



Leyburn and Surrounding Villages

Housing Need Report

Draft Report

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AREAS COVERED IN THE REPORT – POPULATION & HOUSEHOLD DATA

PARISH NAME	POPULATION	HOUSEHOLD Nos
LEYBURN	2183	1160
SPENNITHORNE (inc Hutton Hang)	198	99
HARMBY	371	198
MIDDLEHAM	825	476
FINGHALL (inc Akebar)	166	74
REDMIRE (inc Castle Bolton with E & W Bolton)	384	237
WENSLEY	151	74
BELLERBY	364	193
PRESTON UNDER SCAR	170	109

- 2011 Census has not been able to breakdown some of the areas and has included small settlements as indicated in the table above

LEYBURN TOWN PLAN BACKGROUND

In late 2017 residents and businesses in Leyburn and the surrounding area were invited to take part in a comprehensive survey to find out what people thought about the town and the future challenges it faced. More than 1000 respondents gave their views on issues ranging from Council services to public events and car parking; the responses, including more than 5000 written comments, were analysed, prioritised and published in May 2018 as the Leyburn Town Plan.

With reference to Richmondshire District Council's current Local Plan calling for a large number of new houses to be built in and around Leyburn the survey solicited views on the type and tenure of houses in any new developments. The majority of respondents wanted to see a broad mix of housing types (flats, bungalows, family houses and starter homes) with a mix of tenure, including social housing. These findings resulted in the Leyburn Town Plan tasking the Town Council with two action items:

Action: Ask the Town Council to ensure future developers of housing understand the type of housing needed in Leyburn

Action: Discuss the possibility of a community-led housing initiative

A Housing Sub-Committee, comprising mainly residents, was created with one of its first priorities to gather evidence regarding the demand for affordable housing and starter homes in the area. Working closely with Richmondshire's Rural Housing Enabler a Housing Needs Survey was developed and delivered to more than 3000 residential and business addresses in Leyburn and the surrounding Parishes questioning current and future requirements. In view of the confidential nature of the information requested it was determined that responses would be directed to the Rural Housing Enabler with only statistical information shared with the Sub-Committee and published in an evidence based report.

EXECUTIVE SUMMARY

- **3177 surveys to distributed to homes and businesses**
- **68 returns, 59 in housing need**
- **Preferred tenures wanted – 24 Open Market purchase, 27 Housing Association Rented, 12 Low Cost Home Ownership (Shared Ownership), 9 Discount for Sale purchase and 6 Community Led Housing.**
- **1, 2 , 3 bed majority size properties required with 5% 4 beds**

1. PARISH SUMMARY

This survey was distributed to 3177 households and businesses, with the support for Leyburn Town Council Housing Sub Committee. It was agreed with the sub committee, that the survey would cover the following parishes – Leyburn, Harmby, Spennithorne, Middleham, Bellerby, Wensley, Finghall, Preston under Scar, Redmire.

The majority of existing homes in the parish are privately owned or rented and include a mix of cottages, houses, single storey accommodation, limited barn conversions and farms. With limited flatted properties.

Leyburn and the surrounding areas forms the gateway to the heart of Wensleydale with its spectacular views of the surrounding countryside and is an area of all seasons on any one day. The areas has an diverse range of local shops, cafes, traditional pubs and Leyburn plays host to a weekly market and is an ideal base for walking, sightseeing or just watching the world go by.

2. INTRODUCTION

The Rural Housing Enabler was asked by Leyburn Town Plan Housing sub group members to carry out a housing needs survey to establish if there was a proven need for additional housing in Leyburn and the surrounding parishes (stated above) and includes affordable housing, open market purchase and includes Community Led Housing.

Such surveys assist in identifying those areas with the greatest housing problems so that scarce financial resources can be put to best use.

Experience has shown that these surveys need to be carried out at regular intervals if the results are to remain relevant in identifying trends.

- The RHE is employed by Hambleton District Council on behalf of Hambleton & Richmondshire, which is part of the North Yorkshire network of Rural Housing Enablers.
- The RHE works closely with rural communities, housing associations, local authorities and landowners to meet the affordable housing needs of rural communities.

3. AIM

The aim of carrying out the survey is to investigate housing need for local people (or those who have a need to live in/return to the parishes) of Leyburn, Bellerby, Wensley, Harmby, Spennithorne, Finghall, Preston under Scar, Redmire and Middleham . This information will be used to ensure that any future developments make provision to meet the need identified. The standard North Yorkshire wide template has been used to capture the information required to support any proposals.

- ‘Housing need’ can be defined as the need for an individual or household to obtain housing which is suitable to their circumstances.
- It implies that there are problems or limitations with the household’s current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector.
- Such problems may be concerned with housing costs, size, location, layout, state of repair, or security of tenure.

- This need may be immediate or anticipated in the near future.

One of the specific questions being asked of the survey was – Are you a Care Worker? The reasoning behind this was to identify if there was a need to provide housing for Care Workers who travel long distances to work at Kirkwood Extra Care facility or others in the community. Only 5 responded stating there are Care Workers.

4. SURVEY DISTRIBUTION AND RESPONSE

In order to carry out the housing needs survey, the questionnaires were delivered to 3177 dwellings and selected businesses in the parishes via postal delivery and residents were encouraged to respond. (Unless returned as undeliverable by Royal Mail)

To encourage a good response, households were given a Freepost address to return the completed form to the RHE or apply online at www.richmondshire.gov.uk/survey/leyburn and this will ensure confidentiality.

They were asked to respond within 21 days by 15th February when the forms will be analysed and a report produced. This date was extended until 28th February.

- The questionnaires were distributed to all households and a number of businesses. Any residents who had moved away and wished to return could complete one.
- If a household considered itself in need, or likely to be in need of affordable housing within the next five years, it was invited to complete the survey.
- There were 68 returns which included 15 online returns.
- We had 175 returned by Royal Mail.
- Of the 68 – 9 indicated they have no need. 59 in housing need.
- This identified need equated to 1.97%. This was a very low response rate.

5 EXISTING HOUSEHOLD COMPOSITION

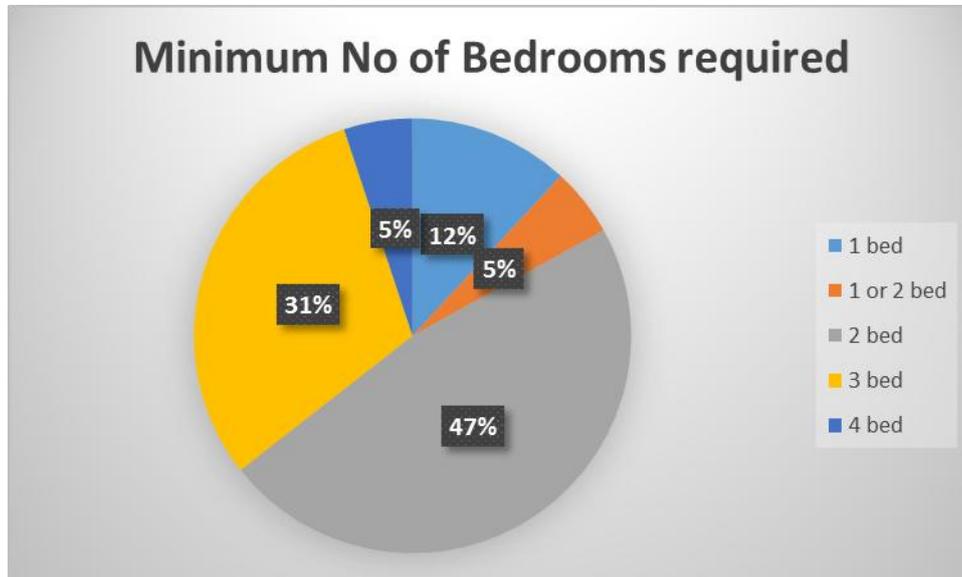
The area covered lies within Richmondshire District Council planning & housing area and comprises of 2620 household space, 2284 with residents and 336 with no usual residents. From these there are:

Tenure		Housing Type	
Owned outright	1061	Detached	1135
Owned with mortgage	516	Semi - detached	809
Shared ownership	21	Terraced	499
Social rented	177	Flat	145
Private Rented	440	Caravan or mobile	32
Living rent free	69		

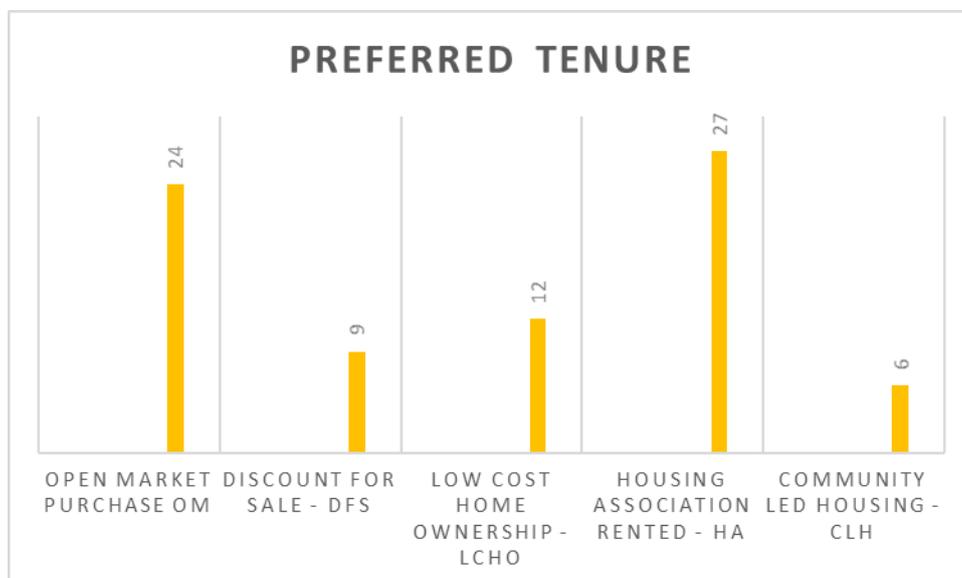
6 KEY FINDINGS - HOUSING NEEDS

In summary there were fifty-nine respondents who completed the survey forms who indicated that they may need alternative accommodation now or in the next five - ten years and would be looking for 2 – 3 bedroom accommodation with the majority wishing affordable housing or purchase on the open market. Their need is highlighted below:

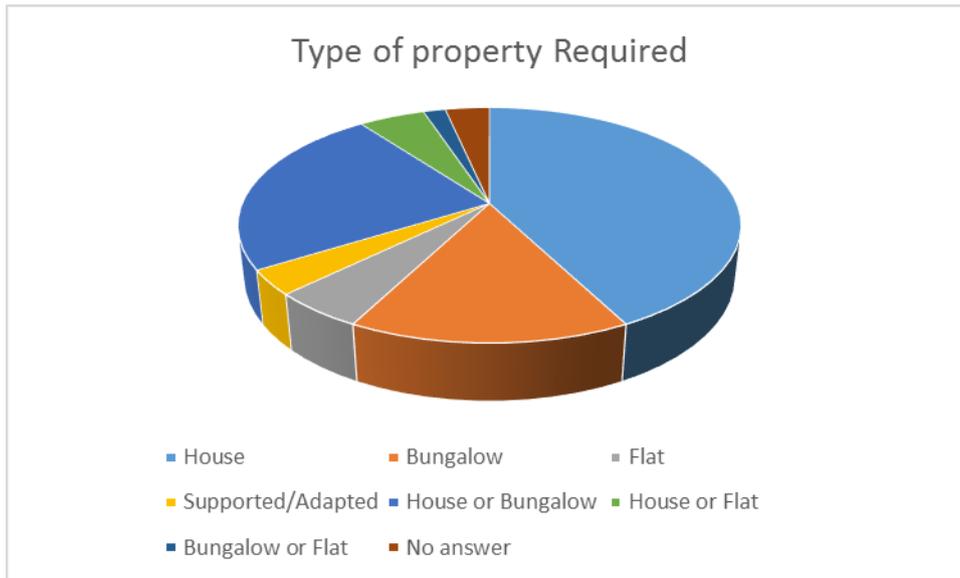
Q7 What are the minimum number of bedrooms you require?



Q8 Which tenure would you prefer?



Q6 What type of property do you require?



National Housing Federation reported in 2017/18 that the average house price in Richmondshire was £225,818 whilst the average median income was still at £25,412 and ratio of house price to incomes in 2017 is 8.9. (unfortunately this is not specific to the area of our survey but covers the whole of Richmondshire)

Houses for sale at the time of the survey: (information obtained from; www.irhopper.co.uk;

- Leyburn – 4 bed detached house - £415,000
- Leyburn – 3 bed house - £329,950; £285,000;
- Middleham – 4 bed house - £300,000;
- Middleham – 3 bed house/cottage - £250,000; £245,000
- Redmire – 3 bed house - £205,000

This may be aspirational in light of the incomes indicated in the responses. However, a number of respondents have indicated that they have between £10,000-25,000 savings. The number of Mortgage lenders seems to have increased but the majority continue to be requiring 10 – 20% deposit.

Example of income required if purchasing in Leyburn from the properties for sale at the time of undertaking the survey:

- 3 bed house - £250,000
- 20% deposit - £50,000
- Mortgage required for £200,000
- 3.5 times household income would need to be – £57,143

When asked about deposits and availability of mortgages, the responses were as follows:

	Yes	No	Don't know	No Needed
Will you have a deposit?	21	7	8	
Will you be able to obtain a mortgage?	19	2	13	9

Respondents were asked if they were Home Owners what equity would they have if their current home was sold, nine respondents stating that they would not require a mortgage.– even with the high prices in the Dales . For the purposes of this report those wanting to purchase on the open market home are not deemed to be in housing need.

The residents of the areas covered are either those that have retired into the area, lived there until they can no longer manage or those who have lived there for generations and would not consider living anywhere else. The main reason indicated for needing to move are:

Q9	What is your main reason for needing to move?	
	8	<i>I cannot afford my current accommodation</i>
	7	<i>Poor quality existing accommodation</i>
	9	<i>Need larger accommodation</i>
	12	<i>Need smaller accommodation</i>
	1	<i>Need to be closer to employment</i>
	4	<i>Need to be closer to a carer or dependent to give or receive support</i>
	7	<i>Need secure accommodation</i>
	2	<i>Need adapted accommodation</i>
	4	<i>Need to move on from supported accommodation</i>
	12	<i>Need to set-up independent accommodation</i>
	10	<i>Need a home</i>

*Multiple answers given here

There are a number of social housing stock in the parish under the management of Broadacres HA, Home Group, Hospitalier, Sanctuary HA and Richmondshire DC.

Richmondshire DC

Bellerby – 1 x 3 bed house; Finghall – 2 x 3 bed houses; ; Harmby – 3 x 3 bed houses; Middleham – 8 x 3 bed houses, 6 x 2 bed houses, 14 x 2 bed bungalows, 6 x 1 bed bungalows, 4 x 1 bed flats.

Leyburn – 21 x 3 bed houses, 29 x 2 bed bungalows, 10 x 1 bed bungalows, 5 x 2 bed flats, 7 x 1 bed flats , 13x bedsits.

Preston under Scar – 1 x 3 bed house, Redmire – 3 x 3 bed houses, 4 x 2 bed bungalows; Spennithorne – 3 x 3 bed houses, 2 x 1 bed bungalows

Broadacres HA

Middleham – 2 bed flats x 2, 2 x 3 bed houses, 1x 4 bed house and 6 x 2 bed houses; Leyburn – 2 x 2 bed bungalows, 2 x 2 bed houses

Home Group

1 x 3 bed house

Hospitalier

6 x 2 bed flats

Sanctuary HA
Askrigg – 20 x 2 bed houses, 11 x 3 bed houses.

7. COMMENTS FROM RESPONDENTS

All comments are recorded as written apart from removal of personal details

Comments from the Housing Need returns: Only personal circumstances were provided.

Comments, typed as written:

Self-Build Plots – have long been interested in a self-build plot, but we have concerns about what the Richmondshire District Council would allow in terms of design – i.e. contemporary versus traditional. Local rents do not reflect local wages. Still so much housing sold as retirement and holiday homes. No real access to social housing. Have been nearly homeless before and there was precisely zero help.

There is a shortage of 1 bed properties.

There is a need for one bedroom accommodation in the area.

There is a need for something akin to the old almshouses scheme for older people to stay in their village. I'm much in favour of social housing – affordable housing is a con and may people assume it means social housing. The difference needs to be spelt out.

I feel we need to focus on the future generations of families residing in the area. I do not think it would be good to attract older retirees only.

8 HOUSING NEED IDENTIFIED.

LOCAL CONNECTION	FAMILY COMPOSITION	CURRENT HOME	HOUSING NEED	COMMENTS
Lived in Parish - Bellerby	Single 45-59	3 bed house HONM	2 bed house or bungalow LCHO to release equity	Need to be closer for care and support
Lives in Parish, family also Middleham and Leyburn	Single 30-44	2 bed flat 1-3 yrs PR	1 or 2 bed flat HA Need secure accomm	
Lives in Parishes - Bellerby, Middleham, Leyburn	2 adults - 30-44, 60+	4 bed house. 11 yrs. HOWM	2 bed house. OM to downsize	Interested in self-build plot.
Lives and employed in Parish - Leyburn, Spennithorne and Preston U Scar	Family - couple plus 2	3 bed house. 4-5 yrs. PR - family	3 bed house - OM/DfS	Need larger accom. Income
Lives in parish - Leyburn	Family - couple plus 2	3 bed house. 11 yrs. HOWM	3 bed house. OM	Interested in Self-Build.
Lives and works in parish - Leyburn	Couple - 20-29	3 bed house. 4-5 yrs. PR	2 bed house or bungalow. OM. FTB Need own place	
Lives in Parish - Leyburn	Completed by parents for 2 x 10-19yr olds	3 bed house. 11 yrs. LWP	3 bed house. OM or LCHO	Need place of own.
Lives & employed in parish, close family - Wensley	Single - 20-29	3 bed house - LWP. 11 yrs.	2 bed house. OM or LCHO. Need place of own	Completed for son who is currently working abroad.
Lives & works in Leyburn	Single - 45-59	2 bed house. 1-3 yrs. PR	2 bed house or bung. HA	Affordability issues, Need secure accom.

Lives & Family connection in parish-Leyburn	Family - couple plus 4	3 bed house. PR 1-3 yrs.	4 bed house. HA or CLH	
Lives & works in parish - Leyburn & Middleham	Family - 4 adults	3 bed house. 4-5 yrs. PR	3 bed house . DfS	
Lives in parish - Harmby & Spennithorne	Single - 60+	1 bed house. Less than 1 yr. PR	2 bed house or bungalow. HA.	Need to be closer to facilities.
Lives in parish - Leyburn	Couple - 71+	3 bed house. 11 yrs. HONM	2 bed house. OM	Need smaller accom, downsizing.
Lives and has close family in Middleham.	Couple - 45-59	1 bed house. 1-3 yrs. PR	1 or 2 bed house or bungalow. HA	I am a care worker for my mother-in-law. Affordability issues with poor accom. Need larger accom.
Lives in parish - Middleham	Family - couple plus 1	3 bed house, 1-3 yrs. PR	3 bed house, OM	Need secure home. Interested in Self-build.
Lives in parish-Leyburn	Couple - 70+	3 bed house. 4-5 yrs. HONM	3 bed house. OM	
Lives & works in Leyburn	Family - single plus 1	2 bed flat. 11 yrs. PR	2 bed house. HA	Affordability issues.
Lives & close family in Bellerby	Couple - 65+	Bungalow 1-3 yrs. HONM	3 bed bungalow. OM	
Lives in parish - Bellerby and Redmire	Couple - 30-59	2 bed bungalow. Less than 1 year. PR	2 bed house or bung, HA	Poor existing accom, affordability issues. Care Worker.

Lives & employed in Middleham&Leyburn	Family - couple plus 1	2 bed House, 6-10 yrs, PR	2 bed house or bung, HA/SO/CLH	Need secure accom.
Lives & close family in Bellerby & Leyburn	Family (single plus 2)	2 bed house. 1-3 yrs. PR	4 bed house, DfS	Need larger accom, can get deposit & Mortg, Interested in Self-Build,
Lives in Leyburn	Couple - 60+	2 bed house 6-10 years HONM	2 bed bungalow OM	Need home without stairs,
Lives & works in Leyburn	Couple 60+	3 bed house, 11 yrs, PR	3 bed bung, CLH	Need to be closer to employment.
Lives in Middleham & family who wish to return	Couple -60+	4 bed house, 11 yrs, HONM	3 bed house, OM	Want to downsize
Lives in Leyburn	Single - 45-59	4 bed house, 11 yrs, HONM	3 bed house/flat, OM	Need a place of own,
Lives in Bellerby	Single 60+	4 bed bung, 11 yrs, HONM	3 bed bung, OM	Wants to downsize and want to move near shops & facilities
Lives in Spennithorne	Couple 60+	3 bed bung, 11 yrs, HONM	2 bed bung, OM	Wants to downsize
Lives in Spennithorne	Couple 60+	3 bed bung, 11 yrs, HONM	2 bed bung or flat, OM/PR	care worker, need smaller accom nearer Town Centre.
Lives in Middleham & Leyburn	Single 60+	3 bed house, 11 yrs, HONM	2 bed bung, HA	Needs to downsize due to health, Interested in Self-Build
Lived in Wensley & Leyburn		3 bed house. 11 yrs, SO	1 bed house or flat, SO	Need smaller accom

Lives across area	Single - 20/29	2 bed house, 1-3yrs, PR	2 bed house, OM/HA/SO/DfS	Interested in Self-Build
Lives in Leyburn	Single 60+	4 bed house, 11 yrs, HONM	3 bed house, OM	Need to downsize. Would like to be within walking distance for shops
Employed in the area	Family - couple plus 1	3 bed house, 1-3yrs, PR	3 bed house, SO/DfS	Need place of own
Lives & works in Leyburn	Single 30-44	1 bed flat, 1-3yrs,PR	2 bed house, HA	Need larger accom. Interested in Self-Build.
Lives in area	Single 60+	2 bed bung, 4-5 yrs, PR	2 bed house or bung, PR/HA	Affordability issues.
Lives in Leyburn	Family - single plus 2	3 bed house, less than year, PR	3 bed house, HA	
Lives & works in Harmby/Leyburn	Single 20-29	LWP	2 bed house, OM	FTB, Need place of own
Has lived across area	Couple 20-29	1 bed bung, 1-3 yrs, HOWM	2 bed house or bung, OM/DfS	Need larger home. Interested in Self-Build
Lives in Harmby	Single 30-44	2 bed house, 1-3yrs, PR	2 bed house, OM/PR	Interested in Self-Build. Need larger accom
Employed & close family live in Leyburn	Family - couple plus 1	3 bed house, 6-10yrs, SO	3 bed house, OM/SO/DfS	Interested in Self-Build,
Lives & Employed in Leyburn	Couple - 20-29	LWP	3 bed house, SO	FTB, Interested in Self-Build

Lives & employed in Middleham	Family - couple plus 1	2 bed house, < 1 yr, PR	2 bed house, HA/SO	FTB, poor accom, need larger accom.
Lives in Redmire	Single 60+	2 bed house, 11 yrs, PR	2 bed house or bung, HA	Need smaller accom, affordability issues.
Lives in Finghall	Family - couple plus 1	2 bed bung, 11 yrs, PR	2 bed bung, HA	Need secure accom.
Has close family living in Richmondshire	Single 60+	2 bed bung, 11 yrs, HONM	1 bed adapted bung, HA	Need secure accom & needs to be closer to receive support.
Lives & works in Leyburn	2 adults <19	LWP	2 bed house or flat, OM /DfS/CLH	Need place of own.
Lives in Leyburn	Family - couple plus 4	3 bed house, < 1 yr, HA	3 bed adapted housing, HA	Need to be closer to a carer
Lives in Leyburn	Family-single plus 1	2 bed house, 4-5 yrs, SO	2 bed house or bung, SO	Need place of own
Lives in Middleham	Single 60+	2 bed bung, 1-3 yrs, HA	1 or 2 bed bung , HA	Need smaller accom.
Lives & works in Middleham	Couple - 30-44	1 bed flat, 4-5 yrs, PR	2 bed house, OM/SO/DfS/CLH	Need larger accom.
Lives in Middleham	Single 60+	2 bed house, 4-5 yrs, PR	1 bed house or bung, HA	Affordability issues, need secure home, .
Lives in Spenniuthorne, close family in Leyburn	Family - couple plus 2	4 bed house, 1-3 yrs, HOWM	4 bed house, OM	

Lives in Wensley & Leyburn	Couple - 60+	3 bed house, 11 yrs,PR	2 bed bung, HA	Poor quality accom. Need to downsize and be closer to carer
Lives in Leyburn	Single - 45-59	1 bed flat, 1-3 yrs, supported accom	1 bed flat, HA	Want to move on from supported housing.
Lives in Leyburn	Single - 45-59	1 bed flat. 1-3yrs, Supported accom	1 bed flat, HA	Want to move on from supported housing.
Lives in Spennithorne	Couple 65+	3 bed bungalow, 11 yrs, HONM	2 bed adapted housing, HA,	Wants to move on to adapted housing
Lives in Leyburn	Family (couple plus 2)	3 bed bung, 6-10 yrs. PR	3 bed house or bung, HA/SO/DfS/CLH	
Lives in Leyburn/Redmire/Middleham	Single 45-59	1 bed, 1-3 yrs,	1 bed house or bung. HA	Need home of own
Lives and works in Leyburn	Single 45-59	2 bed house, <1 yr. PR	1 bed house or flat.HA/CLH.	Affordability issues. Need to stay in the area to care for elderly parents and work.
Lives in East Scafton, works in Leyburn	Couple 21-35	LWP	2/3 bed SO/DfS	Wants own home.

Codes: HO – Home Owner, OM _ Open Market Purchase, SO – Shared Ownership Association Rent, LWP – Living with Parent

Purchase, PR - Private Rent, HA – Housing

9. RECOMMENDATIONS

This report identifies the need for housing over the next five years and beyond for both open market housing and affordable housing in Leyburn and the surrounding areas. The main area of growth would be Leyburn as the Service Centre. This report identifies the need at a given time and is only a snap shot of the actual need, as we can only go by the responses received.(completed housing need questionnaires providing full name and address).

If this were a Rural Exception Site we would look at the level of identified need and delivery to meet 50% of the need.

SUMMARY

- **Nine responses not in housing need**
- **Thirty-Two responses in affordable housing need (Housing Association rented, Shared ownership , Discount for sale or Community led Housing properties)**
- **Seventeen responses only wanting to purchase on the open market**
- **Ten responses appeared unsure of their future need (Open market, Shared Ownership, Discount for sale or Housing Association rented) However more information is required to make an accurate selection.**

Open Market - 17

5 x 2 bed houses
6 x 3 bed houses
1 x 4 bed house
3 x 2 bed Bungalows
2 x 3 bed Bungalows

Affordable – 32 (on a Rural Exception Site we would only look to meet 50% of the identified need)

Rented – 21, Intermediate Home Ownership - 11

7 x 1 bed house/flat/ bungalow
12 x 2 bed house/ bungalow
5 x 3 bed house/ bungalow
2 x 4 bed house
4 x 2 bed bungalow
2 x 3 bed bungalow

Unsure of tenure preferred - 10

1 x 1 bed bungalow
5 x 2 bed house/bungalow
1 x 2 bed bungalow
3 x 3 bed house