

Egton Parish
Housing Needs Survey Report
June 2010

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INTRODUCTION

In November 2009, the Scarborough Rural Housing Enabler discussed carrying out a housing needs survey with Egton Parish Council. The Councillors decided to go ahead with carrying out a survey in February 2010 in order to establish whether there was unmet or hidden housing need in the parish of Egton. 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 and also the current availability of affordable housing in the parish.

Average house prices over the last year in this postcode area are:

<i>House Type</i>	Detached	Semi-Detached	Terraced	Overall Average
<i>Average Price £</i>	298,665	192,651	171,285	207,189

For purposes of comparison average house prices in the North York Moors National Park are: (Jan-Dec 2009)

<i>House Type</i>	Detached	Semi-Detached	Terraced	Overall Average
<i>Average Price £</i>	335,685	191,282	187,899	250,880

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AVAILABILTY OF AFFORDABLE HOUSING

The following Registered Social Landlords (RSL's) have the following housing for rent in Egton and Egton Bridge:

Yorkshire Coast Homes
6 x 3bed semi-detached houses
1 x 2bed semi-detached house
Home
3 x 3bed houses
1 x 2bed house
2 x 2bed bungalows

SURVEY PROCESS

In April 2010, housing needs survey forms were delivered to every household in Egton Parish with a deadline of 30th April 2010. The completed questionnaires were delivered direct to the Rural Housing Enabler at Scarborough Borough Council in order to ensure confidentiality.

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 24 forms were returned of which;

22 were responses from those demonstrating housing need.
2 were deemed not to be in housing need



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HOUSING NEEDS

In fourteen households a **current** housing need (immediate or within 1 year) was indicated; and in eight 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 22 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 (1)	-	10,000 – 19,999	Within 5	Rent	Bungalow (2b)	Need cheaper accommodation, privately renting	Residence (Egton)
Couple (2)	-	10,000 – 19,999	Within 5	Rent	House (2/3b)	In tied accommodation, need to change tenure	Residence (Egton Bridge)
Couple (3)	-	Below 10,000	Within 5	Rent/Buy	Bungalow (2b) (<i>Sheltered</i>)	Need possible care/support in near future	Residence (Egton)
Couple (4)	-	Below 10,000	Within 1	Rent	House (2b)	Need to set up independent accom', living with parents	Residence (Egton Parish)
Couple (5)	-	20,000-29,999	Within 1	Buy	House (2/3b)	Need to set up independent accom', living with parents	Residence (Egton)

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Couple (6)	-	20,000-29,999	Within 1	Rent	House (3b)	Need to be closer to employment	Residence (Egton Parish)
Couple (7)	-	Above 30,000	Within 5	Buy	House (2b)	Need smaller accommodation	Residence (Egton)
Family (8)	2	10,000 – 19,999	Within 1	Shared Ownership	House (3b)	Need larger accommodation and change of tenure	Residence (Egton)
Family (9)	2	20,000-29,999	Within 1	Buy	House (3b)	Need cheaper accommodation, privately renting	Residence (Egton Parish)
Family (10)	1	20,000-29,999	Within 1	Buy	House (3b)	Need to change tenure, renting privately	Close Family (Living in Middlesbrough but parents in Egton)
Family (11)	1	Below 10,000	Within 1	Rent	House (2b)	Need to set up independent accom', living with parents	Residence (Egton Bridge)
Family (12)	5	10,000 – 19,999	Within 1	Rent	House (4b)	Need larger accommodation, renting privately	Residence (Egton)
Single person (13)	-	Below 10,000	Within 5	Rent/Buy	Flat (2b)	Need smaller accommodation, present home difficult to manage	Residence (Egton)
Single person (14)	-	Below 10,000	Within 1	Rent/Buy	Bungalow/Flat 2b (Sheltered)	Need smaller accommodation, present home difficult to manage	Residence (Egton)
Single person (15)	-	10,000 – 19,999	Within 5	Rent	Bungalow (2b) (Sheltered)	Need sheltered accom', renting privately	Residence (Egton)

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Single person (16)	-	Above 30,000	Within 5	Shared Ownership	Bungalow (2b)	Need smaller accommodation	Residence (Egton)
Single person (17)	-	Below 10,000	Within 5	Rent/Buy	House (2b)	Need to set up independent accom', living with parents	Residence (Egton)
Single person (18)	-	Below 10,000	Within 1	Rent	Bungalow (2b)	Need smaller accommodation, present home difficult to manage	Residence (Egton)
Single person (19)	-	Below 10,000	Within 1	Rent	Bungalow/Flat (Wheelchair) 2b	Need to be closer to a carer to give or receive support	Residence (Egton)
Single person (20)	-	Below 10,000	Within 1	Rent	Bungalow (Wheelchair) 2b	Need smaller accommodation, present home difficult to manage	Residence (Egton)
Single person (21)	-	10,000 – 19,999	Within 1	Rent	House (2b)	Need to be closer to a carer to give or receive support	Close Family (Living outside of parish but lived for 20yrs in parish + parents also there)
Single person (22)	-	10,000 – 19,999	Within 1	Rent	House (2b)	Need to set up independent accom', renting privately	Close Family (Living in Goathland but lived for 1yr in parish + parents still in parish)

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

Five households indicated that they would require sheltered or wheelchair accommodation.

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Key Findings

- Of the 22 respondent households in need there is 7 couples, 5 families and 10 single persons
- All but 3 households currently live in the parish and those that don't have a local connection.
- 6 households earn an average annual income of more than £20,000 and thus have the potential to afford a property under a low cost home ownership scheme (2 households expressed an interest in shared ownership).
- 16 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.
- 12 households preferred either 2bed or 3bed accommodation, 5 required sheltered or wheelchair accommodation (bungalows), 3 households preferred 2bed bungalows, 1 household needed a 4bed house and 1 preferred a 2bed flat.

SUMMARY

The survey has identified a need to provide a mix of mainly rental and possibly some low cost home ownership (i.e. shared ownership or discount sale) housing solutions for up to 22 households. Based on this survey, a development of up to 12 properties, with predominantly two and three bedroom homes would go towards meeting the housing need identified within the parish. Bungalows as well as houses should be considered.

Scarborough Rural Housing Enabler
June 2010



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**Results from Egton Public Consultation Open Day held on Wednesday
12th December 2012 at Egton Sports Pavilion, Egton 2pm – 7pm**

Attendance: 38

Responses: 21

On the day, 18 housing need forms were handed out of which 6 have been completed and returned
(In addition to those who had already completed survey forms)

Land off High Street, Egton

In favour of affordable housing on this site?	Yes	20
	No	0
	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

- Extremely interested in this development. Please keep me informed – looking for shared ownership opportunities.
- Interested in the site on a rent to buy option.
- Would be fantastic.
- I'm in support of this affordable housing scheme providing that the local people and particularly the people living right beside it are happy about it. Also that it is in keeping with the local architecture.
- More 3bedroom properties required.
- A good idea as long as local people get first chance of accommodation.
- In favour of the proposed development but would like bungalows to be considered for the older residents, leaving the homes available for younger folk.
- They look very nice and I have no particular objection. Egton has a large older population and it would be good to have bungalows. We would move out of our larger homes into the bungalows. Egton is a lovely place to live and nobody wants to leave. We do not want to live in ground floor apartments.
- I feel that it is a good idea as it gives younger couples chance to get onto the property ladder.
- I feel the village would benefit from having the proposed houses and the shared ownership of some of the houses is an excellent idea. As a local Browns Wood resident, I whole heartedly welcome this housing

development and hope it may in someway kick-start the village into regaining a village shop.

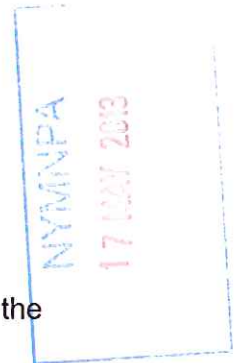
- Good site with appropriate access, however, no bungalows on your plan. There is a need for these since many residents now find their homes too big, but really do not want to move out of the village. They do not want to live in apartment blocks.
- I like the design of these homes but think another couple of 3bedroom dwellings would be preferable.
- It is very important to encourage local people to remain in the area – this scheme seems to provide for this. It is equally important to protect the 'sense' of a village which again this scheme seems to do re. architecture, window pattern, roof coverings and use of traditional materials. Again there needs to be careful protection of residents rights in the case of neighbour 'behaviour' wise, may well also be very important.
- The site and housing is ideal for local housing needs. Something like this is also needed in Gosmont.
- Possibly a better option to include one or two bungalows on site. Preferential treatment should be given to Mulgrave Estate tenants as a lot are past or near retiring age.
- I think it is an excellent opportunity for young people like me to get onto the property ladder.
- I think the housing project is a good thing as we need more affordable houses on Egton and more young people in the village. The land to be built on also seems good.

Against: comments/concerns

None

Undecided: comments/concerns

- Will the materials used be in keeping with the look and character of the upper part of Egton?



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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	5
More bungalows needed, not keen on apartments	4
Interested in shared ownership	3
In keeping with surrounding area/good design	3
More 3 bedroom properties needed	2
May help to gain a village shop	1
Preference should be given to Mulgrave Estate tenants	1
Concern about use of correct materials	1

Colin Huby
Scarborough Rural Housing Enabler
January 2013

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Housing need/LA support for Egton:

A Parish Housing Needs Survey was undertaken in April 2010 by Colin Huby, the Rural Housing Enabler for Scarborough/Ryedale, working in conjunction with Egton Parish Council. The survey identified 22 households from Egton Parish in housing need (7 couples, 5 families and 10 single persons). Out of the survey, 12 households preferred 2bed or 3bed accommodation, 5 required sheltered/wheelchair accommodation, 3 preferred bungalows, 1 household required a 4bed house and 1 preferred a 2bed flat. Only 6 out of the 22 households had an average annual income of more than £20,000 so any scheme would need to be mainly rented.

The North Yorkshire Strategic Housing Market Assessment (SHMA) undertaken in 2011, showed a total affordable housing need of 457 per annum for the whole of Scarborough Borough. The SHMA also showed an annual need of 48 affordable homes for the Northern Parishes, the area in which Egton is located.

With this in mind, Scarborough Borough Council supports the development of the proposed scheme at Egton for 10 x 2 and 3 bedroom houses.

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