

Longhorsley

Housing Needs

Survey

Community Council of Northumberland

June 2004

LONGHORSLEY HOUSING NEEDS SURVEY: 2004

Community Council of Northumberland

1.0 Background

Longhorsley is an attractive village, and is the largest settlement in the Parish of Longhorsley which has a total population of about 1000. It is situated on the A697 approximately 6 miles north west of Morpeth. Longhorsley has a good range of services including a shop, post office and pub. It also has bus connections with Morpeth and Newcastle.

1.1 Present Situation

This Housing Needs Survey was carried out in response to concerns that accommodation in the area was escalating in value and may not be affordable to some local residents. The Parish Council contacted the Rural Housing Enabler (RHE) and requested housing needs survey.

1.2 Response to Survey

A survey form was delivered to each household in the Parish of Longhorsley (365) and a total of 93 were returned. This represents a return rate of 25.5%

2.0 Analysis

2.1 Reasons for leaving Longhorsley

Households were asked whether any members of their household had left the village in the previous 5 years and, if so, why. A total of 17 (18.2%) of respondents indicated that one or more of their members had left, with the most common reason cited for their departure (5 returns) was because of the lack of affordable accommodation to buy. Four respondents stated that former members had left to go to college/university and four had left because of marriage.

	Frequency
To go to college or university	4
Because of lack of affordable accommodation to rent	1
Because of lack of affordable accommodation to buy	5
Marriage	4

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2.2 Need for Separate or Alternative Accommodation

Now	3
Within 12 months	3
Between 1 and 5 Years	15

Households were asked to identify whether the household as a whole, or any member(s) of the household, would need to move or establish a separate home within the next 5 years. A total of 19 respondents (20.4% of all returns) anticipate such a need arising.

2.3 Reasons for Housing Need

To establish first independent home	3 (3%)
Need larger accommodation	4 (4%)
Present home lacks basic amenities	1 (1%)
Need smaller accommodation	6 (6%)
To be nearer work	1 (1%)
Accommodation unsuitable due to disability/age	5 (5%)
Private tenancy ending	1 (1%)
Retirement	1 (1%)
Divorce/separation	1 (1%)

Respondents were asked to identify their reasons for requiring alternative accommodation. The principal reason to emerge was the need for smaller accommodation. A total of 6 respondents (6%) cited this as their reason. Five respondents required alternative accommodation as their current accommodation was unsuitable due to disability or old age. Four respondents needed larger accommodation and a further three wished to establish their first independent home. One respondent was retiring and therefore wanted to move and one respondent had a private tenancy coming to an end. A further respondent was in the process of getting divorced and therefore had to vacate their property. A further respondent needed to move as their home lacks basic amenities.

2.4 Type of Accommodation Required

Flat	1
Bungalow	8
House	18
Sheltered Housing	14
Other	1

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The above table indicates the type of alternative accommodation that respondents anticipate requiring, with the greatest demand being for houses 18 respondents (19.3%). However a total of 14 (15%) of respondents stated that they required sheltered housing. This is a significantly high proportion of households requiring this type of accommodation. A total of 8 respondents required bungalows.

2.5 Size of Accommodation Required

1 bed	4
2 bed	17
3 bed	12
4 bed	5
5 or more	1

The majority of respondents indicated that they will require two bedrooms (17 responses) as is shown above. A further 12 respondents stated that they require 3 bedroom properties. A total of 5 respondents require larger 4 bed roomed properties and one required a five bed roomed.

2.6 Tenure

Preference to buy	17
Preference to rent	7

As the table above indicates the number of respondents seeking to rent is 7 (7.5%) and the number seeking to purchase is 17 (18.2%).

2.7 Rental Levels

Less than £50	3
£50 to £54	2
£55 plus	4

There is a wide distribution in affordability levels with three respondents requiring rented accommodation being able to afford less than £50 per week. However a total of 6 respondents can afford over £50 per week.

2.8 Registration on Morpeth District Council's Waiting List

Yes	5
No	27

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Although 27 respondents had not applied to be put on the Council's waiting list a total of 5 had which is a higher than normal proportion.

2.9 Affordability and Options for Owner Occupiers

A total of 17 respondents stated that they would prefer to purchase their new home but only 3 respondents indicated that they could afford over £80,000.

3.0 Comments about Housing Need in Longhorsley

Additional comments were invited from all households, see the attached separate sheets.

4.0 Conclusions

The results of the housing needs survey do show a significant housing need in Longhorsley. A total of 19 respondents stated that they would be seeking alternative accommodation within the next 5 years and 7 of these expressed a preference for rented accommodation. However the majority of respondents expressing a preference to buy properties would probably be forced into the rented sector as the housing available at the prices they can afford is limited.

Two bedroom properties were most in demand probably reflecting the demand from the older respondents. As stated in the report the demand for sheltered accommodation is unusually high and this needs further investigation.

A small rented development within Longhorsley would have a positive impact, with a sheltered unit serving the village and surrounding area.

The majority of comments received regarding the possibility of a housing development in the parish were very positive. Concern was expressed regarding the cost of accommodation and the lack of accommodation for young people.

Comments regarding housing in Longhorsley

- ❑ I'm currently opposed to more building however, if a future need was identified where would it be built?
- ❑ I think there should be starter homes affordable for young married local people, also homes for young people and some provision for sheltered accommodation for elderly local people.
- ❑ I think that Longhorsley should offer both sheltered housing + cheaper accommodation for young people who wish to stay in the area + long term residents who wish to stay in the village when they can no longer cope in their own homes.
- ❑ No more houses to be built in Longhorsley as it is no longer classed as a village.
- ❑ More sheltered housing need.
- ❑ Sheltered housing would be good.
- ❑ Affordable for first time buyers.
- ❑ The character of the village will be lost completely if we are subjected to further housing developments – sheltered accommodation or otherwise.
- ❑ The one bedroomed bungalows are not big enough you need two rooms if you need someone to stay in case of illness or if you need to sleep in separate rooms because of disability or illness.
- ❑ I do not see the need for more housing in Longhorsley.
- ❑ Sheltered accommodation needed.
- ❑ Pensioner's bungalows needed starter homes reasonable prices.
- ❑ Extra rented ACC.
- ❑ Sheltered housing for older people who wish to stay in the village.
- ❑ Affordable housing for local and young people.
- ❑ More affordable housing for first time buyers.
- ❑ Future needs due to age/health difficult to foresee, especially timing.
- ❑ Utilise the abandoned house on East Road.
- ❑ Small developments of affordable housing would promote diversity of age groups.
- ❑ Shortage of housing for first time buyers.
- ❑ No more houses of any kind, this is a village not Cramlington New Town.
- ❑ Lots of older people needing purpose built accommodation who have lived in Longhorsley for many years and are part of the community.
- ❑ Need for smaller low cost housing ample space for more housing big or small.
- ❑ To sheltered accommodation current council housing needs upgrading, new windows/doors/heating.
- ❑ More modest priced – smaller property.
- ❑ Affordable/sheltered housing for local people.
- ❑ Affordable housing and sheltered housing for local people would be helpful but small numbers only.
- ❑ Further development should be heavily controlled.
- ❑ Two bedroom bungalows would be better in Longhorsley.
- ❑ More 2 bedroom bungalows.

- ❑ Low cost housing for local people is a good idea in theory but not in reality as what restrictions could be imposed to stop these houses being re-sold at highly inflated prices to non-locals? No more building should be allowed until a bypass is built and the problems of the disgraceful state of the present roads are addressed.
- ❑ Lack of affordable housing, nothing for first time buyers.
- ❑ How do you qualify for being a local? How strong are the tenancy rules to stop anti-social behaviour? Do the tenants get vetted? What is required is new housing to keep the school + businesses going, this cannot be fulfilled by housing for locals only. The population of Longhorsley has increased with an influx of non-locals to the benefit of the village. More private housing to attract families is required. Rules of economics will see those with employment paying for the village to improve.
- ❑ I can see the need for a small additional sheltered housing scheme for the elderly, I disagree with the need for additional types of other housing research shows that young people want to move away from parents, i.e. not live in the same area for personal, educational, and employment related reasons, also you cannot suddenly provide affordable housing in an area where others have had to pay more for houses in Longhorsley, than the same type of house elsewhere.
- ❑ There is a large ageing population – nationally, but no sheltered here or in the area. The people in need of care have to leave the village + friends to live in Morpeth or nearby, but they are cut off from friends who have restricted means of travel. All these work against maintaining independence + contributes to deteriorating quality of life + health.