

Barwick in Elmet with Scholes Parish

Housing Evidence Base

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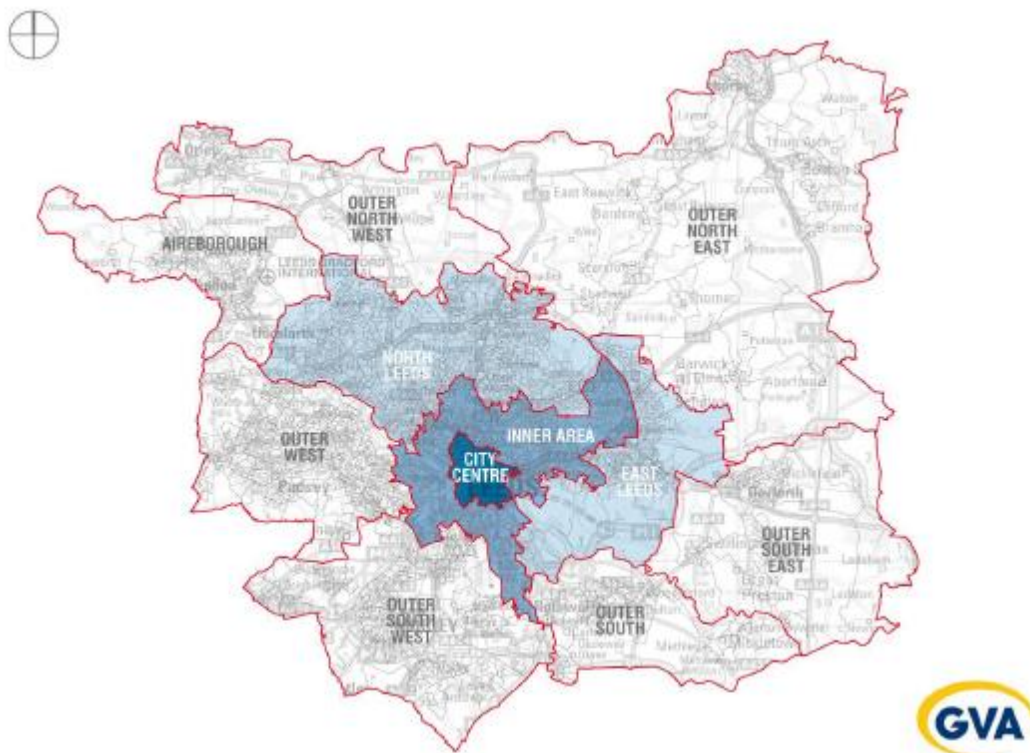
Executive Summary

Aims of the study

1. The aim of the study is to support the neighbourhood development plan by compiling an evidence base to describe the quantity and characteristics of households and the housing stock within the parish, estimate the additional housing needed in the parish to meet the needs of its residents and record views and priorities of current parish residents regarding any future housing provision in the parish.

The characteristics of parish, its households and housing

2. The parish is located within the outer north east quadrant of Leeds. It has two villages and is rural in character.



The characteristics of parish households and housing

3. The evidence suggests that the parish has many features that distinguish it from the city, the region and England. Compared to these larger geographies the key differences are:
 - over the decade between the 2001 and 2011 censuses the parish population has declined even though the number of households increased, due to decreasing average household size;
 - there are fewer young children and young adults;
 - there are considerably more people over the age of 65;
 - people that are economically active are more likely to be in higher and medium level occupations; and

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- people are healthier and are less likely to have limitations in their day to day activities even though there is a high proportion of older residents in the parish.
4. There are significant trends within in the population:
 - a declining number of young people resident in the parish; and
 - a growing number of older people resident in the parish.
 5. The housing stock:
 - has a very high proportion of detached houses and bungalows with a very low proportion of terraced homes, flats and apartments;
 - has a high proportion (over 75%) of homes that have 3 bedrooms or more;
 - generates a low supply of re-sales and re-lets as households tend to stay resident in the parish long term;
 - generates high demand, driven by easy access to labour markets by road, a high quality environment and good schools. The parish is described by stakeholders as 'a place to move up to'.
 - is consequently more expensive than average prices for Leeds and the region
 - is unlikely to be affordable to households on average income unless they can find significant deposits; and
 - is unlikely to be affordable to first time buyers.
 6. There is little supply of social or affordable housing in the parish. Although many households on the waiting list for social housing aspire to live in the parish, limited supply from relets means that there is only a small amount of active demand.

The Leeds housing market context

7. The key finding of our review are that:
 - the parish local housing market sits within the outer north east quadrant of the City of Leeds;
 - the population of Leeds grew by about 5% in the decade 2001-2011; due mainly to an excess of births over deaths in the city however there is a net outflow of people from Leeds to other local authority areas;
 - the number of households is rising at a slightly faster rate than the population due to the diminishing average size of households across the city. This is smaller than the rate of change for England;
 - new housebuilding completions are running at over 2,000 homes per annum across the City and this number of completion is expected to rise;
 - the volume of sales of re-sale and new build housing dropped dramatically after 2008 and is only recently showing signs of recovery. Land registry data quoted in Chapter 2 suggests that the parish was less affected by this;
 - average house prices in Leeds are higher than across the region but below the average for England;

Key findings of the household survey

8. **Part A of the survey** sought residents' views about priorities for new build and amenities in the parish. The 6 main priorities were for future homes to have on plot parking; a private garden; high standards of energy efficiency; a garage; be suited for first time buyers and older people.
9. Residents felt that town houses and large family homes should be a low priority.
10. The main priorities for amenity improvements should be improved public transport; improvements to footpaths and cycle-ways; faster internet; and improved public car parking.
11. **Part B of the survey** assessed the need for additional housing in the parish arising from existing households and people that live with them.
12. The information showed that over the next 5 years more housing would become vacant in the parish than was required by local households seeking to move home within the parish. However because of the limited diversity in the housing stock and choices made by aging households to downsize and mitigate health issues, there was a mismatch between the likely supply of housing and the requirement of households seeking to move.
13. The mismatch occurs in terms of house size, type, tenure and special features.
14. We estimate that 18 additional dwellings over 5 years are needed to meet this need:
 - 11 dwellings of specified size type and tenure and
 - a further 7 dwellings that address mobility and support needs
15. **Part C of the survey** sought information from households that had moved into the parish in the last 5 years. Reasons for moving to the parish were to be closer to family; to upsize; to downsize; to experience village life; employment and relationship breakdown. 10 households moved within the parish, 11 households moved from nearby towns, 15 from other parts of Leeds and 4 were long distance relocations.

Stakeholder consultation

16. Estate agents told us that the parish was regarded as 'a place to move up to'. Agents and residents also told us that residents sought to live in the parish as a long term goal rather than a stepping stone so transaction levels were low. Prices were higher than many parts of Leeds but lower than in the Wetherby area.
17. Letting agents told us that there were few vacancies within a relatively small private rented sector and tenants sought long term tenancies.
18. New build sales agents on nearby sites told us that a high proportion of sales were made to people outside the immediate area of the development and a small number of sales were made to first time buyers from the parish and other villages. There was a higher demand for homes up to and including 3 bedrooms than 4 bedroom or larger homes. Flats and apartments sold very quickly – some to investors.
19. Local primary schools told us that they had concerns about the impact of a large volume of new build housing and were concerned that some parish resident children were unable to gain admission to their local school.

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20. Parish councillors and local residents told us of the value they attached to the character of the parish and their concerns about the effects of large scale development nearby.

Overall conclusions

21. Our household survey revealed some public support for additional housing for first time buyers and older people. The study estimates that there is locally generated need for around 18 dwellings over the next five years to address a mismatch between the size and type and tenure of housing that may become vacant and the requirements of local households that are considering moving.
22. Analysis of characteristics of households that may move home are consistent with the profile described above: an aging population living in larger homes seeking to downsize and a smaller number of younger households seeking to upgrade.
23. Taking the survey findings and the supporting evidence into account there is very strong evidence to support policies that address imbalances in the parish household and dwelling profile and its predicted demographic change.
24. The evidence base that has been produced contains significant and wide ranging information to enable the parish council and the public to consider housing policy and development proposals in an informed way.

Chapter 1: Introduction

Introduction and aims of the study

- 1.1 This chapter describes the aims of the research and the main methods employed in the collection and analysis of information.
- 1.2 The aim of the study was to support the neighbourhood development plan by compiling an evidence base to describe the quantity and characteristics of households and the housing stock within the parish, estimate the additional housing needed in the parish to meet the needs of its residents and record views and priorities of current parish residents regarding any future housing provision in the parish.

The study method

- 1.3 The study method has several elements:
 - a baseline evidence base describing key features of the housing market and trends, mostly from the censuses of 2001 and 2011;
 - an estimate of the forward trajectory of housing demand based upon the strategic housing market assessment published by Leeds City Council and other relevant studies;
 - information from residents and stakeholders;
 - information from a household survey designed to assess the need for additional housing arising from households resident within the parish as well as information about their priorities for new development to inform the design process; and
 - information about the local housing market including the supply of housing, rents and purchase prices.

Chapter 2: Information about the parish

Introduction

- 2.1 In this section we provide background and baseline information about the population, households and housing stock of Barwick in Elmet and Scholes Parish. This information will help us to understand the role of the parish in the wider Leeds housing market and the factors that drive demand for it.
- 2.2 Most of information provided in this chapter has been drawn from 2011 Census and is put in context by comparison with data for the City of Leeds, the Yorkshire and Humber Region and the whole of England. These areas are referred to as ‘the other geographies’. This context information is very important and enables us to define the parish’s distinctiveness.
- 2.3 Data for each topic is presented in a consistent way. Data for each topic is firstly given in a table which is referenced back to the Office for National Statistics (ONS) neighbourhood statistics tables at the parish level. Data from this table is then converted into proportions of each variable expressed as a percentage. Finally these proportions are depicted in a chart. In a number of cases there is some further analysis and simplification of some of the data variables. This is because the population of Barwick in Elmet and Scholes Parish is small compared to the other geographies and some of the factors measured by the census are not present. Please note that in some tables percentages may not sum to 100% due to rounding proportions to 2 decimal places
- 2.4 This method of presentation is lengthy and detailed which reflects the need for the evidence base to be transparent and rigorous. Some readers may prefer only to read the summary of findings at the end of the chapter.

Characteristics of the Local Population

- 2.5 The 2011 Census recorded 4,902 people resident in Barwick in Elmet and Scholes Parish. Figure 1a below shows the age profile of the population in five-year age bands. A comparison with 2001 Census data suggests that the population of the parish has decreased by 216 people over the decade. Some 5,118 people were resident in the parish in 2001.
- 2.6 Figures 1b and 1c overleaf, present the age profile information population within each age band.
* Note that Neighbourhood statistics break down the 15-19 age band to a more detailed level and widen the band beyond the age 30.

Figure 1a: Number of residents in age bands*

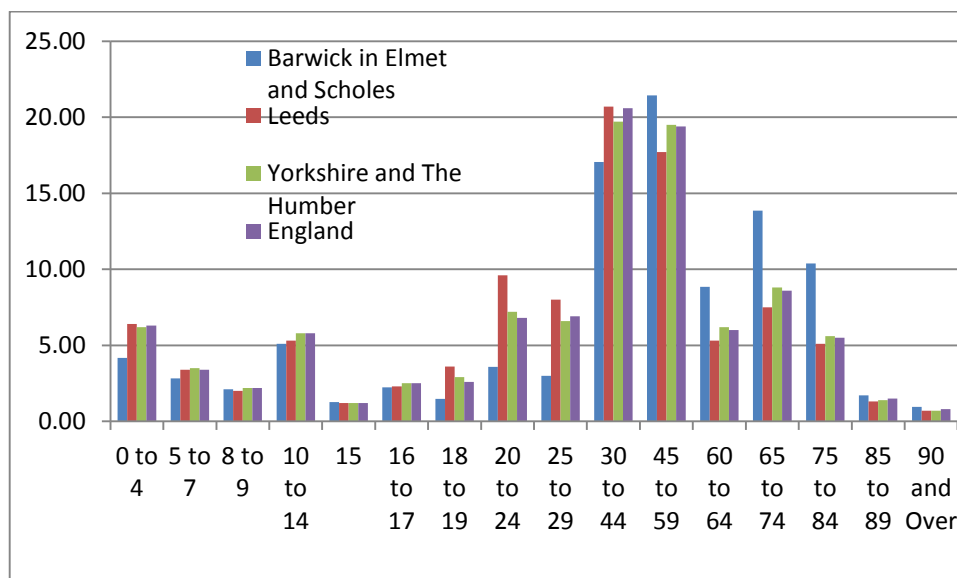
<i>Age band</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
0 to 4	204	47,844	328,447	3,318,449
5 to 7	138	25,177	182,818	1,827,610
8 to 9	103	15,404	114,657	1,145,022
10 to 14	250	40,167	306,096	3,080,929
15*	62	8,901	65,774	650,826
16 to 17*	110	17,178	130,943	1,314,124
18 to 19*	72	26,756	151,928	1,375,315
20 to 24	176	71,874	382,679	3,595,321
25 to 29	147	59,860	347,304	3,650,881
30 to 44	836	155,762	1,042,121	10,944,271
45 to 59	1,051	132,786	1,031,066	10,276,902
60 to 64	434	40,178	325,329	3,172,277
65 to 74	679	56,455	463,849	4,552,283
75 to 84	509	38,561	296,421	2,928,118
85 to 89	84	9,600	75,868	776,311
90 +	47	4,982	38,433	403,817
Totals	4,902	751,485	5,283,733	53,012,456

Source: Census (2011) table QS104EW

Figure 1b: Percentage of residents in age bands

<i>Age band</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
0 to 4	4.16	6.40	6.20	6.30
5 to 7	2.82	3.40	3.50	3.40
8 to 9	2.10	2.00	2.20	2.20
10 to 14	5.10	5.30	5.80	5.80
15*	1.26	1.20	1.20	1.20
16 to 17*	2.24	2.30	2.50	2.50
18 to 19*	1.47	3.60	2.90	2.60
20 to 24	3.59	9.60	7.20	6.80
25 to 29	3.00	8.00	6.60	6.90
30 to 44	17.05	20.70	19.70	20.60
45 to 59	21.44	17.70	19.50	19.40
60 to 64	8.85	5.30	6.20	6.00
65 to 74	13.85	7.50	8.80	8.60
75 to 84	10.38	5.10	5.60	5.50
85 to 89	1.71	1.30	1.40	1.50
90 +	0.96	0.70	0.70	0.80

Figure 1c: Chart of percentage of residents in age bands



2.7 It is clear from figure 1d that the parish has a smaller proportion of under 8s and a larger proportion of people in the 45+ age bands than all of the other geographies.

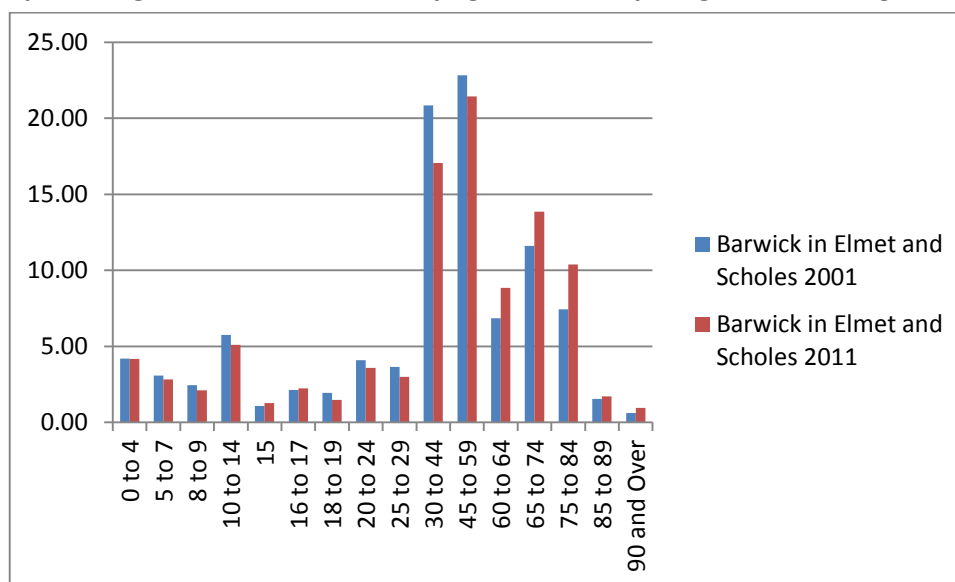
2.8 We have prepared a table showing key changes in the population age bands between the 2001 and 2011 censuses – figure 1d.

Figure 1d: Chart of percentage of residents in key age bands

Age band	Barwick in Elmet and Scholes		Leeds		Yorkshire and The Humber		England	
	2001	2011	2001	2011	2001	2011	2001	2011
Year:	2001	2011	2001	2011	2001	2011	2001	2011
0 to 4	4.18	4.16	5.71	6.4	5.88	6.2	5.96	6.3
5 to 7	3.07	2.82	3.72	3.4	3.81	3.5	3.74	3.4
8 to 9	2.44	2.10	2.59	2	2.68	2.2	2.61	2.2
10 to 14	5.74	5.10	6.71	5.3	6.78	5.8	6.57	5.8
15	1.07	1.26	1.27	1.2	1.31	1.2	1.27	1.2
16 to 17	2.13	2.24	2.42	2.3	2.56	2.5	2.51	2.5
18 to 19	1.93	1.47	3.09	3.6	2.57	2.9	2.4	2.6
20 to 24	4.08	3.59	8.13	9.6	6.12	7.2	6.01	6.8
25 to 29	3.65	3.00	7.1	8	6.22	6.6	6.65	6.9
30 to 44	20.85	17.05	21.98	20.7	22.05	19.7	22.65	20.6
45 to 59	22.82	21.44	17.32	17.7	18.94	19.5	18.88	19.4
60 to 64	6.84	8.85	4.63	5.3	4.99	6.2	4.87	6
65 to 74	11.61	13.85	8.07	7.5	8.53	8.8	8.35	8.6
75 to 84	7.42	10.38	5.35	5.1	5.64	5.6	5.6	5.5
85 to 89	1.54	1.71	1.25	1.3	1.28	1.4	1.3	1.5
90 +	0.61	0.96	0.64	0.7	0.63	0.7	0.64	0.8

2.9 There is too much information in the above table to present as a chart. The chart below is a comparison within the parish only over the decade. This shows trend of a declining number of children up to the age 14. Also noteworthy is the declining trend of people in the 20-44 and 45-59 bands. There is a trend over the decade of age groups over age 60 to increase as a proportion of the population.

Figure 1e: chart of percentage of residents within key age bands comparing census findings 2001 and 2011



Economic activity

2.10 It is important to understand the level of economic activity of residents as there is a link between economic activity and the quality and size of homes that households reside in. The standard output in figure 2a has been simplified in figures 2b and as not all descriptions are present or have very low numbers in Barwick in Elmet and Scholes Parish. This enables us to present the information more clearly.

Figure 2a: economic activity of residents aged between 16 and 74 (number)

<i>Economic activity</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Employee; Part-Time</i>	522	73,507	564,578	5,333,268
<i>Employee; Full-Time</i>	1,318	217,528	1,435,376	15,016,564
<i>Self-Employed</i>	376	42,298	325,432	3,793,632
<i>Unemployed seeking work</i>	86	26,786	187,755	1,702,847
<i>Full-Time Student</i>	81	29,810	136,834	1,336,823
<i>Retired</i>	840	69,446	570,173	5,320,691
<i>Student (not working)</i>	113	46,047	228,653	2,255,831
<i>Homemaker</i>	71	20,435	166,214	1,695,134
<i>Sick or Disabled</i>	63	22,498	174,493	1,574,134
<i>Economically Inactive; Other</i>	35	12,494	85,711	852,450
<i>Unemployed; Age 16 to 24</i>	19	7,613	56,251	471,666
<i>Unemployed; Age 50 to 74</i>	25	4,454	32,216	315,863
<i>Unemployed; Never Worked</i>	5	4,798	32,785	276,121
<i>Long-Term Unemployed</i>	34	10,856	75,113	668,496

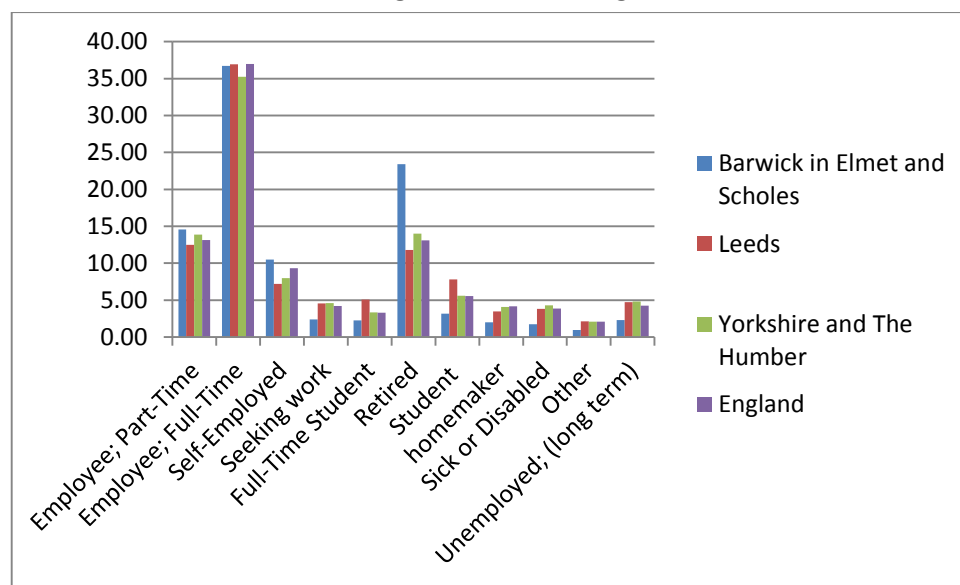
Source: Census (2011) KS601EW abridged

2.11 The standard output in figure 2a has been simplified and expressed as proportions in figures 2b and 2c as some variables have low numbers Barwick in Elmet and Scholes Parish.

Figure 2b: economic activity of residents aged between 16 and 74 (percentage)

<i>Economic activity</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Employee; Part-Time</i>	14.55	12.49	13.87	13.13
<i>Employee; Full-Time</i>	36.73	36.96	35.25	36.97
<i>Self-Employed</i>	10.48	7.19	7.99	9.34
<i>Seeking work</i>	2.40	4.55	4.61	4.19
<i>Full-Time Student</i>	2.26	5.06	3.36	3.29
<i>Retired</i>	23.41	11.80	14.00	13.10
<i>Student</i>	3.15	7.82	5.62	5.55
<i>homemaker</i>	1.98	3.47	4.08	4.17
<i>Sick or Disabled</i>	1.76	3.82	4.29	3.88
<i>Other</i>	0.98	2.12	2.11	2.10
<i>Unemployed; (Inc. long term)</i>	2.31	4.71	4.82	4.26

Figure 2c: chart of figure 2b



2.12 Figure 2b and 2c shows that the parish has a higher proportion of employed and self-employed people. The parish has a much higher proportion of retired people than the other geographies. Consequently it has a lower proportion of people in all other groups, particularly unemployed groups and students.

2.13 The census uses a number of standard classifications to define occupation types as depicted in figure 3a. The census standard table has been amended to group all classes of unemployment together.

Figure 3a: main occupation of residents aged 16-74 (number)

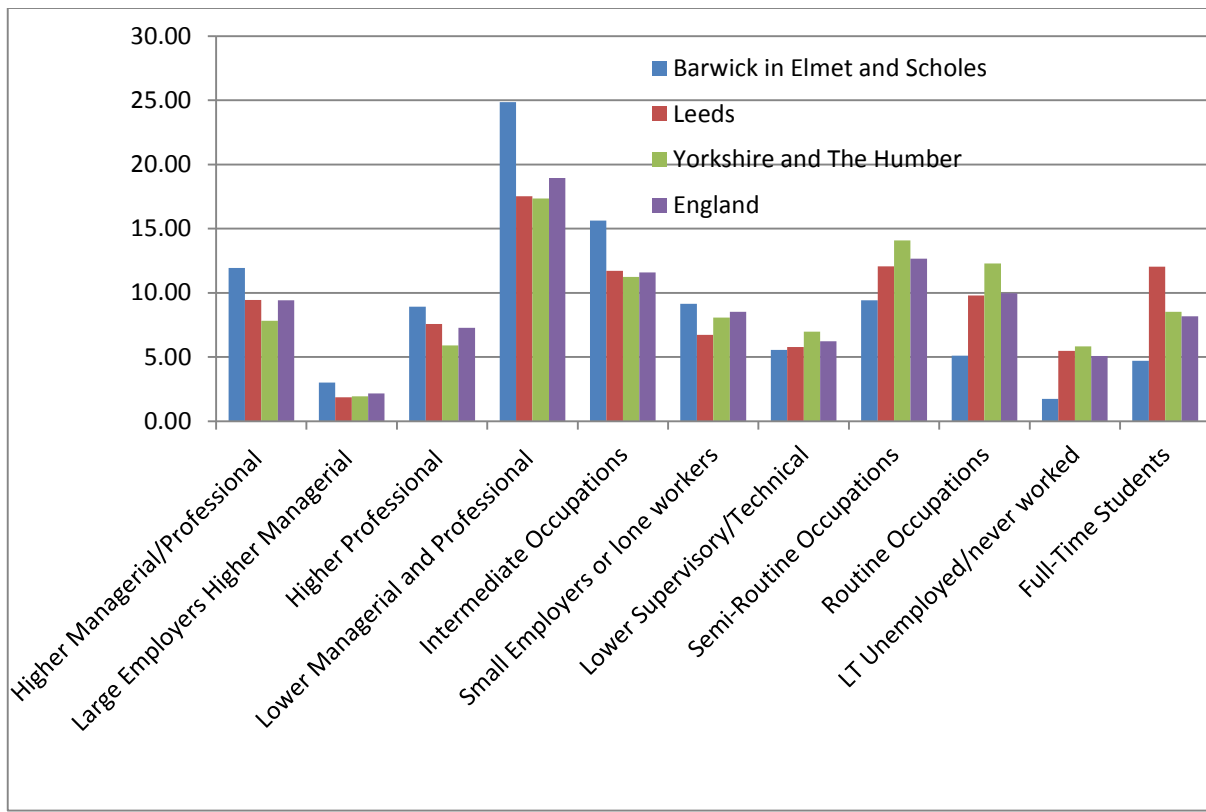
<i>Main occupation</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Higher Managerial, Administrative and Professional</i>	475	58,491	329,084	4,045,823
<i>Large Employers and Higher Managerial and Administrative</i>	120	11,511	81,347	926,352
<i>Higher Professional</i>	355	46,980	247,737	3,119,471
<i>Lower Managerial, Administrative and Professional</i>	989	108,607	730,033	8,132,107
<i>Intermediate Occupations</i>	622	72,518	472,161	4,972,044
<i>Small Employers and Own Account Workers</i>	364	41,641	339,876	3,662,611
<i>Lower Supervisory and Technical Occupations</i>	221	35,744	293,094	2,676,118
<i>Semi-Routine Occupations</i>	375	74,729	591,628	5,430,863
<i>Routine Occupations</i>	203	60,678	516,359	4,277,483
<i>Never Worked and Long-Term Unemployed</i>	69	33,868	244,917	2,180,026
<i>Full-Time Students</i>	187	74,573	358,067	3,504,299
Totals	3,980	619,340	4,204,303	42,927,197

Source Census (2011) NS-SeC table KS611EW

Figure 3b main occupation of residents aged 16-74 (percent)

<i>Main occupation</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Higher Managerial, Administrative and Professional</i>	11.93	9.44	7.83	9.42
<i>Large Employers and Higher Managerial and Administrative</i>	3.02	1.86	1.93	2.16
<i>Higher Professional</i>	8.92	7.59	5.89	7.27
<i>Lower Managerial, Administrative and Professional</i>	24.85	17.54	17.36	18.94
<i>Intermediate Occupations</i>	15.63	11.71	11.23	11.58
<i>Small Employers and Own Account Workers</i>	9.15	6.72	8.08	8.53
<i>Lower Supervisory and Technical Occupations</i>	5.55	5.77	6.97	6.23
<i>Semi-Routine Occupations</i>	9.42	12.07	14.07	12.65
<i>Routine Occupations</i>	5.10	9.80	12.28	9.96
<i>LT Unemployed/never worked</i>	1.73	5.47	5.83	5.08
<i>Full-Time Students</i>	4.70	12.04	8.52	8.16

Figure 3c: chart of main occupation of residents aged 16-74 (percent)



2.14 Figure 3c is a chart of the data in figure 3b. It clearly shows that the nature of employment of parish is biased toward the higher managerial and professional groups. In fact the parish has higher proportion of the 6 highest occupations than any of the other geographies. It has a considerably lower proportion of unemployed, students and routine occupations.

Ethnic group

2.15 Figures 4a, 4b and 4c show the presence of the broad ethnic groups in the resident population.

2.16 Just over 96% of the population is ‘White British’ which is a much higher proportion than for Leeds, the region or England. Compared to the everywhere else the low proportion of all Asian groups is particularly noticeable.

Figure 4a: broad ethnic group (number)

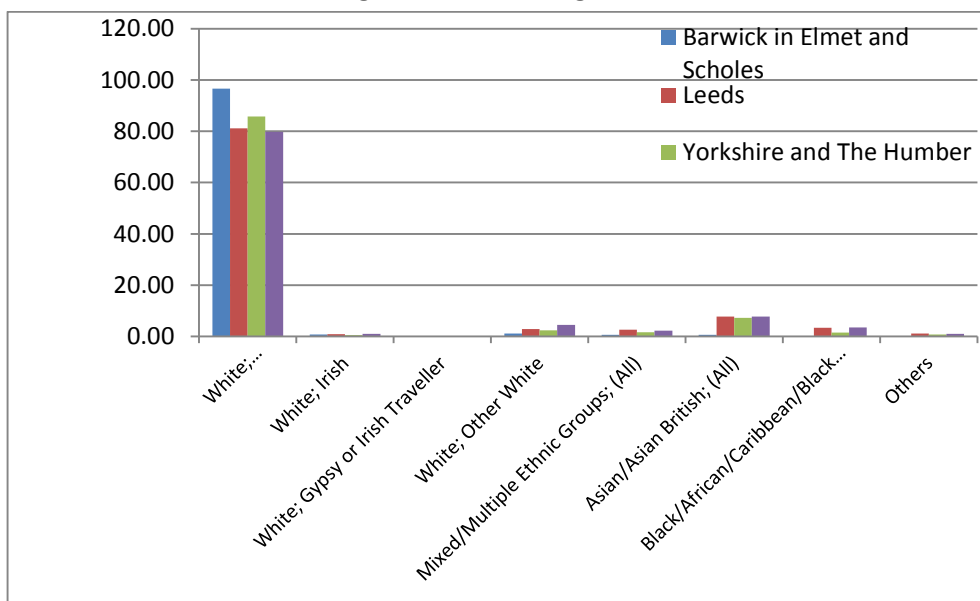
Broad Ethnic Group	Barwick in Elmet and Scholes	Leeds	Yorkshire and The Humber	England
<i>White; English/Welsh/Scottish/Northern Irish/British</i>	4,735	609,714	4,531,137	42,279,236
<i>White; Irish</i>	36	7,031	26,410	517,001
<i>White; Gypsy or Irish Traveller</i>	1	687	4,378	54,895
<i>White; Other White</i>	55	22,055	130,031	2,430,010
<i>Mixed/Multiple Ethnic Groups; (All)</i>	30	19,632	84,558	1,192,879
<i>Asian/Asian British; (All)</i>	32	58,243	385,964	4,143,403
<i>Black/African/Caribbean/Black British; (All)</i>	7	25,893	80,345	1,846,614
<i>Others</i>	6	8,230	40,910	548,418
All Usual Residents	4,902	751,485	5,283,733	53,012,456

Source Census (2011) Table QS201EW abridged

Figure 4b: broad ethnic group (percent)

Broad Ethnic Group	Barwick in Elmet and Scholes	Leeds	Yorkshire and The Humber	England
<i>White; English/Welsh/Scottish/Northern Irish/British</i>	96.59	81.13	85.76	79.75
<i>White; Irish</i>	0.73	0.94	0.50	0.98
<i>White; Gypsy or Irish Traveller</i>	0.02	0.09	0.08	0.10
<i>White; Other White</i>	1.12	2.93	2.46	4.58
<i>Mixed/Multiple Ethnic Groups; (All)</i>	0.61	2.61	1.60	2.25
<i>Asian/Asian British; (All)</i>	0.65	7.75	7.30	7.82
<i>Black/African/Caribbean/Black British; (All)</i>	0.14	3.45	1.52	3.48
<i>Others</i>	0.12	1.10	0.77	1.03

Figure 4c Chart of figure 4b



Health

Appropriate housing can make a considerable difference to the quality of life of people with poor health and or those that are limited in their day to day activities. First we examine data on the broad health status reported by residents.

Figure 5a: broad health status (number of residents)

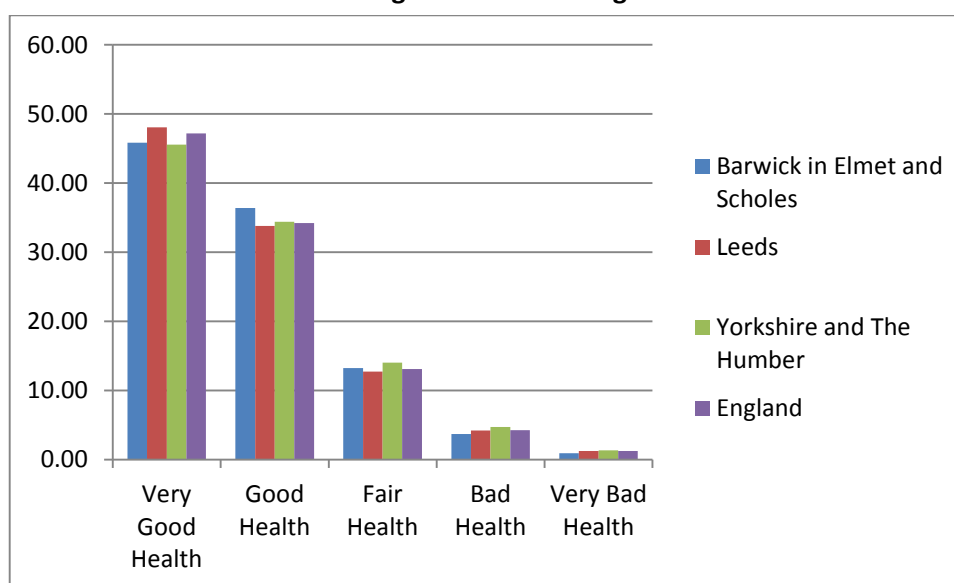
Health Status	Barwick in Elmet and Scholes	Leeds	Yorkshire and The Humber	England
Very Good Health	2,247	361,295	2,407,907	25,005,712
Good Health	1,783	254,023	1,817,231	18,141,457
Fair Health	648	95,515	739,959	6,954,092
Bad Health	180	31,504	247,942	2,250,446
Very Bad Health	44	9,148	70,694	660,749
Total	4,902	751,485	5,283,733	53,012,456

Source: Census (2011) from table KS301EW

Figure 5b: broad health status (percent of residents)

Broad Health Status	Barwick in Elmet and Scholes	Leeds	Yorkshire and The Humber	England
Very Good Health	45.84	48.08	45.57	47.17
Good Health	36.37	33.80	34.39	34.22
Fair Health	13.22	12.71	14.00	13.12
Bad Health	3.67	4.19	4.69	4.25
Very Bad Health	0.90	1.22	1.34	1.25

Figure 5c: chart of figure 5b



- 2.17 As of April 2011 (figure 5a) 44 people in Barwick in Elmet and Scholes Parish recorded that they had very bad health. This represents a smaller proportion of people than in the other geographies. However the proportion of people in other classifications is broadly similar.
- 2.18 It is also helpful to look at data regarding people that are limited in their day to day activities for example because of long term limiting illness and disability. Additionally we report on the number of people that are providing care and support for others however the person receiving care is not necessarily resident in the parish.
- 2.19 The following data analyses the degree to which residents are limited in their day to day activities. Figure 6a reports that 370 people or 7.5% of the population of the parish consider that their day to day activities are limited a lot. This is a similar proportion to that of Leeds but is lower than the regional or English geographies. However in figure 6c we see that the proportion of people aged between 16 and 64 who report that their activities is limited a lot, is less than half of the proportion for all ages.

Figure 6a: persons with limited day to day activities (number)

<i>Degree of limitation (all people)</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Day-to-Day Activities Limited a Lot</i>	370	59,155	478,358	4,405,394
<i>Day-to-Day Activities Limited a Little</i>	585	66,523	515,291	4,947,192
<i>Day-to-Day Activities Not Limited</i>	3,947	625,807	4,290,084	43,659,870
Total	4,902	751,485	5,283,733	53,012,456

Source: Census (2011) from table KS301EW.

Figure 6b: persons with limited day to day activities (percent)

<i>Degree of limitation (all people)</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Day-to-Day Activities Limited a Lot</i>	7.55	7.87	9.05	8.31
<i>Day-to-Day Activities Limited a Little</i>	11.93	8.85	9.75	9.33
<i>Day-to-Day Activities Not Limited</i>	80.52	83.28	81.19	82.36

Figure 6c: persons with limited day to day activities Age 16-64 (proportion)

<i>Degree of limitation (people aged 16-64)</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Day-to-Day Activities Limited a Lot; Age 16 to 64</i>	3.47	5.35	6.19	5.60
<i>Day-to-Day Activities Limited a Little; Age 16 to 64</i>	7.57	6.73	7.55	7.14
<i>Day-to-Day Activities Not Limited; Age 16 to 64</i>	88.96	87.91	86.26	87.25

- 2.20 The gap between supply and demand for suitable housing and support for people with long term illness or disability is often made up by family and friends. These act as unpaid carers. This activity is likely to

due in part to an unmet housing need, not necessarily Barwick in Elmet and Scholes Parish.

Figure 7a: persons providing hours of unpaid care per week (number of residents)

<i>Level of unpaid care</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Provides No Unpaid Care</i>	4,235	679,887	4,732,392	47,582,440
<i>Provides 1 to 19 Hours Unpaid Care a Week</i>	480	45,684	341,658	3,452,636
<i>Provides 20 to 49 Hours Unpaid Care a Week</i>	71	9,473	74,574	721,143
<i>Provides 50 or More Hours Unpaid Care a Week</i>	116	16,441	135,109	1,256,237
Total	4,902	751,485	5,283,733	53,012,456

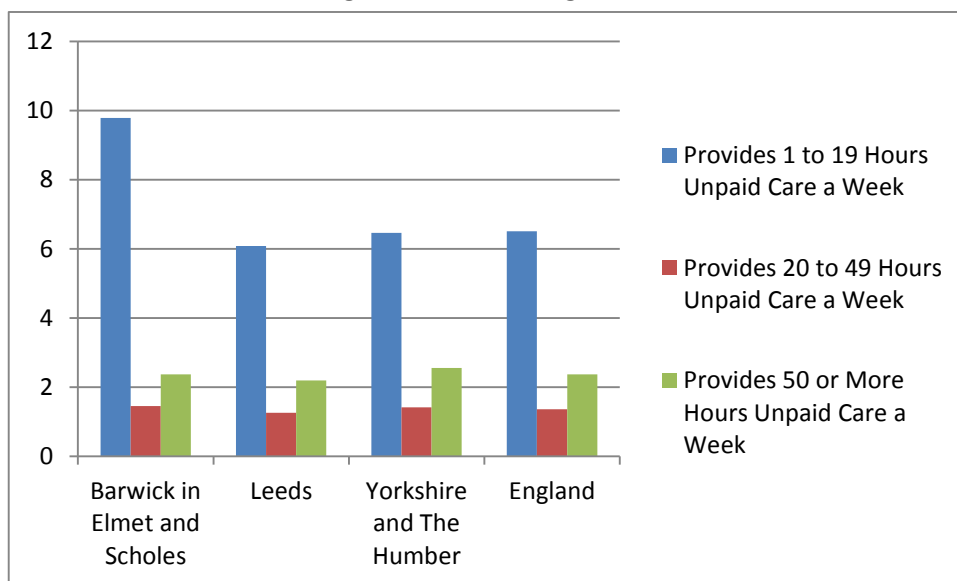
Source: Census (2011) from table KS301EW

Figure 7b Persons providing hours of unpaid care per week (percentage of residents)

<i>Level of unpaid care</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Provides No Unpaid Care</i>	86.39	90.47	89.57	89.76
<i>Provides 1 to 19 Hours Unpaid Care a Week</i>	9.79	6.08	6.47	6.51
<i>Provides 20 to 49 Hours Unpaid Care a Week</i>	1.45	1.26	1.41	1.36
<i>Provides 50 or More Hours Unpaid Care a Week</i>	2.37	2.19	2.56	2.37

- 2.21 13.6% of Barwick in Elmet and Scholes Parish residents provide unpaid care to another person which is a higher proportion than for any other of the geographies listed. However a greater proportion of residents appears to provide up to 19 or more hours of unpaid care.

Figure 7c: chart of figure 7b



Household and Dwelling Characteristics

2.22 Figures 8 a-c shows that nearly half of the households in the parish occupy semi-detached homes and 40% detached (89% in total). As a consequence there are relatively few households live in terraced homes and flats (9% and 2% respectively).

Figure 8a: accommodation type – (number of households)

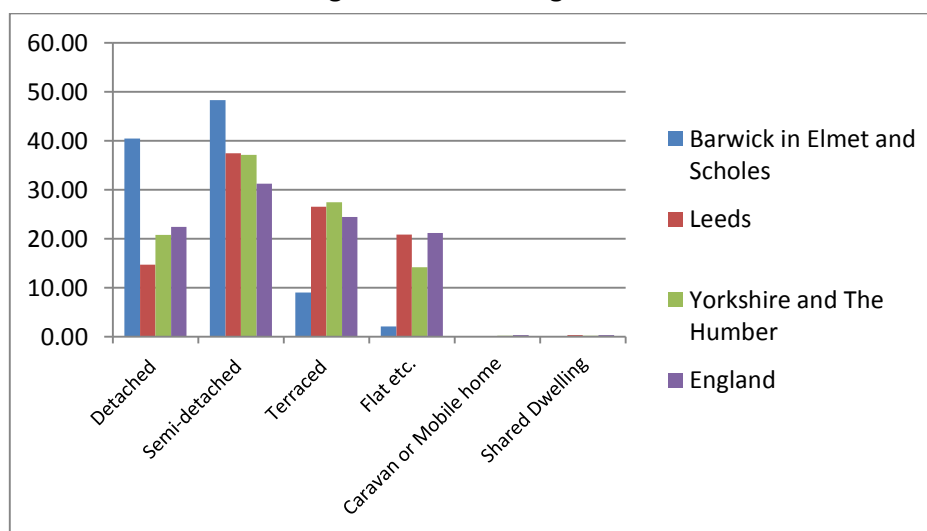
Accommodation type	Barwick in Elmet and Scholes	Leeds	Yorkshire and The Humber	England
Detached house or bungalow	875	47,237	462,131	4,949,216
Semi-detached house or bungalow	1,045	120,091	826,780	6,889,935
Terraced house or bungalow	196	85,063	610,566	5,396,459
Flat, maisonette or apartment	46	66,873	315,006	4,668,839
Caravan or mobile home	1	339	4,684	80,964
Shared dwelling	0	993	4,892	77,955
Total households	2,163	320,596	2,224,059	22,063,368

Source: Census (2011) Table QS402EW (abridged)

Figure 8b: simplified accommodation type (percentage of households)

Accommodation type	Barwick in Elmet and Scholes	Leeds	Yorkshire and The Humber	England
Detached house or bungalow	40.45	14.73	20.78	22.43
Semi-detached house or bungalow	48.31	37.46	37.17	31.23
Terraced house or bungalow	9.06	26.53	27.45	24.46
Flat, Maisonette or Apartment	2.13	20.86	14.16	21.16
Caravan or Mobile home	0.05	0.11	0.21	0.37
Shared Dwelling	0.00	0.31	0.22	0.35

Figure 8c: chart of figure 8A



2.23 The low proportion of terraced homes/flats is significant. These dwelling types tend to be the cheapest priced housing in any local market. This limits the ability of smaller households and especially first-time-buyers to access the housing market in the parish.

Number of Bedrooms

2.24 In the parish some 27% of dwellings have four or more bedrooms. This is twice the proportion within Leeds and the region. The proportion of 3 bedroom homes is significantly higher too. The proportion of 1 bedroom homes in the parish is significantly below that of the other geographies.

Figure 8a: number of bedrooms – (number of households)

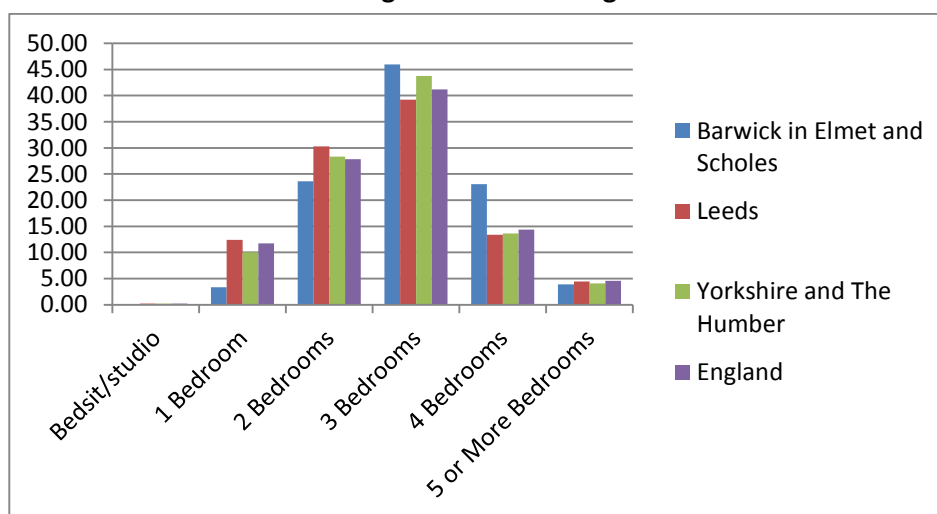
<i>Bedrooms</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Bedsit/studio</i>	2	736	4,659	54,938
<i>1 Bedroom</i>	73	39,752	222,270	2,593,893
<i>2 Bedrooms</i>	511	97,037	630,433	6,145,083
<i>3 Bedrooms</i>	994	125,874	972,887	9,088,213
<i>4 Bedrooms</i>	499	42,990	303,458	3,166,531
<i>5 or More Bedrooms</i>	84	14,207	90,352	1,014,710
<i>Total</i>	2,163	320,596	2,224,059	22,063,368

Source: Census (2011) table QS411EW

Figure 8b: number of bedrooms – (percentage of households)

	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Bedsit/studio</i>	0.09	0.23	0.21	0.25
<i>1 Bedroom</i>	3.37	12.40	9.99	11.76
<i>2 Bedrooms</i>	23.62	30.27	28.35	27.85
<i>3 Bedrooms</i>	45.95	39.26	43.74	41.19
<i>4 Bedrooms</i>	23.07	13.41	13.64	14.35
<i>5 or More Bedrooms</i>	3.88	4.43	4.06	4.60

Figure 8c: chart of figure 8b



Household and Occupancy Characteristics

- 2.25 As at census day 2011 there were 4,902 people resident 2,163 households in the parish (2.26 people per household). The city average is 2.36 people per household. The previous census recorded 5,118 people resident in 2,121 households in the parish (2.41 people per household).
- 2.26 It is crucial that household tenure is understood and it is useful to compare the change in tenure characteristics between the 2001 and 2011 censuses.

Figure 9a: tenure of households 2011 – (number of households)

<i>Tenure</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Owned Outright</i>	1,098	83,385	681,492	6,745,584
<i>Owned with a Mortgage or Loan</i>	752	103,082	744,071	7,229,440
<i>Shared Ownership (Part Owned and Part Rented)</i>	4	1,442	9,637	173,760
<i>Social Rented; Rented from Council (Local Authority)</i>	123	54,122	272,875	2,079,778
<i>Social Rented; Other Social Rented</i>	18	16,255	129,778	1,823,772
<i>Private Rented; Private Landlord or Letting Agency</i>	118	53,599	321,142	3,401,675
<i>Private Rented; Employer of a Household Member</i>	2	265	4,438	55,211
<i>Private Rented; Relative or Friend of H'hold Member</i>	11	2,901	21,957	199,428
<i>Private Rented; Other</i>	0	691	5,911	59,610
<i>Living Rent Free</i>	37	4,854	32,758	295,110
Total	2,163	320,596	2,224,059	22,063,368

Source: Census (2011) table QS405EW Tenure - Households

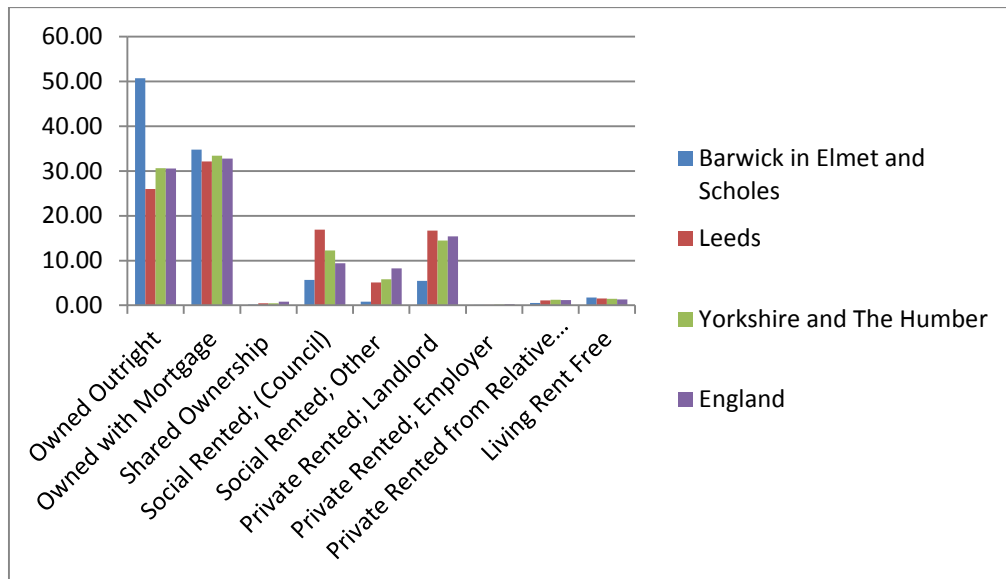
Figure 9b: tenure of households 2011 – (percentage of households)

<i>Tenure</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Owned Outright</i>	50.76	26.01	30.64	30.57
<i>Owned with Mortgage</i>	34.77	32.15	33.46	32.77
<i>Shared Ownership</i>	0.18	0.45	0.43	0.79
<i>Social Rented; (Council)</i>	5.69	16.88	12.27	9.43
<i>Social Rented; Other</i>	0.83	5.07	5.84	8.27
<i>Private Rented; Landlord</i>	5.46	16.72	14.44	15.42
<i>Private Rented; Employer</i>	0.09	0.08	0.20	0.25
<i>Private Rented from Relative or Friend</i>	0.51	1.12	1.26	1.17
<i>Living Rent Free</i>	1.71	1.51	1.47	1.34

- 2.27 Figures 9b and 9c show the percentage of households in each tenure. It is apparent that the proportion of homeowners that own outright is higher in the parish than in the larger geographies. This tenure tends to be associated with older owner occupiers who have paid off their mortgage. That said, owners with a mortgage are high in relation to the other geographies. Taken together around 85% of all households are

home owners compared to 58% in Leeds and 67% in the region and 63% in England. Because of this high proportion of home owners the proportion of renters is well below that of the other geographies.

Figure 9c: chart of figure 9b



2.28 It is useful to see the extent to which household tenure has changed between the censuses. Figure 9d shows the net change in the tenure of households.

Figure 9d: net change in tenure 2011-2001 – (number of households)

<i>Change in tenure</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Owned; Owned Outright</i>	168	9,075	92,466	775,914
<i>Owned; Owned with a Mortgage or Loan</i>	-168	-8,967	-53,289	-721,319
<i>Shared Ownership (Part Owned and Part Rented)</i>	1	150	128	40,067
<i>Social Rented; Rented from Council (Local Authority)</i>	-33	-8,954	-83,858	-622,704
<i>Social Rented; Other Social Rented</i>	1	3,269	52,335	585,526
<i>Private Rented; Private Landlord or Letting Agency</i>	65	28,295	158,207	1,602,811
<i>Private Rented; Employer of a Household Member</i>	-1	-19	168	1,593
<i>Private Rented; Relative or Friend of Household Member</i>	2	1,318	9,307	74,856
<i>Private Rented; Other</i>	0	-2,737	-2,044	-806
<i>Living Rent Free</i>	7	-2,448	-14,109	-123,997
<i>All Households</i>	42	18,982	159,311	1,611,941

Source: Census (2011) table QS405EW and Census (2001) table UV63 Tenure – Households

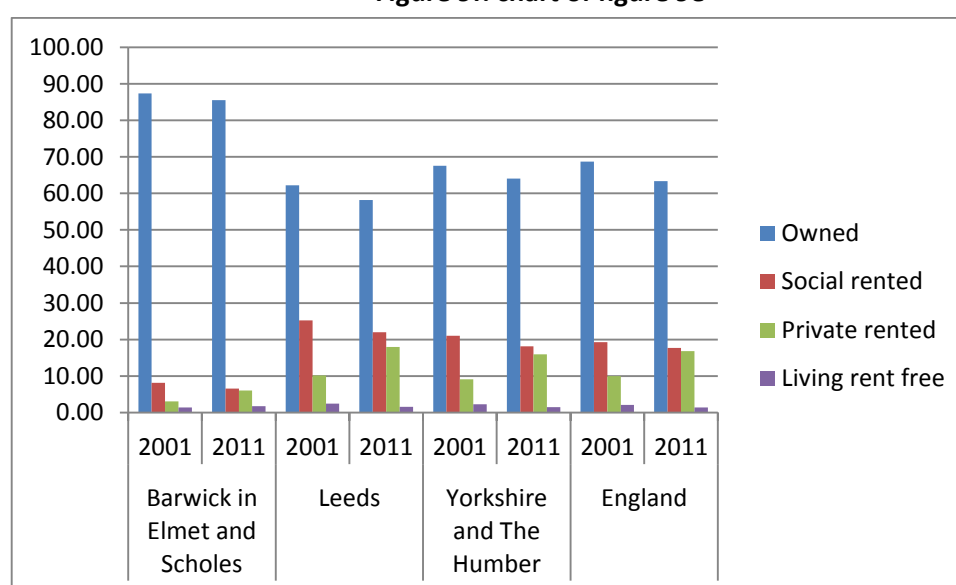
2.29 As previously discussed, the increase in the number of outright owners is largely due to existing households paying off their mortgage. The matching reduction in the number of households with a mortgage is co-incident. The following table shows a general trend of a decrease in the proportion of home owners and an increase in the proportion of private renters over the decade. This is due to the effects of the credit crunch.

2.30 Figures 9e and 9f shows that the proportion of households in the private rented sector doubled in the parish over the decade; the proportion of social renters reduced as did the proportion of owner occupiers. The parish trend is consistent with the trend at the City, Regional and English levels.

Figure 9e: comparison of broad household tenure 2001 and 2011 – (percentage of households)

<i>Broad tenure</i>	<i>Barwick in Elmet and Scholes</i>		<i>Leeds</i>		<i>Yorkshire and The Humber</i>		<i>England</i>	
	2001	2011	2001	2011	2001	2011	2001	2011
Owned	87.36	85.53	62.22	58.16	67.61	64.10	68.72	63.34
Social rented	8.16	6.52	25.22	21.95	21.03	18.10	19.27	17.69
Private rented	3.06	6.06	10.15	17.92	9.10	15.89	9.96	16.84
Living rent free	1.41	1.71	2.42	1.51	2.27	1.47	2.05	1.34

Figure 9f: chart of figure 9e



2.31 Figures 9h and 9i explore the tenure pattern of households where the head of household is aged 65 years or older. This is 40% of all households (871/2163). It is apparent that 86% (748/871) are owners.

Figure 9h: tenure of head of household over 65yrs (number)

<i>Tenure</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
Owned	748	50,744	410,961	4,239,177
Shared Ownership	3	333	3,074	27,489
Social rented	79	19,085	129,488	1,084,460
Private Rented	18	2,603	25,190	252,553
Living Rent Free	23	2,193	14,617	118,045
All Households	871	74,958	583,330	5,721,724

Source: Census 2011 table QS404EW

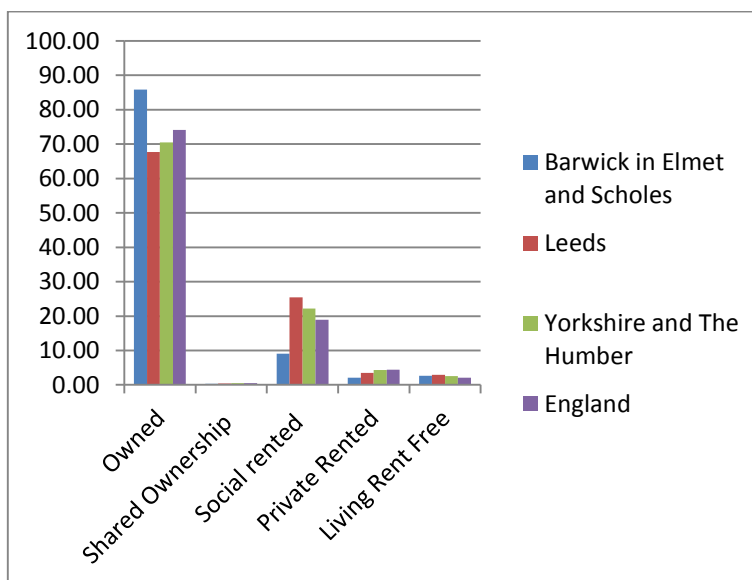
2.32 When comparing Figures 9h to the 2011 data in figure 9e it is apparent that the tenure pattern differs for the 65 and over age group compared to all households. In particular the proportion of households in the private rented sector is small compared and social rent high compared to all households.

Figure 9j: tenure of head of household over 65yrs (proportion) Census 2011

Tenure	Barwick in Elmet and Scholes	Leeds	Yorkshire and The Humber	England
Owned	85.88	67.70	70.45	74.09
Shared Ownership	0.34	0.44	0.53	0.48
Social rented	9.07	25.46	22.20	18.95
Private Rented	2.07	3.47	4.32	4.41
Living Rent Free	2.64	2.93	2.51	2.06

2.33 Finally we present a chart depicting the distribution of the broad household tenures as at April 2011.

Figure 9k: chart of broad tenures of households



Source: derived from 2011 census table QS405EW

Household composition

2.34 Figure 10a shows the household composition of Barwick in Elmet and Scholes Parish. The largest proportion of households is one person households. If the proportion of one person households aged 65 and over are added to under 65 years just over 25% of households live alone. However this is a lower proportion than in the other geographies.

Figure 10a: household composition (number), Census 2011

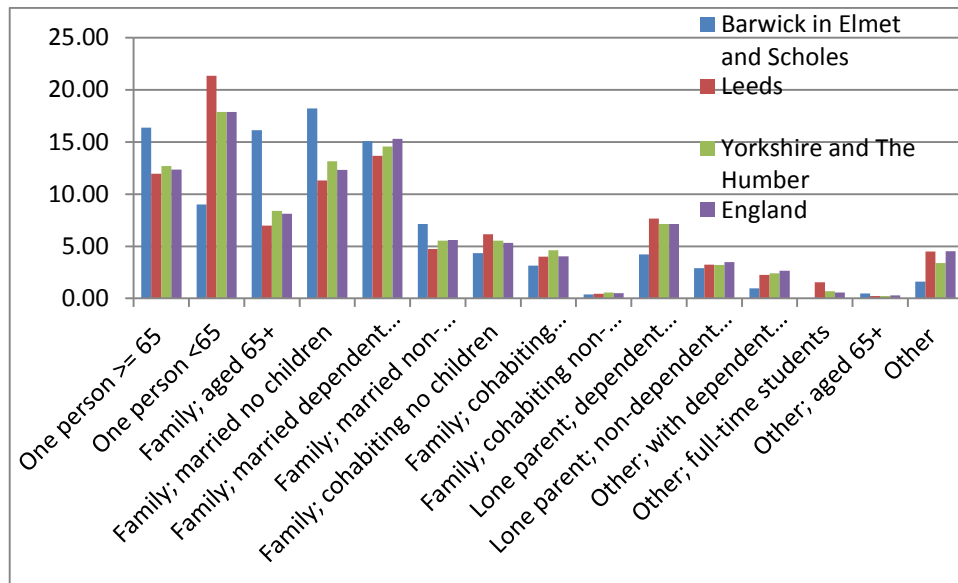
	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>One person >= 65</i>	354	38,326	281,870	2,725,596
<i>One person <65</i>	195	68,413	397,529	3,940,897
<i>Family; all aged 65+</i>	349	22,346	186,553	1,789,465
<i>Family; married no children</i>	394	36,275	292,692	2,719,210
<i>Family; married dependent children</i>	326	43,842	323,948	3,375,890
<i>Family; married non-dependent children</i>	154	15,244	122,974	1,234,355
<i>Family; cohabiting no children</i>	94	19,713	122,982	1,173,172
<i>Family; cohabiting dependent children</i>	68	12,804	102,664	890,780
<i>Family; cohabiting non-dependent children</i>	8	1,435	12,463	108,486
<i>Lone parent; dependent children</i>	91	24,499	158,945	1,573,255
<i>Lone parent; non-dependent children</i>	63	10,389	71,343	766,569
<i>Other; with dependent children</i>	21	7,242	53,858	584,016
<i>Other; full-time students</i>	1	4,923	15,461	124,285
<i>Other; aged 65+</i>	10	688	5,360	61,715
<i>Other</i>	35	14,457	75,417	995,677
Total	2,163	320,596	2,224,059	22,063,368

Source: Census (2011) Household Composition, 2011 table KS105EW

Figure 10b: household composition (proportion), Census 2011

	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>One person >= 65</i>	16.37	11.95	12.67	12.35
<i>One person <65</i>	9.02	21.34	17.87	17.86
<i>Family; all aged 65+</i>	16.13	6.97	8.39	8.11
<i>Family; married no children</i>	18.22	11.31	13.16	12.32
<i>Family; married dependent children</i>	15.07	13.68	14.57	15.30
<i>Family; married non-dependent children</i>	7.12	4.75	5.53	5.59
<i>Family; cohabiting no children</i>	4.35	6.15	5.53	5.32
<i>Family; cohabiting dependent children</i>	3.14	3.99	4.62	4.04
<i>Family; cohabiting non-dependent children</i>	0.37	0.45	0.56	0.49
<i>Lone parent; dependent children</i>	4.21	7.64	7.15	7.13
<i>Lone parent; non-dependent children</i>	2.91	3.24	3.21	3.47
<i>Other; with dependent children</i>	0.97	2.26	2.42	2.65
<i>Other; full-time students</i>	0.05	1.54	0.70	0.56
<i>Other; aged 65+</i>	0.46	0.21	0.24	0.28
<i>Other</i>	1.62	4.51	3.39	4.51

Figure 10c: chart of figure 10b



2.35 It is also apparent from figure 10a that if households without any children are added together with single person households nearly half of all households (47.94%) are one or two person households with no children present. This is a similar proportion than in the other geographies although it is noteworthy that the proportion of single person households under 65 is lower and the proportion of married households without children is higher than in the other geographies. The parish also has a low proportion of lone parent families.

Figure 10d: households without children (number), Census 2011

Household Type	Barwick in Elmet and Scholes	Leeds	Yorkshire and The Humber	England
One person aged 65 and over	354	38,326	281,870	2,725,596
One person under 65	195	68,413	397,529	3,940,897
Married no children	394	36,275	292,692	2,719,210
Cohabiting couple no children	94	19,713	122,982	1,173,172
Total	1,037	162,727	1,095,073	10,558,875

Figure 10e: households without children as a percentage of all households

Household Type	Barwick in Elmet and Scholes	Leeds	Yorkshire and The Humber	England
One person aged 65 and over	16.37	11.95	12.67	12.35
One person under 65	9.02	21.34	17.87	17.86
Married no children	18.22	11.31	13.16	12.32
Cohabiting couple no children	4.35	6.15	5.53	5.32
Proportion of all households	47.94	50.76	49.24	47.86

Deprivation

2.36 Barwick in Elmet and Scholes Parish has relatively low levels of deprivation compared to the other geographies. The following figures classify households by four dimensions of deprivation: employment, education, health and disability, and household overcrowding.

Figure 11a: households by deprivation dimension (number)

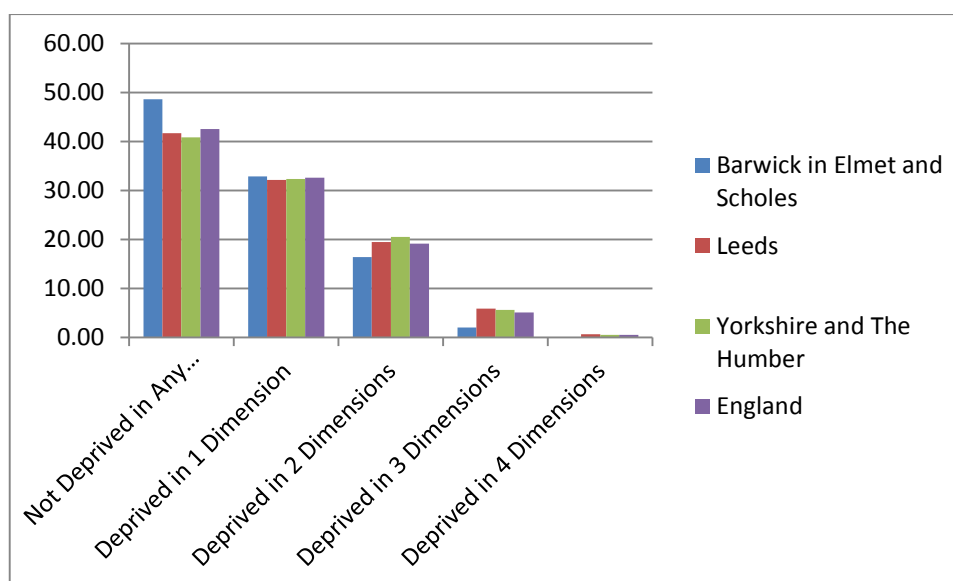
<i>Level of Deprivation</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Household is Not Deprived in Any Dimension</i>	1,052	133,802	909,078	9,385,648
<i>Household is Deprived in 1 Dimension</i>	711	103,214	720,188	7,204,181
<i>Household is Deprived in 2 Dimensions</i>	355	62,541	457,389	4,223,982
<i>Household is Deprived in 3 Dimensions</i>	44	18,854	125,936	1,133,622
<i>Household is Deprived in 4 Dimensions</i>	1	2,185	11,468	115,935
<i>All Households</i>	2,163	320,596	2,224,059	22,063,368

Source: Census (2011) deprivation dimension table QS119EW

Figure 11b: households by deprivation dimension (percentage)

<i>Level of deprivation</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>	<i>Yorkshire and The Humber</i>	<i>England</i>
<i>Not Deprived in Any Dimension</i>	48.64	41.74	40.87	42.54
<i>Deprived in 1 Dimension</i>	32.87	32.19	32.38	32.65
<i>Deprived in 2 Dimensions</i>	16.41	19.51	20.57	19.14
<i>Deprived in 3 Dimensions</i>	2.03	5.88	5.66	5.14
<i>Deprived in 4 Dimensions</i>	0.05	0.68	0.52	0.53

Figure 11c: chart of figure 11b



2.37 Compared to the other geographies Barwick in Elmet and Scholes Parish has a higher proportion of households that experience no deprivation and a similar proportion of households that are deprived in one dimension. A smaller proportion experience multiple levels of deprivation.

Housing Market Prices and trends

2.38 Here we look in detail at local house prices in the context of the local housing market. In chapter 6 - stakeholder consultation, estate, letting and new build sales agents have further insights on this topic.

2.39 The parish has a small housing stock relative to the city and as we will see in the next chapter, sales volumes are low due to the tendency for households to be mature, long term residents. The housing stock is skewed toward certain property types and sizes prices for less dominant types are hard to judge as few become available for sale or letting. There is little recent data to establish meaningful current price levels for a representative range of dwelling sizes and types. In order to estimate benchmark prices as accurately as possible we have examined information from a number of sources:

- asking prices for the parish from Rightmove based on homes for sale as at January 2015;
- sale prices from the Land Registry over the last 2 years for Barwick and Scholes separately;
- asking prices for the parish plus the surrounding rural area from Rightmove as at January 2015;
- information from a housing market report published in 2012

2.40 As at the 19th January 2015 there were 2 bungalows and 17 houses for sale within the parish at asking prices from £175,000 to £995,000. There is not enough information here to benchmark prices so after consulting with estate agents we have analysed sales from the wider rural area bounded by the A63, A64, M1 and A1(M). There were 44 properties for sale in this wider area and this information is presented in figure 12.

Figure 12: Analysis of Rightmove data (parish and surrounding rural area)

Type	Beds	Count	£K min	£K max	£K Median	£K LQ
House (detached)	3	4	250	340	n/a	n/a
	4	13	250	485	355	300
	5 and over	7	435	995	695	n/a
House (semi)	2	3	170	219	330	n/a
	3	7	175	240	185	175
	4	1	310	310	n/a	n/a
	5	1	235		n/a	n/a
House (terraced)	3	2	220	250	n/a	n/a
	5	1	334	334	n/a	n/a
Bungalow (detached)	3	1	250	250	n/a	n/a
	4	2	250	380	n/a	n/a
Bungalow (semi)	2	2	173	219	n/a	n/a
Total		44				

Source Rightmove property for sale listed as at 19.1.2015

2.41 The median price is the price of the dwelling that is halfway in the list of homes for sale rather than the sum of prices divided by the number for sale. '£LQ' is the lower quartile point which is the price at the top of the lowest quarter of homes for sale. Using these measures rather than averages (total of all asking prices divided by the number of homes) avoids average prices being distorted by unusually low or high individual prices. There were no flats and apartments available for sale to enable this type to be analysed.

2.42 Land Registry data records agreed selling prices:

- 41 sales in Scholes in the last 2 years at selling prices ranging from £132,000 for a semi-detached terraced house in 2014 to £340,000 for a detached house.
- 33 sales in Barwick in Elmet in the last 2 years at selling prices ranging from £136,000 for a semi-detached terraced house in 2014 to £555,000 for a detached house.
- 40 sales in the whole parish over the last 12 months an average agreed sale price of £271,000 for a terraced home £191,000 for a semi-detached home and £393,000 for a detached home.

2.43 Rightmove publishes average asking prices which as at 19.01.2015 were:

- £436,000 for detached;
- £206,000 for semi- detached;
- £346,000 4 bedroom (all types)
- £233,000 3 bedroom (all types)

2.44 Comparing the two data sets there is a 10% and 8% margin between offer and sale prices for detached and semi-detached respectively.

2.45 The 2012 report by the consultancy 're'new' produced an assessment of average house prices.

Figure 16: average house prices as at 2012 (table 14 in the 're'new' report 2012)

Surrounding communities	1 or 2 bed flat	2 bed house	3 bed house	4+ bed house	All
Collingham/Linton	£147,950	£226,000	£400,000	£764,750	£594,925
Bardsey/East Keswick	£135,000	£245,000	£337,475	£567,475	£517,425
Boston Spa	£159,750	£218,500	£365,000	£450,000	£439,975
Wetherby	£254,973	£309,000	£428,250	£514,975	£419,975
Roundhay	£164,975	£189,973	£279,995	£487,000	£417,500
<i>Scarcroft, Scholes, Thorner & Shadwell,</i>	£141,224	£235,038	£350,356	£468,098	£410,606
Barwick-in-Elmet	£245,000	£206,475	£297,498	£349,725	£307,423
<i>Wellington Hill, Whinmoor & Red Hall</i>	£143,000	£117,808	£155,930	£220,809	£157,923
Crossgates	£94,500	£122,322	£144,864	£246,500	£152,047
<i>Swarcliffe</i>	£80,000	£96,723	£99,271	£135,000	£107,000
<i>North Seacroft</i>	£61,247	£89,356	£103,224		£91,998
South Seacroft		£79,118	£85,554	£102,500	£89,057

(Sources: Rightmove.co.uk; Mouseprice.co.uk; local estate agents, 2012)

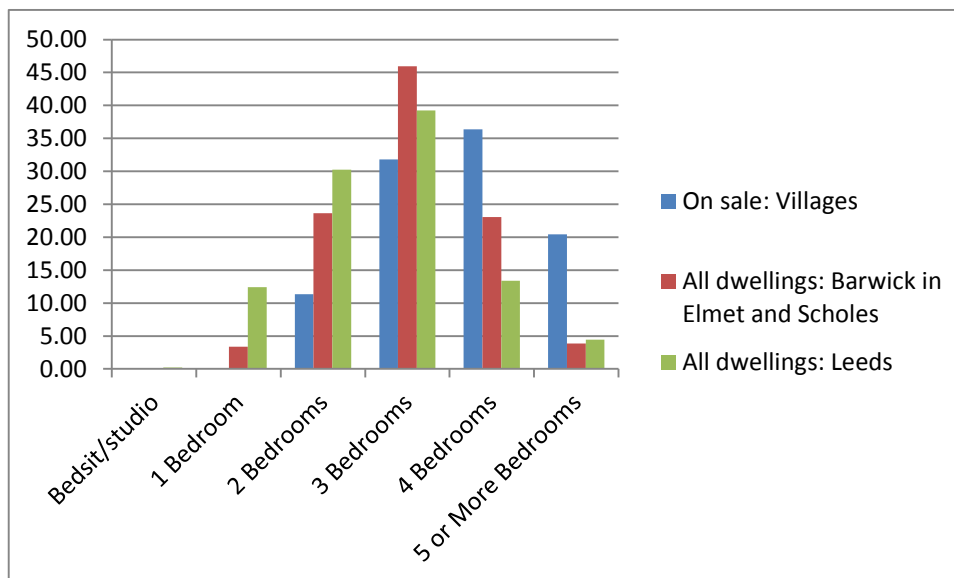
- 2.46 We can see little correlation between our recent data and the 2012 re’new data. Our prices seem much lower than re’new for both Barwick and the Scholes areas. Recent prices suggest that there is little difference between Barwick and Scholes prices unlike the re’new data.
- 2.47 We were interested to see how the profile of the property listed matched the profile of the dwelling stock. It should be noted that mismatches between the listings for sale and the fixed dwelling stock may not be directly comparable as there is no direct link between the composition of the stock and a vendor’s decision to sell. Nevertheless it is noteworthy that a smaller proportion of 3 bedroom homes and a larger proportion of 4 and 5 bedroom homes were on sale than all dwellings. No bedsit or 1 bedroom dwellings were on sale at the time of our snapshot survey

Figure 13 comparison of the bedroom size profile of homes for sale vacancies and the fixed stock

	<i>On sale:</i>	<i>All dwellings:</i>	
	<i>Villages</i>	<i>Barwick in Elmet and Scholes</i>	<i>Leeds</i>
<i>Bedsit/studio</i>	0.00	0.09	0.23
<i>1 Bedroom</i>	0.00	3.37	12.40
<i>2 Bedrooms</i>	11.36	23.62	30.27
<i>3 Bedrooms</i>	31.82	45.95	39.26
<i>4 Bedrooms</i>	36.36	23.07	13.41
<i>5 or more Bedrooms</i>	20.45	3.88	4.43

Source: Rightmove property for sale listed as at 19.01.2015 and the census 2011

Figure 14: Chart of figure 13: Distribution of bedroom sizes



The rental market

- 2.48 Similar challenges exist when trying to estimate guideline rental values. We have to rely wholly on Rightmove data as rental transactions are not registered with the land registry or anywhere else.

2.49 In early January 2015 only 3 properties were advertised as available to rent within the parish. Figure 14 is a tabulation of the rentals. There are too few rentals to estimate median and lower quartile rental values.

Figure 14: Current price per calendar month parish rentals

<i>Bedrooms</i>	<i>Count</i>	<i>£pcm</i>
1	1	625
2	1	475
3	1	700

Source Rightmove property for rent listed as at January 2015

2.50 Letting agents tell us that good quality rental opportunities are in high demand but supply is minimal. Supply is likely to be larger than indicated as many landlords prefer to let without involving an agent. We sought information from private advertisements placed with Gumtree but found no additional information. The Valuation Office Agency publishes information within what is called the broad market area and this information is useful to benchmark rents.

2.51 The Valuation Office estimates the 30th percentile market rent for rentals in areas called Broad Market Rental Areas (BMRA). These are called reference rents and are used within the housing benefit system.

2.52 A BRMA is an area 'within which a person could reasonably be expected to live having regard to facilities and services for the purposes of health, education, recreation, personal banking and shopping, taking account of the distance of travel by public and private transport, to and from facilities and services of the same type and similar standard.' It must contain a variety of residential property types held a variety of tenancies. It must also contain 'distinct areas of residential accommodation'.

2.53 The parish is within the Leeds BRMA and the following rentals are current at the time of publication of this report. These are the 30th percentile point of all rents. When compared to our analysis of local rents in figure 14 it is clear that that reference rents sit within the range of rents of offer within the market and the key conclusion is that low income households claiming housing benefit seeking to live in the parish are not necessarily priced out of the market. This is important because of the short supply of social housing in the area.

Figure 15: Leeds BRMA reference rents

<i>Rooms</i>	<i>LRR week</i>	<i>LRR calendar month</i>
One room (board)	£105.50	£457.17
One room (shared facilities)	£69.25	£300.08
One room (self-contained)	£80.77	£350.00
Two rooms	£109.23	£473.33
Three rooms	£129.81	£562.51
Four rooms	£147.12	£637.50
Five rooms	£178.85	£775.02
Six Rooms	£222.12	£962.50

Source: the Valuation Office website March 2015

Affordability

- 2.54 CLG practice guidance suggests income to price ratios to guide policy makers as to what proportion of a household income it would be reasonable for a household to spend on housing costs. For home ownership this is complicated by the fact that a deposit which is a percentage of the purchase price is required by lenders. First time buyers are facing anything up to a 20% deposit under present market conditions dependent on the lender standard terms and the borrower's credit history. Existing home owners with a good credit rating would normally be able to fund their deposit from equity from the sale of their home. It is noteworthy that the Help to Buy scheme means that a 5% deposit applies and this is particularly popular with households seeking to buy new build housing. T
- 2.55 As an illustration, assuming a first time buyer in a single income household paid a 10% deposit on a home with a, £110,000 asking price, they would need a £99,000 mortgage. According to CLG guidance, a single income household would need an annual income of around £28,300 to service this loan, the loan being 3.5 times their annual income.
- 2.56 The A58-A64 North Quadrant Local Housing Market and Needs Assessment by consultants 're'new', commissioned by Persimmon Homes in 2012 contains information about the average income levels across the city as at February 2011. We believe it is reasonable to quote this information as there has been recent wage restraint for many years. Average wages were quoted as being per annum:
- City centre £16,587;
 - The golden triangle £34,959;
 - The inner area £17,241;
 - The outer area £27,907; and
 - Leeds average £24,173
- 2.57 Using the illustration above and taking into account the parish house price information and these average income levels, it is clear that most households in Leeds are priced out of the parish housing market unless they have significant savings or equity in their current home.
- 2.58 Although there is relatively little rented housing in the parish it is helpful to understand the affordability of rented housing. Government practice guidance suggests that 25% of household income or less should be affordable to households. So a household income equivalent to the minimum wage would suggest that the household should pay no more than £250 per calendar month (pcm). Such households would seek to close the gap between this and market rents by claiming housing benefit.
- 2.59 Further, most letting agents use a different method for assessing whether a prospective tenant can afford the tenancy on offer. Their starting point is the rent not the tenant's income. They multiply the rent by 30 to arrive at the minimum income that would be required without a guarantor. This means that a rent of say, £400 pcm requires an income of £12,000 pa which is close to the minimum wage. Tenants with lower incomes than 30 times rent will require a guarantor in addition to a tenancy deposit. However practice guidance would suggest that someone on this income should reasonably be able to afford a rent of £250.

The discrepancy between practice guidance and industry practice is noteworthy and means that the tenant will pay 1.6 times more rent than the government suggests they can reasonably afford.

- 2.60 This above explains why many younger people will struggle to achieve home ownership in the early stages of their working lives and rely upon the private rented sector to supply the housing they can afford. The absence of a large private rented sector in the parish coupled with a low proportion of smaller homes means that the parish does not have a housing offer that is either suitable for or affordable to the majority of younger households seeking housing. There is a good supply of rented housing in the wider Leeds housing market area.

Summary and key finding of chapter 2

- 2.61 As at census day 2011 there were 4,902 people resident 2,163 households in the parish. The census of 2001 recorded 5,118 people resident in 2,121 households in the parish. Over the decade the population reduced by 216 people and the number of households increased by 42. The average number of people per household reduced from 2.41 to 2.36. The City of Leeds average is 2.36 people per household.
- 2.62 57% of the population is aged over 30. The age distribution of the population is very different to that of Leeds, the Yorkshire and Humber region and England as a whole (the other geographies). There is a smaller proportion of children aged under 7, half the proportion of young adults in their 20s and double the proportion of people aged between 65 and 84. Compared to the census of 2001 there is a lower proportion of children up to the age of 14, people in their 20s 30s and 40s however there is a large increase in people aged over 65.
- 2.63 Just over 96% of the population is 'White British' which is a much higher proportion than for Leeds and England as a whole.

The Local Economy

- 2.64 The proportion of residents in full and part time work is comparable to the other geographies but there are fewer students and non-economically active people of working age. The proportion of retired people is more than double the Leeds City average and around one and a half times more than the average for the other geographies.
- 2.65 The parish has a higher proportion of working residents employed as higher managerial, administrative and professionals, lower managerial, administrative and professionals, self-employed and intermediate occupations.

Health

- 2.66 The population of the parish is generally healthier than in the other geographies and a smaller proportion of people reported limitations to their day to day activities. A larger proportion of people provide part time care for others – not necessarily parish residents.

Housing and Households

-
- 2.67 40% of the dwellings in the parish are detached. This is nearly 3 times the proportion within Leeds and nearly double that of the region and England. The proportion of semi-detached housing is higher too but to a lesser extent. Terraced home flats and apartments are considerably lower than proportions found in the other geographies.
- 2.68 27% of dwellings have four or more bedrooms compared with 19% across England. 75% of homes have 3 bedrooms or more compared to 55% in Leeds as a whole. The Leeds average is smaller than that of England. The proportion of one bedroom homes in the parish is significantly below that of the other geographies especially that of England.
- 2.69 Just over half of all homes are owned outright and which is double the proportion found in Leeds. Around one third are owned outright across the region and England. The proportion of households owning with a mortgage are comparable to the average of the other geographies. The proportions social renting and private renting are around a third of the other geographies. The trend over the last decade is that the proportion of people owning outright and private renting has increased with the proportion social renting and owning with a mortgage has decreased. This is in line with trends in the other geographies. That said around 85% of parish households are home owning compared to 58% in Leeds and 63% in England. 86% of households with a head of housing over 65 years are home owners. The proportion of home owners in this age group is significantly greater than that of all households in the other geographies, for example nearly 68% in Leeds.

Household composition

- 2.70 The largest proportion of households is one person households. 25% of households live alone. However this is a lower proportion than in the other geographies at around 30%. The proportion of families all aged over 65, married couples without children living with them and married couples with non-dependent children represent 40% of all households in the parish and this is significantly higher than in the other geographies.

Housing Market Prices and trends

- 2.71 With low volumes of sales it is difficult to benchmark prices so a number of data sources have been used to estimate average prices as at January 2015. According to Rightmove average asking prices are were
- £436,000 for detached;
 - £206,000 for semi- detached;
 - £346,000 4 bedroom (all types)
 - £233,000 3 bedroom (all types)
- 2.72 If we compare this to actual sale prices from the Land Registry there is a +10% and +8% margin between offer and sale prices for detached and semi-detached respectively.
- 2.73 Analysis of local prices compared to median incomes shows that only households with above average income and or substantial deposits can afford to buy a dwelling in the parish.

Chapter 3: The wider context

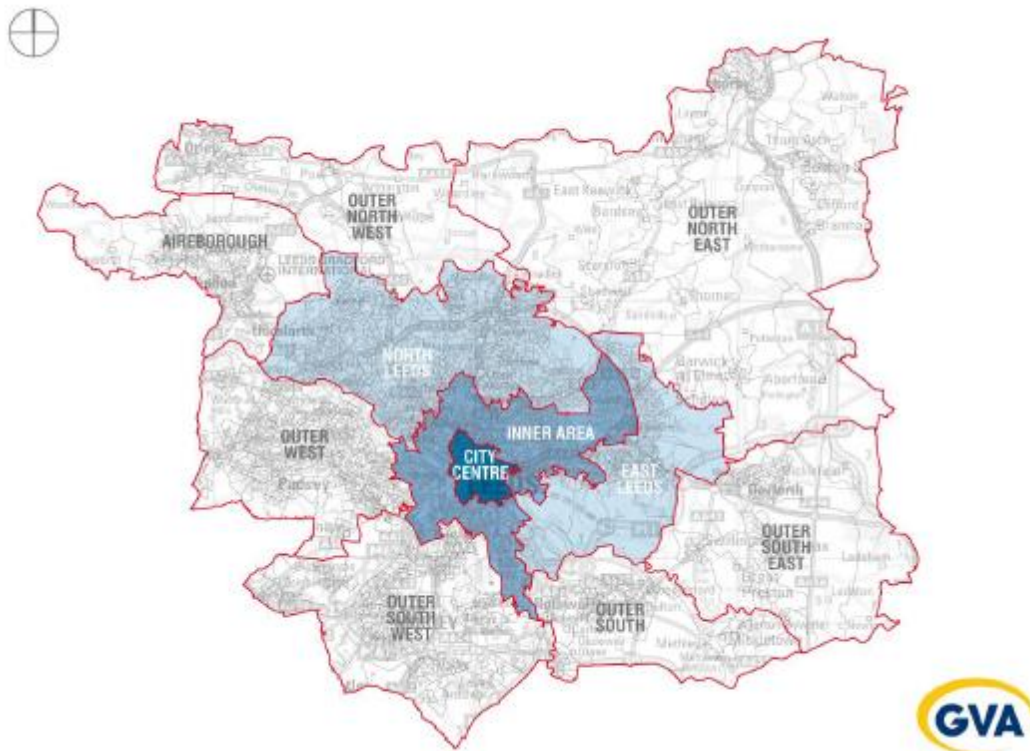
Introduction

- 3.1 This chapter draws together information from a number of sources to describe the wider housing market within which the parish sits. The key question this chapter seeks to inform is: how is the wider housing market likely to change and how might demand change for dwellings in the parish? The pressures to change are called 'housing market drivers'.
- 3.2 These drivers are social and economic factors that affect the housing market and are measured by:
- demographic trends (net changes in the number of people and the type of households that form);
 - changing housing market conditions;
 - change in prices and affordability (the relationship between house prices or rents and income); and
 - change in public policy (national and local planning policy, fiscal policy and regulation).
- 3.3 Data describing many of the above issues is normally measured at city level so we have sought the information from the most recent strategic housing market assessments (SHMA) published by Leeds City Council.

About the SHMA

- 3.4 The current document is the City of Leeds SHMA update 2010 update. This analyses information about the city's 11 sub areas. Barwick in Elmet and Scholes Parish sits within the Outer North East sub-area, see figure 16 below.
- 3.5 However the SHMA is not up to date in several important respects as it was written before the government's current practice guidance on SHMA's was introduced. This means that it:
- does not use the Government's latest household projections published march 2015;
 - does not contain an objective assessment of housing need for the city; and
 - Does not contain the census 2011 findings as they were not then published.
- 3.6 In order to find the relevant contextual information we have reviewed a number of published and unpublished documents and obtained further information from the Government Statistical Services. A significant source is the East Leeds Extension: A58-A64 North Quadrant Local Housing Market and Needs Assessment by consultants 're'new', commissioned by Persimmon Homes in 2012. Although it also does not use census 2011 data, it has a much more detailed analysis of the Leeds Outer North East sub-area.

Figure 16:2010 SHMA sub areas



Source 2010 City of Leeds SHMA update

Dwelling completions and supply

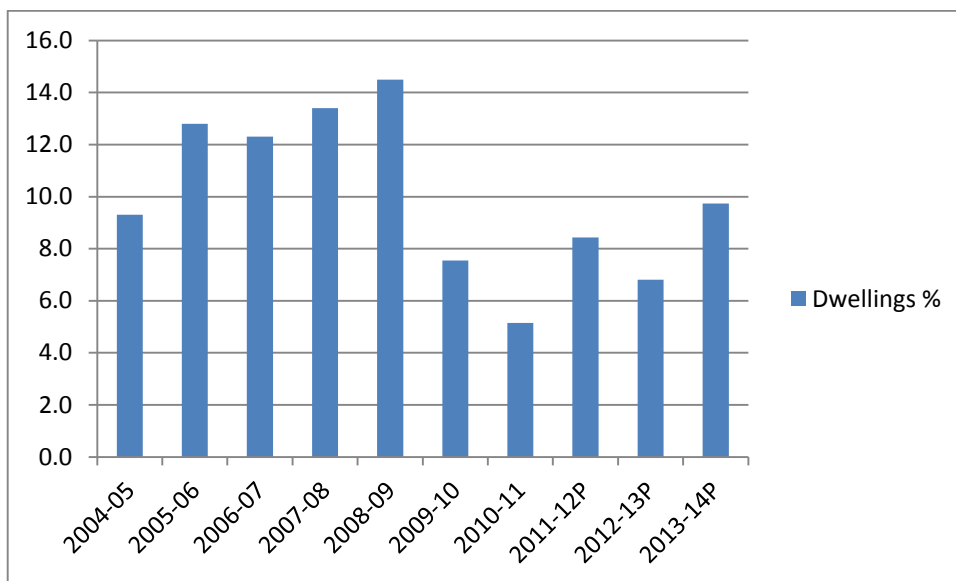
3.7 Figure 17 states net change in the housing stock within the City of Leeds to 2013/14.

Figure 17 'a' and 'b': Annual net change in number of dwellings completions 2004/5-2013/4

<i>Year</i>	<i>Dwellings (no)</i>	<i>Year</i>	<i>Dwellings (%)</i>
<i>2004-05</i>	2,130	<i>2004-05</i>	9.3
<i>2005-06</i>	2,930	<i>2005-06</i>	12.8
<i>2006-07</i>	2,820	<i>2006-07</i>	12.3
<i>2007-08</i>	3,070	<i>2007-08</i>	13.4
<i>2008-09</i>	3,320	<i>2008-09</i>	14.5
<i>2009-10</i>	1,730	<i>2009-10</i>	7.6
<i>2010-11</i>	1,180	<i>2010-11</i>	5.2
<i>2011-12^P</i>	1,930	<i>2011-12^P</i>	8.4
<i>2012-13^P</i>	1,560	<i>2012-13^P</i>	6.8
<i>2013-14^P</i>	2,230	<i>2013-14^P</i>	9.7
<i>Total</i>	22,900	<i>Total</i>	100%

Source: Government statistics live table 122

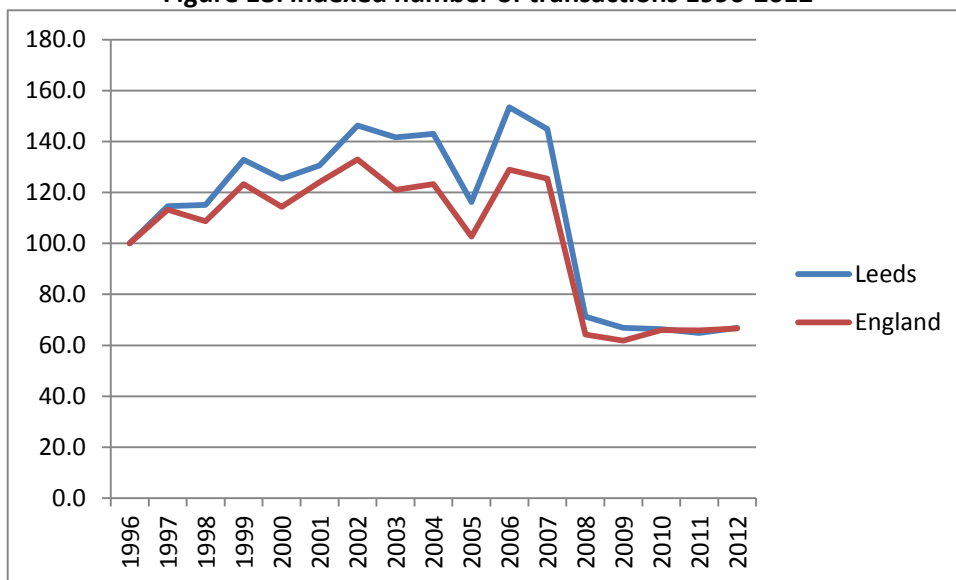
Figure 17c: chart of figure 17b



3.8 Over the decade between censuses there was an increase of 22,900 homes across the City. The average of approximately 3,000 additional homes per annum 2004/5 to 2008/9 has not been sustained over the subsequent 3 years. Additional supply has shown signs of recovery since the drastic reduction in supply caused by the credit crunch. The additional supply noted here is new build and conversions into homes minus demolitions.

3.9 The level of (new build and re-sale) purchases have been similarly affected – figure 18.

Figure 18: indexed number of transactions 1996-2012



Source: Government statistics live table 588

Population and household trends

3.10 Figure 18 shows the increase in the population of Leeds in comparison to the Yorkshire and Humberside region and England between the 2001 and 2011 censuses. In Leeds there was an increase of 36,083 people averaging 3,600 per annum. The growth level was lowest in the City of Leeds.

Figure 19: increase in population 2001-2011

	2001	2011	Change (n)	Change (%)
Leeds	715,402	751,485	36,083	5.0
Yorks. and Humberside	4,964,833	5,283,733	318,900	6.4
England	49,138,831	53,012,456	3,873,625	7.9

Source: Census 2001 and 2011

3.11 Net population change is the result of many factors all of which impact on local housing markets. Figure 20 measures the individual components. This information is drawn from the Government's 2013 mid-year population estimates published autumn 2014.

Figure 20: the components of population change for the city of Leeds

Age band	Estimated Population 2012	Births	Deaths	Internal Migration Inflow	Internal Migration Outflow	Internal Migration Net	International Migration Inflow	International Migration Outflow	International Migration Net	Other	Estimated Popn. 2013
0-4	49,543	10,205	43	1,773	1,931	-158	252	126	126	1	50,341
5-9	42,185	0	2	956	1,025	-69	189	82	107	2	43,799
10-14	39,310	0	3	670	749	-79	144	41	103	0	38,944
15-19	51,891	0	15	7,993	2,413	5,580	694	242	452	-112	49,667
20-24	74,261	0	18	9,682	13,733	-4,051	2,230	1,043	1,187	65	75,635
25-29	58,856	0	19	4,946	6,112	-1,166	1,272	935	337	74	58,667
30-34	54,815	0	30	3,146	3,713	-567	647	672	-25	27	55,889
35-39	48,666	0	38	1,838	2,125	-287	349	465	-116	33	47,978
40-44	51,679	0	75	1,266	1,432	-166	165	305	-140	8	51,169
45-49	50,896	0	98	952	994	-42	129	247	-118	20	50,982
50-54	45,063	0	157	666	767	-101	80	186	-106	7	46,118
55-59	39,056	0	218	515	597	-82	89	132	-43	1	39,654
60-64	38,086	0	299	408	528	-120	60	103	-43	5	37,157
65-69	33,743	0	478	317	426	-109	58	72	-14	-2	35,172
70-74	25,552	0	572	190	222	-32	33	41	-8	1	25,772
75-79	22,573	0	852	148	146	2	10	8	2	0	22,937
80-84	16,509	0	1,211	149	153	-4	7	1	6	1	16,620
85-89	9,835	0	1,167	125	169	-44	4	2	2	0	9,887
90+	5,136	0	1,394	89	125	-36	1	0	1	0	5,093
Total	757,655	10,205	6,689	35,829	37,360	-1,531	6,413	4,703	1,710	131	761,481

Source: mid-year population estimates 2013. ONS

3.12 Whilst this is a complex table it shows some significant information. It is noteworthy that there is an outflow of people from Leeds to other local authorities.

3.13 It is clear that the biggest factor in population change affecting the city is natural change (births minus deaths) a net increase of 3,516 people. The next largest factor is net international migration at 1,710 people. It is noteworthy that 20-24 year old people are contribute most of the growth an in addition there is a significant number of children and young people. The same is true for internal migration – many of whom aged 15-19 will be students. The internal outflow is made up of the 20-44 age groups.

Households

3.14 It is important to consider the relationship between the total population and the total number of households, Information is presented in Figure 21 in order to understand the rate of household formation in recent years.

Figure 21: Change in household numbers 2001-2011

	2001	2011	Change (n)	Change (%)
Leeds	301,614	320,596	18,982	6.3
Yorkshire and The Humber	2,064,748	2,224,059	159,311	7.7
England	20,451,427	22,063,368	1,611,941	7.9

Source: Census 2001 and 2011

3.15 The City of Leeds has seen an increase in the number of households at a higher rate than the increase in population. This is due to a decrease of the average household size over the decade to 2011.

The affordability of housing

3.16 The SHMA examines trends in house prices and affordability. The government provides information on median house prices, based on Land Registry data enabling the observation of change in house prices in the long term.

Figure 22; median house price change 1996-Q2 2013 (figure 4.26 of the interim SHMA)

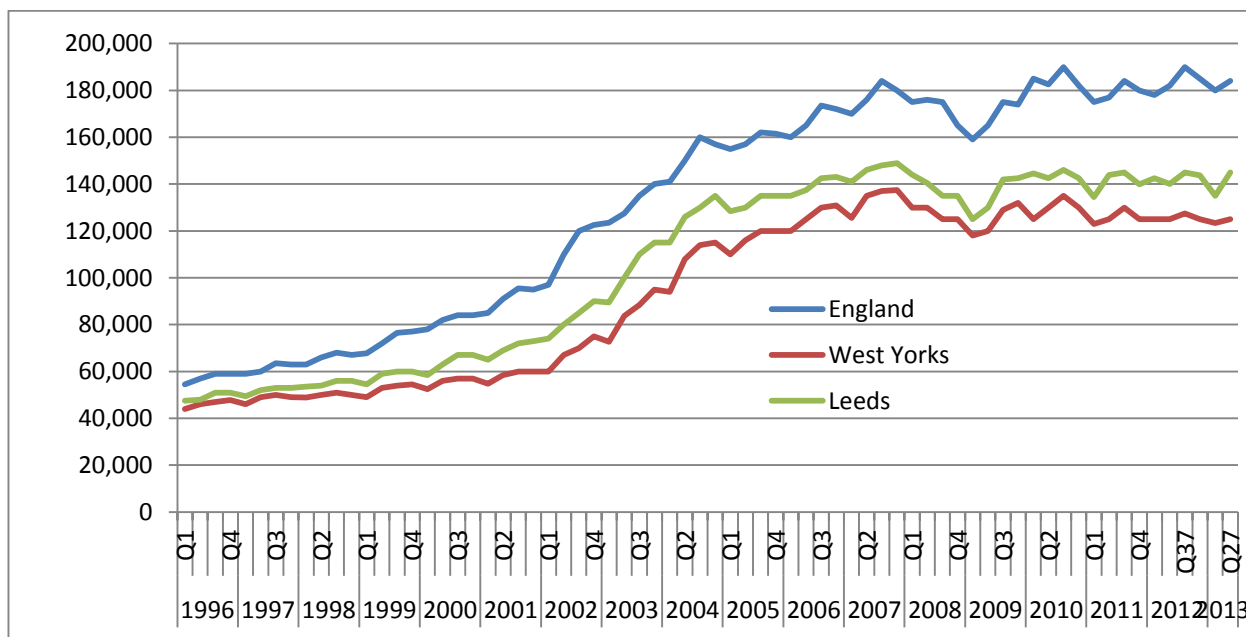
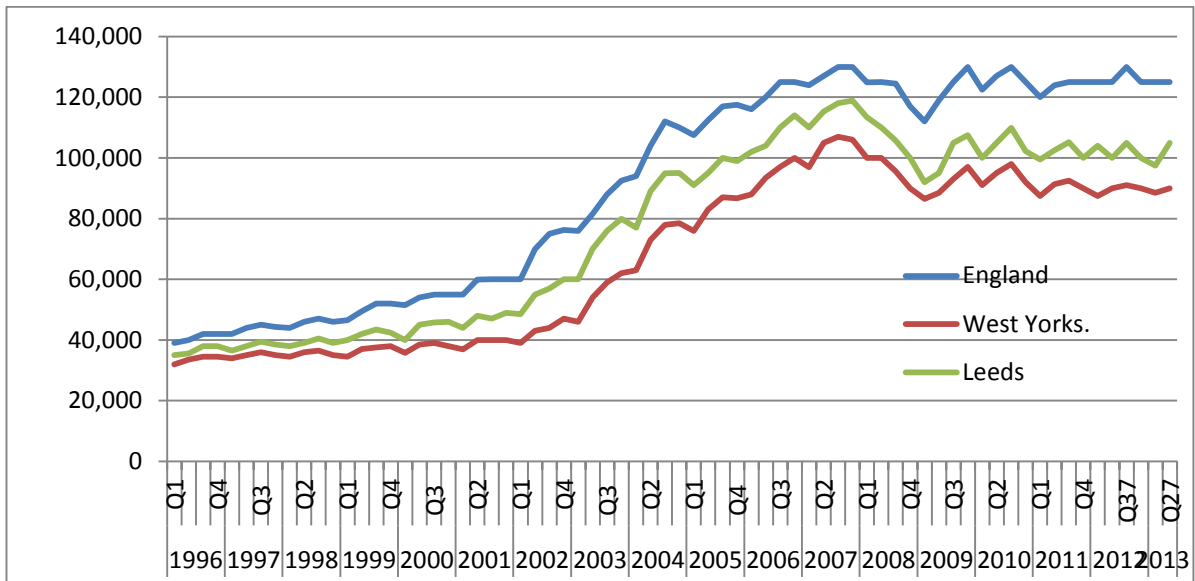


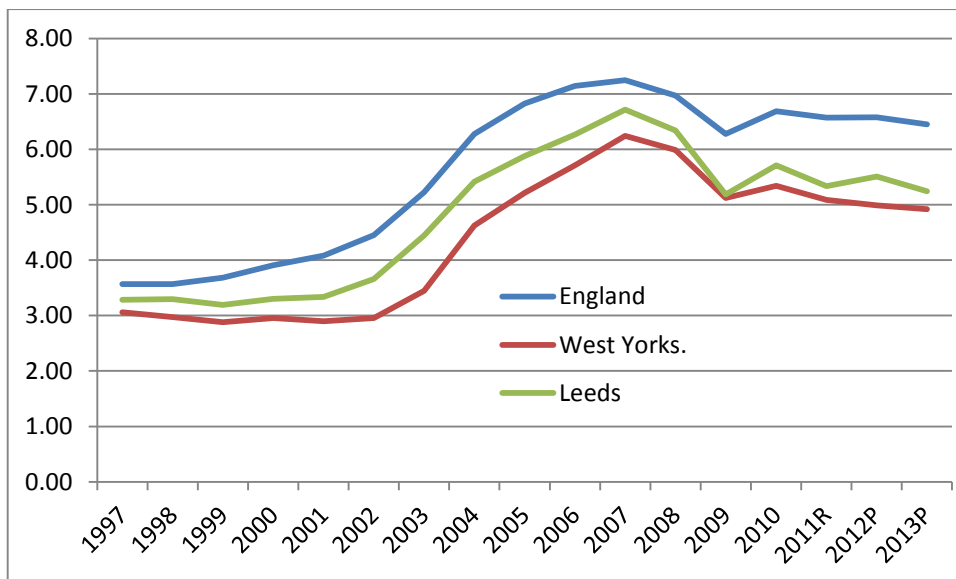
Figure 23; lower quartile house prices 2013



Source: ONS live table 583

3.17 Lower quartile prices are those at the 25th percentage point of all house prices. They are generally regarded as the lowest price for decent housing in reasonable condition. The ratio of lower quartile prices to lower quartile incomes is commonly regarded as a standard measure of the affordability of housing to enable comparisons across different markets. Figure 24 shows the ratio of lower quartile house prices for Leeds, West Yorkshire and England. It is evident that affordability in Leeds is better than England as a whole and similar to that of West Yorkshire. Over a 15 year period the affordability ratio has increased from around 3 times average earnings to just over 5 times average earnings.

Figure 24: Ratio of lower quartile house price to lower quartile income 1997-2013



Summary and key findings

3.18 Local planning authorities produce strategic housing market assessments (SHMA) to underpin their housing policies. The SHMA provides a wider context to the parish level information. It describes the key features of the housing market within which the local (parish) housing market sits. However the current SHMA is due to be renewed and we were told that the new SHMA will be commissioned during 2015. We have sought to provide the most up to date context information from the SHMA and additional sources that are described below.

3.19 The key finding of our review are that:

- the parish local housing market sits within the outer north east quadrant of the city;
- Leeds City population grew by about 5% in the decade 2001-2011 and 0.5% in the year 2012-13;
- the biggest factor underlying this growth is an excess of births over deaths in the city however there is an outflow of people from Leeds to other local authority areas;
- the number of households is rising at a slightly faster rate than the population due to the diminishing average size of households across the city. This is smaller than the rate of change for England;
- new housebuilding is running at over 2,000 homes per annum across the City and this number of completion is expected to rise;
- the volume of sales dropped dramatically after 2008 and is only recently showing signs of recovery. Land registry data quoted in Chapter 2 suggests that the parish was less affected by this;
- median and lower quartile house prices in Leeds are higher than those across the region but below the average for England; and
- the affordability of housing (the ratio of lower quartile prices to lower quartile incomes in Leeds is higher than that across the region but below the average for England;

Chapter 4: Social housing supply and registered demand for it

Introduction

- 4.1 Here we examine demand information from the local housing register provided by Leeds City Council as at February 2015. Demand for the social housing in the parish comes from all parts of Leeds, not just within the parish. An estimate of the need for social housing arising from *within* the parish is based upon a household survey which is reported in chapter 5.

Information from the housing register

- 4.2 There are currently 118 social rented homes in the parish, nearly 70% of which are bungalows. Lettings policy means that bungalows can only be let to people over 60 years of age. The remaining stock is family housing. There is no social rented housing for single person households within the parish council boundary although there is a significant social rented stock for all groups in nearby Seacroft.

Figure 25: Social housing property types in the parish

<i>Property type</i>	<i>Number</i>
<i>1 Bed Bungalow</i>	35
<i>2 Bed Bungalow</i>	44
<i>2 Bed House</i>	10
<i>3 Bed Bungalow</i>	1
<i>3 Bed House</i>	26
<i>4 Bed House</i>	2
Total	118

Source: Leeds City Council

- 4.3 In practice few of the 118 social rented dwellings became available for letting in any year. We have checked allocation records published by the Council and there were no vacancies within the parish between October 2014 and January 2015 – the current information available on the Leeds City Homes website.
- 4.4 The council operates a choice based lettings system for vacancies which means that anyone on the housing register not just local residents or those with a local connection can bid for a vacancy. Officers told us that other than for 1 bedroom bungalows, the number of bids for each vacancy is higher than the average number of bids for vacancies across the city.
- 4.5 The following table lists households seeking social housing in Scholes and Barwick in Elmet as their first choice on the Leeds Homes Register (the waiting list) as at December 2014.

Figure 26: Assessed priority of households on the housing register

Priority Band and sub-group	Bedrooms required				Total
	1	2	3	4	
A-Additional Needs	4	3	4		11
A-Band A Plus		1	1		2
A-Medical	1	2			3
B-Add Needs Children		1			1
B-Additional Needs	1	2			3
B-Homeless	3				3
B-Housing Conditions		1			1
B-Medical	2				2
Group C	84	34	7	5	130
Grand Total	95	44	12	5	156

Source: Leeds City Council

4.6 An explanation of the priority banding system follows:

- Band A (16 households) consists of customers requiring urgent rehousing where the council has a legal duty to consider them for accommodation.
- Band B (10 customers) consists of those customers in non-urgent need that the council has a legal duty to consider for rehousing.
- Band C (130 customers) consists of all other customers. Examples: with no assessed housing need; whose priority award (Band A or Band B) has expired; whose priority has been removed after they refused a reasonable offer of accommodation; who cannot demonstrate a local connection to Leeds (the exception will be homeless customers without a local connection who will be placed in Band B).

Key findings

4.7 Our key findings are that:

- there are currently 118 social rented homes in the parish;
- the majority are bungalows for older people;
- very few vacancies occur on an annual basis; and
- according to the housing register, 156 households are seeking a social rented tenancy of which 16 are assessed as urgently needing housing and 10 are assessed as less urgent.

Chapter 5: The household survey

Introduction

- 5.1 A survey of local households was conducted to enable us to estimate the need for additional housing generated by them, as well as seeking the views of all residents regarding priorities for the design of new build housing and amenities.
- 5.2 The survey questionnaire is appended. This was hand delivered to most of the occupied homes in the villages with a small number posted to the outlying parts of the parish. Approximately 2,200 forms were dispatched in total, more than the 2,163 households as at the census 2011. Two hundred and three questionnaires were completed and returned being just over 9% of the questionnaires issued.
- 5.3 The questionnaire was in 3 parts:
- part A: all households were invited to provide their views and priorities for possible design features and the amenities of future dwellings;
 - part B: to be completed by households that might move home over the next 5 years; and
 - part C: to be completed by households that had moved to the parish in the last 5 years.
- 5.4 Readers should be aware that margins of error and levels of confidence do not apply to the data obtained in this type of survey. A margin of error is a statistic that expresses the probable amount of error due to random sampling in a survey's results. A margin of error is not estimated in this report as the survey is not based upon a random sample of households because all households in the parish were invited to participate.

Part A of the survey – priorities and amenities

- 5.5 Residents were asked about what priority they would give to certain sizes and types of dwelling. The main high priority issues in descending order were:
- homes with on plot parking;
 - homes with a private garden;
 - high standards of energy efficiency;
 - homes with a garage on plot;
 - affordable housing for older people;
 - homes suited for first time buyers;
 - homes suited to older people; and
 - affordable housing for families.
- 5.6 The main low priority issues in descending order were:

-
- town houses;
 - larger family homes (4/5 bedroom); and
 - homes that facilitate working from home.

5.7 The main medium priority issues were:

- semi-detached and terraced houses;
- small family homes;
- small homes for singles and couples;
- bungalows;
- affordable homes for families; and
- affordable housing for single people and couples.

5.8 Residents were asked about certain design features that they would prefer to see in future development. Most residents that replied stated that they would prefer to see buildings constructed out of similar materials to existing buildings. Slightly more residents would prefer self or custom built homes rather than speculative building.

5.9 A slightly greater margin of respondents told us they would prefer future development to be mixed development to include residential shops and services and buildings for community use rather than mainly residential development, with limited development for other business use. Three times the number of respondents would prefer to see development of office and retail premises to be in 'a house like building' to allow conversion into residential units in the future.

5.10 Residents were asked about what priority they would give to amenities that had been suggested in previous consultations. The issues given the highest priority were:

- improved public transport;
- improvements to footpaths and cycle-ways;
- faster internet; and
- improved car parking.

5.11 Low priorities were:

- public toilets;
- more sports facilities;
- a cash machine; and
- a crèche.

5.12 Medium priorities did not attract a greater number of responses than high or low priority issues however the higher scoring medium priority was improvements to footpaths and cycle-ways.

5.13 Respondents were given space to expand on their remarks regarding priorities. Analysis of this information serves to underline the depth of feeling about the adequacy and quality of public transport

servicing the parish. This evidence suggests that the issue appears to be much more significant than other high priority issues stated above.

Part B of the survey: households thinking of moving home within the next 5 years

5.14 Part B of the survey form gathered information from households who intended to move home over the next 5 years. 41 households said that they were seeking to move home at some point over the next 5 years. 40 households were existing households and one was a new household seeking to live independently. Readers should note that totals in the following tables sum to 40 or 41 households depending upon whether the information is regarding supply or demand. We asked households a series of questions about their current housing and household. Below we have summarised key outputs from the survey.

Housing type

5.15 The figure below shows the type of housing that households who told us that they expect to move currently occupy.

Figure 27: present accommodation type of households that intend to move

<i>Accommodation type</i>	<i>Number</i>
<i>Detached house</i>	7
<i>Semi-detached house</i>	19
<i>Terraced house</i>	2
<i>Bungalow</i>	13
<i>Flat/maisonette</i>	0
Total	41

Source: Household Survey Data

Tenure

5.16 The figure below shows the current tenure of the 41 households. The data shows a high level of owner-occupation with a high proportion of outright owners which are mostly older person households. Further analysis of the data shows that 16 of the outright home owning households consisted only of persons over 60 years of age.

Figure 28: present tenure type of households that intend to move

<i>Tenure</i>	<i>Number</i>
<i>Owned Outright</i>	23
<i>Owned with a Mortgage or Loan</i>	12
<i>Shared Ownership/Equity</i>	0
<i>Social Rented</i>	3
<i>Private Landlord or Letting Agency or family</i>	3
Total	41

Source: Household Survey Data

Household size

5.17 The figure below shows the number of people in each household. The largest group is of two person households. These are couples without children.

Figure 29: present composition of households that intend to move

<i>Number of people in each household</i>	<i>Number of households</i>
One	11
Two	20
Three	5
Four	5
Total	41

Source: Household Survey Data

Age

5.18 The figure below shows the age of all people in the households seeking to move home.

Figure 30: age of household members – households that intend to move

<i>Age Group</i>	<i>Number</i>
0 – 7	4
8-15	2
16-21	3
21-59	42
Over 60	33
All ages	84

Source: Household Survey Data

5.19 Figure 31 below, shows the reasons why households have stated a need or likelihood of moving home. Households were asked to give up to 3 reasons in order of importance. The most frequent main reason given is because households want to move away from proposed new development. Some households that cite this as the main reason mostly also go on to give further reasons for moving. It is also the most frequent secondary reason. The other two main reasons were to facilitate downsizing or upsizing.

Figure 31: main reasons for moving given by households that intend to move

<i>Reason for moving home</i>	<i>Reason 1</i>	<i>Reason 2</i>	<i>Reason 3</i>
<i>Because of proposed new development</i>	8	7	
<i>Downsize</i>	7	2	
<i>Upsize</i>	7	2	
<i>To buy a home</i>	2		
<i>Better access to public transport</i>	4	2	1
<i>To undertake a project home</i>	2		1
<i>To give or receive care</i>	3		
<i>Access to schools</i>	1		
<i>House with improved mobility</i>	1		
<i>Neighbours</i>		3	
<i>Work</i>	1		2
<i>Reduce costs</i>	1		
<i>Parking</i>		1	

Source: Household Survey Data

- 5.20 Figure 28 states where households would expect to move to. This shows that half of the moving households would expect to move within the parish including 5 who would consider staying in the parish if suitable housing was available. None of the 5 households gave an alternative destination. Of the 15 thinking of moving away from the parish, 11 would move to places like Wetherby, Harrogate and other parts of Leeds. Proposed longer distance moves included Rutland, North Yorkshire and the Dales, mostly citing retirement and to be nearer family as main reasons.
- 5.21 A concealed household is one that currently lives with another household. Up to this point the people that would form the concealed household have been counted as part of the whole household. They are identified separately here as they propose to form an additional household when they move out.

Figure 32: likely future location of households that intend to move

<i>Destination</i>	<i>Moving Households</i>	<i>Concealed Households</i>
<i>Within the parish</i>	15	1
<i>May stay within the parish</i>	5	
<i>Within a 15 mile radius</i>	11	
<i>Further away</i>	4	
<i>Not stated or unsure</i>	6	
<i>Total</i>	40	1

Source: Household Survey Data

- 5.22 Households were similarly asked about what tenure they would expect to obtain; the results are shown in the figure below. The results suggest that 12/16 moving households and 1 concealed household planned

to become or remain home owners. Three households plan to change tenure when they move, one from private rented to owner occupier two from owner with mortgage to owner without mortgage both of whom are over 60 years of age. One moving household did not provide this information.

Figure 33: likely future tenure of households that intend to move

<i>Future tenure</i>	<i>Moving Households</i>	<i>Concealed Households</i>
<i>Buy own home no mortgage</i>	23	
<i>Buy own home with mortgage</i>	13	1
<i>Affordable housing</i>	3	
<i>Private rented and other</i>	1	
Total	40	1

Source: Household Survey Data

5.23 The type of dwellings households would expect to move to is presented in figure 34. Compared to their existing type of housing as indicated in figure 27 there is a clear net movement from semi-detached houses to bungalows.

Figure 34: likely future house-type of households that intend to move

<i>Type</i>	<i>Moving Households</i>	<i>Concealed Households</i>
<i>Detached house</i>	10	
<i>Semi-detached house</i>	8	1
<i>Terraced house</i>	1	
<i>Undecided</i>	3	
<i>Bungalow</i>	18	
<i>Flat/maisonette</i>	0	
Total	40	1

Source: Household Survey Data

5.24 Households were asked to indicate the number of bedrooms they would expect to secure in their next home. Analysis of the following figure shows that a households occupying 6 bedroom home s are seeking to downsize. The net position of those occupying 3 bedrooms homes is that a majority wish to downsize too. However significantly more households occupying 2 bedroom homes are wishing to upsize. None are seeking a 1 bedroom home.

Figure 35: comparison of present and future bedroom requirements

<i>No of bedrooms</i>	<i>Present</i>	<i>Future</i>
6	3	0
5	0	1
4	7	9
3	24	17
2	4	14
1	2	0
Total	40	41

Source: Household Survey Data

Requirements for additional housing generated by local households

- 5.25 In undertaking this analysis it was found that 41 local households have indicated demand over the next five years. Of these, 15 households would be seeking to move *within* the parish. One of these households was a concealed household.
- 5.26 On a simple demand and supply basis there is a demand for 15 homes and a potential supply of 40 homes released by the moving households over the next 5 years. This is a potential surplus of existing homes which would be occupied by households who currently do not live in the parish. However the purpose of our analysis is to establish the net requirement for additional housing generated by parish residents.
- 5.27 If we take into account a further 5 local households that have indicated they may stay in the parish if suitable housing became available and assume it does become available, the local demand rises to 20 homes over a five year period. We propose to base further analysis on this 20 households as none of the 5 households stated a preferred or alternative location.
- 5.28 The next stage of analysis is to investigate if some of the supply of homes from the 40 moving households will meet the requirements from the 20 households that told us they may want to move within the parish. The sequencing of household moves is a crucial factor. A suitable home becoming vacant in year 1 will not be available for a household seeking to move a later year. So we have undertaken a more detailed assessment of demand from local households seeking to move, in terms of their requirements for size type and tenure and compared it to the size type and tenure of the supply from the moving households both planning to move and seeking to move *in the same year*. This is a modelled approach and the matching of supply and demand may not happen in practice. However the approach is justified because of the high proportion of moving households that want to move home within the parish and the qualitative evidence we obtained at the neighbourhood planning consultation events. The qualitative evidence can be summarised as households see the parish as a destination of choice and once they achieve this they seek to remain there. Networking by village residents means that vacancies are considered by potential local purchasers or renters before they are offered for sale on the open market.
- 5.29 Four potential matches exist between the supply of vacant housing and the requirements of households that are seeking to move home. A further potential match exists between the supply of vacant housing and one household that indicated that they would stay within the parish if suitable housing became available. This means that 11 households planning to move within the parish will be unable to find

suitable housing from the vacancies generated by the moving households. This adds an important dimension to our assessment of locally generated need. The basis of our assessment of local need for additional housing is due to a mismatch of housing types and sizes between supply and demand rather than a crude assessment of a net surplus identified above.

- 5.30 The evidence below suggests that the mismatch is entirely plausible. Put simply the ageing population is seeking to downsize and some will require specialist housing when they move home.

Figure 36: Summary of additional housing needed for households that intend to move within the parish

<i>Tenure sought</i>	<i>Number of households</i>	<i>Type sought:</i>	<i>2 bed</i>	<i>3 bed</i>	<i>4 bed</i>
Private rent	1	Semi – detached house	0	0	1
Social rent	3	Bungalow	2	1	0
Owner occupier (mortgage)	2	Semi-detached	2	0	0
Outright owner	4	Bungalow	2	2	0
Outright owner	1	Detached house	0	1	0

Source: Household Survey Data

- 5.31 The evidence has identified that 7 of the moving households seeking to stay in the parish have a combination of support needs and mobility based needs.

Figure 37: specialist housing needed for households that intend to move within the parish

<i>Household ref.</i>	<i>Tenure</i>	<i>Bedrooms</i>	<i>Type sought</i>	<i>Support needed</i>	<i>Mobility needed</i>
1	<i>Outright owner</i>	2	Bungalow		Y
2	<i>Outright owner</i>	2	Bungalow		Y
3	<i>Social renter</i>	2	Bungalow	Y	Y
4	<i>Social renter</i>	2	Bungalow	Y	Y
5	<i>Outright owner</i>	2	Bungalow		Y
6	<i>Outright owner</i>	3	Bungalow		Y
7	<i>Outright owner</i>	3	Bungalow		Y

Source: Household Survey Data

- 5.32 Seven households with health problems indicated that they intended remain within the parish. All of these households were resident in a bungalow and were seeking another bungalow, two cited mobility and support problems as a main reason for seeking to move home. One further moving household reported health or support needs. This household was seeking to live in the eastern part of Leeds. All but two of the households had household members over 60 years of age indicating that the underlying issue is aging.

Part C: households that had moved to the parish within the last 5 years

- 5.33 Forty households completed part C. Thirty of these households indicated that they had moved **into** the parish rather than within it. 9 of these households contained only people over 60 years of age, 15 were adult only households and 6 had children of school age.
- 5.34 Four of the households moving within the parish were over 60, 3 were adult only households and 3 had school aged children.
- 5.35 Four households had undertaken a long distance move into the parish (Scotland, Walsall, Boston (Lincs) and Peterborough). The main reasons for moving to the parish for this group were family connections and employment. Three of the four were aged over 60 and had downsized when moving to the parish and the other household was of working age and chose to live in a similar sized home.
- 5.36 Fifteen households had moved into the parish from other parts of Leeds. The most common reasons cited by these households summarised in figure 38. Note that households could give more than one reason.

Figure 38: Main reasons why households decided to re-locate to the parish

<i>Reason</i>	<i>Frequency</i>
<i>Closer to family</i>	7
<i>Upsize</i>	6
<i>Downsize</i>	4
<i>Village life</i>	4
<i>Work</i>	3
<i>Relationship breakdown</i>	2

Source: Household Survey Data

- 5.37 11 households had moved from nearby towns elsewhere in Yorkshire and they cited all of the above reasons, the most common: work (3 households) and family reasons (3 households).
- 5.38 Of the 10 households that moved within the parish the main reason for their house moves were: upscaling, downsizing and mobility problems.

Key findings of the household survey analysis

- 5.39 **Part A of the survey** sought residents' views about priorities for new build and amenities in the parish. The 6 main priorities were:
- homes with on plot parking;
 - homes with a private garden;
 - high standards of energy efficiency;
 - homes with a garage on plot;
 - affordable housing for older people;
 - homes suited for first time buyers;
- 5.40 Residents felt that town houses and large family homes should be a low priority.

-
- 5.41 The main priorities for amenity improvements should be:
- improved public transport;
 - improvements to footpaths and cycle-ways;
 - faster internet; and
 - improved public car parking.
- 5.42 **Part B of the survey** assessed the need for additional housing in the parish arising from existing households and people that live with them.
- 5.43 The information showed that over the next 5 years more housing would become vacant in the parish than was required by local households seeking to move home within the parish. However because of the limited diversity in the housing stock (chapter 2) plus choices made by aging households to downsize and mitigate health issues, there was a mismatch between the likely supply of housing and the requirement of households seeking to move.
- 5.44 The mismatch occurs in terms of house size, type, tenure and special features.
- 5.45 We estimate that 18 additional dwellings over 5 years are needed to meet this need:
- 11 dwellings of specified size type and tenure; and
 - a further 7 dwellings that address mobility and support needs.
- 5.46 **Part C of the survey** sought information from households that had moved into the parish in the last 5 years. Reasons for moving to the parish were to be closer to family, to upsize, to downsize, for village life, employment and relationship breakdown.
- 5.47 10 households moved within the parish, 11 households moved from nearby towns, 15 from other parts of Leeds and 4 were long distance re-locations.

Chapter 6: Information from stakeholders

Introduction

- 6.1 It is important to have a qualitative understanding of the parish in terms of its location, connections, role and community. The story of the parish and its role within the local housing market can be more fully understood than from the interpretation of data alone. It is also important to understand the views and priorities of residents with regard to the role of additional housing and amenities in the parish.
- 6.2 Our method for achieving these aims was to:
- undertake a tour of the parish and the surrounding area;
 - devise Part A of the household survey to gather household views and priorities;
 - observe two public consultations on the neighbourhood development plan; and
 - interview a small number of stakeholders: estate and letting agents, new build plan on site sales staff; local school officials; officers of Leeds City Council and a registered provider (housing association).
- 6.3 We present the information obtained according to its source.

Estate and Letting agents

- 6.4 Estate agents play a crucial role in facilitating the local housing market they are experts in their local areas. Our aim was to find out more about supply and demand for housing in the parish especially what gaps existed in the market for groups of households. Meetings were held with agents based in :
- Garforth;
 - Crossgates; and
 - Wetherby.
- 6.5 Two independent agents based in Garforth explained that they were rarely commissioned to market sales or lettings in the parish and declined to comment further. Two agents in Wetherby were interviewed. The first was part of a national chain and echoed the information given by Garforth agents. We were referred to the Crossgates branch as company policy dictated that parish sales and lettings should only be handled there. The second, independent agent, told us that clients tended to consult Wetherby agents for more expensive property as customers seeking higher value property would tend to search in the Wetherby and Boston Spa areas. Two agents were visited in Crossgates.
- 6.6 Findings from interviews at Wetherby and had Crossgates were consistent. There was not an adequate cross section of homes on sale or offered to let to help us benchmark typical asking prices and values however agents offered important insights regarding the nature of the parishes local housing market:
- there was very little turnover in the market – once residents re-located to the parish they would try to stay there;

- local residents would move within the parish to upsize or down size according to changing circumstances;
- prices had been relatively unaffected by the credit crunch as purchasers tended to have low loan to value ratios;
- prices were on average higher than much or north east Leeds (including Garforth) and Selby District but lower than Wetherby and Boston Spa;
- very few purchasers were made to first time buyers, those who succeeded were households in their 30s with above average incomes and had saved significant deposits;
- prices within the area within the A63, A64, M1 and A1(M) were broadly similar;
- homes to rent rarely came on the market as tenants generally were seeking long term tenancies; and
- landlords would rarely let to benefit claimants.

6.7 One agent summed the parish housing market as ‘a place that people move up to’. Evidence in the household survey Part C supports this view.

New build on site sales staff

6.8 These interviews provide insights about the differences between customers for new build housing and re-sale housing. Interviews were obtained from Taylor Wimpey (Sycamore Park), Persimmon (Whinmoor and St Gregory), Ben Bailey (Meadowgate Park) and Bellway (Crossgates).

6.9 We were particularly interested in the proportion of sales to local people as opposed to incomers i.e. the extent to which new build was helping to meet local need. These sites were situated outside the parish so for our interviews we defined ‘local’ to include the parish and the immediate area surrounding the site. Sales agents are only able to provide general information so that the identity of customers is not revealed.

6.10 The findings from these interviews vary according to the price of housing on offer:

- low to mid-priced housing attracts a high proportion of first time buyers nearly all of whom use the Help to Buy scheme;
- some of these first time buyers were from nearby Scholes, fewer from Barwick and other villages;
- 60% of sales in this price bracket were mostly households living in other parts of Leeds, with some coming from Wetherby and York the latter being priced out of those market areas;
- investors would purchase and rent out cheaper, smaller homes;
- mid to higher priced homes would be slower to sell;
- demand was higher for 3 bedroom homes than 4 bedroom;
- few homes would sell to local households;
- purchasers were typically second time movers; professionals with employment at either Leeds or York; and
- the railway station at Crossgates is considered to be a selling point.

Registered Providers (housing associations)

- 6.11 We spoke to Leeds and West Yorkshire Housing Association. This housing association was chosen because it is currently letting affordable units funded by Section 106 (S106) agreements within some of the developments we visited at Crossgates. A S106 agreement is an agreement between a planning applicant and the planning authority to provide or finance things like (but not limited to) affordable housing.
- 6.12 We were told that lettings were a mixture of social rents and affordable rents, the latter being at 80% of the value of market rents). We were told that under the terms of the S106 agreement, Leeds City Council could nominate tenants to all new build and re-let tenancies and tenants were selected using the City's choice based lettings scheme. Such schemes allow tenants to express interest in individual vacancies rather than have vacancies allocated to them by officials. As previously noted, demand for these new homes come from across the city. Officers told us about the scale of demand for vacancies in the parish. Over 100 bids were received for each property once advertised. We asked about the extent to which local people and people from the parish had succeeded in allocating tenancies. We were told that the need for a household to live in a specific location was taken into account and at least one applicant with strong local connections had succeeded in obtaining a new tenancy. The officer commented further that demand for new build was generally stronger than for re-let housing.
- 6.13 Officers told us that there were no proposals to build new affordable homes in the parish at this time although they were aware of developer aspirations to build near to and within Scholes. The housing association would be interested in providing affordable housing in the parish if sites and funding were available and cited several local need schemes that had been developed in East Yorkshire.

Primary schools

- 6.14 Primary school head teachers at Barwick in Elmet and Scholes provided information about demand for school places. This is important because school catchment is often a significant driver of demand for local housing.
- 6.15 We were told that the Barwick in Elmet primary school is affiliated to the Church of England and was rated as good by OFSTED in its last inspection.
- 6.16 It currently has 207 pupils on the school roll across years 1-5. It is a one form entry school with 30 pupils in each cohort. School governors have agreed that the school will not expand to a two form entry school as it does not have the space or capacity to do so. The head teacher estimates that approximately 65% of pupils are from the village and does not anticipate the proportion of resident to incoming students will change.
- 6.17 It is believed that there will be an impact on the school if housing development at Scholes goes ahead. This will create a demand for pupil spaces which the school cannot respond to. Governors are concerned that pupil places will be allocated to accommodate the overspill from Scholes as Leeds City Council has a sibling ruling for place allocation, this could mean in the future pupils who live in Barwick may not be allocated a place at the school. Governors believe this is not acceptable for a church school that serves its local community. Concern was also raised about the negative impact on the local infrastructure. The

school site is difficult to access therefore pupils are encouraged to walk, scoot or cycle to school. An increase in the volume of local traffic passing through Barwick would discourage parents from allowing pupils to use these modes of transport which would impact on our already stretched parking facilities.

- 6.18 Scholes (Elmet) Primary School was rated as good by OFSTED in its last inspection.
- 6.19 The school roll is anticipated to be 314 in September 2015 anticipating an intake of around 40 children. We were told that the school would convert some non-teaching areas into teaching areas to accommodate growing numbers.
- 6.20 It was estimated that around 60% of children were resident in the parish. Some local children had not been given places at the school because of the local authority admissions policy. This proportion was likely to grow in the short term at least as the local authority sibling policy was likely to have less impact on the intake over time.
- 6.21 Proposed development at Scholes if proceeded with was anticipated to have a major effect on demand for places at the school.

Neighbourhood planning consultations

- 6.22 We attended two events and engaged with parish councillors and members of the public. Many people we spoke to explained that they had re-located to the parish some years ago. Some had lived there as children, left for employment and succeeded in returning later in life. Some explained that since moving into the parish they had moved within it as their circumstances changed.
- 6.23 All valued the character of the parish, its setting, its facilities and its institutions. Many feared that new build housing would make it indistinguishable from the Leeds urban area and irrevocably alter the quality of life enjoyed by residents.
- 6.24 It was clear to us how the housing evidence base project would inform the neighbourhood plan.

Summary of key findings

- 6.25 Information was obtained from important stakeholders.
- 6.26 Estate agents told us that the parish was regarded as 'a place to move up to'. Agents and residents also told us that residents sought to live in the parish as a long term goal rather than a stepping stone so transaction levels were low. Prices were higher than many parts of Leeds but lower than in the Wetherby area.
- 6.27 Letting agents told us that there were few vacancies within a relatively small private rented sector and again, tenants sought long term tenancies.
- 6.28 Registered providers (housing associations) told us that the City Council had nomination rights for new build tenancies and demand for them came from across the city.
- 6.29 New build sales agents on nearby sites told us that a high proportion of sales were made to people outside the immediate area and a small number of sales were made to first time buyers from the parish

and other villages. There was a higher demand for homes up to and including 3 bedrooms than 4 bedroom or larger homes.

- 6.30 Local primary schools told us that they had concerns about the impact of large volumes of new build housing and were concerned that some parish resident children were unable to gain admission to their local school.
- 6.31 Parish councillors and local residents told us of the value they attached to the character of the parish and their concerns about the effects of large scale development nearby.

Chapter 7: Bringing the evidence together, findings and conclusions

Introduction

- 7.1 This section brings the evidence together from the previous chapters, considers key the findings and presents our conclusions.

High level findings

- 7.2 The evidence suggests that the parish has many features that distinguish it from the city, the region and England. Compared to these larger geographies the key differences are:
- over the decade between the 2001 and 2011 censuses the parish population has declined even though the number of households increased, due to decreasing average household size;
 - there are fewer young children and young adults;
 - there are considerably more people over the age of 65;
 - people that are economically active are more likely to be in higher and medium level occupations; and
 - people are healthier and are less likely to have limitations in their day to day activities even though there is a high proportion of older residents in the parish.
- 7.3 There are significant trends within in the population:
- a declining number of young people resident in the parish; and
 - a growing number of older people resident in the parish.
- 7.4 The housing stock:
- has a very high proportion of detached houses and bungalows with a very low proportion of terraced homes, flats and apartments;
 - has a high proportion (over 75%) of homes that have 3 bedrooms or more;
 - generates a low supply of re-sales and re-lets as households tend to stay resident in the parish long term;
 - generates high demand, driven by easy access to labour markets by road, a high quality environment and good schools. The parish is described as ‘a place to move up to’.
 - is consequently more expensive than average prices for Leeds and the region
 - is unlikely to be affordable to households on average income unless they can find significant deposits; and
 - is unlikely to be affordable to first time buyers.
- 7.5 There is little supply of social or affordable housing in the parish. Although many households on the waiting list for social housing aspire to live in the parish, limited supply from relets means that there is only a small amount of active demand

The Leeds housing market context

7.6 The key finding of our review are that:

- the parish local housing market sits within the outer north east quadrant of the city;
- the population of Leeds grew by about 5% in the decade 2001-2011; due mainly to an excess of births over deaths in the city however there is an outflow of people from Leeds to other local authority areas;
- the number of households is rising at a slightly faster rate than the population due to the diminishing average size of households across the city. This is smaller than the rate of change for England;
- new housebuilding is running at over 2,000 homes per annum across the City and this number of completion is expected to rise;
- the volume of sales dropped dramatically after 2008 and is only recently showing signs of recovery. Land registry data quoted in Chapter 2 suggests that the parish was less affected by this; and
- average house prices and the affordability of housing in Leeds are higher than across the region but below the average for England.

7.7 Our household survey revealed some public support for additional housing for first time buyers and older people. It estimates that there is locally generated need for around 18 dwellings over the next five years to address a mismatch between the size and type and tenure of housing that may become vacant and the requirements of local households that are considering moving.

7.8 Analysis of characteristics of households that may move home are consistent with the profile described above: an aging population living in larger homes seeking to downsize and a smaller number of younger households seeking to upgrade.

Cross referencing the information

7.9 We can use the wider evidence in the report and evidence from stakeholders to test the household survey findings.

7.10 Evidence from Rightmove and the Land Registry is of a similar order of magnitude to the number of households that plan to move identified by the survey. It is also in step with the number of households that moved into the parish over the last 5 years identified by the survey. Evidence from estate agents and local residents demonstrates that households stay in the parish long term and many move within it as their needs change. The number of households seeking to leave the parish is higher than the supporting evidence would suggest. However some residents are so concerned about the impact of new development that they are considering moving away. Most of these household identify another reason for moving home and would appear to have the means to do so as outright owners.

7.11 The survey identifies low numbers of households seeking social and private rented sector housing. The household profile of older people many of whom own their homes outright means that there is not a large market for rented housing of any description from local people. Although the housing register lists

over 100 households social rented housing in the parish, this is demand from right across the city not just the parish. With low vacancy rates in our experience applicants in housing need will consider options in other locations.

- 7.12 Low numbers of concealed households seeking to live independently within the parish are to be expected because if wishing to purchase they are priced out of the market within the parish setting. If wishing to rent there is no social housing for singles or couples without children and a very small supply for those with children. In our experience demand occurs only when and where there is supply so a low response from this group was not unexpected. That does not mean that there is no demand from younger parish residents which is demonstrated in the next paragraph. We have no information about the nature of supply for private rented sector housing.
- 7.13 Findings in chapter 2 shows that there is little opportunity for households on low to median incomes to form and settle within the parish. Sales agents gave us overwhelming evidence that those seeking to become first time buyers are forming a large part of the demand for small moderately priced new-build homes using the Help to Buy scheme being built outside the parish. They confirmed that these parish residents had no choice but to pursue their aspiration for home ownership outside the parish.

Interpreting local need estimates, policy considerations and conclusion

- 7.14 Housing surveys have been relied upon for decades as the main method of estimating local housing requirements. More recently the approach is used in smaller geographies such as wards and parishes rather than boroughs, districts and cities. This study develops the basic approach as it looks across all of the housing tenures to arrive at a net requirement for additional housing rather than a narrow focus on the need for social or affordable housing. The key finding is that the underlying cause the requirement for additional housing because there is a mismatch between the size type and tenure of potential vacancies to the requirements of households that plan to move home.
- 7.15 It is important to recognise that this is a snapshot of household circumstances aspirations. The method cannot take account of unexpected change in housing requirements due to, for example relationship breakdown or household dissolution due to death.
- 7.16 The estimate of local need is an estimate not a probability. It should be regarded as an order of magnitude and not be applied prescriptively. Taking the survey findings and the supporting evidence into account there is very strong evidence to support policies that address imbalances in the parish household and dwelling profile and its predicted demographic change.
- 7.17 The policy aim is to ensure the long terms sustainability of the parish whilst retaining its character. This report contains issues that threaten the long term sustainability of the parish. Firstly, the high proportion of older person residents. Older people are living longer but inevitably some will become infirm and if they are to be able to continue to live in the parish then some specialist accommodation and support will be needed. Secondly younger people find it difficult to secure housing they can afford within the parish. At the same time we see that the number of primary school age children has fallen and that the primary schools are sometimes unable to offer places to children resident in the parish. The evidence would

support a housing policy of to address these imbalances and ensure that it is targeted on local people initially.

- 7.18 The evidence base that has been produced contains significant and wide ranging information to enable the parish council and the public to consider housing policy and development proposals in an informed way.

Appendix

The household survey questionnaire



Barwick in Elmet and Scholes Parish

Housing Survey 2015

Dear Resident,

25. The Parish Council is seeking to understand more about demand for housing within the Parish and whether or not the existing housing and supporting services are meeting the needs of local residents.
26. This information is needed to complete the Neighbourhood Development Plan's policies for new housing in the Parish.
27. Please take just a few minutes to reply to the attached survey questionnaire. The survey is quick and easy to complete. All replies are confidential.
28. The Parish Council has appointed Chris Broughton Associates to undertake the survey and produce the evidence base. Only Chris will see and analyse individual survey responses.
29. A fuller explanation of the need for the survey and the survey method is available on the Parish Council's website.
30. **Please return your completed questionnaire to the places listed overleaf no later than 7th March 2015.**
31. **Finally a reminder – have you returned the questionnaire on the Draft Neighbourhood Plan? If not please do so as soon as possible. Many thanks.**

Yours Faithfully

Chris Broughton

Survey manager
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INSTRUCTIONS FOR COMPLETING THE QUESTIONNAIRE

- Someone in every household is asked to complete and return **PART A** please.
- If you are thinking of moving out of or within the Parish in the next 5 years please also complete **PART B**.
- If any other member of your household is thinking of moving separately within 5 years they should also complete a separate **PART B** – photocopy or request another questionnaire by contacting Chris.
- If you have moved into or within the Parish in the last 5 years please also complete **PART C**.
- If you have moved into or within the Parish within 5 years and would like to move again within the next 5 years please complete all three parts of the questionnaire: **PARTS A, B and C**

Questionnaires can be deposited in the envelope provided at:

The Post Office	Verdee's newsagent in Barwick	Satnam's Best One
Sirrells Garage	The Library in Scholes	Posted direct to Chris Broughton (address overleaf)

The information will then be analysed by Chris Broughton and he will produce a report. This information will only be used to inform the parish housing evidence base and nothing else.

Many thanks for your co-operation.

Questionnaire PART A – Gaps and Priorities

All households are invited to complete this part of the questionnaire

1. If new homes were to be built in the villages in the future, which types would you consider a priority and what features should they have:				
Description		Low priority ✓	Medium priority ✓	High priority ✓
1	<i>small homes for singles/couples</i>			
2	<i>small family homes (2/3 bedroom)</i>			
3	<i>larger family homes (4/5 bedroom)</i>			
4	<i>homes that facilitate working from home</i>			
5	<i>homes that first time buyers can afford</i>			
6	<i>homes suited to older people</i>			
7	<i>detached houses</i>			
8	<i>town houses (3 story)</i>			
9	<i>non detached houses i.e. Semis or terraced</i>			
10	<i>bungalows</i>			
11	<i>affordable housing for older people</i>			
12	<i>affordable housing for families</i>			
13	<i>affordable housing for single people/couples</i>			
14	<i>built to lifetime homes standard (see Parish website)</i>			
15	<i>high standards of energy efficiency</i>			
16	<i>a private garden</i>			
17	<i>a garage on plot</i>			
18	<i>parking on plot</i>			

2. In order to preserve the character of the villages some design principles need to be agreed. Here are a few contrasting suggestions. Please <u>circle</u> the statement you prefer.		
<i>only external materials already used in the village used in construction</i>	V	<i>allow suitable additional materials subject to planning consent</i>
<i>mostly self build or custom built homes</i>	V	<i>all homes speculatively built for the market</i>

3. Should other types of development be permitted within the villages? Here are a few contrasting suggestions. Please <u>circle</u> the suggestion you prefer.		
<i>Any future development should only be residential unless it is to support an existing business within the parish</i>	V	<i>Allow additional development only for: residential, new shops/services and buildings for community use</i>
<i>Limit additional development for business use to: work from home; office work and retail/services</i>	V	<i>No uses for additional business use to be specified – but must be consistent with residential use subject to planning consent.</i>
<i>Encourage offices and retail in house like buildings enabling conversion into homes in the future</i>	V	<i>offices and retail to be in commercial type units</i>

Parish Amenities and Infrastructure

4. We have received many suggestions for including additional amenities within the Parish. Some may not be feasible or compatible with the character of the Parish. What priority should each have? Please ✓ the priority or leave blank if you don't support.

Amenity		Low priority ✓	Medium priority ✓	High priority ✓
1	<i>more community facilities</i>			
2	<i>additional pub/restaurant</i>			
3	<i>more shops</i>			
4	<i>meeting room</i>			
5	<i>meeting room with public internet facilities</i>			
6	<i>faster internet</i>			
7	<i>more sports pitches</i>			
8	<i>multi-purpose outdoor sport pitch</i>			
9	<i>improvements to footpaths and cycle ways within the parish</i>			
10	<i>improved public transport</i>			
11	<i>improved public car parking</i>			
12	<i>a cash machine</i>			
13	<i>a crèche</i>			
14	<i>public toilets</i>			

5. Please say more about things you consider a high priority. For example specifically how can public transport be improved? Which sports would you want pitches to be provided for? What sort of shops? Community uses? Footpaths connecting what to where?

Many thanks for your response.

Please complete parts B and C where appropriate.

Questionnaire PART B – households thinking of moving home within the next 5 years

B1 Please <u>circle</u> the description that best describes the household that is thinking of moving home		
<i>1.1 Existing household with all members moving</i>	<i>1.2 Part of an existing household with some moving* (other than a student) but others remaining</i>	<i>1.3 Existing household that will form two households or more all moving** (other than a student household)</i>

(* Please complete part A for the moving household)

(** Please complete part A for each household you can write the second household on, copy the form or ask for another)

B2 How many people will live with you in each age group?				
<i>Adults over 60</i>	<i>Adults 21-60</i>	<i>Young adults 17-20</i>	<i>Children 8-16</i>	<i>Children under 8</i>
2.1	2.2	2.3	2.4	2.5

B3 Number of bedrooms?	
<i>How many bedrooms does your home have now?</i>	3.1
<i>How many bedrooms will you seek in your new home?</i>	3.2

B4 Type of home? Please <u>circle</u> the descriptions (i.e. detached/house)							
<i>Current home</i>	<i>4.1 Detached</i>	<i>4.2 Semi-detached</i>	<i>4.3 Terraced</i>		<i>4.4 House</i>	<i>4.5 Bungalow</i>	<i>4.6 Flat/apartment</i>
<i>Next home</i>	<i>4.7 Detached</i>	<i>4.8 Semi-detached</i>	<i>4.9 Terraced</i>		<i>4.10 House</i>	<i>4.11 Bungalow</i>	<i>4.12 Flat/apartment</i>

B5 What are the main reasons why you are thinking of moving in order of importance?		
5.1	5.2	5.3
1	2	3

B6 What is your current and likely tenure of your next home? Please <u>circle</u> the closest description:						
Current:	<i>6.1 Owner Occupier (no mortgage)</i>	<i>6.2 Owner Occupier (with mortgage)</i>	<i>6.3 Shared ownership</i>	<i>6.4 Private rent</i>	<i>6.5 Social rent</i>	<i>6.6 Other (please state)</i>
Next home	<i>6.7 Owner Occupier (no mortgage)</i>	<i>6.8 Owner Occupier (with mortgage)</i>	<i>6.9 Shared ownership</i>	<i>6.10 Private rent</i>	<i>6.11 Social rent</i>	<i>6.12 Other (please state)</i>

B7 Where are you seeking to move to? Please <u>circle</u> the closest description:		
7.1 <i>Probably within Barwick and Scholes Parish</i>	7.2 <i>Probably outside the Parish (Please tell us where)</i> 7.3 _____	7.4 <i>Outside the parish but would consider staying if suitable housing was available that we could afford.</i>

B8 When are you likely to move home? Please <u>circle</u> the year:					
8.1 <i>Imminent</i>	8.2 <i>2015</i>	8.3 <i>2016</i>	8.4 <i>2017</i>	8.5 <i>2018</i>	8.6 <i>2019</i>

B9 Does your existing home have any of the following problems? Please <u>circle</u> all that apply:			
9.1 <i>House is too cold</i>	9.2 <i>House is damp</i>	9.3 <i>House is expensive to heat</i>	9.4 <i>Too few bedrooms for us</i>
9.5 <i>House is too big</i>	9.6 <i>House needs major repairs</i>	9.7 <i>House is not suitable for a disabled member of the household</i>	9.8 <i>Other, please state:</i>

B10 What is the maximum price or rent of new home you are able to pay?	
10.1 <i>If buying: purchase price £</i>	10.2 <i>If renting: monthly rent £</i>

B11 Does anyone in your household have a long term illness or disability? such that they need:	
11.1) grab rails or similar to manage steps and or bathing	yes/no
11.2) a stair lift or through floor lift now or in the near future	yes/no
11.3) ground floor facilities such as W.C. bathroom or bedroom	yes/no
11.4) easy access electrical switches and door handles	yes/no
11.5) to use a wheelchair when inside the home	yes/no
11.6) help with transport and or shopping	yes/no
11.7) help with personal care and/or cooking or cleaning	yes/no

B12 What features would you look for in your next home? Please <u>circle</u> all that apply:			
12.1 <i>a high energy rating</i>	12.2 <i>a garage</i>	12.3 <i>office space</i>	12.4 <i>communal parking</i>
12.5 <i>a garden</i>	12.6 <i>no garden</i>	12.7 <i>cycle storage</i>	12.8 <i>on plot parking</i>

Many thanks for your response.

Please complete Part C if you moved into or within the Parish in the last 5 years.

Questionnaire PART C – households that moved into or within the Parish in the last 5 years.

C1 About your latest house move in the last 5 years. Please <u>circle</u> one answer. Was it?	
1.1 A house move into the parish	1.2 A house move within the Parish

C2 If your latest house move was to the parish, from which city, town or village did you move?

2.2 _____

C3 How many people live in your home in each age group?					
Age range	Adults over 60	Adults 21-60	Young adults 17-21	Children 8-16	Children 0-7
<i>Number:</i>	3.1	3.2	3.3	3.4	3.5

C4: Number of bedrooms?	
<i>How many bedrooms did your previous home have?</i>	4.1
<i>How many bedrooms does your present home have?</i>	4.2

C5: Please tell us the main reasons why you moved home in order of importance:		
5.1	5.2	5.3
1	2	3

C6 Please <u>circle</u> the tenure of your previous home and the tenure of your present home?						
Previous:	<i>6.1 Owner Occupier (no Mortgage)</i>	<i>6.2 Owner Occupier (with Mortgage)</i>	<i>6.3 Shared ownership</i>	<i>6.4 Private rent</i>	<i>6.5 Social rent</i>	<i>6.6 Other (please state)</i>
Current:	<i>6.7 Owner Occupier (no Mortgage)</i>	<i>6.8 Owner Occupier (with Mortgage)</i>	<i>6.9 Shared ownership</i>	<i>6.10 Private rent</i>	<i>6.11 Social rent</i>	<i>6.12 Other (please state)</i>

C7 Did your previous home have any of the following problems? Please <u>circle</u> all that apply:			
<i>7.1 House is too cold</i>	<i>7.2 House is damp</i>	<i>7.3 House is expensive to heat</i>	<i>7.4 Too few bedrooms for us</i>
<i>7.5 House is too big</i>	<i>7.6 House needs major repairs</i>	<i>7.7 House is not suitable for a disabled member of the household</i>	<i>7.8 Other, please state:</i>

C8 Does anyone in your household have a long term illness or disability? such that they need:	
<i>8.1) grab rails or similar to manage steps and or bathing</i>	yes/no
<i>8.2) a stair lift or through floor lift now or in the near future</i>	yes/no
<i>8.3) ground floor facilities such as W.C. bathroom or bedroom</i>	yes/no
<i>8.4) easy access electrical switches and door handles</i>	yes/no
<i>8.5) to use a wheelchair when inside the home</i>	yes/no
<i>8.6) help with transport and or shopping</i>	yes/no
<i>8.7) help with personal care and/or cooking or cleaning</i>	yes/no

C9 Which features were you looking for when you decided to move to your present home? Please <u>circle</u> all that apply:			
<i>9.1 a higher energy rating</i>	<i>9.2 a garage</i>	<i>9.3 office space</i>	<i>9.4 additional parking for visitors</i>
<i>9.5 a family size garden</i>	<i>9.6 no garden</i>	<i>9.7 a smaller garden</i>	<i>9.8 on plot parking</i>

Many thanks for your response.

Please also complete Part B of the questionnaire if you intend to move again within 5 years.
