

## **Haydon Parish Housing Needs Assessment: Summary of Findings**

1. This document summarises the most important findings of the Housing Needs Assessment (HNA) produced as evidence for the Haydon Parish Neighbourhood Plan, and completed in December 2020. For further detail, please refer to the HNA itself.

### **Headline population and housing numbers**

2. Haydon Parish is estimated to have a population of 2,462 at present. There are 1,132 dwellings in Haydon Parish, but because not all dwellings are occupied at all times, the average number of individuals per household (group of people living together) is 2.32. This information comes from the Census and construction records kept by Northumberland County Council (NCC).
3. There has been a significant amount of new building in recent years, with 105 homes completed since April 2017 and more in the pipeline. NCC have set a target for 160 new homes in Haydon Parish between 2016 and 2036. 111 of these have already been built, so there are a further 49 homes to build by 2036. However, the 160 figure is in theory a minimum target, so it is possible that more homes than this could be built.

### **4. Housing affordability**

5. A smaller proportion of the population in Haydon Parish own their own homes than across Northumberland and England as a whole. A larger proportion of the population rent from private landlords. The proportion who rent from social landlords is about the same in Haydon Parish and Northumberland.
6. Affordable homes, in the official definition, mean homes that are subsidized for people who need financial support. This usually takes the form of socially rented accommodation, but can also include schemes helping people become homeowners, such as shared ownership. Since 2011, only 11 affordable homes have been built in Haydon Parish, compared with 109 'market' homes available for purchase. 8 were rented and 3 helped people become homeowners.
7. House prices have moved up and down over the last 10 years. The average price increase since 2010 is 8%. This is lower than many other places, and would suggest that it is relatively easy to buy a home in Haydon. However, house prices have still risen faster than incomes.
8. A family on an average income (£40,900 according to the Office for National Statistics (ONS)) can only just afford the mortgage payment on an average home in Haydon Parish (with a price of £174,000). Even if monthly incomes are enough, people still need enough savings for a deposit. 32% of residents according to the household survey could not afford the deposit for an entry-level/starter home (estimated to be £11,500 for a £115,000 home).
9. Because renting from a private landlord is affordable to most people (as long as the household earns at least £24,000), there is a large group of people who can afford to rent but not to buy. They would benefit if more of the kinds of affordable housing that help people become homeowners were built in Haydon Parish in future. Shared ownership looks to be the best option, but the new First Homes product and rent to buy could also play a useful role. The HNA estimates that around 101 households might be interested and eligible for this kind of housing in Haydon Parish between now and 2036.
10. However, households earning less than this, such as those with one working adult earning below the lowest 25% of incomes (£13,700), cannot afford any forms of housing other than social or affordable rent – and even then only with additional support. It is therefore important that more social and affordable rented housing gets built in Haydon Parish in future.
11. There are currently 15 households on the waiting list for affordable rented housing in Haydon Parish (all of whom live there currently), and it is likely that this under-estimates need because some people who need housing support have been unable to make it onto the waiting list.
12. When the HNA calculated the total need for affordable rented housing up to 2036 in Haydon Parish it actually found that there is likely to be enough accommodation of this type going forward. This is because it is assumed that roughly 3% of the occupants of this housing will vacate their property in any given year, as they move to a new location, pass away, or change their circumstances. The vacancies that this will bring are theoretically enough to house the new people joining the waiting list each year.
13. However, there are limitations with this kind of calculation and it is clear that the waiting list of 15+ households cannot wait for homes to gradually be vacated. For that reason it is still important to supply

more of this kind of housing, ideally as soon as possible. In addition, the household survey showed that there is a greater need for affordable rented homes than home ownership among the respondents.

14. NCC require that 15% of all new housing (on sites large enough to meet their threshold) should be affordable. If 49 homes are built in Haydon Parish up to 2036 only 7 affordable homes can be expected. So even though the estimated demand for affordable home ownership is higher than the need for affordable rented accommodation, the more urgent needs of the latter group should still be addressed.
15. The Northumberland Local specifies what proportion of affordable housing should be rented and what proportion should assist with ownership. It seeks 33% rented and 67% ownership. The HNA recommends that this is suitable for Haydon Parish and a replacement policy in this area is probably not required, unless community priorities differ from the evidence gathered here. The Neighbourhood Plan could, however, influence the breakdown of affordable home ownership types.
16. If there is appetite among the community and suitable sites in the area, it may also be worth considering other ways of helping to deliver more affordable housing overall. These include rural/entry-level exception sites and community-led housing projects.

#### **Housing type and size**

17. Compared with Northumberland, Haydon Parish has a higher proportion of detached and terraced homes and a much lower proportion of flats, although recent building has increased the number of flats.
18. 14% of homes are bungalows, which is in line with the county average. Nevertheless, the household survey points to very high demand for bungalows, particularly those with 2 bedrooms. There are a number of 1 bedroom bungalows built in previous decades, which are less popular. These might be repurposed for younger households, while new bungalows should have a minimum of 2 bedrooms.
19. There is wide variation in the types of housing present in different areas of Haydon Parish – particularly between rural areas and more urban parts of Haydon Bridge. Generally this is in keeping with the geography and character of those areas.
20. The housing in Haydon Parish is dominated by mid-sized homes with 3 bedrooms. Though there are proportionally more 1 bedroom homes in Haydon than Northumberland, there is also a much higher share of 5+ bedroom houses.
21. Instead of providing more variety, recent building has mostly focused on 3 bedroom homes despite how common they are already in Haydon Parish. The community are concerned that there may be some issues with the actual size (in terms of square feet) and flexibility of many of the new homes, but this was outside of the scope of the HNA.
22. The HNA estimates what size of housing should be built in future by looking at the current age profile of the population and considering what size of home they might wish to occupy as they age over the coming decades. The result was that 2 and 3 bedroom homes should be the priority, despite the large number of 3 bedroom houses already present. This finding is consistent with the household survey. Building smaller homes would provide options for young or new household and help to tackle the affordability issues highlighted above.
23. 2011 Census data reveals that Haydon Parish had a particularly large proportion of the population aged 45-64, with fewer people in younger age bands when compared with Northumberland and England. This large 45-64 group is likely to reach retirement age over the lifetime of the Neighbourhood Plan and could well become the largest source of demand for housing, whether they wish to occupy the same dwellings they currently live in, or perhaps move to a home better suited to their needs within Haydon Parish.
24. Wishing to downsize was the most common reason for wanting to move among respondents to the household survey, and this trend can be expected to become more important in future. That said, downsizing does not necessarily involve a lower number of rooms – it may simply involve a smaller quantity of outside space to manage or similar numbers of smaller rooms that are easier to heat and maintain. Issues of design are outside of the scope of the HNA, but are another area in which the Neighbourhood Plan might helpfully influence new building in future.