Housing Needs Survey Report

Haynes

November 2020

Completed by Bedfordshire Rural Communities Charity

Bedfordshire Rural Communities Charity

For further information contact Bedfordshire Rural Communities Charity, The Old School, Cardington, Bedfordshire, MK44 3SX.

1. Introduction

1.1 About this survey

The Housing Needs Survey (HNS) is being carried out by Beds RCC to identify the housing needs of local people over the next 10 years. The survey aimed to assess the need of local people for either affordable housing or market housing in Haynes.

1.2 Affordable housing

Affordable housing can be affordable rented property (where rent is charged at up to 80% of market value), or it can be shared ownership in which people can own a share in the property and pay rent on the remainder. It is usually provided by Registered Providers such as housing associations.

Affordable housing in rural areas is often progressed through Rural Exception Site developments – this is where the planning authority accepts that there is a need for affordable housing in the parish, and is prepared to grant an "exception" to planning policy, providing that the development is for affordable housing that will be available to local people in perpetuity.

Households seeking affordable rented accommodation through any new exception site development would have to apply through the Bedfordshire Choice Based Lettings scheme, through which they would have to demonstrate both a housing need and a local connection to Haynes.

1.3 Market housing

The demand for market housing would need to be based on a broad evidence base. This would include local housing need identified through this survey, although the wider housing market would also need to be taken into consideration, as there would be no restrictions placed on the sale of this housing

2. About Haynes

2.1 Population and demographics

In 2011 (latest census information available) in the parish of Haynes there were 490 households containing 1,200 residents[1]. Compared to 2001, this represents an increase of around 6% in terms of households (from 463) and also a small increase of 7% in terms of residents (from 1122).

The age profile in 2011 (compared to 2001, and then to Central Bedfordshire as a whole in 2011) is shown below.

Age	% Haynes 2011	% Haynes 2001	% C Beds 2011
0 – 4	5.1	5.3	6.3
5-15	11.9	12.3	13.3
16-17	2.4	1.8	2.6
18-64	60.5	66.3	62.1
65-84	18.7	13.5	13.8
85+	1.3	1.0	1.8

The age demographics has got older in Haynes over the 10 years between 2001 and 2011. The proportion of those aged 65+ has risen from 14.5% in 2001 to 20% in 2011. The age profile is slightly older than that of Central Bedfordshire as a whole.

2.2 Household Composition

	% Haynes	% Central Beds
1 person - pensioner	13.0	11.2
1 person - other	8.0	14.7
Couple – no children	25.8	20.5
Couple + dependent children	19.8	23.1
Couple + non-dependent children	9.1	7.3
Lone parent + dependent children	3.1	6.5
Lone parent + non-dependent children	2.7	3.1
All aged 65 and over	12.6	8.7
Other	6.0	4.9

1 2011 census data – other data also from this source unless otherwise specified

There are higher levels of 1 person pensioner households, household with no children and households where all occupants are aged over 65 years, than Central Bedfordshire as a whole. There are lower levels of couples and lone parents with dependent children, than Central Bedfordshire as a whole.

2.3 Housing Tenure

	% Haynes	% Central Beds
Owned outright	42.9	31.6
Owned with mortgage/loan	36.3	40.9
Shared ownership	0.8	0.8
Social rented	12.8	13.4
Private rented	5.5	12.1
Living rent free	1.6	1.1

The majority of households are owner occupiers in Haynes, with higher levels of properties owned outright compared to Central Bedfordshire's averages and levels of homes owned with a mortgage or loan being just below that of Central Bedfordshire. There were lower levels of social and private rented properties in the parish.

2.4 Dwelling Types

	% Haynes	% Central Beds
Detached house	52.4	28.2
Semi-detached house	32.5	33.8
Terraced house	13.1	25.3
Flat	1.8	11.7
Caravan/other temp. accommodation	0.2	1.0

There are significantly more detached properties, with correspondingly fewer semi detached, terraced houses and flats in Haynes compared to Central Bedfordshire averages.

2.5 Housing in poor condition

	% Haynes	% Central Beds
Households in overcrowded conditions	2.7	4.6
Households without central heating	2.1	1.7
Households in fuel poverty (2011)	9.6	9.2

The highest levels of non-decent homes (that do not pass the Housing Health & Safety rating system) are found in smaller rural communities, particularly those more isolated areas. This is often due to the age of properties, with older housing (more common in rural areas) most likely to be in this condition.

Overcrowded housing can highlight areas with pressing needs for more affordable housing, and over-crowding counts as a housing need for households applying to join the Housing Register. In 2011 there were 15 households in Haynes classified as being overcrowded (figures are rounded), which works out as lower than the Central Bedfordshire average.

Where central heating is not present, fuel poverty is significantly more likely. 10 households had no central heating, working out at just over the average for the district. Fuel poverty levels are also slightly higher than the Central Bedfordshire average.

2.6 People on low incomes

3.3% of all people in Haynes were classified as “experiencing income deprivation” in 2009 (latest figures), below the Central Bedfordshire average of 8.0%. In 2007/08, 13.2% of households were calculated as receiving below 60% of the median income, below the Central Bedfordshire average of 15.7%.

6.8% of working age people were claiming DWP benefits in August 2012, under the Central Bedfordshire average of 9.5%; and 14.5% of people over 65 were claiming pension credit, below the Central Bedfordshire average of 17.7

2.7 Households on Central Bedfordshire Council Housing Register

There are currently 7 Haynes households on the Central Bedfordshire Council Housing Register. There are 2 households on the register which is assessed as being in priority band 2 (the second highest priority) and 1 household in a specific banding for older people. The remaining 4 households were given bandings which mean that their needs are not sufficient to receive a priority rating but they can place themselves on the register. They would be unlikely to be allocated general needs affordable housing but would be eligible to apply for affordable housing within an exception site where local connection takes president over a priority rating.

Of those 7 applicants on the housing register, 1 would be eligible for a 1-bedroom property, 4 for a 2-bedroom property and 2 for a 3-bedroom property.

It should be noted that the difficulty of securing affordable housing, particularly in villages, can act as a significant deterrent to people in housing need from placing themselves on the register; so this figure does not therefore necessarily represent the true number of residents in housing need.

Applicants to the register are no longer asked where they would prefer to live, so it is not possible to know whether the above household would wish to remain in Haynes.

2.8 Health and disability

Limiting illnesses and disabilities can affect the type of housing that people need in order to remain independent.

8.3% of those aged 65 and over in Haynes (around 20 people) were claiming Attendance Allowance (a non-means-tested benefit for severely disabled people aged 65 or over who need help with personal care) in August 2012, below the Central

Bedfordshire average of 13.9%. 2.9% of the population were claiming Disability Living Allowance, in line with the Central Bedfordshire average of 3.4%.

14.2% have a limiting long-term illness, in line with the Central Bedfordshire average of 14.4%.

3. Housing Availability and Affordability in Haynes

3.1 Housing affordability ratio

The 'affordability ratio' (median house prices as a ratio of median household earnings) for Haynes in 2008/09 (latest data available) was 12.2. In other words, houses on the market cost on average 12.2 times annual incomes[2].

3.2 Dwellings in lower Council Tax Bands

6.5% of dwellings in Haynes are in Council Tax Band A, and 9.3% in Band B, compared to 8.6% and 20.4% for Central Bedfordshire as a whole. The lower level of Band A and B properties indicates a relative shortage of affordable housing for purchase in Haynes.

3.3 Current property availability for sale in Haynes

In November 2020, we found 12 residential properties for sale in Haynes parish:

No. of bedrooms	Number	Asking price (range)
5 bedrooms house	1	£650,000
4 bedrooms house	7	£795,000 - £395,000
3 bedrooms house	1	£320,000
2 bedroom house	3	£435,000 - £230,000

This represents just over 2% of total private housing stock in the parish. None of these properties were being marketed specifically as retirement / assessable properties. No properties were marked as starter homes or shared ownership.

3.4 Property sales over last 3 years

Property sales over the last 3 years in Haynes parish can be broken down as follows[3]:

	2017	2018	2019
£100,000 and under	0	0	0
£100,001 – 150,000	0	0	0
£150,001 – 200,000	1	0	1
£200,001 – 300,000	2	2	5
£300,001- 400,000	3	2	2
£400,000 +	7	3	1

[2] Data from community profile for Haynes (Parish), © ACRE, RCAN, OCSI 2013

[3] Data sourced from www.rightmove.co.uk

Total	**13**	**7**	**9**

Out of 29 properties, only 2 properties, sold for under £200,000 in the last 3 years.

The cheapest property to be sold in the last year, was a 1 bedroom terraced home for £170,000.

The average price of a house sold in Haynes in 2019 was £502,125.

3.5 Current property availability for rent in Haynes

In November 2020, there were no residential properties available for rent in the parish of Haynes. The closest rental properties available were located in Shortstown and Silsoe. The cheapest properties available in these areas were a 1 bedroom apartment at £595pcm (Shortstown) and £625pcm (Silsoe).

3.6 Household income required by first time buyers or renters in Haynes

The Department of Communities and Local Government (DCLG) provides a guideline that "A household can be considered able to afford to buy a home if it costs 3.5 times the gross household income for a single earner household or 2.9 times the gross household income for dual-income households."[4] This is reflected in the fact that the 'average income multiple' in lending to first-time buyers in October 2017 was 3.6.[5]

According to the DCLG guidance, in order to purchase the cheapest property currently available in Haynes (a 2 bedroom house at offers over £230,000) as a first time buyer, a single earner household would need an annual gross income of over £65,500 and dual-income household would need over £79,000. It should be noted that the median annual full-time wage in the UK stood at £28,200 in April 2016[6].

According to the same guidance, "A household can be considered able to afford market house renting in cases where the rent payable was up to 25% of their gross household income." (The 'Rent Payable' figure is defined as the entire rent due, even if it is partially or entirely met by housing benefit.) In order for a household to be able to rent the cheapest property located closest within 3 miles of the parish (a 1 bedroom apartment at £595 pcm), a household's gross income would therefore need to be over £28,560.

3.7 Minimum deposit required by first time buyers in Haynes

Another major barrier to entry to the property market for first-time buyers is the high deposit needed for a competitive mortgage rate. The average loan to value for first time buyers nationally in October 2017 was 84.7%[7], meaning that the average deposit is 15.3%.

Smaller deposit mortgages all but disappeared following the onset of the financial crisis. However, Phase 2 of the government's Help to Buy scheme has more recently

[4] Strategic Housing Market Assessments: Practice Guidance Version 2 (DCLG 2007)
[5] Council of Mortgage Lenders
[6] HMRC, December 2013
[7] Council of Mortgage Lenders

facilitated a market in mortgages for first-time buyers at up to 95% loan to value. These mortgages are generally offered at higher rates of interest than for buyers with larger deposits.

At 95% loan to value, a first-time buyer household in order to purchase the cheapest property on the market in the parish (2 bedroom house) at £230,000, would require a deposit of around £11,500. At the current average of 84.7% loan to value, a deposit of over £35,190 would be required.

4. Survey process and response

To study the need for affordable housing in Haynes, a survey form was delivered to all households, together with a FREEPOST envelope to enable residents to return their completed survey to BedsRCC. The survey form also gave contact details to request additional forms in the event of there being more than one case of housing need in the household.

The survey form was in two parts. Section 1 was for completion by all respondents and aimed to gain their views on overall housing needs in Haynes (see chapter 5). Section 2 was for completion by or on behalf of any household member currently looking for different accommodation, or who would be looking within the next 10 years. The findings from this section are analysed in chapters 6 and 7.

We received 125 responses from around 480 distributed, a return rate of 26%. This is a really good response rate for a housing needs survey (typical return rate is 20-25%).

5. Views on housing needs in Haynes

70% of respondents would support a small development of affordable homes specifically for local people with a local connection to the parish (Q1).

14% of respondents stated that they have had family members move away from the parish due to not being able to find a suitable home locally (Q2).

6. Analysis of housing needs – affordable rent and shared ownership

13 Respondents indicated that their current home is not suitable for their household now or within the next 10 years by completing the second section of the questionnaire.

Out of these, 7 respondents were existing owner occupiers who were only looking to buy on the open market or purchasers who had the means to buy on the open market. These respondents will be considered in Chapter 7.

The remaining 6 respondents were in need of affordable housing; they will be considered in this chapter.

6.1 Timescale of housing need

The timescale in which the 6 respondents would be looking for different accommodation (Q5) was as follows:

Timescale	No. of households
Within 0-3 years	4
3-5 years	1
5 - 10 years	1

6.2 Household composition

Respondents were asked (Q4) who lives in their current home:

Situation	No. of households
Single person household (older person)	1
Single person household	3
A single person or couple with dependent child(ren) or other dependent(s)	1
An single person or couple with dependent child(ren) and non-dependent / older children	1

6.3 Nature of local connection

Local needs affordable housing would usually be made available in the first instance to people with a strong local connection. All 6 respondent identified a strong local connection (Q6) as follows (respondents could tick more than one):

Nature of local connection	No. of households
Currently living in Haynes	6
Previously lived in Haynes	1
An immediate family member (parent, child, or brother/sister) lives in Haynes	2
Have permanently employment in Haynes	0

Other	0

6.4 Current housing circumstances of households in need

The current housing circumstances of the 6 respondents (Q7) broke down as follows:

Housing tenure	**No. of households**
Living with parent(s) in their home	3
Owner Occupier	0
Shared Ownership property	0
Renting from private landlord	1
Renting from housing association	1
No response	0

6.5 Size, type and tenure of housing sought

The housing type, size and tenure sought by the households in need (Q10a, 10b, 10c) broke down as follows (respondents could tick more than one):

Type of property	**No. of households**
Flat / Apartment	4
House	4
Bungalow / Retirement property	1
Size of property	
One bedroom	2
Two bedrooms	4
Three bedrooms	1
More than three bedrooms	1
Tenure of property	
Private rental	2
Affordable rental (through a housing association)	5
Buy on the open market	3

Shared ownership (part own & part rent – through a housing association)	2
Starter home (home to buy at 20% below market price up to £250,000)	3

The demand was primarily for 1 or 2 bedroom properties, with a smaller demand for larger properties. The demand was split between houses and flats / apartments, with 1 request for a bungalow or suitable retirement property.

6.6 Reason for housing need

The reason for housing need identified by the 6 respondents (Q8) can be summarised as follows (respondent were able to identify more than one):

Need	No. of households
Present home too large / wish to downsize	0
Present home too small	1
First time buyer / want to get on the property ladder	3
Medical reasons / disability	1
To be closer to family and / or carer support	0
Financial reasons	0
Other	0

The demand was primarily from first time buyers, wanting to get on the property ladder.

6.7 New Household Composition

When asked who would live in the new home they were seeking; of the 6 respondents, 3 households seeking a new property would contain all of the same individuals living within their existing household. The remaining 3 respondents were made up predominantly from a young person wanting to move out of the family home and set up on their own. 1 respondent did no answer this question but their responses to subsequent questions would imply that it a new property would contain the same individuals as their current property.

6.8 Gross income of households in need

We saw in Chapter 3 that, in order to purchase the cheapest property available in Haynes (a 2-bedroom house at £230,000) as a first time buyer, a single earner household would need an annual gross income of over £65,000, and a dual-income household would need over £79,000. To rent, the closest property available to Haynes, a 1-bedroom apartment in Shortstown, a household would require an annual gross income of over £28,500.

The current gross annual income of anyone responsible for paying the rent/mortgage for the 6 households under analysis breaks down as follows:

Current gross income	**No. of households**
Less than £20,000 / yr	2
£20,001 to £30,000 / yr	3
£30,001 to £40,000 / yr	0
£40,001 to £50,000 / yr	0
More than £50,000 / yr	1
No response	0

Based on the data provided, only 1 of these households could potentially afford to purchase cheapest property available on the open market in Haynes. 4 households could potentially be able to afford to rent the 1-bedroom property that was the closest property available if their income was at the higher end of the £20,000 - £30,000 bracket and a 1 bedroom property was able to meet their households needs.

6.9 Savings or equity of households in need

As we saw in Chapter 3, the average deposit required for a first-time buyer to purchase the cheapest property currently available in Haynes is over £35,000. The minimum (under a 95% Loan to Value deal) would be around £11,500.

The savings or other equity that these 6 households could use to contribute towards a mortgage breaks down as follows:

Savings/equity	**No. of households**
None	1
Less than £10,000	2
£11,000 - £25,000	2
£26,000 - £50,000	0
More than £50,000	0
No Response	1

None of the respondents would potentially have enough savings or equity currently to buy a property on the open market as a first time buyer, 2 of the respondents may be able to at high Loan to Value.

7. Analysis of need – market housing

7.1 Timescale of housing need

Chapter 7 will consider the 7 owner occupier households (mentioned in chapter 6) looking to purchase housing on the open market in Haynes over the next 10 years.

The timescale in which these 7 respondents indicated that they would be looking for different accommodation (Q5) was as follows:

Timescale	Number
Within 0-3 years	3
3-5 years	2
5 - 10 years	0
No Response	2

7.2 Household composition

Respondents were asked (Q4) who lives in their current home:

Situation	No. of households
Single person household (older person)	4
Single person	0
A single person or couple with dependent child(ren) or other dependent(s	1
An single person or couple with dependent child(ren) and non-dependent / older children	2
No response	0

7.3 Sizes and types of house required

The preferred future housing type of the 7 respondents (Q10a) breaks down as follows (respondents could tick more than one):

Housing type	Number
Flat / Apartment	0
House	3
Bungalow / Retirement property	5

Based on these figures, there appears to be a demand mainly for bungalows / retirement housing, with a smaller demand for houses.

The preferred future house size of the 7 respondents in terms of number of bedrooms (Q10b) breaks down as follows (respondents could tick more than one):

Number of bedrooms	**Number**
1 bedroom	1
2 bedrooms	4
3 bedrooms	3
More than 3 bedrooms	1

7.4 Reason for need

The reason for housing need identified by the 7 respondents (Q8) can be summarised as follows (respondents were able to identify more than one):

Need	**No. of households**
Present home too large / wish to downsize	5
Present home too small	0
First time buyer / want to get on the property ladder	0
Medical reasons / disability	1
To be closer to family and / or carer support	0
Financial reasons	0
Other	1

The demand was all from individuals or couples looking to downsize or move into more suitable / accessible properties.

8. Conclusions and recommendations

8.1 Affordable housing

Analysis of the data considered in Chapter 6 has identified a small need for affordable housing within Haynes from household's resident in (or with strong links to) the parish, that is unlikely to be met by normal market provision. This need is mainly from young adults/couples who want to move out of the family home and/or get on the housing ladder, with a smaller need from families wanting to find more suitable or affordable accommodation.

A small amount of affordable rented, shared ownership and starter homes for local people in Haynes could be provided through the development of a rural exception site which would provide affordable housing for which households with a local connection would take priority.

Based on data supplied by respondents, up to 6 households with a local connection would be suitable for housing within a rural exception site development, whether for rent or shared ownership. However, it must be recognised that this is a snapshot of current, self-assessed need: some respondents may withdraw, move, or be housed by other means during the planning and development of any future scheme. Based in this identified need a recommendation of **3 units** of affordable housing would be made.

Our assessment from the data is that the 3 units could be broken down as follows:

1 x 1/2 bed house or flat (Starter Homes Initiative)
1 x 2 bed house (Affordable Rent)
1 x 2 bed flat or bungalow (Affordable Rent)

In making this assessment we consider a number of factors including household size and circumstances; the type and tenure being sought by respondents; and their financial means.

8.2 Market housing

Analysis of the responses considered in Chapter 7, and other evidence considered in chapters 2 and 3, suggests that there is a need for **2 and 3 bed bungalows or retirement properties** (e.g. houses built to Lifetime Homes criteria) if Haynes is to meet the identified current and future needs of existing owner occupier residents wishing to stay in the parish.

The evidence for this is as follows:

- There were currently no bungalows or properties advertised as accessible for sale on the open market in Haynes.
- The relative shortage of cheaper properties in Haynes, there are currently only 3 2-bedroom house for sale on the open market and these range in price from £230,000 to £435,000.
- The 7 owner occupier respondents who would be looking for a more suitable property at some point over the next 10 years, with 5 of these looking for a property within the next 5 years

If suitable accessible properties were more widely available, this would be likely to address under-occupation and free up houses for growing families to purchase as they work their way up the housing ladder.

It should be noted that there is no guarantee that housing sold on the open market will be bought by people with a local connection to Haynes. It is therefore not possible to stipulate how much new housing would meet the needs of the owner occupier respondents identified above. However, it is reasonable to suggest that the provision of **up to 4 suitable units** would meet a reasonable proportion of the need while being in keeping with the size of the parish. These could be delivered separately or alongside a rural exception site, with some of the market housing cross-subsidising the affordable housing.