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# FYLINGDALES HOUSING NEEDS SURVEY REPORT DECEMBER 2017



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# 1. PARISH SUMMARY

Fylingdales is a civil parish in the Scarborough district of North Yorkshire, situated south of Whitby, within the North York Moors National Park. It contains the main villages of Robin Hood's Bay and Fylingthorpe. The area of Fylingdales is 13,325 acres (53.92km<sup>2</sup>) with chief crops being barley and oats but most of the land is in pasture or moorland. The nearest railway station is in Whitby.

The parish has a population of 1,346, comprising 574 households according to 2011 Census.

The main primary school is the C of E VC School in Fylingthorpe which has about 75 pupils and there is also Fyling Hall School which is a co-educational day and boarding school for ages 4-18 and has about 170 pupils.

The villages have a range of community venues that host a number of activities and social clubs.

## Fylingdales Parish Boundary



The majority of existing affordable rented homes in the parish are provided by Yorkshire Coast Homes and Home Group 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, bungalows and flats.

## **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.

Our 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 parish. Survey forms were also posted out to outlying areas including isolated farmsteads. The survey was distributed in July and August 2017, with a deadline for returning the questionnaires of 18 August 2017.

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 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 14 questionnaires were returned within the data collation period, 10 of these were paper responses and 4 were completed online. The survey forms were not always fully completed especially when the respondent was unable to identify any specific housing needs.

### 5.1. Local Connection

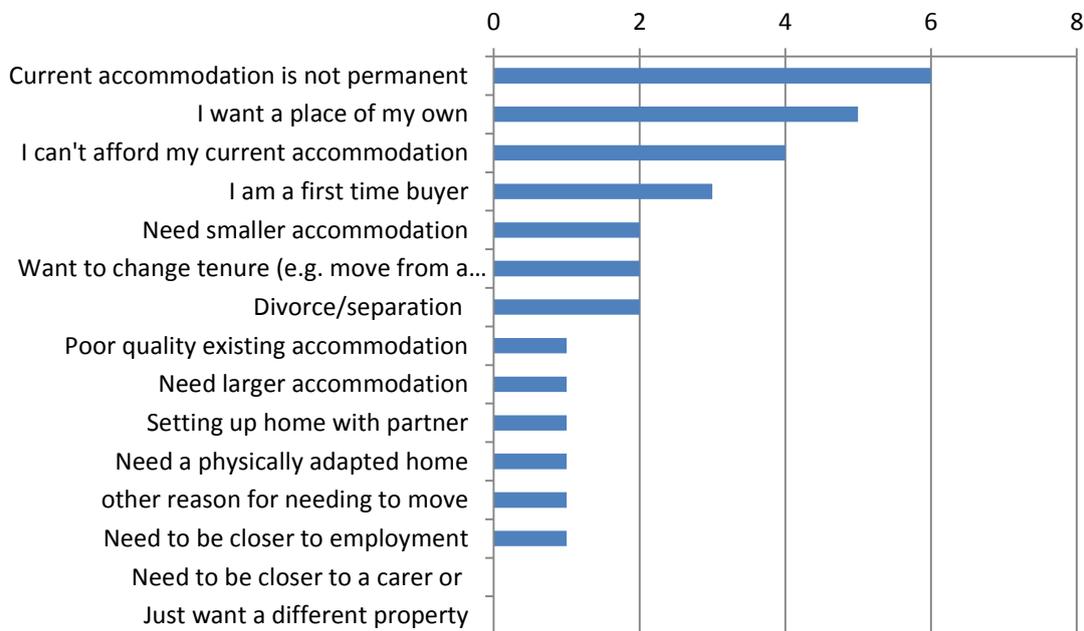
A total of 13 respondents expressed both a local connection and an anticipated housing need in the next three years (multiple answers could be chosen).

- 10 respondents currently live in the parish;
- 1 respondent has immediate family who lives in the parish – lives in surrounding 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. It was possible to select multiple answers if appropriate and by far the most common reason cited for wanting to move within Fylingdales was because the current accommodation is not permanent, followed by wanting a place of my own and can't afford current accommodation.

Overall the question was answered by 13 households; all of whom identified an immediate housing need.



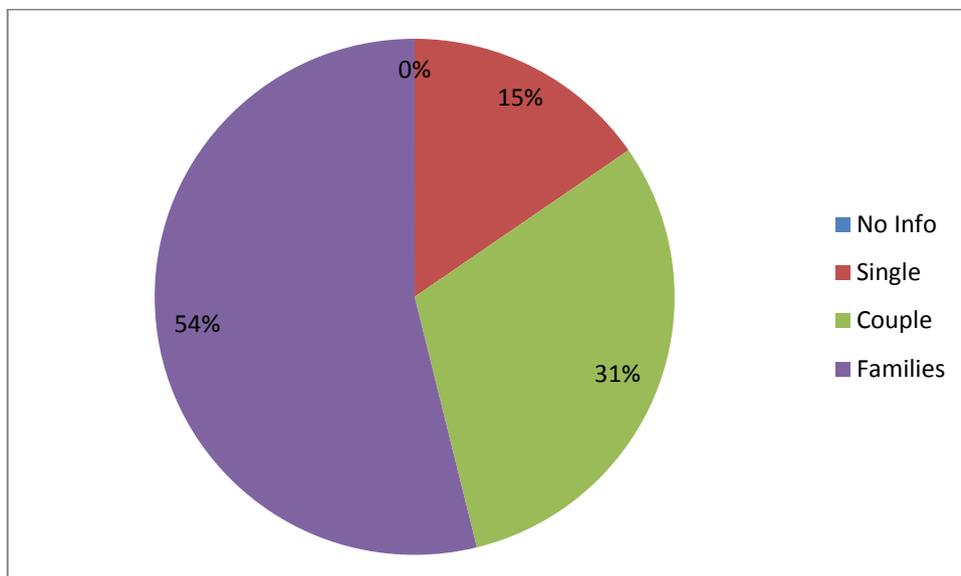
### 5.3 Household Composition

Of the 13 households who responded to the question;

- 7 households comprise a family (5 with school age children)
- 2 households comprise a single person;
- 4 households comprise a couple;
- 0 households comprise adults sharing a property

Of these 13 households, 3 included a person/s aged 60 years or over (one adult couples, one family and one single household).

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



### 5.4 Existing Accommodation

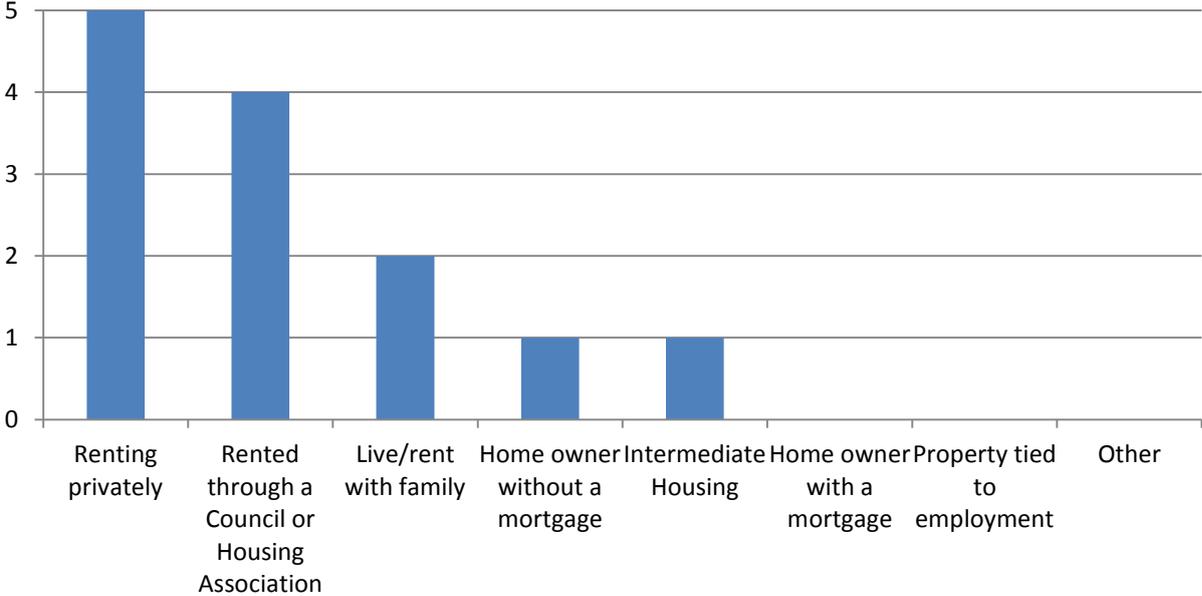
The 13 respondents to this question live in the following accommodation types;

House type	2 bed	3 bed	4 bed or more	Unknown No. beds	TOTAL
House	3	6	3	1	13
<b>TOTAL</b>	<b>3</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>13</b>

### 5.5 Current tenure

The tenure of the 13 households who chose to disclose it is broken down in the chart below;

**Graph 2 – Current tenure of Respondents**



One of the respondents is a homeowner without a mortgage and five are renting from a private landlord. Four respondents are renting from a social landlord while two are living with family.

## 5.6 Housing costs

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

Monthly Costs	Numbers
NIL (inc those without mortgage)	1
£1 - £200	1
£201 - £400	3
£401 - £600	4
£601 - £800	4
£801 - £1,000	0
Over £1,000 per month	0

Only one respondent didn't pay anything for their housing. The remaining twelve respondents fall into other categories which range from £1-200 per month, £201-£400 per month to £601-£800 per month and £801-£1000 per month.

## 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)	6
Between £20,000 and £29,999 per year (£1,666 - £2,499 per month)	2
Between £30,000 and £39,999 per year (£2,500 - £3,332 per month)	2
Between £40,000 and £49,999 per year (£3,333 - £4,166 per month)	0
Between £50,000 and £59,999 per year (£4,167 - £4,999 per month)	1
Between £60,000 and £69,999 per year (£5,000 - £5,832 per month)	1
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

Twelve respondents chose to disclose their household income, and almost half (6) earned less than £20,000 per annum. Two earned between £20,000 and £29,999, a further two earned between £30,000 and £39,999. The two remaining households earned between £50,000-£60,000 - £69,999 respectively.

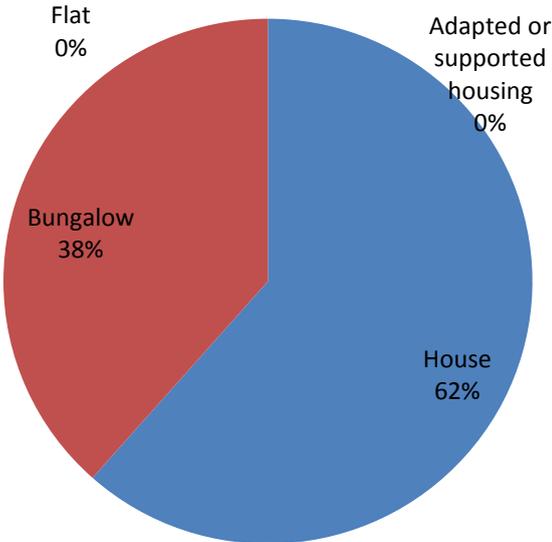
**5.8 Accommodation needed**

**5.8.1 Type and Size**

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

There were 13 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**



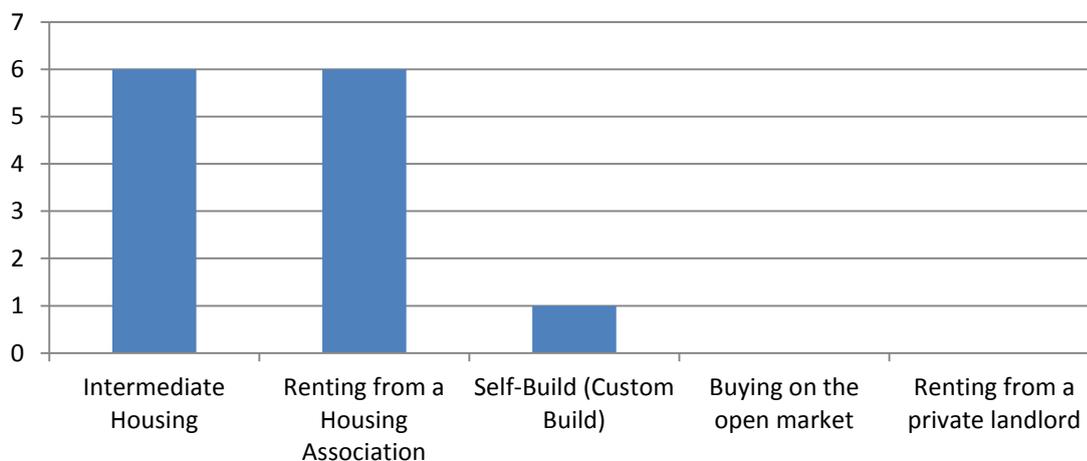
Of those who responded, over half indicated a demand for houses (62%) the rest a demand for bungalows (38%). Respondents were also asked to indicate the minimum number of bedrooms which would meet the needs of their household. Four respondents indicated 1 bedroom would meet the household need, Five respondents need a minimum of 2 bedrooms and four respondents indicated a minimum need of 3 bedrooms. Five respondents indicated a need for a bungalow.

**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 6 respondents indicated that they could only afford to rent from a Housing Association while another 6 respondents indicated a preference for Intermediate Housing (low cost home ownership models such as shared ownership or discount for sale etc.). One respondent indicated an interest in self build.

## Respondents' Preferred Tenures



### 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 (December 2017) according to Rightmove, there were 7 properties on the market in Robin Hood's Bay ranging from a 6 bedroom detached house with an asking price of £850,000 to a 3 bedroom semi-detached house at £245,000. In Fylingthorpe there were 9 properties on the market ranging from a 4 bedroom detached house with an asking price of £550,000 to a 4 bedroom terraced house at £245,000.

In the main settlement areas, the average sold house prices in 2017 were;

Parish/Settlement	Average House Price	Number of Sales
Robin Hood's Bay	£294,842	13
Fylingthorpe	£165,000	4

To purchase the cheapest property for sale in either Robin Hood's Bay or Fylingthorpe, the approximate household income would need to be £70,000 per annum, assuming households borrowed around 3.5 times their household income and that they were able to provide a 20% deposit of £49,000.

### **5.10 Respondents potential to rent and local market prices**

At the time of writing (December 2017) according to Rightmove, there was only one property for private rent in Robin Hood's Bay; a 2 bedroomed flat at £475pcm. In Fylingthorpe/Fylingdales, there were 2 properties advertised for private rent; a 2 bedroomed flat at £450pcm and a 1 bedroomed house at £525pcm.

Only 3 respondents are currently registered on North Yorkshire Home Choice (Choice Based Lettings) as being in housing need.

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 Fylingdales Parish at the time of writing this report. They advised that no properties were available for rent on Home Choice. However, in February 2017, a 2 bedroomed bungalow was advertised in Fylingthorpe and received 29 bids.

## **6. SUMMARY AND RECOMMENDATIONS**

The survey responses illustrate that there is a small, demonstrable local housing need in Fylingdales Parish. All 13 respondents have both a housing need and a local connection to the parish.

At Section 5.8.2 Preferred Tenure, six households indicated rent as the preferred tenure while another six respondents stated a preference for Intermediate housing (low cost home ownership) with only respondent indicating a preference for self-build. Respondent households are a varied mix of single people, couples and families with only three people aged over 60 registering a housing need.

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.

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 6 to 7 properties would be appropriate.

A mix of mainly 2 bedroom homes, with some 1 and 3 bedroom homes, would reflect the findings of the HNS. Apart from houses, 5 households indicated a preference for bungalows. 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 are allocated to households with a local connection who are in the highest housing need at the time.

<b>Respondents Comments Taken Directly from Survey Forms</b>
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.
I could continue to support the local economy through my work.
It would enable me and my family to be better off financially and also allow my children to spend more time with their grandparents, aunty and cousins.

# FYLINGDALES PARISH COUNCIL

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Dear Resident

Fylingdales 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.

A successful high quality affordable housing scheme consisting of 8 homes for rent and 2 low cost homes for sale was built at Middlewood Meadows, Fylingthorpe, in 2010. 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 Fylingdales Parish Council.

Yours sincerely,

Fylingdales Parish Council  
Scarborough Rural Housing Enabler