

Housing Needs Survey – JUNE 2019 – Final Report

The Final Report of the Housing Needs Survey that residents completed in June has now been received and considered by the Parish Council and Neighbourhood Development Plan Steering Group. It has identified 35 households that expressed a housing need.

Overall 199 survey were completed which was 28% of those distributed and this is considered to be a good response and equivalent to other similar surveys in Northumberland. The Survey was conducted by Community Action Northumberland (CAN) and they compiled the following key points:

- The most common reasons expressed for housing need were that no suitable homes were available locally, the current home was too large, or the current home was too small.
- A strong theme emerged around the need to adjust housing accommodation as people grow older. This was often associated with access issues using stairs, a perceived lack of local amenities or the need to downsize and reduce outgoings.
- Evidence of some need for families to grow and for children to find their own accommodation was also present.
- 34% of households who expressed a housing need were interested in buying on the open market with a discount (11 households).
- 31% indicated a desire for affordable rented homes from the local authority (10 households) with 15% expressing a similar desire for affordable rented homes from a housing association (5 households).
- Buying on the open market was the preferred option for many households expressing a housing need (56%).
- The largest expressed need is for two bedroom bungalows (13 preferences in total) followed by two bedroom houses (8 preferences). Demand is also expressed for three bedroom houses (6 preferences), four bedroom houses and three bedroom bungalows (5 preferences each).
- 55% of respondents, who indicated their household income and expressed a housing need, indicated an annual household income of less than £25,000. 32% could not afford more than £400 per month for their housing and 22% could not afford a deposit of £1,000.

This is a vital piece of evidence that will contribute to the Neighbourhood Development Plan and the need for housing.

Further work is being undertaken to assess the demand for properties from those who currently live outside the Parish and who may wish to move here. The time period that is being considered is from now until 2036.