

Dove Holes Housing Needs Survey Results March 2012

Introduction

In February 2012, High Peak Borough Council posted out Housing Need Survey forms to every household in Dove Holes. The returned forms were then analysed by the Rural Housing Enabler and form the basis of this report. Of the 469 forms posted out, 118 survey forms were returned, a response rate of 25%. Other sources of local housing information have also been used to supplement the survey findings.

Purpose of the survey

The survey was conducted in order to obtain clear evidence of the affordable housing need in Dove Holes. The aim of the survey was to establish the type and tenure of housing required to meet local need, and the extent to which any housing need might be met by current housing stock.

The returned forms can be categorised as follows:

Category	No. of forms
In housing need and in favour of a scheme	8
Not in housing need and in favour of a scheme	57
Not in housing need and not in favour of a scheme	53
Total number of forms returned	118

55% of respondents are in favour of building more affordable homes for local people in Dove Holes. This percentage is low when compared to other housing need surveys undertaken in High Peak and Derbyshire Dales.

Respondents not in favour of a small development of affordable homes for local people expressed a number of concerns which are summarized below:

- Insufficient infrastructure to support further housing development
- No key amenities/services such as a shop, G.P. surgery, chemist, dentist, post office and no free cash machine, so residents have to travel to services outside of Dove Holes
- The local primary school is at capacity
- The A6 through the village already carries large volumes of traffic and is congested
- The Meadows' estate still has unfinished road/pavement surfaces

Survey results

There is insufficient need identified from the housing need survey forms to warrant detailed analysis of the results, and the small need that has been identified is likely to be met by the natural turnover of the current affordable housing stock - 49 homes with 5 becoming available each year on average (see **appendix A** for stock and turnover and **appendix B** for Home-Options bidding data showing demand).

Although 8 respondents express a housing need, further analysis of the information provided indicates that:

- 4 households are currently living in private rented properties or a housing association property and appear to be adequately housed and therefore not in housing need (see **appendix C** for a snapshot of the availability and cost of private rental properties)
- 1 single person is currently living at home, and could express an interest in the 1 bed flats available in Dove Holes
- 1 single older person requiring sheltered accommodation, may be able to meet their need through the 1 bed flats with a Carelink alarm available in Dove Holes or the sheltered accommodation (38 x 1 bed sheltered flats) at Chapel-en-le-Frith
- 2 households with a housing need have stated that they could afford maximum mortgages of £150,000 and £160,000. Comparing their borrowing ability with the house prices in Dove Holes shows that these households would be able to meet their own housing needs by purchasing on the open market (see **appendix D** for properties available for sale)

Home-Options

A further indicator of need is people registered on Home-Options*. Having ensured no double counting, there are currently 5 Dove Hole residents registered on Home-Options. 4 out of 5 of these residents are in band D, the lowest need banding, as they are in private rented accommodation or owner occupiers. The 5th household requires a 3 bed house and is in band C due to medical reasons. It is reasonable to assume that the household requiring a 3 bed may be able to meet their housing need through turnover of the current stock. There is insufficient local affordable housing need within Dove Holes itself to support further homes for local people.

*Home-Options is High Peak Borough Council's and High Peak Community Housing's choice-based lettings scheme which allows home-seekers to 'bid' for properties available. Further information is available at www.home-options.org or telephone 0845 129 8075.

Conclusion

25% of Dove Hole residents responded to the Housing Need Survey. This survey has not identified a need for further affordable housing to meet local need in Dove Holes. Please note that Chapel-en-le-Frith, which is in the same Parish as Dove Holes, has a separate Housing Need Survey report.

In relation to the 28 x 1 bed flats, which are not designated older person's accommodation, High Peak Community Housing (HPCH) restricts the ground floor flats to people 55 years and over, although the first floor flats may be let to any age group due to lack of demand from older people. HPCH may wish to consider allocating more of these flats to younger people, especially since the changes contained within the Welfare Reform Act relating to under-occupation and single room rent levels for under 35s which will see a higher demand for and lower turnover in one-bedroomed accommodation from both under 35s and those wishing to downsize into smaller accommodation.

This survey has been undertaken with the support of Chapel-en-le-Frith Parish Council. These conclusions are based on information provided by Dove Hole residents as part of a paper-based survey. The views of the Parish Council and the community on the outcomes of this report are very much welcomed.

Contact information

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Appendix A

Table - Affordable housing stock in Dove Holes showing dwelling type, turnover and housing provider

Dwelling Type	Current Affordable Housing Stock	Turnover since March 2007	Housing Provider
2 bed bungalow	1	0	HPCH
1 bed flats	28	20	HPCH
2 bed house	12	1	HPCH
3 bed house	8	3	HPCH
	49	24	

Appendix B - Table showing demand for affordable properties that have become available in the past 5 years

Key to table:

'Bids' refers to the number of people that expressed an interest in a particular property

'Band' – households are banded according to need with A being the highest level of need and D the lowest.

No.	Let Date	Band	Bids	Bedrooms	Floor	Minimum Age	Property type
1	28-May-07	B	32	3	1st Floor		House
2	13-Jun-07	B	9	1	1st Floor	55 and over	Flat
3	10-Jul-07	D	13	1	1st Floor		Flat
4	10-Sep-07	C	6	1	Ground Floor	55 and over	Flat
5	5-Dec-07	B	12	1	Ground Floor	55 and over	Flat
6	17-Mar-08	D	4	1	Ground Floor	55 and over	Flat
7	31-Mar-08	C	7	1	1st Floor		Flat
8	5-May-08	B	12	1	1st Floor		Flat
9	1-Sep-08	C	7	1	Ground Floor	55 and over	Flat
10	21-Nov-08	C	13	1	Ground Floor	55 and over	Flat
11	23-Mar-09	C	2	1	Ground Floor	55 and over	Flat
12	18-May-09	B	12	1	Ground Floor	55 and over	Flat
13	22-Jun-09	C	16	1	1st Floor		Flat
14	22-Jun-09	C	4	1	1st Floor	55 and over	Flat
15	31-Aug-09	B	22	2	1st Floor		House
16	21-Dec-09	C	29	3	1st Floor		House
17	15-Feb-10	C	3	1	1st Floor	55 and over	Flat
18	8-Mar-10	B	23	1	1st Floor		Flat
19	3-May-10	B	32	3	1st Floor		House
20	14-Feb-11	C	6	1	Ground Floor	55 and over	Flat
21	14-Mar-11	B	40	1	1st Floor		Flat
22	5-Sep-11	C	27	1	1st Floor		Flat
23	21-Nov-11	C	30	1	1st Floor		Flat
24	26-Dec-11	B	2	1	1st Floor	55 and over	Flat

- Although the 1 bed flats are not designated older person's accommodation, High Peak Community Housing lets the ground floor flats to people over the age of 55 and the first floor 1 bed flats may be let to any age group.
- Note the much higher number of bids for the 1 bed flats that are not restricted to people 55 years and over.

- 24 properties have become available in the past 5 years, nearly 5 a year on average. 20 of the 24 were 1 bed flats, 12 out of 20 of which were restricted to people 55 yrs and over.
- 3 of the 3 bed houses have become available in the past 5 years, and 1 of the 2 bed houses.

Please note that these homes are not necessarily allocated to people in housing need in Dove Holes, as this stock will help to meet the affordable housing need in all of High Peak.

Appendix C - Private rented properties

All properties available to rent in Dove Holes on rightmove.co.uk – March 2012	
Property Type	Cost (per calendar month)
2 bed terrace house	£475
3 bed semi-detached house	£575

Appendix D - Dove Holes Housing Market

The table below lists the property type and price ranges of all the properties advertised for sale on www.rightmove.co.uk in Dove Holes on one particular day in March 2012 (25 in total).

Properties available for sale in Dove Holes - March 2012			
Property Type	Bedrooms	List Price (£)	Notes
Terraced house	2	£99,500- £119,950	8 properties in total
Terraced house	3	£114,950-£129,950	3 properties in total
Terraced house	4	£165,000	1 property in total
Semi-detached bungalow	2	£165,000	1 property in total
Semi-detached house	3	£139,950-£182,950	3 properties in total
Detached house	3	£180,000 & £230,000	2 properties in total
Semi-detached bungalow	3	£220,000	1 property in total
Detached house	4	£295,000-£399,950	3 properties in total
Detached house	5	£309,950 & £450,000	2 properties in total
Detached cottage	2	£350,000	1 property in total