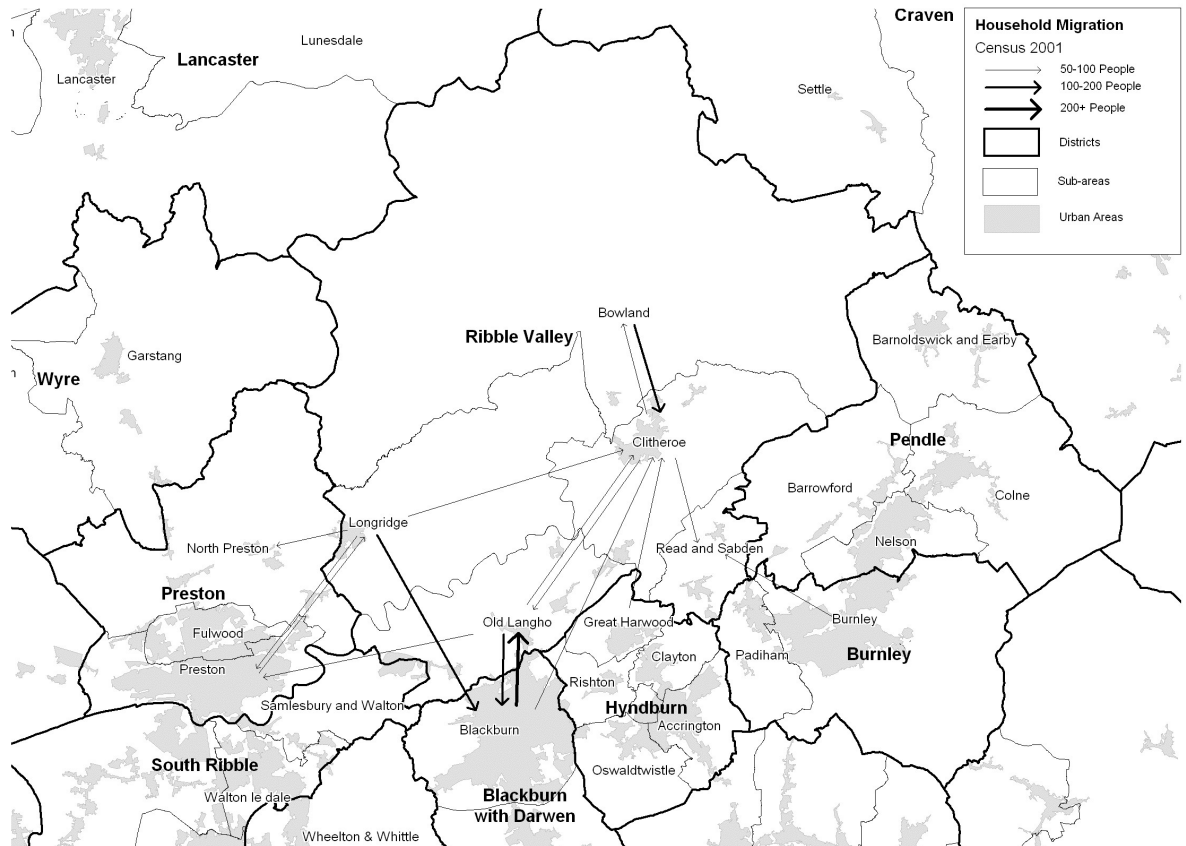
The North West Regional Assembly have recently engaged a consortium led by Nevin Leather Associates to identify Housing Market Areas using a more comprehensive methodology. This confirms the decision to establish Ribble Valley as a single housing market area.

Taking advice from NWRA, it was decided to carry out a local Housing Market Assessment based on the housing characteristics of all areas within the Ribble Valley Borough administrative boundary. This report is based on those local findings and will feed into other sub-regional or regional Housing Market Assessment as and when appropriate.

2.2 Local Sub-Area Housing Markets

While this assessment is based on the housing characteristics of the Ribble Valley administrative area, Government guidance is clear that assessments must use available data to build a picture of housing markets at a sub-district level. This document identifies specific local issues and describes patterns of supply and demand at a local level, wherever this information is available. Analysis of household migration patterns can inform our understanding of local housing markets, with the following chart using data from the 2001 Census to demonstrate the most significant migration flows.

Household Migration Patterns



Source: Census 2001

2.3 Ribble Valley's Housing and Employment Market Partnership

Using the original Office of the Deputy Prime Minister (ODPM)¹ guidance as a basis, information requirements for the Housing Market Assessment were identified. This revealed that although much of the data could be gathered via Council resources, there were some sources of information relating to open market forces that required assistance from local estate agents, land agents, housing associations, planning consultants and businesses operating within the Ribble Valley.

Representatives from the Housing Forum, a thematic group of the Ribble Valley Local Strategic Partnership, were invited to form the Housing and Employment Market Partnership. The group's inaugural meeting was held in May 2006 and comprises

¹ ODPM became Department of Communities and Local Government in 2006

representatives from local estate agents, land agents, housing associations, planning consultants, regeneration and conveyancing solicitors.

Over the last twelve months the partnership has continued to meet and provide information and input into the SHMA draft.

2.4 Regional and Sub-Regional Housing Market Assessments

As discussed in Section 2.1, NWRA has identified HMA's for the North West Region as part of the Regional Spatial Strategy. At a Sub-Regional level an East Lancashire HMA Working Group was established in October 2006.

The East Lancashire SHMA will comprise four individual HMA's covering the following Local Authority boundaries, these are as follows:-

- Burnley and Pendle
- Blackburn with Darwen and Hyndburn
- Ribble Valley
- Rossendale

The Working Group has identified the need for a consistent approach to allow comparisons between the individual HMA's and the commissioning of a sub regional SHMA for East Lancashire. With the help of Elevate East Lancashire (Housing Market Renewal Pathfinder) it is planned that the core outputs set out in CLG guidance will be incorporated into the Local Information System, a web-based information system holding a range of data for all six East Lancashire authorities and will provide a unified data source.

2.5 National, Regional and relevant Local Planning Policy

In order to effectively understand and analyse the situation in the Borough, it is necessary to put Ribble Valley into the regional and sub-regional context. To some extent, national comparison is also useful, though arguably less so than regional comparison, which allows for more local factors to be taken into consideration. Short outlines of each of the policies seen as most relevant to the SHMA are given below.

National Policy

PPS3 published April 2007

Planning Policy Statement 3: Housing (PPS3) underpins the delivery of the Government's strategic housing policy objectives and works towards the aim of ensuring that everyone has the opportunity to live in a decent home, which they can afford in a community where they want to live. PPS3 reflects the Government's commitment to improving the affordability and supply of housing in all communities, including rural areas, as informed by the findings of the Affordable Rural Housing Commission. The delivery of housing in rural areas should respect the key principles underpinning this PPS, providing high quality housing that contributes to the creation and maintenance of sustainable rural communities in market towns and villages. As stated within PPS3, Local Planning Authorities should consider the extent to which emerging Local Development Documents and Regional Spatial Strategies can have regard to the policies in this statement whilst maintaining plan-making programmes. The Core Strategy of the LDF will be fundamental in setting out the direction which the borough will be moving in, in terms of housing development and from which the specific Housing Allocations and Policies Development Plan Document will be developed.

Homes for the future: more affordable, more sustainable, Housing Green Paper

This Government Green Paper was published for consultation in July 2007. The main aim of the Green Paper is to work towards ensuring that everyone has access to a decent home at a reasonably affordable price, and in a place where they want to live and work. The view taken is that good quality, affordable housing enables stable and secure family lives; as we are all healthier, happier and wealthier when we have decent homes close to schools, healthcare and transport links.

Housing has been improving for many people since 1997. Homeowners have seen the value of their properties increase, social tenants have seen massive improvements in the quality of their homes and concerted action has slashed homelessness and directly helped 77,000 households to buy their first homes. The report outlines that low inflation and low interest rates have led to over 1 million more home owners over the last ten years and this has been achieved through the Governments investment in housing over the past decade. That investment means social housing now has over 1 million fewer non-decent homes and the number of private sector vulnerable households living in non-decent homes has been reduced by over 300,000. Government investment has also helped to improve demand for homes in some previously blighted urban areas.

The report goes on to outline that the challenges faced today however relate to demand and supply, as demand for homes to buy or rent is outstripping supply. As house prices have grown faster than wages, it is becoming increasingly difficult for certain sections of society namely young people to enter the housing market. The challenges of climate change also mean that it is necessary to provide greener, better-designed housing for the future. Overall, the key areas which the Green Paper seeks to address are providing more homes to meet growing demand; creating well-designed and greener homes, linked to good schools, transport and healthcare; and providing affordable homes to buy or rent.

All of these issues need to be addressed at a local level and this SHMA will provide robust localised evidence to assist in meeting these issues. The homes for the future Green Paper is intrinsic to the SHMA, and states that 'the strategic housing decisions we take collectively over the next few years are critical to the life chances of the next generation'

Regional Context

Regional Spatial Strategy

At the present moment, Regional Planning Guidance 13 (RPG13) is the adopted Strategy for the North West of England. Work is now well underway on the revised Regional Spatial Strategy (RSS) for the North West of England, which when adopted, will be the regional statutory planning guidance for the region.

The main objectives of the RSS are:

- To achieve greater economic competitiveness and growth, with associated social progress
- To secure an urban renaissance in the cities and towns of the north west
- To sustain and revive the Region's rural communities and the rural economy
- To ensure active management of the Region's environmental and cultural assets
- To secure a better image for the Region and high environmental and design quality
- To create an accessible Region, with an efficient and fully integrated transport system

The Core Development Principles of the RSS include:

- Economy in the use of land and buildings: including mixed uses, and a sequential approach to meeting development needs, which prioritises sites to conversions in urban areas, and then the use of previously-developed land followed by previously undeveloped land.
- Enhancing the quality of life: including a presumption against development causing harm to environmental, social and economic 'capital' and an expectation that development should enhance the quality of life.
- Quality in New Development: including good design, a high-quality living environment, and minimum densities on some sites.
- Promoting Sustainable Economic Growth and Competitiveness and Social Inclusion: so that development helps to grow the economy in a sustainable way and produces a greater degree of social inclusion.

The Examination in Public of the RSS was carried out from October 2006 to February 2007 and the subsequent report of the panel was published in March 2007. Overall there were 738 separate responses and approximately 4000 representations. Based on these, 11 matters for examination were selected by the panel in consultation with the NWRA and GONW. One hundred and six individuals/ organisations were invited and all but a few accepted. Invitations were extended to additional participants, resulting in one hundred and thirty one separate organisations and individuals participating in the Examination in Public (EiP). The panel report sets out the current recommendations and completion targets. Final confirmation of the figures is expected shortly, but until then, this SHMA will use the figure outlined in the panel report, which puts the annual completion target for Ribble Valley at 161 units per year. This is more than double the current Joint Lancashire Structure Plan (JLSP) target of 80 per year. The JLSP will be superseded by RSS when it is adopted.

Regional Housing Strategy

The North West Regional housing strategy is being reviewed at the point of writing. The 2005 Strategy sets a vision of "a region working together to deliver a housing offer that will promote and sustain maximum economic growth within the region ensuring all residents can access a choice of good quality housing in successful, secure and sustainable communities."² Underpinning this vision are four regional priorities:

- Priority 1 Urban renaissance
- Priority 2 Affordable homes to maintain balanced communities
- Priority 3 Decent homes in thriving neighbourhoods
- Priority 4 Meeting the needs of communities and providing support for those who need it

The first regional priority, urban renaissance, has a strong resonance in the adjacent East Lancashire housing market renewal areas. Within Ribble Valley it is priority to providing affordable homes to maintain balanced communities, which is of primary relevance. This priority aims to tackle shortages of affordable housing in areas of the North West where demand for additional housing is high, and where this impacts adversely on social inclusion and the sustainable growth of local, sub-regional and regional economies.

² North West Regional Housing Strategy 2005

The Strategy also sets out a market typology placing most of the Ribble Valley HMA within the 'high value rural' market type and the south west of Ribble Valley within the 'balanced' market type.

Regional Economic Strategy

The Regional Economic Strategy (RES) is a 20 year rolling strategy which sets the regional priorities for the economy and which shapes the future economic direction of the North West. The RES underwent thorough consultation and was submitted to Ministers for a launch in March 2006.

The RES acknowledges the key role of Central Lancashire as a Northwest City Region, which is vital in realising the region's economic potential through sustainable economic development in the form of a competitive, high added value, knowledge-based economy. Three key elements of the RES are:

- to improve productivity and grow the market
- to grow the size and capability of the workforce
- to create the conditions for sustainable growth including investing in infrastructure, and supporting sustainable communities and social inclusion.

Action for Sustainability – the sustainable development strategy for the North West (A Regional Strategy published in 2006 by the North West Regional Assembly and Sustainability North West)

This document provides a future vision of the North West, which embraces sustainable development as the sound foundation for delivering an improved quality of life for the people of the region and across the world. The document links needs with opportunities, and encourages partnership in decision-making and implementation.

Following the same themes of those documents already outlined above, priorities and goals for the region include sustainable transport and access, valued biodiversity and landscapes, dealing with causes and effects of climate change, healthy communities and harnessing enterprise and innovation.

The Northern Way Growth Strategy

This is the advisory document produced by the Northern Way Task Force in 2004. In February 2004 the Office of the Deputy Prime Minister invited three northern Regional Development Agencies (RDAs) to identify how the North could improve its economic performance and bridge the £29 billion output gap between the North and the rest of the UK. The development of this new broader geographical strategy identifies City Regions as drivers of economic growth, an approach which now frames policy within the new North West Regional Economic Strategy (NWRES 2006), and consultation draft Regional Spatial Strategy (NWRSS).

In September 2004 the RDAs published The Northern Way Growth Strategy that identified 8 city regions, including Central Lancashire (Blackpool, Preston, Blackburn, Burnley), as currently driving the economic growth of the North. It forecast that these would remain as the main centres of growth into the future. This is an important document in understanding the current situation in the region and potential future situations as the Ribble Valley is closely related to all four of these major towns and cities that make up the Central Lancashire City Region.

Sub-Regional Policy

Joint Lancashire Structure Plan (JLSP)

The JLSP has been developed jointly by Blackburn with Darwen Borough Council, Lancashire County Council and Blackpool Council. It will be superseded when the replacement RSS is published imminently. The JLSP provides clear evidence of an unbroken policy linkage, which continues through into RSS and RES, local transport and land use policy.

The JLSP aims to promote the redistribution of growth away from the M6 corridor, where it has been focused, to under-performing areas notably East Lancashire, and to concentrate development within key urban centres. This looks to target housing and economic development at the Regeneration Priority Areas, and at the local level, by reusing buildings and developing Brownfield sites rather than Greenfield sites.

Priorities for the sub-region of East Lancashire include:

- Reverse population decline
- Increase business and industrial land take-up by 25% above current trends
- Selective strategic Greenfield land release for regionally important economic investment.
- Improve the public transport links within East Lancashire and to locations outside the County.
- Improve urban environment including housing stock
- Creation of more open space, green networks, woodland and more local health and community facilities and employment opportunities, particularly in inner urban communities.

Development outside Priority Urban Areas and main towns, such as the majority of the Ribble Valley, will be of an appropriate scale and focused on villages.

Elevate: East Lancashire Housing Market Renewal Pathfinder

Although not part of the East Lancashire 'Elevate' Pathfinder, Ribble Valley is linked to the future fortunes of its East Lancashire neighbours in many ways especially in relation to education, health provision and economic opportunities. The strategy for East Lancashire's future 2004-2007 sets the agenda for change in all of these areas and it is vitally important that there is synergy with this document and Ribble Valley's local community strategy. The document sets out to undertake towards achieving the East Lancashire Vision and Ribble Valley is a committed partnership member.

Lancashire Housing Strategy

The Lancashire Housing Strategy is still in draft form but this document is expected to provide a vision, strategic objectives and work priorities for housing in the Lancashire sub-region. It comes at a time when Government proposes to raise levels of housing development including the delivery of more sustainable affordable housing. Local Authorities have been encouraged to work together across housing market areas to deliver the quantity and quality of new housing required.

The strategy will be built up by drawing together strategies that are currently being produced in Lancashire's Housing Market Areas (HMA's); the Fylde coast, Lancaster, Central Lancaster and East Lancashire. The Lancashire Housing Strategy will focus on

the key overarching issues arising across the sub-region and present the sub-regional priorities in the context of the wider northwest region. The development of the Lancashire Housing Strategy is principally an exercise in pulling together existing analysis into an agreed overall strategic framework for Lancashire. The Strategy is expected to be completed by the end of December 2008.

Lancashire Housing Market Assessments

ECOTEC carried out a review of the scope and nature of existing SHMA work in the sub-region, including a statistical and geographical profile and setting out the strategic issues affecting Lancashire. This work supported the creation of one housing market area for Ribble Valley as the borough does not face strongly towards any one adjacent area. The main exception to this is the urban area around Old Langho and Whalley which could be considered to be part of the Blackburn with Darwen and Hyndburn market area. There is also migration links between Longridge and Blackburn or North Preston. The priorities for housing policy in Ribble Valley were listed as follows:

Providing affordable housing
Increasing housing supply
Meeting the needs of an ageing population
Meeting affordable needs
Provision of social rented housing

Local Policy

The Local Development Framework

The LDF is the emerging suite of Council Planning Policy Documents. The Council is producing a Local Development Framework (LDF) to replace its Local Plan. The LDF will consist of a series of separate documents covering a series of policy topics and geographical areas in the Borough. It is understood that, in order for the Borough to deliver high quality regeneration and create sustainable communities, it must link land use planning and economic development. Work in this SHMA will feed into the LDF and will be vital for developing key documents such as the Core Strategy and Housing and Economic Development Plan Document (DPD).

The Sustainable Community Strategy

The Ribble Valley's Community Strategy covers the period 2007-2013 and addresses issues which people within the borough feel are important. The Ribble Valley Strategic Partnership defines the key issues and actions within the Strategy. The Partnership includes bodies such as the Primary Care Trust, the Police and the Council as well as task groups that include members of the community, and concentrates the efforts of all partners to address key local issues. The priority themes within the strategy are:

- Community Safety
- Health and well-being
- A sustainable economy
- Access for all
- Community cohesion
- Tourism
- Education and lifelong learning
- Culture
- Thriving Market Towns

- Housing
- Environmental Excellence
- Access for All

The Corporate Plan

The most recent published corporate plan was revised and updated in January 2006. This sets out the strategic direction of the Council with a three-year scope, with the current period, covering 2005-2008. The plan is reviewed annually to ensure that the plan continues to meet changing circumstances. The overall purpose of the plan is to provide a focus to ensure that the services planned for and delivered by the Council meet the needs of the community. The Council sees its role and responsibilities in relation to public services as providing “high quality, affordable, and responsive public services, that develop the social and economic well-being of the borough whilst safeguarding the rural nature of the area”. The Corporate plan also sets out Core Values, which are as follows:

- Lead the community
- Strive to achieve excellence
- Ensure that access to services is available to all
- Treat everyone equally
- Respect all individuals and their views
- Appreciate and invest in our staff

An important source of information for informing the Corporate Plan, Community Strategy and other related local policies is a customer satisfaction survey that was undertaken in 2003. This survey asked, ‘What would you say are the most important things in making somewhere a good place to live?’ The following ten issues were raised as the most important:

- A low level of crime
- Good health services
- Affordable decent housing
- Good educational provision
- Clean streets
- Easy access to nature
- Low level of traffic congestion
- Shopping facilities
- Parks and open spaces
- Low level of pollution

This is useful information for the SHMA work. Not only has affordable decent housing been raised as an important issue in creating a desirable location, but it also indicates how this fits into the jigsaw of pieces that overall affect people’s satisfaction with an area as a place to live and what will influence residents decisions on whether to stay or move away from the Borough, as well as those moving into an area. The issue of affordable decent housing was also flagged up as an issue when asked ‘what do you think most needs improving in the borough?’

Ribble Valley Borough Council Housing Strategy – Moving On “2005 – 2008”

The ‘Fit for Purpose’ Housing Strategy ‘Moving On 2005-2008’ ,sets out the key objectives for the strategic housing service and three key aims sit under each of these objectives.

- To match the supply of homes in the Ribble Valley with identified housing needs.
- To reduce the fitness and disrepair and deliver decent homes.
- To ensure supported housing is available for vulnerable households.
- To help build cohesive communities by meeting housing needs.
- To help tackle social exclusion and ensure community safety.
- To provide access to all housing services.

Delivery of affordable housing is the common theme across the strategy. The Housing Forum, which meets twice a year, provides the consultation and reporting body for the strategy. The Forum also reports to the Ribble Valley Strategic Partnership Board. Under this document sits the homelessness strategy and the empty property strategy. Consultation is currently underway to update the document.

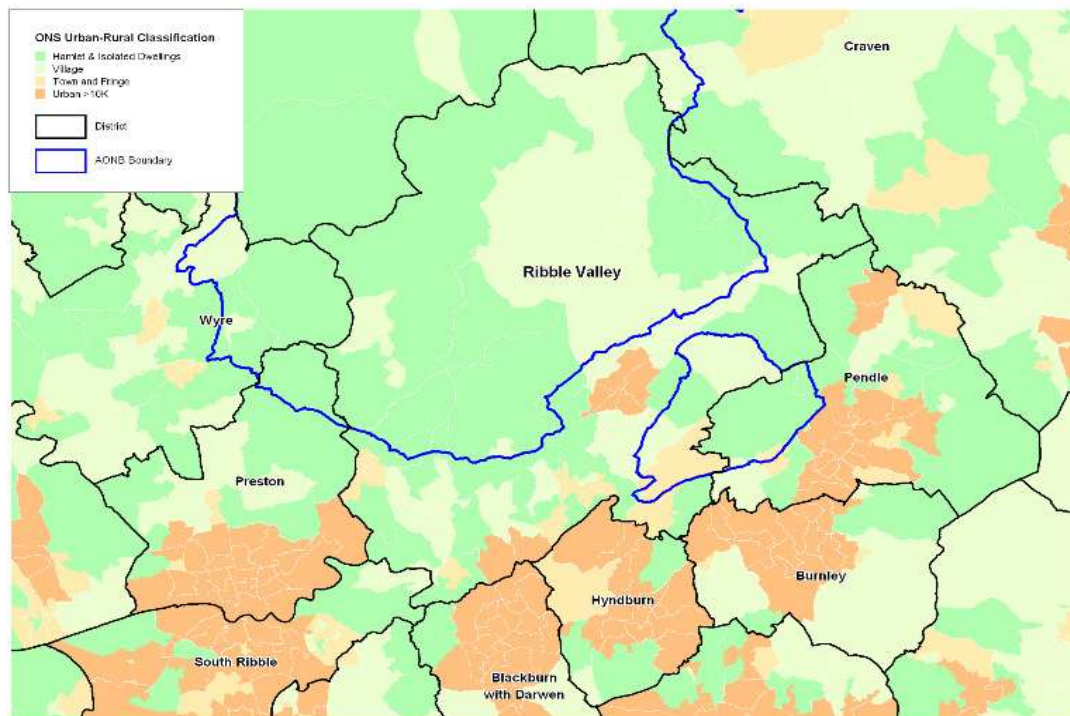
3. The Socio-Economic Context

3.1 Introduction:

Ribble Valley: Its Character

This section will look at the current context and characteristics of Ribble Valley and aims to identify the current demographic and economic profiles of the borough and how these profiles have changed over the last 10 years. Ribble Valley is situated in North East Lancashire, and with an area of 585 square kilometres is the largest district in the County. It is also one of the most rural with over seventy percent of the Borough encompassed within the Forest of Bowland Area of Outstanding Natural Beauty (AONB), a clear indication of the landscape quality of the area. The following chart uses the DEFRA urban/rural classification to illustrate the pattern of settlements in Ribble Valley. Adjacent districts in Central and East Lancashire are much more urban in character, with Ribble Valley arguably having more in common places like Craven in Yorkshire.

Figure 3.1 Urban-Rural Classification



The Borough has a population of around 57,800 with Clitheroe, the main administrative centre having 13,200 inhabitants. Clitheroe lies at the heart of the Borough, whilst Longridge, the other main market town, lies to the west. Longridge has a population of approximately 7,500. The remainder of the district is predominantly rural with a number of parishes ranging in size from large villages such as Whalley, Sabden, and Chatburn through to small hamlets such as Great Mitton and Paythorne.

Ribble Valley has a low population density, with an average of less than one person (0.9) per hectare according to the 2001 Census. This is more in line with parts of the Yorkshire Dales and Cumbria than adjoining parts of Lancashire. This in turn varies greatly across

the borough, ranging from 34 persons per hectare in the Primrose ward, to 0.1 in Bowland, Newton and Slaidburn.

WARD NAME	All People	Area (Hectares)	Density (Persons per Hectare)
Aighton, Bailey and Chaigley	1623	4883	0.33
Alston and Hothersall	2565	1217	2.11
Billington and Old Langho	2335	796	2.93
Bowland, Newton and Slaidburn	1243	12437	0.1
Chatburn	1324	1643	0.81
Chipping	1337	12144	0.11
Clayton-le-Dale with Ramsgreave	2468	1865	1.32
Derby and Thornley	3049	1384	2.2
Dilworth	2395	454	5.28
Edisford and Low Moor	2886	137	21.03
Gisburn, Rimington	1289	6548	0.2
Langho	2303	718	3.21
Littlemoor	2815	141	19.94
Mellor	2505	1445	1.73
Primrose	3036	90	33.85
Read and Simonstone	2535	1063	2.39
Ribchester	1535	927	1.66
Sabden	1371	992	1.38
St Mary's	2865	309	9.28
Salthill	3095	287	10.77
Waddington and West Bradford	2636	4376	0.6
Whalley	2892	1633	1.77
Wilpshire	2569	406	6.33
Wiswell and Pendleton	1289	2422	0.53

Source: Census 2001

The Borough has a mixed economy with good employment opportunities and maintains a consistently low rate of unemployment. Given the rural nature of the area it is not surprising that agriculture is a one of the top 5 employers throughout the District. However there is a diversity of employers with major national and multi-national companies such as Castle Cement, Johnson Matthey and BAE Systems, representing examples of larger scale manufacturing activity in the Borough.

The Ribble Valley has excellent communications that open up the area to the rest of the country. The A59 is a main route across the Borough from the west coast through to the east, linking directly to the M6 and serving access routes to the M65 motorway. Main line rail services are available from Preston, which is only 30 minutes from Clitheroe. There are also rail services to Manchester from Clitheroe. In addition Manchester Airport is only 60 minutes away from Clitheroe and provides links to over 200 destinations worldwide. The rapidly expanding Blackpool International airport is only 40 minutes from Clitheroe and provides a convenient gateway to many national and international destinations.

3.2 Key Statistics

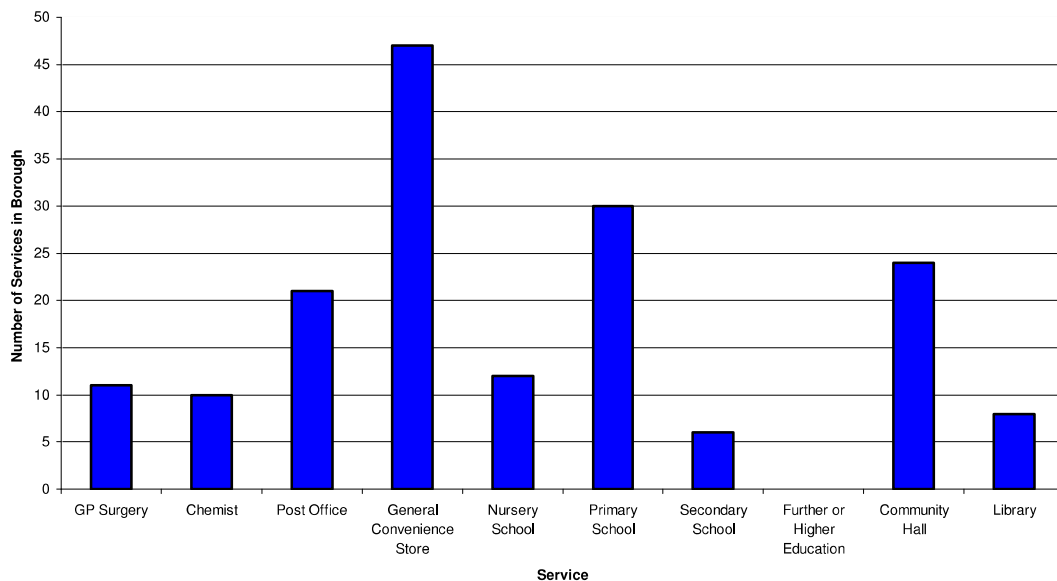
In 2006 Ribble Valley Borough Council undertook a settlement audit. The settlement audit involved the collection, analysis, and interpretation of wide range of information from each settlement in the borough, thus allowing settlement, ward and borough wide statistics to be collated. Data was collected on the following topic areas

- Community structure

- Natural/ Built Environment
- Community Facilities
- Housing and Employment

The key borough wide statistics from the settlement audit have been set out below to give an indication of the current situation in the borough. In 2006 there were 20,089 households in the borough, which is made up of a total population of 57,800. There are 77.6% of the working age population currently economically active who bring in a average household income of £39,130. Of the working age population, over half commute out of the borough each day to work, with the majority travelling by car as 78.9% of those of driving age owning car. However, for those who don't own a car, the borough boasts four railway stations and has bus services, even to the most remote areas. In terms of the natural and built environment, the borough lies within the Forest of Bowland (AONB). There are also 39 Biological Heritage Sites, 16 Conservations Areas (and a further two proposed) six Sites of Special Scientific Interest (SSSIs) and 408 Listed Buildings in the borough. In terms of open space, there is over 92ha of formal open space and a further 62.1ha of open space. There is also 5.54ha of children's play areas. Overall the amount of open space per head of the population equates to 0.003ha.

In terms of the Community Facilities available in the borough the graph below shows the number of each of these services within the borough overall.



Key statistics collated on housing and employment, are explored fully in the following sections of this document.

3.3 Population and Household Structure across Ribble Valley

In order to ensure that new planning policies are effective, the evidence used to identify these needs to be robust, credible and up to date. At the beginning of Ribble Valley's evidence gathering process in 2005, it was discovered that most data sources at the Council's disposal was either out-of-date, not available or there were reliability issues. The decision was made to go back to basics and carry out a comprehensive settlement audit that would give a good baseline for data collection and a date from which to carry

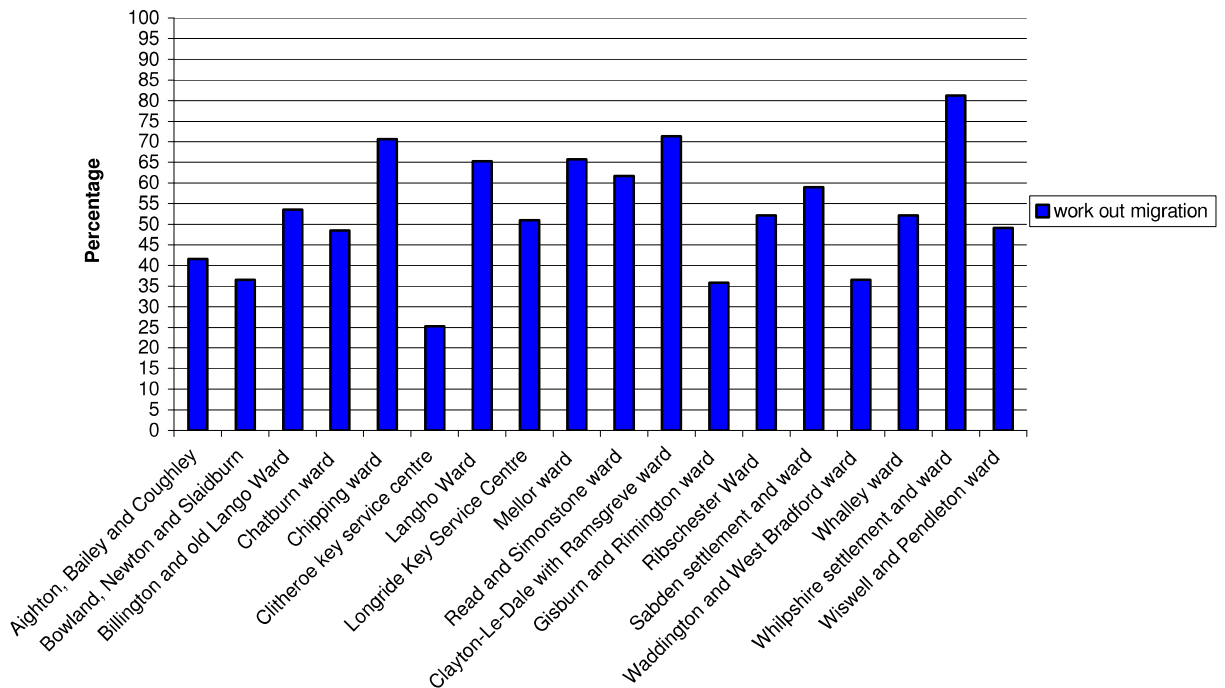
out comparisons in the future. The settlement audit provides an extremely comprehensive and detailed overview of every ward in the borough. This is then pulled together in an overall document entitled 'Ribble Valley and its villages: local characteristics'. Information from the audit can be found in the paragraphs below.

Population

The 2006 mid-year population estimates showed that the population of the borough stood at 57,800, with (over 27,000) falling into the 25-64 years age bracket. Clitheroe remains the main administrative centre having 14,690 inhabitants and lies at the heart of the Borough, whilst Longridge, the other main town, lies to the west. Longridge has a population of 7,041. The remainder of the area is predominantly rural with a number of parishes ranging in size from large villages such as Whalley, Sabden, and Chatburn through to small hamlets such as Great Mitton and Paythorne. Over 50% of the population of Ribble Valley live within the Market Towns of Clitheroe, Longridge and Whalley.

Travel to Work Patterns.

The graph below displays data taken from the settlement audit in October 2006. It shows the percentage of the working age population who commute out of the borough to work each day for each ward and highlights that out of all the wards, the largest number of people commute out of the Wilpshire ward, with over 80% of the working population commuting elsewhere for employment purposes. As much of the borough is rural in nature it is expected that there will be a large degree of out-migration for employment purposes, however the percentages of these are extremely high. This illustrates that the Ribble Valley is an area that people want to live in and are prepared to travel from in order to access suitable work. Further detail on travel to work linkages is included in the housing market drivers section.



GVA/resident population

Information at Local Authority level is not available on the Gross Value Added per resident population. The following table is taken from the Northern Way Growth Strategy for the North and its related information on the Central Lancashire City Region. It does show that collectively, Blackburn, Hyndburn and Ribble Valley has shown the smallest percentage increase of GVA since 1995, however more up to date information on this is necessary to establish what the situation has been over the last six years³.

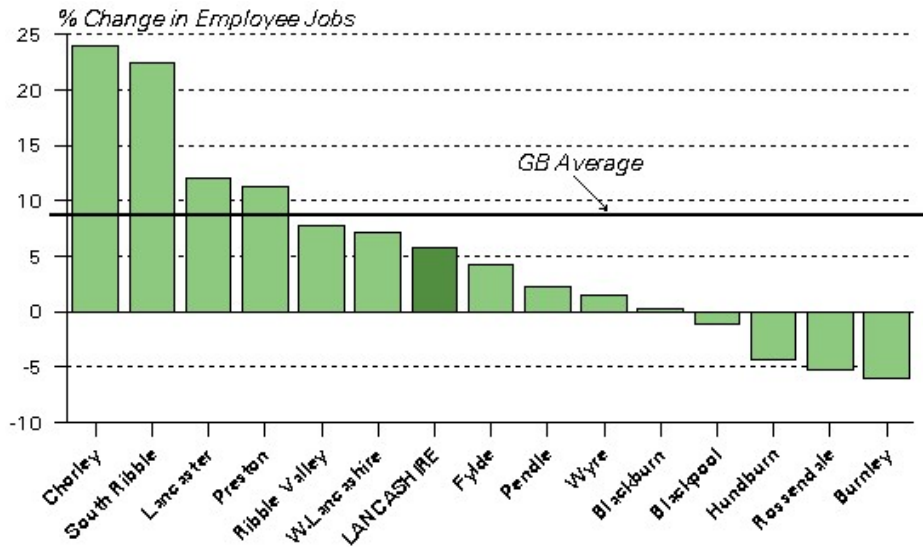
Area	Population (000's) 2002	Jobs 2002	Businesses (000's) 2002	GVA per Capita 2001 (UK%)	GVA % Change 1995 - 2001
Preston City	130.0	82.7	4.4	12,534	29.4
South Ribble	104.5	42.2	2.9	(84.78%)	
Chorley	101.3	39.9	3.0		
Blackpool	141.9	59.8	5.3	10,626	21.3
Fylde	74.0	39.3	2.6	(71.8%)	
Wyre	106.8	31.7	3.6		
Blackburn	139.5	62.6	4.3	12,103	16.1
Hyndburn	81.8	28.4	2.5	(81.8%)	
Ribble Valley	54.8	25.7	2.1		
Burnley	89.0	35.9	2.7	12,534	29.4
Pendle	90.2	32.2	2.8	(84.7%)	
Rosendale	65.8	21.0	2.1		
Central Lancashire	1.18	501.4	38.2	11,416	27.0
				(77.2%)	

3.4 Labour Force

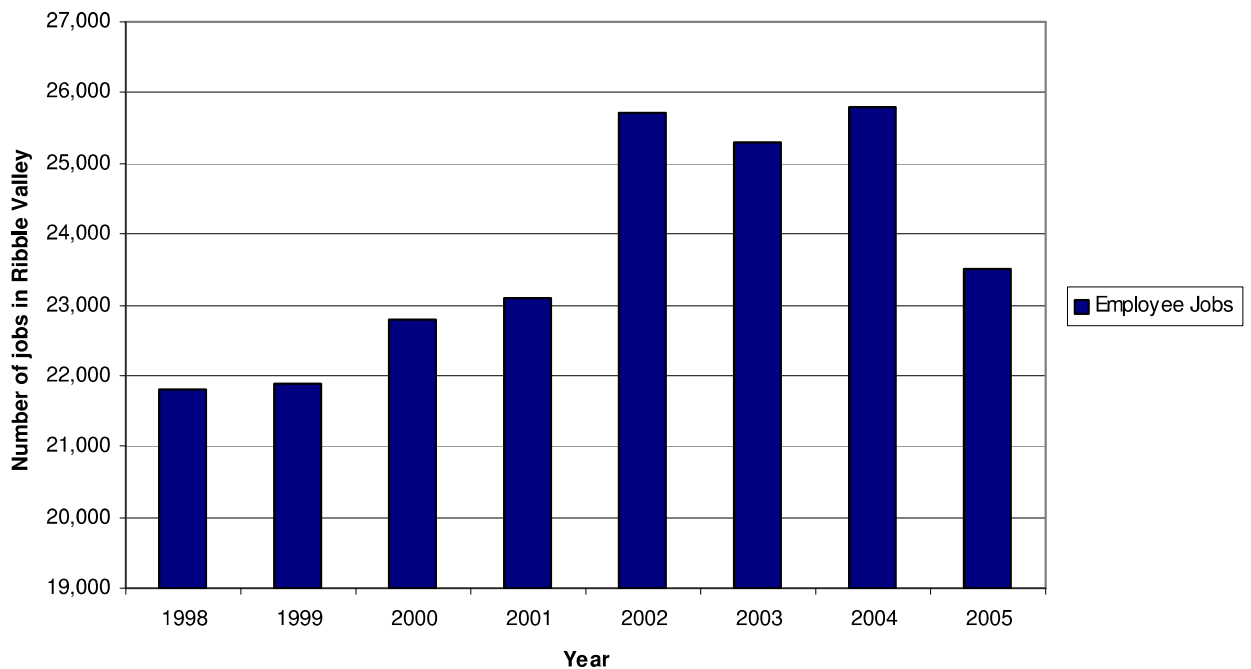
Information from the Lancashire Profile website (www.lancashireprofile.com) shows that employment rates are worst in the east of the county. Ribble Valley is between the two extremes and recorded a creditable recent growth rate that was just under the national rate of increase.

³ Notes: These are no accurate estimates of GVA at the local authority district level. NUT3 area data has been used as proxies.

Change in Employee Jobs by District Authority, 1998-2005



The 2005 Annual Business Inquiry (ABI) has been used to provide information on the number of employee jobs by place of work. East Lancashire has seen a net reduction in its total employee jobs headcount of about 2,000 (or -1%). However, Ribble Valley has fared well in terms of job creation, with a net gain of 8% evident, faring better than its geographical neighbours which have mainly experienced decline⁴.



⁴ ABI is a survey rather than a census of businesses, so results are subject to sampling error and fluctuations, especially at a small area level

3.5 Local Workplace Earnings

Average earnings in Ribble Valley are amongst the highest in the county and are ahead of the Great Britain average. The Annual Survey of Hours and Earnings (ASHE) was introduced in 2004 (and then reworked in 2005) to replace the New Earnings Survey and includes improvements to the coverage of employees. It provides information about the levels, distribution and make-up of earnings and hours worked for employees in all industries and occupations in the United Kingdom. The ASHE is based on a 1% sample of employees in employment, and is gathered by place of work and by place of residence. This allows comparisons between average earnings generated within an area with those generated by employees who actually live in the area. This is of particular interest for the borough of Ribble Valley due to the high numbers of people who commute out of the borough to areas such as Manchester and Liverpool. However, the income figures for Ribble Valley have a relatively wide margin for error, as the results are based on a small sample of the local population.

At a sub-regional level, in 2001, there was a net outflow of Lancashire residents to work centres outside the sub-region in excess of 21,000. (The earnings information collected relates to gross pay before tax, national insurance and other deductions. Most of the published ASHE analyses relate to full-time employees on adult rates whose earnings for the survey pay period were not affected by absence or short-time working).

Average Weekly Earnings and Hours Worked

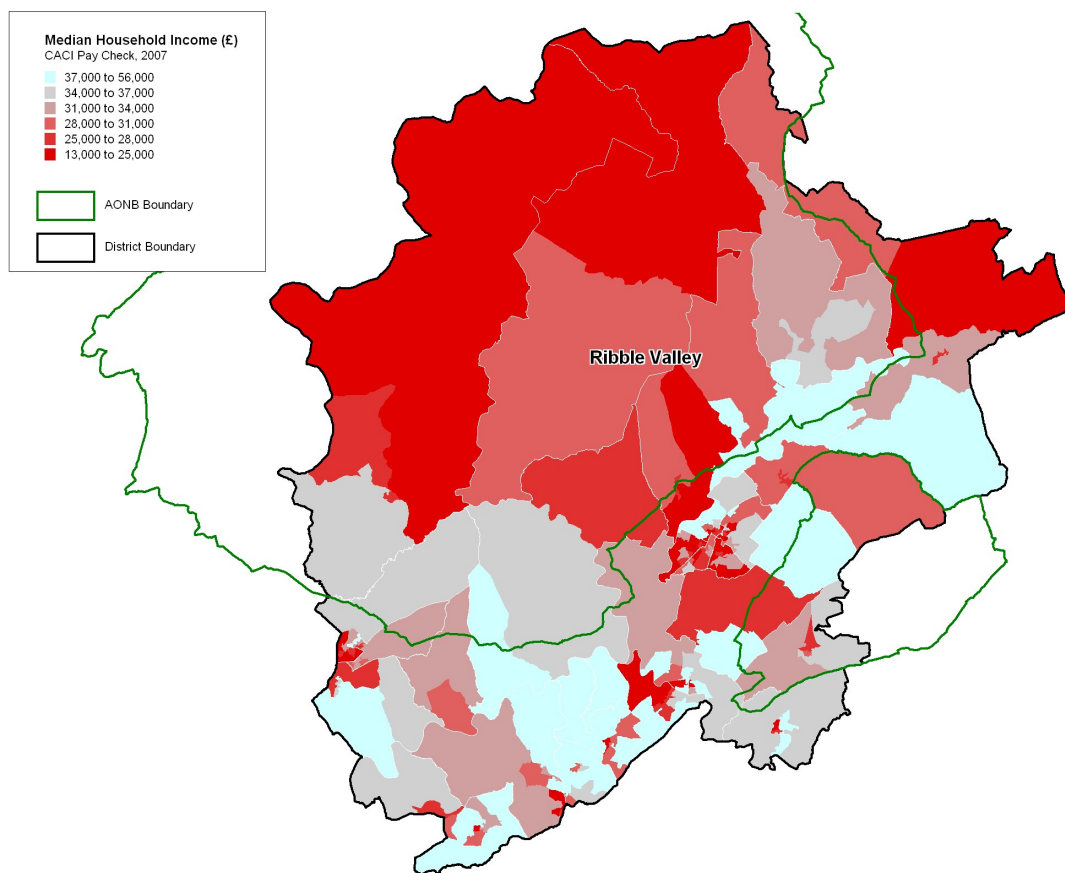
Information taken from the Lancashire Profile website produced by Lancashire County Council and collated for the Ribble Valley Annual Monitoring Report (AMR) showed that (the median) average weekly pay in Ribble Valley in 2006 was £500 on an average of 39 hours per week. This equates to gross annual pay of £23,603.

Additional household income data has been purchased from CACI for this assessment. This shows that for 2007 the average (mean) household income in Ribble Valley was £35,874. This ranges from an average of £45,184 in Wilpshire ward to £26,854 in Littlemoor.

Ward	Total Households	Mean Household Income (£)	Median Band (£)	Modal Band (£)
Wilpshire	1039	45,184	40-45k	30-35k
Whalley	1595	41,763	35-40k	25-30k
Read and Simonstone	1077	40,214	35-40k	25-30k
Langho	885	39,935	25-30k	20-25k
Aighton, Bailey and Chaigley	584	39,384	30-35k	25-30k
Wiswell and Pendleton	589	39,092	35-40k	
Mellor	1212	39,048	30-35k	20-25k
Billington and Old Langho	1335	38,394	25-30k	15-20k
Clayton-le-Dale with Ramsgreave	1042	38,334	30-35k	25-30k
Dilworth	1038	37,625	30-35k	20-30k
Ribchester	658	37,452	30-35k	20-25k
Sabden	640	36,345	30-35k	20-25k
St Mary's	1206	35,553	30-35k	25-30k
Alston and Hothersall	1031	35,304	25-30k	20-25k
Waddington and West Bradford	1357	35,194	25-30k	15-20k
Chipping	557	35,100	25-30k	15-30k
Salthill	1420	34,495	30-35k	20-25k
Gisburn, Rimington	650	34,160	25-30k	15-30k
Chatburn	576	32,843	25-30k	20-25k
Bowland, Newton and Slaidburn	660	32,403	30-35k	20-30k
Primrose	1298	30,989	25-30k	20-25k
Edisford and Low Moor	1224	30,281	25-30k	20-25k
Derby and Thornley	1359	28,704	20-25k	15-20k
Littlemoor	1313	26,854	20-25k	15-20k

Source: CACI Paycheck 2007

The following chart shows average incomes by Census Output Area, to illustrate income patterns at a small area level. This shows that incomes also tend to be lower in the rural areas to the north of the district than they are in the suburban and village locations further South. Incomes are higher in the areas with better connections to labour markets in Preston, Blackburn, Burnley and even further afield.

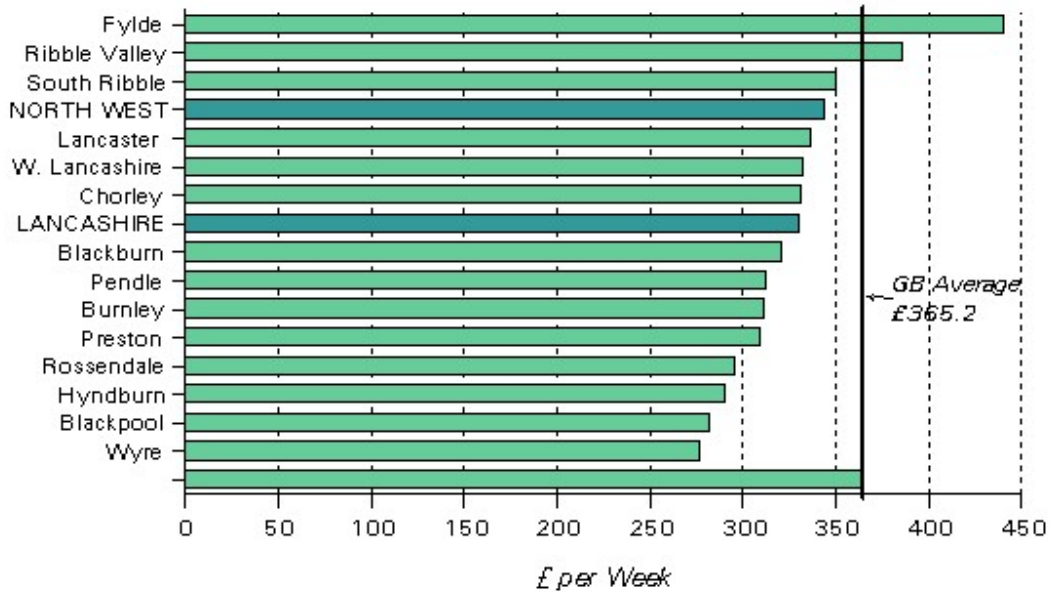


This contextual information indicates a prosperous economy and high standard of living, but this pattern is not uniform across the district. There is a question as to the extent to which the increase of wealthy migrants is affecting the economy. Statistics indicate that these more wealthy people are choosing to live in Ribble Valley but work in other Boroughs. More information is needed to determine the exact effect this having on the less-wealthy indigenous population and the economy as a whole. A separate economic and retail study will be undertaken as part of the LDF baseline and will consider this issue.

Average Earnings by Gender

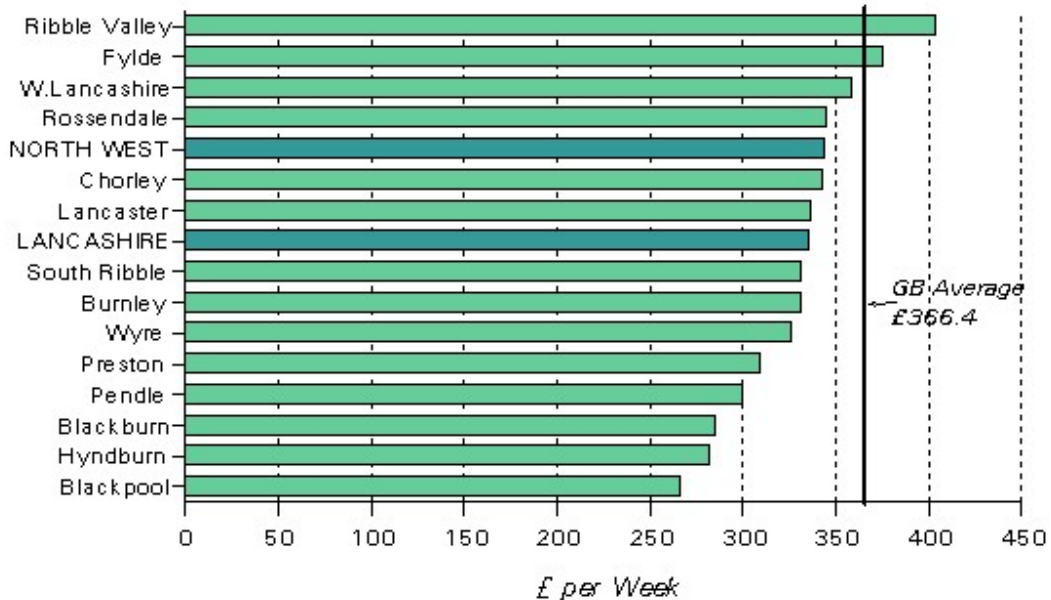
The figure below, taken from the Lancashire Profile website shows that in Lancashire, full-time female workers appear to gain the most from commuting to better paid jobs outside the County. This is mirrored at the local level in Ribble Valley Borough Council's settlement audit results, which showed that 53.4% of the borough as a whole commute out of the borough to access employment. Although the yearly percentage changes in wage levels do reveal higher increases for female employees, these changes have been minor and there is still an average of £100 per week variation between full-time male and full-time female earnings. This is attributed to women's median hours worked, which is 3.1 less than men's.

Median Gross Weekly Pay, April 2007: Employees on Adult Rates of Pay (Workplace-Based)



Source ONS - Annual Survey of Hours & Earnings, April 2007, cited at Lancashire profile website

Median Gross Weekly Pay, April 2007: Employees on Adult Rates of Pay (Residence-Based)



Source ONS - Annual Survey of Hours & Earnings, April 2007, cited at Lancashire profile website

The relationship between the economy, housing market and demographic trends is reciprocal and extremely complex. The housing market can influence household formation rates and the economy. For example, if housing costs are too high there will be less money circulating within the local economy and therefore poorer business, retail and leisure offer, which in turn may mean that an area becomes less desirable and

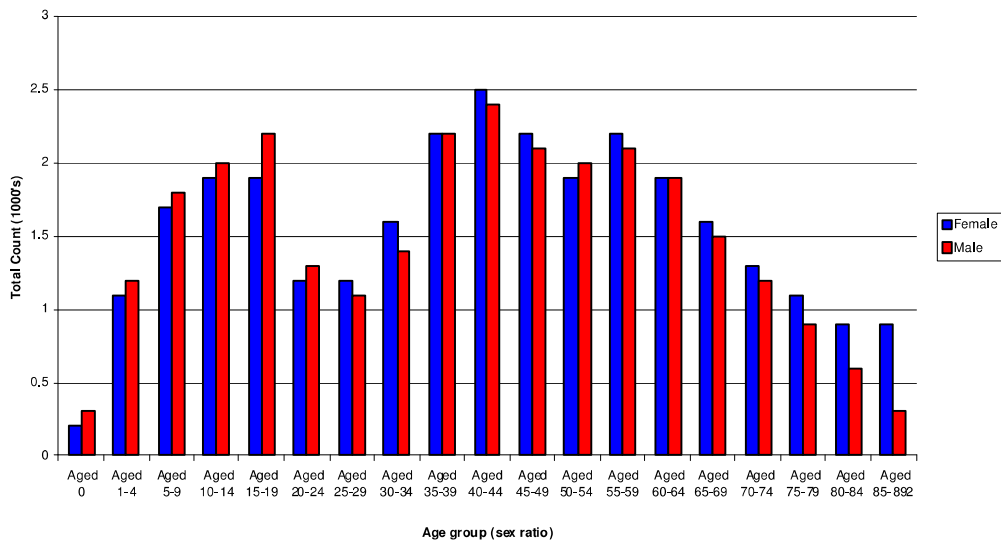
house prices begin to fall. The relationship is therefore central and neither the economy nor housing markets should be considered in isolation from one another.

Migration

Migration is an important factor in driving demographic changes. Daily out-migration for the purposes of accessing jobs has already been discussed in chapter three of this report where it was established that over half of the borough’s population (53.4%) travel out of the borough to work. However, inward and outward migration exists on many more levels than this alone. Analysis undertaken for the AMR submitted in 2006 gives weight to the growing theory that the Borough is experiencing increasing in- migration of wealthy people. These people are able to buy their homes rather than rent their homes, thus pushing up the price of houses to buy. This has dramatic implications for the indigenous population of Ribble Valley who are finding it increasingly difficult to afford their own homes, and may be forced to move to other less expensive Boroughs. This effect is exacerbated by the readily available supply of cheaper homes to buy in surrounding boroughs in East Lancashire.

Gender

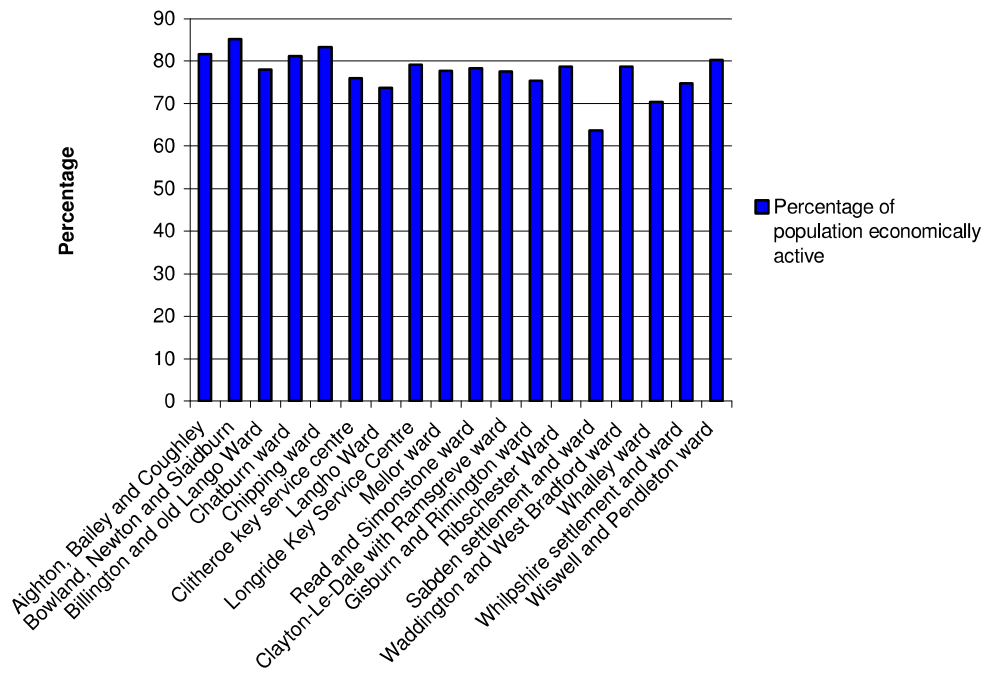
In terms of the ratio between males and females in the borough, the graph below displays the ratio as at June 2006. These are the only published figures as at 2007 and are up to date as possible. Ribble Valley currently holds no data to show the ‘head’ of households. There is evidence to suggest however that female-headed households (where females are the primary and highest income earners in a household) have lower home ownership rates.



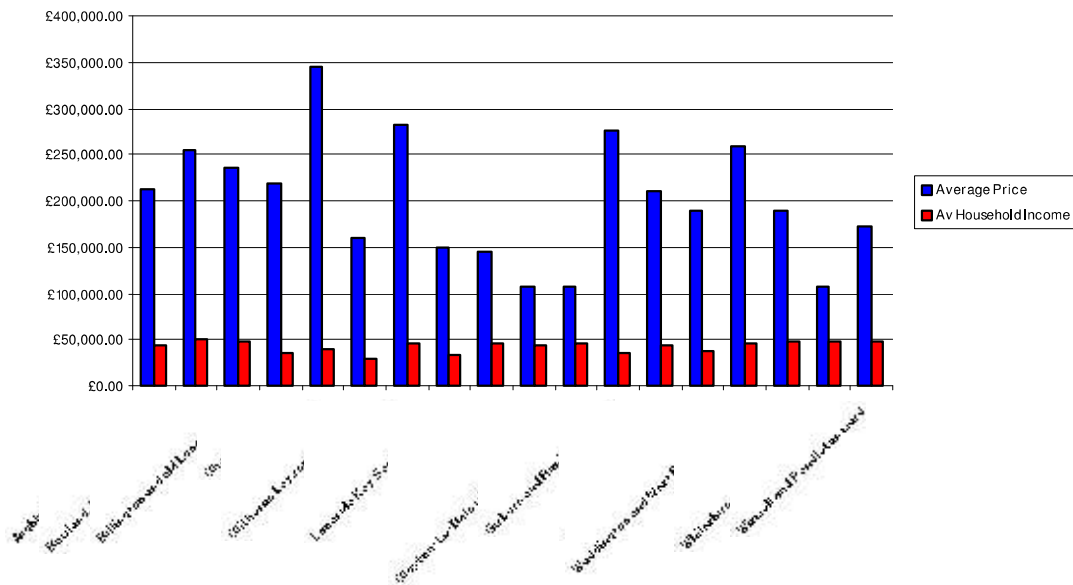
Source: Office of National Statistics

Incomes and earnings

The borough’s make up in terms of household income/earnings must also be considered as this plays a major part in the housing market and affordability. Data taken from the settlement audit is displayed in the graph below, showing the percentage of the borough that is economically active (as at October 2006). This shows that there is a low percentage of worklessness in all wards of the borough, with Sabden showing the highest percentage of this.



In order to establish the direct relationship between average annual household income in the borough and the housing market, the following graph shows these two components plotted against each other. This uses the most up to date information available and is taken from the 2006 Settlement Audit of Ribblesdale. It shows an indirect relationship between the two with the average house price in the borough (of £201,484.50) being more than four and a half times the average annual household income in the borough (of £43,189).



Weekly Earnings

Information taken from the Lancashire Profile website produced by Lancashire County Council showed that (the median) average weekly pay in Ribble Valley in 2006 was £500 on an average of 39 hours per week. This equates to gross annual pay of £23,603. This is a rise of £280 (gross) each year but with a reduction of an hour per week. Weekly, this equates to £34 a week.

Census data from 2001 has shown that Wiswell and Pendleton averaged the highest weekly wage with Primrose and Littlemoor averaging the least. Ribble Valley were ranked second in East Lancashire behind Blackburn. More on this is given in the graph below which gives model based estimate of gross weekly household income. For comparison, the settlement audit showed that in October 2006, the average annual household income was £39130

When compared with regional and national data from the Lancashire Profile website (April 2006), it can be seen that East Lancashire still falls considerably below the regional and national average for weekly earnings.

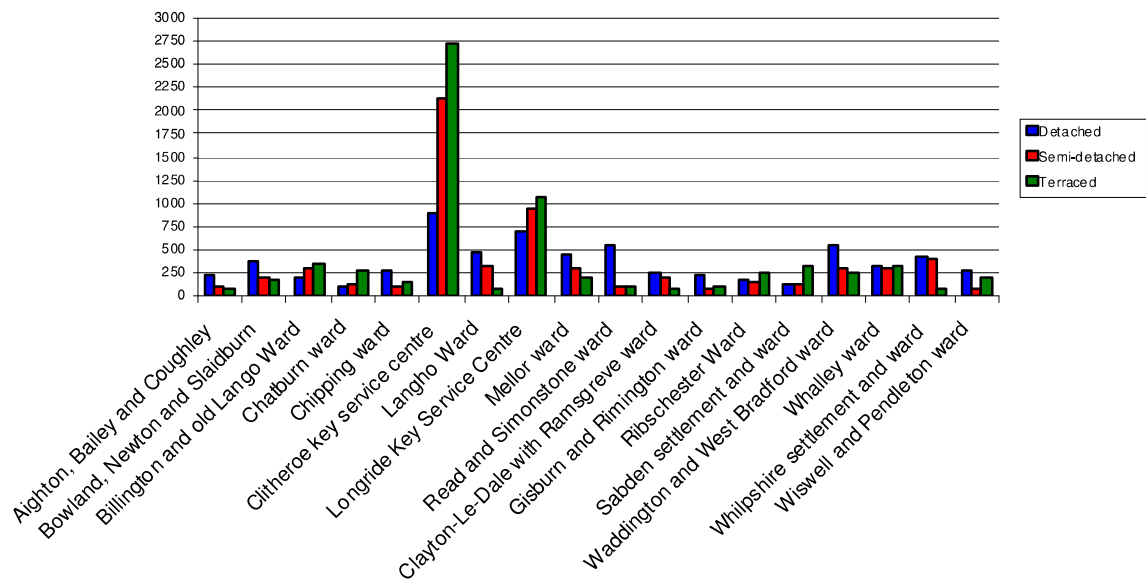
4. The Housing Stock and Current Market

4.1 Introduction

This section aims to look at the current stock profile and how the stock profile and the housing market has change over the last decade.

Type of Housing

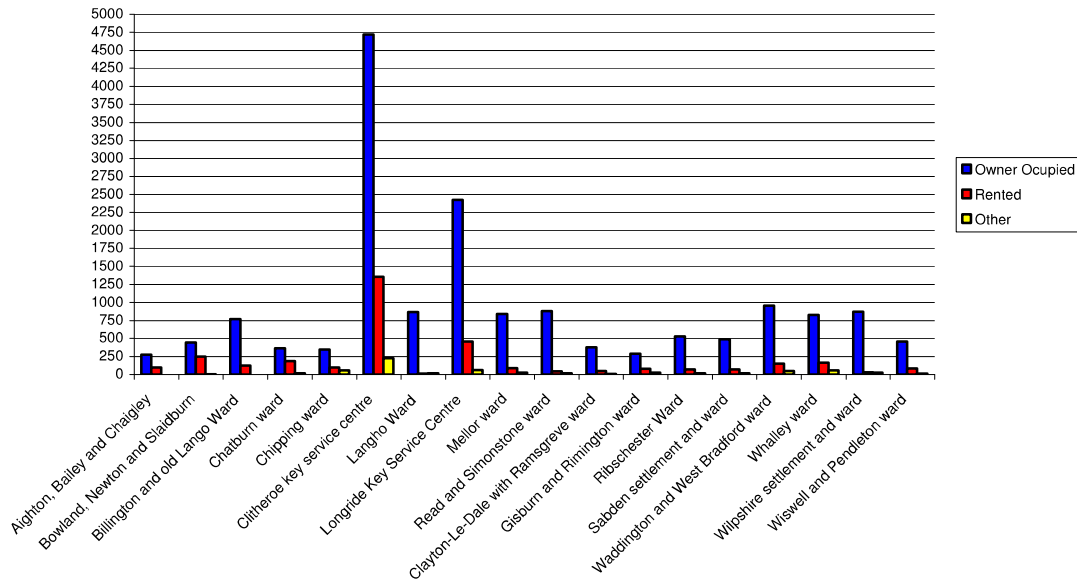
The settlement audit used the most up to date information on housing type, the 2001 Census. The graph below shows the housing type (at ward level) for each of the wards in the borough, highlighting that Clitheroe and Longridge are the key centres with the most housing, of which a large proportion is terraced. It is not easy to identify if there is an overall dominant housing type in the borough as a whole, though generally it can be seen that there is a smaller number of semi-detached houses compared to detached and terraced. Where semi detached houses do exist, the majority are found within Clitheroe, Longridge and Wilpshire. There appears to be a steady supply of detached housing across the borough, however, levels of this are rather low, but again the concentrations of these fall within Clitheroe and Longridge. Further analysis of the current housing stock is necessary however it may indicate that there is a shortage of semi-detached housing in the borough away from the key service centres and that in the rural villages of the borough, there is a lack of terraced housing, which is usually the housing type purchased by first time buyers. This therefore may be a barrier to first time buyers and a disincentive for young people to stay in or return to the borough following university



Tenure Profile

The primary data produced from undertaking the settlement audit showed that owner occupancy is dominant in Ribble Valley, with the highest levels of this occurring in the key service centers of Clitheroe and Longridge. The largest proportion of renting also takes place in Clitheroe, but at a much-reduced level compared to owner occupancy, as is reflected across the borough as a whole. This analysis may indicate that as with the lack of lower cost terraced housing as discussed earlier, there may be insufficient rental

accommodation, which would also dissuade the young population from staying in or returning to the area. Subsequent sections show that the number of tied estates is likely to be a significant factor in this.



Demographic and Economic Trends:

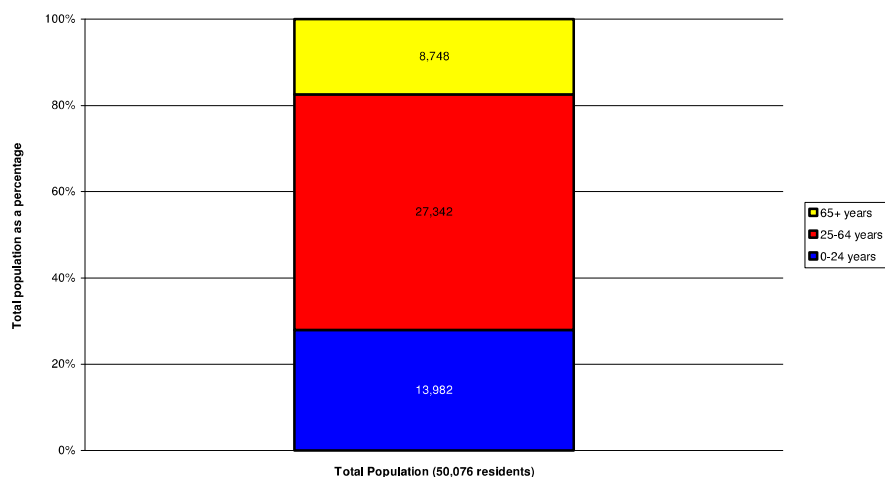
The settlement audit showed that there are currently 27,342 people within the 25-64 age bracket and a further 8,748 people in the 65+ age category. Together, this constitutes 72% of the Borough’s population, with 55% of these people going to be reaching pension age within 40 years or less. There is a clear imbalance between the number of young and older persons within the borough and one that must be addressed. If left unchecked, this could put strain on a number of resources, including for example care homes and hospitals. This occurs as the children of middle aged residents move away from the borough. The borough is then left with an ageing population in need of care and assistance. If the children of this age group have moved away, they are not able to act as carers for the older population and instead rely on the state for care and medical assistance which could have otherwise been provided by family. This is an extremely important issue and the current figures indicate that this is a very real possibility unless more is done to encourage younger people to stay in the area. Barriers to suitable and affordable housing strongly affect what makes people stay in an area. It is vital that this is taken into consideration whilst planning for the future housing market of the borough. The chart below highlights the problem in a visual format.

The 2001 Housing Needs Survey questioned family members who had left the Ribble Valley because they could not afford to rent or buy. This indicated that 4% of all households have experienced a family member leaving the area. Of those leaving, 39% required 2 bed and 48% required a 3 bed, suggesting young families were the primary age group leaving the borough.

To assess affordability, information collated from Housing Needs Surveys undertaken in 2006, which covered 91% of the borough, has been utilised. An average of 74% of respondents across the entire borough stated their weekly net earnings to be less than £385 per week (approximately. £26,000 per annum gross) making a mortgage of

£80,000 affordable. Therefore eliminating them from accessing the current market in the Ribble Valley.

Over the past 5 years the waiting list has steadily increased from 748 households in 2002 up to 942 in 2007. In 2006 an affordable housing waiting list was established to enable households to register for any affordable housing developments in the borough. There are currently 890 households registered, with over 65% being young people who presently live with parents.



In 2004, a Housing Condition Survey was undertaken on behalf of the Council. Work on this has been on going since then with all the villages now appraised. Clitheroe and Longridge now need updating as they were undertaken in 2004 and are therefore 3 years old. Part of this research showed that within Ribble Valley there is a strong association between unsatisfactory housing conditions and households in economic and social disadvantage. The survey also highlighted that elderly and single parent households are substantially over represented in non-decent households, particularly unfit dwellings. It also showed that vulnerable households, where income levels are low, account for nearly 47% of all households living in non-decent homes. It was also found that less than one third of vulnerable households have carried out repairs/ improvements within the last 5 years and only one quarter intend to do so in the next 5 years.

4.2 Total Number of Dwellings

According to the 2001 Census Ribble Valley has 23,196 dwellings. The settlement audit from 2006 calculated that there were a total of 19,788 dwellings in the borough. Of these 6,824 properties were terraced, 6,342 properties were semi-detached and 6,622 properties were detached.

In terms of new development, there is a target to increase the percentage of new and converted dwellings on previously developed land. The most recently available figures from the December 2007 AMR show that 78% of new and converted dwellings were built on previously developed land between 2006 and 2007, which is an increase of 6% from the previous year. There is also an aim to satisfy criteria set out in PPS3, which asks for the density of new residential development to be increased to more than 30 dwelling units per hectare. The following table, taken for the 2007 AMR, shows that over the past three years there has been a steady decline in the percentage of development completed at less than 30 dwellings per hectare and 30-50 dwellings per hectare. Inline

with the aims of PPS3 however, there has also been a swift increase in the percentage of development taking place at 50 dwellings per hectare and above, ensuring better use of land.

Density	2005	2006	2007
Less than 30	63%	44%	34%
30-50	24%	14%	8%
More than 50	13%	42%	58%

In terms of specific permissions and completions data for the Ribble Valley over the past five years and projected figures for the remainder of the plan period, the most up to date comes from the 2007 AMR. Details from this are included below.

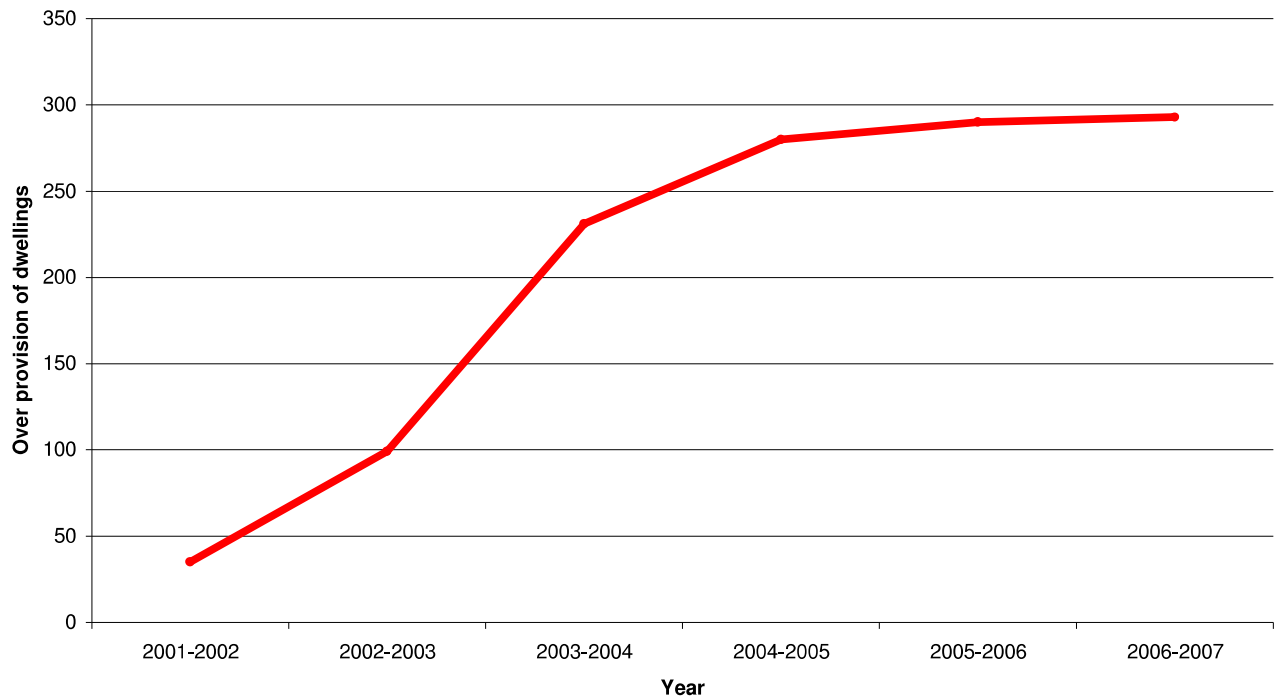
- There have been 958 net additional dwellings over the previous 5-year period.
- There have been 83 net additional dwellings for the current year
- There is a projected 427 net additional dwellings required up to the end of the relevant development plan document period.
- The annual net additional dwelling requirement is 80 per annum to 2016
- An annual average number of 47 net additional dwellings are needed to meet overall housing requirements, having regard to previous year's performance.

Relevant Local Plan policies are H2; H9; H15; H19; and H20.

Joint Lancashire Structure Plan Provision	2001-2016	1575	105 per annum
Net Dwellings Completed in RV	2001-2007	1148	191 (average) per annum
No of Dwellings required in RV	2007-2016	427	47 per annum

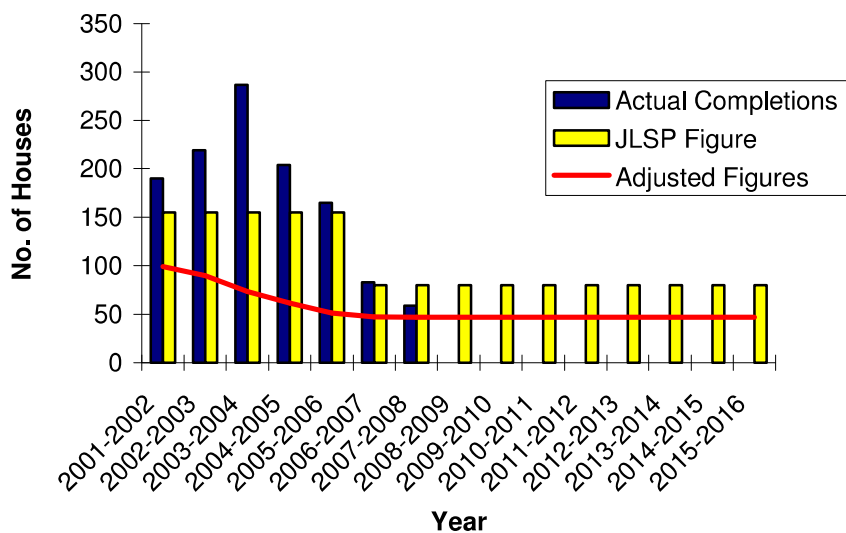
The table above shows very clearly an overprovision of housing during the early part of the Structure Plan period. For this reason a Housing Restraint Policy for open market housing in Ribble Valley was brought into effect in 2002 to help balance the situation. The table and graph below (Housing Trajectory) emphasis the oversupply situation that has existed.

The following line graph shows the situation of over supply of housing in Ribble Valley. It shows that the dramatic rise of over supply has now slowed since the introduction of the moratorium (Interim Supplementary Planning Guidance on Housing) and illustrates that over supply levels are now beginning to plateau.



The following graph shows the Joint Lancashire Structure Plan requirement set against actual completions. The Joint Lancashire Structure Plan requirement sets out that 155 dwellings per annum were required between 2001 and 2005, falling to 80 dwellings per annum between 2006 and 2016. This gives a total provision of 1575 dwellings over the 15-year plan period.

Housing Trajectory based on Joint Lancashire Structure Plan requirement figures



The graph shows that early in the plans implementation there were almost twice as many dwellings completed per year as the requirement. However once the housing restraint policy was adopted, the annual completion rate began to fall.

Completion rates are still above the Joint Lancashire Structure Plan requirement and therefore need to be reduced. The red line on the graph shows an adjusted target based on the current adopted Structure plan requirements and the actual annual completion rates. Based on these figures, the adjusted annual completion target is therefore set at 47 dwellings per year.

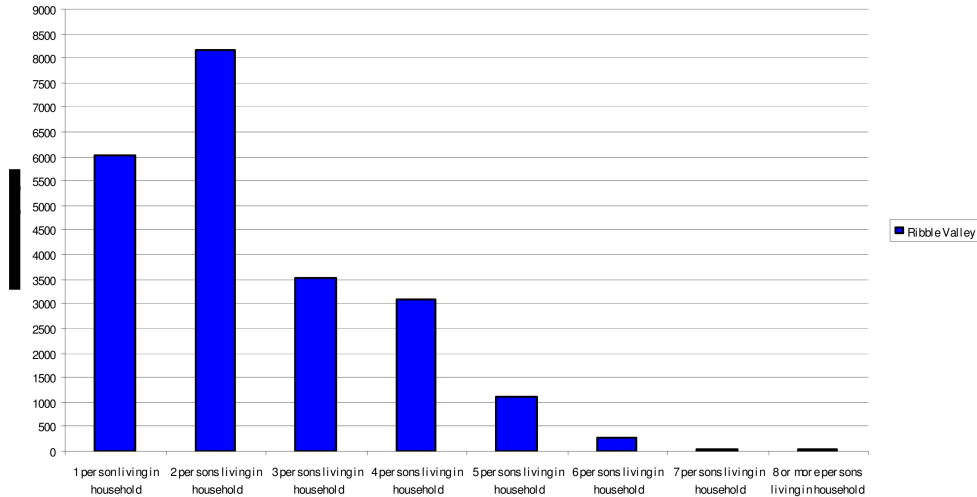
As a result of the Housing Restraint Policy, Housing Associations have been particularly active in the borough. In the 2008 – 2011 Housing Corporation bidding round Ribble Valley received allocation for 54 affordable units. Adactus, St Vincent's and Great Places Housing Associations were successful in this round and the previous. The schemes currently underway include:

- In Langho, 37 units of 2 and 3 bed shared ownership properties on a disused garden centre site.
- In Clitheroe, 16 shared ownership 2 bedroom apartments in the town centre of Clitheroe.
- 16 purchase and repair properties are to be acquired. These properties will be a mix of both properties in the rural and the market towns. Through this scheme empty properties are targeted.
- In Sabden, 8 affordable flats to rent are to be provided on an existing garage site.
- In Mellor, 17 shared ownership 2 and 3 bed properties.
- In Whalley, 4 shared ownership properties on an existing garage site

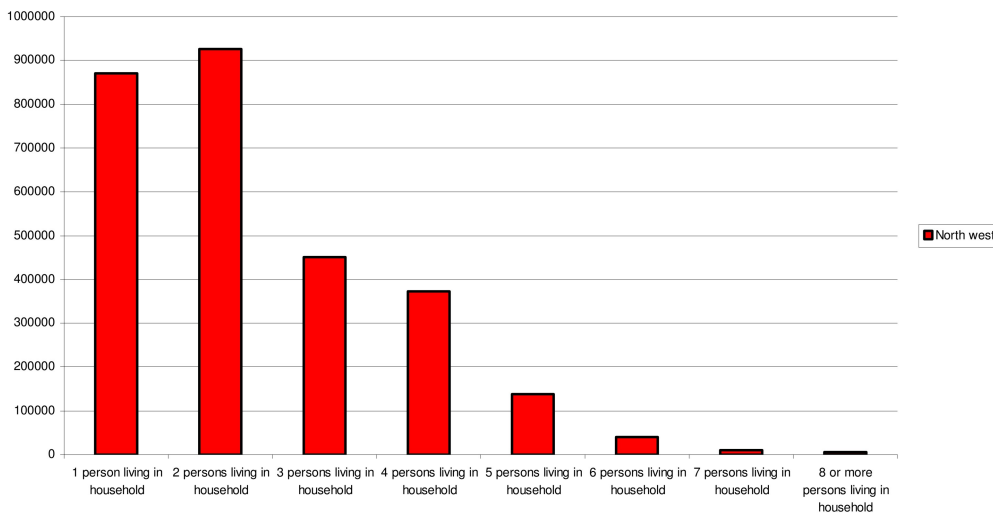
A total of 10 bids were successful amounting to an overall grant investment from the Housing Corporation of £2.6m.

4.3 Household Size

Up to date information on household size is not easily available at the local level, however there is census data available from 2001, which shows the following.



The graph above reiterates the issue of an aging population with over 6,000 people living as a one-person household. It is evident that within the Ribble Valley there are over 8,000 two-person households, which tends to correlate with the aging population.

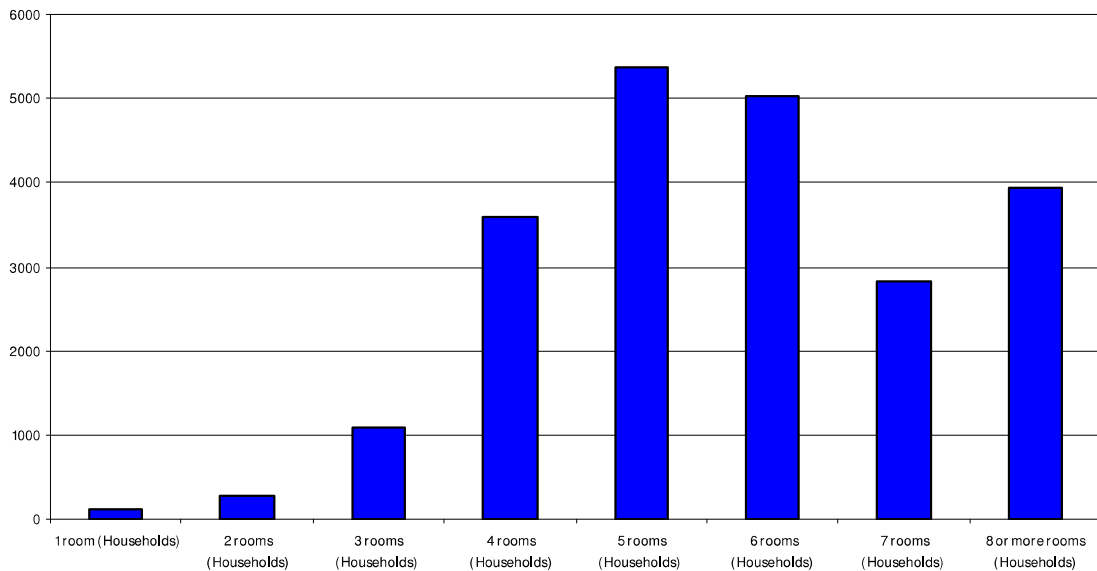


When compared with the average household size figures for the North West, this shows that the Ribble Valley follows a very similar pattern of development.

Data is only available for this since 2001 from the census however information should be made available covering a ten-year period. It may be possible to gather information together on this from meetings with estate agents and through the housing partnership.

4.4 Dwelling Size

Information on average dwelling size is available from the 2001 Census, which provides data on the number of bedrooms each property in the borough has. This allows interesting comparisons to be drawn with '4.4 Household size' as there appears little correlation. The graph below plots the number of houses with number of bedrooms in the borough, showing that 5 and 6 bed-roomed houses are the most dominant in the borough, with a high number of 4 and 8 person households too. When this is compared with the number of people living within each household, it implies that there are large houses with very few people living within them. A way of addressing this indirectly however may be to provide a greater number of high quality one bed-roomed households, such as self contained flats, into which older persons could move and free up some of the larger sized housing. It may also be necessary to provide a greater quantity of 2 bed-roomed housing. This may help to encourage younger residents to stay in the borough instead of having to move away from the area when they want to increase their family size. This provides a suitable alternative and helps to stem the loss of the young population from the area and re-addresses the issue of an aging population.



4.5 Housing Stock and Condition

The following section looks at the housing stock of the borough by age and condition.

Dwelling Age

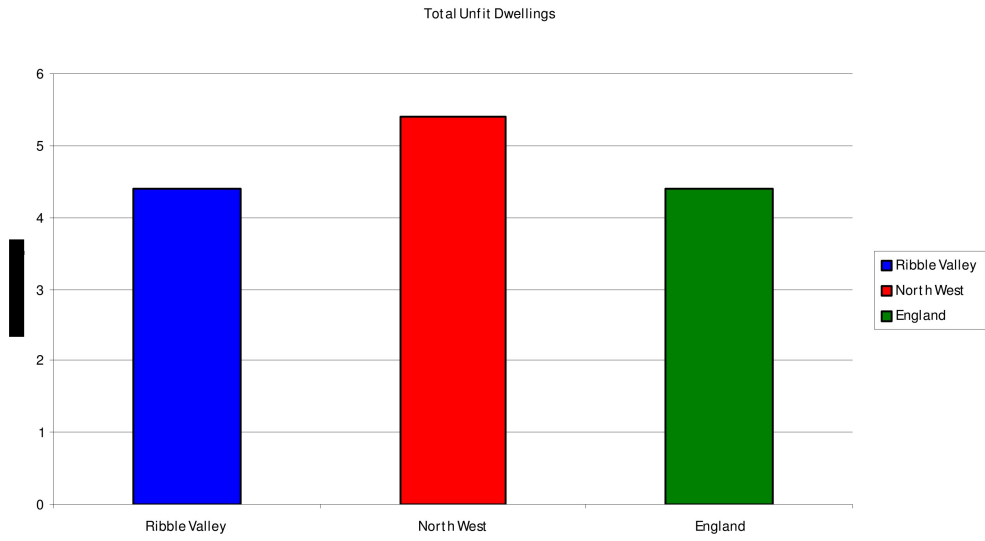
In 2004, a Housing Condition Survey was produced by David Adamson Chartered Surveyors, on behalf of Ribble Valley BC and is a comprehensive survey of housing conditions in the Borough. The survey addressed dwelling age in the borough and it was found that the Ribble Valley area exhibits a mixed dwelling age profile with over 33% of dwellings constructed before 1919, over 11% during the inter-war period, and the remaining 55% were built after the war, highlighting that many of the homes in the borough are of a relatively modern era.

Condition

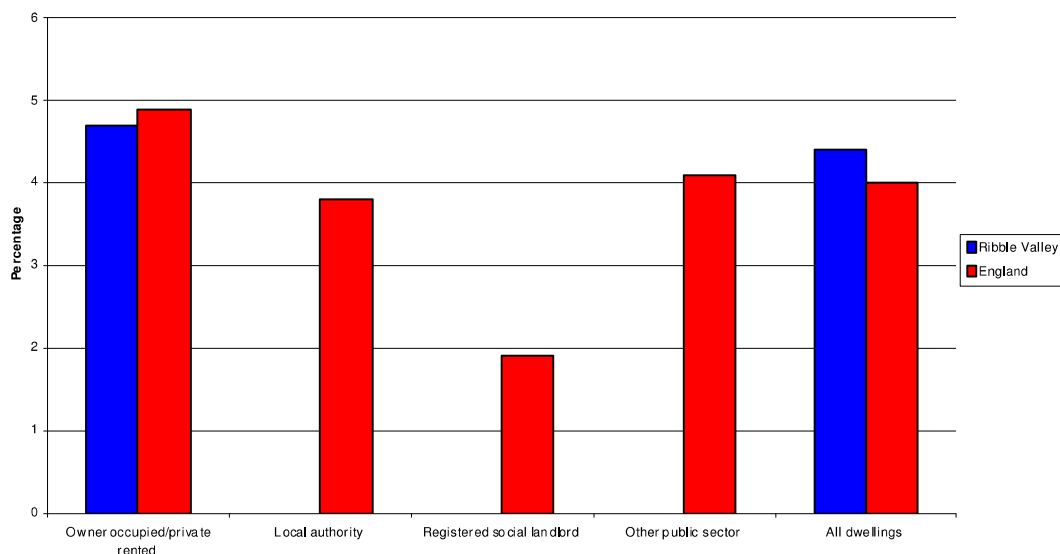
Information on the condition or 'fitness' levels of the housing stock taken from the primary data collected from the Housing Condition Survey in 2004 showed that there are

an estimated 1055 dwellings in the Ribble Valley that are unfit. It was found that rates of unfitness vary across the borough ranging from 1.8% in Clitheroe to a high rate of 6.5% in Longridge. Highest rates of unfitness fall within the private rented sector, vacant dwellings and in the pre-1919 terraced housing stock.

Further information on levels of unfit housing was available from the Office of National Statistics. The graph below shows the total number of unfit dwellings in the borough as a percentage compared to the regional and national percentage. It is clear from this information that there are fewer unfit properties in the borough than compared to either of these.



The most up to date secondary data taken from the National Statistics Services was published in 2005 and shows that for owner occupancy, Ribble Valley is extremely close to the national figure. However, for the rental sector/ social housing, the borough displays no unfit buildings completed to an average of 4% nationally. In terms of all dwellings however, Ribble Valley has just over the national average figure of unfit housing. This is an issue that needs to be addressed in order for the future housing market to be adequate. Although these figures are the most up to date available, Ribble Valley undertook their own primary research into this in the form of a Housing Stock Condition survey in 2004, previously discussed.



Decent Homes Standard

As well as levels of unfit housing in the borough, an estimated 5,076 dwellings in Ribble Valley are not compliant with the Decent Homes Standard, which equates to a rate of 21.2% which is 11.9% lower than the national average. The main reasons that residential units fail to meet the standard is because they fail to meet the thermal comfort criterion (energy efficiency). More concerning however is the fact that within the Ribble Valley, the failure to meet the standard of fitness for human habitation is slightly higher than the national average. Both these areas of failure are strongly associated with pre-1919 terraced dwellings.

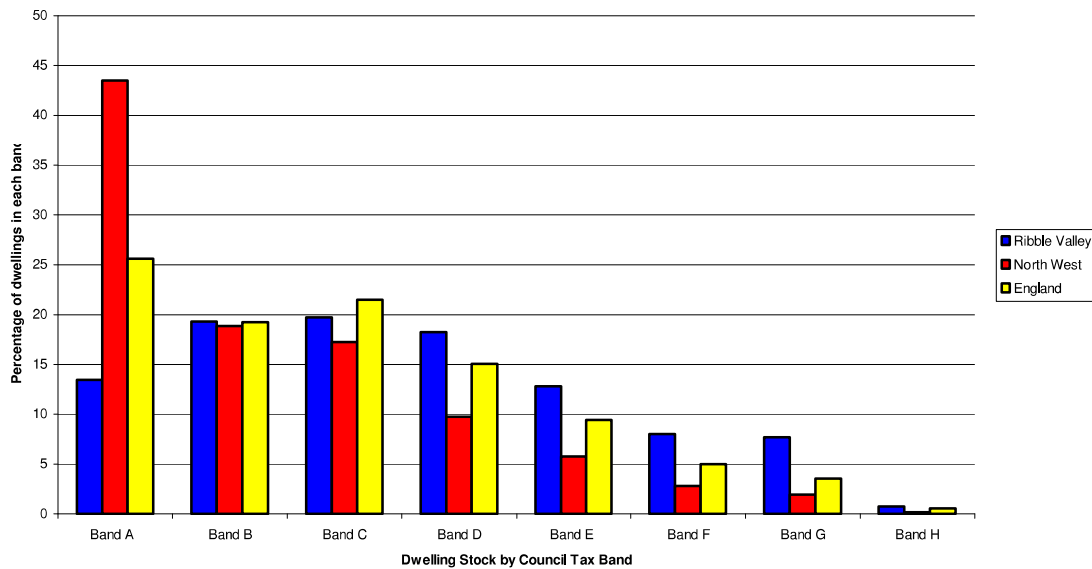
It was estimated in 2004 that the cost to remedy non- decent homes within Ribble Valley would cost an average of £4,494 per dwelling. The total cost would therefore be £22.81million (net). A third of this cost is accounted for by the cost of repairing homes in Clitheroe and Longridge alone, however this is expected as these are the two key service centers and therefore have greater concentrations of housing.

Disrepair

Just over 1,600 dwellings in Ribble Valley are estimated to fail the disrepair criterion of the Decent Homes Standard. Highest rates are within Chatburn and Longridge. As with those areas of failure already discussed above, disrepair is strongly associated with the pre-war terraced dwellings.

Council Tax Bandings

The graph below shows the dwelling stock within the borough within each Council tax band. The data is from 2004 and is the most up to date information available. The table shows that most dwellings within Ribble Valley fall within Council Tax band C, and therefore does not follow the regional average where the highest number of properties fall within Band A. This could be a strong disincentive for people wanting to settle in the area as high annual council tax rates that are far above the average for the surrounding region is an extra cost which many are unable to incur.

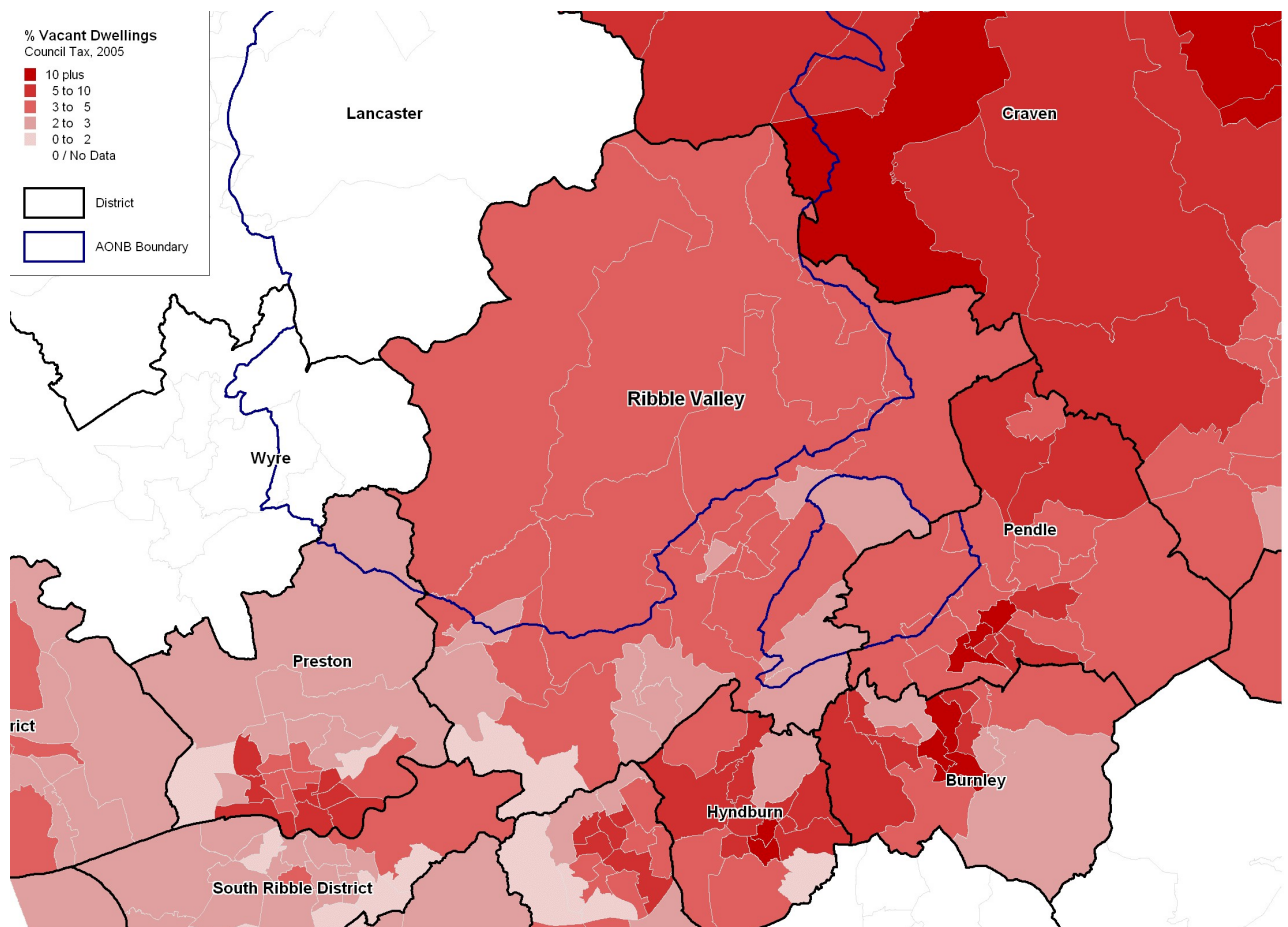


4.7 Vacancies, Occupancy and Overcrowding

Housing Strategy Statistical Appendix (HSSA) returns for 2007 show that Ribble Valley has a low vacancy rate, with 3.7% of all houses empty. This is below the national average and is an indication of strong demand for housing. The vast majority of empty properties are in the private sector, with only 12 social rented properties lying empty. This equates to a rate of 0.7%, supporting the view that the market for social rented houses is especially tight.

The Housing Condition Survey of 2004 also looked at the number of vacant dwellings in the borough, but arriving at a figure of 2.3% of the total dwelling stock. This represents a different methodology to the HSSA, so cannot be compared directly to the rate calculated for the HSSA return for 2007. In other words, it does not necessarily follow that the vacancy rate has increased between 2004 and 2007

We are also able to illustrate local patterns in the number of empty properties, using council tax data. While Ribble Valley's urban centres have much in common with other parts of East Lancashire in terms of the type and condition of housing available, low demand for housing is clearly much less of an issue right across Ribble Valley.



Occupancy

The most common household types are elderly, small family and two person adult households. It was also evident that a third of all households have been resident within the borough for over 20 years. The Housing Condition Survey highlighted that almost a third of households in the borough are economically vulnerable. This can have a housing market impact in that less investment may be made in the upkeep of owner occupied properties and links to lower occupancy rates and an older population profile.

In terms of attitudes towards households within the Ribble Valley, the Housing Condition Survey in 2004 found that nearly 97% of people were at least quite satisfied with their current accommodation.

Key Issues –Housing Context

- Ribble Valley is a high income area, with large numbers in managerial and professional grades. Commuting to locations outside the district is a major factor in this
- The local jobs market is relatively healthy and growing, with most jobs in manufacturing, agriculture and tourism.
- Owner occupation is the dominant tenure, although there is a growing private rented sector. Private renting plays a significant role in rural areas, with many leased from agricultural employers or the Duchy of Lancaster estate.
- The borough has large numbers of large, detached properties, and very low numbers of flats. Ribble Valley has high rates of "under-occupation", where households have more rooms than required by the number of inhabitants
- The borough has slightly higher proportion of elderly residents, although the population is projected to age significantly in future years. This is likely to have a significant impact on different levels of the housing market, as well as on local service provision.
- Consultations highlight a shortage of decent, affordable properties, which is especially affecting young adults and young families
- The majority of smaller dwellings are terraced houses, although pre-war terraces are more likely to be in a poor state of repair than other types of housing
- There is a very small supply of social housing units able to meet demand from low income groups. Waiting lists are high and turnover of rented units is low
- The population has been growing and is projected to continue to do so, increasing pressure on the supply of housing

SECTION B: THE HOUSING MARKET

5. The Active Market

5.1 Introduction

This section aims to look at what the active market indicators tell us about current demand, with particular emphasis on looking at and understanding house prices and affordability.

5.2 National and Regional Picture

It is clear that over the last decade there has been enormous change within the housing market in terms of prices and subsequently affordability. Although the reasons behind this increase can be argued, it is likely that a culmination of factors has affected this rise in prices. Prices have risen so dramatically throughout the country that as a result more and more people have become priced out of the market.

DCLG's House Price Index from April 2008 stated that house prices had grown by 4.9% over the previous 12 months. While there have been considerable price rises over the longer term, prices are currently growing very slowly or falling in some areas. Commercial indices such as those compiled by the Halifax and Nationwide calculate that prices fell by around 2.5% over the year to May 2008.

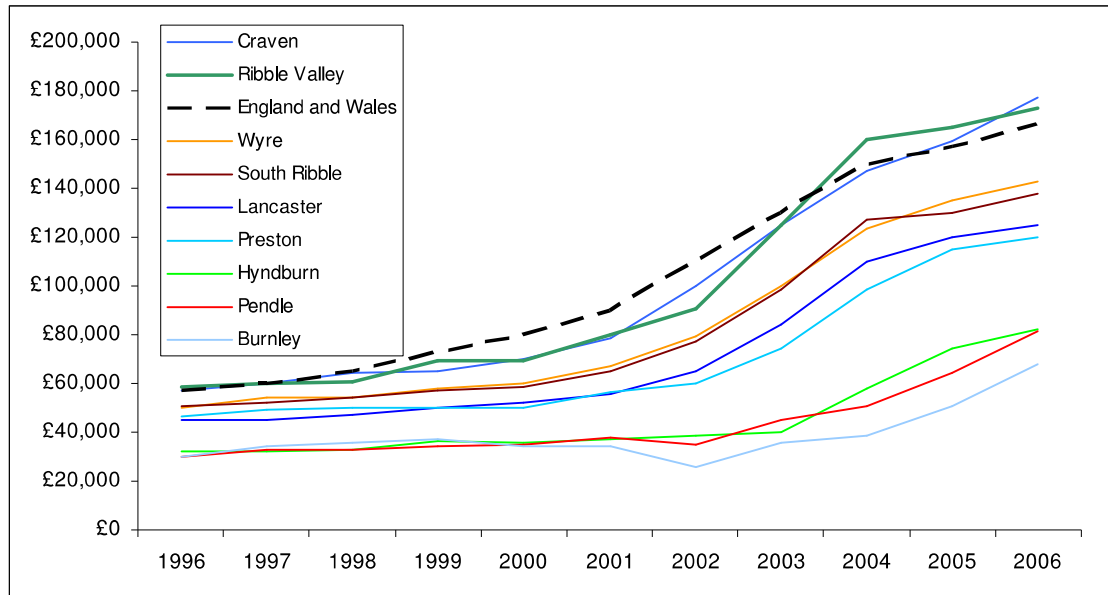
According to the Royal Institute of Chartered Surveyors (RICS), as would be expected, mortgage payments make up the biggest share of net income and as at September 2007, this was at the highest level for 17 years. The affordability gap is widening because although property prices are only just above the level of growth in the economy, house prices have risen three times faster than salaries in the past decade. The situation in Ribble Valley is therefore mirrored across the region and country with first time buyers finding it difficult to get into the property market, as they must now spend on average five times more than they did ten years ago. Those in the lowest income families have to save near one year's salary for stamp duty and a deposit. Interest rate growth is adding to this problem and in 2007, rates rose 5 times.

Despite the rises, there are predictions that this will slow in 2008 and prices are not expected to once again rise above earnings. Research by RICS has also highlighted that it should be easier to get onto the housing market in the north than the south, where people have to borrow on average a third more than the average of £89,189 that those in the North borrow. The previous housing minister Yvette Cooper stated that "the long term rate of house building has not kept up with rising demand, causing long-term house prices to increase....[and] we need national consensus on building more homes. Those who are still opposing new homes need to face up to the unfair consequences for first time buyers and young families who badly need new affordable homes".

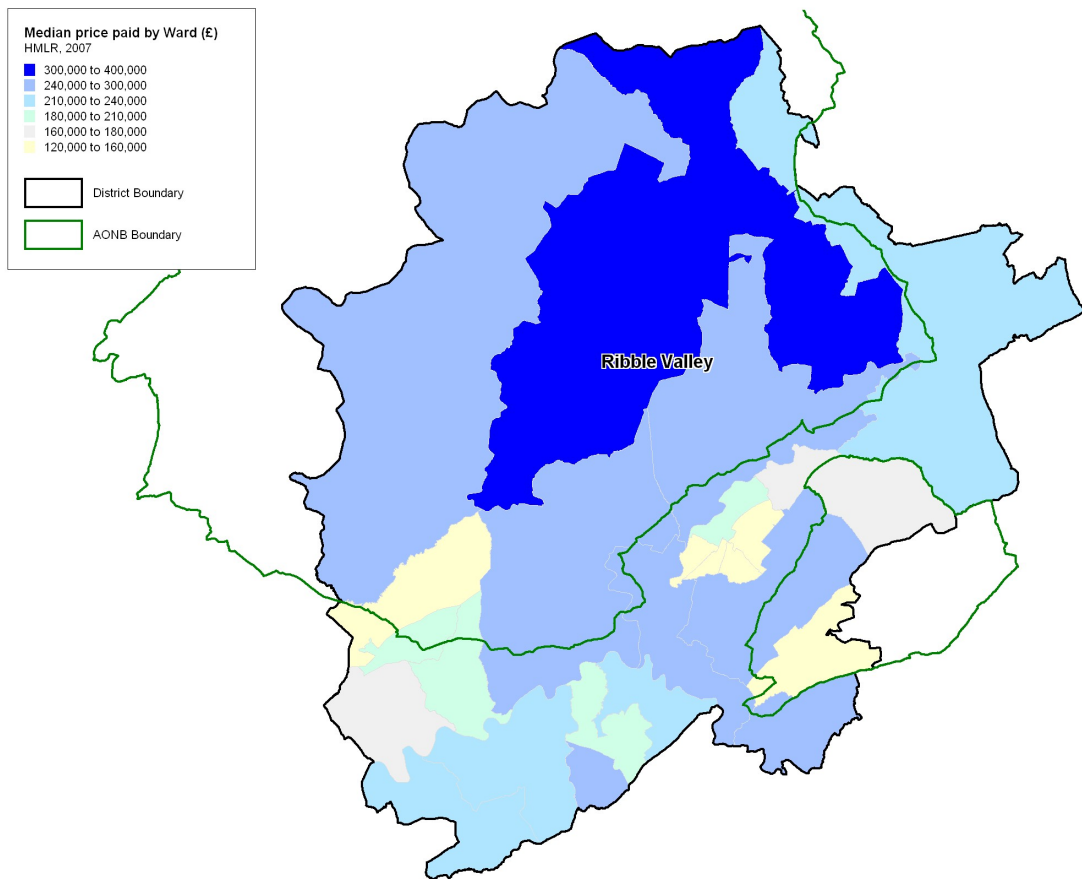
5.3 Ribble Valley Local House Price Characteristics

House prices within the Ribble Valley appear to have mirrored regional and national trends. The following chart compares changes in the average (median) house price in Ribble Valley with adjacent boroughs and the national average. Average prices in Ribble Valley are most similar to Craven in Yorkshire, ahead of Central Lancashire authorities and far ahead of the other Pennine Lancashire authorities.

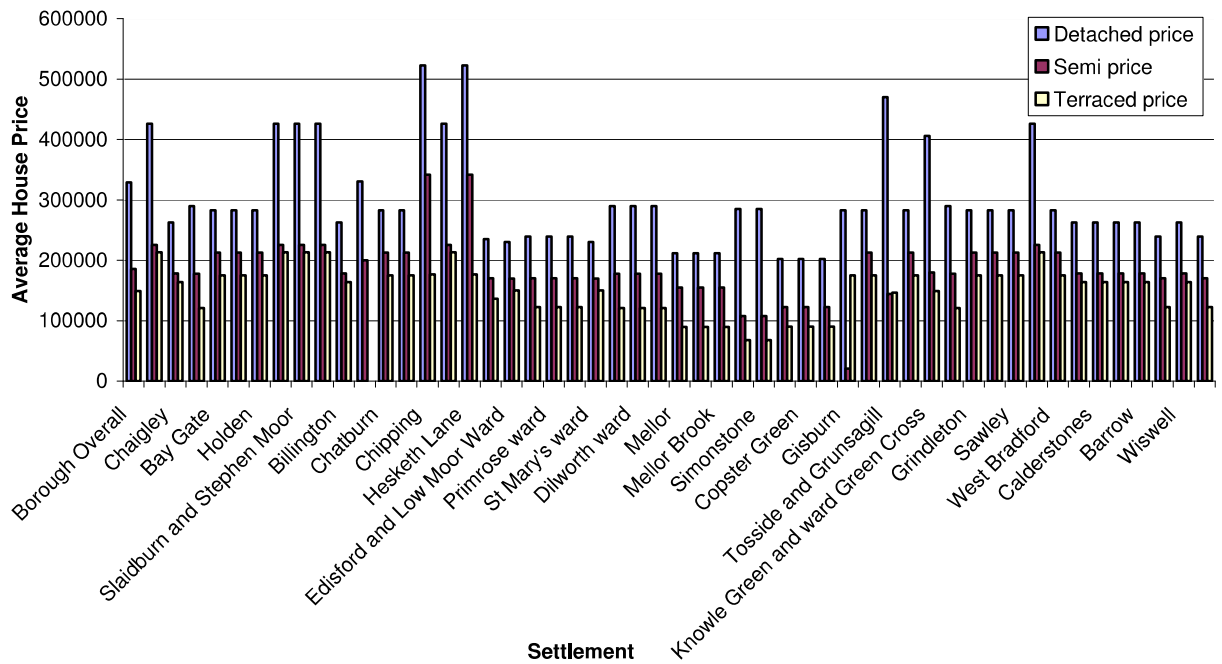
Average House Price (Median)



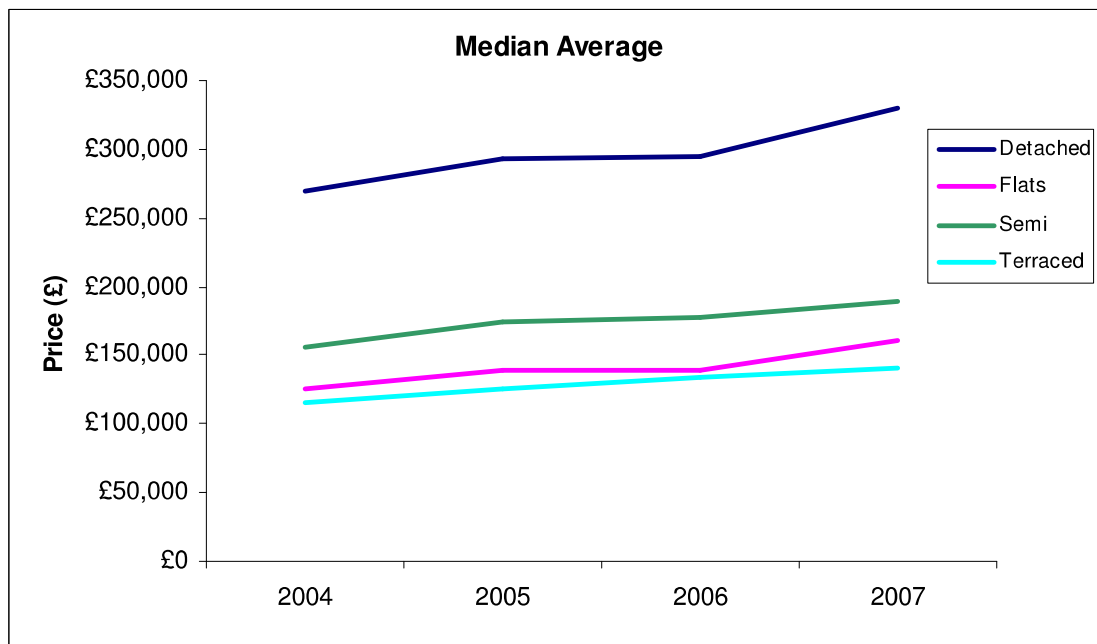
This picture masks relatively large disparities in house prices at the local level. We have obtained house price information from HM Land Registry for 2007 to provide up-to-date information on housing market performance and affordability patterns. This shows that the house prices in the rural wards to the north of the borough (especially inside the Forest of Bowland) are much higher than in the urban centres to the south and west.



The average house price for the whole district in 2007 was £228,153, ranging from £368,017 for a detached house to £184,017 for a flat. The 2006 settlement audit shows that the average house price within the Ribbby Valley was £213,115. The graph below shows the average house prices split by type of housing.



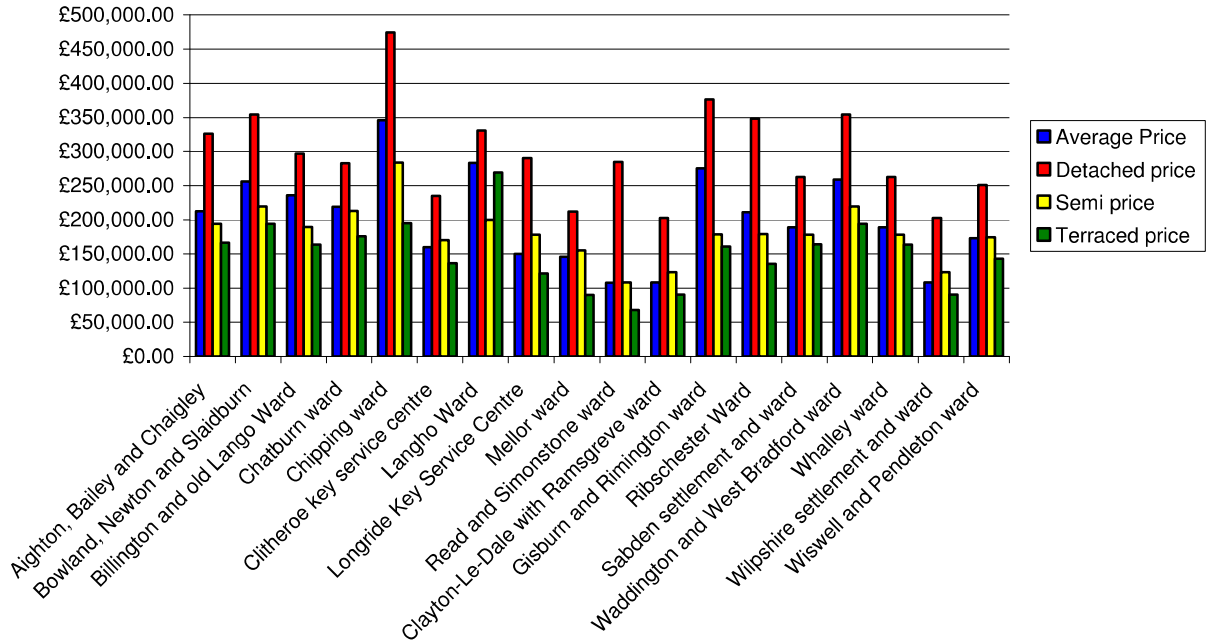
The following chart shows how house prices for the main types of property in Ribblesdale Valley have changed over the past few years. There remains strong demand for detached houses, although all types of house were more expensive in 2007.



The settlement audit from October 2006 showed that the cost of detached properties across the borough far exceeded the prices of other types of property. The concentration of the most expensive properties in the borough falls within the rural location of Chipping, with the next concentration of expensive properties falling in

Gisburn and Rimmington, Waddington and West Bradford and then Ribchester. The ward where properties are cheapest is in Read and Simonstone, where it was possible to buy a terraced property for less than £68,000 in 2005

Interestingly, in Langho, the average cost of terraced properties is more than the average cost of semi-detached houses and is only £6,000 less than the average cost of detached houses.



5.3 Estate Agents' Information

Private rent levels

The Rent Service publish average rental levels by Broad Rental Market Area (BRMA), detailed below. Five BRMAs cover Ribble Valley, with the majority of the authority in the East Lancashire area (along with Blackburn and Hyndburn). The Longridge area is included in the figures for Central Lancashire.

Average Rental Levels (Median) by Market Area

West Pennine	£50.00	£75.00	£85.00	£100.00	£121.73	£164.63
East Lancs	£50.00	£80.77	£91.15	£113.08	£155.77	£213.36
Central Lancs	£50.00	£80.00	£109.62	£121.15	£160.38	£184.04
Lancaster	£64.00	£87.12	£114.23	£126.92	£150.00	£162.69
Bradford & South Dales	£64.00	£81.93	£98.08	£109.62	£115.19	£150.00

Source: LHA Direct

If we assume that to be affordable a rent should not account for more than 25% of gross income, the following income levels would be required to afford the average private rental property in the East Lancashire area,

- **1 Bed Shared** **£10,400**
- **1 Bed Self Contained** **£16,800**
- **2 Beds** **£18,959**
- **3 Beds** **£23,521**
- **4 Beds** **£32,400**
- **5 Beds** **£44,379**

This information is also used in the calculations around the level of need for affordable housing contained in section 10.

New build prices

According to data obtained from HM Land Registry, the number of sales of new build properties has fallen from 173 in 2004 to 9 in 2007. This is a result of planning restrictions, but it also makes it very difficult to understand patterns of existing demand for housing and what this might be in the future. In 2004 and 2005 new build prices were 140% and 135% of the price of 'old' houses.

New Build Prices by Type and Year

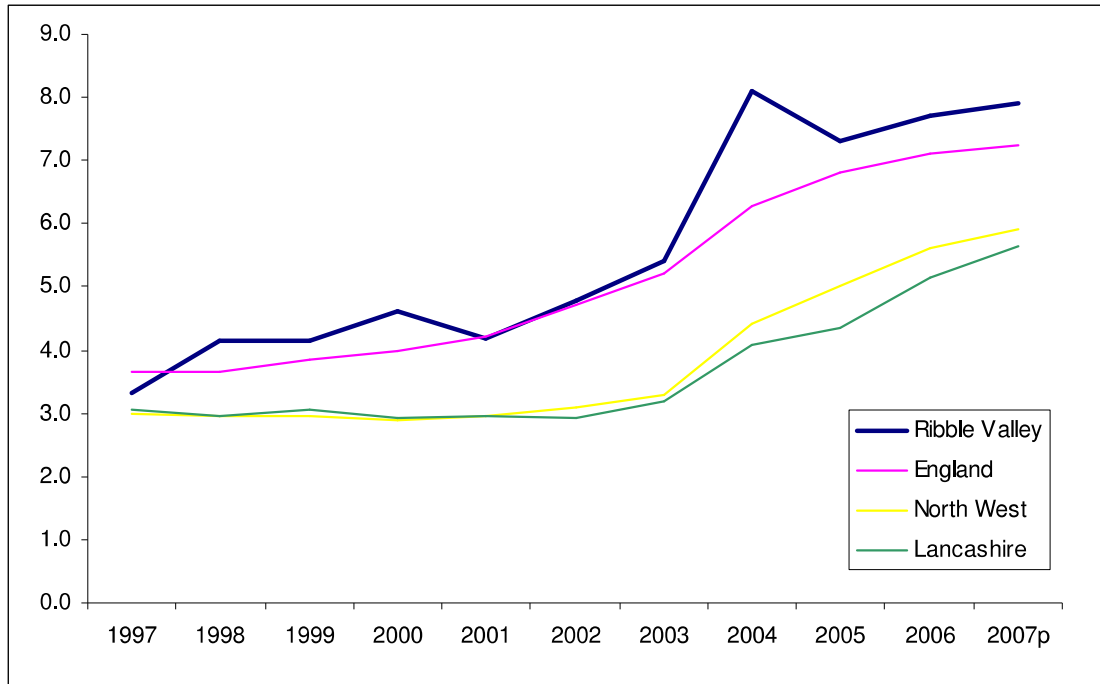
Year	Detached	Flats	Semi	Terrace	Grand Total
2004	£294,083	£186,757	£189,309	£177,549	£244,542
2005	£349,399	£174,357	£560,100	£191,633	£272,540
2006	£317,200	£204,000	£93,750	£139,117	£206,769
2007		£220,000		£180,000	£215,556

Source: HM Land Registry

5.4 Affordability analysis

Current government guidance on assessing affordability recommends using the ratio of house price to income (at the lower quartile range to approximate market entry level). This information is reproduced below, showing that despite the borough's relatively high incomes, affordability of housing is a serious issue for Ribble Valley.

House Price to Income Ratio, Lower Quartile Range



Source: DCLG

We can also calculate house price to income ratios using the mean average figure for both⁵. A ratio of between 3 and 4 to 1 is deemed to be at the upper limit of affordability and the following table shows that no single ward falls into this range.

⁵ We do not have data on lower quartile income levels, so mean average is used here to provide local comparisons

Ratio of average house price to income by ward

Ward	Mean Household Income (£)	Mean price 2007	Mean Price Ratio
Aighton, Bailey and Chaigley	39,384	£320,056	8.1
Alston and Hothersall	35,304	£179,672	5.1
Billington and Old Langho	38,394	£269,374	7.0
Bowland, Newton and Slaidburn	32,403	£412,734	12.7
Chatburn	32,843	£221,496	6.7
Chipping	35,100	£284,563	8.1
Clayton-le-Dale with Ramsgreave	38,334	£257,127	6.7
Derby and Thornley	28,704	£159,170	5.5
Dilworth	37,625	£206,246	5.5
Edisford and Low Moor	30,281	£141,875	4.7
Gisburn, Rimington	34,160	£308,498	9.0
Langho	39,935	£216,041	5.4
Littlemoor	26,854	£178,567	6.6
Mellor	39,048	£273,665	7.0
Primrose	30,989	£141,484	4.6
Read and Simonstone	40,214	£246,371	6.1
Ribchester	37,452	£231,934	6.2
Sabden	36,345	£159,398	4.4
Salthill	34,495	£217,928	6.3
St Mary's	35,553	£166,020	4.7
Waddington and West Bradford	35,194	£277,905	7.9
Whalley	41,763	£325,268	7.8
Wilpshire	45,184	£257,146	5.7
Wiswell and Pendleton	39,092	£320,567	8.2

We can assess the severity and scale of demand for affordable housing using Land Registry sales information and income data from CACI. The table below shows lower quartile prices to approximate market entry level, and the income required to purchase at this range. If we look purely at prices, entry-level housing is most affordable in St. Mary's, Primrose and Derby and Thornley Wards.

The table also shows the numbers and proportion of all households currently unable to afford entry-level house prices, assuming a price to income ratio of 4:1 and not taking deposit or equity into account. Based on this calculation, 60% of all households are unable to afford entry level housing, ranging from 94% in the Bowland area, to 40% in St Mary's ward. This also helps us to understand the scale of likely demand for affordable housing, with Whalley and Waddington and West Bradford having the greatest number of households unable to afford entry-level prices

Affordability by Ward, 2007

Ward	Lower quartile price 2007	Salary required (4x Income)	HHs able to afford entry level prices		HHs not able to afford entry level prices	
			Number	Percent	Number	Percent
Bowland, Newton and Slaidburn	£299,930	£74,983	38	6%	622	94%
Aighton, Bailey and Chaigley	£229,250	£57,313	122	21%	462	79%
Whalley	£225,000	£56,250	387	24%	1208	76%
Waddington and West Bradford	£182,500	£45,625	347	26%	1010	74%
Mellor	£185,000	£46,250	386	32%	826	68%
Chipping	£175,000	£43,750	181	32%	376	68%
Langho	£180,000	£45,000	290	33%	595	67%
Littlemoor	£122,250	£30,563	434	33%	879	67%
Wilpshire	£202,500	£50,625	355	34%	684	66%
Ribchester	£166,000	£41,500	241	37%	417	63%
Billington and Old Langho	£161,000	£40,250	499	37%	836	63%
Chatburn	£144,000	£36,000	214	37%	362	63%
Gisburn, Rimington	£147,475	£36,869	252	39%	398	61%
Edisford and Low Moor	£120,000	£30,000	503	41%	721	59%
Dilworth	£141,750	£35,438	474	46%	564	54%
Wiswell and Pendleton	£159,950	£39,988	279	47%	310	53%
Clayton-le-Dale with Ramsgreave	£145,000	£36,250	485	47%	557	53%
Derby and Thornley	£118,000	£29,500	654	48%	705	52%
Salthill	£125,000	£31,250	697	49%	723	51%
Alston and Hothersall	£124,950	£31,238	524	51%	507	49%
Sabden	£125,000	£31,250	342	53%	298	47%
Primrose	£118,000	£29,500	705	54%	593	46%
Read and Simonstone	£137,725	£34,431	636	59%	442	41%
St Mary's	£111,000	£27,750	724	60%	482	40%
Ribble Valley Total	£136,000	£34,000	9769	40%	14576	60%

Source: HM Land Registry and CACI data

In terms of the split between market and affordable housing provision, this analysis would suggest that more affordable housing than market housing be provided in the areas where the numbers or proportions unable to afford entry level prices are highest. This affordable provision could of course be in other parts of the same local housing market.

However, in order to decide what price level is the most appropriate to use for assessing whether or not a household is able to access the housing market, it is necessary to consider two aspects:

- The appropriate measure of price (e.g. minimum or average prices/costs)
- How to deal with a situation where significant price variations have been identified within the district

A key issue in deciding the appropriate price assumptions to use in assessing overall Borough-wide affordability is whether a household that could afford market priced housing by moving a reasonable distance should be assessed as being in housing need. In this case the term 'reasonable distance' is taken to mean 'within the Borough

boundary' and it is recognised that some households would therefore need to move from their current locality to afford private sector housing

However, our analysis of the minimum and average property prices in the Borough showed on an overall basis those prices in Read and Simonstone were significantly lower than other parts of the Borough.

6. Housing Supply and Demand

6.1 Introduction

This section will focus on demand and supply and consider how demand has changed, what the implications are in terms of the balance between supply and demand and access to housing. It will also look at how the total number of households in the borough may change in the future. All these issues have been touched upon in preceding chapters, particularly chapter 3, but will now be discussed in greater detail. There is key information on the supply and demand situation for Ribble Valley and it addresses the changes to supply and demand which provide the basis for the next chapter, addressing the issue of balancing the housing market.

6.2 Current and Future Housing Demand

Although the secondary data analysis in paragraph 6.2 provides a good insight into the housing market it cannot tell us what the future expectations and requirements of local households actually are. Therefore for this analysis survey data (Housing Needs Surveys and Estate Agents Questionnaires) has been drawn on to provide information about household's future requirements for different types and sizes of accommodation.

In demand terms households can be broadly split into three main categories. These are:

- Newly forming households
- Existing households moving
- In-migrant households

While there is already strong demand for housing across Ribble Valley, DCLG household projections (based on the ONS population projections) predict an extra 9,000 additional households between 2006 and 2029. This would represent an increase of 38% in the total number of households requiring accommodation. If demographic trends in Ribble Valley are in line with the regional and national picture, a substantial number of these will be single person households.

6.3 Current and future Housing Supply

In principle supply will be available as households vacate properties to move to different accommodation and also as households are no longer in the 'system' (typically through death). This section therefore seeks to establish the amount and type of housing likely to be available to meet household's demands.

As with the demand for housing there are four principal groups, which can be considered as providing future supply. These are vacancies or new dwellings created through:

- Household dissolution (death)
- Existing households moving
- Out-migrant households
- Planning Permissions

At present, only data for planning permissions is readily available by Ribble Valley Borough Council. The data for the other 3 groups which are comprised of Household dissolution (death), Existing households moving and out-migrant households isn't readily available but will be considered in future revisions of the SHMA.

Planning Permissions

Each year the Council collects data for a Housing Land Availability survey, which also feeds into the Annual Monitoring Report, which is published each December. The most recent figures for this show that as of April 2008, there are 173 residential units with planning permission (which includes both starts, non-starts and conversions as well as outline and full permission). Between 1st April 2007 and 31st March 2008, there have been 86 permissions granted for residential development. Although it appears that there have been only a small number of permissions granted, despite demand appearing to be high, this is because the Council is currently enforcing a housing restraint policy that restricts all housing development. The Council is bound by regional or sub-regionally enforced housing targets, which set out the amount of residential development that should be taking place each year.

The housing targets, which are set out in the Joint Lancashire Structure Plan (JLSP) were met and exceeded early on in the life of the JLSP. In order to bring completion rates back in line with targets, a housing restraint policy (in the form of Supplementary Planning Guidance) was adopted in 2002 restricting market housing development within the Ribble Valley. This has been used to some effect so far, with completion rates falling. Although oversupply rates are beginning to plateau, rates are still high at the moment, as extant permissions are still coming forward for development. However, the new Regional Spatial Strategy (RSS) is currently being prepared. This document will supersede the JLSP (and RPG13) and will include revised housing targets for each North West local authority. Final figures are expected for publication imminently. The draft figures were released in March 2008 and suggest that the current rate of 80 dwellings per year will double to 161 dwellings per year, however an immediate review of these figures means that the 161/year figure is subject to change.

7. Balancing the Housing Market

7.1 Introduction: What is a Balanced Housing Market?

This section will aim to assess how market characteristics relate to each other geographically. The term 'balance' has been used by the Audit Commission in the context of housing markets as a test whereby district councils could check on the 'balance' of their individual housing markets. However, the Audit Commission provided no test of what 'balance' means. PPS3: Housing has moved away from the concept of balancing housing markets to one of creating mixed communities. This concept takes into account all factors that affect housing markets at a local level. It is up to local communities to put forward their views and evidence as to what a mixed community is or is desired to be, and influence housing policy and strategy. Section 7.2 summarises those factors that have been used to determine the current mix and what the future mix of a community is.

7.2 Summary of Results from the Settlement Audit

To provide baseline data for the Borough a settlement audit was carried out to determine individual settlement characteristics, and whether there are groups of settlements with similar characteristics. This data can help determine market characteristics as it contains information on:

- House price by type and tenure
- Type and tenure of dwellings
- Empty properties
- Economic characteristics
- Income data

Much of the information from the settlement audit has already been utilised within this document. This section provides a detailed overview of characteristics of each ward in the borough with the intention of identifying smaller 'micro' housing market areas within the borough as a whole.

Clitheroe:

One of the most striking results of the audit relates to housing type, with Clitheroe having nearly 2,750 terraced properties. Results also show that 4,720 properties within Clitheroe are owner occupied with only 1,355 rented properties. In terms of cost however, prices within Clitheroe are fairly average for the borough at around £160,000. Out migration to access employment is the lowest in the borough in Clitheroe at only 25%, as would be expected in the largest service centre. Average household income however is the lowest in the borough at just under £29,000, despite 76% of the population of Clitheroe being economically active. Clitheroe does however have the seventh best household income to average house price ratio in the borough, suggesting that this is one of the most accessible places to purchase a property within Ribbles Valley.

Longridge: Longridge sits in the North West of the Borough and is the second largest key service centre, second only to Clitheroe. Like Clitheroe, Longridge has a high proportion of terraced properties and only 710 detached houses, which cost an average of £290,000 each. Again, owner occupancy is extremely high with nearly 2,500 properties in Longridge falling into this sector and the average price of all properties costing £150,000. Out migration to access work is relatively high, with 51% of the 80% of economically active residents migrating out of the borough, most likely in this

settlement into nearby Preston. In terms of the average house price to average household income ratio, Longridge has the 5th best ratio in the borough, placing affordability better than Clitheroe.

Aighton, Bailey and Chaigley: This ward is towards the South West of the borough and has only 381 properties, 57% of which are detached. Only 17% of the properties in the ward are terraced. This ward is primarily an owner occupied ward, with only 99 rented properties. The price of detached properties in this ward is high. Out migration to access work is relatively high at over 40% of the 82% of the working population. In terms of the average house price to average household income ratio, house prices are at nearly 5 times the average annual income making affordability in the ward difficult, with 79% of the population unable to purchase a property in the ward.

Bowland, Newton and Slaidburn: This ward is on the North to North West of the Borough and has 749 properties. As with all wards in the borough owner occupancy is dominant in the ward, with only 33% of the properties falling within the rental sector. Over 85% of the population in the ward are economically active and encouragingly only 36% of these people migrate out of the borough to access employment. The average household yearly income in the ward exceeds £50,000. The ward does however have the worst income to price ration, with 94% of the population now unable to afford to purchase a property based on up to date salary data. Slaidburn and Bowland – with – Leagram contain large numbers of tied estates, and larger number of rental properties than in other parts of Ribble Valley

Billington and Old Langho Ward: This ward is on the Southern border of the borough. Over half of the 78% of the working age population migrate out of the borough to access employment. The lower quartile house price (2007) was £161,000 (which represents terraced housing, however there is only 340 of this type in the entire ward). As a result, 63% of the population are unable to afford to purchase a property in the ward.

Chatburn ward: This ward sits next to the Clitheroe ward in the central western part of the borough. There are only 535 properties in the ward, with over 53% of these accounting for terraced properties. Once again, the majority of properties (68%) are owner occupied with the lower quartile house price (2007) at £144,000 which results in 63% of the population unable to afford to purchase a property in the ward. 48.5% of the 81% of economically active persons in the ward travel out of the borough to access employment.

Chipping ward: The Chipping ward lies in the west of the borough. Terraced properties are the dominant type in this ward and owner occupancy is significantly higher than rental by 49%. Detached house prices in this ward are the most expensive in the borough costing an average of £474,362, which is nearly £88,000 more than the second most expensive ward in the borough, which is Gisburn and Rimington (despite being poorly related to each other geographically). Unsurprisingly, Chipping ward has a poor income to house price ratio in the borough, with 68% of the population unable to purchase a property in the ward, even based on the lower quartile price 2007. Four percent of the ward population are economically active with nearly 71% of these people travelling out of the borough to access employment.

Langho Ward: Langho sits on the Southern boundary of the borough and is dominated by detached properties. 96% of the ward are owner occupied properties, with the lower quartile housing price (2007) standing at £180,000, which means that 67% of the

population are unable to afford to purchase a property in the area. A high number are stated to be economically active and travel out of the borough to access employment.

Mellor ward: The Mellor ward is at the southern most tip of the borough and has a dominance of detached properties. Owner occupancy dominates with 88% of the wards properties in this sector. The lower quartile price (2007) for property in the ward is £185,000, which means that 68% of the population are unable to afford to purchase a property in the ward. 83% of those stated to be economically active travel out of the borough to access employment.

Read and Simonstone ward: This ward is on the South East boundary of the borough with the borough of Burnley and has the lowest average property prices in the borough. Interestingly however, there is a dominance of detached properties as opposed to terraces as would probably have been expected given the house prices. The ward has the second best average income to lower quartile house price ratio in the borough, with only 59% of the population able to purchase a property in the ward. This is encouraging when compared with other areas of Ribble Valley. As the ward is situated on the borough boundary, the number of residents who travel out of the borough to access employment is high at 79% of the working age population.

Clayton-Le-Dale with Ramsgreve ward: This ward sits next to Mellor in the South Eastern tip of the borough where once again, owner occupancy is dominant. Detached properties in the ward account for nearly half, (48%) of the ward's properties. In terms of house price, the lower quartile house price (2007) was £145,000, which results in 53% of the population unable to purchase a property in the ward.

Gisburn and Rimington ward: This ward is in the East of the borough and displays a high average cost of property, with the average standing at £275,000. Owner occupancy is once again dominant in the ward. The ward displays a low rate (35%) of out migration to access employment, second only to Clitheroe, despite over two thirds of the ward population stated as being economically active. Based on the lower quartile house price (2007), 61% of the population are unable to purchase a property in the ward.

Ribchester ward: The Ribchester ward is in the west of the borough and is dominated by owner occupied terraced properties. Detached property prices in this ward are the fourth highest in the borough. In terms of out migration from the borough to access employment, 66% of the population of the Ribchester ward undertake this. In terms of the lower quartile price (2007) to average annual income, 63% of the population are unable, to purchase a property in the borough.

Sabden settlement and ward: This is close to the south eastern boundary of the borough and is close to the Burnley Borough and Pendle Borough boundary. There is a high concentration of terraced properties in this ward, with the lower quartile price (2007) at £125,000. As a result 53% of the population can afford to purchase a property in the ward, which is a much-improved ratio compared with other areas of the borough. 59% of the 64% stated as being economically active in the ward travel out of the ward to access employment.

Waddington and West Bradford ward: This ward is probably the most central ward of the borough and borders Clitheroe. This is a ward where there is a relatively high number of detached properties which is almost double the amount of terraced properties. It also has the highest proportion of owner occupancy in the borough as well as the third

highest price of detached housing in the borough. Overall however, the lower quartile (2007) cost of a property in this ward is £182,500, which means that 74% of the population are unable to afford a property in the ward. Interestingly it has the third lowest rate of out migration for accessing employment, of the 79% of economically active residents in the whole borough.

Whalley ward: This ward falls within the Southern boundary of the borough where the lower quartile house price (2007) is just short of £230,000. Within Whalley 76% of the population are unable to purchase a property due to the high house prices and salary required. Whalley has the second lowest level of economically active people of working age, at just 70% in the borough, just over half of which commute out of the borough to access employment. Overall, this equates to 36.6% of the wards population commuting out of the borough to access employment.

Wilpshire settlement and ward: This is very closely related to Blackburn, and falls on the Southern boundary of the borough on the Blackburn with Darwen Borough border. Perhaps due to this close proximity, it has the highest level of out migration for accessing employment purposes in the borough at over 81% of the resident population. This equates to 74% of the working population. The affordability rate (based on the lower quartile price, 2007) is 34%, leaving 66% of the population unable to purchase a property. As with many of the wards however, owner occupancy is dominant.

Wiswell and Pendleton ward: This ward is next to Sabden in the south of the borough and is dominated by detached properties. The lower quartile house price (2007) in the ward was just under £160,000, which meant that 53% of the population are unable to purchase a property in the ward. Owner occupancy accounts for 82% of the wards properties. It is also apparent that 61% of the ward's economically active population travels out of the ward to access employment.

8. Past and Current Drivers of Demand for Housing

8.1 Introduction

This section looks aims to assess what the trends in market characteristics tell us about the key drivers in the market area.

8.2 Demographic Drivers of Demand

While historic data shows while the population of Ribble Valley has grown steadily in recent years, the total number of households has increased more quickly. The trend towards more, smaller households is in evidence across much of the country and official projections show this is likely to continue.

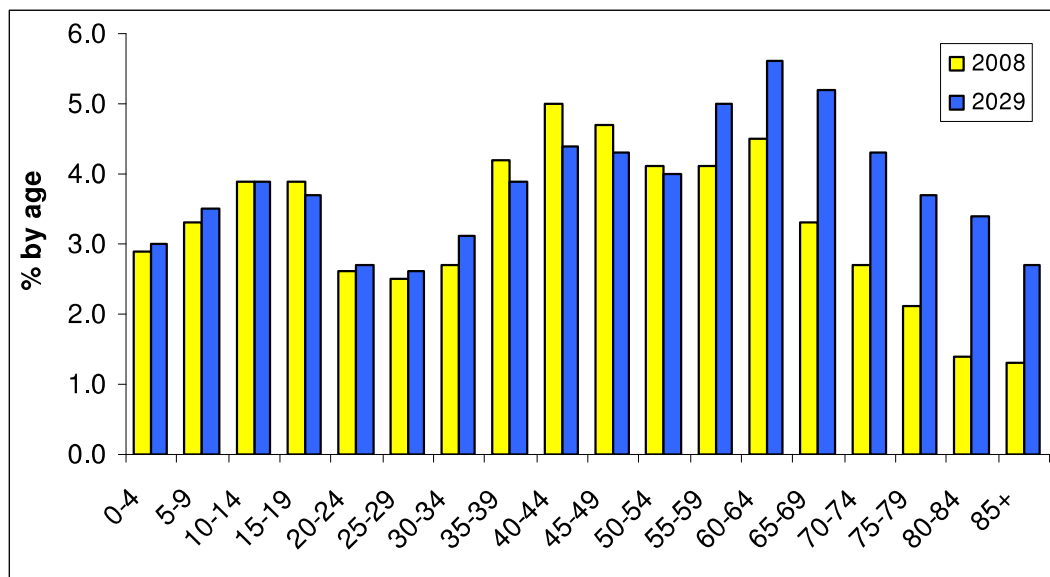
Year	Population	Households	Average Household Size
1981	53,900	19,000	2.84
1982	53,900	19,000	2.84
1983	53,200	19,000	2.80
1984	52,900	19,000	2.78
1985	53,300	19,000	2.81
1986	53,400	19,000	2.81
1987	53,500	20,000	2.68
1988	53,100	20,000	2.66
1989	52,800	20,000	2.64
1990	52,300	20,000	2.62
1991	51,800	20,000	2.59
1992	51,100	20,000	2.56
1993	51,200	20,000	2.56
1994	51,200	20,000	2.56
1995	51,300	20,000	2.57
1996	52,000	21,000	2.48
1997	52,100	21,000	2.48
1998	52,100	21,000	2.48
1999	53,100	22,000	2.41
2000	53,600	22,000	2.44
2001	54,100	22,000	2.46
2002	54,800	23,000	2.38
2003	55,900	23,000	2.43
2004	56,900	24,000	2.37
2005	57,400	24,000	2.39
2006	57,800	24,000	2.41

Source: ONS Population Estimates and DCLG Household Estimates

ONS population estimates also show that most of the growth in Ribble Valley's population over this period stems from inward migration (internal and from overseas), rather than from a growing indigenous population. This trend is particularly noticeable between 1999 and 2005.

The population is projected to continue growing, with ONS calculating an additional 11,700 additional residents between 2006 and 2029 (a rise of 18%). Over the same period, DCLG figures project even faster growth in the numbers of households, with a 38% increase. This equates to an extra 9,000 households that will require dwellings to 2029. Average household sizes have been falling and substantial numbers of these new-forming households will be single people

In common with many other parts of the UK, Ribble Valley's population is ageing. In the future this is likely to continue, driven by the fact that people will leave longer, but exacerbated by a lack of affordable housing and employment opportunities for young people.



Source: ONS Population Projections

Rising house prices can also become a driver in their own right as they often force people to leave an area and look for more affordable housing elsewhere. Stakeholders have commented that younger people have been and are still leaving the Ribble Valley. The following table uses patient registration and de-registration data to show migration patterns to and from Ribble Valley by age group. The only age band to see net out-migration is the 16-24 group, although this trend is often seen in predominantly rural areas as young people go to college or start work in the main urban centres.

NHS Patient Registrations, 2006

	0-15	16-24	25-44	45-64	65+	All ages
Inflow	600	400	1,000	600	300	2,800
Outflow	300	600	800	400	200	2,300
Net	300	-200	200	200	100	500

Source: ONS Migration Statistics Unit

Across all ages, the population continues to rise and this pattern is also seen in the years before 2006.

8.3 Economic Drivers of Demand

Ribble Valley has a strong local economy with high rates of economic participation. The ONS Annual Population Survey shows a rate of 88% in 2007, compared to the national average of 78.5%. This has increased from 80% in February 2000.

The borough has a mixed economy, with above average numbers of jobs in manufacturing, agriculture and tourism-related occupations. The ONS Annual Business Inquiry shows that in 2006, 25% of jobs were in manufacturing, down from 39% in 1995. While the local economy is diversifying and unemployment remains low, it may be

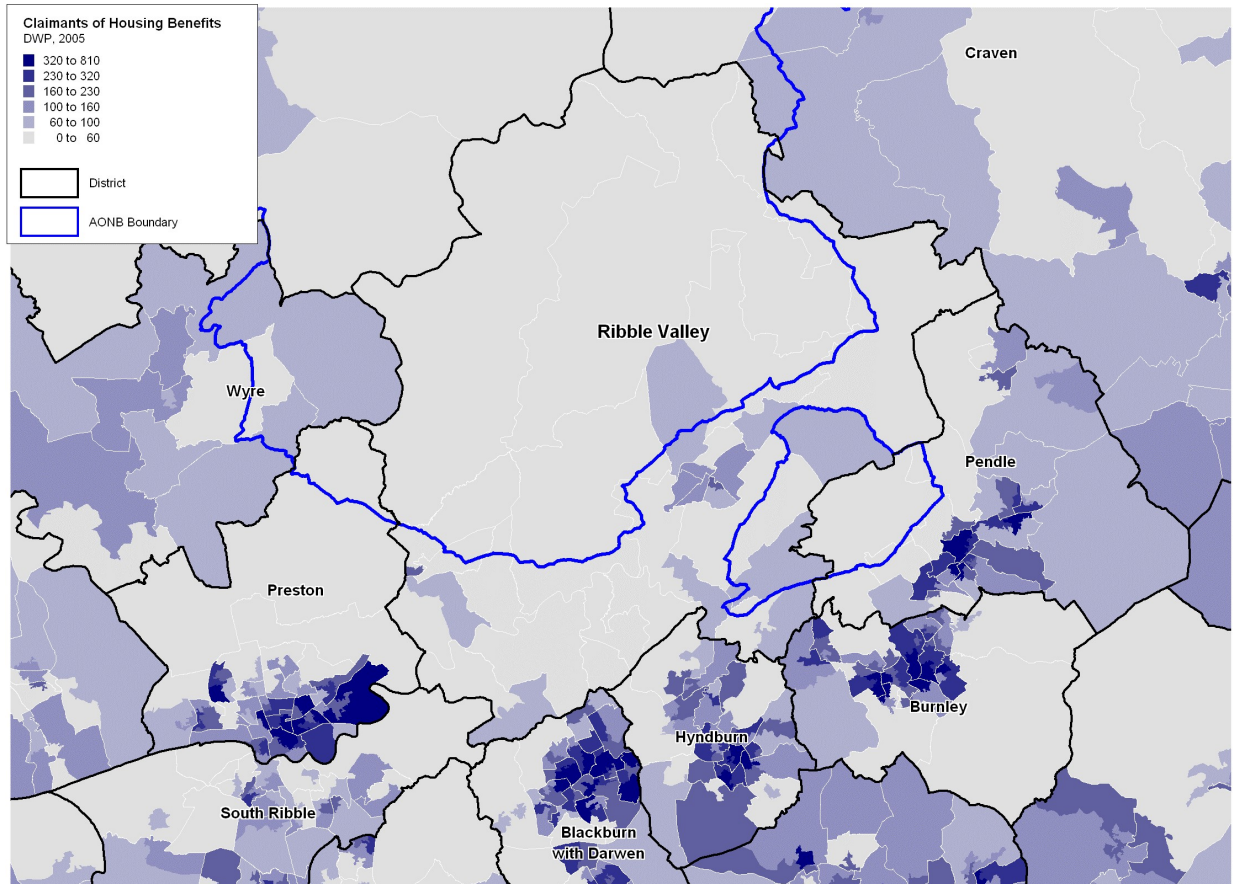
vulnerable to further restructuring in the manufacturing industry, as has happened across East Lancashire. Nevertheless the total number of local jobs has increased, from 20,000 in 1995 to 24,000 in 2006.

Given the travel to work and migration analysis it seems clear that Ribble Valley residents have benefitted from economic growth in places like the Central Lancashire and Manchester city regions. Home working is a factor, enabled by technological enhancements such as the rolling out of broadband to rural areas. As mentioned in previous sections, the Ribble Valley has excellent transport connections, with roads linking the borough to the M6 and growing economies in central Lancashire and the Manchester City Region. Over half the working population travel out of the borough to work.

Projections carried out for the Lancashire Economic Partnership show that the rate of jobs growth in East Lancashire (including Ribble Valley) will be lower than that for Central Lancashire and the Fylde Coast. These figures project an additional 4,000 jobs across East Lancashire between 2005 and 2015. The largest increases will be in health and social work, business services, computing and retail, with biggest falls in some of the manufacturing, processing and agricultural sectors.

8.4 Unemployment Rates

Unemployment affects ability to buy/rent properties in desired location and of suitable type and tenure. 2.5% of Ribble Valley's working age population were unemployed in 2007, around half the regional and national average figures. This has been on a downward trajectory, falling from 3.2% in 1996/97. In 2008, the Job Seekers Allowance claimant rate is 0.7%, compared to the national average of 2.2%. The following chart shows the distribution of housing benefit claimants across Ribble Valley and adjoining areas, demonstrating that deprivation is much less of an issue than in surrounding areas.



8.5 Skills and Educational Attainment

The quality (or perceived quality) of local schools has been highlighted as a contributory factor to the attractiveness of Ribble Valley as a residential location. Certainly educational attainment levels are above regional and national averages, and they have been improving consistently since 1999/2000.

	Ribble Valley (numbers)	Ribble Valley (%)	North West (%)	Great Britain (%)
NVQ4 and above	11,300	35.5	24.8	27.4
NVQ3 and above	17,100	54.0	43.7	45.3
NVQ2 and above	24,000	75.6	63.6	63.8
NVQ1 and above	27,400	86.4	78.3	77.8
Other qualifications	#	#	5.8	8.5
No qualifications	#	#	15.8	13.8

Source: ONS annual population survey

8.6 Pay Levels

Pay levels affects ability to buy/rent properties in desired location and of suitable type and tenure. Contribution to the local economy affected by amount of disposable income. As shown earlier, pay levels are relatively high in Ribble Valley, although the average may be driven up by those working in professional and technical occupations outside the district. Household income data has been purchased from CACI for this assessment. This shows that for 2007 the average (mean) household income in Ribble Valley was £35,874. This ranges from an average of £45,184 in the Wilpshire ward to £26,854 in Littlemoor. Ribble Valley has an over-representation of people in managerial, professional and technical and the number of people in these professions has grown steadily since 2000.

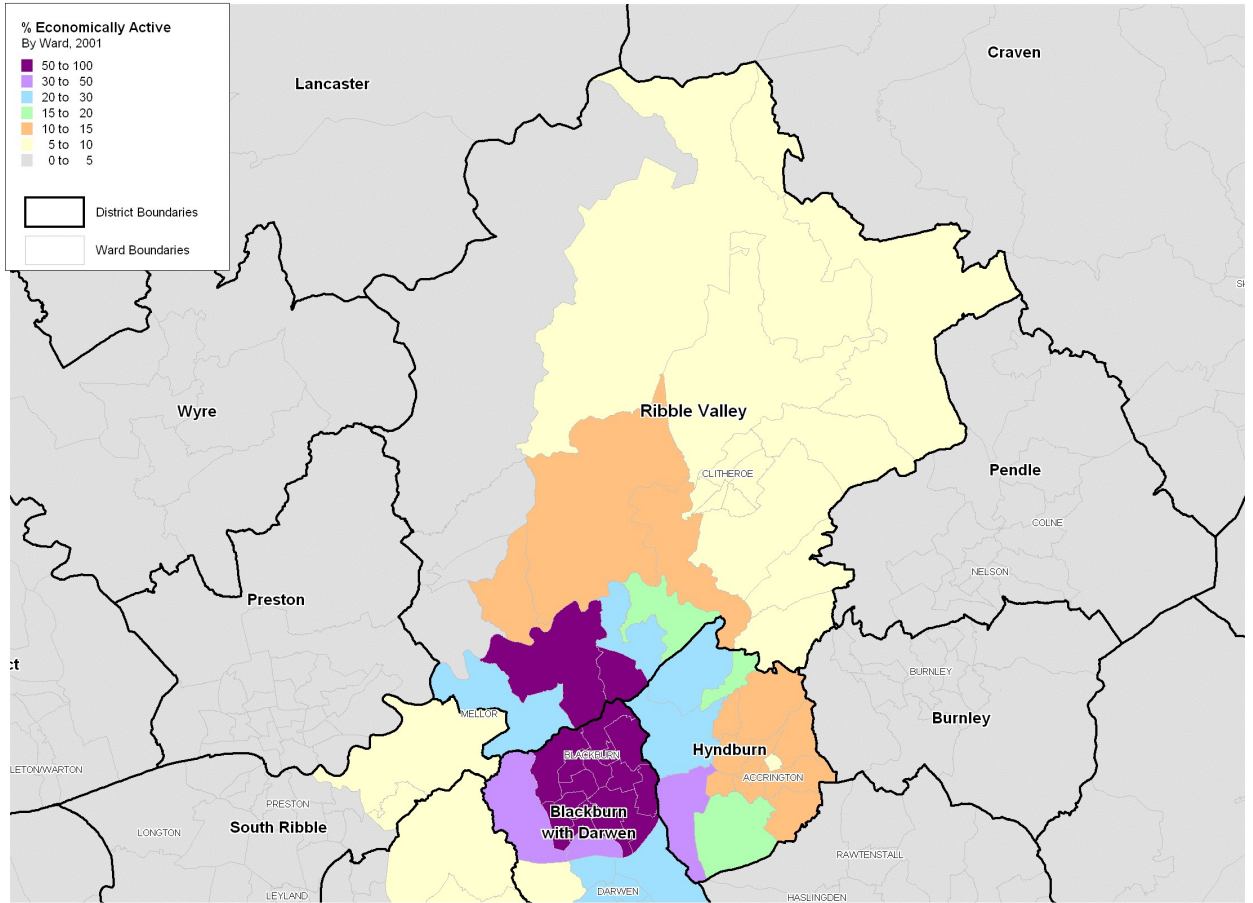
	Ribble Valley (numbers)	Ribble Valley (%)	North West (%)	Great Britain (%)
Soc 2000 major group 1-3	16,300	58.5	39.6	42.7
1 Managers and senior officials	6,400	23.0	14.0	15.4
2 Professional occupations	6,200	22.2	12.0	13.1
3 Associate professional & technical	3,700	13.3	13.7	14.3
Soc 2000 major group 4-5	4,800	17.4	23.2	22.7
4 Administrative & secretarial			12.8	11.9
5 Skilled trades occupations			10.4	10.8
Soc 2000 major group 6-7	2,900	10.3	16.9	15.7
6 Personal service occupations	#	#	8.7	8.1
7 Sales and customer service occs			8.2	7.6
Soc 2000 major group 8-9	3,900	13.8	19.9	18.6
8 Process plant & machine operatives	#	#	8.2	7.1
9 Elementary occupations	#	#	11.7	11.4

Source: ONS annual population survey (no data means sample size is unreliable)

8.7 Travel to Work

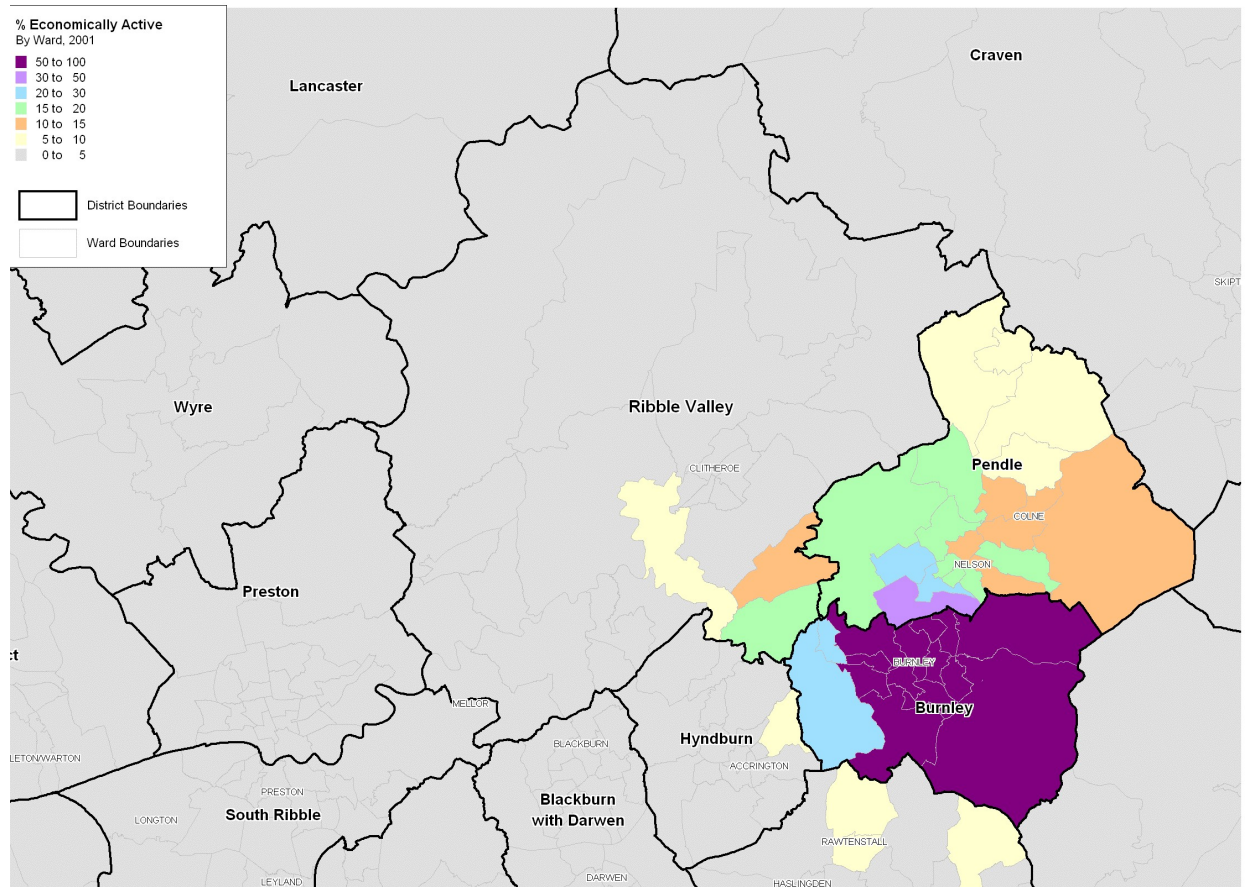
Travel to work patterns can help determine distance travelled, the effect on the local economy, traffic congestion, and future location of housing. Ribble Valley has a number of travel to work linkages with employment centres in both adjacent boroughs and further afield. The following maps show the most significant of these, using 2001 Census data to show the percentage of economically active people by ward working in each urban centre.

Blackburn travel to work area



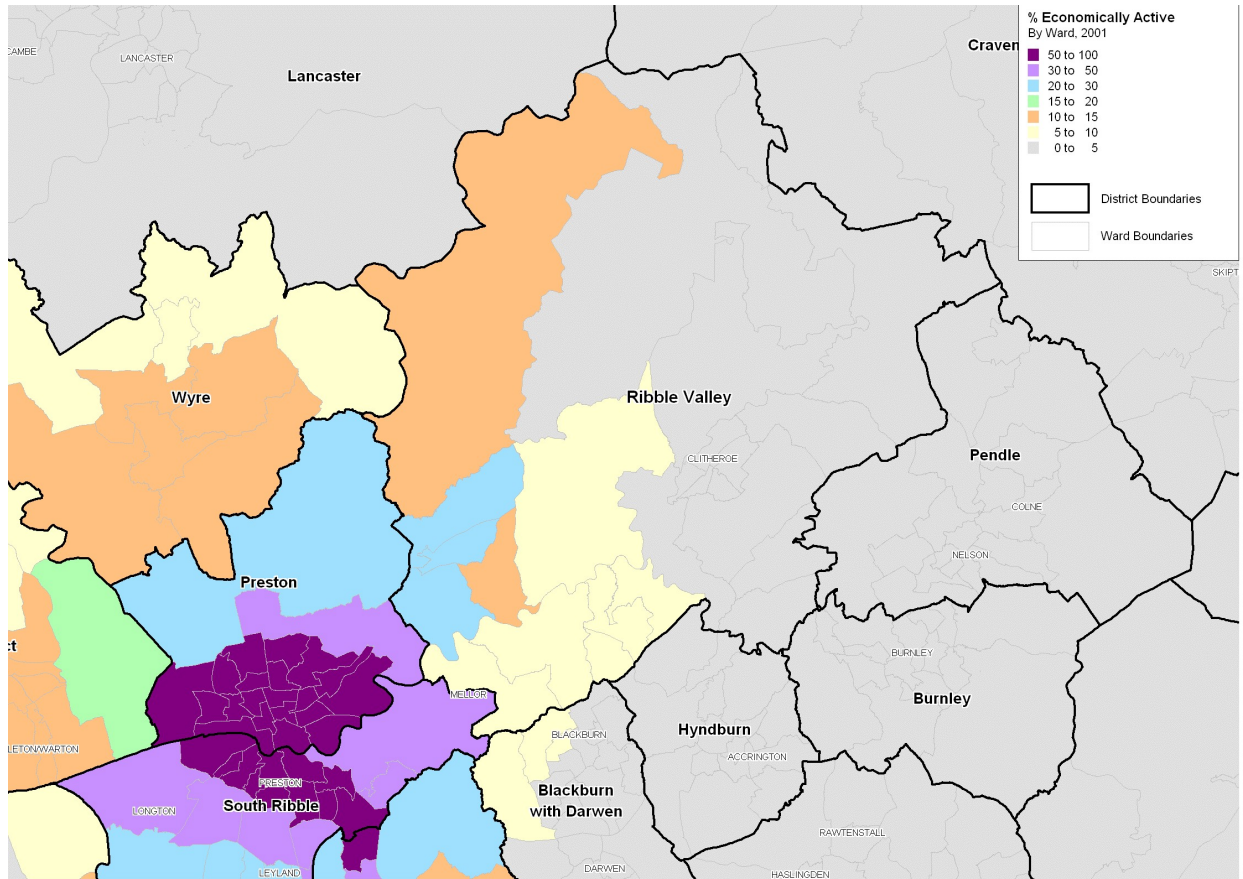
Source: Census 2001

Burnley travel to work area



Source: Census 2001

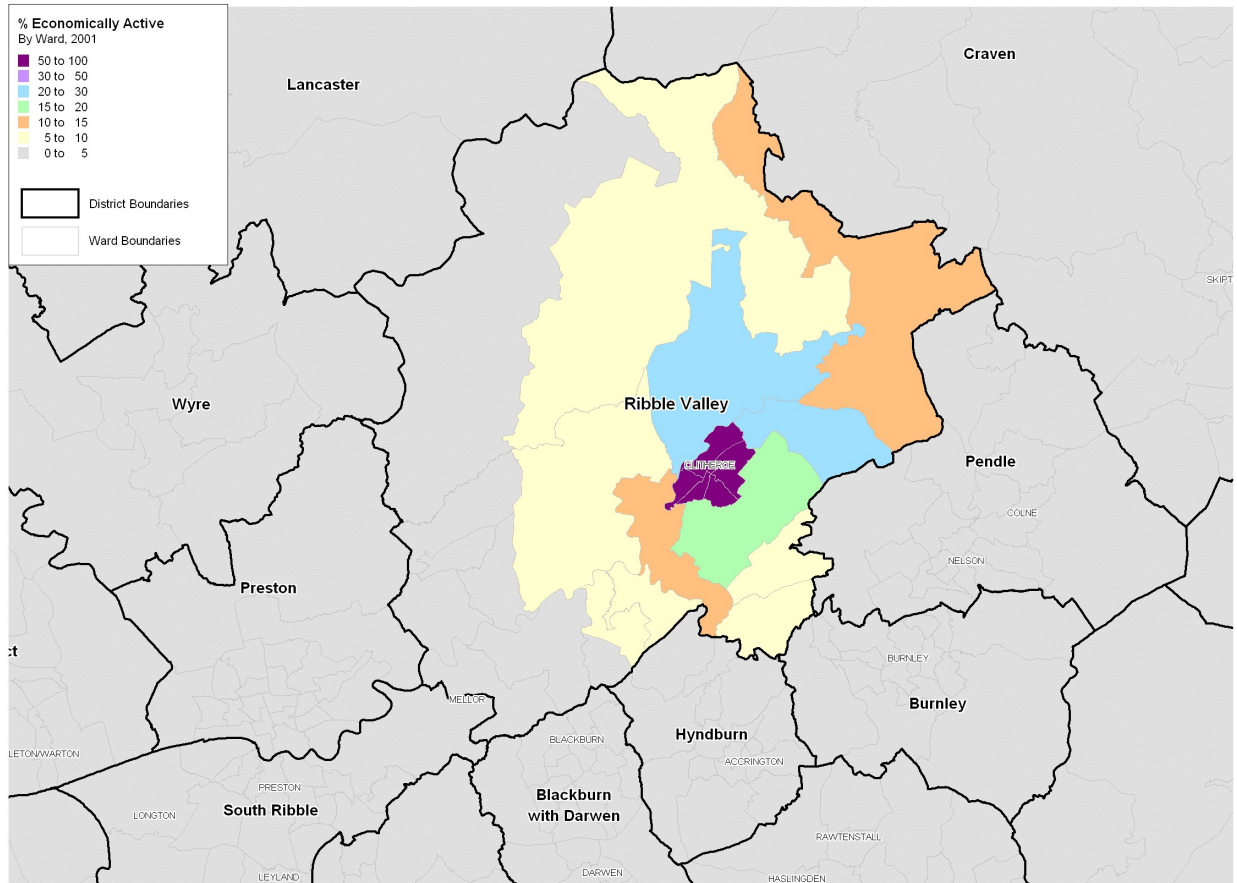
Preston travel to work area



Source: Census 2001

The map below illustrates Clitheroe's catchment area. This uses 2001 Census data to show the percentage of economically active people in each ward working in Clitheroe.

Clitheroe travel to work area



Source: Census 2001

8.8 Environmental Drivers of Demand

Quality of the environment is often a key driver in where people want to live, and this is one of the main factors attracting people to live in Ribble Valley. The borough contains most of the Forest of Bowland AONB, plus a number of Biological Heritage Sites, Conservation Areas and Sites of Special Scientific Interest. There are a number of attractive market towns and villages, plus large amounts of open, green space and play areas.

Ribble Valley is likely to remain an attractive residential choice for families and older households seeking to improve their quality of life and access to natural resources. However the future significance of this driver also depends on how successfully local regeneration is carried out in the adjacent and linked housing markets, such as Blackburn, Burnley and Preston.

Key Issues – Housing Market

- Demand for housing in Ribble Valley is strong, evidenced by low numbers of vacant properties and high purchase prices. Prices are highest for detached properties, especially in rural communities. Prices have also grown quickly in those urban and suburban areas with strong links to jobs markets in Blackburn, Burnley and Preston.
- The attractiveness of Ribble Valley as a residential location continues to bring people in to the borough, many of whom work in neighbouring districts or even further afield. The borough has large numbers of people in professional and managerial occupations, which is likely to have strengthened demand at the top end of the housing market.
- It has become increasingly difficult to afford housing in Ribble Valley. Official calculations of affordability show that it has become a severe problem, with a ratio of house price to income of 8:1 at the lower quartile level (to approximate market entry stage) and 7.7 at the median average level. Affordability is most pressing in rural communities, although even the most 'affordable' locations have price to income ratios of at least 4:1.
- This is most likely to affect young households and those on lower incomes such as key workers, and those working in local services or agriculture. The lack of affordable housing may be forcing younger people to move out of the area in search of more affordable accommodation
- The population has grown, driven by inward migration. Household dissolution, out-migration and other moves are unlikely to provide enough housing to meet growing demand. DCLG figures project an extra 9,000 households to 2029, a 38% increase. Average household sizes have been falling and substantial numbers of new-forming households will be single people
- Analysis of planning permission data has shown that there has been a reduction in the amount of residential permissions approved in recent years due to the Council's restriction policy, which directly impacts upon the supply of housing by reducing the amount of housing on offer.
- The local economy has performed relatively well – the number of jobs has increased, as have rates of economic participation. Manufacturing plays a significant role, and the number of jobs in this sector has fallen from around 8,000 in 1995 to 6,000 in 2006, and is likely to continue falling
- The borough has a slightly older age profile than regional and national averages, but is projected to see significant increases in the number of older residents.
- Many commentators are now predicting falling house prices over the next two to three years, with the most extreme projecting a fall of 35%. In many areas of Ribble Valley it would require a correction of this scale or even greater to make house prices affordable to the majority of the population⁶.

⁶ For a comparison of housing market projections, refer to www.housepricecrash.co.uk

SECTION C: HOUSING NEED AND AFFORDABLE HOUSING

9. Current Housing Needs

9.1 Introduction

This section aims to assess the total gross (estimate) number of households in housing need are at the moment, what the current requirement for affordable housing is from households in need, what the requirements are for different sized properties, how the private sector is used to accommodate need and whether affordability is likely to worsen or improve.

9.2 Unsuitable Housing

Unsuitable housing has an impact on the need and requirement of affordable housing across the borough, in turn affecting the housing market balance. Examples of unsuitable housing are:-

- First time buyers including singles – there is a lack of suitable accommodation particular in rural villages for first time buyers to access without seeking assistance from family and other stakeholders. House prices require single and combined salaries between £30,000 – £35,000. This leads to added pressures as people remain at home longer with their parents.
- Lack of family size accommodation “move on homes”- Couples who wish to make the move up the market ladder to family accommodation are restricted through the lack of family properties available on the market and the OMV of these properties. The OMV of a 3 bed family property in Chipping is on average £310,000 compared to the OMV of a 2-bed unit at £180,000. A leap of £120,000.
- Older people- Ribble Valley has an ageing population that are equity rich and cash poor, the majority of which are home owners. However, Ribble Valley has a lack of sheltered accommodation and bungalows and those bungalows that do come on the open market are highly sought after. Another issue, for ageing residents is that they wish to remain within their communities and in the majority of rural parishes within Ribble Valley there are no suitable properties for them. This will have a future impact on the delivery of older peoples services and lack of suitable housing within parishes where people want to remain.

9.3 The Need for Alternative Housing

There are few tenants who move to smaller accommodation in Ribble Valley within the social rented sector, with only 5 households transferring to a smaller home in 2006/07. Additionally, only 3 households resolved their housing needs by mutual exchange in 2006/07.

There were a total of 39 Disabled Facilities Grants in 2006/07, with a further 30 planned for 2007/08 and 40 proposed for 2008/09. This has helped households remain in their existing home rather than having to move due to mobility problems.

In 2006/07 a total of 42 grants were provide for the private sector, with a further 7 planned for 2007/08 and 10 proposed for 2008/09. Some of these grants have been linked the rent deposit scheme, effectively increasing access to accommodation for homeless and potentially homeless households.

9.4 Affordability

Ribble Valley applies the following definition of affordability:

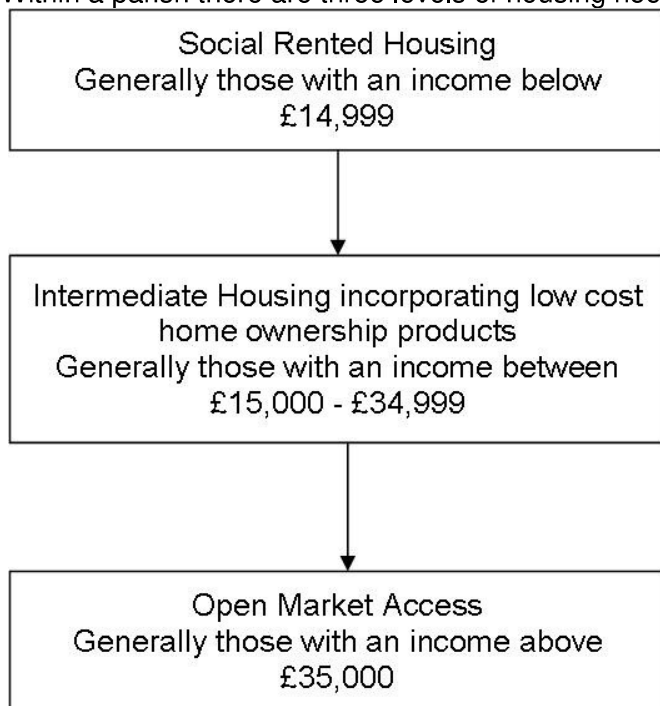
“Dwellings that are for sale or rent at a price which local households identified as being in housing need can afford”

In determining local affordability from the results of a Local Housing Need Survey, the following financial indicators are used:

Housing for sale: to be affordable with a 95% mortgage equivalent to three times the gross annual income (or 2.75 x the gross income for a couple) of those people identified as being in housing need.

Housing for rent : rent levels to be set at 10% below the local reference rents for a house and 10% for a flat. Local Reference Rents are set by the Rent Officer for Housing Benefit purposes. Future increases will be annual and linked to inflation.

Within a parish there are three levels of housing need.

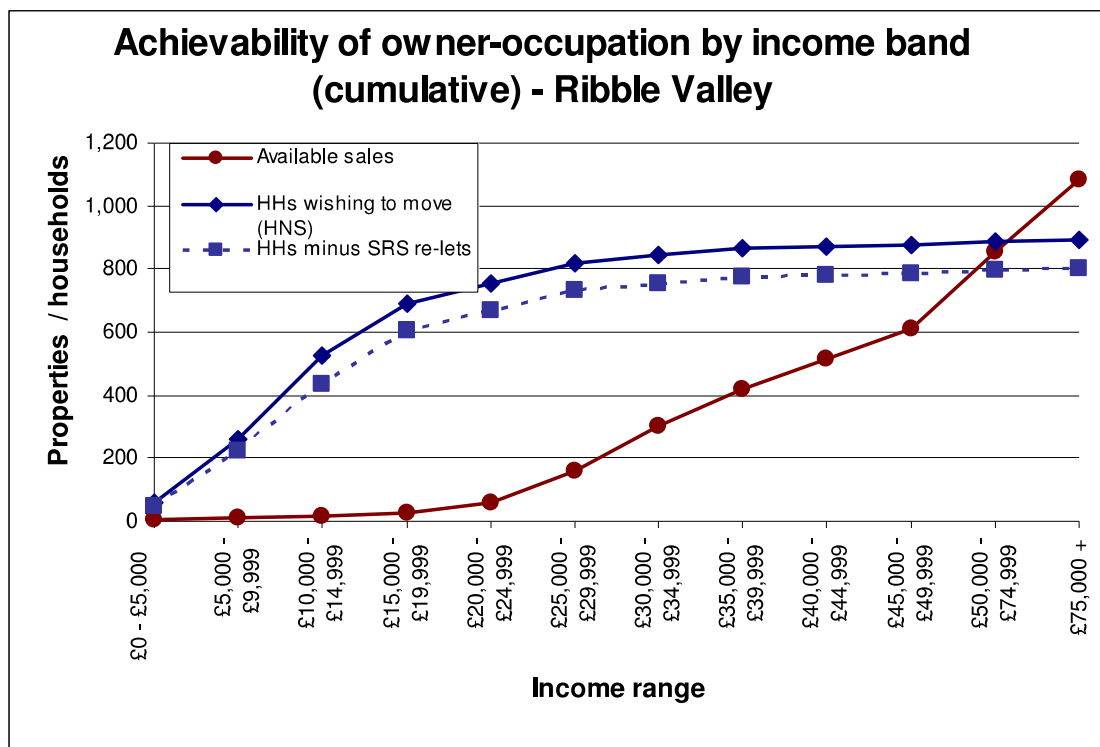


Income levels for intermediate housing can be further subdivided into suitable low cost homeownership products.

The data obtained from CACI and HM Land Registry also enables us to assess the accessibility of owner occupation at different levels of the market. The following chart compares the number of house sales in the Ribble Valley area that fall within the reach of households in each income band (based on 4x total household income) with the number of households in each band likely to move in each year⁷. Clearly some of the households will access social rented housing (shown by "HHs minus SRS (social rented

⁷ The proportion of households likely to move in a given year is based on results from the Housing Need Surveys, broken down by income level.

sector) re-lets and others private rented housing (although we have source of information on private rented lettings). However this shows that the gap between available supply and number of households in the market is likely to be greatest for those earning between £15,000 and £30,000. It also suggests an existing level of demand for shared ownership products, if they can be made affordable for households earning up to £30,000.



9.5 Current Affordable Housing Providers

In addition to the Council, which is the main provider of social rented accommodation in Ribble Valley; there are a number of Registered Social Landlords who provide homes for rent and shared ownership. The main providers are as follows:

- Contour Housing,
- Places for People,
- St Vincents HA,
- Housing 21,
- Adactus,
- Accent,
- Sanctuary,
- Space New Living Limited (now part of the Great Places Group) ,
- New Progress,
- Manchester Methodist,
- Harvest Housing Group.

9.6 Current Supply of Affordable Housing

(i) As at 1st April 2007 there are a total of 1174 units of Council stock. This is likely to change in 2008 as all Ribble Valley properties will be subject to Large Scale Voluntary Transfer; dependant upon a positive outcome of a ballot of all tenants. This will then leave the Local Authority with no stock. Following this, the Council will be dependant on nominations from RSLs to discharge its statutory duties.

- (ii) RSLs managed a total of 509 properties in Ribble Valley as at 1st April 2007.
- (iii) In 2006/07 there were a total of 11 new properties developed for social rent. A further 32 units are planned for 2007/08.
- (iv) Ribble Valley Borough Council operates a bond scheme. This forms part of the Council's homeless prevention strategy. There were 12 ongoing tenancies in 2006/07 under this scheme with a further 8 planned for 2007/08 and a further 8 planned for 2008/09.
- (v) As at 1st April 2007 there were 921 vacant dwellings in the borough.
- (vi) In addition to the development of housing for rent, RSLs are seeking to increase the supply of shared ownership properties in Ribble Valley. 15 units were developed in 2006/07 with a further 7 planned for 2007/08 and 60 units planned for 2008/09. A total of 4 units were sold under the Right to Buy in 2006/07.

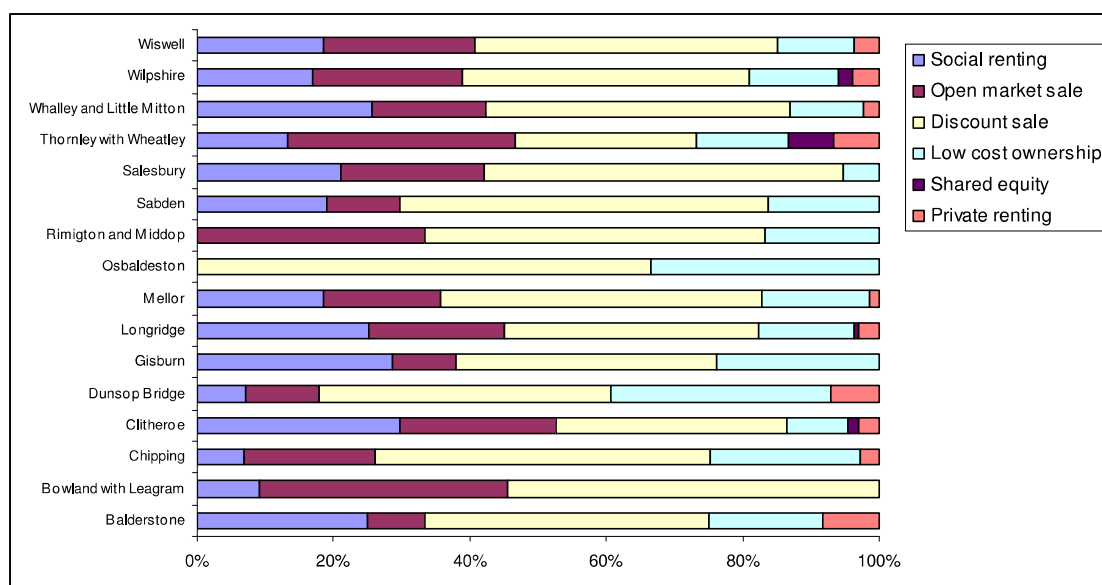
- (vii) Within Ribble Valley there are a total of 22612 dwellings within the private sector. It should be noted that there are a number of tied tenancies on landed estates within the Ribble Valley.

9.7 Intermediate tenures

RSLs developed 11 units of accommodation for shared ownership in 2006/07. A further 3 units are planned for 2007/08. All developed units were occupied on completion.

Ribble Valley BC operates a bond scheme that has proved successful. It has given access to homeless and potentially homeless households into the private rented sector. These households would not have otherwise have been able to access this type of accommodation previously due to being unable to afford the bond. In 2006/07 12 tenancies were provided through this scheme and a further 8 units are planned for years 2007/08 and 2008/09 respectively.

The following chart uses information from recent parish housing need surveys (more detailed information in subsequent sections) to show the preferred housing tenure of people in different parts of the Ribble Valley. This is based on all those expressing a need for alternative accommodation in the next five years. There is clearly a significant level of demand for discount sales or low cost home ownership options, with social renting and private renting following well behind. The figures may also reflect a lack of knowledge of shared equity products or of the differences between different intermediate options, rather than a lack of demand for a specific product.



9.8 Social Housing Demand and Supply

On 1st April 2007 there were 856 households on the housing register. The table below uses information from the HSSA to compare demand for social housing in Ribble Valley with adjacent authorities

Demand for Social Housing

	Social Housing Stock	New Lettings	Social Annual turnover of social housing %	Vacant Social Properties	Vacancy Rate
Blackburn with Darwen UA	11546	1438	12.5%	273	2.4%
Burnley	5866	890	15.2%	109	1.9%
Craven	2237	192	8.6%	34	1.5%
Hyndburn	4829	778	16.1%	207	4.3%
Lancaster	6158	624	10.1%	113	1.8%
Pendle	4446	863	19.4%	76	1.7%
Preston	11451	2227	19.4%	705	6.2%
Ribble Valley	1683	122	7.2%	12	0.7%
Rosendale	4695	629	13.4%	90	1.9%
South Ribble	4966	547	11.0%	38	0.8%
Wyre	3520	355	10.1%	44	1.3%

Source: HSSA 2007

It is clear that there is significant demand for social rented housing in Ribble Valley, with severe pressure on the available stock. While there are potentially 1,683 units available, the number of new lettings shows that turnover is low, restricting the supply of available properties. This could be because people are reluctant to move or transfer because of competition for properties. At the same time, only 12 social rented properties were vacant in April 2007 (0.7% of the available stock), suggesting an extremely tight market.

In 2006/07, 33.8% of all lettings went to existing RSL or local authority tenants. The largest source of tenants for new lettings in 2006/07 was the private rented sector with 24.1% of tenants originating from this tenure. A further 10.8% of tenants had previously been living with friends or family. Local authority housing (now Ribble Valley Homes) accounted for 69.1% of new lettings, with St. Vincents HA having the next highest figure with 28 lettings or 18.4% of the total.

Given the predominantly rural nature of the Ribble Valley, the Borough Council have taken a parish-based approach to assessing housing need. Parish Housing Needs Surveys have been undertaken across 91% of the borough and these have been used to inform a calculation of the level of need for affordable housing undertaken in line with current DCLG guidance. This process is used to give an indication of the severity of need for affordable rented housing (i.e. those unable to afford housing on the private market) and to inform decisions on the shape of future housing provision. The calculation is based on information from the following parish surveys:

- Bowland with Leagram
- Chipping
- Longridge
- Thornley with Wheatley
- Balderstone
- Clitheroe
- Dunsop Bridge
- Gisburn
- Mellor
- Osbaldeston
- Rimington and Middop
- Sabden
- Salesbury
- Whalley and Little Mitton
- Wilpshire
- Wiswell

This means the analysis is based on 16 parishes from across Ribble Valley with 4,500 households responding to the survey⁸. These results have then been weighted to the total population of the district. We have been unable to incorporate the results of some of the earlier surveys as they follow a very different questionnaire format. These are;

- Billington and Langho
- Grindleton
- Read and Simonstone
- Tosside
- Waddington

The first stage is to calculate the level of existing housing need. This is based on the number of households who would like to move in the next five years, assuming that non-respondents to the survey or those living in other parts of the district would answer in the same way. We then subtract the number able to afford market housing, based on average rental levels for the different rental market areas set out in section 5.4. The number of people already in social housing is then subtracted in order to highlight the level of current unmet need, estimated at 837 affordable rented units.

⁸ We do not have sufficient information on which groups are over or under-represented in the survey, so have to assume the results are broadly representative of the local population.

Stage 1 – Current Housing Need		Households
A	Households wishing to move over next 5 years	4,578
B	Moving households unable to afford market housing	20%
C	Total current housing need (AxD)	924
D	Of which current occupiers of affordable housing	87
E	Backlog need (C-D)	837

The next stage is to calculate the likely level of newly arising need over the next few years. This uses the number of people wishing to start their own households, based on the housing need surveys. Incidentally, the figure of 440 is consistent with current household projections, which suggest an average of 400 additional households per year for Ribble Valley between 2006 and 2011. The same process as above is then followed to work out how many of these households could afford market housing. This is added to the number of households falling into need each year (based on the number of enquiries to Ribble Valley's housing service who were in danger of becoming homeless. This leaves a newly-arising need for 172 affordable rented units per year.

Stage 2 – Newly Arising Need		Households
F	Gross new HH formation per annum	440
G	Share newly forming HH unable to afford market housing	19%
H	Newly forming HH unable to afford market housing (FxG)	85
I	Existing households falling into need	87
J	Total newly arising need (H+I)	172

This is then related to the amount of social housing available, using the average number of new social lettings per year.

Stage 3 - Supply		Households
K	Annual supply of social sector re-lets (minus internal transfers)	76

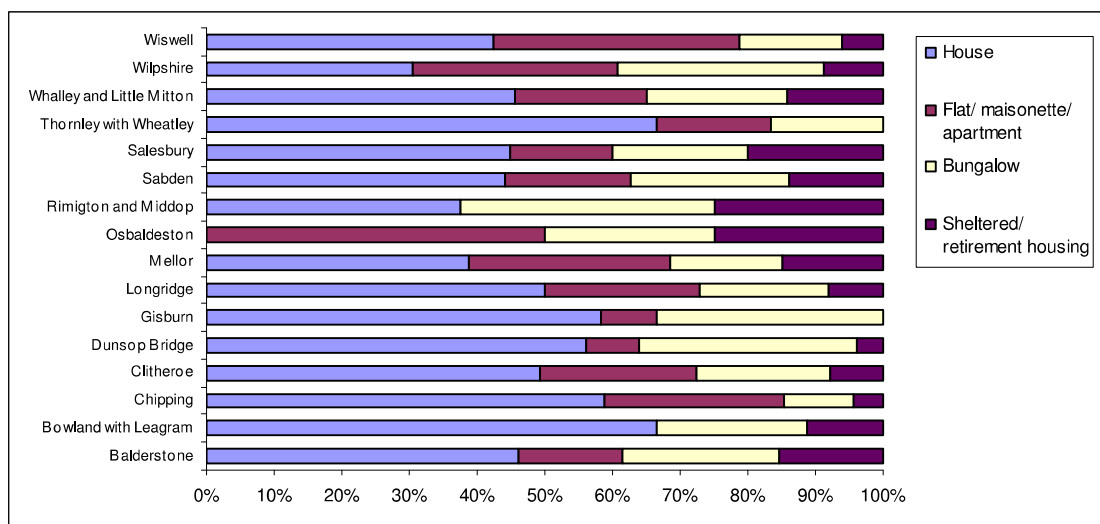
The final stage is to bring all this evidence together. This calculates that the outstanding need for affordable or social rented housing is for an additional 264 units per year across the borough. This is based on reducing the existing backlog to zero over five years, meeting any newly arising need and taking the number of available units into account.

Bringing the evidence together		Households
L	Backlog need	837
M	Annual quota of backlog reduction (E+5)	167
N	Total newly arising housing need	172
O	Annual supply of social sector re-lets	76
P	Net annual housing need (M+N-O)	264

This final figure should be seen in conjunction with the information on demand for the existing affordable housing stock as giving a powerful indication of the level of local demand for affordable rented housing. However, this is not designed to be an accurate or binding target for the provision of affordable rented housing as this scale of development would be extremely challenging. In any case, this figure would be higher than Regional Spatial Strategy targets for all new housing development. RSLs developed an additional 11 properties for rent in 2006/07 and a further 32 units are planned for 2007/08.

9.9 Demand by Type and Size of Dwelling

In order to work out the demand for different types and sizes of dwellings we can use information from the Housing Need Surveys as well as new social lettings data from the CORE system. The following chart shows the types of housing most in demand in the areas for which a need survey has been conducted.



Source: Housing Need Surveys

Houses seem to be most in demand, although there are a small number of areas (e.g. Osbaldeston and Wiswell) where there is a significant requirement for flats. The expressed preference for houses contrasts slightly with information for new social lettings across Ribble Valley, where flats have fewer numbers of unsuccessful offers and are empty for shorter periods between lettings.

Demand by type of social rented property

Type of housing	Lettings	Unsuccessful offers	Average offers	Total days vacant	Average number of days vacant
Flat/maisonette	150	52	0.35	3438	22.9
Bedsit	14	4	0.29	356	25.4
House/bungalow	96	40	0.42	2493	26.0
All types	260	96	0.37	6287	24.2

Source: General needs lettings from 2005/06 to 2007/08, core.ac.uk

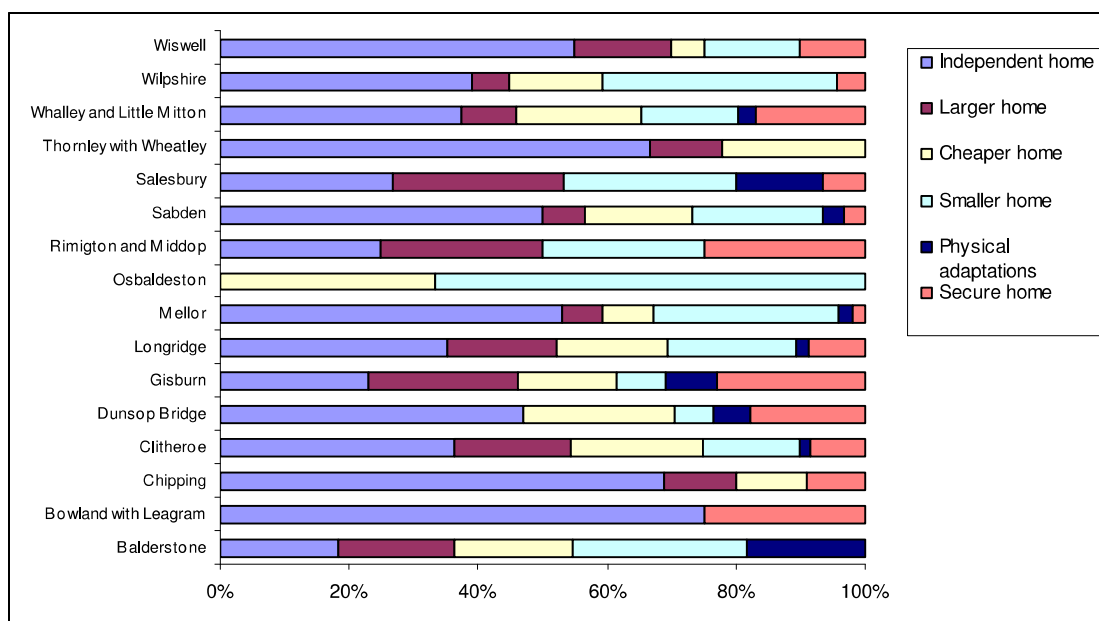
This pattern is repeated when looking at different sizes of property, with smaller properties having fewer unsuccessful offers and remaining vacant for shorter periods between lettings.

Demand by size of social rented property

Number of bedrooms	Lettings	Unsuccessful offers	Average offers	Total days vacant	Average number of days vacant
1 bedroom	132	38	0.29	2782	21.1
2 bedrooms	88	38	0.43	2196	25.0
3 bedrooms	40	20	0.50	1309	32.7
All sizes	260	96	0.37	6287	24.2

Source: General needs lettings from 2005/06 to 2007/08, core.ac.uk

The most recent 2007/2008 housing need surveys conducted for Clitheroe and Longridge are the only ones to ask people what size of property they require. Over half of all those expressing the need for alternative accommodation in these two parishes require a two-bedroom property, followed by three-bedroom and then one-bedroom properties. This appears to suggest that while people express a preference for houses and larger properties, they will accept flats or one-bedroom units. The next chart shows some of the main reasons people across the borough are looking for alternative accommodation.



Source: Parish Housing Need Surveys

Section C - Key Issues - Housing Need

- There is a clear shortage of good quality affordable housing, especially for social rent. Waiting lists are high and properties are in short supply, with low turnover and very low numbers of empty properties. The true number of households in need may be greater than the waiting list total of 856, as people may not register for social housing if they feel there is very little chance of being successful.
- Housing need analysis of the type specified in current DCLG guidance suggests a shortfall of 264 affordable rented units per year. While this is unlikely to be a realistic target for the provision of social rented homes, this highlights a clear and pressing need for more of this type of housing.
- Parish housing need surveys give an indication of the types and sizes of housing most urgently required, and where the greatest aggregate demand for housing is likely to be. In addition, the analysis of housing affordability at market entry level by ward shows where affordable housing should be prioritised above market housing.
- According to the need surveys, most households requiring alternative accommodation are looking to form a new, independent household or require cheaper or smaller accommodation.
- Most households express a preference for houses or for units with two bedrooms, although looking solely at new social rents shows that flats and smaller units have fewer unsuccessful offers and are vacant for shorter periods between lettings. This is likely to be a result of the lack of specific types of housing or of the fact that smaller units form the majority of the available supply of social rented properties.

- Analysing the accessibility of owner occupation for households at different income levels suggests that the greatest shortfalls are experienced by households earning between £15,000 and £30,000 per annum. A greater supply of private rented housing or intermediate products such as shared ownership can play a role in housing these groups. There is a much greater level of interest in different types of intermediate product such as discounted market housing and low cost home ownership.

SECTION D: SPECIFIC HOUSING REQUIREMENTS

10. Rural Issues

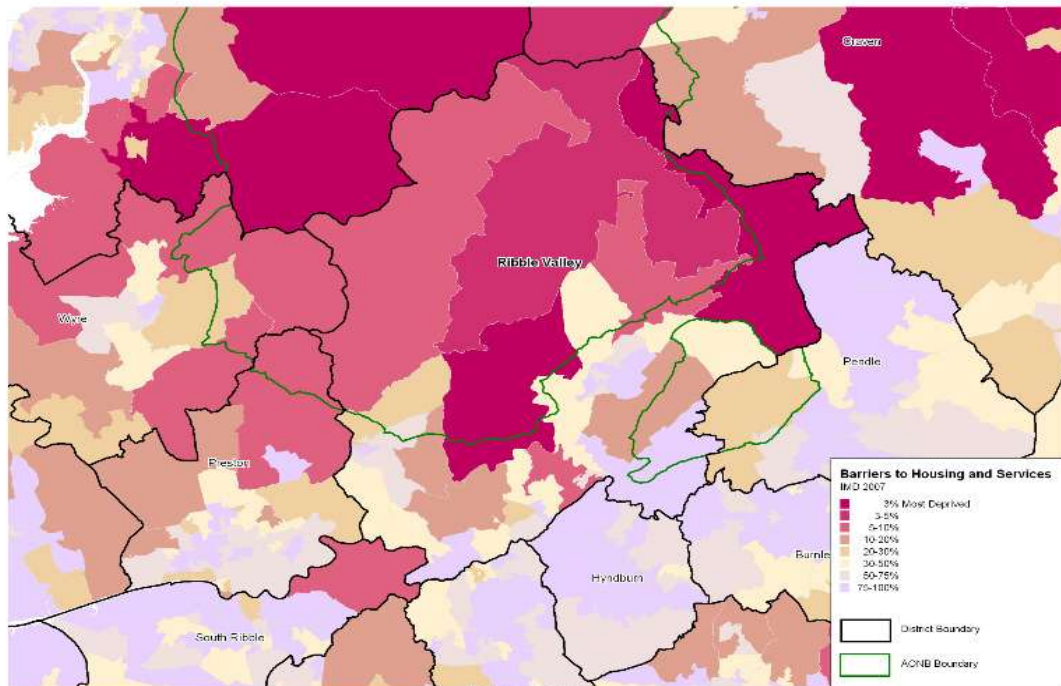
10.1 Introduction

This section provides an overview of the specific housing market issues facing Ribble Valley's rural communities

10.2 Rural profile

As highlighted in previous sections, Ribble Valley is a predominantly rural Borough. It is also the largest Borough in Lancashire, covering 585 square kilometres, with over seventy percent of the total area encompassed within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The Borough has a population of 54,000⁹ with the main urban centres being Clitheroe – with 13,200 residents – Longridge and Whalley. These service centres play a vital role in supporting economic development and access to services for their wider rural hinterlands. Outside of these locations, the remainder of the Ribble Valley population resides in a range of rural communities from large villages such as Chatburn through to small hamlets such as Great Mitton.

IMD- Barriers to Housing and Services



10.3 Population

The following table shows that while large numbers of people live in villages and hamlets, two thirds of the population live in the larger urban areas or towns.

⁹ 2001 Census, Office for National Statistics

DEFRA Classification	Number of People	% of Borough population
Urban > 10,000	18,767	35%
Town and Fringe	16,892	31%
Village	10,861	20%
Hamlet & Isolated Dwellings	7,535	14%
Total	53,964	100%

Source: ONS Neighbourhood Statistics

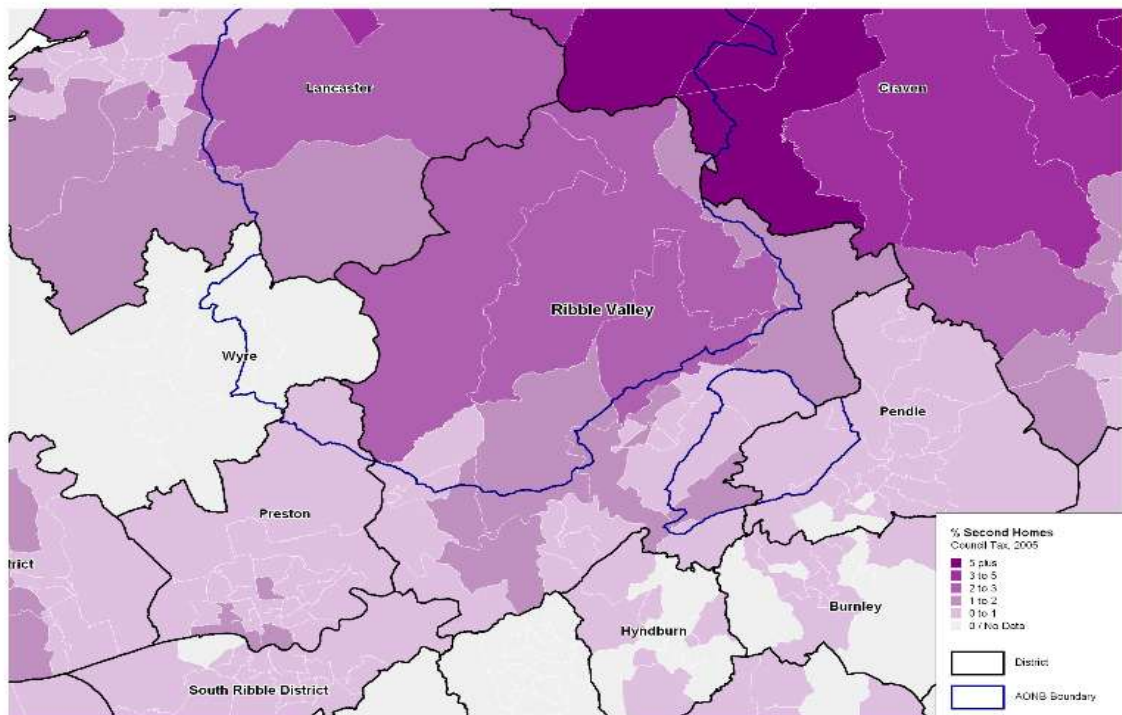
According to the 2001 Census, couples without children form a large part of the population in villages and hamlets, with single person households constituting a larger share of the population in the towns. As a result, rural areas contain large numbers of people in the 45 to 64 age bracket, and the borough's towns accommodate much larger numbers of elderly residents.

10.4 Tenure

Ribble Valley's pattern of above-average levels of owner-occupation is also reflected across rural areas. However, there are an unexpectedly high proportion of privately rented properties, particularly in hamlets and isolated dwellings (18%). This may be connected with the high number of 'estate owned' properties such as the Duchy of Lancaster's Whitewell Estate or dwellings provided with rural jobs.

In parts of the Borough there are higher than average concentrations of second homes, particularly in the isolated hamlets and dwellings across the Forest of Bowland (as shown below). While this phenomenon had not has much impact as in parts of the Yorkshire Dales or Lake District), it is likely that this issue is reducing the supply of properties available for local residents and compounding affordability problems.

Proportion of Second Homes



Source: Council tax data for 2005 from ONS Neighbourhood Statistics

10.5 Accommodation Type/Size

In comparison to Ribble Valley as a whole and its urban areas, there is a significantly greater proportion of detached (39.1% and 55.9% for villages and hamlets respectively) and semi-detached (24% and 22.1% for villages and hamlets respectively) in rural areas. This trend is relatively common in many parts of the country, however the net result is far less diversity of housing stock in rural compared to urban parts of the Borough. This can have implications for accessibility to fit for purpose housing for younger families, single person households and those on lower incomes.

The State of Rural Lancashire 2006 acknowledged this is an increasing problem and indicates that the incidence of households in temporary accommodation i.e. caravan, mobile or temporary structures is 10 times higher in rural areas; there are 2,551 households in this category in rural Lancashire (2%) compared to 1,157 (0.02%) in the urban context. Whilst the use of temporary accommodation in rural areas can be linked to agricultural and primary rural activities, it is important to recognise this issue.

10.6 Price Information

Since 2004 there has been a reduction in the number of properties for sale, however, over that same period there has been a significant increase in average house prices for rural parts of the Borough. Table 2 shows that in 2007, the average house price in a hamlet is just over £387,000 and in a village £270,100.

	Number of Sales	Median House Price	Mean House Price	House Price in Upper Quartile (Top 25%)
Urban > 10,000	379	£152,000	£182,975	£122,000
Town and Fringe	349	£172,000	£194,743	£130,000
Village	235	£230,000	£270,110	£172,000
Hamlet & Isolated Dwellings	119	£353,000	£387,165	£250,000

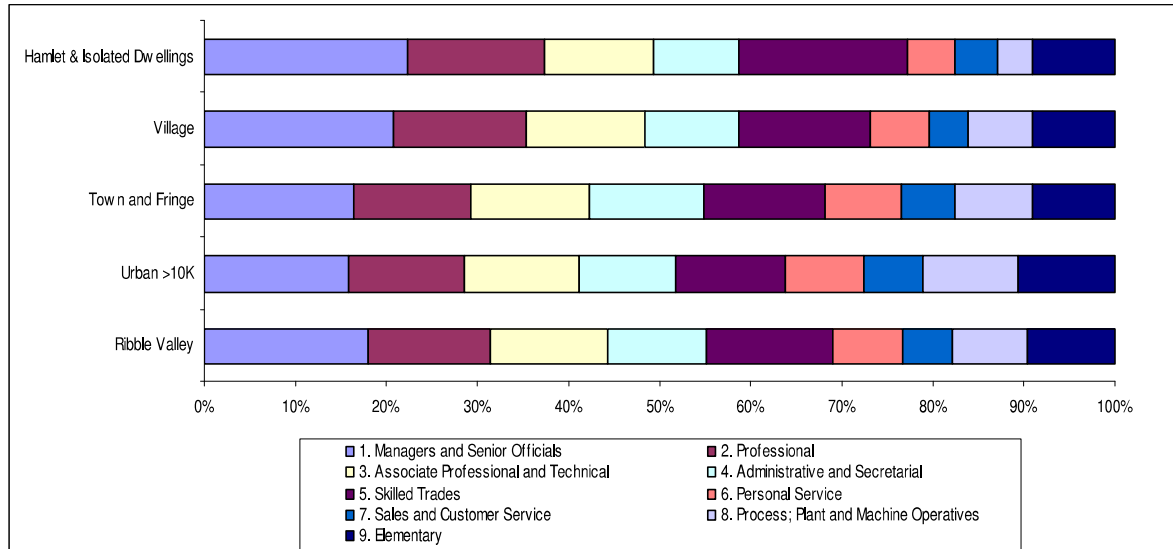
The variance in average house price between 2004 – 2007 therefore represents a 16% increase in villages and a substantial 34% in hamlets and isolated dwellings. It should also be noted that similar price increases have occurred in urban and town/fringe locations across the Ribble Valley.

10.7 Employment

Agriculture and land based industries are significant employers in the rural parts of Ribble Valley, the sector is one of the top 5 sources of employment in these areas. In general, there is a wide diversity of employment sectors across Ribble Valley with manufacturing, financial services, wholesale and retail trade, real estate, health services, and education all providing significant employment.

In terms of the distribution of occupations across the Ribble Valley, Figure 4 illustrates that there is a high incidence of senior managers and professionals in the rural areas; thus demonstrating that rural areas are more attractive residential destinations to this level of workers. In terms of rural skills gaps there appears to be a shortage or limited numbers of unskilled trades in rural areas, and the high incidence of senior, professional and skilled workers masks the need to up-skill rural communities.

Distribution of occupation types



Of the 20,089 households in the Borough, currently 77.6% of the working age population are economically active and support an average household income of £39,130 . Across the predominantly rural parts of the Borough commuting out of the area for employment remains a consistent theme for over half of the working age population. The vast majority of these commuters travel by car, as car ownership is particularly high across the Borough – 78.9% of those driving age own a car.

However, for those who don't own a car have to rely on alternative transport and local services. This does present a challenge, particularly for dependents (young and old) who may struggle to access employment, education, training and key services in the more rural and isolated parts of Ribble Valley

10.8 Income

As show in the table below, the cost of purchasing a house bears little relation to the associated average household income in rural parts of the Ribble Valley. On average households in small settlements earn between £35,000 – £40,000, however these figures are slightly distorted by the high proportion of those living in rural areas who are employed in senior or professional positions.

Average Income by Urban/Rural Areas

		Mean Household Income (£)	Median Household Income (£)*	Median Household Income Band	Modal Household Income Band
Urban > 10,000		33,380	29,089	25-30k	20-25k
Town and Fringe		35,367	29,780	25-30k	20-25k
Village		37,121	30,072	30-35k	20-25k
Hamlet & Isolated Dwellings		40,765	34,550	30-35k	25-30k

Source: CACI Paycheck from 2007

10.9 Affordability in Ribble Valley

Using the house price and average household income data from CACI it is possible to estimate affordability ratios for Ribble Valley rural areas. Using this calculation we estimate that the mean affordability ratio for village settlements is 7.3 and hamlet and isolated dwellings is 9.5. This clearly demonstrates the barriers that face those on lower incomes to achieving home ownership, particularly for first time buyers.

Affordability Ratios for Urban/Rural Areas

		Number of Sales	Median House Price 2007	Mean House Price 2007	Median Affordability Ratio	Mean Affordability Ratio
Urban > 10,000		379	£152,000	£182,975	5.2	5.5
Town and Fringe		349	£172,000	£194,743	5.8	5.5
Village		235	£230,000	£270,110	7.6	7.3
Hamlet & Isolated Dwelling		119	£353,000	£387,165	10.2	9.5

Source: HM Land Registry and CACI Paycheck from 2007

11. Household Group Requirements

11.1 Introduction

This section will aim to assess what the housing requirements of specific groups of local interest/importance are.

The Practice Guidance suggests that there may be concerns about the housing requirements of specific groups or good reason to believe that there are needs that significantly differ to the general population. The guidance does not set out a step by step approach and suggests that each housing market partnership will need to select appropriate analyses.

The approach taken here is to review available data and information in relation to Ribble Valley Borough and at the sub-district level where this is possible. The recommendations will highlight any areas where it is considered that more detailed research may be relevant to examine particular requirements.

11.2 Families

The Census can provide data on household type. As shown in the table below there is a higher proportion of couple households with dependent children in the Ribble Valley than the region as a whole, but relatively low numbers of lone parent households.

Proportion of households with dependent and non-dependent children

	% couple or other with dependent child(ren)	% couple with non-dependent child(ren)	% lone parent with dependent child(ren)	% lone parent non dependent child(ren)
Ribble Valley	26.4	8.2	5.5	2.1
North West Region	23.2	7.5	8.6	3.0

Source: Census 2001

Household projections from ONS do not enable us to isolate the proportion of all future households likely to be families with children. Applying 2001 proportions to the projected 6,000 additional households would suggest that around 2,000 would be families with children 15 and under. However, average household sizes are likely to continue to fall and married couple households (with and without children) will account for a smaller share of all households.

The Housing Needs Surveys (HNS) for each of the parishes in Ribble Valley indicate the percentage of respondents with a housing need where families form the household; these are presented in the following table.

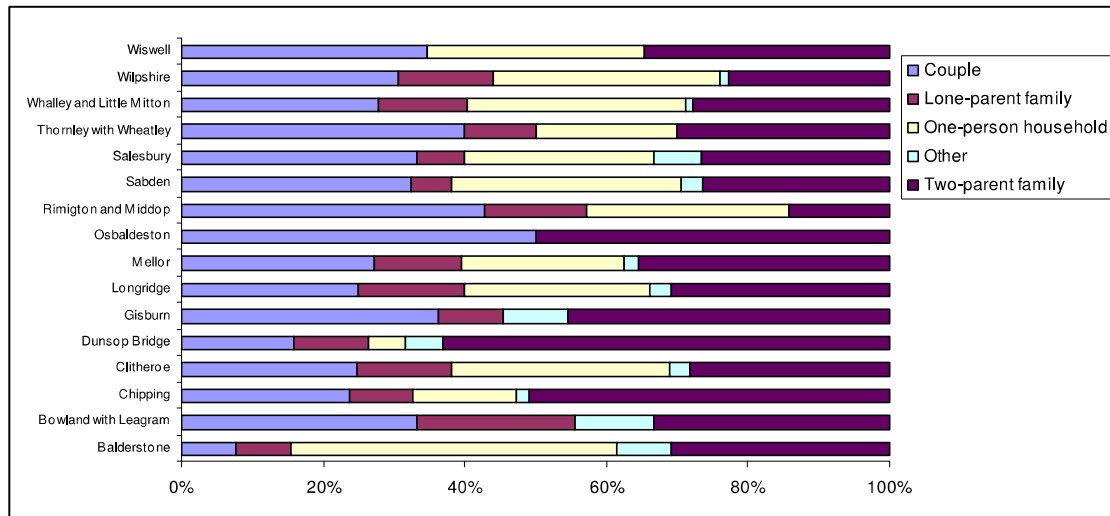
Families indicating a form of housing need

Parish	No. of families indicating housing need	% of families indicating housing need
Balderstone & Mellor Brook	5	46
Billington & Langho	n/a	n/a
Chipping	27	55
Clitheroe	690	42
Forest of Bowland (Higher)	11	65
Gisburn	43	71
Grindleton	n/a	n/a
Longridge	382	41
Mellor	20	44
Osbaldeston	20	44
Read & Simonstone	n/a	n/a
Rimington & Middop	1	16.6
Sabden	11	38
Tosside	n/a	n/a
Waddington	n/a	n/a
Whalley & Little Mitton	43	71
Wilpshire	45	31

Source: Ribble Valley Parish Housing Need Surveys (2006-2008)

The Housing Registers for each of the parishes demonstrate families' need for 3-4 bedroom property types, and the HNSs found the most preferred required tenure for families was for property for sale at a discount for local people or new build homebuy. We can also use the information contained in the Housing Need Surveys to show the types of households in greatest need across the Ribble Valley.

Housing need by type of household



Source: Parish Housing Need Surveys

11.3 Older People

This section looks at the housing requirements of older people in Ribble Valley. We are living in an ageing society where people are living longer and where expectations on quality of life in older age are changing. The home is recognised as a key factor in determining a person's quality of life with research suggesting older people spend between 70 – 90% of their time in their home.

It is recognised that the choices of older person households are a key driver in local housing markets and in creating sustainable communities. Due to the dynamic nature of the housing market, housing decisions that older people make – whether to move, stay put, make improvements or adaptations – will impact across the entire market. In many areas, older people are already driving the housing market, and they will do so increasingly in the future. It is not just that the housing market needs to reflect their needs, it needs to match their aspirations.

The following table provides details of the population of all residents aged over 60 as at the Census 2001. Almost a quarter (22.9%) of all residents in Ribble Valley were aged over 60. There is a higher proportion of female residents aged over 60 than male residents in all five year age cohorts. The population aged over 80 represents 4.3% of the total population. 70% of this cohort aged over 80 are female.

Population aged 60+

Age	Number	%	Male	%	Female	%
60 – 64	3062	5.7	1518	2.8	1544	2.9
65 – 69	2749	5.1	1356	2.5	1393	2.6
70 – 74	2235	4.1	1004	1.9	1231	2.1
75 – 79	1931	3.6	804	1.5	1127	2.1
80 – 84	1213	2.2	471	0.9	742	1.4
85 – 89	740	1.4	191	0.4	549	1.0
90 – 94	340	0.6	62	0.1	278	0.5
95 – 99	69	0.1	3	0.0	66	0.1
100+	11	0.0	0	0.0	11	0.0
All population	53962	100.0	26383	48.9	27579	51.1
Population aged over 60	12350	22.9	5409	10.0	6941	12.9

Source: Census 2001

Looking at the number of households, data from the 2001 Census clearly indicates a higher proportion of pensioner households in the Ribble Valley (25.8%) than in the North West region (24.0%). The proportion of single pensioner households represents 14.6% of the total population in Ribble Valley. The information on household composition is important in assessing current and future housing and support needs of older people as single pensioner households may not benefit from the informal care and support within the home from another member of their family if the need arose.

Pensioner household tenure

	Owner occupied	Social rented	Private rented	Total
All pensioner households	19.9	3.7	2.2	25.8
Single pensioner households	10.3	2.8	1.5	14.6

Source: Census 2001

The majority of pensioner households (77.1%) live in owner occupied accommodation. This is relevant to future strategies and policies regarding private sector maintenance and decent homes standard as older households may not have disposable income to meet housing repair costs. The high level of home ownership may also suggest a large number of older people with equity in their own homes.

The Housing Strategy¹⁰ indicated that the over-60 population is forecast to increase from 19% to 23% by 2016, and there will be a 22% increase in the over 80 age group. An

¹⁰ Ribble Valley Housing Strategy (2004-2008)

ageing population has implications for housing and related services including adaptations, support services and provision of sheltered or extra care homes.

Population projections indicate that there will be over 8,700 additional persons in the over-65 age group over the period to 2029. The Lancashire Older People Strategy¹¹ highlighted the Ribble Valley to have a higher life expectancy than the national average in 2002. For females life expectancy was 81.4 years compared to 80.6 years for England and Wales, and for males life expectancy was 76.6 years compared to 75.9 years for England and Wales. The same strategy indicated that across Lancashire 62% of older people want to be able to live independently and 58% want to stay in their own home.

An analysis of supported housing lets from Core data (Table 1.3) shows that bed-sits made up a significant proportion of supported properties offered for letting. Bedsits are seen as unpopular amongst applicants and were vacant between lets for significantly longer periods than other types of supported housing property.

Supported Housing Lets, April 2006 to December 2007

Type	Lettings	Unsuccessful Offers		Days Vacant	
		Number	Average	Number	Average
Flat/Maisonette	16	17	1.1	254	15.9
Bed-sit	60	46	0.8	1478	24.6
House/Bungalow	0	0	0	0	0
Shared flat/maisonette	3	2	0.7	244	81.3
Other	49	65	1.3	785	16
Total	128	130	1.0	2761	21.6

Source: CORE

The House Condition Survey¹² found elderly households are substantially over represented in non-decent housing and particularly in unfit dwellings. This corresponds with survey findings from the Housing and Social Need Study of the BME community¹³ which showed the need for repair was more prevalent amongst households with members 60 plus (83%).

The Housing Strategy identified the need for development of extra care housing for the elderly with 30 elderly households requiring this support on the Housing Register (2002).

The Need Surveys across the Ribble Valley parishes highlight elderly households housing needs in particular for one to two bedroom sheltered accommodation or bungalows, near to local services and family. In particular, the HNS for Balderstone and Mellor Brook¹⁴ found that the 70 plus age group tend to want to move from larger family accommodation to smaller more manageable housing but stay within easy reach of facilities. Ribble Valley's Sustainable Community strategy¹⁵ recognises the huge

¹¹ Lancashire Older People Strategy (2004)

¹² Ribble Valley Housing Condition Survey (2004)

¹³ A Study into the Housing & Social Need of the BME community in Ribble Valley (2003)

¹⁴ Balderstone and Mellor Brook Housing Needs Survey (2007)

¹⁵ Ribble Valley Sustainable Community Strategy (2007)

challenge posed by the increasing need to find ways of providing for the projected growth in those over 80 within the district.

The decisions of older person households within the housing market are likely to continue to impact on the general housing market as the absolute number of older people increases and the proportion of older people within the population increases. The stakeholder event included within this Strategic Housing Market Assessment noted the perception that there was a lack of schemes available for older people if they wanted to downscale from their current home. In addition, it was noted that there was an increasing demand for adaptations and future builds to include the requirements of lifetime homes to meet the needs of the growing older population. Suggestions were also made that provision of future extra care homes should be considered within smaller villages rather than in existing urban centres.

Data from Ribble Valley Borough Council shows that over the last 18 years there have been around 15 applications approved involving the development of care homes and nearly 180 applications approved involving the development of bungalows.

It is therefore recommended that further consultation is carried out with older people to explore the range of choices and options on different housing services and housing provision available including preferences for location, property size and tenure options.

11.4 Young People

Census data shows the proportion of young people in Ribble Valley to be generally lower than the regional average with less than a third of people aged under 25 in 2001. The proportion of under 15's and the proportion of 15-24 years olds are also lower than that for the region.

Proportion of young people

Area	% of population under 15	% of population 15-24	% of population under 25
Ribble Valley	18.3	10.0	31.6
North West Region	19.3	12.3	28.4

Source: Census 2001

The Sustainable Community Strategy highlights a hidden homeless problem particularly amongst young people within the district, which is related, but not exclusively, to the need for affordable housing. The parish HNSs show a consistent core reason for housing need within each area with respondents citing "require independent accommodation"; this can be related to young people wishing to move out of the family home. This will have an impact on the future provision of affordable housing across the Ribble Valley

The Lancashire Rural Pathfinder Action Plan¹⁶ found that there is no provision locally for first time buyers or occupiers. Young people need to move away from the Ribble Valley for work and affordable accommodation. In Dunsop Bridge, live-work units would be welcomed to enable young people to remain to live and work in the village.

Affordability issues are a key concern for young people trying to access their own accommodation. The stakeholder event included within this Strategic Housing Market

¹⁶ Lancashire Rural Delivery Pathfinder Action Plan

Assessment also raised the problem of a shortage of properties in different price brackets, both for first time buyers and also for young people wanting to move up through the market.

Entry-level properties are generally considered to be terraced properties or flatted accommodation. Just over a third of properties in the Borough are terraced (see section 4.2). For some young people, moving into home ownership may not be their preferred route to independent accommodation especially when mobility may be a key factor in their lives and the provision of private rented accommodation of a decent standard at affordable rents may be more appropriate.

There is a shortage of information on the preferences of young people in relation to types of accommodation, size, location and tenure preferences. It is recommended that further consultation be carried out with this group exploring their current concerns regarding the housing market in Ribble Valley and their preferences for the future.

11.5 Black and Minority Ethnic Groups (BME)

The Housing and Social Needs Study for BME communities identified several issues facing this group. The BME community in Ribble Valley is relatively small forming only 1.6% of the population but this has increased at a higher rate than other East Lancashire authorities between the 1991 and 2001 Censuses.

Table 1.7 provides a breakdown of the ethnic groups within the Ribble Valley by age. The figures relate to the percentage of the overall population within each banding. Half of the BME population in the Ribble Valley at the time of the Census 2001 described their broad ethnic grouping as Asian with the highest proportion stating their ethnicity as Pakistani followed by Indian. The next largest ethnic groupings were Chinese and Mixed White and Black Asian.

The age distribution of the different ethnic groups shows a higher proportion within the younger age bands indicating increasing influence on future housing markets. The Asian community represents 0.1% of the over-65 age group. Whilst the overall number and proportion of older members of BME groups remains low, there will be an increasing proportion of older BME members and this will require responsive culturally sensitive attention to their specific accommodation needs and aspirations.

Age and ethnic group

	0 – 15	16 – 49	50 – 64	65+	Total
White British	18.9	40.9	20.0	16.7	96.6
White Irish	0.0	0.3	0.2	0.2	0.7
White Other	0.2	0.5	0.2	0.2	1.1
Total White	19.2	41.7	20.3	17.1	98.4
Mixed White and Black Caribbean	0.0	0.0	0.0	0.0	0.1
Mixed White and Black African	0.0	0.0	0.0	0.0	0.0
Mixed White and Black Asian	0.0	0.1	0.1	0.0	0.2
Mixed Other	0.0	0.1	0.1	0.0	0.1
Total Mixed	0.2	0.2	0.0	0.0	0.4
Indian	0.1	0.1	0.1	0.0	0.3
Pakistani	0.1	0.2	0.0	0.0	0.4
Bangladeshi	0.0	0.0	0.0	0.0	0.0
Other Asian	0.0	0.0	0.0	0.0	0.1
Total Asian	0.2	0.4	0.1	0.1	0.8
Black Caribbean	0.0	0.0	0.0	0.0	0.0
Black African	0.0	0.0	0.0	0.0	0.1
Black Other	0.0	0.0	0.0	0.0	0.0
Total Black	0.0	0.1	0.0	0.0	0.1
Chinese	0.1	0.2	0.0	0.0	0.2
Other Ethnic Group	0.0	0.1	0.0	0.0	0.1
Total Chinese or Other	0.1	0.2	0.0	0.0	0.3

Source: Census 2001

A Housing Needs Survey informed the study which was compared to the Housing Needs Survey for Ribble Valley as a whole. The survey found the BME population disproportionately concentrated in inner urban areas where private sector tenure dominates.

9% live in housing association properties, 5% council owned properties, 5% private rented sector – a similar pattern to the Ribble Valley as a whole

70% of the BME community live in pre-1919 terraced properties in Clitheroe, and the remaining households live in semi-detached properties, whereas the population as a whole 70% live in semi-detached properties.

57% felt their accommodation was inadequate with reasons cited including being too small or needing repairs.

70% of BME households have dependent children compared to the Census (2001) figure of 29.5% of households in Ribble Valley to have dependent children.

The BME community have 4.4 persons per household compared to 2.4 persons for Ribble Valley.

Over 70% of households wished to move within the next two years, semi detached properties were the most popular type of accommodation required (52%), followed by terraced properties (18%) and bungalows (10%). Households were looking for four plus bedrooms in semi detached properties.

Clitheroe was the single most popular location to move to with 85% of the BME population already residing there.

Owner occupation was the preferred tenure; however 43% indicated preference for Council/Housing Association lettings where there is demand for semi-detached properties.

Multi-generational households are prevalent, the survey found that more than half of the household members planned to form separate households although in close proximity to the family home.

The BME Housing Strategy for East Lancashire¹⁷ highlights that the younger generation have a hidden demand for new low cost private housing that developers are not meeting. Issues also include a greater demand for supported accommodation for the ageing first generation community in specific areas

11.6 Other Hard-to-Reach Groups

The Gypsy & Traveller Accommodation Assessment (GTAA) undertaken for Ribble Valley estimates there to be at least 96 local gypsies and travellers living in the Ribble Valley. This is a very small population when compared to other local authorities in the Lancashire sub region. Findings include:

- Only one form of accommodation provision for Gypsies and Travellers exists in the Ribble Valley which is a private site
- No households reported anyone living with them wanted to own their own accommodation by 2012
- Three households wanted to move from bricks and mortar housing to a long stay residential site
- Half of respondents would be interested in using some form of transit provision when travelling – 'designated stopping places'.
- Households preferred to live on a small private site which they/their family owned, followed by a family owned house
- A private landlord or living in socially rented/housing association property was the least favoured option.
- Estimated requirements for 2007-2012 include 5 additional residential pitches and 6 caravans as additional transit provisions.

¹⁷¹⁷ Towards a Black and Minority Housing Strategy for East Lancashire (2003)

11.7 Key Workers

Ribble Valley identifies key workers in the HNSs as public sector/service employees eligible for affordable housing. Employees in agriculture are also recognised as key workers in the Ribble Valley.

The HNS for the Forest of Bowland (higher)¹⁸ sent the survey to six local employers. Two responded reporting they had experienced problems in recruiting staff due to the lack of affordable housing and poor transport links in the area. However, both businesses do not expect growth over the next five years as a result there will be no impact on affordable housing figures.

Table 1.5 represents the number of key workers indicating housing need in each of the parish HNS, this equates to approximately one fifth of all households in need of affordable housing across the Ribble Valley.

Key Workers indicating housing need

Parish	No. of key workers	No. of agriculture workers
Balderstone & Mellor Brook	4	0
Billington & Langho	0	0
Chipping	12	6
Clitheroe	99	3
Forest of Bowland (Higher)	5	3
Gisburn	2	1
Grindleton	0	0
Longridge	63	2
Mellor	13	1
Osbaldeston	0	0
Read & Simonstone	0	0
Rimington & Middop	1	0
Sabden	7	0
Tosside	0	0
Waddington	0	0
Whalley & Little Mitton	31	4
Wilpshire	11	1
Total	248	21

Source: Ribble Valley Parish Housing Need Surveys (2006-2008)

¹⁸ Forest of Bowland (higher) Housing Needs Survey (2006) ¹⁸¹⁸ Towards a Black and Minority Housing Strategy for East Lancashire (2003)

¹⁸ Forest of Bowland (higher) Housing Needs Survey (2006)

Key worker salaries and housing options

Profession	Salary		Monthly rent affordable (25%)		Mortgage available (3.5x)	
	Starting	Qualified/experienced	Starting	Qualified/experienced	Starting	Qualified/experienced
Nurse	£19,000	£25,000	£396	£521	£66,500	£87,500
Fire-fighter	£20,000	£26,000	£417	£542	£70,000	£91,000
Police officer	£20,000	£23,000	£417	£479	£70,000	£80,500
Teacher	£20,000	£28,000	£417	£583	£70,000	£98,000
Social worker	£20,000	£28,000	£417	£583	£70,000	£98,000
Prison officer	£18,000	£25,000	£375	£521	£63,000	£87,500
Health visitor	£23,000	£31,000	£479	£646	£80,500	£108,500
Mental health nurse	£18,000	£24,000	£375	£500	£63,000	£84,000
Day carer (average level)	£18,000	n/a	£375	n/a	£63,000	n/a
Geriatric nurse	£22,000	n/a	£458	n/a	£77,000	n/a
Farm Manager	£20,000	£26,000	£417	£542	£70,000	£91,000

Source: www.prospects.ac.uk (2008)

The Lancashire Rural Delivery Pathfinder Action Plan¹⁹ identifies agriculture and tourism as key employment sectors particularly within the Ribble Valley. Dunsop Bridge is highlighted as a working community with 42.4% of the population working from home compared to 13.6% for the England average.

An examination of the key issues facing Dunsop Bridge²⁰ found need of a range of additional housing provision in the village including live/work units to attract entrepreneurs/new locally based owners. In the borough as a whole, if people who are self employed or wish to set up a new business are looking for affordable units, then if they are found to be in housing need then they will meet Ribble Valley Borough Council's local housing need criteria and will therefore be eligible for local needs/affordable housing. This is an important issue as ensuring there are sufficient affordable units in the borough for self employed persons will assist in reducing out migration from Ribble Valley as people travel out to work premises. This is an issue that is reflected in the Employment Land and Retail study undertaken by consultants on behalf of the Council. This document will form an important part of the LDF evidence base.

Table 1.6 gives examples of key worker salaries, plus what this means in terms of the affordability of rents and availability of mortgages.

¹⁹ Lancashire Rural Delivery Pathfinder Action Plan

²⁰ Rural Innovation, Dunsop Bridge Master Planning Issues Paper. (2005)

It would take a major fall in average house prices (of 30% or more) to make a significant difference to the numbers of key workers able to access owner occupation in Ribble Valley. Even then only parts of Ribble Valley would be accessible to key service workers on starting salaries.

Key Issues –Specific Household Requirements

- Overall it is clear that rural areas across the Ribble Valley have benefited from a strong and buoyant housing market. In general terms, rural areas appear to be attractive places to live for people working in a variety of occupations, living in a medium to large dwelling types who have been able to afford to buy their own home.
- Villages and hamlets are extremely popular residential areas for commuters, and rural areas have high numbers of managers and senior professionals. However, the needs of people employed locally in rural areas must be carefully considered. Those working in rural industries, tourism and local services are important to the economy, but are most likely to be affected by the lack of affordable housing.
- The growing affordability gap between average household income and average house price in rural areas is a clear barrier to home ownership. There is a very limited supply of social rented housing. In addition, rural areas tend to have greater numbers of large properties and less variety in terms of the types and sizes of housing on offer
- The second home phenomenon has not affected Ribble Valley to the same extent as the Yorkshire Dales or Lake District, but may already be exacerbating the high cost of purchasing a property in rural areas. The large numbers of tenanted properties in some of the more isolated parts of the district may also serve to limit the supply of housing for purchase
- Ribble Valley will continue to be a popular location for families, but the projected growth in older residents will need careful consideration as it will have a significant effect on the housing market. ONS project an additional 8,700 residents aged 65 and over. This translates into demand for a range of property types, and while many would prefer to stay in their own home, others would like adapted dwellings and some will take up Extra care accommodation. Although many older people are occupying larger houses than they currently need (and could be used to house a family) they will only choose to leave if they feel they are moving into accommodation that better meets their needs or aspirations. Understanding the implications of the ageing population may require additional research, or certainly more detailed analysis of existing surveys and research
- Young people are most affected by the lack of affordable housing options, with anecdotal evidence suggesting they are leaving the borough, and that there is a significant problem of hidden homelessness. A greater supply of private rented accommodation may be the best way to meet the needs of this group, but further consultation is required to verify this.

- Ribble Valley has a small but growing Black and Minority Ethnic population. The Asian community tend to be concentrated in pre-war terraced housing in Clitheroe, and more affected by overcrowding than the population at large
- Key workers are being severely affected by the lack of affordable housing, with anecdotal evidence suggesting that this is creating recruitment problems for organisations like schools and rural businesses. However, the Housing Need Surveys highlight greatest need in the main settlements of Clitheroe, Longridge and Whalley. It would take a major fall in house prices, in the order of 30% or more, to make housing affordable to key workers and then only in parts of the district.

SECTION E: CONCLUSIONS

12. Conclusions and Policy Implications

Ribble Valley has high levels of owner occupation, with considerable numbers of large and detached houses and a relatively small social housing stock. The borough has comparatively low numbers of smaller properties, which is likely to be placed under greater pressure in the future as demographic trends suggest that average household sizes will continue to shrink

Detached housing in rural and suburban parts of the borough is clearly in demand and commands high values. House price inflation has been driven by inward migration from people working in adjacent authorities or further afield who then take advantage of the borough's good transport links to commute to work.

Property is least affordable in rural areas right across the district, although prices have risen quickly in towns and suburbs best connected to adjacent employment markets. Substantial increases in the supply of high quality, large housing is likely to further increase inward migration from these adjacent markets.

The borough's population is growing, and it has an older age profile that is projected to continue increasing in size in future years. Economic growth has been good, although the local economy is dependent on sectors such as manufacturing and agriculture that are projected to contract further in future.

The lack of affordable housing may be beginning to create problems for the indigenous workforce and the local economy as key workers and low-income groups are forced to live outside and commute into the district.

Although many parts of the country are seeing falls in the value of property, it is unclear whether this is likely to impact in the same way on popular residential areas such as those across Ribble Valley. The least affordable areas would require a fall in value of 30-40% to put them within the range of local residents (based on average incomes).

Local housing policy needs to take housing market context into account, while supporting regional and sub-regional priorities. Although the setting of priorities is a matter for local policymakers and representatives, our understanding of both market and policy context, suggests the following aims to be of greatest importance:

- Meeting the housing needs of existing residents by encouraging the provision of affordable housing. This will also serve to increase the opportunities for people on low incomes and young households to remain in the district.
- Increasing supply of market housing to meet the demand from a growing population
- Understanding the implications of a growing elderly population and meeting their needs and aspirations
- Providing more housing for social rent

- Supporting economic growth, by increasing housing options for key workers and those on lower incomes
- Preserve the greenbelt, especially the district's rural assets, but also the many attractive residential locations
- Promote more sustainable patterns of commuting, by planning for housing requirements within local housing markets.
- Limiting further in-migration from the Blackburn, Burnley and Preston areas to support sub-regional regeneration efforts

More housing needs to be constructed, but it must be of the right tenure, size and quality to meet the needs of local residents. Clearly there will be financial rewards for developers in building large, detached housing, but this is likely to further increase in-migration of more affluent groups and would fail to meet the most pressing needs of the existing local population.

Ribble Valley has an undersupply of smaller, more affordable housing types and planning policy can target a better mix of housing in all locations, by focussing on gradually increasing the supply of smaller types of housing. This is especially important given the trend towards smaller households and the shortage of land for development. There will also be need to continuously assess the mix of house types on a site-by-site basis.

Ribble Valley will have a role in the provision of new housing. However the housing need analysis indicates that as many as possible (or as many as is commercially viable for developers to provide) of the 161 additional dwellings per annum set out in RSS should be used to meet the need for affordable housing in Ribble Valley. There is a clear shortage of social rented homes.

Intermediate housing products such as shared ownership, and smaller units for sale or rent will also help to meet the demand for entry-level housing. The delivery of this will clearly be dependent on a number of factors including land values, housing market trends and the availability of credit. These need to be affordable to households earning up to £30,000 in order to meet the needs of most key workers and young families.

The balance between affordable housing and market housing should vary between locations, based on the numbers of households currently priced out of the market. Affordable units should be prioritised in places such as Whalley, Waddington and Bowland with more market than affordable units in St Marys, Read and Simonstone, Primrose and Sabden.

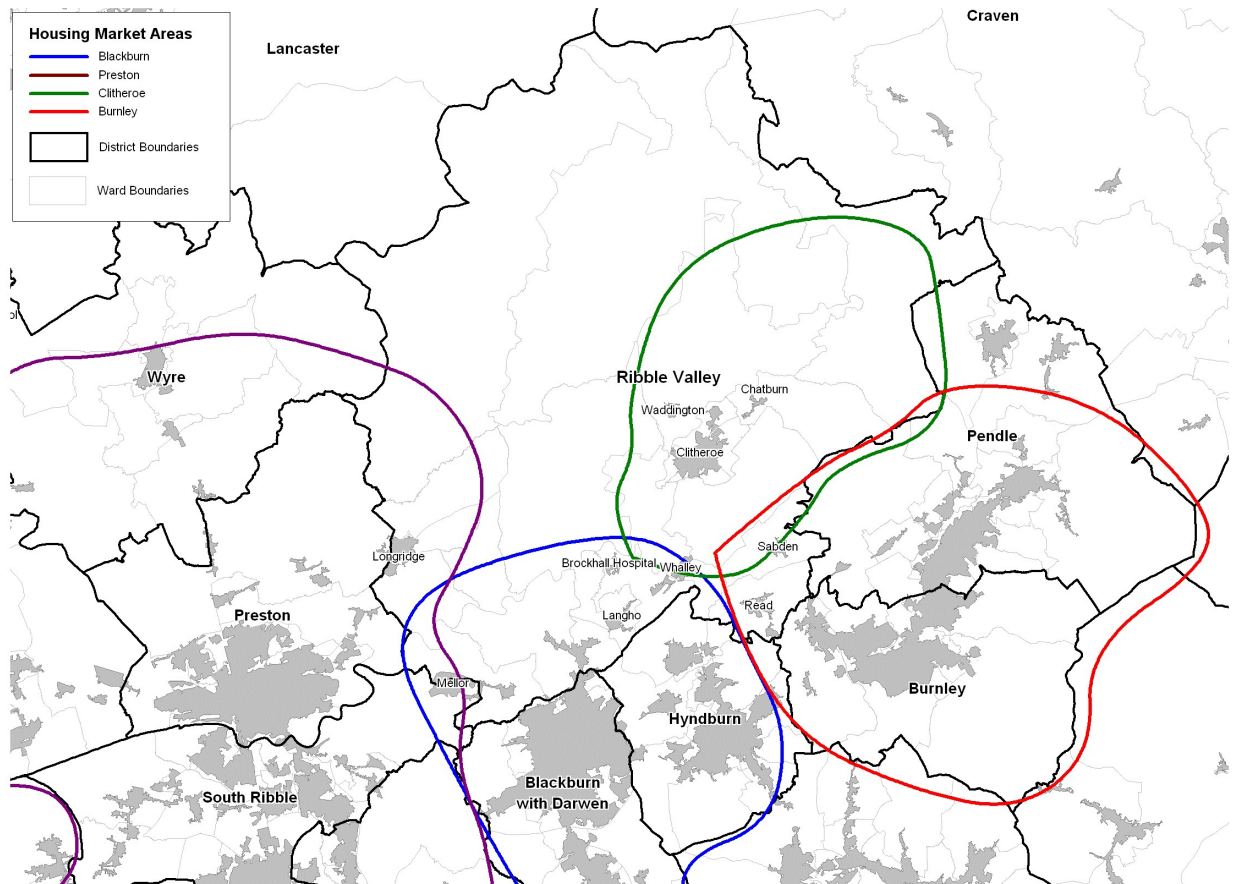
Many rural areas and villages require a greater proportion of affordable than market provision, although some of this demand can be met in adjacent urban areas and on edge-of-town sites. If the council wish to try to limit further in-migration from adjacent authorities, market or executive-style housing should be focussed on areas that have weaker linkages to growing employment centres, such as the wider Clitheroe area. .

The changes to RSS published in March 2008, proposed removing the ceiling to housing figures, in line with the more flexible approach of Planning Policy Statement 3. While

this is primarily to support national Government targets for additional homes, this may provide more scope to provide affordable housing. This would of course involve careful balancing of the policy choices listed above.

While previous research supports looking at Ribble Valley as a single housing market area, the borough does have clear linkages to neighbouring markets. Developments in these markets are likely to have an impact on Ribble Valley in the future, and it is important to consider what effect these are likely to have. For example, forecast jobs growth in the Central Lancashire City Region could serve to increase the pressure on Ribble Valley's housing market, especially in and around the Longridge area. However, at the same time, the successful regeneration of East Lancashire also has the potential to slow migration to the Ribble Valley area.

Indicative Housing Market Areas



The current draft of Regional Spatial Strategy allocates much higher levels of new housing development to Ribble Valley's adjacent neighbours to the South and West. Given the degree of market linkage, any significant new development in Blackburn with Darwen and Preston would be most likely to affect Ribble Valley's market.

The national minimum indicative size threshold for affordable housing is a development of 15 dwellings or more. When setting thresholds, Ribble Valley Borough Council should take into account the economic viability of developments in current housing market conditions and the outcomes of the strategic housing land availability study. The council

could also consider setting variable thresholds for affordable housing, according to the needs of different locations. Lower thresholds could be set in rural communities, given the cost of market housing and the scale of affordability concerns in these areas

Ribble Valley's approach to seeking developer contributions needs to be carefully considered, given the importance of private sector contributions to meeting affordable housing goals, plus the challenging nature of targets. However, on-site provision of affordable units is desirable and should be the basis of policy, unless compelling evidence for off-site provision is presented by developers

Given the scale of affordability problems and housing need in rural areas, a rural exceptions approach to planning policy appears to be wholly justified. This would support the granting of planning permission for affordable housing on rural or 'fringe' sites that would not normally be released for development under current guidelines. This should only take place if the criteria set out in a rural exceptions policy are met in full.

13. Monitoring and Updating Core and Local Output Indicators

13.1 Identifying Local Output Indicators

Output indicators need to continue to monitor the provision of new housing in terms of market, intermediate and social rented units as well as the types and sizes of new houses. Changes to the profile of available housing should be monitored at site, local and district level.

As more parish housing need surveys are carried out, the results of these should be used to update the district level housing need analysis contained in this report. To get most value from this any new surveys should be as similar as possible in format and layout to the existing parish surveys. Future updates should attempt to assess how representative respondents to the survey are compared to the borough's population profile.

More detailed analysis of waiting lists for affordable housing could help Ribble Valley Borough Council to build understanding of the types, sizes and locations of housing most in most demand.

While it is clear that the elderly population will grow significantly over the next ten to twenty years, it is less clear which housing types and sizes will be most popular and in most demand. It will be worthwhile researching whether other studies exist that are able to answer these questions, or if further primary research is required.

Ribble Valley should continue to analyse demographic trends and examine the implications of any new information as it becomes available. Population and household projections, demographic trends and labour market studies will be of most direct relevance to Ribble Valley.

More primary research may be required in order to actively engage rural communities on the ways to address housing need and understand the different issues affecting the wide variety of people living in the countryside. There are likely to be specific issues for groups such as agricultural and key workers.

The private rental market plays an increasingly important role in the provision of affordable housing. This has been driven in part by the growth of the buy-to-let phenomenon. However, relatively little is known about its current extent or growth patterns within Ribble Valley and what the implications of change in this sector may have on different markets in Ribble Valley. This is especially important in Ribble Valley, given the numbers of tied properties and accommodation linked to employment, and how this interacts with other housing tenures and options in the housing market.

