



*A great place to live, work & play*



*Rural Housing*  
**Enablers**

# DANBY GROUP HOUSING NEEDS SURVEY REPORT SEPTEMBER 2018



Colin Huby

Rural Housing Enabler

Email: [Colin.Huby@scarborough.gov.uk](mailto:Colin.Huby@scarborough.gov.uk)

Tel: [01723 232538](tel:01723232538)

<b>CONTENTS</b>	<b>PAGE</b>
1. Parish Summary	3
2. Introduction	4
3. Aim	4
4. Survey Methodology	4
5. Key Findings	5
6. Summary and Recommendations	11
Appendix 1 Comments	
Appendix 2 HNS Covering Letter	

# 1. PARISH SUMMARY

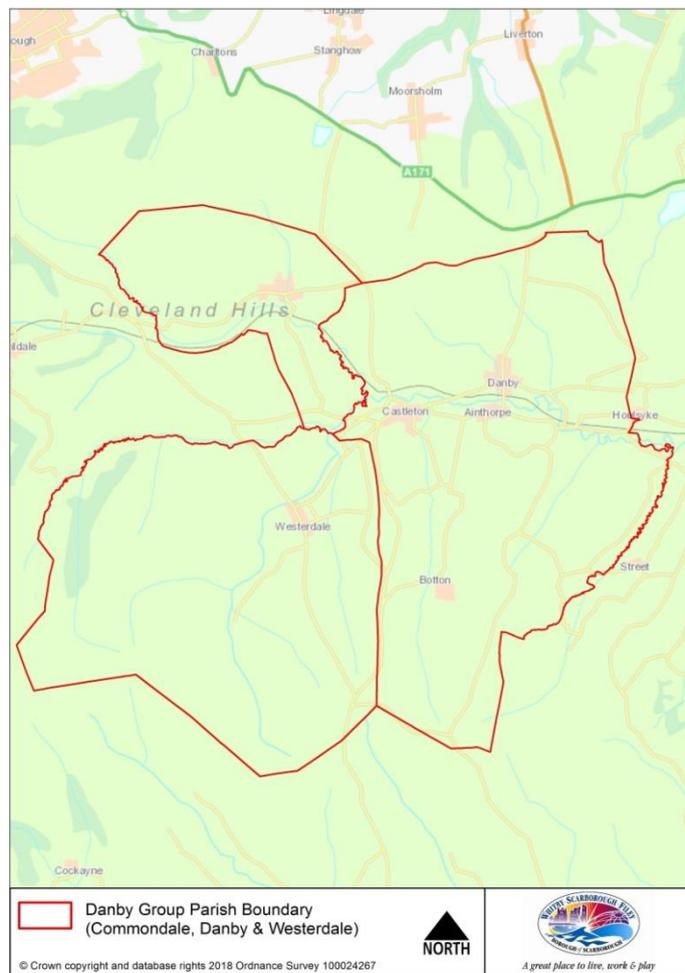
Danby Group Parish serves the rural communities of Danby, Castleton, Westerdale and Comondale together with parts of Fryup and Houlskye in the County of North Yorkshire. The Parish lies between the town of Whitby and the market town of Guisborough on the A171. The Parish also enjoys the Esk Valley Railway linking Middlesbrough and Whitby and there is a limited bus service.

The village of Danby has a population of 1,411, comprising 562 households according to the 2011 Census.

The Parish has two primary schools in Castleton and Danby, and a Rudolf Steiner School in Botton. Castleton is the main service village for the area and supports several shops including a post office, village shop and Co-op, bank, hairdressers, art gallery, two public houses and several social clubs. It also has a church, chapel and two church meeting rooms. Danby has a shop/post office, bakery and a public house as well as a surgery.

The village communities are large enough to support a wide range of clubs and voluntary groups and sports are a common theme throughout the Parish. An important part of the local culture is the annual agricultural shows at Danby and Castleton.

## Danby Group Parish Boundary



The majority of existing affordable rented homes in the parish are provided by Yorkshire Coast Homes and Sanctuary Housing Association. Other rented accommodation is provided by private landlords. There are a total of 53 affordable homes in the parish, including a mix of houses and bungalows.

## **2. INTRODUCTION**

In order to help to identify whether there is a need for additional affordable housing in this area, the Scarborough Rural Housing Enabler (RHE) has undertaken a Housing Needs Survey (HNS) in the parish.

RHEs work with communities and other partners to find innovative solutions to the affordable housing needs of rural communities. A HNS is the first part of the process to understand if there is a housing need for people with a local connection to the parish. The RHE is hosted by Hambleton District Council, and is part of the wider North Yorkshire and East Riding of Yorkshire Council Network of Rural Housing Enablers.

A Housing Need Survey report can be used as evidence of need to support planning applications for the development of a small local affordable housing scheme within the Parish. In the event that a new development of affordable homes is built on a Rural Exception Site, priority will be given to applicants with a local connection when they are allocated.

Where a need is established, the Rural Exception Site policy allows some rural sites to be considered for housing development which would not normally have been considered as they are outside but adjacent to the development limits of the Parish. Rural Exception Sites are often built and managed by Housing Associations. These sites offer communities a way to ensure that newly built affordable homes are made available to people with a local connection to the parish. A HNS records the housing need at a given point in time and uses this 'snapshot' of data to evidence local affordable housing need in a parish.

## **3. AIM**

The aim of the survey is to investigate whether local people (or people with a local connection) have a housing need, what they can afford to buy or rent in the parish and what type of housing they might require.

This review of housing need includes an assessment of respondents' current and future housing arrangements and whether they can afford suitable accommodation on the open market. This report is also concerned with housing costs, size, location, family composition and security of tenure.

## **4. SURVEY METHODOLOGY**

In order to carry out the HNS, questionnaires with a freepost address were distributed to every household in the group parish. Survey forms were also posted out to outlying areas including isolated farmsteads. The survey was distributed in June and July 2018, with a deadline for returning the questionnaires of 23 July 2018.

The survey was also promoted via Scarborough Borough Council's website. All surveys and promotional materials offered the opportunity to complete the survey on-line.

A covering letter from Danby Group Parish Council was sent out with the questionnaire and asked for those with both a housing need and local connection to respond. Completed questionnaires were returned to the RHE to analyse the results.

## 5. KEY FINDINGS OF THE HOUSING NEED SURVEY

A total of 22 questionnaires were returned within the data collation period, 18 of these were paper responses and 4 were completed online. A few respondents did not answer all questions on the form but the 22 did answer all the main questions in order to analyse their needs.

### 5.1. Local Connection

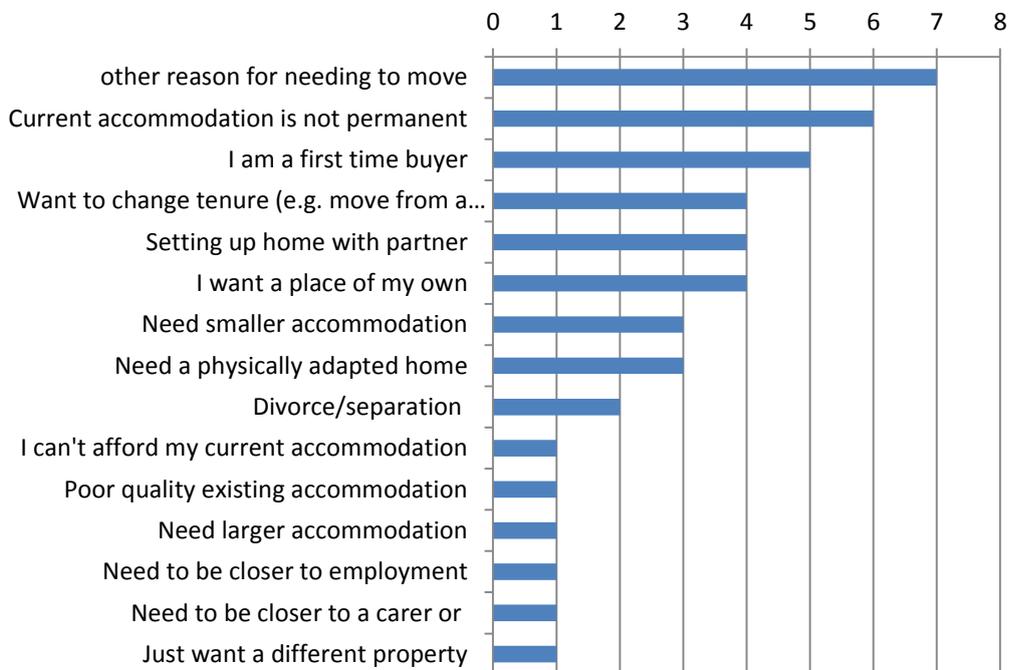
A total of 22 respondents expressed both a local connection and an anticipated housing need in the next three years (multiple answers could be chosen).

- 18 respondents currently live in the parish;
- 3 respondents have immediate family who live in the parish
- 1 respondent wants to return to the parish

### 5.2 Current and Future Housing Needs

The chart below sets out the responses of households on the main reasons for wanting to move. Varied answers were given to this question, but one of the main reasons was that people were worried about their current accommodation not being permanent, hence a lack of security. Older households needed some sort of adapted home whilst younger households wanted an opportunity to own an affordable low cost home.

Overall the question was answered by 22 households; all of whom identified an immediate housing need.



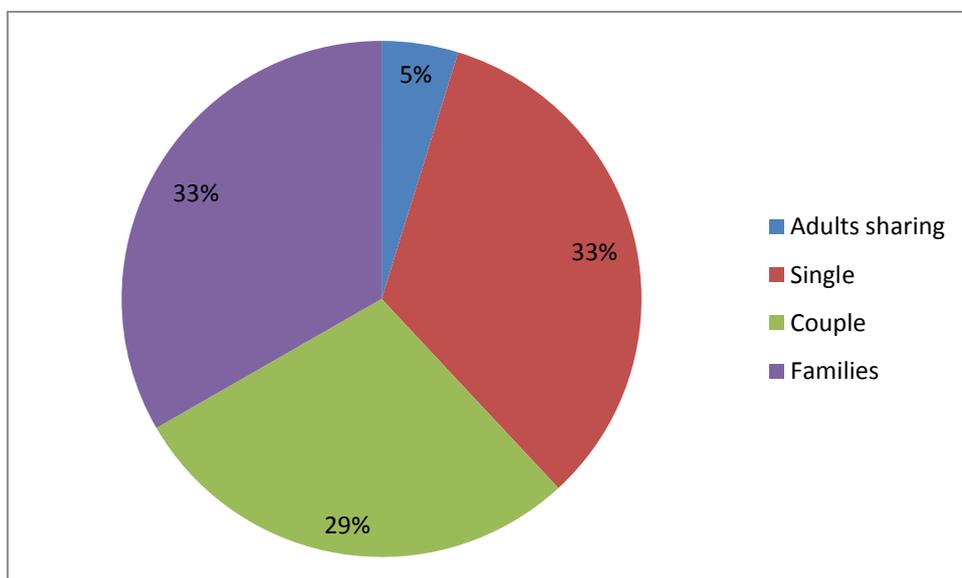
### 5.3 Household Composition

Of the 22 households who responded to the question;

- 7 households comprise a family
- 7 households comprise a single person;
- 6 households comprise a couple;
- 1 household comprise adults sharing a property
- 1 household ticked the 'Other' box

Of these 22 households, 9 included a person/s aged 60 years or over (three adult couples, one family, four single households and one household with adults sharing).

**Graph 1 - Household Composition of Households in Need**



## 5.4 Existing Accommodation

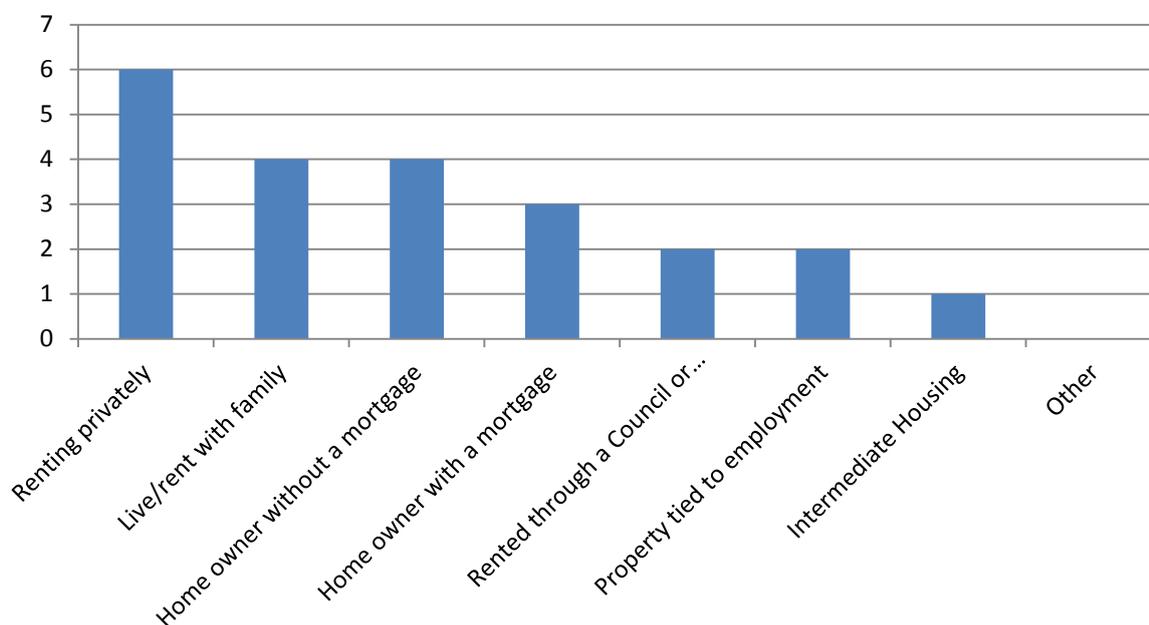
The 21 respondents to this question live in the following accommodation types;

House type	2 bed	3 bed	4 bed or more	Unknown No. beds	TOTAL
House	2	7	7		16
Bungalow	4				4
Flat				1	1
<b>TOTAL</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>1</b>	<b>21</b>

## 5.5 Current tenure

The tenure of the 22 households who chose to disclose it is broken down in the chart below;

**Graph 2 – Current tenure of Respondents**



Six respondents are renting from a private landlord while two are renting from a social landlord. Four respondents are living with family while two are living in a property tied to their employment. Four respondents are home owners without a mortgage while three are home owners with a mortgage. One household is living in an intermediate property.

## 5.6 Housing costs

Respondents said that their current rent/mortgage costs (excluding bills) were;

Monthly Costs	Numbers
NIL (inc those without mortgage)	4
£1 - £200	2
£201 - £400	5
£401 - £600	4
£601 - £800	1
£801 - £1,000	0
Over £1,000 per month	0

Four respondents didn't pay anything for their housing. Two respondents paid between £1-200 per month, five respondents paid between £201-£400 per month, four respondents paid between £401-£600 per month and one respondent paid between £601-£800 per month for their monthly housing costs.

## 5.7 Current Household Income

The total annual/monthly gross combined income of each household who answered this question was;

Amount	Numbers
Under £20,000 household income per year (under £1,665 per month)	12
Between £20,000 and £29,999 per year (£1,666 - £2,499 per month)	3
Between £30,000 and £39,999 per year (£2,500 - £3,332 per month)	3
Between £40,000 and £49,999 per year (£3,333 - £4,166 per month)	2
Between £50,000 and £59,999 per year (£4,167 - £4,999 per month)	0
Between £60,000 and £69,999 per year (£5,000 - £5,832 per month)	0
Between £70,000 and £79,999 per year (£5,833 - £6,666 per month)	0
Over £80,000 household income per year (over £6,669 per month)	0

Twenty respondents chose to disclose their household income. The majority of households (12) said their total annual/monthly combined gross income was under £20,000.

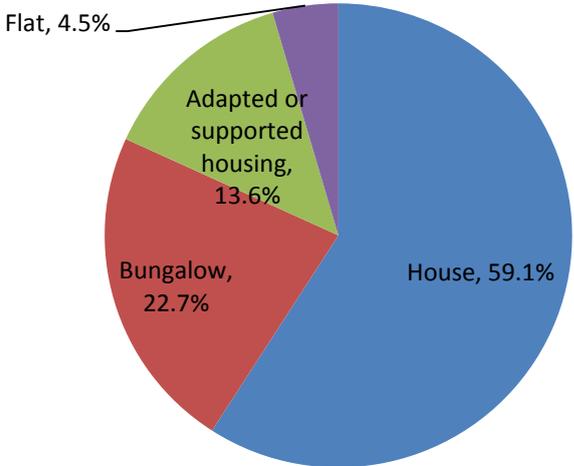
**5.8 Accommodation needed**

**5.8.1 Type and Size**

The households in the survey require the following types and size of housing;

There were 22 respondents in total for this question and it was possible to select more than one option. On this basis, the most popular property types requested are set out below;

**Graph 3 – Type of Accommodation Required**

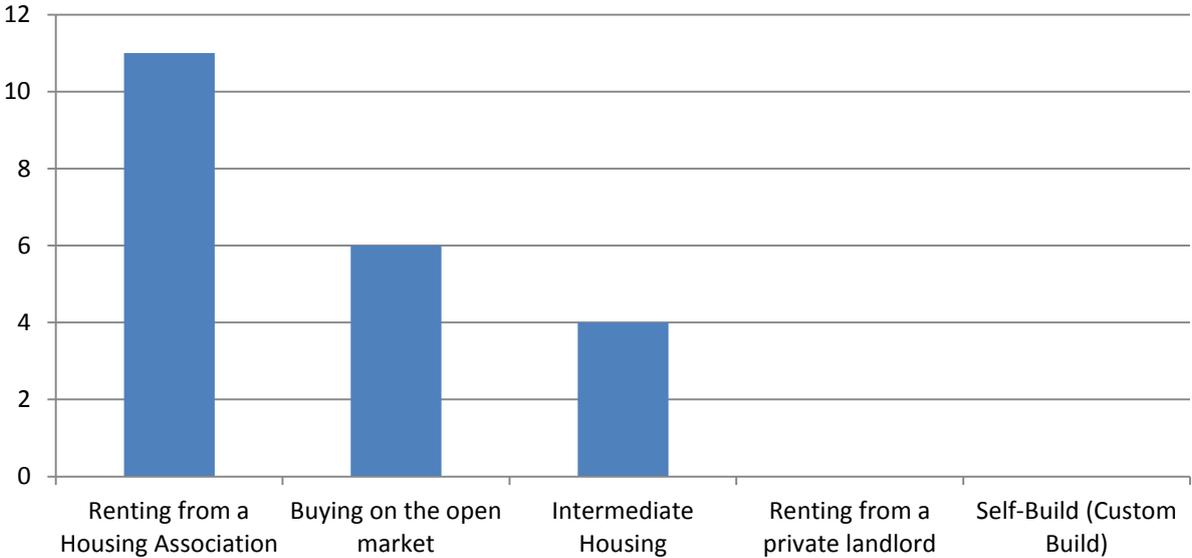


Of those who responded, over half indicated a demand for houses (59.1%) the rest a demand for bungalows (22.7%) and adapted/supported housing (13.6%) with one household wanting a flat. Respondents were also asked to indicate the minimum number of bedrooms which would meet the needs of their household. Four respondents indicated 1 bedroom would meet their household need, twelve respondents need a minimum of 2 bedrooms, four respondents indicated a minimum need of 3 bedrooms and two respondents need a minimum of 4 bedrooms. Five respondents indicated a need for a bungalow with 3 respondents wanting adapted or supported housing.

### 5.8.2 Preferred Tenure

The following chart sets out the tenures the respondents to the survey thought would be appropriate for them and which they could afford. Again, it was possible to select more than one answer.

The table shows that 11 respondents indicated that they could only afford to rent from a Housing Association while another 4 respondents indicated a preference for Intermediate Housing (low cost home ownership models such as shared ownership or discount for sale etc.). Six respondents indicated a desire to buy on the open market.



### 5.8.3 Ability to afford to purchase Alternative Housing

A total of 6 respondents indicated that they have a deposit which could be used for the purchase of a new affordable home, with 6 disclosing the amount. These included £10,000 and £20,000.

### 5.8.4 Maximum amount available to spend on rent or mortgage

11 respondents said they could afford to spend the following on housing each month:

Monthly Rental or Mortgage Costs	Numbers
NIL	2
£0 - £200	1
£201 - £400	0
£401 - £600	8
£601 - £800	0
£801 - £1,000	0
Over £1,000 per month	0

## 5.9 Local Housing Market

This section summarizes the housing market in the parish and the finances required to buy or rent a property.

At the time of writing (September 2018) according to Rightmove, there were 6 properties on the market in Danby with the lowest being a 5bed semi for £389,000. In Castleton there were 8 properties on the market with the lowest being a 2bed cottage at £145,000.

In the main settlement areas, the average sold house prices (not including detached) in 2018 were;

Parish/Settlement	Average House Price	Number of Sales
Danby/Ainthorpe	£389,000	1
Castleton	£141,333	3

To purchase the cheapest property for sale in Castleton in 2018 (£123,000 for a 2bed semi), the approximate household income would need to be £35,000 per annum, assuming households borrowed around 3.5 times their household income and that they were able to provide a 10% deposit of £12,300.

## 5.10 Respondents potential to rent and local market prices

At the time of writing (September 2018) according to Rightmove, there was four properties for private rent in the Danby/Castleton area; a 2 bedroomed terrace house at £495pcm, a 3 bedroomed terrace house at £550pcm, a 3 bedroomed property at 600pcm and a 3 bedroomed cottage at £625pcm.

Only 3 respondents are currently registered on North Yorkshire Home Choice (Choice Based Lettings) as being in housing need. Few people register or drop off the list because so few properties become available in the area.

An inquiry was made with the Housing Options Team at Scarborough Borough Council to see if any properties were being advertised on Home Choice in Danby Group Parish at the time of writing this report. They advised that one 1bed property (warden bungalow) was available for rent on Home Choice. This property in Castleton received 16 bids.

## 6. SUMMARY AND RECOMMENDATIONS

The survey responses illustrate that there is a small, demonstrable local housing need in Danby Group Parish. All 22 respondents have both a housing need and a local connection to the parish.

The household composition of the 22 respondents in housing need is made up of 7 families, 6 couples, 7 single persons and 1 household of adults sharing. 9 households include a person over the age of 60: three couples, four singles, and one household with adults sharing and one in a family household.

The reasons households gave for needing to move are diverse, showing that the need for affordable homes is present in a range of circumstances and respondent households gave multiple reasons for needing to move. Amongst young people, the most typical reason for wanting to move was to 'get a place of my own'. Other main reasons included 'current accommodation is not permanent' and 'can't afford my current accommodation' with two households indicating divorce/separation as a main reason. Three older respondents needed a physically adapted home.

With regard to the type of accommodation needed, 13 respondents required a house (majority 2bed with some 3bed/4bed), 5 respondents required a bungalow (1bed or 2bed), 3 required adapted or supported housing and 1 respondent required a flat.

As far as tenure is concerned, 11 respondents indicated they could only afford to rent from a Housing Association, 4 respondents were interested in some form of low cost home ownership and 6 respondents were interested in buying on the open market.

Based on the results of the survey, in accordance with the North Yorkshire RHE's current guideline (where we plan to meet approximately 50% of the identified need), a development of approximately 10 properties would be appropriate to meet the need.

A mix of mainly 2 bedroom houses as well as some 3 or 4 bedroom houses and some 1 or 2 bedroom bungalows would reflect the findings of the HNS. However, the final unit numbers and tenure should be reviewed when any scheme is proposed and it will be dependent on the site and location. Once a scheme is proposed, a public consultation open event is always held in the community and at such an event further evidence of local need is also assessed which may affect the final unit numbers and tenure. When the affordable homes are completed, they're allocated to households with a local connection to the parish that is in the highest housing need at the time.

## Respondents Comments Taken Directly from Survey Forms

It would mean security for my family and allow me to continue serving the area with my work.

I would be able to be independent and my parents would then be able to downsize.

It would help me financially and improve my quality of life.

It would mean my own independent life in an area where I was born and brought up in.

To us it would mean the world to have an affordable home, with my mother being ill it would mean I'd be on hand in case of emergency. It would also mean my daughter would get to see more of her grandma and share the special moments.

My partner and I could stay in the parish. I would hate to move away but we can't afford the typical £600 pcm rent in Danby.

It would mean a lot to buy a home in the local area.

Looking forward to getting a survey on the needs of elderly residents next time.

There is a need to support older people needing smaller accommodation. Bradbury House is great but emphasis is on assisted/supported. If you're fairly independent, there's living nowhere 'in between'.

My wife and I are elderly but live in a remote spot. If provision was available for the elderly to downsize there would be housing stock available for the next generation. It is important to keep elderly residents in their village if possible.

As long as it was housing which was available to buy it would allow us to get a foot in on the housing ladder and stop wasting money on renting. It would secure a future in the village I have grown up in and want to continue doing so with my future family and children.



Mr J Preston  
Clerk, Danby Group Parish  
Council  
27 Whitby Avenue  
Guisborough  
North Yorkshire  
TS14 7AP  
[clerkdanbypc@yahoo.co.uk](mailto:clerkdanbypc@yahoo.co.uk)

Dear Resident

Danby Group Parish Council is undertaking a housing needs survey in your village with the assistance of Scarborough Rural Housing Enabler, Colin Huby.

There is concern both nationally and locally about the lack of affordable housing in rural areas for local people on average incomes resulting in many people having to leave their village to seek accommodation elsewhere.

The aim of the survey is to establish whether there is a need for more affordable housing for local people in the parish. If a need is proven, it will help us to determine the number and type of properties that are needed.

Two successful high quality affordable housing developments were built in Danby and Castleton in 2009 after a local housing need was identified through a parish survey. All these affordable homes are now occupied by people who have a local connection to the parish.

**Only respondents in housing need** are asked to reply to this questionnaire, however, should any site for affordable housing for local people come forward as a result of the responses from the survey, then a public consultation Open Day would be held in the parish for all residents to comment on any proposed scheme.

All the information provided on the form will remain strictly confidential and will only be seen by the Rural Housing Enabler.

If anyone knows of people with a local connection and are living outside the parish and wish to return to the area, they can obtain a questionnaire from Colin Huby.

A pre-paid envelope is provided for your reply.

**Assistance filling in this survey or a large print version of the questionnaire can be provided by calling 01723 232538 or Email: [colin.huby@scarborough.gov.uk](mailto:colin.huby@scarborough.gov.uk)**

A report of the findings will be made available through Danby Group Parish Council.

Yours sincerely,

Danby Group Parish Council  
Scarborough Rural Housing Enabler