

Eskdaleside Cum Ugglebarnby Parish

Housing Needs Survey Report

January 2012

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INTRODUCTION

In November 2011, the Scarborough Rural Housing Enabler discussed carrying out housing needs survey with Eskdaleside Cum Ugglebarnby Parish Council. The Councillors decided to go ahead with carrying out a survey in order to establish whether there was unmet or hidden housing need in the parish of Eskdaleside Cum Ugglebarnby. This would then inform on the extent of need and identify what type and size of housing, if any, was needed and which the private market would not necessarily provide.

This report is a summary of the information gathered in this survey.

HOUSE PRICES

In order to give some context the following information sets out the average house prices in Eskdaleside/Ugglebarnby and the surrounding postcode area – YO22 5 and also the current availability of affordable housing in the parish.

Average prices for recent house sales in last 2 years in postcode area YO22 5 are:

<i>House Type</i>	Detached	Semi-Detached	Terraced	Overall Average
<i>Sales</i>	38	14	10	
<i>Average Price £</i>	286,876	207,957	167,500	220,777

For purposes of comparison average house prices in the North York Moors National Park are: (Jan-Dec 2010)

<i>House Type</i>	Detached	Semi-Detached	Terraced	Overall Average
<i>Average Price £</i>	345,699	205,883	181,650	256,988

AVAILABILITY OF AFFORDABLE HOUSING

The following Registered Providers (Housing Associations) have the following affordable housing for rent/shared ownership in Eskdaleside Cum Ugglebarnby parish:

Yorkshire Coast Homes

- 78 x 1/2bed bungalows
- 41 x 2/3bed semi-detached houses
- 17 x terraced houses
- 3 x detached houses
- 1 x flat

Home

- 3 x 3bed semi-detached houses
- 2 x 2bed semi-detached houses

SURVEY PROCESS

In November 2011, housing needs survey forms were delivered to every household on the electoral register in Eskdaleside Cum Ugglebarnby Parish with a deadline of 19th December 2011. The completed questionnaires were delivered direct to the Rural Housing Enabler at Scarborough Borough Council in order to ensure confidentiality.

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RESPONSE

It was expected that because the majority of people living in the area are suitably housed that they would not necessarily respond to any questionnaire seeking information about housing needs. Thus as only people in housing need were requested to respond a low response rate was anticipated.

A total of 15 forms were returned of which;

- 12 were responses from those demonstrating housing need.
- 1 used the form to comment on related issues
- 2 provided insufficient detail or were not deemed to be in housing need.

HOUSING NEEDS

In seven households a **current** housing need (immediate or within 1 year) was indicated; and in five households a **future** (within five years) housing need was recorded.

ANALYSIS OF NEED

The following is a table summarising the household characteristics and housing needs of those 12 households that have indicated they are in need of re-housing.

Household Type	No. of Children	Total Household Income (£)	Need (Yrs)	Preferred Tenure	Preferred Accommodation Type	Reason	Local Connection
Couple (12) <i>Elderly</i>	-	10,000 – 14,999 One income household	Within 5	Discounted Sale/Rent Deposit 5000 Afford: Less than 100,000	Bungalow <i>(Wheelchair facilities) 2b</i>	Need smaller accommodation, present home difficult to manage – need physically	Currently live (Eskdaleside) 30 yrs

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Family (1)	2	Below 10,000 One income household	Within 1	Rent/Discount Sale Deposit 20000 Afford: 120,000 – 129,999	House (3b)	Need separate accommodation, marriage breakup	Currently live (Sleights) 12 yrs
Family (2)	1	Below 10,000 One income household	Within 1	Rent Afford 200 - 499	House (2/3b)	Need larger accommodation, living with parents	Currently live (Sleights) 2 yrs
Family (3)	2	25,000 – 29,999 Two income household	Within 1	Buy/Discount Sale Deposit 4999 Afford: 130,000 – 139,999	House (3b)	Need cheaper accommodation	Currently live (Sleights) 30 yrs
Family (4)	3	10,000 – 14,999 One income household	Within 1	Rent Afford 500 - 799	House (3b)	Need to set up independent accom', living with parents	Currently live (Sleights) 1 yr Born in parish but moved away parents live
Single person (5)	-	Below 10,000 One income household	Within 5	Rent Afford below 200	Flat (2b)	Need to be closer to employment, living with parents	Currently live (Sleights) 3 yrs
Single person (6)	-	15,000 – 19,999 One income household	Within 1	Buy/Discount Sale Deposit 5000 – 7499 Afford: 100,000 – 109,999	House (2/3b)	Need to set up independent accom', living with parents	Currently live (Sleights) 17 yrs
Single person (7) <i>Elderly</i>	-	Below 10,000 One income	Within 1	Rent Afford 200-499	Bungalow (2b) (Sheltered)	Need smaller accommodation, present home	Currently live (Littlebeck) 45 yrs

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		household				difficult to manage -- renting privately	
Single person (8)	-	Below 10,000 One income household	Within 5	Rent/Discount Sale <i>Deposit</i> Up to 4,999 Afford: Less than 100,000	House/Flat (2b)	Need to set up independent accom', living with parents	Currently live (Sleights) 12 yrs
Single person (9)	-	15,000 – 19,999 One income household	Within 1	Discount Sale <i>Deposit</i> 5000 - 7499 Afford: Less than 100,000	House/Bung' (2b)	Need cheaper accommodation -- renting privately	Currently live (Sleights) 4 yrs
Single person (10) <i>Elderly</i>	-	20,000 – 24,999 One income household	Within 5	Buy/Discount Sale <i>Deposit</i> 12,500 – 14,999 Afford: 150,000 – 174,500	Bungalow (2b) <i>(Sheltered)</i>	Need smaller accommodation, present home difficult to manage	Currently live (Littlebeck) 50 yrs
Single sharers (11)	-	15,000 – 19,999 One income household	Within 5	Discount Sale <i>Deposit</i> 4999 Afford: 100,000 – 109,999	House (2/3b)	Need to set up independent accom', living with parents	Currently live (Iburndale) 10 yrs

N.B Numbers in brackets (Type) are the Scarborough Rural Housing Enabler's reference

Key Findings

- Of the 12 respondent households there is 1 couple, 4 families, 6 single persons and 1 single sharers*
- Out of the 12 households, 1 couple and 2 single persons are elderly

- 7 households indicated an immediate (or within 1 year) housing need, and 5 households indicated a future (within 5 years) need.
- All 12 households in need are currently living in the parish.
- Out of the 12 households currently living in the parish, 8 have lived in the parish for more than 5 years.
- 4 households require a 3bed house, 4 households require a 2bed house, 3 households require a bungalow and 1 household a flat.
- Out of the 3 households requiring bungalows, 2 need sheltered accommodation and 1 requires wheelchair facilities
- 2 households earn an average annual income of more that £20,000 and thus have the potential to afford a property under a low cost home ownership scheme.
- 10 households earn an average household income of less than £20,000 and thus would need rented accommodation as any low cost home ownership scheme is likely to be unaffordable.

** Single sharers are single people wishing to share but not as a couple e.g. friends, brothers or sisters.*

SUMMARY

The survey has identified a need to provide mainly rental and possibly some low cost home ownership (i.e. shared ownership or discounted sale) housing solutions for up to 12 households. 8 households in housing need have lived in the parish for five or more years and therefore would meet the local connection requirements in a Section 106 Agreement (legal planning document). In addition to these households currently living in the parish, 1 other household also has a close family connection to the parish and would also meet the local connection criteria in the Section 106. Out of a possible 9 households, 3 require a 3bedroom house, 3 require a 2bedroom house and 3 require a 2bed bungalow.

Based on this survey, a development of up to 9 properties of mainly two and three bedroom homes would go towards meeting the housing need identified. A mix of two and three bedroom homes with bungalows should also be considered.

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Results from Eskdaleside cum Ugglebarnby Public Consultation Open Days held on Tuesday 6th November 2012 at the Village Hall, Sleights 2pm – 7pm, and also on Monday 3rd December at the Village Hall 5pm – 7pm

Attendance: 47

Responses: 34

No. new people registering an interest in the proposed housing: 10
(In addition to those who had already completed survey forms)

Land off Eskdaleside, Sleights

In favour of affordable housing on this site?	Yes	24
	No	9
	Undecided	1

All the comments/concerns that people wrote on the sheets have been included in the lists below. A few people chose not to comment, so the lists do not tally exactly with the numbers above.

In favour: comments/concerns

- Very good idea for local people who don't want to leave the area. There aren't many opportunities in Whitby and surrounding area for families looking for affordable rents.
- Very much in favour of truly affordable housing in Sleights (not for profit). Hope such a project proves possible.
- Excellent site. Like the idea of small community feel. Need more 3bed rather than 2bed homes. Shared ownership more important.
- In favour as long as they're not sold as second homes and are truly affordable for first time buyers.
- Looking at the proposed development, it is very well in keeping with the surrounding area. With myself living in the Sleights area over the last five years, I believe and understand there is a high demand for these properties and a high shortage of homes for young people. I know a number of them who have had to move into town.
- It is about time there is affordable housing for local people. I was born and raised in Sleights and now work as a teacher at the Whitby Community College and yet I cannot afford a house where I work and in the village of my birth. Saying this – the project should be for those of us who work and are contributing to the community in a meaningful way. My husband and I both work and just want a chance. We are sick and tired of handouts to those who either don't work or earn less than the criteria dictates. There

should be a focus on properties which are aesthetically pleasing and which do not create an eyesore as is often the case with cheaply made affordable homes.

- Although I'm in favour of affordable homes for local people and initial designs are in keeping with the area, I think this will be an expensive site to develop.
- Affordable housing is vital to the continuation of a community, particularly where holiday homes take much of the cheaper end of the market out of access.
- I think what a great idea for young families. Very helpful staff.
- A very pleasing proposal. Houses appear to cater for people on different levels. I also feel that the homes will blend appropriately with the environment and are different in building style.
- This is an excellent idea as my son is unable to afford to buy a house in Sleights, the village in which he was born and has lived in all his life. The part buy houses would be of great interest.
- I think affordable housing can only benefit the area. It provides people with the opportunity to stay in the village that would otherwise be unable to afford accommodation here. I would be happy to support the affordable housing and would like to see more such housing available.
- Very informative. Plan looks in keeping with surrounding area. Very good idea for young people to get on the property ladder.
- In favour of affordable housing to be built on this site. We believe affordable housing is needed in the village for young people to have the opportunity to stay living in this wonderful area.
- I think this is a great idea to help get people onto the property ladder and would help give us more options to stay in our local area.
- This development is sensitive in design. I do approve of the mix of styles and the farm hamlet appearance. I am pleased you have not damaged the pond.
- In favour of affordable housing in Sleights (qualified as per comments): Not sure about this particular site as there is a lot of 'landfill' put there over the recent past and a very large water pipe below. Surface run off is sometimes a problem on Hermitage Way and this site, being below Hermitage Way, is very wet. Not sure about the mix of materials proposed. The brick/pantile combination looks fine but the wooden/grey tile combination is less attractive. Not sure about visibility for access – vehicles gather speed going down the hill and access could be an issue.
- Excellent idea, seems low impact and I like the 'local people' clause.
- In favour as long as this is an initial scheme that can then be enlarged to create more homes. Field gate to maintain agricultural access – why not make a break in existing hedgerow off Eskdaleside. Seems to be a waste of land to the north of the development up to Eskdaleside and east of development up to Hermitage Way – will this remain under present ownership?

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Against: comments/concerns

- The site is in the wrong place. For people who have lived here all their lives and know the land etc, it is totally wrong.
- We strongly oppose the development of affordable housing on this site for the following reasons:
 1. The National Park is meant to protect the green fields and countryside. This site is outside the boundary of the village in a green field, thus extending the village.
 2. The fact that they cannot afford to build in traditional stone on the whole development raises serious concern as any private developer would have to build in these materials to stay in keeping with the surrounding area.
 3. Within Sleights there is plenty of other land within the boundary of the village and the National Park should be fighting to stay within this boundary.

We repeat our opposition feeling it would spoil an area of outstanding natural beauty

- Sleights is in the main a 'dormitory' village for people working in Whitby and further afield. It is in the main outside of the National Park borders. We feel that the proposed development which is within the Nat Park extends the footprint of Sleights and is unlikely to provide affordable housing to people who work in the Nat Park without a commute or those who work in Whitby etc.
- Why build on greenbelt, why not for 100% sale? Are you sure affordable houses are wanted? No shielding from Hermitage Way, would be better if trees were put between the development and Hermitage Way.
- Due to the extra traffic passed the road, house prices may suffer.
- It will reduce the prices of our houses living on Hermitage Way and Eskdaleside. Also they are not on a bus route.
- I'm against the proposed site in Eskdaleside – the village is big enough and this could open up more buildings in the area. I do not want my beautiful view spoilt by extra houses and more traffic. It is a quiet area, please keep it that way.
- Due to the building of houses on Hermitage Way, the sewage is now what Yorkshire Water consider to be excessive for their system. The main sewage pipe runs through our garden causing major problems when we have a large amount of rain. If Yorkshire Water agree to upgrade the sewage system to cope with additional buildings, then we have no objection to the building of the affordable homes.
- Against – see following comments:
 1. This is a greenfield site and is farmland. Government guidelines have not yet been changed to favour the occasional use of green sites for building
 2. It borders a narrow country lane.

3. The lane has a steep hill so entry/exit to the site would prove difficult and extremely dangerous in winter.
4. It is not in the village of Sleights. Sleights is already one of Yorkshires largest villages – building on this land will result in Sleights 'sprawling' even further into the countryside.
5. As above, it is not close to amenities such as school and shops and it is not on a regular bus route.
6. The proposed development is extremely large and at one point is only feet away from an old wood and pond/watering hole. These support much varied wildlife from all around such as deer, badger, squirrel, fox, small mammals, owl, pheasant, moorhen and heron. The mud in the pond is used by house martins and swallows for nest material. Even with screening, human habitation would be extremely close. The wildlife in the pond itself cannot be discounted.
7. The proposed development consists of ten houses with car ports and storage sheds. The Nat Park Representative says it will resemble a 'farm steading'. We think not.
8. There is a possibility that the land is not stable. You will be aware that there are drift mines in the vicinity – one entrance is at the other side of the lane by the farm, but we are told of the possibility of another entrance adjacent to the pond. In any case, the track of the mines will be in the direction of the hills and underneath the proposed site.
9. We are not aware of how much more land the landowner is willing to sell. If this project goes ahead, and he is agreeable, what is to prevent even further building. We certainly cannot trust the Nat Park to protect and enhance the environment, which was always an important part, if not the major part, of their remit.
10. Fourteen possible sites were identified in all. Thirteen (13) sites in the village were identified as being possible areas of development. We find it hard to believe that none of these are suitable. We feel that if any one of the other 13 sites was chosen, it would not have the same impact on the wildlife or the environment as this 'preferred' site which is in the National Park.

We object to any housing on land off Eskdaleside, Sleights.

Undecided: comments/concerns

- In principle I would not be averse to development of affordable housing on this site. I would be concerned if there was a possibility of subsequent developments on the adjoining land. I would urge an early assessment of cost because it may prove to be a difficult site to develop. Some of the land has been filled in the past 15-20 years – the pond did not exist. There

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is also a recently installed pipe in the vicinity and it is a strategic pipe of significant dimensions i.e. 30cm diameter.

As a rough guide to the subject matter of the comments/concerns listed above, the following table represents the most common issues raised by residents.

For younger people and locals only	9
Proposal in keeping with surrounding area	5
No to building on Greenfield site, extends NP borders	4
Agree with different tenures including shared ownership	4
Investigation of possible landfill/water pipe on the site	3
Extra traffic will cause problems	2
House prices nearby will decrease	2
Cost of development could be high	2
Existing sewage system on Hermitage Way a problem	1
Need for all houses to be in stone	1
Pond supports varied wildlife	1
Drift mines nearby – need to be looked at	1
Development not close to amenities	1
Other sites more suitable	1