

INGLEBY ARNCLIFFE / INGLEBY CROSS HOUSING NEED REPORT OCTOBER 2013



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1. BACKGROUND INFORMATION.

The two adjoining hamlets of Ingleby Arncliffe & Ingleby Cross rests beneath the breathtaking Cleveland Hills. The population of 300 (**2009 NYCC Census**) is a mix of young and old who partake of a variety of leisure activities e.g. darts & dominoes, Garden Club, WI, Cricket Club and Young Farmers. They are employed in a diverse range of employment areas e.g. agriculture, professional occupations, run small businesses or are retired.

The parish is fortunate to have some splendid and well used buildings in its midst e.g. Village Hall, The Bluebell Inn, School and place of worship to meet the needs of all denominations e.g. All St Church and Methodist Chapel.

2. INTRODUCTION

The Rural Housing Enabler (RHE) discussed carrying out a housing needs survey with the Parish Council to establish if there was a proven need for affordable housing in the area parish of Ingleby Arncliffe & Ingleby Cross.

Such surveys assist officers 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, 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 the affordable housing need for local people (or those who have a need to live in/return to the parish)

- '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.

4. SURVEY DISTRIBUTION AND RESPONSE

In order to carry out the housing needs survey, questionnaires were hand delivered to all dwellings in the parish by the Parish Councillors (Many thanks for you help with this)

To encourage a good response, households were given the opportunity to respond on line..

They were asked to respond within 14 days. Once returned, the forms were inputted onto the computer and analysed.

- A total of 150 questionnaires were distributed.
- Everyone in housing need was asked to complete the form.
- There was a poor response rate of only 11 replies received (7.3%). This could be because residents are having survey overload following the Community Plan exercise.

Summary of Housing Need for the Area Parish of Ingleby Arncliffe/Ingleby Cross

A total of approx 150 forms were distributed to dwellings within the Ingleby Arncliffe/Ingleby Cross Area Parish and 11 were returned. Of these 11, **households had no housing need.**

You and Your Household

Of the 11 returns;

- 1 household indicated that a member of their family had **moved out of the parish, in the last five years** due to difficulties in finding suitable accommodation locally.
- 1 household indicated that a member of their family **was living outside of the parish** because they could not find a home locally.
- All households indicated that they needed to move **together as a family** now or in the next five years.
- 0 households indicated that **a member of their household wished to move independently** to alternative accommodation now or in the next five years.

Housing Need

The summary of the remaining 9 households in need is as follows:

Household Composition & ages	When Needed	Size Required	Tenure Required	Income	Present Accom	Reason for Moving	Comments
Single aged 45-60	Within 2 years	2 bed House	HA	£1250- 2000	3 bed Bung PR	Poor condition of property	£500 pcm rent
Single aged 75+	Within 2 years	2 bed Bung	SO	£5000+	3 bed HO	Wants to downsize	House not on market
Single aged 21 - 35	Within 2 years	1 bed Flat	HA	Less than £1250	1 bed HA	Wants to move closer to family for support	£325 pcm rent
Single 21 - 35	Within 2 years	2 bed flat / Bung	OM	£1250 - 2000	3 bed HO with mortgage	Wants to move closer to family	House on market, if sold would have £30k equity.
Single 75+	Within 2 years	2 bed Bung	HA		2 bed PR		£400 pcm rent
Couple 66 – 74	Within 2 years	2 bed H/ B	OM	£3000 – 3750	4 bed HO	To stay in village	
Couple 61 -74	Within 2 years	2 bed H / B	HA	£ 1250 – 2000	4 bed PR	Downsized	£450 pcm rent
Couple 21 -60	Within 2 years	3 bed H/ B	SO / OM	Less than £1250	3 bed PR		£600 pcm Mortgage or rent
Single aged 45-60	Within 2 years	2 bed House	HA / PR	£1250 - 2000	3 bed PR	Downsize	£500 pcm rent

As you can see, there is a variety of needs within the Parish with 2 people in a position to purchase on the open market, 1 further household indicated Open Market purchase or Shared Ownership. Therefore the real need is 5 requiring Housing Association properties and 1 requiring a Shared Ownership properties.

This would suggest a small development of between 2 – 4 dwellings would be appropriate should we only develop for the direct needs within the Parish.

Comments received.

Of the 11 forms returned only 1 made comments. The comments are as follows:

- I would like to live the rest of my life in the place I have called home for the last 40 years and to down size into suitable accommodation provided by yourselves in a mixed scheme in Ingelby parish.