

## 2012 HOUSING NEEDS SURVEY: KEY FINDINGS, CONCLUSIONS AND NEXT STEPS

### Key Findings:

- In the survey 54 respondents said that a household member needed to move in pursuit of affordable housing at some stage
- In addition, 29 respondents envisaged a move into open market housing at some stage
  - Of the 29, Airs comment that 11 were of sufficiently limited means that they could experience mortgage issues (although if Airs multiple of 3.5 times salary were adjusted to reflect current mortgage conditions more people could find it possible)
- Thus potentially 65 respondents could require some assistance in order to address their housing needs, although some of these may now be accommodated in the Meiros development, which was completed after the data collection of the survey
- Nevertheless, there is still a clear need for 'local homes' to enable those with limited income and/or savings to remain in (or return to) the village
- The needs of the 65 respondents will then need to be addressed by a variety of forms of housing tenure; including open market and shared ownership, open market rent, affordable rent, and subsidised rent etc
- To try to understand what the best form of tenure might be it is relevant to try to understand the financial circumstances of those expressing a need for a new home:
- Of the 54 indicating a need for affordable homes, we have details on 47:
  - 12 are earning less than £10k
  - 25 are earning more than £10k but less than £25k
  - 10 are earning over £25k, but less than £40k
- Of the 11 seeking open market housing that Airs have concerns about:
  - 4 are earning less than £25k
  - all are earning less than £40k (seen by Airs as the minimum income to purchase homes that currently exist on the open market in Ashington)
- We thus have a total of:
  - 41 people earning less than £25k
  - 17 people earning over £25k, but less than £40k
- Turning to the family composition of the respondents requiring assistance to move:
  - 29 are single
  - 16 are couples
  - 12 are families of up to 3 children (none of whom earn more than £35k, and most earning below £10k)
  - 1 'other'

## Conclusions:

- Ashington does need a mix of homes for purchase and rent at lower prices\costs than currently available in the village
  - The precise tenure of these homes will need further work to ensure that they reflect both respondents needs and their ability to fund them
  - The need is likely to be primarily for single people and couples, and thus 1, 2 and possibly some 3 bedroom houses and flats may be appropriate
- It may emerge that:
  - people earning less than £25k will be best served through homes for rent
  - those with incomes in excess of £25k may wish to rent or try some form of purchase
- Based on the current survey, there could be a need for up to 58 homes in the long term; perhaps over 5-10 years (as some respondents were projecting their future, as opposed to current, needs)
- To facilitate bringing these subsidised homes forward, they would need to be built as apart of small mixed developments funded by open market homes (probably in the ratio of 40% subsidised homes to 60% open market, or 30:70, or 20:80 depending on the size of development)
- This could then potentially involve around an additional 150 new homes in the village (90 open market and 60 subsidised in some way); an increase of around 15% on the current 970 homes in Ashington
- The survey does note that there is support by residents overall (257 or 78% of respondents) for some form of assistance for those people in need; however, the numbers and locations are likely to impact on that support
- Whilst the main objective of the survey was to identify the needs of those with limited financial resources, the main part of the survey did indicate that residents would welcome the provision of some bungalows in the village (68 or 20% of respondents making reference to this), and although this was not investigated further in the survey, it would support evidence from a previous Older Persons Survey, and anecdotal evidence locally, that the provision of homes for older people to downsize into should also be considered in any wider scale housing development

## Next Steps:

- To continue to work with HDC's Housing Manager to deliver affordable homes for Ashington people
- To consider the above in commenting on any housing applications that come before the Parish Council