NEWTON KYME CUM TOULSON, HEALAUGH AND CATTERTON AND BILLBROUGH

HOUSING NEEDS SURVEY REPORT FOR AFFORDABLE HOUSING



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Matthew Brown
Rural Housing Enabler
North Yorkshire Council

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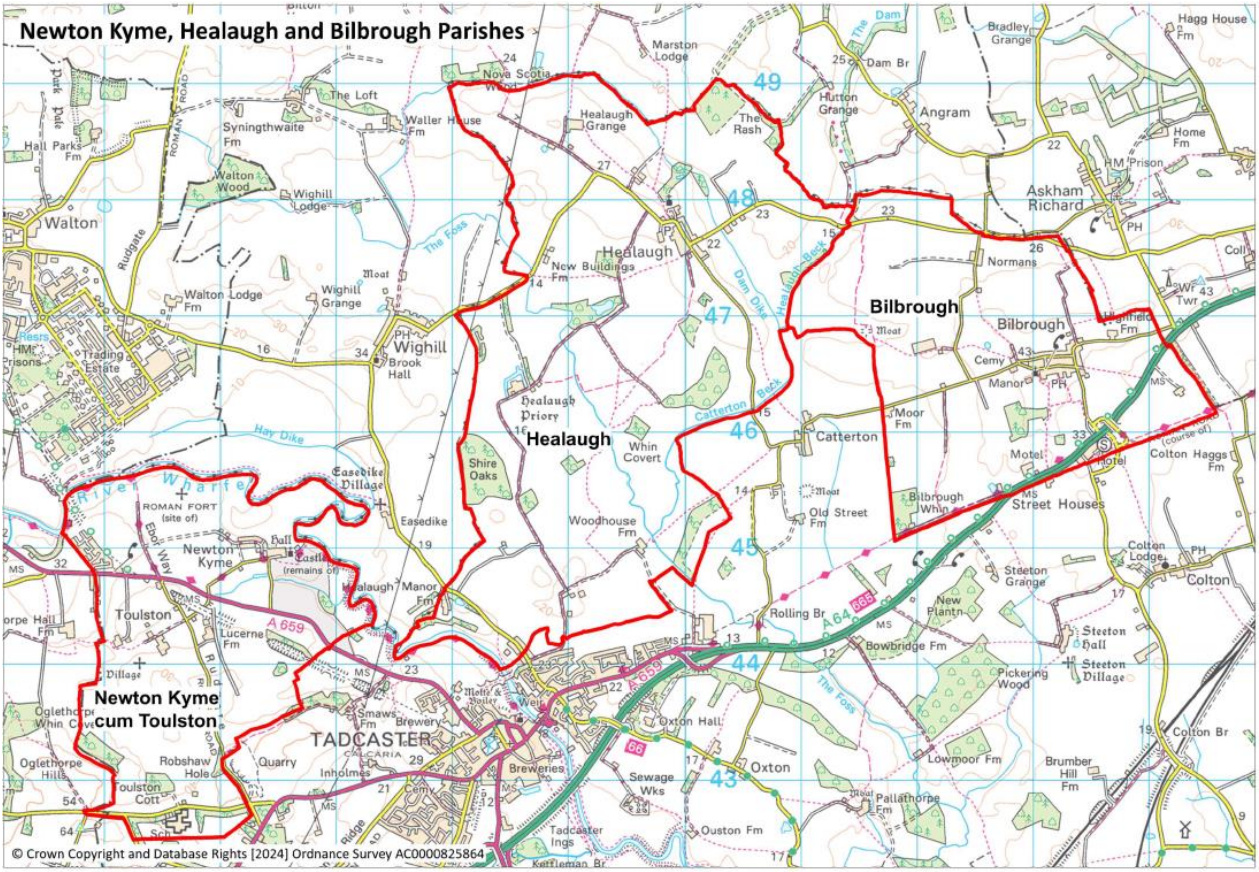
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1. PARISH SUMMARY

The Parishes of Newton Kyme cum Toulston, Healaugh and Catterton and Bilbrough are civil parishes in the former Selby District of North Yorkshire, England and is located north of the urban settlement of Tadcaster, bordered with the City of York and neighboring parishes within the York and Harrogate localities.

Furthermore, the parishes has excellent nearby transport links to other locations such as York and Leeds with the close vicinity to the A64, A19 and A1.



2. INTRODUCTION

Affordable Housing is housing for either rent or low-cost home ownership based on evidence of need for those unable to afford market prices.

In order to help identify if there is a need for Affordable Housing, the Selby Rural Housing Enabler (RHE) has completed a housing need survey (HNS) in the parishes of Newton Kyme cum Toulston, Healaugh and Catterton and Bilbrough. The RHE is hosted by North Yorkshire Council and is part of the wider North Yorkshire and East Riding Rural Housing Enabler Network. The RHE works with a range of organisations to help meet the housing needs of rural communities through the delivery of Affordable Housing.

Rural Housing Need Surveys record housing needs at a point in time and the RHE then uses this 'snapshot' of information as the basis of a report. This report can then be used as evidence to support a planning application for a small, local Affordable Housing development. In the event that any new homes are built, priority would be given to applicants with a local connection to the Parish (through family, residence, or work, at the time the properties are allocated).

3. AIM

The aim of the HNS is to find out whether local people (or people with a local connection) are in housing need and cannot access suitable housing to address their needs on the open market.

Housing 'need' can include issues other than merely the need for a home. It takes account of insecurity of tenure, affordability and housing that is unsuitable for the household due to its type or condition. It is different from housing demand because demand can normally be met though the housing market whereas need can usually only be met through some form of affordable (i.e., subsidised) housing.

This means that, in order to estimate the number of households in need, we want to identify households who do not have their own home or live in unsuitable housing and who cannot afford to meet their needs in the local market.

A household normally includes all who live in a particular house but can also include 'newly forming' households who currently live with a larger family/household (e.g., adult children living with parents).

4. SURVEY METHODOLOGY

In order to carry out the HNS, questionnaires with freepost return envelopes were distributed to every household in the Parish. The survey was distributed on 1st March 2024 with a deadline to return the questionnaire by 1st April 2024.

Survey forms could also be completed online. Completed questionnaires were returned to the RHE for analysis.

5. HOUSING PROFILE OF NEWTON KYME CUM TOULSON, HEALAUGH AND CATTERTON AND BILBROUGH PARISHES EWR

5.1 Population

According to the 2021 Census, Newton Kyme cum Toulston, Healaugh and Catterton and Bilbrough Parishes has a population of 1,180 residents forming 470 households.

The population of Newton Kyme cum Toulston, Healaugh and Catterton and Bilbrough Parishes is generally healthy with 43.1% of residents indicating that they are in very good to good health. Whilst on the other hand, 0.9% of residents state that they have limiting bad or very bad health. In terms of disability 9.96% of residents are classed as disabled under the Equality Act.

5.2 Dwelling Stock

The latest Census data shows that 95.60% of households live in a house or bungalow property, with a further 4.26% living in flat, apartment or Maisonette property and 0.4% living in caravan or mobile home.

In terms of tenure, 73.43% of homes in the parishes are owned outright or with a mortgage with a small percentage 18.76% private renting. In terms of affordable homes, there is only 3.3% either rented or intermediate tenures.

Tenure Type	% Of households per property type
Owned outright	32.4
Owned with mortgage	41
Private rented	18.8
Social/affordable rented or intermediate	3.3

(Source –ONS)

For bedroom size, the majority of properties within the parishes are 4 or more bedrooms with 55.6% and only 2.5% of properties are one bed accommodation.

Number of bedrooms	% Of households per property type
One bedroom	2.5
Two bedroom	10.9
Three bedroom	40
Four or more bedrooms	55.6

(Source –ONS)

5.3 House Prices

At the present time, there are 12 homes being advertised with a further 11 being sold within the last 12 months, both sets of information are available in the table below.

Properties in the parishes of Newton Kyme cum Toulston, Healaugh and Catterton and Bilbrough had an overall average price of £723,995 over the last year. The majority of sales in Newton Kyme cum Toulston, Healaugh and Catterton and Bilbrough Parishes during the last year were detached properties, selling for an average price

across the parishes are Newton Kyme £576,278, Healaugh £500,000 and Bilbrough £848,333.

Parish	Address	No. of beds	Property Type	Price	Added/sold on Rightmove
Newton Kyme cum Toulson					
On Market	Croft Lane	4	Detached	£1,250,000	04/04/2024
	Barwick Place	5	Detached	£725,000	14/02/2024
	Fairfax Gardens	4	Detached	£699.950	17/01/2024
	Newtons Orchards, Main Street	4	Detached	£699,000	31/08/2023
	St Andrews Walk	4	End Terrace	£385,000	10/04/2024
	St Andrews Walk	3	Terrace	£385,000	28/02/2024
	Papyrus Villas	3	Terrace	£275,000	01/02/2024
Sold in last year	Wharfe View, Main Street	4	Detached	£725,000	23/02/2024
	Fairfax Gardens	N/A	Detached	£690,000	31/10/2023
	Papyrus Villas	3	Terrace	£255,000	06/10/2023
	St Andrews Walk	N/A	Terrace	£355,000	03/07/2023
	Papyrus Villas	3	Terrace	£280,000	30/06/2023
	St Andrew Walk	N/A	Semi-detached	£412,500	31/05/2023
Healaugh and Catterton					
On Market	Oakwood Barns	3	Barn conversion	£525,000	26/03/2024
	Abbey Lane	3	End Terrace	£475,000	14/03/2024
Billbrough					
On Market	Piggy Lane	5	Detached	£935,000	05/04/2024
	Ryedale, Cat Lane	4	Detached	£875,000	18/03/2024
	Back Lane	4	Semi-detached	£735,000	29/01/2024
Sold in last year	Arden Grange, Main Street	4	Detached	£947,500	13/07/2023
	Back Lane	4	Detached	£767,500	13/07/2023
	Grey Gables, Cat Lane	4	Detached	£715,000	18/05/2023
	Honeysuckle Cottage, Main Street	3	Terrace	£370,000	18/05/2023

(Source - Rightmove)

Properties in Newton Kyme cum Toulston, Healaugh and Catterton and Bilbrough Parishes which could be potentially classed as affordable homeownership had an overall average price of £290,000 over the last year were all terraced houses with no detached being considered affordable.

All properties sales in Newton Kyme cum Toulston, Healaugh and Catterton and Bilbrough Parishes had an overall average price of £551,700 over the last year. In terms of comparison, Stillingfleet Parish had similar housing prices (£492,500). Whereas the neighbouring Parishes of Cawood (£280,500) and Barlby (£210,402) has substantially lower sold housing prices in last 12 months.

5.4 Private Rental Properties

At the present time (April 2024) there is zero private rental properties available to rent privately in Newton Kyme and a further one recently been let either. (Source: Rightmove).

Parish		Address	No. of beds	Property Type	Price	Added/sold on Rightmove
	Newton Kyme cum Toulson					
Recently let		St Andrews Walk	4	Terrace	£1,550 PCM	09/04/2024

5.5 Affordable Properties

Within of Newton Kyme cum Toulston, Healaugh and Catterton and Bilbrough Parishes, there is a total of 27 affordable properties with North Yorkshire Council owning and managing 5 properties all at Social Rent [1] or affordable rented. Furthermore, there is 22 being owned and managed by various affordable housing providers for both shared ownership and affordable rented tenures.

Property Type	No of beds	Number of homes
Bungalow	1	3
Bungalow	2	1
House	3	1

North Yorkshire Council housing stock breakdown

5.6 Right to Buy

Over the last 10 year period, 2 North Yorkshire Council properites have been sold through right to buy with 0 being replaced within the Newton Kyme cum Toulston, Healaugh and Catterton and Bilbrough Parishes throught North Yorkshire Council commuted sums.

5.7 Planning Applications

There have been 13 dwelling completed including 0 affordable dwellings in the Parishes.

There are currently 3 permissions outstanding for Parishes of Newton Kyme, Healaugh and Catterton, which include no additional affordable housing. In the recent emerging Local Plan consultation 8 sites were put forward with no outcome decided on whether they could be classed as preferred option.

[1] Social Rent means social rented housing owned by an approved Registered Provider to be occupied by Qualifying Persons on an assured tenancy agreement or an equivalent rental arrangement as approved by the Council at a rent not exceeding the guideline target rent determined through the national rent regime.

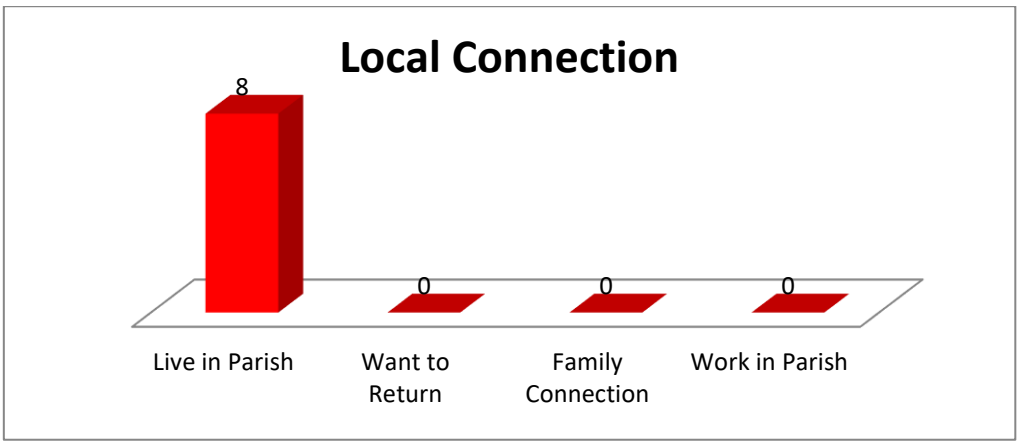
6. KEY FINDINGS FROM THE HOUSING NEEDS SURVEY

A total of 16 survey forms were returned by the deadline of 1st April 2024, 11 were paper responses and 5 were completed electronically with a total of 8 who have been identified as being in affordable housing need. Of which 2 were from Bilbrough residents, 1 from Bilbrough and 5 from Newton Kyme.

Only the residents with identified affordable housing need will be analysed in the below sections.

6.1 Local Connection

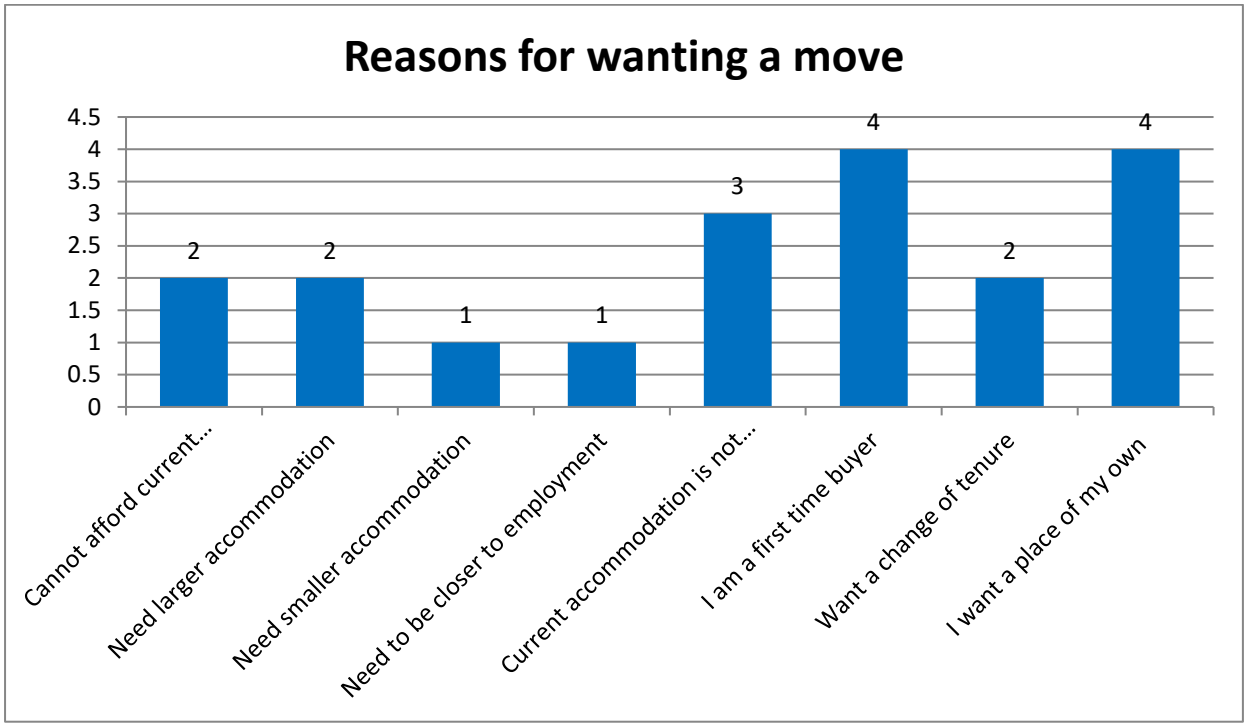
All respondents specified a local connection as identified below with the majority already currently living in parish:



6.2 Main reasons for wanting to move

Respondents were asked to identify reasons for their current and future housing needs. The graph below shows the main reasons respondents gave for wanting to move home[2]; demand is highest from respondents who want a place of their own, first time buyer and current accommodation is not permanent.

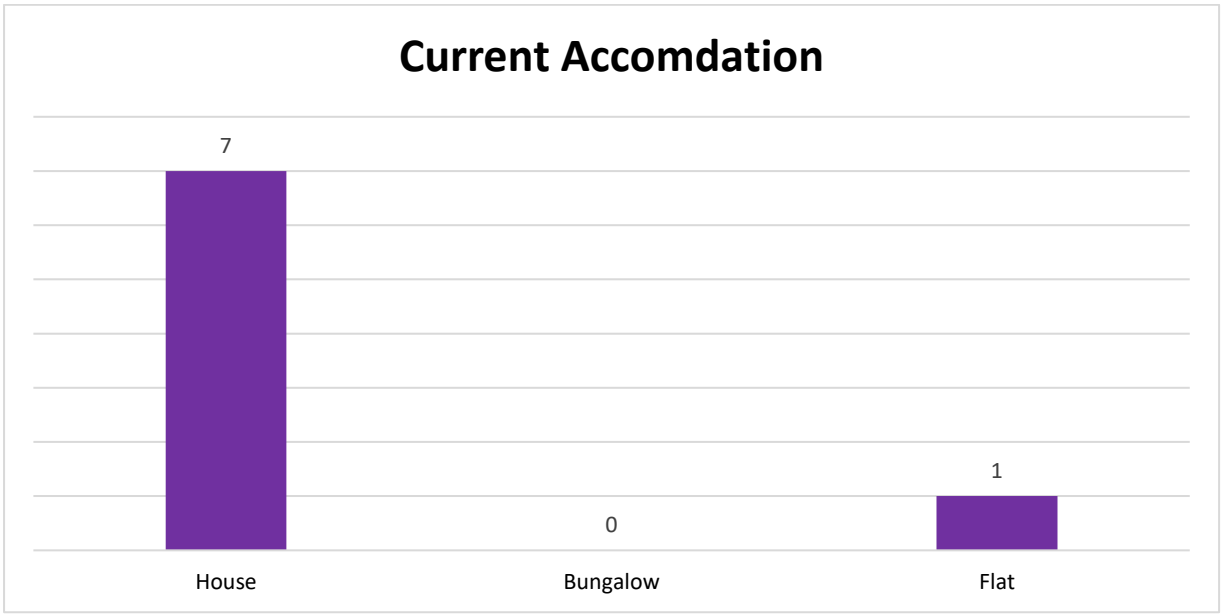
[2] Some respondents provided more than one reason for wanting to move

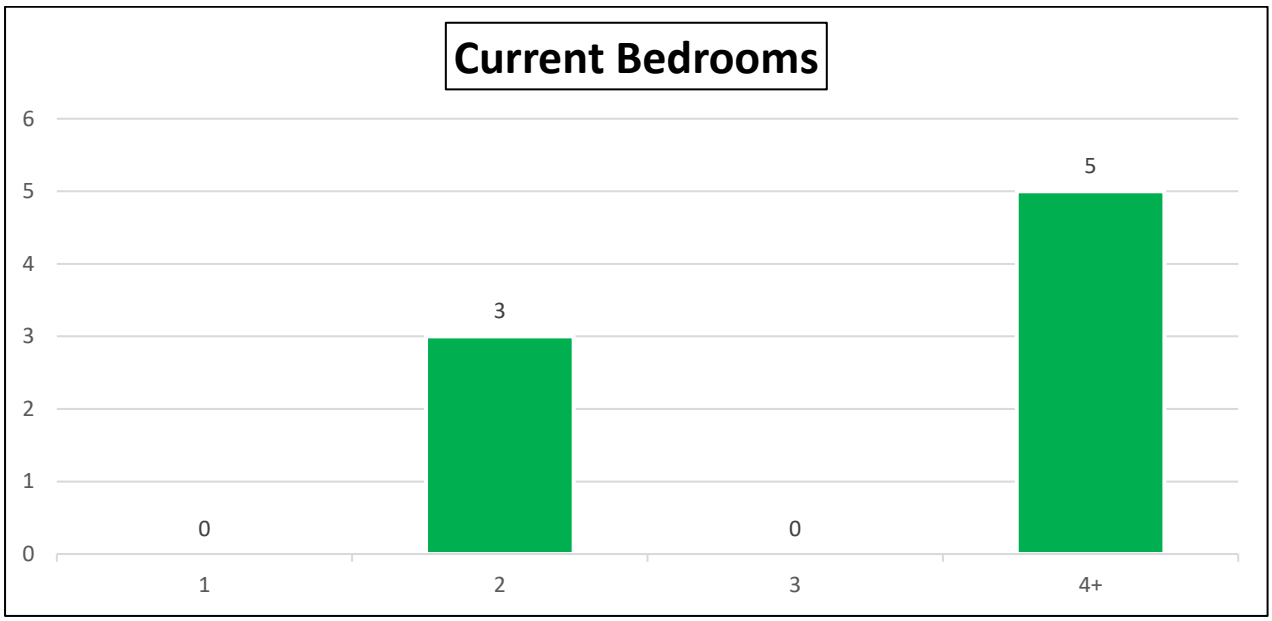


6.3 Existing Accommodation

Of respondents answering the question, relating to existing accommodation, 88% were currently living in houses, 0% are living in a bungalow and 13% living in a flat.

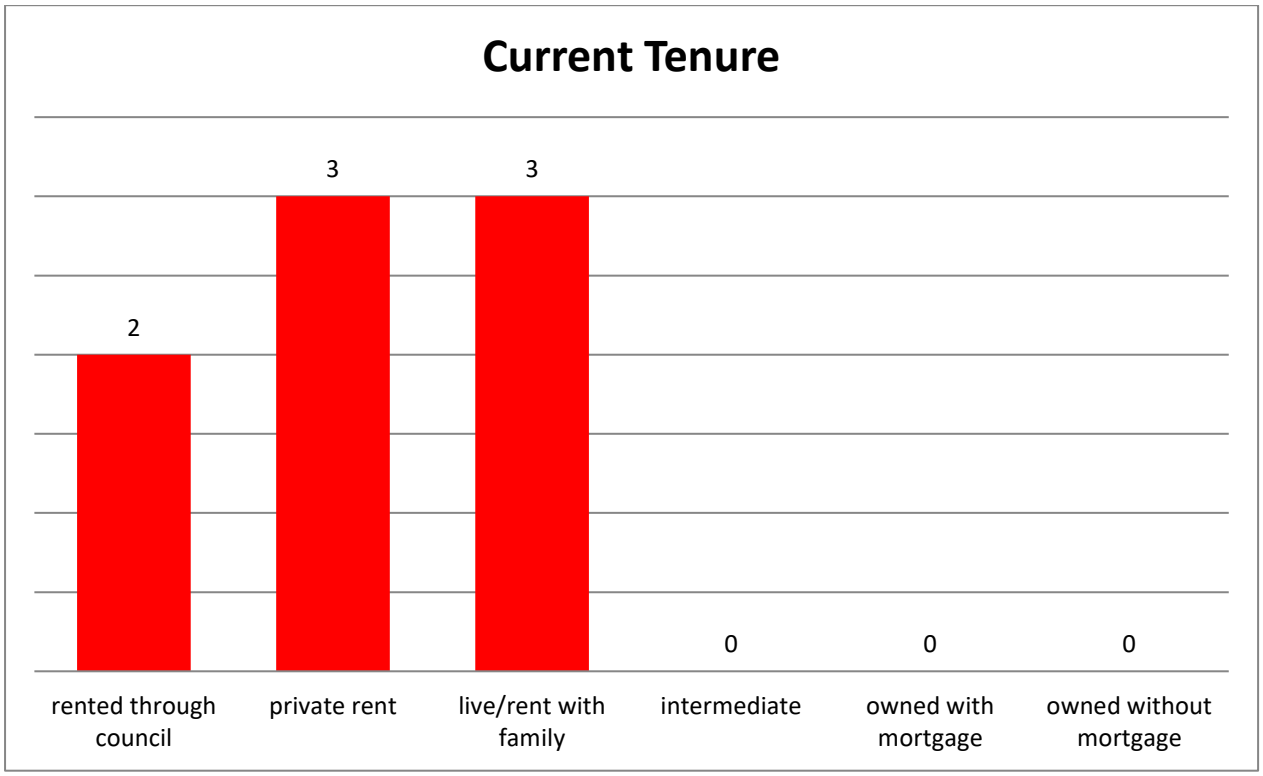
In terms of current bedrooms, the majority of those housed in 4 bed homes (63%) with 38% living in 2 bed accommodation.





6.4 Current Tenure

The current tenure of the households in the survey is shown in the chart below; most respondents are private renting (38%) with living with family and friends (38%) with renting through council or RP (25%).



6.5 Current Household Income

The total annual/monthly gross combined income households are summarised in the table below.

Amount	Numbers
Under £20,000 household income per year (Under £1,665 per month)	25%
Between £20,000 and £29,999 per year (£1,666 - £2,499 per month)	25%
Between £30,000 and £39,999 per year (£2,500 - £3,332 per month)	13%
Between £40,000 and £49,999 per year (£3,333 - £4,166 per month)	13%
Between £50,000 and £59,999 per year (£4,167 - £4,999 per month)	13%
Between £60,000 and £69,999 per year (£5,000 - £5,832 per month)	26%

Not all respondents provided details of their income.

As shown in section 5.3 above, the average sold price for an affordable property in Newton Kyme cum Toulston, Healaugh and Catterton and Bilbrough Parishes in the last year is £290,000 Therefore, based on the financial data available, thee of the respondents had sufficient household income to afford the average affordable purchase price in the parishes which would be £4,068 per month[3]

Of the households with sufficient income, however, none of the responded with a housing need stated they had the deposit of over £20,000. Of the one respondent who dose have the required deposit their annual income in below the financial capability.

Further information would be required to establish whether they had the requisite 20% deposit of £58,000

6.6 Ability to Afford to Purchase Alternative Housing

Of the 8 respondents[4], 3 indicated that they had saved a deposit to buy a home and provided the level of deposit (see table below) with one would have enough for the required open market deposit.

Funds (Savings)	Numbers
NIL	5
£0 - £4,999	0
£5,000 - £9,999	1
£10,000 - £14,999	0
£15,000 - £19,999	1
Over £20,000	1

A typical deposit required to purchase a property is currently 20%. Referring to the three-bed semi-detached property at Pepyras Villas, which was sold for £280,000,

[3] This is based on a 25-year mortgage term, with 20% deposit and a 5% interest rate and three times the income. *(Source – Money Advice Service – Mortgage Calculator* www.moneyadviceservice.org.uk/en/tools/mortgage-calculator)

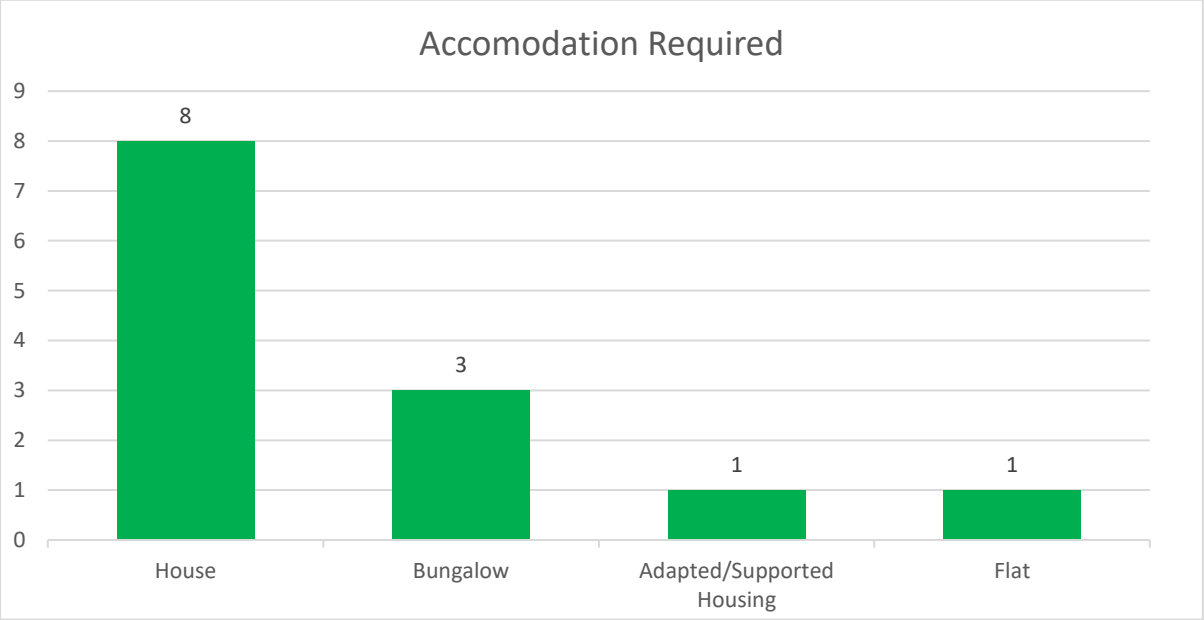
[4] Not all respondents provided details of their income.

(see 5.3 on page 8), a deposit of £56,000 (20%), would be required to secure a mortgage. Purchasing on the open market is therefore not an option for the majority of respondents.

6.7 Accommodation Needed

The type and size of housing required by respondents is summaried in the graphs below. What type of accommodation is required based upon the responses. The majority indicate that a house would be a preferred option (8 households) with 3 respondents preference for a bungalow.

Data indicates that need for two and three bed accomodation (4 households each) with 4+ (1 households) predominates.

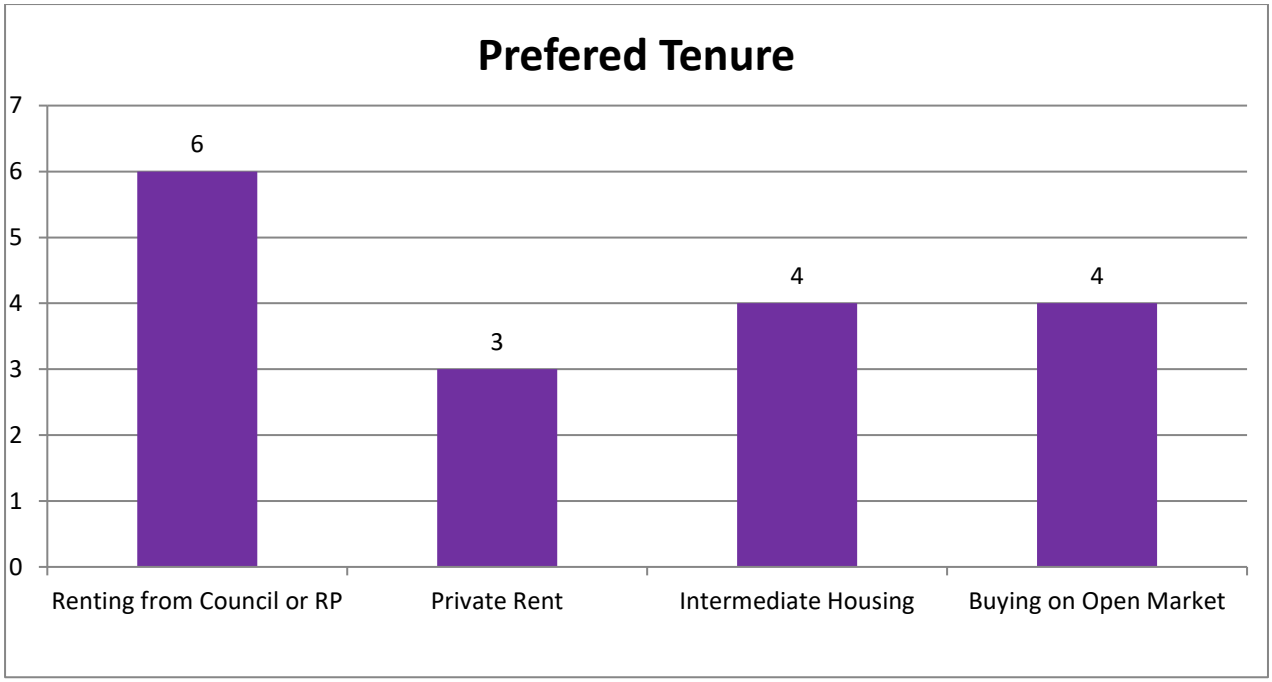




6.8 Preferred Tenure

The survey results show that respondends choice of tenure[5] was to rent from council or registered provider (75%) with intermediate housing such as Shared Ownership (50%) being second most prefered.

To buy on the open market (50%) followed. However, of those who stated buying on the open market was a prefered tenure, one of those households had both a deposit and earnings over £30,000.



[6]Not all respondents provided details of their income.

6.9 Housing Register

Of the 8 respondents included in the analysis, only 0 stated they were registered on North Yorkshire Home Choice.

However, when conducting a demand report from North Yorkshire Home Choice, it has identified that there are currently 37 active applicants who have stated they wish to be rehoused within the areas below which encompass the parishes of Newton Kyme cum Toulston, Healaugh and Catterton and Bilbrough.

The table below provides a breakdown of the bedroom need for general need, sheltered need i.e., bungalow and interest in acquiring an intermediate tenure property such as Shared Ownership:

[5] Some respondents selected more than one preferred tenure type
[6] Not all respondents provided details of their income.

General need

Area	1 Bed	2 Bed	3 Bed	4 Bed	Total
Appleton Roebuck, Bolton Percy and villages	6	7	3	1	17
Church Fenton, Saxton and Ulleskelf	15	21	7	5	48
Tadcaster and Stutton	35	27	18	6	86

Sheltered need

Area	1 Bed	2 Bed	3 Bed	4 Bed	Total
Appleton Roebuck, Bolton Percy and villages	2	1	0	0	3
Church Fenton, Saxton and Ulleskelf	2	3	1	0	6
Tadcaster and Stutton	16	3	0	0	19

Interested in intermediate housing tenure.

Area	1 Bed	2 Bed	3 Bed	4 Bed	Total
Appleton Roebuck, Bolton Percy and villages	1	2	0	1	4
Church Fenton, Saxton and Ulleskelf	2	5	2	2	11
Tadcaster and Stutton	1	4	4	2	2

7. What would a local affordable housing scheme in Newton Kyme cum Toulston, Healaugh and Catterton and Bilbrough mean to respondents.

As well as the information from the Housing Need Survey set out above, a number residents have provided comments relating to the matter of affordable housing and below direct, anonymised quotes from local people (or people with a local connection to the Parishes).

On the other hand, there was a number of respondents who commented that that affordable housing would be of disadvantage within the Parish mainly relating to damaging the makeup of the parish and that there is no need for affordable housing.

"Would be great to stay in the area with my children and able to live in a house and space for my boys to grow."

"This could help us so much as we really struggling to get on the property ladder and struggling with the cost of renting."

"My children attend local schools. We are active in all parts of our community but struggling to afford our monthly rent, and no real chance to save for a deposit to become homeowners."

"The parish of Newton Kyme has already expanded in the last decade with the Redrow development on brownfild land.. This is a good development and delivered a mix of homes and affordable homes. Building elsewhere would be green belt and should be resisted."

8. SUMMARY AND RECOMMENDATIONS

Based on the results of the survey, an affordable housing development(s) of approximately 8-12 properties would be appropriate with a mix of mainly two and three bed houses along with some small accommodation and bungalows to compliment the findings.

In terms of tenure split, a 60/40 in favour of rented would be acceptable and reflect the findings of the housing need survey but would need to comply with North Yorkshire Council's policy of affordable housing delivery within the Selby locality.

However, the final unit numbers and tenure should be reviewed when any scheme is proposed and will be dependent on the site and location. Once a scheme is developed, the homes would be allocated to households with a local connection cascade criterion with who were in the highest housing need at that time and put in the relevant S106 to ensure that remains in perpetuity.