

# Harrogate District 2006 Housing Needs Assessment: Executive Summary

May 2007

## Introduction and methodology

A comprehensive housing needs assessment has been carried out for Harrogate Borough Council by David Cumberland Housing Regeneration Ltd (DCHR). A key element of the research was a survey to 27,068 households across the District. A questionnaire was sent to a sample of households in the urban areas of Harrogate, Knaresborough and Ripon, and sent to all remaining households across the District. 5,309 survey forms were returned (a 20% response rate). This level of response is sufficient to provide robust and defensible statistics for individual sub-areas and data can be provided for individual parishes across rural areas of the District.

Other elements of the research included interviews with stakeholders such as local authority representatives, estate agents and Supporting People; and a review of existing data including the 2001 census, house price data and Council/Housing Association lettings data

The study divided Harrogate District up into sixteen sub-areas which, together with ward boundaries, are shown on Map ES1.

## Affordable Housing Needs

National planning policy guidance (PPS3) provides definitions of affordability and affordable housing:

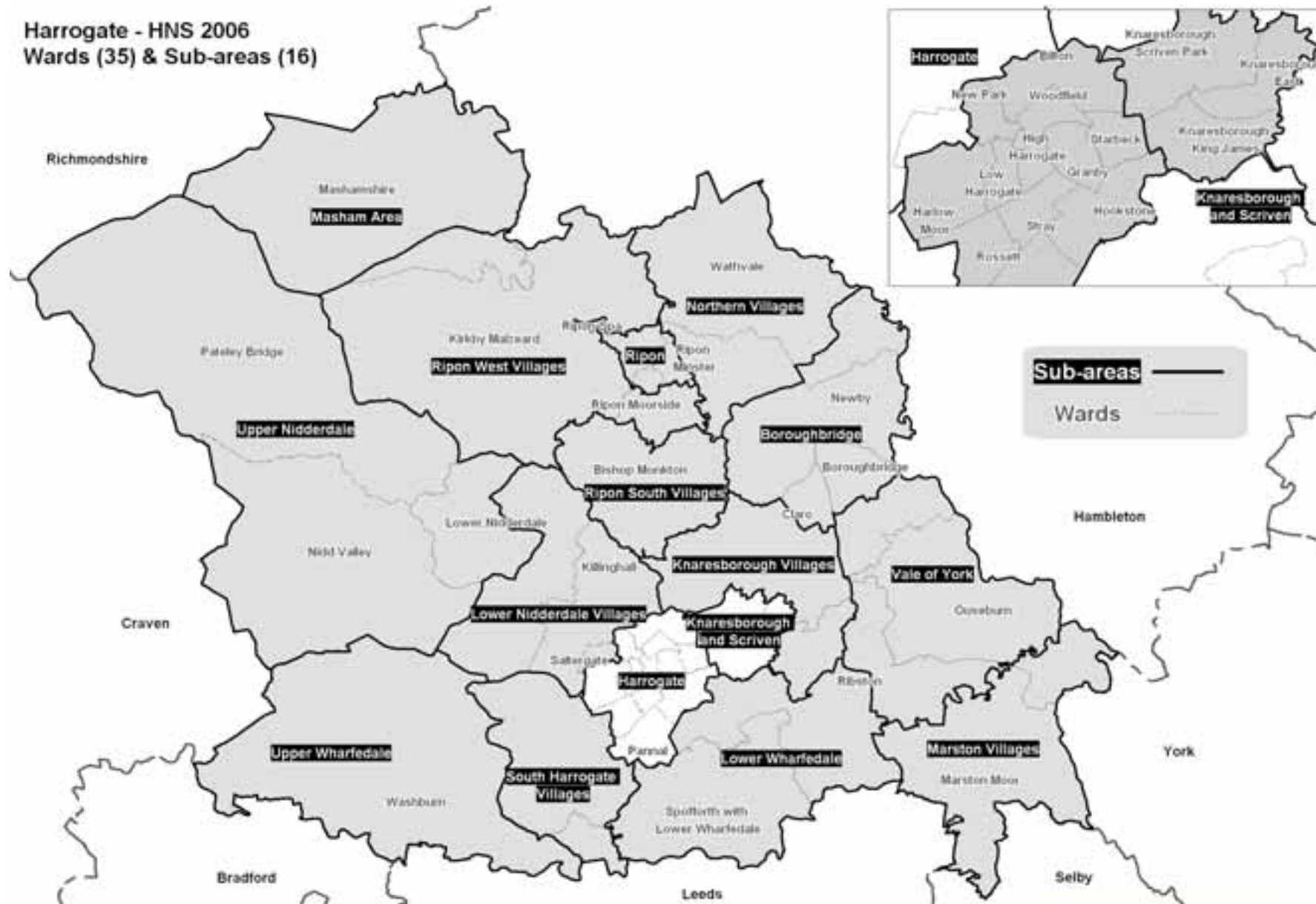
**Affordability** is a measure of whether housing may be afforded by certain groups of households. It is measured on the basis of gross household income and:

- An owner-occupied or intermediate tenure property is unaffordable if it costs more than 3.5x a single or 2.9x a joint gross household income. Households entering owner-occupation are also assumed to have at least a 5% deposit;
- A rented property is unaffordable if it costs more than 25% of gross household income.

**Affordable housing** includes social rented and intermediate housing (e.g. HomeBuy – an equity loan system), provided to specified eligible households whose needs are not met in the market.

**Map ES1 Harrogate sub-areas and constituent wards**

**Harrogate - HNS 2006  
Wards (35) & Sub-areas (16)**



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A detailed analysis of affordable housing requirements using a methodology advocated by the Department for Communities and Local Government identifies a shortfall of 830 affordable dwellings per annum across Harrogate (4,150 over the period April 2006 to March 2011). Meeting the need for affordable housing is therefore a major issue for the Council. Table ES1 illustrates requirements by designation (general /older persons' accommodation), property size and sub-area.

**Table ES1** Annual affordable dwelling requirements by sub-area, designation, and size

Sub-Area	General		Older Person	TOTAL
	Smaller (1/2 Bed)	Larger (3/4 Bed)	(1/2 Beds)	
Harrogate	359			359
Knaresborough and Scriven	111	13		124
Ripon	46	7		53
Boroughbridge	48	2	2	52
Knaresborough Villages	15	1		16
Vale of York	20	2		22
Lower Wharfedale	4	1		5
Upper Wharfedale	14	1	1	16
Lower Nidderdale Villages	33	3		36
Upper Nidderdale	51	4		55
Masham Area	15			15
South Harrogate Villages	10			10
Marston Villages	16	1		17
Northern Villages	15			15
Ripon South Villages	15		1	16
Ripon West Villages	14	5		19
<b>Total</b>	<b>786</b>	<b>40</b>	<b>4</b>	<b>830</b>

Note: Harrogate sub-area includes Pannal village

Analysis suggests that an overall affordable tenure split of 35% intermediate and 65% social rented would be appropriate for Harrogate District.

Evidence suggests that the predominant need is for smaller general needs properties and a low level of need for affordable older persons' accommodation.

### General Market Demand

An analysis of the preferences of households moving in the general market identifies:

- A strong preference (60.5%) for houses (particularly detached and semi-detached), of which there is also a preference for a range of property sizes, most notably three bedroom (47.4%);
- An interest in bungalows, particularly two and three bedroom;
- Some interest in flats/apartments, particularly two bedroom

Table ES2 reconciles market demand from existing, newly-forming and in-migrant households with likely capacity. It identifies the extent to which markets are balanced (supply equalling demand) or where there are particular pressures by area, tenure, property size and type.

Analysis of general market supply and demand suggests that:

- Overall, demand for market accommodation across Harrogate District exceeds supply. Market pressure (i.e. demand) is greater than supply across all sub-areas but most acute in the Knaresborough Villages, Vale of York, Lower and Upper Wharfedale, South Harrogate Villages, Marston Villages and Ripon South Villages sub-areas;
- Demand for owner-occupied properties is generally greater than the demand for private rented properties;
- There are shortfalls in all property sizes across most areas;
- Shortfalls of smaller dwellings (with one or two bedrooms) are particularly apparent across most sub-areas. There is also a clear shortfall for two and three bedroom properties across all areas.
- There are shortfalls of all property types across most areas. There is a particular shortfall of bungalows across all sub-areas along with flats/apartments (however, this in part reflects a low supply relative to other property types and should not be interpreted as a need to build at a higher rate relative to other property types).

## **Older persons' housing issues**

Over the next 15 years to 2021, the number of residents aged 60 or over will increase from 37,400 to 50,100 (36.6%). The number over 75 will increase by 39.9% to 19,300 in 2021. This will result in increased pressure on support services.

There is a strong tendency for older people to want to remain in their own homes (86% stated a particular preference for this). Around 18% would consider buying a property in a retirement/care village or buying an older persons' apartment. 15.6% would consider moving into sheltered accommodation.

**Table ES2 Analysis of general market demand by sub-area**

		Sub-Area								
		Harrogate	Knaresborough and Scriven	Ripon	Boroughbridge	Knaresborough Villages	Vale of York	Lower Wharfedale	Upper Wharfedale	Lower Nidderdale Villages
T e n u r e	Total	0.59	0.69	0.73	0.58	0.62	0.76	0.49	0.78	0.87
	Owner Occupied	0.45	0.31	0.36	0.67	0.16	0.37	0.41	0.36	0.60
	Private Rented	0.56	0.58	0.66	0.60	0.52	0.68	0.47	0.64	0.80
P r o p e r t i z e d	One	0.45	0.23	0.86	0.46	0.11	0.13	0.00	0.00	0.28
	Two	0.59	0.62	0.64	0.61	0.37	0.43	0.33	0.43	0.69
	Three	0.56	0.78	0.68	0.54	0.37	0.83	0.44	0.62	0.88
	Four or more	0.56	0.40	0.62	0.73	1.06	0.88	0.79	1.07	1.09
P r o p e r t y	Detached Hse	0.48	0.66	0.60	0.91	0.98	1.12	0.83	1.13	1.17
	Semi Det Hse	0.75	0.75	0.61	0.80	0.28	0.73	0.54	0.51	1.44
	Terraced Hse	0.87	0.78	1.23	0.75	0.65	0.71	0.54	0.62	0.70
	Flat (inc bedsits)	0.59	0.60	0.79	0.27	0.13	0.06	0.11	0.00	0.15
	Bungalow	0.13	0.20	0.16	0.12	0.44	0.39	0.08	0.00	0.38

		Sub-Area							
		Upper Nidderdale	Masham Area	South Harrogate Villages	Marston Villages	Northern Villages	Ripon South Villages	Ripon West Villages	Harrogate District Total
T e n u r e	Total	0.59	0.48	0.69	0.65	0.63	0.56	0.65	0.64
	Owner Occupied	0.63	1.26	0.19	0.31	0.42	0.35	1.02	0.47
	Private Rented	0.60	0.67	0.61	0.58	0.59	0.50	0.74	0.60
P r o p e r t i z e d	One	0.27	1.23	0.00	0.10	0.00	0.09	0.33	0.39
	Two	0.36	0.73	0.43	0.29	0.64	0.20	0.60	0.58
	Three	0.61	0.53	0.46	0.66	0.55	0.73	0.56	0.62
	Four or more	0.97	0.64	0.98	0.95	0.79	0.78	1.26	0.68
P r o p e r t y	Detached Hse	0.96	0.72	1.05	1.00	0.95	0.62	1.05	0.70
	Semi Det Hse	0.72	0.90	0.86	0.62	0.61	0.65	0.69	0.76
	Terraced Hse	0.72	1.08	0.52	0.41	0.86	0.88	0.97	0.86
	Flat (inc bedsits)	0.23	0.25	0.00	0.00	0.00	0.06	0.39	0.50
	Bungalow	0.23	0.25	0.22	0.45	0.35	0.36	0.26	0.19

<0.5 Demand exceeds supply and there is particular pressure on stock  
0.5 - <1 Demand exceeds supply and there is some pressure on stock  
1 > Demand equals supply; demand likely to be satisfied

## Affordable Housing Policy Recommendations

The Council needs to use the evidence base provided by this research to help it deliver an on-going supply of affordable housing. Given the robust nature of current policies, as a minimum, resources need to focus on completion and implementation of LDF policies that, subject to viability:

- Retain as a minimum the current 50% affordable housing target;
- Where possible, reduce site thresholds to maximise opportunities to increase the supply of affordable homes;
- Allocate and permit the development of rural exception sites; and
- Ensure an affordable tenure split of 65% for rent and 35% intermediate tenure (including New Build Homebuy, Open Market Homebuy and Discounted Home Ownership).

Strong affordable housing policies are required to ensure a minimum 50% affordable housing target. In order to achieve an appropriate mix of housing, the remaining 50% of provision needs to be targeted at open market provision. Harrogate is a very high demand area and any additional provision needs to be appropriate and reflect supply/demand imbalances, the needs of different household types and household aspirations.

## Key conclusions

- Delivering affordable housing should remain a key priority for Harrogate District to help offset the annual shortfall of 830 dwellings;
- There is considerable market pressure across Harrogate and new market provision needs to reflect localised supply/demand imbalances to help achieve the right mix of housing across the District;
- The population across Harrogate District is aging and this is going to result in increased pressure on support services;
- Core affordable policy recommendations include:
  - Retaining as a minimum a 50% affordable housing target;
  - Reduce site thresholds where possible and allocate/permit the development of rural exceptions sites;
  - Ensure a tenure split of 65% for rent and 35% intermediate tenure