



Appendix 11

GVA
81 Fountain Street
Manchester
M2 2EE

North Yorkshire Strategic Housing Market Assessment

Appendix 11: Sub-Regional Market Area Analysis (Including the National Parks)

November 2011



Contents

1.	Introduction	1
2.	Leeds City Region (North Yorkshire Section).....	5
3.	York Sub-area	11
4.	Vales and Tees Links Sub-area.....	17
5.	Remote Rural Sub-area	23
6.	Coast Sub-area.....	29
7.	The North York Moors National Park	35
8.	The Yorkshire Dales National Park.....	58

Prepared By .A.Pollard / M.Spilsbury Status . Associate / Senior. Date 15-11-2011

Reviewed By Richard Laming Status . Director Date 15-11-2011

For and on behalf of GVA Grimley Ltd

1. Introduction

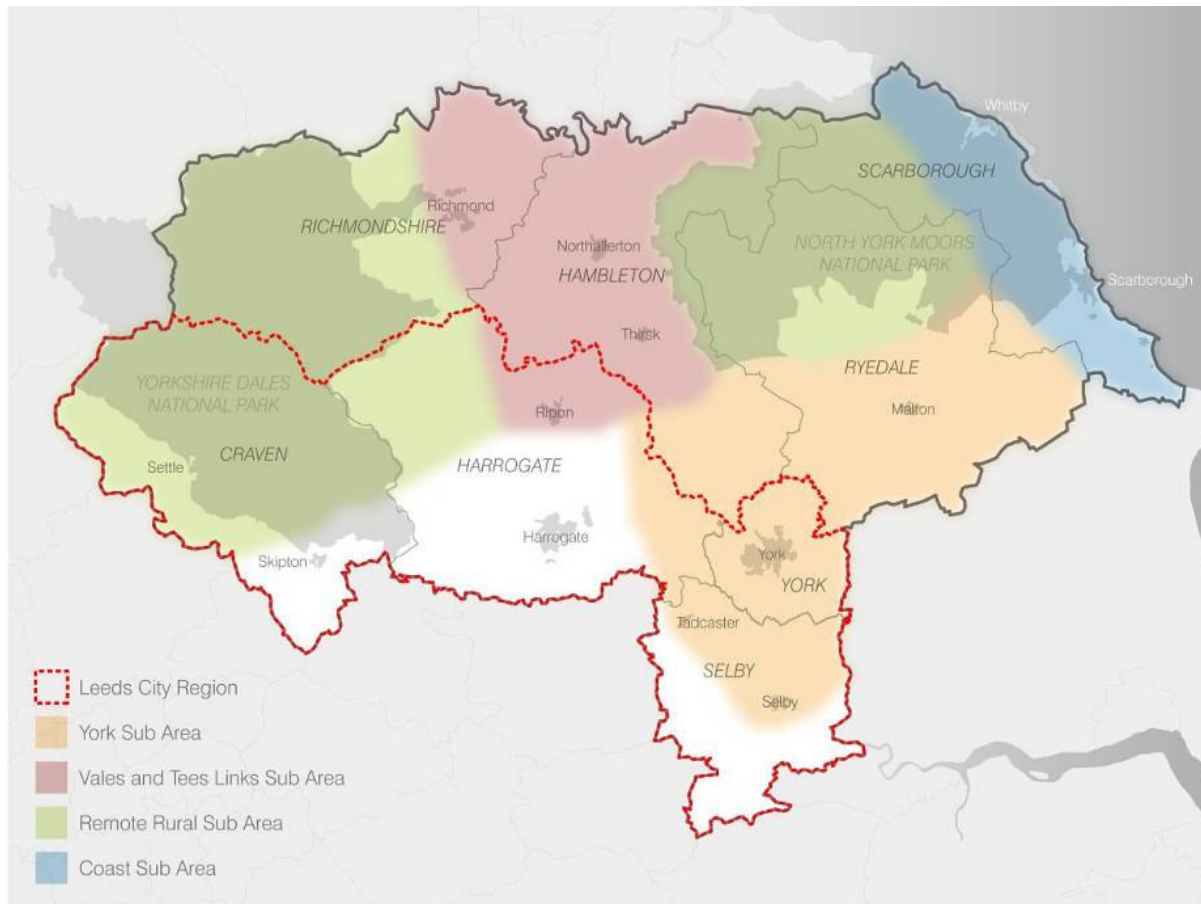
- 1.1 Section 2 of the North Yorkshire SHMA Report introduces the spatial geographies around which analysis within the research has been focussed. This identifies that the local authorities and the sub-local authority areas remain the principal area of geographical analysis due to their direct importance in the setting of policy and strategy in the future. However, this SHMA research provides a unique opportunity to use the data to build a greater level of understanding of housing issues within larger Strategic housing market areas.
- 1.2 This appendix provides headline findings and analysis for the five sub-regional market areas defined previously in the Regional Spatial Strategy (RSS) for Yorkshire and Humber¹.

The Strategic Sub-Regional Market Areas

- 1.3 The sub-regional market areas, whilst forming distinct areas have implicit connections with the need to recognise dynamics between them as well as within them of relevance to the SHMA. It is also important to note that the five sub-regional market areas have relationships with areas outside of North Yorkshire, including the Leeds and Tees Valley City Regions and the wider Yorkshire and Humber region as a whole.
- 1.4 The five sub-regional market areas within North Yorkshire are illustrated and explained in the following plan and bullet points.

¹ RSS was revoked in May 2010 as part of the Coalition Government's commitment to localism, decentralisation and the rolling back of regional government. This action was found to be unlawful after a challenge made by Cala Homes in the High Court (November 2010). As a result RSS remains relevant context for this SHMA at the time of writing. This process remains ongoing with Cala Homes failing to overturn a planning statement from Communities Secretary Eric Pickles requiring Local Authorities to take into account the government's commitment to abolish the regional planning strategies on 31st May 2011.

Figure 1.1: North Yorkshire Sub-Regional Market Areas



Source: RSS, 2008

- The Leeds City Region represents an important sub-regional geography, focussed around the city of Leeds. Within North Yorkshire the City Region includes the administrative areas of Skipton, Harrogate, York and Selby;
- The York sub-area, which overlaps significantly with the geography of the Leeds City Region, is an important spatial area in its own right centred around York. The market area includes an influence which extends beyond the City Region into some parts of Hambleton, Ryedale, and western parts of the East Riding;
- The Vales and Tees links sub-area covers the majority of Hambleton and parts of Richmondshire and Harrogate within North Yorkshire. The functional market area forms a corridor connecting the Leeds and Tees Valley City Regions. It is noted in the Project Brief to be primarily influenced by the Tees Valley in its northern part but also has important connections to the Leeds City Region to the south;
- The Remoter Rural sub-area of the Yorkshire Dales and North York Moors are largely centred on the National Parks but also include some of the peripheral market towns which have a strong association with the uplands and tourist economy; and
- The Coast sub-area, which includes Scarborough, Filey and Whitby. This is noted in the Project Brief to be a relatively self-contained area but does have connectivity to the East Riding to the south and the Tees Valley City Region to the north.

- 1.5 In addition to the sub-regional market areas listed above this appendix also draws together analysis from within the individual Authority Appendices to present a cumulative picture of housing issues facing the **two National Parks** which fall within North Yorkshire.

Areas of Analysis – Sub-Regional Market Areas

- 1.6 The strategic sub-regional market areas do not represent statutory planning areas, however, they potentially represent important spatial geographies which can be used to address housing, economic or social challenges or opportunities which are larger than single authorities.
- 1.7 Given this context the intention of the analysis of the sub-regional market areas is not to provide detailed information around key datasets used to inform planning policy i.e. housing need requirements or future household growth projections. Focus is instead placed on understanding the income and economic circumstances of areas, the operation of markets (i.e. mobility and price performance) and the profile of stock

all of which are important in terms of understanding the functional relationships between market areas and the distinct issues they face currently.

Areas of Analysis – National Parks

- 1.8 The National Parks have their own statutory plan-making requirements and therefore the analysis presented in this appendix includes results against the core outputs as set within the CLG Guidance and presented for individual authorities through the North Yorkshire SHMA document.
- 1.9 The National Parks span a number of administrative authorities. Each of the Authority Appendices includes a distinct and separate breakdown of the requirement for affordable housing within the part of the National Park which falls within the reported authority using the CLG Calculation methodology. These individual authority elements of the National Park are brought together within this Appendix to present a whole National Park area of analysis for the North York Moors National Park and Yorkshire Dales National Park.
- 1.10 The National Parks were both included within the 2011 household survey conducted as a key research component of the SHMA. The level of returns and weighting are set out within the following figure.

Figure 1.2: National Parks – Survey Returns

North Yorkshire Household Survey - Returns and Weighted Returns		
National Park	Number of Returns	Weighted Returns
Yorkshire Dales	1,096	8,414
North York Moors	1,004	11,349
Total	2,100	19,763

Source: GVA, 2011

2. Leeds City Region (North Yorkshire Section)

2.1 The Leeds City Region (LCR) is a functional economic geography which centres on the City of Leeds and covers eleven local authorities throughout West Yorkshire, South Yorkshire and North Yorkshire. The LCR has been identified as being critical in terms of improving economic performance, whilst spreading prosperity and improving quality of life across its market geography. The LCR covers several of the local authorities that lie to the south of North Yorkshire including Craven, Harrogate, Selby and York in their entirety. The Leeds City Region overlaps with the York sub area².

Current Stock

2.2 As at 2001, the Leeds City Region sub area contained a total of 201,887 dwellings³.

- At the time of the Census in 2001 the Leeds City Region's housing type profile was broadly similar to the North Yorkshire profile, albeit with some distinctions. The Leeds City Region was characterised by a high proportion of semi detached properties at 33.8%, followed by detached dwellings (29.2%). Terraced dwellings comprised 23.9% in the Leeds City Region, with flats comprising 12.5% of the dwelling profile, compared to 23.0% and 12.3% respectively in North Yorkshire.
- Figure 2.2 presents the breakdown of property by tenure in the Leeds City Region. The tenure profile across the Leeds City Region highlights the importance of owner occupation, with 74.7% of households falling into this category compared to 73.9% across North Yorkshire. The social rented tenure accounts for 12.2% of households, followed by the private rented tenure (8.8%).

² The Yorkshire and Humber RSS 2008

³ Drawn from Accommodation Type- Households Spaces, Census 2001, ONS

Figure 2.1: Property Type, Leeds City Region, 2001

		Dwelling Type- 2001 Census					
		House or Bungalow			Flat, Maisonette or Apartment	Other	Total
		Detached	Semi- Detached	Terraced			
Leeds City Region	Number	58865	68322	48307	25172	1105	201887 ⁴
	%	29.2%	33.8%	23.9%	12.5%	0.5%	100.0%
North Yorkshire	Number	103129	109990	76768	41021	2345	333253
	%	30.9%	33.0%	23.0%	12.3%	0.7%	100.0%
Yorkshire and Humber	Number	436152	809594	627890	274297	12679	2160612
	%	20.2%	37.5%	29.1%	12.7%	0.6%	100.0%
England and Wales	Number	5131821	7117662	5869878	4246029	173251	22538641
	%	22.8%	31.6%	26.0%	18.8%	0.8%	100.0%

Source: Census, 2001

⁴ Total is the number of household spaces from 2001 Census

Figure 2.2: Property Tenure, Leeds City Region,, 2001

		Household Tenure - 2001 Census						
		Owner occupied		Intermediate (shared ownership)	Social rented (Council & RSL)	Private Rented	Other	Total
		Owns outright	Owns with mortgage or loan					
Leeds City Region	Number	65250	79401	1111	23694	16938	7044	193438
	%	33.7%	41.0%	0.6%	12.2%	8.8%	3.6%	100.0%
North Yorkshire	Number	108663	120683	1611	39485	33245	6543	310230
	%	35.0%	38.9%	0.5%	12.7%	10.7%	2.11%	100.0%
Yorkshire and Humber	Number	589026	797360	9509	434176	187810	46867	2064748
	%	28.5%	38.6%	0.5%	21.0%	9.1%	2.27%	100.0%
England and Wales	Number	6380682	8396178	139605	4157251	2141322	445437	21660475
	%	29.5%	38.8%	0.6%	19.2%	9.9%	2.06%	100.0%

Source: Census, 2001

The Active Market

- 2.3 The average house price in the Leeds City Region for the period June 2009- June 2010 was £221,198, compared to the North Yorkshire sub region's house price of £209, 903. Figure 2.3 illustrates the average house price, broken down by dwelling type in the Leeds City Region.

Figure 2.3: Average House Price by Property Type, Leeds City Region, 2009-2010

Dwelling Type	Average House Price
Detached	£ 323,463
Semi Detached	£ 195,028
Terraced	£ 175,212
Flat	£ 158,947

Source: The Property Database (Land Registry Data), 2011

- 2.4 The lower quartile house price in the Leeds City Region is £140,000 (June 2009- June 2010) which is in excess of the North Yorkshire lower quartile house price which in Q2 2010 stood at £135,963 Figure 2.4 illustrates how the lower quartile house price is broken down by dwelling type in the Leeds City Region.

Figure 2.4: Lower Quartile House Price by Property Type, Leeds City Region, 2009-2010

Dwelling Type	Lower Quartile House Price
Detached	£ 210,000
Semi Detached	£ 145,500
Terraced	£ 125,000
Flat	£ 108,000

Source: The Property Database (Land Registry Data), 2011

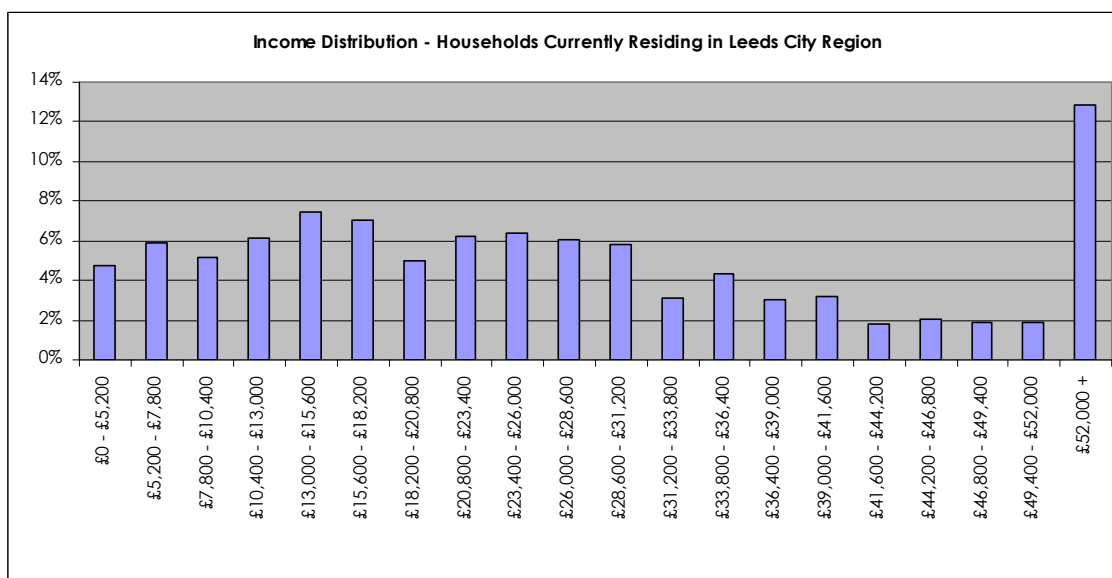
- 2.5 It is apparent from the average and lower quartile house prices that the Leeds City Region is an expensive location to live within North Yorkshire. The higher average and lower quartile house prices can be at least partly attributed to the popularity of these areas with commuters due to their proximity to the employment hubs of both Leeds and York.

Understanding Affordability Issues

- 2.6 Income levels are directly related to employment opportunities and represent an important factor in terms of the ability of households to exercise choice in the housing market and indeed the level of need for affordable housing products.

- 2.7 The 2011 Household Survey asks a number of questions with regard to household's financial situation including income, savings and debts. The following tables and charts present an overview of the income profile and financial capacity of households across the Leeds City Region⁵.
- 2.8 The income distribution within the Leeds City Region shows a distribution skewed towards a clustering within the higher income brackets exceeding £52,000 per annum. In fact, 13% of households within the area have a gross household income over £52,000. Nevertheless, there are also low-income households residing within the area, with 29% recording a gross annual income of less than £15,600.

Figure 2.5: Household Income Distribution, Leeds City Region



Source: 2011 Household Survey

- 2.9 The 2011 household survey enables a more detailed analysis of household finances within the Leeds City Region – considering income, savings, other financial resources and property equity. The average household income (at £22,100) is broadly in line with the level for North Yorkshire as a whole. This is driven by households that currently own their home with a mortgage/loan. There are high levels of equity estimated within properties within the area – except within the intermediate sector (although this constitutes a low proportion of households).

⁵ Note: The 2011 household survey covers only the geography of the area that is within North Yorkshire.

Figure 2.6: Household Finances, Leeds City Region

Current Tenure	Household Financial Position by Tenure (£) – Leeds City Region			
	Median annual gross household income	Median household savings	Other Financial Resources (e.g. parents)	Median Equity
Own outright	£22,100	£17,500	£0	£175,000
Own with mortgage or loan	£32,500	£2,500	£0	£112,500
Intermediate	£19,500	£2,500	£0	£37,500
Social Rented	£11,700	£0	£0	
Private Rented	£16,900	£0	£0	
Average (Median)	£22,100	£2,500	£0	£137,500

Source: 2011 Household Survey

- 2.10 Importantly, savings are low within both the social rented and private rented tenures – with neither group having access to considerable other financial resources either. Given the current requirement for a 10% deposit to access a mortgage, this suggests that households in these tenures will struggle to access owner-occupation within the area at present – even at the lower quartile range.

3. York Sub-area

3.1 The York sub-area encompasses the areas of North Yorkshire which comprise the functional economic geography of the City of York. The area covers the northern parts of Selby, including Tadcaster and Selby; the eastern areas of Harrogate; southern Ryedale; and a small part of western Ryedale. The western parts of the York sub-area overlap with the Leeds City Region and have good north-south and westward connections. The eastern part of the York sub area is more rural in character, with Malton the only settlement of significant size⁶.

Current Stock

- 3.2 As at 2001, the York sub-area contained a total of 111,613 dwellings⁷.
- At the time of the Census in 2001 the York sub-area was characterised by a high proportion of semi detached properties (36.7%), compared to the sub regional average of 33.0%. Detached dwellings comprised 27.6% of the housing stock, followed by terraced properties (23.8%) and flatted dwellings (11.6%), compared to the sub regional averages of 30.9%, 23.0% and 12.3% respectively.
 - Figure 3.2 presents the breakdown of property by tenure in the York sub-area. The York sub area has a predominance of owner occupation at 72.5%, which is in line with the North Yorkshire average of 73.9%. Social housing represents 14.9% of the housing stock which is above the North Yorkshire average of 12.7% and, in contrast, the proportion of the private rented tenure (8.6%) is below the North Yorkshire average of 10.7%.

⁶ Yorkshire and Humber Regional Spatial Strategy 2008

⁷ Drawn from Accommodation Type- Households Spaces, Census 2001, ONS

Figure 3.1: Property Type, York sub-area, 2001

		Dwelling Type- 2001 Census					
		House or Bungalow			Flat, Maisonette or Apartment	Other	Total
		Detached	Semi- Detached	Terraced			
York Sub Area	Number	30825	40959	26528	12915	335	111613 ⁸
	%	27.6%	36.7%	23.8%	11.6%	0.3%	100.0%
North Yorkshire	Number	103129	109990	76768	41021	2345	333253
	%	30.9%	33.0%	23.0%	12.3%	0.7%	100.0%
Yorkshire and Humber	Number	436152	809594	627890	274297	12679	2160612
	%	20.2%	37.5%	29.1%	12.7%	0.6%	100.0%
England and Wales	Number	5131821	7117662	5869878	4246029	173251	22538641
	%	22.8%	31.6%	26.0%	18.8%	0.8%	100.0%

Source: Census, 2001

⁸ Total is the number of household spaces from 2001 Census

Figure 3.2: Property Tenure, York sub-area, 2001

		Household Tenure - 2001 Census						
		Owner occupied		Intermediate (shared ownership)	Social rented (Council & RSL)	Private Rented	Other	Total
		Owns outright	Owns with mortgage or loan					
York sub-area	Number	34689	43400	694	16044	9216	3714	107757
	%	32.2%	40.3%	0.6%	14.9%	8.6%	3.4%	100.0%
North Yorkshire	Number	108663	120683	1611	39485	33245	6543	310230
	%	35.0%	38.9%	0.5%	12.7%	10.7%	2.11%	100.0%
Yorkshire and Humber	Number	589026	797360	9509	434176	187810	46867	2064748
	%	28.5%	38.6%	0.5%	21.0%	9.1%	2.27%	100.0%
England and Wales	Number	6380682	8396178	139605	4157251	2141322	445437	21660475
	%	29.5%	38.8%	0.6%	19.2%	9.9%	2.06%	100.0%

Source: Census, 2001

The Active Market

- 3.3 The average house price in the York sub-area for the period June 2009- June 2010 was £198,810, compared to the North Yorkshire sub region's house price of £209, 903. Figure 3.3 illustrates the average house price is broken down by dwelling type in the York sub-area.

Figure 3.3: Average House Price by Property Type, York sub-area, 2009-2010

Dwelling Type	Average House Price
Detached	£ 279,647
Semi Detached	£ 173,564
Terraced	£ 171,966
Flat	£ 140,029

Source: The Property Database (Land Registry Data), 2011

- 3.4 The lower quartile house price in the York sub-area is £136,000 (June 2009- June 2010) which is in excess of the North Yorkshire lower quartile house price which in Q2 2010 stood at £135,963 Figure 3.4 illustrates the lower quartile house price is broken down by dwelling type in the York sub-area.

Figure 3.4: Lower Quartile House Price by Property Type, York sub-area, 2009-2010

Dwelling Type	Lower Quartile House Price
Detached	£ 199,000
Semi Detached	£ 140,000
Terraced	£ 125,313
Flat	£ 100,000

Source: The Property Database (Land Registry Data), 2011

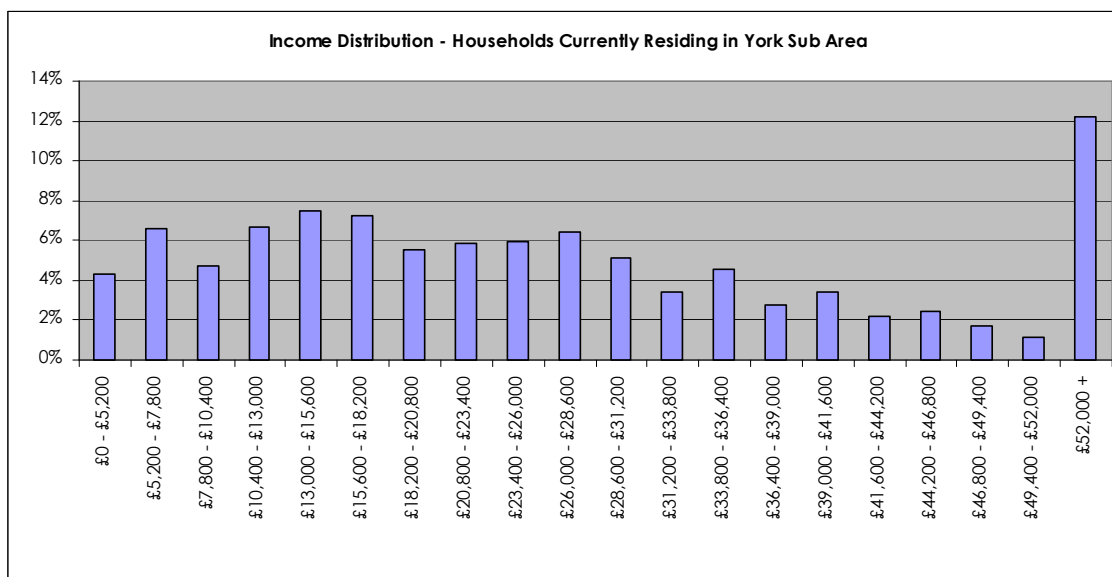
Understanding Affordability Issues

- 3.5 Income levels are directly related to employment opportunities and represent an important factor in terms of the ability of households to exercise choice in the housing market and indeed the level of need for affordable housing products.
- 3.6 The 2011 Household Survey asks a number of questions with regard to household's financial situation including income, savings and debts. The following tables and

charts present an overview of the income profile and financial capacity of households across the York sub-area⁹.

- 3.7 The income distribution within the area shows a distribution skewed towards a clustering within the higher income brackets exceeding £52,000 per annum. In fact, 12% of households within the area have a gross household income over £52,000. Nevertheless, there are also low-income households residing within the area, with 30% recording a gross annual income of less than £15,600.

Figure 3.5: Household Income Distribution, York Sub Area



Source: 2011 Household Survey

- 3.8 The 2011 household survey enables a more detailed analysis of household finances within the area – considering income, savings, other financial resources and property equity. The average household income (at £22,100) is broadly in line with the level for North Yorkshire as a whole. This is driven by households that currently own their home with a mortgage/loan. There are high levels of equity estimated within properties within the area – except within the intermediate sector (although this constitutes a low proportion of households).

⁹ Note: The 2011 household survey covers only the geography of the area that is within North Yorkshire.

Figure 3.6: Household Finances, York Sub Area

Current Tenure	Household Financial Position by Tenure (£) – York Sub Area			
	Median annual gross household income	Median household savings	Other Financial Resources (e.g. parents)	Median Equity
Own outright	£22,100	£17,500	£0	£175,000
Own with mortgage or loan	£32,500	£2,500	£0	£87,500
Intermediate	£19,500	£0	£0	£17,500
Social Rented	£11,700	£0	£0	
Private Rented	£19,500	£2,500	£0	
Average (Median)	£22,100	£2,500	£0	£137,500

Source: 2011 Household Survey

- 3.9 Importantly, savings are low within both the social rented and private rented tenures – with neither group having access to considerable other financial resources either. Given the current requirement for a 10% deposit to access a mortgage, this suggests that households in these tenures will struggle to access owner-occupation within the area at present – even at the lower quartile range.

4. Vales and Tees Links Sub-area

4.1 The Vales and Tees Links sub-area includes most of Hambleton and parts of the districts of Richmondshire and Harrogate. The sub area is bounded by the more remote National Park areas to the east and west and the developed hinterlands of the employment hubs of Harrogate, York and Leeds to the south. The main functional relationships affecting the Vales and Tees Links sub area, and therefore development pressures, are from north of the sub regional boundary, with the sub-area demonstrating strong links with the North East region¹⁰.

Current Stock

- 4.2 As at 2001, the Vales and Tees Links sub-area contained a total of 55,859 dwellings¹¹.
- At the time of the Census in 2001 the Vales and Tees Links sub-area was characterised by a high proportion of detached properties which, at 37.8% represents a higher proportion of detached dwellings than the sub regional average (30.9%). In comparison the sub-area has a much lower proportion of flats at 7.5% compared to North Yorkshire (12.3%). The Vales and Tees Links sub-area has comparable proportions of semi-detached and terraced properties at 32.2% and 22.0% respectively, compared to 33.0% and 23.0%.
 - Figure 4.2 presents the breakdown of property by tenure in the Vales and Tees Links sub-area. The tenure profile across the sub-area highlights the importance of owner occupation, with 69.8% of households falling into this category. However this is below the North Yorkshire average at 73.9%. The social rented tenure accounts for 13.3% of households, followed by the private rented tenure (8.9%).

¹⁰ The Yorkshire and Humber Regional Spatial Strategy 2008

¹¹ Drawn from Accommodation Type- Households Spaces, Census 2001, ONS

Figure 4.1: Property Type, Vales and Tees Links Sub-area, 2001

		Dwelling Type- 2001 Census					
		House or Bungalow			Flat, Maisonette or Apartment	Other	Total
		Detached	Semi- Detached	Terraced			
Vales and Tees Links Sub-area	Number	21120	17974	12271	4175	363	55859 ¹²
	%	37.8%	32.2%	22.0%	7.5%	0.6%	100.0%
North Yorkshire	Number	103129	109990	76768	41021	2345	333253
	%	30.9%	33.0%	23.0%	12.3%	0.7%	100.0%
Yorkshire and Humber	Number	436152	809594	627890	274297	12679	2160612
	%	20.2%	37.5%	29.1%	12.7%	0.6%	100.0%
England and Wales	Number	5131821	7117662	5869878	4246029	173251	22538641
	%	22.8%	31.6%	26.0%	18.8%	0.8%	100.0%

Source: Census, 2001

¹² Total is the number of household spaces from 2001 Census

Figure 4.2: Property Tenure, Vales and Tees Links Sub-area, 2001

		Household Tenure - 2001 Census						
		Owner occupied		Intermediate (shared ownership)	Social rented (Council & RSL)	Private Rented	Other	Total
		Owns outright	Owns with mortgage or loan					
Vales and Tees Links Sub-area	Number	17238	19705	185	7042	4703	4040	52913
	%	32.6%	37.2%	0.3%	13.3%	8.9%	7.6%	100.0%
North Yorkshire	Number	108663	120683	1611	39485	33245	6543	310230
	%	35.0%	38.9%	0.5%	12.7%	10.7%	2.11%	100.0%
Yorkshire and Humber	Number	589026	797360	9509	434176	187810	46867	2064748
	%	28.5%	38.6%	0.5%	21.0%	9.1%	2.27%	100.0%
England and Wales	Number	6380682	8396178	139605	4157251	2141322	445437	21660475
	%	29.5%	38.8%	0.6%	19.2%	9.9%	2.06%	100.0%

Source: Census, 2001

The Active Market

- 4.3 The average house price in the Vales and Tees Links sub-area for the period June 2009- June 2010 was £217,705, compared to the North Yorkshire sub region's house price of £209, 903. Figure 4.3 illustrates the average house price, broken down by dwelling type in the Vales and Tees Links sub-area.

Figure 4.3: Average House Price by Property Type, Vales and Tees Links sub-area, 2009-2010

Dwelling Type	Average House Price
Detached	£ 304,998
Semi Detached	£ 182,677
Terraced	£ 161,325
Flat	£ 136,121

Source: The Property Database (Land Registry Data), 2011

- 4.4 The lower quartile house price in the Vales and Tees Links sub-area is £140,000 (June 2009- June 2010) which is in excess of the North Yorkshire lower quartile house price which in Q2 2010 stood at £135,963. Figure 4.4 illustrates the lower quartile house price is broken down by dwelling type in the York sub-area.

Figure 4.4: Lower Quartile House Price by Property Type, Vales and Tees Links sub-area, 2009-2010

Dwelling Type	Lower Quartile House Price
Detached	£ 215,000
Semi Detached	£ 140,000
Terraced	£ 119,750
Flat	£ 102,000

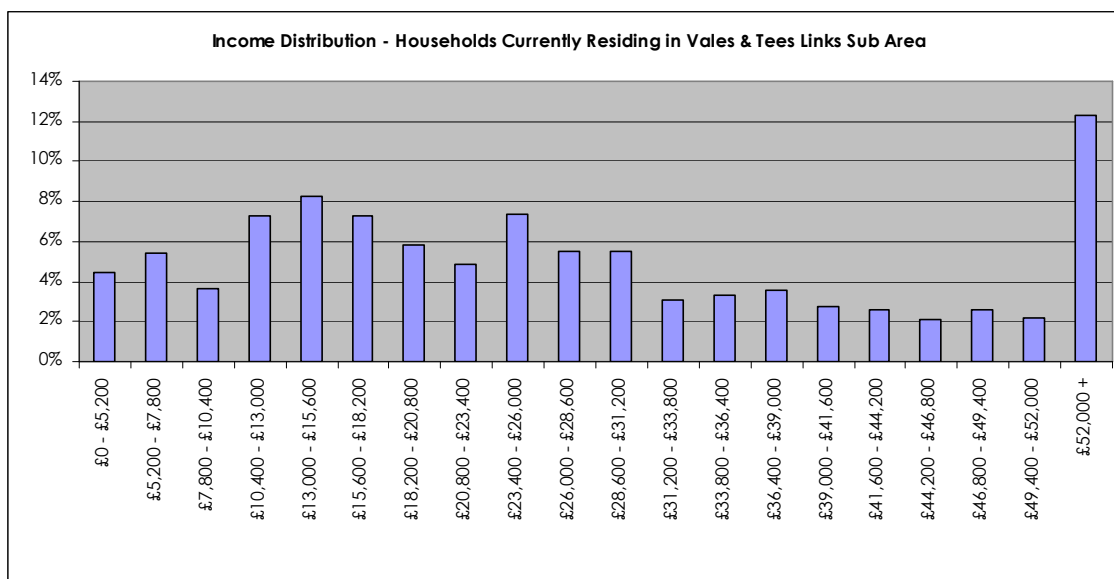
Source: The Property Database (Land Registry Data), 2011

- 4.5 The average and lower quartile house prices are broadly similar to the North Yorkshire sub regional average, albeit slightly higher. In comparison to the sub-areas such as LCR house prices are lower. This in part is likely to be driven by the attractiveness of the market areas to commuters looking to locate near to the major centres of employment. The more limited transport links to these centres has resulted in lower demand and less upward pressure on house prices.

Understanding Affordability Issues

- 4.6 Income levels are directly related to employment opportunities and represent an important factor in terms of the ability of households to exercise choice in the housing market and indeed the level of need for affordable housing products.
- 4.7 The 2011 Household Survey asks a number of questions with regard to household's financial situation including income, savings and debts. The following tables and charts present an overview of the income profile and financial capacity of households across the Vales and Tees Links sub-area¹³.
- 4.8 The income distribution within the area shows a distribution skewed towards a clustering within the higher income brackets exceeding £52,000 per annum. In fact, 12% of households within the area have a gross household income over £52,000. Nevertheless, there are also low-income households residing within the area, with 30% recording a gross annual income of less than £15,600.

Figure 4.5: Household Income Distribution, Vales & Tees Links Sub Area



Source: 2011 Household Survey

- 4.9 The 2011 household survey enables a more detailed analysis of household finances within the area – considering income, savings, other financial resources and property

¹³ Note: The 2011 household survey covers only the geography of the area that is within North Yorkshire.

equity. The average household income (at £24,700) slightly exceeds the level for North Yorkshire as a whole. This is driven by households that currently own their home with a mortgage/loan. There are high levels of equity estimated within properties within the area – except within the intermediate sector (although this constitutes a low proportion of households).

Figure 4.6: Household Finances, Vales & Tees Links Sub Area

Current Tenure	Household Financial Position by Tenure (£) – Vales & Tees Links Area			
	Median annual gross household income	Median household savings	Other Financial Resources (e.g. parents)	Median Equity
Own outright	£22,100	£12,500	£0	£175,000
Own with mortgage or loan	£32,500	£2,500	£0	£112,500
Intermediate	£16,900	£0	£0	£5,000
Social Rented	£11,700	£0	£0	
Private Rented	£16,900	£0	£0	
Average (Median)	£24,700	£2,500	£0	£175,000

Source: 2011 Household Survey

- 4.10 Importantly, savings are low within the intermediate, social rented and private rented tenures – with no group having access to considerable other financial resources either. Given the current requirement for a 10% deposit to access a mortgage, this suggests that households in these tenures will struggle to access owner-occupation within the area at present – even at the lower quartile range.

5. Remote Rural Sub-area

5.1 The Remote Rural sub area comprises the Region's two main upland areas, separated by the Vales and Tees Links sub area. The western part includes parts of Richmondshire, Harrogate, and Craven and covers large parts of the Yorkshire Dales National Park. The area is served by the Local Service Centres of Settle and Bentham. The eastern part of the Remoter Rural Sub Area includes parts of Scarborough, Ryedale and Hambleton and covers all of the North York Moors National Park apart from those areas within the Coastal sub area. Other local service centres within the market geography include Helmsley, Kirbymoorside and Pickering, which lie on the edge of the sub area¹⁴.

Current Stock

5.2 As at 2001, the Remote Rural sub-area contained a total of 30,727 dwellings¹⁵, of which 13,865 fall within the eastern part of the Remoter Rural Sub Area and 16,862 fall within the western part of the Remoter Rural Sub Area.

- At the time of the Census in 2001 the Remote Rural sub-area was characterised by a high proportion of detached dwellings (43.5%) which is substantially above the proportion of detached dwellings in North Yorkshire (30.9%). In contrast the stock profile is characterised by lower proportions of semi-detached (28.6%), terraced properties (23.4%) and flats (6.3%) compared to the sub regional profile.
- Figure 5.2 presents the breakdown of property by tenure in the Remote Rural sub-area. The sub-area has a high proportion of owner occupation; in particular the owned-outright tenure forms a high proportion of the tenure profile at 43.3%, compared to the sub-regional average of 35.0%. Private rented comprises 12.2% of the tenure profile, followed by social rented at 9.4%.

¹⁴ The Yorkshire and Humber Regional Spatial Strategy 2008

¹⁵ Drawn from Accommodation Type- Households Spaces, Census 2001, ONS

Figure 5.1: Property Type, Remote Rural sub-area, 2001

		Dwelling Type- 2001 Census					
		House or Bungalow			Flat, Maisonette or Apartment	Other	Total
		Detached	Semi- Detached	Terraced			
Remote Rural sub-area	Number	13367	8778	7204	1921	124	30727 ¹⁶
	%	43.5%	28.6%	23.4%	6.3%	0.4%	100.0%
North Yorkshire	Number	103129	109990	76768	41021	2345	333253
	%	30.9%	33.0%	23.0%	12.3%	0.7%	100.0%
Yorkshire and Humber	Number	436152	809594	627890	274297	12679	2160612
	%	20.2%	37.5%	29.1%	12.7%	0.6%	100.0%
England and Wales	Number	5131821	7117662	5869878	4246029	173251	22538641
	%	22.8%	31.6%	26.0%	18.8%	0.8%	100.0%

Source: Census, 2001

¹⁶ Total is the number of household spaces from 2001 Census

Figure 5.2: Property Tenure, Remote Rural sub-area, 2001

		Tenure - 2001 Census						
		Owner occupied		Intermediate (shared ownership)	Social rented (Council & RSL)	Private Rented	Other	Total
		Owns outright	Owns with mortgage or loan					
Remote Rural sub- area	Number	12172	8093	133	2637	3424	1642	28101
	%	43.3%	28.8%	0.5%	9.4%	12.2%	5.8%	100.0%
North Yorkshire	Number	108663	120683	1611	39485	33245	6543	310230
	%	35.0%	38.9%	0.5%	12.7%	10.7%	2.11%	100.0%
Yorkshire and Humber	Number	589026	797360	9509	434176	187810	46867	2064748
	%	28.5%	38.6%	0.5%	21.0%	9.1%	2.27%	100.0%
England and Wales	Number	6380682	8396178	139605	4157251	2141322	445437	21660475
	%	29.5%	38.8%	0.6%	19.2%	9.9%	2.06%	100.0%

Source: Census, 2001

The Active Market

- 5.3 The average house price in the Remoter Rural sub-area for the period June 2009- June 2010 was £252,583, which is in excess of the average North Yorkshire sub region's house price of £209,903. Figure 5.3 illustrates the average house price broken down by dwelling type in the Remoter Rural sub-area.

Figure 5.3: Average House Price by Property Type, Remoter Rural sub-area, 2009-2010

Dwelling Type	Average House Price
Detached	£ 328,072
Semi Detached	£ 202,478
Terraced	£ 177,631
Flat	£ 140,408

Source: The Property Database (Land Registry Data), 2011

- 5.4 The lower quartile house price in the Remoter Rural sub-area is £160,000 (June 2009- June 2010) which is in excess of the North Yorkshire lower quartile house price which in Q2 2010 stood at £135,963. Figure 5.4 illustrates the lower quartile house price broken down by dwelling type in the Remoter Rural sub-area.

Figure 5.4: Lower Quartile House Price by Property Type, Remoter Rural sub-area, 2009-2010

Dwelling Type	Lower Quartile House Price
Detached	£ 224,500
Semi Detached	£ 150,000
Terraced	£ 133,500
Flat	£ 107,000

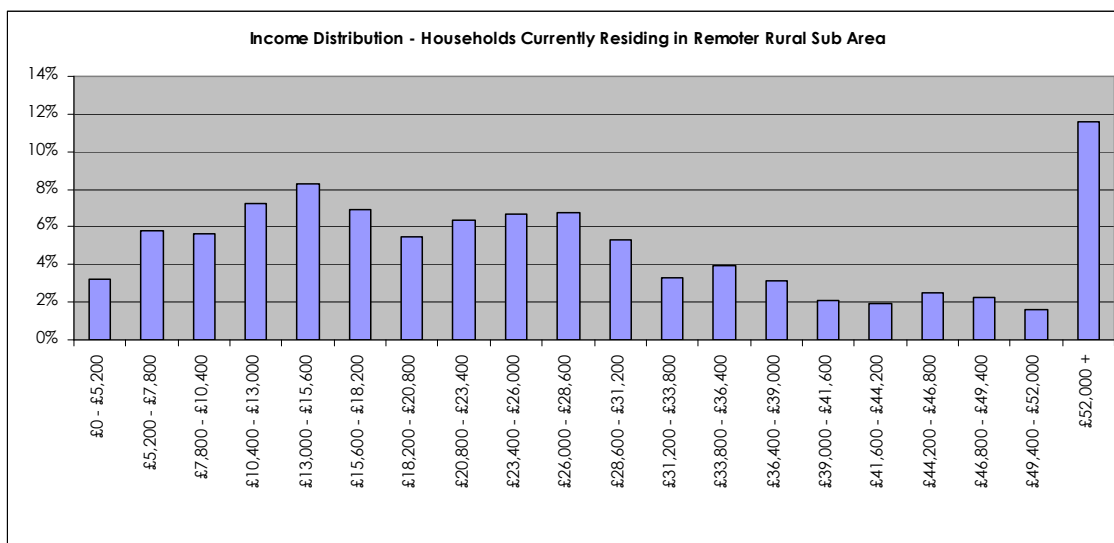
Source: The Property Database (Land Registry Data), 2011

- 5.5 House prices in the Remoter Rural sub area are high when compared to the North Yorkshire average. This price premium is likely to be attributed to two main factors. Primarily there is a high proportion of detached dwellings in the Remoter Rural sub area (43.5%) compared to North Yorkshire (30.9%) which, as Figure 5.3 illustrates, transact at a higher price. Secondly the North York Moors and the Yorkshire Dales National Park cover significant areas of the Remoter Rural sub area. These Park areas represent high quality natural environments which generate high values linked to demand, these pressures have been further exacerbated by the prevalence of second home ownership and restrictive planning policies checking housing development. These factors combined place pressure on the existing housing stock and an upward pressure on house prices.

Understanding Affordability Issues

- 5.6 Income levels are directly related to employment opportunities and represent an important factor in terms of the ability of households to exercise choice in the housing market and indeed the level of need for affordable housing products.
- 5.7 The 2011 Household Survey asks a number of questions with regard to household's financial situation including income, savings and debts. The following tables and charts present an overview of the income profile and financial capacity of households across the Remoter Rural sub-area¹⁷.
- 5.8 The income distribution within the area shows a distribution skewed towards a clustering within the higher income brackets exceeding £52,000 per annum. In fact, almost 12% of households within the area have a gross household income over £52,000. Nevertheless, there are also low-income households residing within the area, with over 30% recording a gross annual income of less than £15,600.

Figure 5.5: Household Income Distribution, Remoter Rural Sub Area



Source: 2011 Household Survey

- 5.9 The 2011 household survey enables a more detailed analysis of household finances within the area – considering income, savings, other financial resources and property equity. The average household income (at £22,100) is on a par with the level for North

¹⁷ Note: The 2011 household survey covers only the geography of the area that is within North Yorkshire.

Yorkshire as a whole. This is driven by households that currently own their home with a mortgage/loan. There are high levels of equity estimated within properties within the area – except within the intermediate sector (although this constitutes a low proportion of households).

Figure 5.6: Household Finances, Remoter Rural Sub Area

Current Tenure	Household Financial Position by Tenure (£) – Remoter Rural Sub Area			
	Median annual gross household income	Median household savings	Other Financial Resources (e.g. parents)	Median Equity
Own outright	£22,100	£12,500	£0	£250,000
Own with mortgage or loan	£29,900	£2,500	£0	£137,500
Intermediate	£16,900	£0	£0	£37,500
Social Rented	£11,700	£0	£0	
Private Rented	£19,500	£0	£0	
Average (Median)	£22,100	£2,500	£0	£175,000

Source: 2011 Household Survey

- 5.10 Importantly, savings are low within the intermediate, social rented and private rented tenures – with no group having access to considerable other financial resources either. Given the current requirement for a 10% deposit to access a mortgage, this suggests that households in these tenures will struggle to access full owner-occupation within the area at present – even at the lower quartile range.

6. Coast Sub-area

- 6.1 The Coast sub area comprises most of Scarborough District and is bound to the west by the eastern part of the Remoter Rural sub area and the York sub area and the Humber Estuary sub area. The Coast sub area has important connections with the City of York and the Tees Valley City Region as well as the market towns and growing commuter and Principal Towns of Malton, Driffield and Beverley.
- 6.2 The sub area contains a number of settlements facing challenges to historic roles as service centres and structural changes to main historic functions. The area's relative remoteness and weak connectivity with the other larger settlements across North Yorkshire and to the north and south serve to define the operation of the economy of the sub-region and the housing market¹⁸.

Current Stock

- 6.3 As at 2001, the Coast sub area contained a total of 48,228 dwellings¹⁹.
- At the time of the Census in 2001 the Coast sub area was characterised by a high proportion of semi detached dwellings (32.0%), followed by terraced properties (23.5%), flats (22.9%) and detached dwellings (21.4%). This varies from the North Yorkshire dwelling profile which has a much higher proportion of detached dwellings (30.9%) and a much lower proportion of flats (12.3%).
 - Figure 6.2 presents the breakdown of property by tenure in the Coast sub area. The tenure profile across the Coast sub area highlights the importance of owner occupation, with 69.9% of households falling into this category. However this is below the North Yorkshire average of 73.3%. The rental market plays more of a dominant role in the Coastal sub region with higher levels of social rented (13.7%) and private rented (12.0%) than the North Yorkshire sub-region.

¹⁸ A more detailed description is included within the Yorkshire and Humber Regional Spatial Strategy 2008

¹⁹ Drawn from Accommodation Type- Households Spaces, Census 2001, ONS

Figure 6.1: Property Type, Coast sub area, 2001

		Dwelling Type- 2001 Census					
		House or Bungalow			Flat, Maisonette or Apartment	Other	Total
		Detached	Semi- Detached	Terraced			
Coast sub area	Number	10334	15447	11335	11041	65	48228 ²⁰
	%	21.4%	32.0%	23.5%	22.9%	0.1%	100.0%
North Yorkshire	Number	103129	109990	76768	41021	2345	333253
	%	30.9%	33.0%	23.0%	12.3%	0.7%	100.0%
Yorkshire and Humber	Number	436152	809594	627890	274297	12679	2160612
	%	20.2%	37.5%	29.1%	12.7%	0.6%	100.0%
England and Wales	Number	5131821	7117662	5869878	4246029	173251	22538641
	%	22.8%	31.6%	26.0%	18.8%	0.8%	100.0%

Source: Census, 2001

²⁰ Total is the number of household spaces from 2001 Census

Figure 6.2: Property Tenure, Coast sub area, 2001

		Household Tenure - 2001 Census						
		Owner occupied		Intermediate (shared ownership)	Social rented (Council & RSL)	Private Rented	Other	Total
		Owns outright	Owns with mortgage or loan					
Coast sub area	Number	15779	14713	282	5948	1692	5252	43604
	%	36.2%	33.7%	0.6%	13.7%	12.0%	3.7%	100.0%
North Yorkshire	Number	108663	120683	1611	39485	33245	6543	310230
	%	35.0%	38.9%	0.5%	12.7%	10.7%	2.11%	100.0%
Yorkshire and Humber	Number	589026	797360	9509	434176	187810	46867	2064748
	%	28.5%	38.6%	0.5%	21.0%	9.1%	2.27%	100.0%
England and Wales	Number	6380682	8396178	139605	4157251	2141322	445437	21660475
	%	29.5%	38.8%	0.6%	19.2%	9.9%	2.06%	100.0%

Source: Census, 2001

The Active Market

6.4 The average house price in the Coastal sub-area for the period June 2009- June 2010 was £156,655, compared to the North Yorkshire sub region's house price of £209, 903. Figure 6.3 illustrates the average house price is broken down by dwelling type in the York sub-area.

Figure 6.3: Average House Price by Property Type, Coastal sub-area, 2009-2010

Dwelling Type	Average House Price
Detached	£ 232,468
Semi Detached	£ 149,937
Terraced	£ 136,560
Flat	£ 122,913

Source: The Property Database (Land Registry Data), 2011

6.5 The lower quartile house price in the Coastal sub-area is £110,000 (June 2009- June 2010) which is below the North Yorkshire lower quartile house price which in Q2 2010 stood at £135,963 Figure 6.4 illustrates the lower quartile house price is broken down by dwelling type in the Coastal sub-area.

Figure 6.4: Lower Quartile House Price by Property Type, Coastal sub-area, 2009-2010

Dwelling Type	Lower Quartile House Price
Detached	£ 165,000
Semi Detached	£ 120,000
Terraced	£ 97,000
Flat	£ 80,999

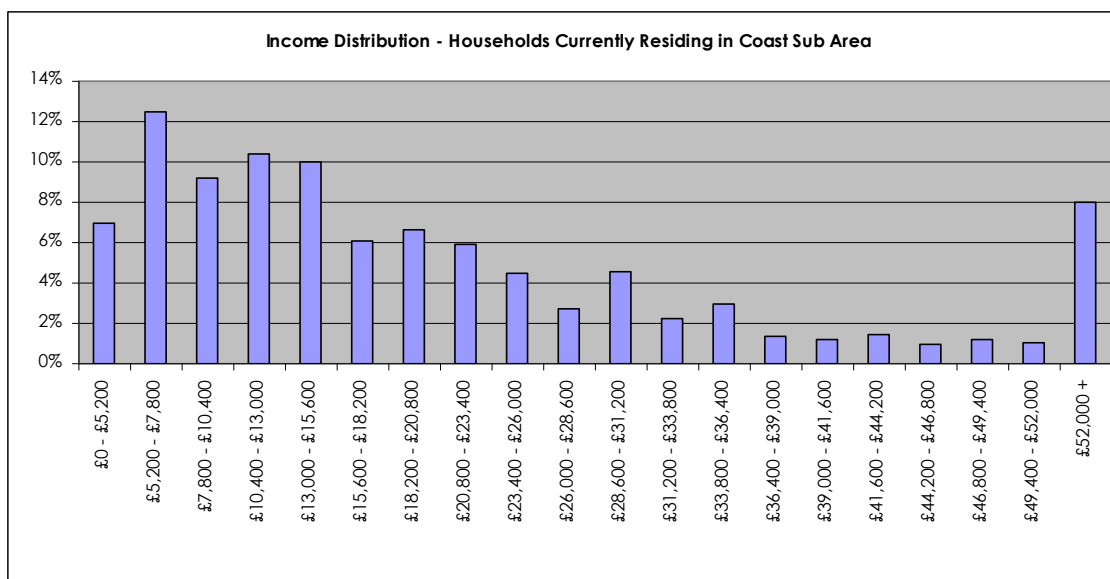
Source: The Property Database (Land Registry Data), 2011

6.6 From the average and lower quartile house prices that characterise the Coastal sub-area it can be concluded that the Coastal sub-area is a much cheaper location to purchase a property then other areas of North Yorkshire. This can be attributed to the decline of coastal economies in recent years due to the decline of their major industries which has reduced employment levels and the demand for housing.

Understanding Affordability Issues

- 6.7 Income levels are directly related to employment opportunities and represent an important factor in terms of the ability of households to exercise choice in the housing market and indeed the level of need for affordable housing products.
- 6.8 The 2011 Household Survey asks a number of questions with regard to household's financial situation including income, savings and debts. The following tables and charts present an overview of the income profile and financial capacity of households across the Coast sub-area²¹.
- 6.9 The income distribution within the area shows a distribution skewed towards the lower income brackets, with almost 50% recording a gross annual income of less than £15,600. By contrast compared to the other sub-regions there are a low proportion of households with incomes exceeding £52,000 per annum. In fact, only 8% of households within the area have a gross household income over £52,000.

Figure 6.5: Household Income Distribution, Coast Sub Area



Source: 2011 Household Survey

- 6.10 The 2011 household survey enables a more detailed analysis of household finances within the area – considering income, savings, other financial resources and property

²¹ Note: The 2011 household survey covers only the geography of the area that is within North Yorkshire.

equity. The average household income (at £16,900) is significantly below the level for North Yorkshire as a whole. The average income is skewed downwards by the low incomes recorded in the social rented and intermediate sectors in particular – as well as by households that currently own their home outright. There is equity estimated within properties within the area – except within the intermediate sector (although this constitutes a low proportion of households).

Figure 6.6: Household Finances, Coast Sub Area

Current Tenure	Household Financial Position by Tenure (£) –Coast Sub Area			
	Median annual gross household income	Median household savings	Other Financial Resources (e.g. parents)	Median Equity
Own outright	£16,900	£2,500	£0	£137,500
Own with mortgage or loan	£24,700	£2,500	£0	£87,500
Intermediate	£9,100	£2,500	£0	£0
Social Rented	£9,100	£0	£0	
Private Rented	£14,300	£0	£0	
Average (Median)	£16,900	£2,500	£0	£112,500

Source: 2011 Household Survey

6.11 Importantly, savings are low within the intermediate, social rented and private rented tenures – with no group having access to considerable other financial resources either. Given the current requirement for a 10% deposit to access a mortgage, this suggests that households in these tenures will struggle to access full owner-occupation within the area at present – even at the lower quartile range.

7. The North York Moors National Park

7.1 The North York Moors National Park has a total area of 1,436 sq km and covers parts of Scarborough, Ryedale and Hambleton Districts as well as part of the Redcar and Cleveland unitary authority. The environment of the North York Moors and its scenic beauty and wealth of cultural assets and biodiversity are the principal features that have led to the designation of the area as a National Park. Agriculture, ancillary employment, tourism and local services make up 70% of local employment. 15,000 people are economically active in the Park and unemployment is relatively low compared with regional and national levels²².

Current Housing Stock and Market

7.2 As at 2001, the area of North Yorkshire which is part of the North York Moors National Park contained a total of 11,744 dwellings²³.

- At the time of the Census in 2001 North York Moors National Park was characterised predominately by detached properties which comprised 49.0%, which is far in excess of the North Yorkshire average of 30.9%. Semi-detached and terraced properties form a significant part of the type profile at 25.0% and 21.6% respectively. However flats form a small proportion of the profile, at 4.2%.
- Figure 7.2 presents the breakdown of property by tenure in the North York Moors National Park. 44.0% of properties in the sub area are owned outright, with 27.9% owned with a mortgage or loan. The National Park has a low proportion of social rented properties, at 6.3%, when compared to North Yorkshire, and high proportion of private rented properties, at 14.9%, when compared to North Yorkshire.

²² The North York Moors National Park Core Strategy which was Adopted 2008

²³ Drawn from Accommodation Type- Households Spaces, Census 2001, ONS

Figure 7.1: Property Type, North York Moors National Park, 2001

		Dwelling Type- 2001 Census					
		House or Bungalow			Flat, Maisonette or Apartment	Other	Total
		Detached	Semi- Detached	Terraced			
North York Moors National Park	Number	5749	2941	2536	496	30	11744 ²⁴
	%	49.0%	25.0%	21.6%	4.2%	0.3%	100.0%
North Yorkshire	Number	103129	109990	76768	41021	2345	333253
	%	30.9%	33.0%	23.0%	12.3%	0.7%	100.0%
Yorkshire and Humber	Number	436152	809594	627890	274297	12679	2160612
	%	20.2%	37.5%	29.1%	12.7%	0.6%	100.0%
England and Wales	Number	5131821	7117662	5869878	4246029	173251	22538641
	%	22.8%	31.6%	26.0%	18.8%	0.8%	100.0%

Source: Census, 2001

²⁴ Total is the number of household spaces from 2001 Census

Figure 7.2: Property Tenure, North York Moors National Park, 2001

		Household Tenure - 2001 Census						
		Owner occupied		Intermediate (shared ownership)	Social rented (Council & RSL)	Private Rented	Other	Total
		Owns outright	Owns with mortgage or loan					
North York Moors National Park	Number	4462	2830	60	638	1516	645	10151
	%	44.0%	27.9%	0.6%	6.3%	14.9%	6.4%	100.0%
North Yorkshire	Number	108663	120683	1611	39485	33245	6543	310230
	%	35.0%	38.9%	0.5%	12.7%	10.7%	2.11%	100.0%
Yorkshire and Humber	Number	589026	797360	9509	434176	187810	46867	2064748
	%	28.5%	38.6%	0.5%	21.0%	9.1%	2.27%	100.0%
England and Wales	Number	6380682	8396178	139605	4157251	2141322	445437	21660475
	%	29.5%	38.8%	0.6%	19.2%	9.9%	2.06%	100.0%

Source: Census, 2001

Stock Condition

7.3 The 2011 household survey indicated that 574 households within the NP considered their home to be in a state of serious disrepair. Using the 2001 Census stock levels as a benchmark, this suggests that this constitutes 5% of households within the NP.

Overcrowding & Under-Occupation

7.4 The NP has 204 households classified as overcrowded, which represents less than 2% of all households. In contrast, there are in excess of 5,000 households who are currently classified as under-occupying their property, which represents almost 50% of households in total.

Figure 7.3: Overcrowding & Under-Occupation, NYM NP

Overcrowding & Under-occupation - North York Moors National Park						
Number of Bedrooms Required	Number of Bedrooms in Home					Total
	Studio / Bedsit	1	2	3	4+	
1	0	395	1,967	2,554	1,537	6,454
2	23	79	446	1,204	963	2,715
3	0	0	24	357	673	1,053
4+	0	13	6	59	182	260
Total	23	487	2,443	4,173	3,355	10,482



Source: 2011 Household Survey

House Prices & Rental Expenditure

House Prices

7.5 The average house price in the North York Moors National Park for the period June 2009 - June 2010 was £276,244, compared to the North Yorkshire sub region's house price of £209, 903. Figure 7.4 illustrates the average house price broken down by dwelling type in the North York Moors National Park.

Figure 7.4: Average House Price by Property Type, North York Moors National Park, 2009-2010

Dwelling Type	Average House Price
Detached	£ 328,061
Semi Detached	£ 208,972
Terraced	£ 218,202
Flat	£ 159,090
All Types	£ 276,244

Source: The Property Database (Land Registry Data), 2011

7.6 The lower quartile house price in the North York Moors National Park is £180,000 (June 2009- June 2010) which is above the North Yorkshire lower quartile house price which in Q2 2010 stood at £135,963. Figure 7.5 illustrates the lower quartile house price broken down by dwelling type in the North York Moors National Park.

Figure 7.5: Lower Quartile House Price by Property Type, North York Moors National Park, 2009-2010

Dwelling Type	Lower Quartile House Price
Detached	£ 227,475
Semi Detached	£ 150,000
Terraced	£ 155,000
Flat	£ 132,500
All Types	£ 180,000

Source: The Property Database (Land Registry Data), 2011

7.7 From the high average and lower quartile house prices that characterise the North York Moors National Park it can be concluded that the National Park is a much more expensive location to purchase a property than other areas of North Yorkshire. This can be attributed to the high proportion of detached dwellings which, as Figure 7.5 shows, have a high average house price. In addition the demand for second homes and the restrictions of development in the national parks have resulted in a cost premium for house prices.

Rental Expenditure

7.8 The following table presents data collected through the 2011 Household survey regarding the levels of rent paid by households residing in the NP.

Figure 7.6: Household Expenditure (Monthly) on Private Rented Accommodation – NP

Rental per week / month	National Park
Under £20 per week / under £86 Per calendar month	3.3%
£20 to under £40 per week / £86 to under £173 per calendar month	6.4%
£40 to under £60 per week / £173 to under £260 per calendar month	3.6%
£60 to under £80 per week / £260 to under £347 per calendar month	9.8%
£80 to under £100 per week / under £347 to under £433 per calendar month	22.5%
£100 to under £150 per week / under £433 to under £650 per calendar month	42.5%
£150 to under £200 per week / under £650 to under £867 per calendar month	4.9%
£200 to under £250 per week / under £867 to under £1,083 per calendar month	6.0%
£250 to under £300 per week / under £1,083 to under £1,300 per calendar month	.0%
£300 or more per week / £1,300 or more per calendar month	1.0%
Total	100.0%

Source: 2011 Household Survey

7.9 The private rental levels paid within the NP are closely aligned with the North Yorkshire average rentals. There are several minor differences – most notably the high proportion of households (6%) paying between £867 and £1,083 per calendar month within the NP.

Considering Household Movements

7.10 The 2011 Household Survey provides an insight into the movement patterns of households in the North York Moors National Park by tracking the previous location, and current location, of households presently residing in the NP.

7.11 In total 1,558 households have moved either within, or into the NP within the last two years. The largest movements came from within Scarborough (35%) and Ryedale (14%). Movement from within the majority of other North Yorkshire authorities was limited – with City of York the exception (5%), with larger volumes of inward migration coming from further afield – including 12% from the North East region.

Figure 7.7: Household Movements, Households in Last 2 Years, NYMNP

Previous Location	Households Moving in Past 2 Years - Current and Previous Location: north York Moors National Park (Current Residents)										
	Existing Location										
	Hambleton: Easingwold Hinterland	Hambleton: Northallerton Hinterland	Hambleton: Stokesley Hinterland	Ryedale: Ampleforth, Sinnington, Hovingham, Amot	Ryedale: Cropton & Dales	Ryedale: Helmsley	Ryedale: Thornton Le Dale	Scarborough: Northern Parishes	Scarborough: Western Parishes	Scarborough: Whitby Area	Total
Hambleton: Osmotherley	.0%	12.7%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.4%
Hambleton: Yafforth	.0%	.0%	4.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.2%
Hambleton: Bilsdale Midcable (Chop Gate)	.0%	.0%	12.7%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.8%
Hambleton: Great Ayton	.0%	.0%	10.6%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.7%
Hambleton: Ingleby Greenhow	.0%	.0%	5.1%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.3%
Hambleton: Oulston	63.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.4%
Ryedale: Allerston	.0%	.0%	.0%	.0%	.0%	.0%	5.1%	.0%	.0%	.0%	.3%
Ryedale: Appleton-Le-Moors	.0%	.0%	.0%	.0%	3.8%	.0%	.0%	.0%	.0%	.0%	.4%
Ryedale: Cropton	.0%	.0%	.0%	.0%	.0%	20.7%	.0%	.0%	.0%	.0%	2.3%
Ryedale: Helmsley	.0%	.0%	.0%	.0%	.0%	12.5%	.0%	.0%	.0%	.0%	1.4%
Ryedale: Kirby Misperton	.0%	.0%	.0%	.0%	.0%	.0%	5.1%	.0%	.0%	.0%	.3%
Ryedale: Kirkbymoorside	.0%	.0%	.0%	.0%	4.6%	13.3%	8.7%	.0%	.0%	.0%	2.6%
Ryedale: Nawton	.0%	.0%	.0%	42.3%	.0%	.0%	.0%	.0%	.0%	.0%	.7%
Ryedale: Newton	.0%	.0%	.0%	.0%	15.8%	.0%	.0%	.0%	.0%	.0%	1.8%
Ryedale: Pickering	.0%	.0%	.0%	.0%	7.0%	5.4%	.0%	.0%	.0%	.0%	1.4%
Ryedale: Rosedale Eastside	.0%	.0%	.0%	.0%	8.0%	.0%	.0%	.0%	.0%	.0%	.9%

Ryedale: Thornton-Le-Dale	.0%	.0%	.0%	.0%	.0%	.0%	33.2%	.0%	.0%	.0%	2.1%
Scarborough: Scarborough	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	55.0%	.0%	3.1%
Scarborough: Whitby	.0%	.0%	.0%	.0%	.0%	.0%	.0%	18.7%	.0%	.0%	9.8%
Scarborough: Eastfield	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.6%	.0%	.0%	.3%
Scarborough: East Ayton	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	7.9%	.0%	.4%
Scarborough: Hackness	.0%	.0%	.0%	.0%	.0%	.0%	.0%	1.8%	.0%	.0%	.9%
Scarborough: Burniston	.0%	.0%	.0%	.0%	.0%	.0%	.0%	1.2%	.0%	.0%	.6%
Scarborough: Robin Hoods Bay	.0%	.0%	.0%	.0%	.0%	.0%	.0%	3.3%	.0%	.0%	1.7%
Scarborough: Fylingthorpe	.0%	.0%	.0%	.0%	.0%	.0%	.0%	2.0%	.0%	.0%	1.1%
Scarborough: Hawsker	.0%	.0%	.0%	.0%	.0%	.0%	.0%	2.6%	.0%	.0%	1.3%
Scarborough: Sleights	.0%	.0%	.0%	.0%	.0%	.0%	.0%	4.1%	.0%	100.0%	3.9%
Scarborough: Grosmont	.0%	.0%	.0%	.0%	.0%	.0%	.0%	1.5%	.0%	.0%	.8%
Scarborough: Egton	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.6%	.0%	.0%	.3%
Scarborough: Glasdale	.0%	.0%	.0%	.0%	.0%	.0%	.0%	2.8%	.0%	.0%	1.5%
Scarborough: Lealholm	.0%	.0%	.0%	.0%	.0%	.0%	.0%	2.1%	.0%	.0%	1.1%
Scarborough: Danby	.0%	.0%	.0%	.0%	.0%	.0%	.0%	3.1%	.0%	.0%	1.7%
Scarborough: Castleton	.0%	.0%	.0%	.0%	.0%	.0%	.0%	2.5%	.0%	.0%	1.3%
Scarborough: Ruswarp	.0%	.0%	.0%	.0%	.0%	.0%	.0%	3.5%	.0%	.0%	1.8%
Scarborough: Hinderwell	.0%	.0%	.0%	.0%	.0%	.0%	.0%	1.5%	.0%	.0%	.8%
Scarborough: Runswick Bay	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.6%	.0%	.0%	.3%
Scarborough: Staithe	.0%	.0%	.0%	.0%	.0%	.0%	.0%	3.3%	.0%	.0%	1.7%
Hambleton	.0%	.0%	.0%	.0%	.0%	.0%	.0%	1.0%	.0%	.0%	.5%
Harrogate	.0%	.0%	.0%	30.0%	7.6%	.0%	.0%	1.6%	.0%	.0%	2.2%
Ryedale	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	16.0%	.0%	.9%
Scarborough	.0%	.0%	9.9%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.6%
Selby	.0%	.0%	.0%	.0%	.0%	15.4%	.0%	.0%	.0%	.0%	1.7%
York	.0%	.0%	.0%	27.7%	7.6%	4.2%	21.7%	3.6%	.0%	.0%	5.0%
Leeds	.0%	.0%	.0%	.0%	7.0%	5.7%	.0%	1.9%	.0%	.0%	2.4%
Hull / East Riding of Yorkshire	.0%	.0%	.0%	.0%	6.7%	.0%	.0%	.0%	.0%	.0%	.7%
Bradford	.0%	.0%	.0%	.0%	.0%	.0%	.0%	4.7%	6.0%	.0%	2.8%

Elsewhere in Yorkshire and Humber	.0%	62.3%	.0%	.0%	2.2%	.0%	.0%	4.5%	.0%	.0%	4.4%
North East	.0%	25.0%	49.6%	.0%	8.2%	9.9%	10.9%	10.3%	.0%	.0%	11.9%
North West	.0%	.0%	.0%	.0%	10.8%	.0%	.0%	3.9%	.0%	.0%	3.2%
Elsewhere in the UK	37.0%	.0%	8.1%	.0%	10.8%	13.1%	5.6%	12.1%	15.1%	.0%	11.0%
Outside of the UK	.0%	.0%	.0%	.0%	.0%	.0%	9.6%	.7%	.0%	.0%	1.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

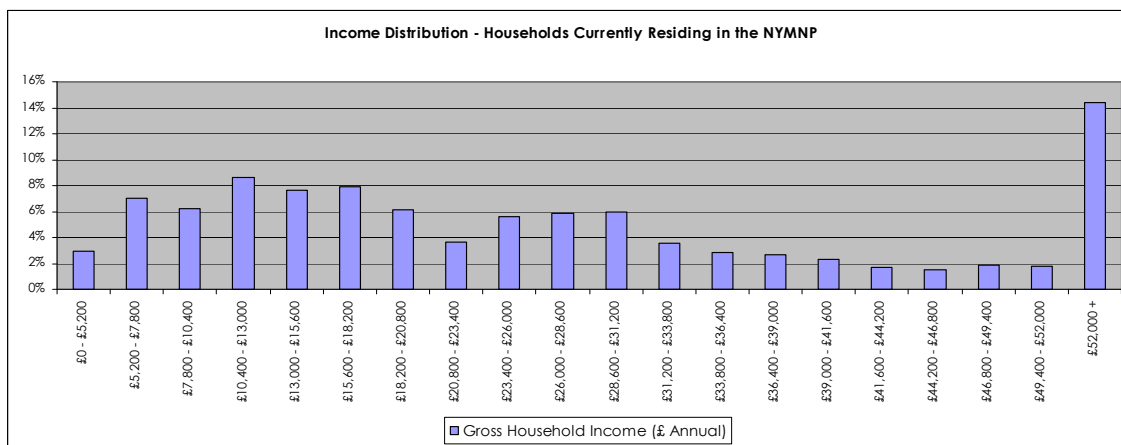
Source: 2011 Household Survey

Future Housing Expectations & Needs

Income Profile / Affordability

- 7.12 Income levels are directly related to employment opportunities and have an important impact on the ability of households to exercise choice in the housing market and indeed the level of need for affordable housing products.
- 7.13 The 2011 Household Survey asks a number of questions with regard to household's financial situation including income, savings and debts. The following tables and charts present an overview of the income profile and financial capacity of households across the NP.
- 7.14 The income distribution within the NP shows a distribution skewed towards a clustering within the higher income brackets exceeding £52,000 per annum. In fact, 14% of households within the NP have a gross household income over £52,000. Nevertheless, there are also low-income households residing within the NP, with over 40% recording a gross annual income of less than £18,200, and 33% recording an income of less than £15,600. When contrasted against the lower quartile house price for the NP of £170,000 in 2009/10, this points towards the likely affordability challenges for many households aspiring to enter the housing market within the area.

Figure 7.8: Household Income Distribution, NYMNP



Source: 2011 Household Survey

- 7.15 The 2011 household survey enables a more detailed analysis of household finances within the NP – considering income, savings, other financial resources and property equity. The median average household income (at £22,100) is similar to the level for

North Yorkshire as a whole. This average reflects the broad spread of incomes demonstrated on the previous chart. Importantly the National Park area covers a large range of ‘markets’ including peripheral parts of Scarborough and remoter rural areas where incomes, linked to job opportunities and traditional industries, are likely to be lower.

- 7.16 Importantly the survey reveals that there are high levels of estimated equity within properties within the NP – the exception being within the intermediate sector (although this constitutes a low proportion of households).

Figure 7.9: Household Finances, NYMNP

Current Tenure	Household Financial Position by Tenure (£) - North York Moors National Park			
	Median annual gross household income	Median household savings	Other Financial Resources (e.g. parents)	Median Equity
Own outright	£22,100	£250,000	£0	£250,000
Own with mortgage or loan	£29,900	£137,500	£0	£137,500
Intermediate	£22,100	£0	£0	£0
Social Rented	£11,700	£0	£0	
Private Rented	£16,900	£0	£0	
Average (Median)	£22,100	£112,500	£0	£175,000

Source: 2011 Household Survey

- 7.17 Importantly, savings are relatively low within both the social rented and private rented tenures – with neither group having access to considerable other financial resources either. Given the current requirement for a 10% deposit to access a mortgage, this suggests that households in these tenures will struggle to access owner-occupation within the NP – even at the lower quartile range.

Household Expectations and Aspirations

- 7.18 The 2011 Household Survey provides an insight into the expectation and aspirations of households regarding the areas that they choose to live and the size of the properties. This enables an understanding of the locational and housing intentions of households currently residing in the NP that are considering moving home within the next two years.
- 7.19 In total, there are 1,260 households expecting to move home in the next two years. When compared to the volume of moves in the previous two years this suggests that there is likely to be a continued slowdown in household moves in the short-term. Of those considering a move, 45% of future household moves are expected to be within

Scarborough, with a further 26% anticipated to be within Ryedale and 11% expected to be in Hambleton. The relationship with the North East is reinforced, with 7.5% of moving households expecting to relocate to the region.

Figure 7.10: Expected Household Movements in Next 2 Years, NYMNP

Expected Location	Households Planning to Move in the Next 2 Years - Current and Previous Location: North York Moors National Park (Current Residents)											
	Existing Location											
	Hambleton: Easingwold Hinterland	Hambleton: Northallerton Hinterland	Hambleton: Stokesley Hinterland	Hambleton: Thirsk Hinterland	Ryedale: Ampleforth, Sinnington, Hovingham, Amot	Ryedale: Cropton & Dales	Ryedale: Helmsley	Ryedale: Thornton Le Dale	Scarborough: Northern Parishes	Scarborough: Western Parishes	Scarborough: Whitby Area	Total
Hambleton: Northallerton (inc. Romanby)	.0%	.0%	17.2%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	1.2%
Hambleton: Osmotherley	.0%	25.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	2.0%
Hambleton: Thirsk (inc. Soweby)	.0%	.0%	9.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.6%
Hambleton: Stokesley	.0%	.0%	13.9%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	1.0%
Hambleton: Great Ayton	.0%	.0%	5.6%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.4%
Hambleton: Great Broughton	.0%	.0%	10.5%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.7%
Hambleton: Ingleby Greenhow	.0%	.0%	11.1%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.8%
Hambleton: Swainby	.0%	.0%	11.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.8%
Hambleton: Coxwold	100.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	1.3%
Ryedale: Ampleforth	.0%	.0%	.0%	.0%	79.4%	.0%	.0%	.0%	.0%	.0%	.0%	5.5%
Ryedale: Appleton-Le-Moors	.0%	.0%	.0%	.0%	.0%	4.5%	.0%	.0%	.0%	.0%	.0%	.5%
Ryedale: Bransdale	.0%	.0%	.0%	.0%	.0%	16.5%	.0%	.0%	.0%	.0%	.0%	1.9%
Ryedale: Gillamoor	.0%	.0%	.0%	.0%	.0%	5.6%	.0%	.0%	.0%	.0%	.0%	.7%
Ryedale: Helmsley	.0%	.0%	.0%	.0%	.0%	.0%	39.3%	.0%	.0%	.0%	.0%	1.9%
Ryedale: Hutton-Le-Hole	.0%	.0%	.0%	.0%	.0%	17.5%	.0%	.0%	.0%	.0%	.0%	2.0%
Ryedale: Kirkbymoorside	.0%	.0%	.0%	.0%	.0%	.0%	.0%	13.0%	.0%	.0%	.0%	.9%
Ryedale: Lockton	.0%	.0%	.0%	.0%	.0%	.0%	.0%	33.3%	.0%	.0%	.0%	2.2%

Ryedale: Newton	.0%	.0%	.0%	.0%	.0%	4.1%	.0%	.0%	.0%	.0%	.0%	.5%
Ryedale: Pickering	.0%	.0%	.0%	.0%	.0%	19.0%	.0%	18.1%	.0%	.0%	.0%	3.4%
Ryedale: Sinnington	.0%	.0%	.0%	.0%	13.4%	.0%	.0%	.0%	.0%	.0%	.0%	.9%
Ryedale: Swinton	.0%	.0%	.0%	.0%	.0%	6.4%	.0%	.0%	.0%	.0%	.0%	.8%
Ryedale: Thornton-Le-Dale	.0%	.0%	.0%	.0%	.0%	.0%	.0%	24.4%	.0%	.0%	.0%	1.6%
Scarborough: Scarborough	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	2.8%	27.9%	.0%	3.0%
Scarborough: Whitby	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	2.6%	.0%	.0%	1.1%
Scarborough: Filey	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	2.4%	.0%	.0%	1.1%
Scarborough: Reighton	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	3.1%	.0%	.0%	1.4%
Scarborough: East Ayton	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	26.2%	.0%	1.7%
Scarborough: West Ayton	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	33.6%	.0%	2.1%
Scarborough: Burniston	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	12.2%	.0%	.0%	5.4%
Scarborough: Cloughton	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	1.5%	.0%	.0%	.7%
Scarborough: Hawsker	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	3.8%	.0%	.0%	1.7%
Scarborough: Stainsacre	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	3.3%	.0%	.0%	1.5%
Scarborough: Sneaton	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.9%	.0%	100.0%	2.5%
Scarborough: Grosmont	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	1.4%	.0%	.0%	.6%
Scarborough: Egton	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	4.2%	.0%	.0%	1.9%
Scarborough: Egton Bridge	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	1.8%	.0%	.0%	.8%
Scarborough: Glasidale	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	8.1%	.0%	.0%	3.6%
Scarborough: Castleton	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	2.7%	.0%	.0%	1.2%
Scarborough: Commondale	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	2.4%	.0%	.0%	1.1%
Scarborough: Aislaby	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	4.5%	.0%	.0%	2.0%
Scarborough: Runswick Bay	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	9.5%	.0%	.0%	4.2%
Scarborough: Staithe	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	6.6%	.0%	.0%	2.9%
Scarborough: Other	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	10.3%	.0%	.0%	4.6%
Hambleton	.0%	.0%	.0%	.0%	7.2%	5.1%	15.8%	.0%	1.4%	.0%	.0%	2.5%
Ryedale	.0%	12.6%	.0%	.0%	.0%	.0%	.0%	.0%	3.7%	12.3%	.0%	3.4%
York	.0%	.0%	.0%	.0%	.0%	2.6%	30.3%	.0%	1.0%	.0%	.0%	2.2%
Leeds	.0%	.0%	.0%	.0%	.0%	7.0%	.0%	.0%	.0%	.0%	.0%	.8%

Hull / East Riding of Yorkshire	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	1.5%	.0%	.0%	.7%
North East	.0%	48.0%	.0%	.0%	.0%	.0%	.0%	.0%	8.4%	.0%	.0%	7.5%
North West	.0%	.0%	21.6%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	.0%	1.5%
Elsewhere in the UK	.0%	14.3%	.0%	100.0%	.0%	11.6%	.0%	11.2%	.0%	.0%	.0%	4.4%
Outside of the UK	.0%	.0%	.0%	.0%	.0%	.0%	14.5%	.0%	.0%	.0%	.0%	.7%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: 2011 Household Survey

7.20 The following figure draws from the 2011 Household Survey. This highlights the expectations of households, by broad household type, planning to move over the next two years regarding the types of property they would be looking to move into.

Figure 7.11: House Size Expectations of Households looking to move in Next 2 Years

National Park	Households wanting to move in the next 2 years - Expectations by property size				
	Studio/1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms	Total
Single person households	15%	53%	25%	7%	100%
Single Parent Families	0%	21%	79%	0%	100%
Couple only households	0%	34%	58%	8%	100%
Couple households with no dependent children but other occupants	0%	63%	0%	37%	100%
Families (Couples with dependent children)	0%	8%	55%	36%	100%
Other households	0%	85%	7%	7%	100%
Total	4%	44%	39%	13%	100%

Source: 2011 Household Survey

7.21 There is a preference for two bedroom properties, particularly amongst single person households, single parent households, and couple households. Overall, 44% of households across the NP expressed a preference for properties of this size. A further 39% of households expected to reside within a 3 bedroom property and a further 13% expected a 4+ bedroom home.

Calculating Affordable Housing Need

7.22 The 2011 household survey, when used in conjunction with a range of secondary data sources, enables a breakdown of the level of net affordable housing need within the NP. This draws on the calculation of the level of affordable housing need within each of the North Yorkshire authorities that covers the NP – and is presented as such. A full explanation of the calculation of affordable housing need is provided in both the main North Yorkshire SHMA report and each of the Local Authority Appendices.

7.23 The following table presents both the backlog of need and the annual levels of future need for each part of the National Park. In order to arrive at a total annual gross need the backlog figure is divided by five and added to the annual future need number. Note: figures may not add directly due to rounding and these figures should not be directly compared with the net housing need figures calculated within Section 8 of the main North Yorkshire SHMA report and Section 7 in each of the Local Authority Appendices.

Figure 7.12: Affordable Housing Need, NYM NP

Affordable Housing Need (Gross) - NYM NP				
Authority	Authority / Sub Area	Current Housing Need (Backlog)	Future Housing Need	Total Housing Need (Gross Annual)
Hambleton	Bedale	0	0	0
	Bedale Hinterland	0	0	0
	Easingwold	0	0	0
	Easingwold Hinterland	0	0	0
	Northallerton	0	0	0
	Northallerton Hinterland	0	0	0
	Stokesley	0	0	0
	Stokesley Hinterland	9	2	4
	Thirsk	0	0	0
	Thirsk Hinterland	0	0	0
	Hambleton Total		9	2
Ryedale	Ampleforth, Sinnington, Hovingham, Amotherby	12	0	2
	Cropton & Dales	53	3	14
	Derwent	0	0	0
	Helmsley	27	0	5
	Kirkbymoorside	0	0	0
	Malton & Norton	0	0	0
	Pickering	0	0	0
	Sheriff Hutton & Ryedale	0	0	0
	Thornton Le Dale	53	6	17
	Wolds, Rillington, Sherburn	0	0	0
Ryedale Total		145	9	38
Scarborough	Scarborough Area	0	0	0
	Whitby Area	27	0	5
	Filey / Hunmanby Area	0	0	0
	Western Parishes	46	6	15
	Southern Parishes	0	0	0
	Northern Parishes	98	52	72
	Scarborough Total		171	58
Total	NYM NP (Total of NY Authorities)	325	70	135

Source: GVA, 2011

7.24 The analysis indicates that the total gross annual affordable housing need within the NP is 135 dwellings. As noted in paragraph 7.23 this does not take into account annual

re-lets of social stock or the delivery of new affordable dwellings. The distribution of affordable housing need is skewed towards Scarborough (92 dwellings), with lower levels of need in Ryedale (38 dwellings) and Hambleton (4 dwellings).

Affordability of Intermediate Dwellings

- 7.25 This section considers the potential role of intermediate housing in meeting affordable housing need through analysis of demand for intermediate products and the relative affordability of intermediate products within the NP utilising data from the primary household survey.
- 7.26 The following figure reviews the level of equity share (in an intermediate property) that could be afforded by existing households in need within the NP. The upper limit of analysis is constrained by the lower quartile house price as set out earlier in this section.

Figure 7.13: Proportion of Current Households in Need Affording Equity Share - NYMNP

Proportion of Current Households in Need able to Afford An Equity Share in a Lower Quartile Value Home – NYMNP	
Equity Share	Existing Households in Need (%)
£40,000	61%
£50,000	49%
£60,000	20%
£70,000	15%
£80,000	13%
£90,000	13%
£100,000	7%
£110,000	0%
Lower Quartile Price	£180,000

Source: 2011 Household Survey, CLG, 2011

- 7.27 In summary, 61% of existing households in need, who could not afford open market housing, could afford an equity share of £40,000; 20% could afford an equity share of £60,000 and less than 15% could afford an equity share of £90,000 – equating to a 50% share at the lower quartile house price.

Housing Requirements of Specific Household Groups

- 7.28 The CLG SHMA Guidance (August 2007) recognises that the SHMA does not need to assess every household group in detail. This section selects out a number of specific groups either considered to have specific housing requirements which need to be carefully considered now and in the future or considered to be groups which are likely to represent a particularly dynamic part of this changing profile.

Older Person Households

7.29 The following figures present key information relating to older person households in the NP, drawing on the 2011 household survey.

Figure 7.14: Older Person Households – Current Tenure

Older Person Households – Current Tenure	
Household Tenure	NYMNP
Own it outright	71.8%
Own it with a mortgage or loan	12.4%
Shared ownership / Homebuy / Discounted Home Ownership	1.5%
Rent from the council / Housing Association	7.4%
Rent it from a private landlord (inc. Students & renting from friend / relative)	5.5%
Tied Accommodation	1.1%
Live with family or friends	.3%
Managed student accommodation	.0%
Other	.0%
Total	100.0%

Source: 2011 Household Survey

Figure 7.15: Older Person Households – Current Dwelling Type

Older Person Households - Current Dwelling Type	
Household Tenure	NYMNP
Detached	56.1%
Semi-Detached	28.5%
Terrace	12.3%
Flat, maisonette or apartment	3.1%
Mobile or temporary structure	.0%
Total	100.0%

Source: 2011 Household Survey

Figure 7.16: Older Person Households – Support & Adaptations Requirements

Support Services / Adaptations	Support & Adaptations Requirements	
	Now	Next 5 Years
Improvements to access (e.g. level access in and around home)	5.8%	23.1%
Wheelchair adaptations (including door widening and ramps)	14.1%	7.9%
Lever door handles	5.2%	8.4%
Room for a carer	6.3%	9.8%
Community alarm service	15.1%	33.5%
Security alarm	9.9%	27.0%
Increase the size of property (e.g. extension, loft conversion)	7.7%	20.6%

Improved heating	1.2%	15.4%
More insulation (loft, wall cavities)	12.1%	16.2%
Double glazing	6.7%	14.3%
Adaptations to kitchen	6.6%	16.3%
Adaptations to bathroom (e.g. level access shower)	2.0%	6.7%
Internal handrails / grab rails	2.8%	11.6%
External handrails / grab rails	8.9%	15.8%
Downstairs WC	11.0%	10.2%
Stair lift / vertical lift	6.4%	.0%
Help with repair and maintenance of home	35.9%	24.9%
Help with gardening	45.1%	31.8%
Help with cleaning home	55.4%	26.4%
Help with other practical tasks (e.g. changing light bulbs, collecting prescriptions)	43.7%	17.8%
Help with personal care	20.2%	26.9%
Want company / friendship	31.8%	9.1%
Want a Social Alarm (call for help alarm)	18.1%	15.6%
Total	100.0%	100.0%

Source: 2011 Household Survey

Figure 7.17: Older Person Households Expecting to Move in Next 2 Years – Accommodation Type Expected (Note – multiple choices can be selected)

Older Person Households Expecting to Move in Next 2 Years - Accommodation Type Expected	
Accommodation Type	NYMNP
A whole house that is: Detached	32.5%
A whole house that is: Semi-detached	11.2%
A whole house that is: Terraced (including end-terrace)	.0%
A whole bungalow that is: Detached	47.6%
A whole bungalow that is: Semi-detached	8.6%
A whole bungalow that is: Terraced (including end-terrace)	4.8%
A flat, maisonette, or apartment that is: In a purpose built flat / apartment scheme or development	29.1%
A flat, maisonette, or apartment that is: Part of a converted or shared house (includes bed sits)	4.8%
A flat, maisonette, or apartment that is: In a commercial building (e.g. an office building / hotel / over a shop)	.0%
Mobile or temporary structure: A caravan or other mobile or temporary structure	.0%
Total	100.0%

Source: 2011 Household Survey

Households with Support Needs

7.30 The following figure presents key information relating to households with support needs in the NP, drawing on the 2011 household survey.

Figure 7.18: Households with Support & Adaptations Requirements

Support Services / Adaptations	Support & Adaptations Requirements	
	Now	Next 5 Years
Improved heating	14.5%	20.9%
More insulation (loft, wall cavities)	21.9%	16.2%
Double glazing	20.2%	12.1%
Adaptations to kitchen	4.0%	8.7%
Adaptations to bathroom (e.g. level access shower)	12.7%	20.1%
Internal handrails / grab rails	6.4%	24.2%
External handrails / grab rails	4.9%	27.0%
Downstairs WC	3.0%	10.9%
Stair lift / vertical lift	7.5%	17.8%
Improvements to access (e.g. level access in and around home)	5.9%	10.7%
Wheelchair adaptations (including door widening and ramps)	2.9%	13.5%
Lever door handles	2.7%	6.4%
Room for a carer	2.5%	5.5%
Community alarm service	3.7%	17.9%
Security alarm	6.4%	8.7%
Increase the size of property (e.g. extension, loft conversion)	5.7%	.0%

Source: 2011 Household Survey

Young Person Households

7.31 The following figures present key information relating to young person households in the NP, drawing on the 2011 household survey.

Figure 7.19: Young Family Households – Current Tenure

Young Family Households - Current Tenure	
Tenure	NYMNP
Own it outright	.0%
Own it with a mortgage or loan	50.1%
Shared ownership / Homebuy / Discounted Home Ownership	.0%
Rent from the council / Housing Association	7.6%
Rent it from a private landlord	37.9%
Tied Accommodation	4.3%
Total	100.0%

Source: 2011 Household Survey

Figure 7.20: Young Family Households – Current Dwelling Type

Young Family Households - Current Dwelling Type	
Household Tenure	NYMNP
Detached	40.7%
Semi-Detached	22.8%
Terrace	36.6%
Flat, maisonette or apartment	.0%
Mobile or temporary structure	.0%
Total	100.0%

Source: 2011 Household Survey

Figure 7.21: Young Family Households Expecting to Move in Next 2 Years – Accommodation Type Expected

Young Family Households Expecting to Move in Next 2 Years - Accommodation Type Expected	
Accommodation Type	NYMNP
A whole house that is: Detached	26.6%
A whole house that is: Semi-detached	47.5%
A whole house that is: Terraced (including end-terrace)	25.9%
A whole bungalow that is: Detached	.0%
A whole bungalow that is: Semi-detached	.0%
A whole bungalow that is: Terraced (including end-terrace)	.0%
A flat, maisonette, or apartment that is: In a purpose built flat / apartment scheme or development	.0%
A flat, maisonette, or apartment that is: Part of a converted or shared house (includes bed sits)	.0%
A flat, maisonette, or apartment that is: In a commercial building (e.g. an office building / hotel / over a shop)	.0%
Mobile or temporary structure: A caravan or other mobile or temporary structure	.0%
Total	100.0%

Source: 2011 Household Survey

Figure 7.22: Young Single Person Households – Current Tenure

Young Single Person Households - Current Tenure	
Tenure	NYMNP
Own it outright	16.8%
Own it with a mortgage or loan	20.2%
Shared ownership / Homebuy / Discounted Home Ownership	.0%
Rent from the council / Housing Association	.0%
Rent it from a private landlord	62.9%
Tied Accommodation	.0%
Total	100.0%

Source: 2011 Household Survey

Figure 7.23: Young Single Person Households – Current Dwelling Type

Young Single Person Households - Current Dwelling Type	
Household Tenure	NYMNP
Detached	.0%
Semi-Detached	28.5%
Terrace	30.3%
Flat, maisonette or apartment	21.0%
Mobile or temporary structure	20.2%
Total	100.0%

Source: 2011 Household Survey

Figure 7.24: Young Single Person Households Expecting to Move in Next 2 Years – Accommodation Type Expected

Young Single Person Households Expecting to Move in Next 2 Years - Accommodation Type Expected	
Accommodation Type	NYMNP
A whole house that is: Detached	.0%
A whole house that is: Semi-detached	66.0%
A whole house that is: Terraced (including end-terrace)	34.0%
A whole bungalow that is: Detached	.0%
A whole bungalow that is: Semi-detached	.0%
A whole bungalow that is: Terraced (including end-terrace)	.0%
A flat, maisonette, or apartment that is: In a purpose built flat / apartment scheme or development	.0%
A flat, maisonette, or apartment that is: Part of a converted or shared house (includes bed sits)	.0%
A flat, maisonette, or apartment that is: In a commercial building (e.g. an office building / hotel / over a shop)	.0%
Mobile or temporary structure: A caravan or other mobile or temporary structure	.0%
Total	100.0%

Source: 2011 Household Survey

8. The Yorkshire Dales National Park

- 8.1 The Yorkshire Dales National Park covers approximately 680 square miles (1761 square kilometres) and contains around 20,000 residents. It lies within the York and North Yorkshire sub region and covers part of the districts of Richmondshire, Craven and South Lakeland. It also has a border with County Durham, Eden District and the boroughs of Lancaster and Harrogate.
- 8.2 Emerging Planning Policy's covering the area recognise that the National Park has a significant housing supply issue, particularly affordable housing, which is impacting on the social and economic vibrancy of the local community²⁵.

Current Housing Stock and Market

- 8.3 As at 2001, the area of North Yorkshire which is part of the Yorkshire Dales National Park contained a total of 9,083 dwellings.
- At the time of the Census in 2001 the Yorkshire Dales National Park was characterised by a high proportion of detached dwellings (42.0%) which is significantly above the North Yorkshire average (30.9%). Semi detached and terraced properties comprise 26.5% and 23.2% respectively of the type profile followed by a low proportion of flats (7.3%).
 - Figure 8.2 presents the breakdown of property by tenure in the Yorkshire Dales National Park. 47.1% of dwellings are owned outright, which is substantially above the North Yorkshire average of 35.0%. In contrast the proportion of properties owned with a mortgage or loan (27.5%) is below the North Yorkshire average (38.9%). The private rented market forms 13.0% of the tenure profile, followed by the social rented tenure at 6.2%.

²⁵ Taken from Yorkshire Dales National Park Housing Development Plan 2011- 2015 which will be submitted to the Planning Inspectorate in October 2011. Once the Housing Development Plan is adopted (anticipated Spring 2012) work will begin on the Yorkshire Dales Core Strategy.

Figure 8.1: Property Type, Yorkshire Dales National Park, 2001

		Dwelling Type- 2001 Census					
		House or Bungalow			Flat, Maisonette or Apartment	Other	Total
		Detached	Semi- Detached	Terraced			
Yorkshire Dales National Park	Number	3818	2406	2106	663	88	9083 ²⁶
	%	42.0%	26.5%	23.2%	7.3%	1.0%	100.0%
North Yorkshire	Number	103129	109990	76768	41021	2345	333253
	%	30.9%	33.0%	23.0%	12.3%	0.7%	100.0%
Yorkshire and Humber	Number	436152	809594	627890	274297	12679	2160612
	%	20.2%	37.5%	29.1%	12.7%	0.6%	100.0%
England and Wales	Number	5131821	7117662	5869878	4246029	173251	22538641
	%	22.8%	31.6%	26.0%	18.8%	0.8%	100.0%

Source: Census, 2001

²⁶ Total is the number of household spaces from 2001 Census

Figure 8.2: Property Tenure, Yorkshire Dales National Park, 2001

		Household Tenure - 2001 Census						
		Owner occupied		Intermediate (shared ownership)	Social rented (Council & RSL)	Private Rented	Other	Total
		Owns outright	Owns with mortgage or loan					
Yorkshire Dales National Park	Number	3513	2049	18	461	972	443	7456
	%	47.1%	27.5%	0.2%	6.2%	13.0%	5.9%	100.0%
North Yorkshire	Number	108663	120683	1611	39485	33245	6543	310230
	%	35.0%	38.9%	0.5%	12.7%	10.7%	2.11%	100.0%
Yorkshire and Humber	Number	589026	797360	9509	434176	187810	46867	2064748
	%	28.5%	38.6%	0.5%	21.0%	9.1%	2.27%	100.0%
England and Wales	Number	6380682	8396178	139605	4157251	2141322	445437	21660475
	%	29.5%	38.8%	0.6%	19.2%	9.9%	2.06%	100.0%

Source: Census, 2001

Stock Condition

8.4 The 2011 household survey indicated that 213 households within the NP considered their home to be in a state of serious disrepair. Using the 2001 Census stock levels as a benchmark, this suggests that this constitutes 2% of households within the NP.

Overcrowding & Under-Occupation

8.5 The NP has only 24 households classified as overcrowded, which represents less than 1% of all households. In contrast, there are in excess of 4,100 households who are classified as currently under-occupying their property, which represents almost 54% of households in total.

Figure 8.3: Overcrowding & Under-Occupation, YDNP

Overcrowding & Under-occupation - Yorkshire Dales National Park						
Number of Bedrooms Required	Number of Bedrooms in Home					Total
	Studio / Bedsit	1	2	3	4+	
1	24	315	1,243	2,294	1,163	5,039
2	0	0	296	927	694	1,917
3	0	0	0	320	384	704
4+	0	0	0	23	76	100
Total	24	315	1,539	3,564	2,317	7,760

 Under-occupied households
 Overcrowded households

Source: 2011 Household Survey

House Prices

8.6 The average house price in the Yorkshire Dales National Park for the period June 2009-June 2010 was £307,828, compared to the North Yorkshire sub region’s house price of £209, 903. Figure 8.4 illustrates the average house price is broken down by dwelling type in the Yorkshire Dales National Park.

Figure 8.4: Average House Price by Property Type, Yorkshire Dales National Park, 2009-2010

Dwelling Type	Average House Price
Detached	£ 381,593
Semi Detached	£ 206,667
Terraced	£ 228,000
Flat	-

All Types	£ 307,828
-----------	-----------

Source: *The Property Database (Land Registry Data), 2011*

8.7 The lower quartile house price in the Yorkshire Dales National Park is £154,250 (June 2009- June 2010) which is above the North Yorkshire lower quartile house price which in Q2 2010 stood at £135,963 Figure 8.5 illustrates the lower quartile house price is broken down by dwelling type in the Yorkshire Dales National Park.

Figure 8.5: *Lower Quartile House Price by Property Type, Yorkshire Dales National Park, 2009-2010*

Dwelling Type	Lower Quartile House Price
Detached	£ 288,000
Semi Detached	£ 175,000
Terraced	£ 174,750
Flat	-
All Types	£ 191,250

Source: *The Property Database (Land Registry Data), 2011*

8.8 The Yorkshire Dales National Park is one of the most expensive parts of North Yorkshire, with an average and lower quartile house price far in excess of the North Yorkshire average. As with the North Yorkshire Moors National Park this can be attributed to both the high proportion of expensive detached dwellings and the price premium which is generated by the demand for National Park properties. As the emerging Yorkshire Dales National Park Housing Development Plan has stated, there is a significant shortage of new housing stock in the National Park, which will be placing further upward pressure on house prices.

Rental Expenditure

8.9 The following table presents data collected through the 2011 Household survey regarding the levels of rent paid by households residing in the NP.

Figure 8.6: Household Expenditure (Monthly) on Private Rented Accommodation – NP

Rental per week / month	National Park
Under £20 per week / under £86 Per calendar month	2.9%
£20 to under £40 per week / £86 to under £173 per calendar month	2.7%
£40 to under £60 per week / £173 to under £260 per calendar month	4.9%
£60 to under £80 per week / £260 to under £347 per calendar month	13.1%
£80 to under £100 per week / under £347 to under £433 per calendar month	22.9%
£100 to under £150 per week / under £433 to under £650 per calendar month	38.2%
£150 to under £200 per week / under £650 to under £867 per calendar month	11.3%
£200 to under £250 per week / under £867 to under £1,083 per calendar month	1.7%
£250 to under £300 per week / under £1,083 to under £1,300 per calendar month	.6%
£300 or more per week / £1,300 or more per calendar month	1.7%
Total	100.0%

Source: 2011 Household Survey

Considering Household Movements

- 8.10 The 2011 Household Survey provides an insight into the movement patterns of households in the Yorkshire Dales National Park by tracking the previous location, and current location, of households presently residing in the NP.
- 8.11 In total 1,292 households have moved either within, or into the NP within the last two years. The largest movements came from within Richmondshire (30%) and Craven (25%). Movement from within the other North Yorkshire authorities was limited, with larger volumes of inward migration coming from further afield – including 10% from the North West region and 6% from the North East region.

Figure 8.7: Household Movements, Households in Last 2 Years, YDNP

Previous Location	Households Moving in Past 2 Years - Current and Previous Location: Yorkshire Dales National Park (Current Residents)							
	Existing Location							
	Craven: High Bentham	Craven: National Park & Rural Craven	Craven: Settle	Craven: Skipton	Richmondshire: Central	Richmondshire: Swaledale	Richmondshire: Wensleydale and Bishopdale	Total
Craven: Airton	.0%	.0%	8.7%	.0%	.0%	.0%	.0%	1.2%
Craven: Austwick	11.7%	.0%	.0%	.0%	.0%	.0%	.0%	.5%
Craven: Burnsall	.0%	.0%	4.3%	.0%	.0%	.0%	.0%	.6%
Craven: Calton	.0%	.0%	.0%	4.6%	.0%	.0%	.0%	.6%
Craven: Carleton	.0%	.0%	.0%	7.1%	.0%	.0%	.0%	.9%
Craven: Conistone with Kilnsey	.0%	9.9%	.0%	.0%	.0%	.0%	.0%	2.0%
Craven: Cracoe	.0%	.0%	.0%	5.1%	.0%	.0%	.0%	.7%
Craven: Giggleswick	.0%	.0%	4.1%	.0%	.0%	.0%	.0%	.5%
Craven: Glusburn & Cross Hills	.0%	1.2%	2.3%	.0%	.0%	.0%	.0%	.6%
Craven: Grassington	.0%	12.0%	.0%	.0%	.0%	.0%	.0%	2.4%
Craven: Hartlington	.0%	.0%	.0%	5.7%	.0%	.0%	.0%	.7%
Craven: Hellfield	.0%	.0%	5.1%	5.3%	.0%	.0%	.0%	1.4%
Craven: Hetton	.0%	1.8%	.0%	.0%	.0%	.0%	.0%	.4%
Craven: Lothersdale	.0%	4.6%	.0%	.0%	.0%	.0%	.0%	.9%
Craven: Malham Moor	.0%	.0%	2.5%	.0%	.0%	.0%	.0%	.3%
Craven: Settle	.0%	.0%	12.4%	.0%	.0%	.0%	.0%	1.7%
Craven: Skipton	.0%	.0%	.0%	16.7%	.0%	.0%	.0%	2.2%
Craven: Stainforth	.0%	.0%	15.9%	.0%	.0%	.0%	.0%	2.2%
Craven: Sutton	.0%	2.5%	.0%	5.9%	.0%	.0%	.0%	1.2%
Craven: Thorpe	.0%	.0%	.0%	3.9%	.0%	.0%	.0%	.5%
Richmondshire: Hawes	.0%	.0%	.0%	.0%	.0%	.0%	17.5%	4.6%
Richmondshire: Bainbridge	.0%	.0%	.0%	.0%	.0%	.0%	6.4%	1.7%

Richmondshire: Askrigg	.0%	.0%	.0%	.0%	.0%	.0%	1.2%	.3%
Richmondshire: Aysgarth	.0%	.0%	.0%	.0%	.0%	.0%	3.0%	.8%
Richmondshire: Gunnerside	.0%	.0%	.0%	.0%	.0%	8.1%	.0%	1.4%
Richmondshire: Reeth	.0%	.0%	.0%	.0%	17.9%	17.7%	.0%	4.0%
Richmondshire: Barton	.0%	.0%	.0%	.0%	.0%	3.4%	.0%	.6%
Richmondshire: Richmond	.0%	.0%	.0%	.0%	.0%	29.8%	.0%	5.3%
Richmondshire: Leyburn	.0%	.0%	.0%	.0%	.0%	.0%	15.5%	4.1%
Craven: Other	.0%	3.1%	.0%	.0%	.0%	.0%	.0%	.6%
Richmondshire: Other	.0%	.0%	.0%	.0%	.0%	4.3%	23.4%	6.9%
Craven	.0%	.0%	.0%	.0%	55.5%	.0%	.0%	2.9%
Hambleton	.0%	.0%	.0%	.0%	.0%	3.7%	1.3%	1.0%
Harrogate	.0%	.0%	.0%	2.8%	.0%	.0%	.0%	.4%
Scarborough	.0%	.0%	6.4%	.0%	.0%	.0%	.0%	.9%
Selby	.0%	.0%	6.2%	.0%	.0%	.0%	.0%	.8%
Leeds	.0%	3.3%	6.2%	2.8%	5.3%	.0%	1.0%	2.4%
Hull / East Riding of Yorkshire	.0%	8.8%	3.3%	.0%	.0%	5.7%	.0%	3.2%
Bradford	.0%	6.2%	3.3%	6.5%	.0%	.0%	5.4%	4.0%
Elsewhere in Yorkshire and Humber	.0%	3.8%	3.9%	4.4%	.0%	3.7%	.0%	2.5%
North East	.0%	.0%	.0%	8.9%	.0%	15.1%	7.2%	5.7%
North West	62.2%	4.4%	15.1%	10.9%	21.3%	.0%	5.4%	9.6%
East Midlands	.0%	2.3%	.0%	.0%	.0%	8.5%	2.8%	2.7%
Elsewhere in the UK	26.1%	32.9%	.0%	6.4%	.0%	.0%	7.7%	10.6%
Outside of the UK	.0%	3.2%	.0%	2.8%	.0%	.0%	2.2%	1.6%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

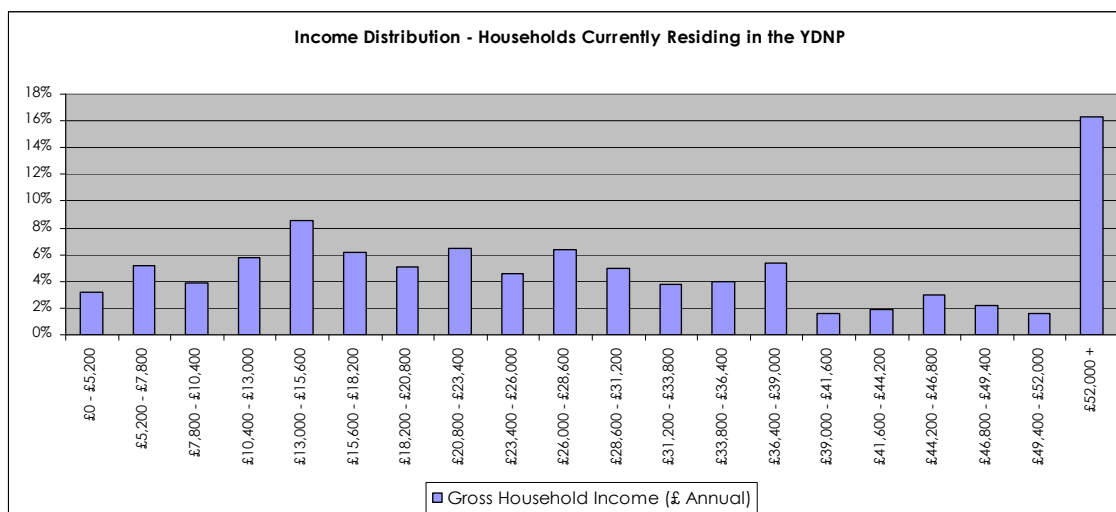
Source: 2011 Household Survey

Future Housing Expectations and Needs

Income Profile / Affordability

- 8.12 Income levels are directly related to employment opportunities and impact on the ability of households to exercise choice in the housing market and indeed the level of need for affordable housing products.
- 8.13 The 2011 Household Survey asks a number of questions with regard to household's financial situation including income, savings and debts. The following tables and charts present an overview of the income profile and financial capacity of households across the NP.
- 8.14 The income distribution within the NP shows a distribution skewed towards a clustering within the higher income brackets exceeding £52,000 per annum. In fact, 16% of households within the NP have a gross household income over £52,000. Nevertheless, there are also low-income households residing within the NP, with over a quarter (27%) recording a gross annual income of less than £15,600.

Figure 8.8: Household Income Distribution, YDNP



Source: 2011 Household Survey

- 8.15 The 2011 household survey enables a more detailed analysis of household finances within the NP – considering income, savings, other financial resources and property equity. The average household income (at £24,700) is above the level for North Yorkshire as a whole.

8.16 There are high levels of equity estimated within properties within the NP – except within the intermediate sector (although this constitutes a very low proportion of households).

Figure 8.9: Household Finances, YDNP

Current Tenure	Household Financial Position by Tenure (£) – YDNP			
	Median annual gross household income	Median household savings	Other Financial Resources (e.g. parents)	Median Equity
Own outright	£24,700	£17,500	£0	£250,000
Own with mortgage or loan	£35,100	£7,500	£0	£175,000
Intermediate	£22,100	£25,000	£0	£0
Social Rented	£11,700	£2,500	£0	
Private Rented	£16,900	£2,500	£0	
Average (Median)	£24,700	£7,500	£0	£250,000

Source: 2011 Household Survey

8.17 Importantly, savings are relatively low within both the social rented and private rented tenures – with neither group having access to considerable other financial resources either. Given the current requirement for a 10% deposit to access a mortgage, this suggests that households in these tenures will struggle to access owner-occupation within the NP – even at the lower quartile range.

Household Expectations and Aspirations

8.18 The 2011 Household Survey provides an insight into the expectation and aspirations of households regarding the areas that they choose to live. This enables an understanding of the locational intentions of households currently residing in the NP that are considering moving home within the next two years.

8.19 In total, there are 894 households expecting to move home in the next two years. When compared to the volume of moves in the previous two years this suggests that there is likely to be a continued slowdown in household moves in the short-term. Of those considering a move, almost 50% of future household moves are expected to be within Craven, with a further 27% anticipated to be within Richmondshire.

Figure 8.10: Expected Household Movements in Next 2 Years, YDNP

Expected Location	Households Planning to Move in the Next 2 Years - Current and Previous Location: Yorkshire Dales National Park (Current Residents)							
	Existing Location							Total
	Craven: High Bentham	Craven: National Park & Rural Craven	Craven: Settle	Craven: Skipton	Richmondshire: Central	Richmondshire: Swaledale	Richmondshire: Wensleydale and Bishopdale	
Craven: Appletreewick	.0%	.0%	.0%	4.9%	.0%	.0%	.0%	.6%
Craven: Arncliffe	.0%	2.7%	.0%	.0%	.0%	.0%	.0%	.6%
Craven: Austwick	35.3%	.0%	.0%	.0%	.0%	.0%	.0%	2.4%
Craven: Barden	.0%	.0%	.0%	3.9%	.0%	.0%	.0%	.4%
Craven: Beamsley	.0%	.0%	.0%	6.1%	.0%	.0%	.0%	.7%
Craven: Bentham	.0%	.0%	6.3%	.0%	.0%	.0%	.0%	1.5%
Craven: Bolton Abbey	.0%	.0%	.0%	15.3%	.0%	.0%	.0%	1.8%
Craven: Burton in Lonsdale	10.7%	.0%	.0%	.0%	.0%	.0%	.0%	.7%
Craven: Conistone with Kilnsey	.0%	3.2%	.0%	.0%	.0%	.0%	.0%	.7%
Craven: Giggleswick	.0%	4.4%	2.9%	.0%	.0%	.0%	.0%	1.6%
Craven: Grassington	.0%	38.7%	.0%	26.0%	.0%	.0%	.0%	11.2%
Craven: Hebden	.0%	1.6%	.0%	.0%	.0%	.0%	.0%	.3%
Craven: Hellifield	.0%	.0%	8.7%	.0%	.0%	.0%	.0%	2.1%
Craven: Horton in Ribblesdale	.0%	.0%	7.7%	.0%	.0%	.0%	.0%	1.8%
Craven: Linton	.0%	3.2%	.0%	10.7%	.0%	.0%	.0%	1.9%
Craven: Long Preston	.0%	.0%	5.1%	.0%	.0%	.0%	.0%	1.2%
Craven: Malham	.0%	.0%	2.7%	.0%	.0%	.0%	.0%	.7%
Craven: Malham Moor	.0%	.0%	2.4%	.0%	.0%	.0%	.0%	.6%
Craven: Settle	35.8%	.0%	16.8%	.0%	.0%	.0%	.0%	6.5%
Craven: Skipton	.0%	17.9%	6.2%	8.8%	.0%	.0%	.0%	6.3%
Craven: Stirton with Thorlby	.0%	.0%	.0%	6.0%	.0%	.0%	.0%	.7%
Craven: Sutton	.0%	.0%	.0%	9.6%	.0%	.0%	.0%	1.1%

Craven: Threshfield	.0%	2.6%	.0%	.0%	.0%	.0%	.0%	.6%
Richmondshire: Hawes	.0%	.0%	.0%	.0%	.0%	.0%	13.0%	2.6%
Richmondshire: Bainbridge	.0%	.0%	.0%	.0%	.0%	.0%	3.4%	.7%
Richmondshire: Askrigg	.0%	.0%	.0%	.0%	.0%	.0%	19.9%	4.0%
Richmondshire: Aysgarth	.0%	.0%	.0%	.0%	.0%	.0%	6.9%	1.4%
Richmondshire: Carlton	.0%	.0%	.0%	.0%	38.8%	.0%	.0%	.8%
Richmondshire: Reeth	.0%	.0%	.0%	.0%	.0%	44.2%	.0%	6.4%
Richmondshire: Leyburn	.0%	.0%	.0%	.0%	.0%	25.8%	10.1%	5.8%
Richmondshire: Central	.0%	.0%	.0%	.0%	61.2%	.0%	.0%	1.3%
Richmondshire: Wensleydale and Bishopdale	.0%	.0%	.0%	.0%	.0%	.0%	15.6%	3.1%
Craven	.0%	.0%	.0%	.0%	.0%	.0%	16.5%	3.3%
Harrogate	.0%	.0%	6.9%	.0%	.0%	.0%	.0%	1.7%
Richmondshire	.0%	.0%	5.0%	.0%	.0%	.0%	.0%	1.2%
Ryedale	.0%	.0%	6.9%	.0%	.0%	.0%	.0%	1.7%
York	.0%	.0%	3.7%	.0%	.0%	6.8%	.0%	1.9%
Leeds	.0%	7.1%	.0%	.0%	.0%	.0%	.0%	1.5%
Bradford	.0%	4.6%	.0%	.0%	.0%	.0%	.0%	1.0%
Elsewhere in Yorkshire and Humber	.0%	11.8%	6.5%	8.7%	.0%	13.2%	.0%	7.0%
North West	.0%	.0%	3.7%	.0%	.0%	.0%	2.6%	1.4%
Elsewhere in the UK	18.1%	2.2%	8.6%	.0%	.0%	9.9%	12.0%	7.6%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: 2011 Household Survey

8.20 The following figure draws from the 2011 Household Survey. This highlights the expectations of households, by broad household type, planning to move over the next two years regarding the types of property they would be looking to move into.

Figure 8.11: House Size Expectations of Households looking to move in Next 2 Years

National Park	Households wanting to move in the next 2 years - Expectations by property size				
	Studio/1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms	Total
Single person households	22%	42%	24%	11%	100%
Single Parent Families	0%	0%	0%	100%	100%
Couple only households	2%	31%	55%	11%	100%
Couple households with no dependent children but other occupants	0%	0%	81%	19%	100%
Families (Couples with dependent children)	0%	0%	41%	59%	100%
Other households	0%	71%	29%	0%	100%
Total	8%	30%	39%	22%	100%

Source: 2011 Household Survey

8.21 There is a preference for three bedroom properties, particularly amongst family and couple households. Overall, 39% of households across the NP expressed a preference for properties of this size. A further 30% of households expected to reside within a 2 bedroom property and a further 22% expected a 4+ bedroom home.

Calculating Affordable Housing Need

8.22 The 2011 household survey, when used in conjunction with a range of secondary data sources, enables a breakdown of the level of gross annual affordable housing need within the NP. This draws on the calculation of the level of affordable housing need within each of the North Yorkshire authorities that covers the NP – and is presented as such. A full explanation of the calculation of affordable housing need is provided in both the main North Yorkshire SHMA report and each of the Local Authority Appendices.

8.23 The following table presents both the backlog of need and the annual levels of future need for each part of the National Park. In order to arrive at a total annual gross need the backlog figure is divided by five and added to the annual future need number. Note: figures may not add directly due to rounding and these figures should not be directly compared with the net housing need figures calculated within Section 8 of the main North Yorkshire SHMA report and Section 7 in each of the Local Authority Appendices.

Figure 8.12: Affordable Housing Need, YDNP

Affordable Housing Need (Gross) - YD NP				
Authority	Sub Area	Current Housing Need (Backlog)	Future Housing Need	Total Housing Need (Gross Annual)
Craven	High Bentham	4	0	1
	National Park & Rural	0	11	11
	Settle	45	7	16
	Skipton	19	9	13
	Craven Total	68	27	41
Richmondshire	Central Area	28	0	6
	Lower Wensleydale	0	0	0
	North Richmondshire	0	0	0
	Swaledale	0	12	12
	Upper Wensleydale & Bishopdale	29	26	32
	Richmondshire Total	57	38	50
Total	YD NP (Total of NY Authorities)	125	66	90

Source: GVA, 2011

8.24 The analysis indicates that the total gross annual affordable housing need within the NP is 90 dwellings. This does not take into account annual re-lets of social stock or the delivery of new affordable dwellings. The distribution of affordable housing need between Craven and Richmondshire is 41 and 50 units respectively.

Affordability of Intermediate Dwellings

8.25 This section considers the potential role of intermediate housing in meeting affordable housing need through analysis of demand for intermediate products and the relative affordability of intermediate products within the NP utilising data from the primary household survey.

8.26 The following figure reviews the level of equity share (in an intermediate property) that could be afforded by existing households in need within the NP. The upper limit of analysis is constrained by the lower quartile house price as set out earlier in this section.

Figure 8.13: Proportion of Current Households in Need Affording Equity Share - NYMNP

Proportion of Current Households in Need able to Afford An Equity Share in a Lower Quartile Value Home - YDNP	
Equity Share	Existing Households in Need (%)
£40,000	62%
£50,000	58%
£60,000	11%
£70,000	11%
£80,000	11%
£90,000	11%
£100,000	0%
£110,000	0%
Lower Quartile Price	£191,250

Source: 2011 Household Survey, CLG, 2011

8.27 In summary, 62% of existing households in need, who could not afford open market housing, could afford an equity share of £40,000, and 11% could afford an equity share of £90,000 – equating to approximately a 50% share at the lower quartile house price.

Housing Requirements of Specific Household Groups

8.28 The CLG SHMA Guidance (August 2007) recognises that the SHMA does not need to assess every household group in detail This section selects out a number of specific groups either considered to have specific housing requirements which need to be carefully considered now and in the future or considered to be groups which are likely to represent a particularly dynamic part of this changing profile.

Older Person Households

8.29 The following figures present key information relating to older person households in the NP, drawing on the 2011 household survey.

Figure 8.14: Older Person Households – Current Tenure

Older Person Households - Current Tenure	
Household Tenure	YDNP
Own it outright	68.7%
Own it with a mortgage or loan	10.3%
Shared ownership / Homebuy / Discounted Home Ownership	.7%
Rent from the council / Housing Association	6.5%
Rent it from a private landlord (inc. Students & renting from friend / relative)	13.8%
Tied Accommodation	.0%
Live with family or friends	.0%
Managed student accommodation	.0%
Other	.0%
Total	100.0%

Source: 2011 Household Survey

Figure 8.15: Older Person Households – Current Dwelling Type

Older Person Households - Current Dwelling Type	
Household Tenure	YDNP
Detached	43.8%
Semi-Detached	24.1%
Terrace	23.4%
Flat, maisonette or apartment	6.6%
Mobile or temporary structure	2.1%
Total	100.0%

Source: 2011 Household Survey

Figure 8.16: Older Person Households – Support & Adaptations Requirements

Support Services / Adaptations	Support & Adaptations Requirements	
	Now	Next 5 Years
Improvements to access (e.g. level access in and around home)	2.7%	19.3%
Wheelchair adaptations (including door widening and ramps)	10.7%	18.3%
Lever door handles	38.2%	13.9%
Room for a carer	10.8%	3.9%
Community alarm service	21.5%	31.3%
Security alarm	31.4%	25.4%
Increase the size of property (e.g. extension, loft conversion)	14.9%	16.9%
Improved heating	17.1%	5.6%
More insulation (loft, wall cavities)	6.3%	24.9%
Double glazing	3.1%	13.0%
Adaptations to kitchen	.0%	11.7%
Adaptations to bathroom (e.g. level access shower)	10.8%	11.0%

Internal handrails / grab rails	.0%	1.8%
External handrails / grab rails	19.4%	19.2%
Downstairs WC	10.8%	5.4%
Stair lift / vertical lift	.0%	.0%
Help with repair and maintenance of home	27.8%	29.8%
Help with gardening	47.4%	40.5%
Help with cleaning home	48.5%	46.0%
Help with other practical tasks (e.g. changing light bulbs, collecting prescriptions)	48.8%	40.5%
Help with personal care	16.5%	32.3%
Want company / friendship	32.9%	20.0%
Want a Social Alarm (call for help alarm)	16.1%	29.4%
Total	100.0%	100.0%

Source: 2011 Household Survey

Figure 8.17: Older Person Households Expecting to Move in Next 2 Years – Accommodation Type Expected (Note – multiple choices can be selected)

Older Person Households Expecting to Move in Next 2 Years - Accommodation Type Expected	
Accommodation Type	YDNP
A whole house that is: Detached	34.0%
A whole house that is: Semi-detached	10.3%
A whole house that is: Terraced (including end-terrace)	10.8%
A whole bungalow that is: Detached	38.6%
A whole bungalow that is: Semi-detached	47.9%
A whole bungalow that is: Terraced (including end-terrace)	4.6%
A flat, maisonette, or apartment that is: In a purpose built flat / apartment scheme or development	3.0%
A flat, maisonette, or apartment that is: Part of a converted or shared house (includes bed sits)	.0%
A flat, maisonette, or apartment that is: In a commercial building (e.g. an office building / hotel / over a shop)	.0%
Mobile or temporary structure: A caravan or other mobile or temporary structure	.0%
Total	100.0%

Source: 2011 Household Survey

Households with Support Needs

8.30 The following figure presents key information relating to households with support needs in the NP, drawing on the 2011 household survey.

Figure 8.18: Households with Support & Adaptations Requirements

Support Services / Adaptations	Support & Adaptations Requirements	
	Now	Next 5 Years
Improved heating	16.7%	24.5%
More insulation (loft, wall cavities)	9.1%	18.7%
Double glazing	19.5%	13.8%
Adaptations to kitchen	5.6%	14.2%
Adaptations to bathroom (e.g. level access shower)	12.8%	26.6%
Internal handrails / grab rails	16.8%	28.6%
External handrails / grab rails	11.9%	24.9%
Downstairs WC	7.6%	8.0%
Stair lift / vertical lift	2.3%	27.3%
Improvements to access (e.g. level access in and around home)	2.6%	14.7%
Wheelchair adaptations (including door widening and ramps)	1.5%	11.6%
Lever door handles	4.1%	10.1%
Room for a carer	.0%	4.8%
Community alarm service	7.8%	14.9%
Security alarm	4.1%	9.1%
Increase the size of property (e.g. extension, loft conversion)	1.0%	1.2%

Source: 2011 Household Survey

Young Person Households

8.31 The following figures present key information relating to young person households in the NP, drawing on the 2011 household survey.

Figure 8.19: Young Family Households – Current Tenure

Young Family Households - Current Tenure	
Tenure	YDNP
Own it outright	7.4%
Own it with a mortgage or loan	27.2%
Shared ownership / Homebuy / Discounted Home Ownership	.0%
Rent from the council / Housing Association	19.3%
Rent it from a private landlord	46.1%
Total	100.0%

Source: 2011 Household Survey

Figure 8.20: Young Family Households – Current Dwelling Type

Young Family Households - Current Dwelling Type	
Household Tenure	YDNP
Detached	37.1%
Semi-Detached	35.3%
Terrace	9.3%
Flat, maisonette or apartment	18.3%
Mobile or temporary structure	.0%
Total	100.0%

Source: 2011 Household Survey

Figure 8.21: Young Family Households Expecting to Move in Next 2 Years – Accommodation Type Expected

Young Family Households Expecting to Move in Next 2 Years - Accommodation Type Expected	
Accommodation Type	YDNP
A whole house that is: Detached	26.6%
A whole house that is: Semi-detached	47.5%
A whole house that is: Terraced (including end-terrace)	25.9%
A whole bungalow that is: Detached	.0%
A whole bungalow that is: Semi-detached	.0%
A whole bungalow that is: Terraced (including end-terrace)	.0%
A flat, maisonette, or apartment that is: In a purpose built flat / apartment scheme or development	.0%
A flat, maisonette, or apartment that is: Part of a converted or shared house (includes bed sits)	.0%
A flat, maisonette, or apartment that is: In a commercial building (e.g. an office building / hotel / over a shop)	.0%
Mobile or temporary structure: A caravan or other mobile or temporary structure	.0%
Total	100.0%

Source: 2011 Household Survey

Figure 8.22: Young Single Person Households – Current Tenure

Young Single Person Households - Current Tenure	
Tenure	YDNP
Own it outright	16.8%
Own it with a mortgage or loan	20.2%
Shared ownership / Homebuy / Discounted Home Ownership	.0%
Rent from the council / Housing Association	.0%
Rent it from a private landlord	62.9%
Tied Accommodation	.0%
Total	100.0%

Source: 2011 Household Survey

Figure 8.23: Young Single Person Households – Current Dwelling Type

Young Single Person Households - Current Dwelling Type	
Household Tenure	YDNP
Detached	.0%
Semi-Detached	28.5%
Terrace	30.3%
Flat, maisonette or apartment	21.0%
Mobile or temporary structure	20.2%
Total	100.0%

Source: 2011 Household Survey

Figure 8.24: Young Single Person Households Expecting to Move in Next 2 Years – Accommodation Type Expected

Young Single Person Households Expecting to Move in Next 2 Years - Accommodation Type Expected	
Accommodation Type	YDNP
A whole house that is: Detached	.0%
A whole house that is: Semi-detached	66.0%
A whole house that is: Terraced (including end-terrace)	34.0%
A whole bungalow that is: Detached	.0%
A whole bungalow that is: Semi-detached	.0%
A whole bungalow that is: Terraced (including end-terrace)	.0%
A flat, maisonette, or apartment that is: In a purpose built flat / apartment scheme or development	.0%
A flat, maisonette, or apartment that is: Part of a converted or shared house (includes bed sits)	.0%
A flat, maisonette, or apartment that is: In a commercial building (e.g. an office building / hotel / over a shop)	.0%
Mobile or temporary structure: A caravan or other mobile or temporary structure	.0%
Total	100.0%

Source: 2011 Household Survey