



Northumberland National Park Authority

Local Plan 2017 – 2037

## **Housing Needs Survey 2016**

**Report of Findings**

## **Executive Summary**

In September 2016, approximately 1070 surveys were sent to residents of the National Park. 181 responses were received, giving a response rate of approximately 17%.

This report draws upon this representative sample of residents together with other available data (such as Census) and past trends and surveys to provide an initial analysis of future trends in relation to housing need in the National Park. The report suggests where further research could be required and gives an initial suggestion of potential policy interventions to be explored through the review of the Northumberland National Park Authority Local Plan.

The trend of an ageing population was reaffirmed through the survey, including an apparent 20% increase of residents in retirement since the 2011 Census. This is likely to be one of the main drivers of the emerging housing policies and strategy for addressing future social care needs. Planning policy, particularly around the provision of affordable housing, will also be one of the key mechanisms for supporting the increase of the working age population, an objective set out in the National Park's Management Plan.

Also reported through the survey were trends of home-working (63% of responding households comprised someone who worked from home) and residents working until later in life (40% of responding household members over 60 still in work). Self-employment is also known to be fairly common in the National Park however the survey was unable to give a full account of this. Nevertheless the results of this survey, together with conclusions drawn from the Business Needs Survey, broadly suggest a need to support the provision of rural enterprise hubs, rural workers' housing and live-work units.

The development of such policy approach should include addressing known issues of infrastructure and facilities deficiencies. This was highlighted by respondents of both the Housing Needs Survey and the Business Needs Survey. The Local Plan will be a vehicle of advocacy for infrastructure provision and the Infrastructure Plan Consultation Draft (2016) sets out the more detailed proposed approach.

The survey also reaffirmed past conclusions in relation to the housing circumstances of National Park residents. Most responding households owned their home (69.5%) and among households comprising older couples, properties were most commonly owned outright and were detached. Families were also commonly occupying detached dwellings but most likely to own their home with a mortgage or live in privately rented property. Younger couples and single respondents mostly occupied privately rented properties. The survey findings also suggested there could be a high extent of under-occupancy of properties in the National Park, particularly among couples and especially older couples.

A further issue highlighted through the survey was second home ownership and its resultant impact on the vitality of rural communities and affordability of housing for households in local need. Survey results suggested that the proportion of dwellings with no usual resident had declined (7%) since the last Census (20%) however this

may not be the case given inconsistencies in how second / holiday homes are defined and how the information is sourced.

Further work is required to assess the true extent of property vacancy however it is likely that occupancy restrictions on new build dwellings will remain necessary. Emerging planning policies will need to achieve a suitable balance between meeting local housing needs, ensuring the permanent occupation of dwellings where appropriate and ensuring new housing development will be viable.

Among responding households, or part of households, that were planning to move there was some evidence that the National Park is considered less affordable in which to live than other locations in the county. 55% wanting to live/remain living in the Park could not afford to. The survey also reiterated the need to support the provision of a range of housing options and address potential issues with affordability and misbalance of available housing stock. For example, some extent of housing need for older children moving out of the family home was also apparent. This suggested that there could be concealed households in housing need but also that more properties could become under-occupied.

Owner occupied housing was particularly needed among families with children, adult couples and elderly households, whereas rented housing was particularly required among households comprising someone with a disability or special needs.

Families with children and households comprising three or more adults needed larger properties and more of such households wished live in the National Park compared to elderly households. This could be recognition of the benefits of living in a location with a broader range of services. Households with elderly / disabled people or those with special needs also typically required smaller properties, often bungalows.

There was also evidence of clear socio-economic links between communities in the National Park and settlements outside of the boundary. As a result, a number of cross-boundary implications and opportunities in relation to meeting future housing and employment needs will need to be addressed.

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## 1. Introduction

- 1.1. Northumberland National Park Authority is currently reviewing its Local Plan. The new Local Plan will contain planning policies guiding future development and the determination of planning applications for a twenty year period from 2017 to 2037 in accordance with national policy.
- 1.2. The National Planning Policy Framework (NPPF) requires local planning authorities to have a clear understanding of housing needs in their area<sup>1</sup> and that their evidence base should be used to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area<sup>2</sup>.
- 1.3. Paragraph 14 of the NPPF recognises that Local Plans may not always be able to meet objectively assessed needs, for instance if any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. The Framework also recognises that, in exceptional circumstances, development should be restricted. Footnote 9 of paragraph 14 sets out examples which include National Parks.
- 1.4. The Northumberland National Park Management Plan 2016-2021 "*Distinctive Places, Open Spaces*" seeks to ensure a balanced range of housing that meets local needs is achieved.
- 1.5. This housing needs survey is just one piece of evidence being prepared by the National Park Authority to support the review of the Local Plan. It will supplement the forthcoming Strategic Housing Market Assessment (SHMA), a study that will provide an objective assessment of the levels of housing need within the National Park.
- 1.6. The main purpose of this survey is to inform and supplement the wider evidence base for the emerging Local Plan, which aims to provide;
  - An assessment of future housing need in Northumberland National Park over the plan period;
  - An assessment of the current housing situation i.e. tenure/ dwelling stock;
  - An assessment of the need for affordable housing;
  - An assessment of the housing aspirations of residents; and
  - Information about residents of the National Park and how this may affect future household formation.
- 1.7. The survey was sent to all residents within the National Park. Respondents had the choice of returning the hard-copy questionnaire by post or completing an online version. It was considered appropriate to send a hard copy to every household given the low population and dispersed nature of the most sparsely populated area of England. In total approximately 1,070 surveys were sent out.

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<sup>1</sup> NPPF (DCLG, 2012), Paragraph 159

<sup>2</sup> NPPF (DCLG, 2012), Paragraph 47

- 1.8. 181 responses were received giving a response rate of approximately 17%, with 33 of responses being submitted online.
- 1.9. This is a representative sample of the National Park's overall population and gives us a broad understanding of likely future trends in relation to housing need based on a combination of available data (such as Census), past trends and survey responses. The analysis and conclusions reached in this report will be used to inform the wider and more detailed housing needs analysis that will be undertaken as part of the Local Plan review process.

## 2. Survey findings

### 2.1. Demography and Employment

#### Demography

##### Key findings

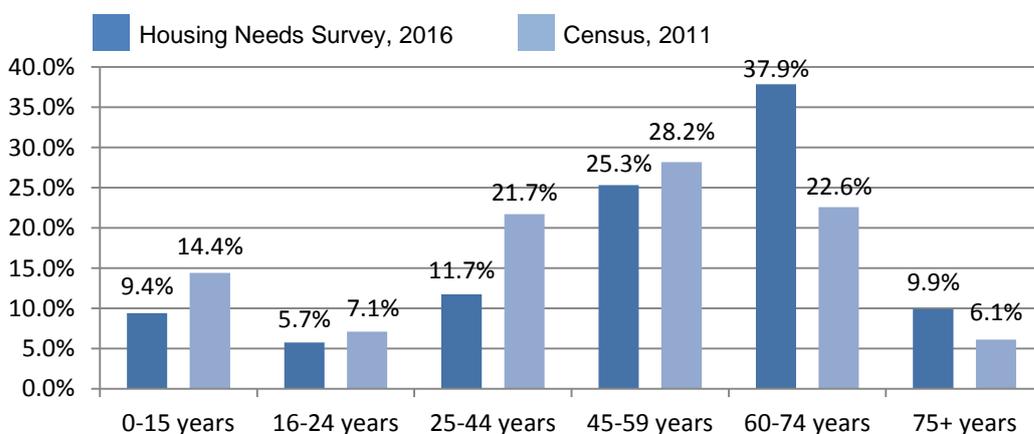
- The survey results show a continuing trend of an ageing population in the National Park.
- This indicates that the Local Plan needs to address housing and care needs of the elderly as well as widening housing options for working age people and families. This will also be fundamental in achieving aim 4 (Thriving Communities) of the NNP Management Plan 2016 – 2021.
- The plan should also support the retention of existing and provision of new essential infrastructure, without any harm to the Park’s special qualities, to support those living here.

2.1.1. Census data revealed an increase in the proportion of residents in the National Park aged between 60 and 74, from 15% in 2001 to 23% in 2011<sup>3</sup> alongside a decline in residents under the age of 45, from 53% in 2001 to 43% in 2011. This trend has been broadly confirmed by the results of this survey.

2.1.2. Survey respondents were asked to account for the ages of each member of the household. The survey results suggest a continuation of an ageing population. Nearly 38% of responding household members were aged between 60 and 74 years (15% more than reported through the 2011 Census) and those under the age of 45 only constituted approximately 27% (16% fewer than reported through the 2011 Census), see figure 1.

2.1.3. Whereas 6% of residents were over the age of 75 in 2011, the survey reported that nearly 10% were in this category.

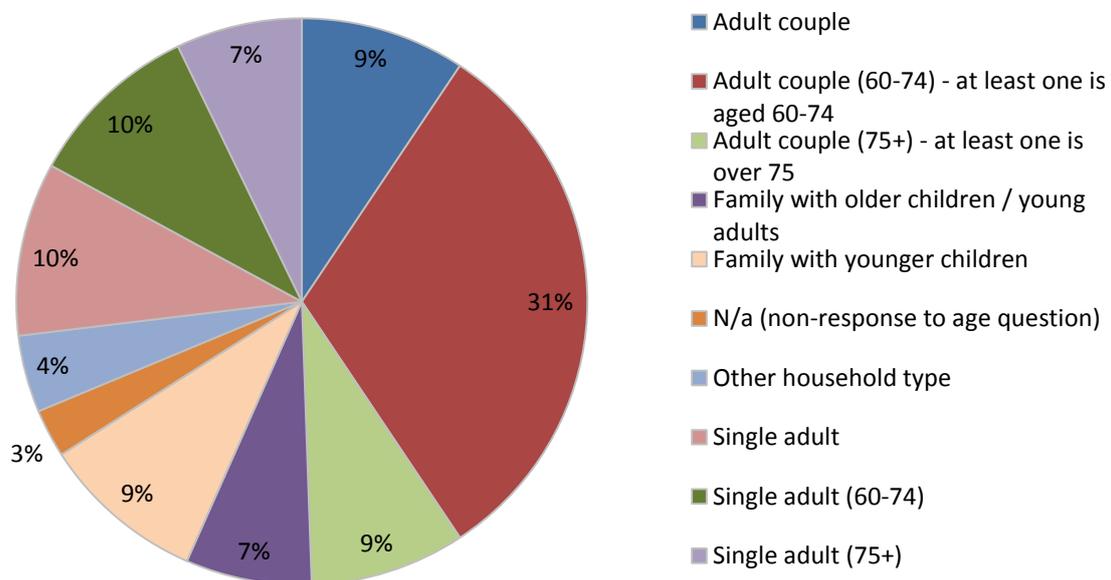
**Figure 1 - Number of residents by age group**



<sup>3</sup> ONS Census. 2011

- 2.1.4. This data was also analysed at a household level to provide an indication of the types of households that responded to the survey. Figure 2 demonstrates that the highest proportion (31%) of responding households were an adult couple comprising at least one individual between 60 and 74 years of age. A further 9% were adult couples where at least one was 75 years or more.
- 2.1.5. Single adults over the age of 60 made up 17% of responding households; 10% aged between 60 and 74 and 7% over the age of 75.
- 2.1.6. Families (typically one or two adults and at least one other family member between 0 and 24 years of age) made up for just 16% of responding households.

**Figure 2 - Responding households by type**



- 2.1.7. An ageing population, together with longer life expectancy, is a national issue with recognised implications for housing and social care in particular. These issues can also be exacerbated by the rural nature of the National Park and its dispersed settlements.
- 2.1.8. The Northumberland National Park Management Plan 2016-2021 seeks to address these issues and mitigate against any potentially unsustainable implications. Objectives for the next five years include ensuring the retention of rural services (objective 4.2.2), something which is also emphasised in national planning policy<sup>4</sup>; increasing levels of public health and wellbeing (objective 4.2.5); and also increasing the number of young adults and people of working age living in the National Park (objective 4.3.1).
- 2.1.9. The Local Plan and its policies is a key means of achieving these objectives. The plan will need to be underpinned by strategic priorities that support the

<sup>4</sup> National Planning Policy Framework (DCLG, 2012), Paragraph 28

National Park’s communities’ health, social and cultural well-being as well as performing its economic and environmental roles. Consequently the emerging policies need to ensure that new housing meets the needs of young families and working adults as identified by the emerging evidence. The plan may also incorporate policies that support the continued provision of community facilities and rural services.

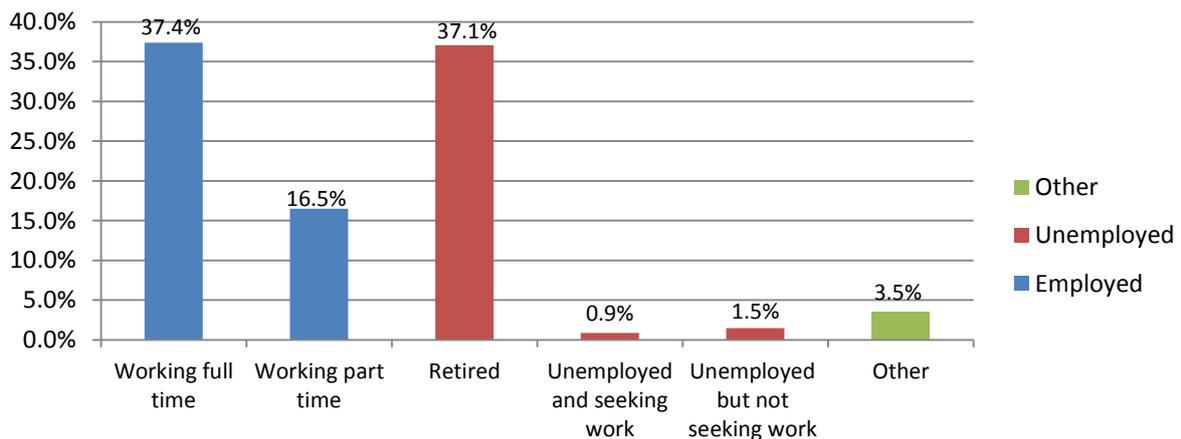
2.1.10. The relation between age trends and other findings of this survey regarding employment and property is analysed later in this report.

Employment

**Key findings**

- Increased proportion of responding households comprising retirees; reflects earlier findings of a continued ageing population
- Similarly high proportion (40%) of residents over the age of 60 still in work.
- Among employed residents who work in the National Park, home-working is common (63%) whilst over half of those who work outside of the National Park commute further than 20 miles.
- Benefits of home-working are recognised and the Local Plan should seek to continue to support this in addition to supporting the provision of other forms of employment premises where a proven need exists.
- Findings further emphasise the importance of supporting the retention of existing and provision of new essential infrastructure, without any harm to the Park’s special qualities.
- A more flexible approach to the provision of rural workers’ housing and ‘live-work’ developments should be considered.
- Local Plan should recognise cross-boundary implications and opportunities.

**Figure 3 – Household employment**



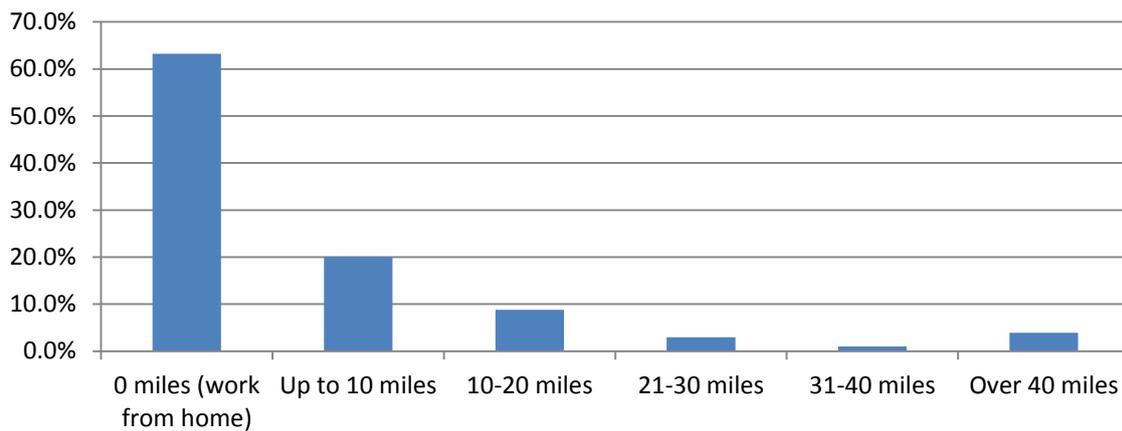
2.1.11. The survey results indicate that approximately 54% of members of responding households were economically active and in employment, either working full time (37.4%) or part time (16.5%). This is lower than previously reported in the 2010 Residents Survey<sup>5</sup> (62% in employment) and also

<sup>5</sup> NNPA Residents Survey (2010), with a response rate of 21%

significantly lower than census data which indicated that 73% were in employment in 2011.

- 2.1.12. 37.1% of members of responding households were retired, indicating a significant increase from 16.6% reported by the census in 2011 and 12% reported in the previous survey (2010). 0.9% of unemployed household members were seeking work and 1.5% were not seeking work. This appears broadly consistent with the census which indicated that 2.1% of National Park residents were unemployed in 2011. 0.3% said that a member of the household was a house-wife.
- 2.1.13. Despite the large proportion of retirees there was also an indication that of the households which comprised at least one member over the age of 60, approximately 40% remained in employment. This broadly suggests that older residents still make quite a significant contribution to the economy of the National Park. 0.3% of residents were said to be semi-retired.
- 2.1.14. A small proportion of members of responding households (4%) were identified as being within another category. 0.9% were in full-time education which was lower than the census figure of 3.6%. 1.5% were reported to be self-employed which initially appears to be much lower than the 27.8% self-employed residents counted in the census. However, a comparison to census data would not be reliable in this instance given that self-employed members of responding households may have been included within the overall figure of those in employment.
- 2.1.15. Disparities between this survey, census data and the previous survey results could also be a result of the response rate or possibly a different sample of responding households. Nevertheless, the apparent ageing population could substantiate the higher proportion of retirees also reported through the survey, providing further evidence of the need to increase the working age population of the National Park.
- 2.1.16. Information was also requested relating to the distance commuted by workers and whether this place of work was within or outside of the National Park.

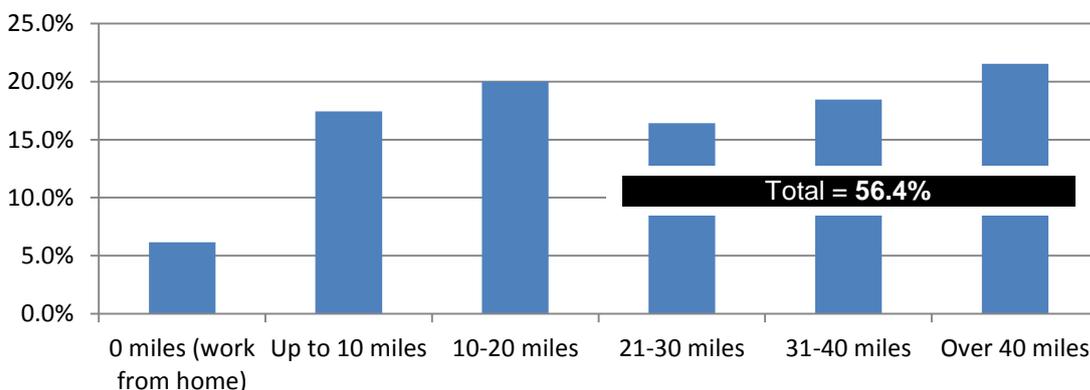
**Figure 4 - Commuting distances of those employed within the National Park**



2.1.17. 55% of employed members of responding households said that they worked within the National Park, with a large proportion of these working from home (63%) as shown in figure 4.

2.1.18. A further 20% of those who worked in the National Park lived fewer than 10 miles away from their work place the remaining 17% indicating that they travelled further than 10 miles to work.

**Figure 5 - Commuting distances of those working outside of the National Park**



2.1.19. Responding households also indicated that just under half (45%) of those employed worked outside of the National Park. Figure 4 indicates that, of these household members, 56.4% commuted further than 20 miles, as indicated by figure 5. Few household residents (around 6%) who worked outside of the National Park worked from home. These individuals could be from the small proportion of responding households that in fact lived outside of the National Park, or this could be an indication of occasional home-working with the main place of work being outside of the Park. Less than 1% of employed household members did not have a fixed place of work.

2.1.20. The Northumberland National Park Business Needs Survey (2016) also indicated that home working may be becoming more popular with 52% of business premises part of / attached to the home or a separate building on the residential property. It is clear that working from home can reduce the need to travel and may also help to retain a high level of economic activity

locally and reduce the level of out-commuting from the National Park. Consequently the Local Plan should encourage more opportunities to continue this trend and seek to deliver objective 4.3.3 of the Management Plan. Nevertheless limited accessibility to high-speed broadband and effective telecommunications is a key barrier to those choosing to work from home<sup>6</sup>.

- 2.1.21. Although home working would not always require planning permission, it may bring about development needs such as conversions of existing buildings or new buildings on existing residential properties. This may reduce the number of sites needed for employment use in the National Park.
- 2.1.22. Emerging policies could therefore support the provision of more live-work units which could also include more flexibility for housing provision in the countryside under exceptional circumstances. This could potentially increase the viability of setting up and maintaining a business within the National Park and could lead to more self-employment.
- 2.1.23. Proposals for new business activity in the National Park would need to be of an appropriate scale and may be required to relate to the special qualities of the National Park (as currently required by extant Policy 14).
- 2.1.24. It would also be important to prevent live-work units from losing their 'work' element or becoming second homes. The extent to which planning policies could regulate this will need to be explored further.
- 2.1.25. Working from home / self-employment is not however suitable for everyone. Emerging planning policies could also offer increased support for suitably located rural workers' housing where there is evidence of need. This would likely contribute further to reducing commuting distances, and potentially increasing the working age population, with particular support for businesses of land-based industries.
- 2.1.26. Although it is necessary to explore ways in which the Local Plan can support the local economy within the National Park, the important role of the 'gateway' settlements is recognised in the Management Plan. Housing and employment opportunities may be of a cross-boundary nature and this should be reflected through the emerging policies. Improving public transport and providing more sustainable commuting choices will also be fundamental in ensuring continued connections between settlements within and those on the edge of the National Park<sup>7</sup>.
- 2.1.27. A forthcoming Economic Futures and Employment Demand Study will explore the needs of businesses and their employees, including the likely impact on housing needs in further detail.

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<sup>6</sup> Northumberland National Park Infrastructure Plan Consultation Draft (2016)

<sup>7</sup> Businesses in the National Park reported that 61% of employees commuted by private car (Business Needs Survey 2016)

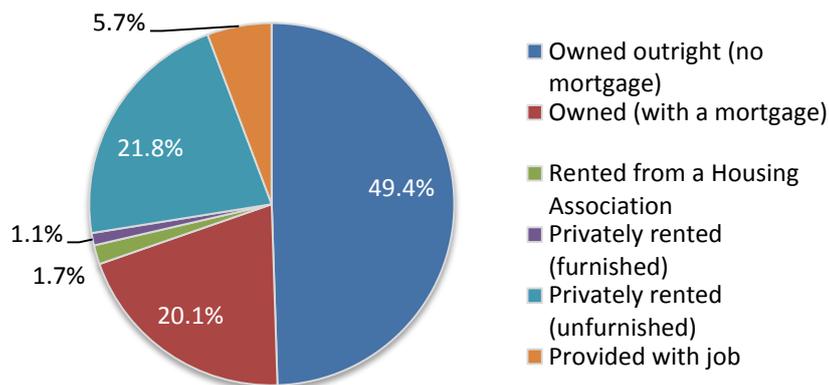
## 2.2. Property Accommodation

### Property type and tenure

#### Key findings

- Majority of responding households owned their home.
- Older National Park residents, especially older couples, appeared to be most likely occupying detached dwellings, and were also commonly home owners with no mortgage.
- Families were also commonly occupying detached dwellings but most likely to own their home with a mortgage or live in privately rented property.
- The highest proportions of couples and single respondents under the age of 60 occupied a privately rented dwelling.
- No responding household lived in a flat or maisonette.
- Those who owned their property were more likely to have lived there for a longer period of time than those who rented.

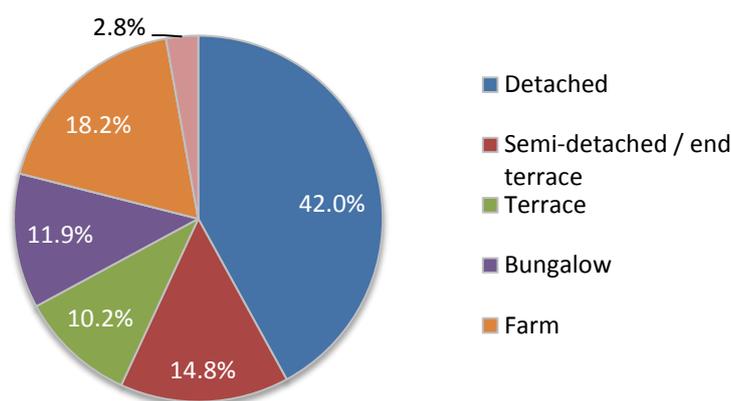
Figure 6 - Type of ownership / renting



2.2.1. Respondents were asked how they currently owned their property. The majority of responding households (69.5%) owned their property; 20.1% with a mortgage and 49.4% owned outright with no mortgage, see figure 6. The survey therefore indicated a higher level of owner-occupying that reported in the 2011 Census (58.4%). This discrepancy could be a result of the response rate, however it can be broadly concluded that most properties in the National Park are owned by the occupier.

2.2.2. The private rental sector was the next most common tenure (23%), with most privately rented properties being unfurnished (22%). A small proportion of residents (1%) privately rented a furnished dwelling. Only 2% of responding households rented from a Housing Association. The remainder of respondents (6%) said that their accommodation was provided with their job. No responding households were within a shared equity scheme nor did any residents partly own and partly rent their property.

**Figure 7 - Dwelling types in Northumberland National Park**



2.2.3. The survey also found that 42% of responding households lived in detached dwellings, see figure 7. This being the larger proportion reflects findings from previous housing surveys for the National Park and broadly corresponds with census data (2011) which suggested that nearly 60% of properties across the Park are detached<sup>8</sup>.

2.2.4. Figure 7 also shows that just over 18% of respondents said they lived on a farm, and the remainder of accommodation types included semi-detached / end of terrace (15%), bungalow (12%), terraced house (10%) and other types<sup>9</sup> (3%). Benchmarking these figures against census data is not possible due to non-corresponding groupings; however the relationship between dwelling type, tenure and the type of responding households is explored further in the following paragraphs.

2.2.5. The survey results were quite compelling in their indication that the large proportion of older residents in the National Park, and particularly those households comprising a couple, were commonly occupying detached dwellings which appeared also to be typically owned outright. Families were also occupying detached dwellings, and many were owner occupiers but most families owned their property with a mortgage. Privately rented properties were also commonly occupied by families as were farms. Of the responding households that resided on farms, over half (53%) either privately rented or occupied a dwelling that was provided with their job. The following paragraphs provide further detail and commentary on figures 8 and 9 (see pages 17 and 18).

*Property type and tenure among older households*

2.2.6. Among households comprising an adult couple in which at least one person was between the age of 60 and 74, the majority (73%) owned their property outright with no mortgage. This household type also most commonly occupied a detached property (61%). The remainder lived in farms (12%), terraced properties (11%), semi-detached/end terraces (9%), bungalows (5%) or other dwelling types (2%).

<sup>8</sup> Note that census data included detached bungalows in the overall figure for detached properties.

<sup>9</sup> Including a cottage; farm and cottages; barn conversion in row of three; a farmhouse; and; the first bungalow for disabled wheelchair user built in the National Park

- 2.2.7. Adult couples with at least one household member older than 75 also generally owned their property outright (63%), with 40% of households of this type occupying a detached property. 27% lived on a farm and 20% resided in a bungalow.
- 2.2.8. This level of home ownership was also reflected among older single adults. 91% of single adults who were over the age of 75 owned their property outright and, of those within the 60-74 age bracket 65% owned their home outright.
- 2.2.9. The type of dwellings lived in by single adults between the age of 60 and 74 were more varied. 31% occupied a detached property, 25% lived in a terraced dwelling and 19% in a bungalow. The remaining 26% occupied farms (13%) and semi-detached/end of terraces (also 13%).
- 2.2.10. Among single adults over the age of 75, 38% lived in a bungalow and 23% lived in a terrace, whereas only 15% occupied a detached dwelling. 15% also lived on a farm. Just 8% of older single adults lived in a semi-detached / end terrace property.

*Property type and tenure among younger households*

- 2.2.11. Although the most common tenure among responding households was owner-occupied, with nearly half of homes owned outright (as shown in figure 6 on page 13), it appears that couples and single people under the age of 60 were far less likely to own their property without a mortgage, and more likely to rent, than those over 60.
- 2.2.12. Among single adults under the age of 60, 39% privately rented an unfurnished property. This was significantly higher than the proportion of single adults between the age of 60 and 74 who privately rented an unfurnished dwelling (18%) and the proportion of single adults over 75 (9%).
- 33% of single adults under 60 owned their property with a mortgage and only 22% owned their property outright. The remaining 6% of single adults under 60 rented from a housing association. 28% of single adults in this age bracket occupied a detached dwelling and a further 28% lived in a bungalow.
- 2.2.13. Similarly, the highest proportion (38%) of adult couples under the age of 60 privately rented an unfurnished property in the National Park. When compared to older adult couples who privately rented an unfurnished property, a quarter of the couples with one or both household members above the age of 75 privately rented their property unfurnished. Among those couples which comprised at least one person between 60 and 74, the proportion was just 11%.
- 2.2.14. A quarter of adult couples under 60 owned their property with a mortgage and 19% owned their property outright. A further 19% occupied a property that was provided with a job.

*Property type and tenure among families*

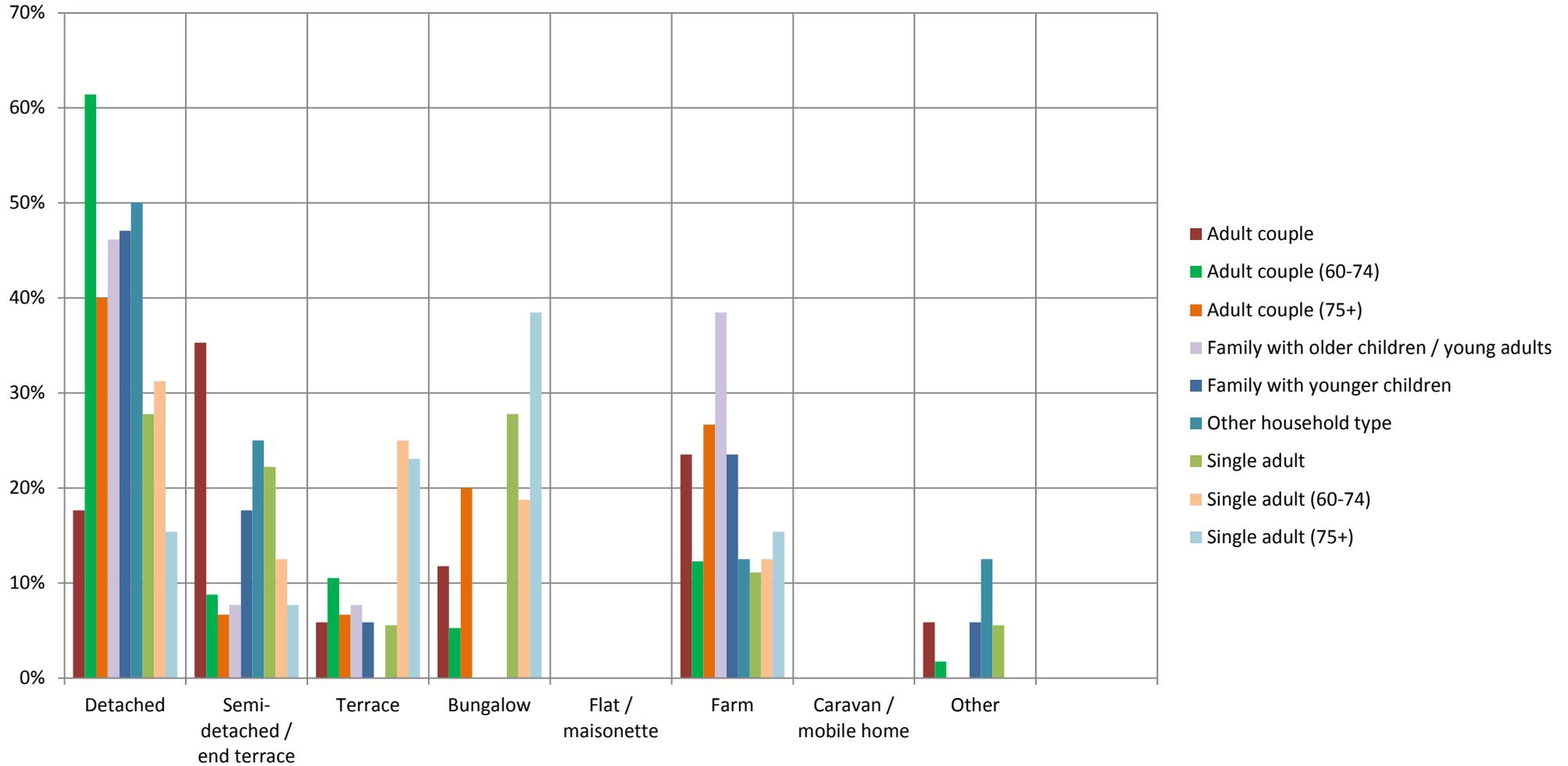
- 2.2.15. Families in the National Park most commonly owned their property, however only 15% owned outright without a mortgage. Among 'older' families<sup>10</sup> 38% owned their property with a mortgage whereas 47% of 'younger' families<sup>11</sup> owned their property with a mortgage.
- 2.2.16. Privately renting an unfurnished property was a common tenure among families in general (38% of 'older' families, 35% of 'younger' families). Some families also occupied a property that was provided with a job (8% of 'older' families, and 12% of 'younger' families). 6% of families with younger children also rented from a housing association.
- 2.2.17. 46% of the 'older' family households that responded lived in a detached dwelling and 38% lived on a farm. Younger families also occupied detached dwellings (47%) but also resided on farms (24%) and semi-detached / end terraces (18%).

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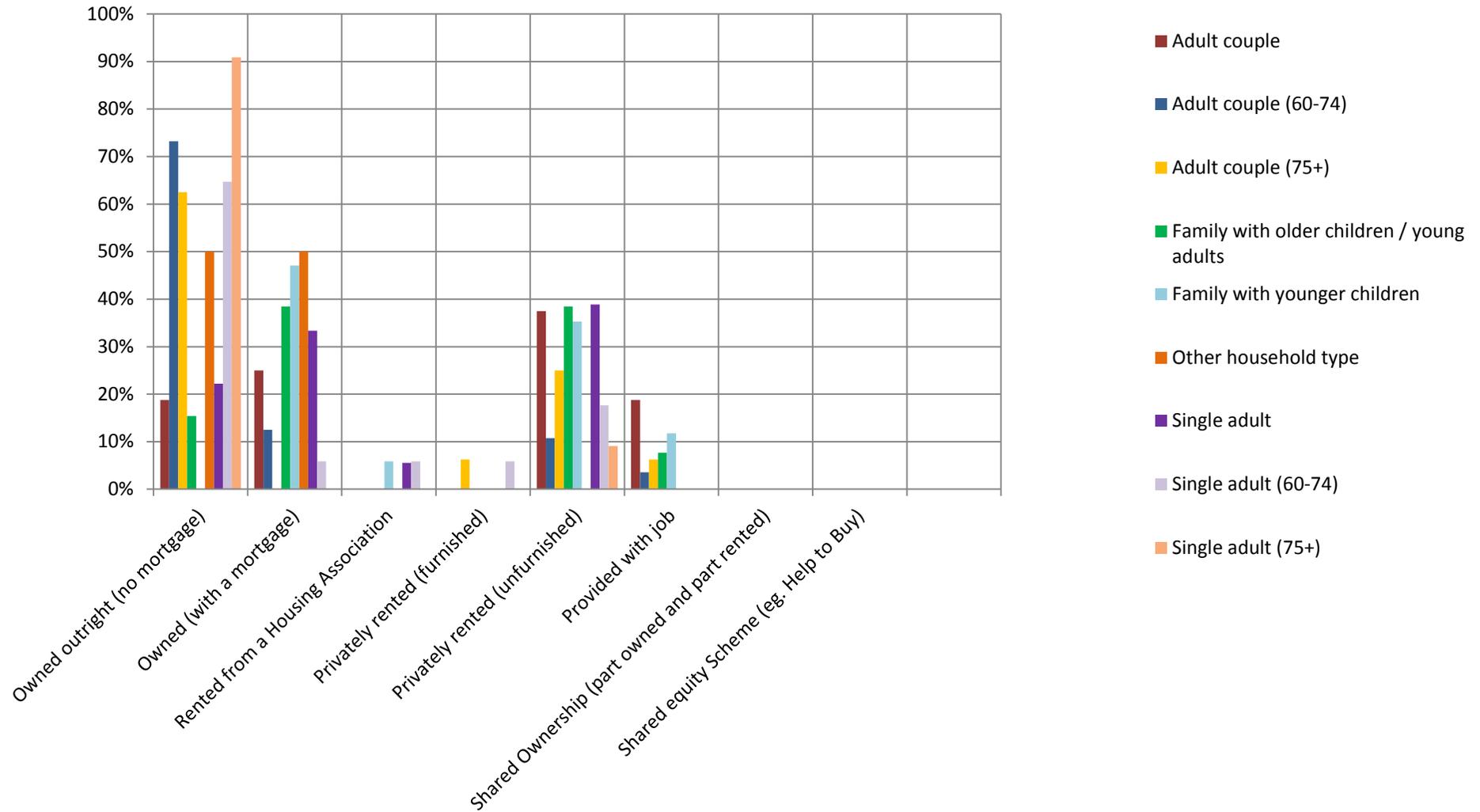
<sup>10</sup> For the purpose of this report, an 'older' family typically comprises two adults and at least one **other** household member between the age of 16 and 24 (young adults still living at home).

<sup>11</sup> For the purpose of this report, a 'younger' family typically comprises two adults and at least one **other** household member under the age of 16.

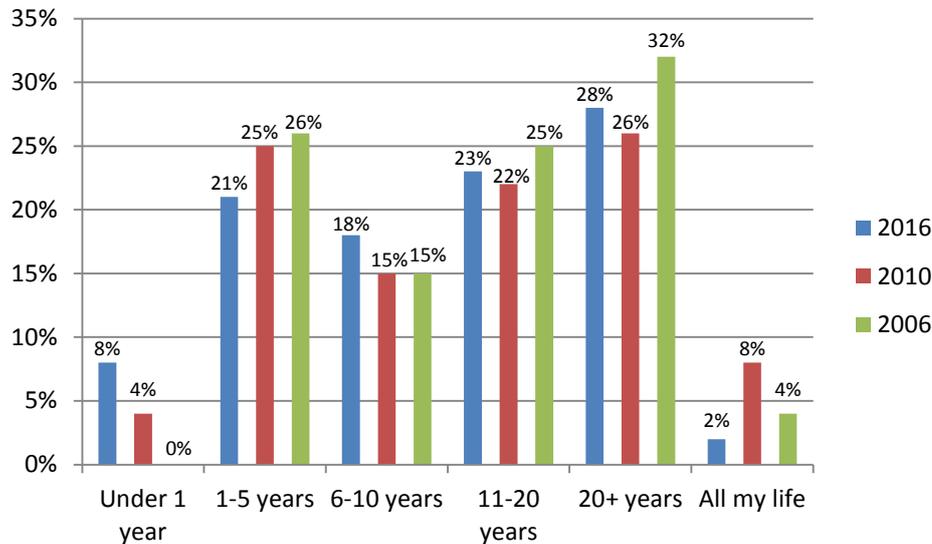
Figure 8 - Type of property by household type



**Figure 9 - Tenure of property by household type**



**Figure 10 - Length of time lived at the address**



2.2.18. Over half of responding households (54%) indicated that they had lived at their address for more than 11 years. This figure was higher in 2010 (56%) and higher still in 2006 (61%).

2.2.19. Among owner-occupiers, 60% had lived at the current property for more than 11 years and the figure was 67% for outright owners. Only 36% of responding households that rented their property had lived at the current address for more than 11 years.

2.2.20. 30% of all responding households had lived in their current property for 5 years or less, a figure marginally higher than reported in both the 2006 survey (26%) and in 2010 (29%).

2.2.21. Among owner occupiers, just 22% had lived at the current residence for 5 years or fewer whereas half of those who rented their current property had done so for no more than 5 years.

2.2.22. It could be broadly concluded therefore that those who own their property are more likely to remain there for longer, however further analysis is required to determine the extent of house moves within / into and out of the National Park.

2.2.23. The Strategic Housing Market Assessment will provide further detail on migration patterns across the National Park and how these might change over the plan period.

## Under-occupancy

### Key findings

- Findings suggest there could be a high extent of under-occupancy, particularly among couples and especially older couples.
- Reiterates the need to support the provision of a range of housing options, based on established need, which could begin to offset this misbalance.

2.2.24. Households had on average a total of 3 bedrooms. Only one household shared a room (bathroom) with another household. In order to provide an initial indication of the extent to which properties in the National Park are being under-occupied, this survey applies the government's definition that implies that any single or couple household with three or more bedrooms 'under-occupies'.

2.2.25. Using this definition the survey identifies 81% of responding adult couple households as under-occupiers. Among older adult couples, the proportion of under occupiers was higher still with 87% of couples with at least one individual being aged 75 or over living in a 3+ bedroomed property. 48% of responding households comprised a single adult under-occupying their property.

2.2.26. This high level of under-occupation corresponds then to the housing stock in the National Park which suggested that the majority of dwellings were detached. It can be reasonably assumed that detached dwellings are the typically the larger of the existing housing stock in the National Park and the survey results suggest that over three quarters (76%) of detached houses were occupied by couples or single adults.

2.2.27. The survey broadly concludes then that older couples in particular were typically under-occupying larger detached houses and also most commonly owning their properties outright. It may be that children have left the family home but that additional bedrooms are still required to accommodate visitors. However, such occupancy patterns on a large scale across the National Park could be exacerbating restrictions in the supply of family housing and therefore keeping house prices high.

2.2.28. Further, there did appear to be an upward trend in the proportion of households that perceived their property to be too big. 6% of responding households said this was the case which had doubled since the 2010 survey (3%). 88% of respondents that thought their home was adequate for their needs, down from 90% in 2010.

2.2.29. Section 2.3 of this report explores in more detail the aspirations of those responding households, or part of the household, that needed to move.

## Property vacancy and second / holiday homes

### Key findings

- Survey findings broadly conclude that the proportion of second / holiday homes remains higher than the national average.
- Likely that the National Park will remain an area of high demand for second homes. A key objective of the Local Plan will be to manage the competing needs of visitors and local residents.
- Local Needs Occupancy restrictions should be retained, however there is scope for more flexibility which could increase the viability of new housing provision in the National Park.

2.2.30. The 2011 census reported that 20% of dwellings in Northumberland National Park had no usual resident<sup>12</sup>, considerably higher than the national average (4%) and also higher than the average across the National Parks (19%)<sup>13</sup>. The figure had also increased from 18% reported in the 2001 Census. The current Core Strategy (2009) recognised this trend and the potential implications for the National Park's communities. It is commonly understood that high demand for housing in attractive rural locations and restrictions on the supply of housing combine to raise house prices and disadvantage local people in low wage rural economies<sup>14</sup>. This evidence formed the basis of the extant policy 10 which restricts the occupancy of all new housing, in perpetuity, to households with a local connection.

2.2.31. This survey indicated that, for 93% of responding households, their accommodation was their main residence. 5.1% said that their home was a second home and 1.7% said that it was a holiday home. Although it appears then that the proportion of dwellings with no usual resident (7%) has decreased since the 2011 census, the lower figure could be skewed by the response rate of the survey. Further, the numbers of dwellings that have become or remained vacant may not have been accounted for. Previous studies have acknowledged the limitation in relation to varying definitions of second homes<sup>15</sup> and it is for this reason that comparison with more recent nation-wide data is not feasible. More work is therefore required to establish the extent of empty, second and holiday homes in the National Park; however the initial indication is that the figure remains higher than the national average.

2.2.32. It is likely that given the Park's attractiveness<sup>16</sup> it will remain an area of high demand for second homes although further assessment of this demand could be required. Potential improvements to transport connections between the north and the south of the country, notably the delivery of High Speed

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<sup>12</sup> Including second and holiday homes

<sup>13</sup> Northumberland National Park State of the Park Report (2015)

<sup>14</sup> Lake District National Park Authority, *Review of Second Home Data and Assessment of the effects Second Homes are having on Rural Communities*

<sup>15</sup> Centre for Housing Policy (June 2005), *The Impact of Empty, Second and Holiday Homes on the Sustainability of Rural Communities – A Systematic Literature Review*, University of York, York.

<sup>16</sup> The two main reasons for responding households having moved to the National Park were, firstly, "location" and secondly a "better quality of life". Retirement was also a factor.

Rail, could further increase the feasibility of owning a second home in the National Park. If an increased quality of telecommunication is achieved this may also be a key factor in increasing the desirability and practicability of second home ownership in the Park.

- 2.2.33. Although high levels of second home ownership often have a negative impact on the availability and affordability of housing in the National Park, there are recognised positive effects. It has been suggested that second home owners can bring an element of social value with increased connectivity bringing new skills, networks and knowledge to the area<sup>17</sup>. Similarly it is recognised that holiday homes can positively support some community facilities and the local tourism economy. However, it is then the case that holiday accommodation, either used as a holiday let or for the sole use of the owner / friends and family, reduces the availability of housing for local people and does not support facilities such as schools or doctors<sup>18</sup>.
- 2.2.34. Emerging planning policy consequently must adopt a suitably balanced approach. There is a clear indication that the new Local Plan should retain an element of occupancy restriction for new housing in the National Park and that this requirement should be applied in perpetuity. However, other emerging evidence is suggesting that the criteria defining local need should not be unnecessarily restrictive.
- 2.2.35. With other, particularly rural, areas of the country also experiencing high levels of second home ownership it is necessary to consider how these areas are mitigating the resulting impact. The St Ives Neighbourhood Development Plan has adopted a policy that requires all new open market housing to be the occupier's main residence. Adopting a similar approach could be considered, but emerging policy should reflect local circumstances and be justified by evidence.
- 2.2.36. The government has also recognised that planning policy alone cannot address the issues associated with increasing ownership of second homes in rural areas. Last year funding was made available to enable the development of community-led housing, through Community Land Trusts and Parish Councils, in areas where the impact of second home ownership is particularly acute<sup>19</sup>. Northumberland National Park Authority is working with Northumberland CAN (Community Action Northumberland) to identify areas of the National Park where community-led housing could potentially be provided to meet local and affordable housing needs.
- 2.2.37. Although a different policy approach may be required to address high levels of second / holiday home ownership in the National Park, the Local Plan should also contribute to achieving the second statutory purpose of promoting opportunities for the public to enjoy and understand the area.

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<sup>17</sup> Gallent (2014) *The Social Value of Second Homes in Rural Communities*, Housing, Theory and Society, Vol.31, No. 2, 174-191

<sup>18</sup> Lake District National Park Authority, *Review of Second Home Data and Assessment of the effects Second Homes are having on Rural Communities*

<sup>19</sup> HM Treasury, 2016 Budget, March 2016, para 1.127

Consequently the plan will play a key role in the safeguarding and provision of visitor accommodation. Existing policy supports the reuse of buildings to provide self-catering and / or bunkhouse / camping barn accommodation.

- 2.2.38. The extant sequential approach to new development would support the conversion of holiday lets particularly in the local centres to residential use. However, although this would contribute to increasing the “permanent” resident population, it is likely that such a conversion would not be reversed. Therefore, the extent to which visitor accommodation should be safeguarded needs also to be considered. It could be that a marketing test be added to the Local Plan to check that there is no longer reasonable demand for such accommodation.

### 2.3. Households intending to move

#### Key findings

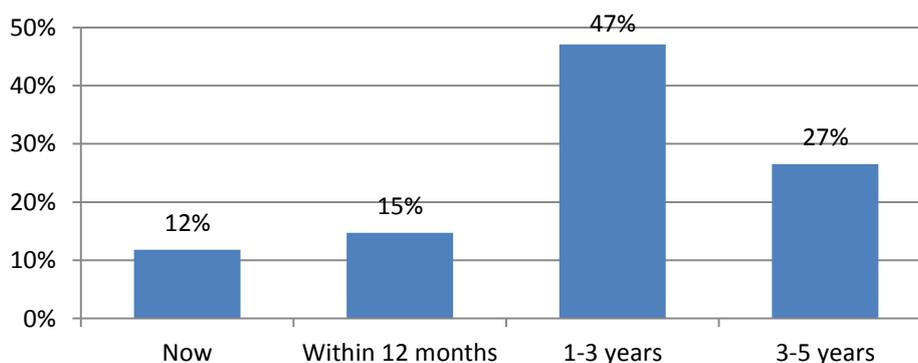
- Most households (55%) needing to move and that would choose to live/remain living in the National Park could not afford to.
- Some extent of housing need for older children moving out of the family home was apparent.
- Owner-occupied housing particularly needed among families with children, adult couples and elderly households, whereas rented housing particularly needed among households comprising someone with a disability or special needs.
- Families with children and households comprising three or more adults needed larger properties and more wished to live in the National Park compared to elderly households.
- Households with elderly / disabled people or those with special needs also typically required smaller properties, often bungalows.

2.3.1. 88% of responding households thought that their home was adequate for their needs. Nonetheless, 19% of survey respondents said that they or a part of their household planned to move within the next five years. The following paragraphs explore the trends of those responding households intending to move however the response rate of this survey (17%) needs to be taken into consideration. Paragraphs 2.3.3 to 2.3.6 give an overall picture of those intending to move in the next five years. Subsequently, paragraphs 2.3.7 to 2.3.18 analyse the results in more detail by household type.

2.3.2. It is anticipated that the National Park Authority's Strategic Housing Market Assessment (SHMA) will provide further commentary on the extent to which households are in need of housing, including the extent of affordable housing need. This report should therefore be read in conjunction with the SHMA.

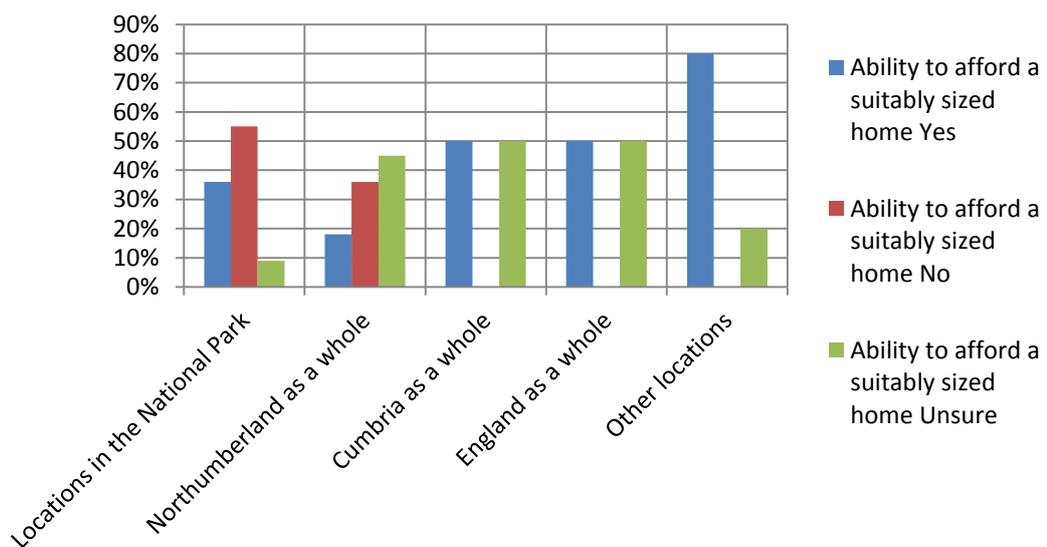
2.3.3. Of the responding households, or part of responding households, needing to move 47% planned to move in one to three years' time, 15% planned to move within the next 12 months and 12% said they were ready to move now. The remaining 27% needing to move did not need to do so for another three to five years (see figure 11).

Figure 11 - When households planned to move



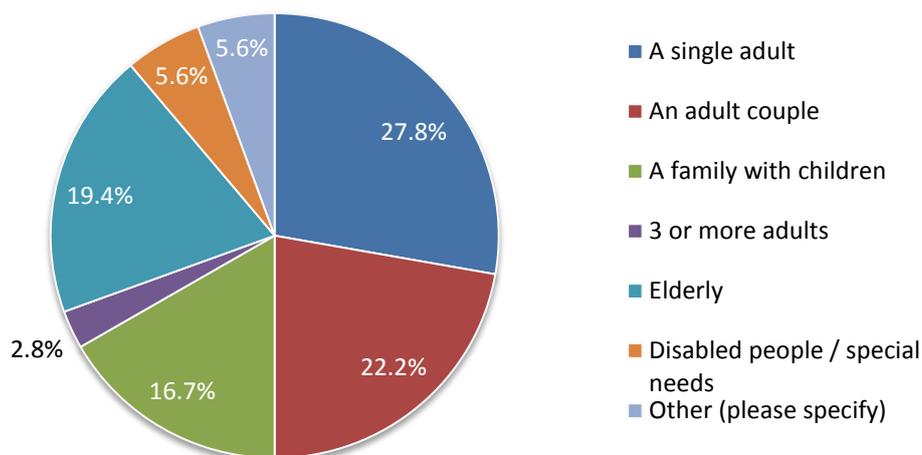
- 2.3.4. For 63% of responding households planning to move, private ownership would be most suitable and for 26% it was renting. Less than 1% needed a home provided with a job.
- 2.3.5. 32% of households intending to move in the next five years were looking to move within the National Park with a further 32% considering Northumberland as a whole. Of those wanting to remain in the National Park, the majority (55%) said they could not afford a suitable home in their preferred location with 9% saying they were unsure whether they could (see figure 12).
- 2.3.6. Figure 12 also demonstrates that when compared to those who were considering Northumberland as a whole, only 36% said that they could not afford to live in a suitably sized property in the county. The highest proportion of households who wanted to remain living somewhere in Northumberland (45%) comprised those who were unsure whether they could afford a home of a suitable size. Half of households looking at Cumbria as a whole, and similarly half of those considering England as a whole said they would be able to afford a suitably size home in their preferred location.

**Figure 12 - Households intending to move - Ability to afford a suitably size home by preferred location**



- 2.3.7. Figure 13 shows that, of the households or potentially newly forming households that needed to move in the next five years, 28% comprised a single adult, 22% were an adult couple, 19% were elderly and 17% were a family with children. 6% comprised disabled people or those with special needs, a further 6% were another household type and the remainder 3% were households with three or more adults.

**Figure 13 - Types of households needing to move in the next five years**



- 2.3.8. Among the single adult households that needed to move, half of these were responding households with more than one person and further analysis has suggested that the need is potentially for older children leaving home. Also, 43% said that the reason for moving was that they needed to live independently. 29% of these households thought it was too expensive to remain living in their current property.
- 2.3.9. A quarter of the single adult households that were planning to move said their preferred location was within the National Park and 38% said they were considering Northumberland as a whole. Among these households or newly forming households, there was a broad mixture of suitable dwelling types, tenure types and abilities to afford a suitably sized home in their preferred location.
- 2.3.10. Of the households comprising three or more adults needing to move, all of these said the current property was too small. Half of households comprising families with children said also said that the current property was too small for their needs and a quarter said that it was too expensive. The average number of bedrooms needed among families was 3, and 50% required an owner occupied detached home. Only half of families with children wished to remain in the National Park, half of these being unsure whether they could afford a suitable home in the Park and the other half said they could not afford to.
- 2.3.11. Adult couples intending to move within the next five years required on average 2.8 bedrooms. A mixture of reasons were given for why these households needed to move however 43% said they wished to live in the National Park and 57% wanted to buy. Only 43% said they could afford a suitably sized property in their preferred location and 14% were unsure.
- 2.3.12. 80% of elderly households needing to move and 50% of households comprising people with a disability or special needs thought that their current property was too big. The remainder of these households said that they

needed to move due to health or mobility issues (50% of households comprising an individual with disability / special needs, 20% of elderly households).

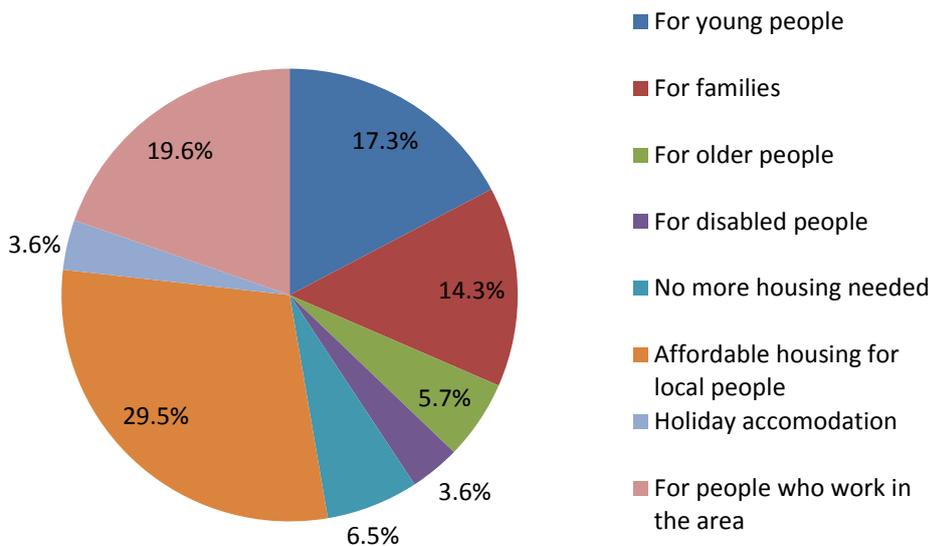
2.3.13. Among the elderly households needing to move, the average number of bedrooms needed was 2.1. The largest proportion (43%) required a semi-detached property and only 14% said they specifically wanted to live in the National Park.

2.3.14. All of the households needing to move that comprised someone with a disability or special needs wished to rent a bungalow with 2 bedrooms in the National Park. However only half said they could afford such a property.

2.3.15. 14% of responding households said that they or a part of the household would consider self-build or custom housebuilding as a potential housing option. The National Park Authority continues to monitor demand for this type of housing through its Self-build and Custom Housebuilding Register.

*Other people*

**Figure 14 - Type of housing respondents thought were needed in the National Park**

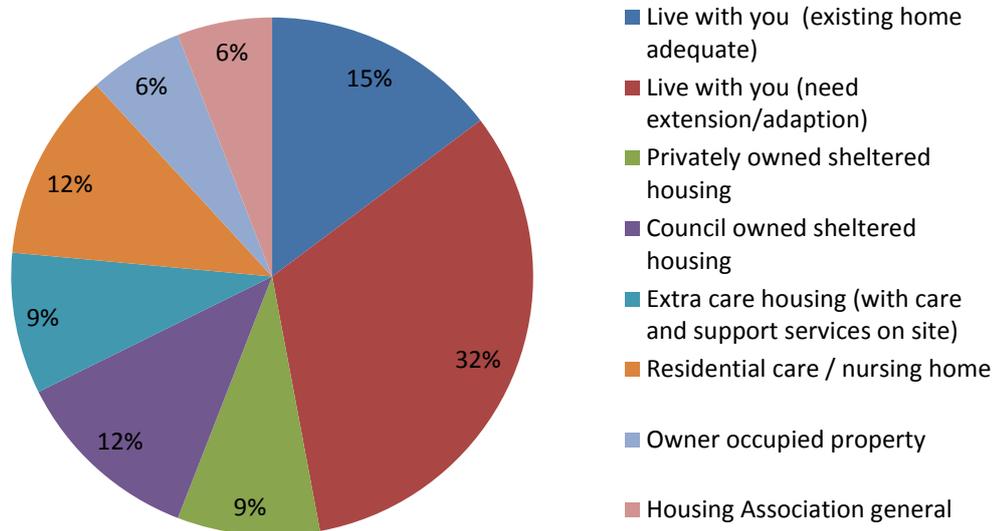


2.3.16. 15% of responding households said that they were aware of someone who has moved out of the area in the past 5 years as they could not afford to live locally. 10% knew of someone who had moved away from the area but would like to return. Only 6% were aware of someone employed in the local area who would like to move closer to their place of work.

2.3.17. Of those households who were intending to move into or back to the National Park the majority of them stated a need for a 3-bed semi-detached property.

2.3.18. A further 15% of responding residents said they had elderly relatives who may need to move closer to them in the future. A variety of housing types were potentially needed, with a particularly large proportion (47%) of respondents saying that said the elderly relative may need to live with them (see figure 15).

Figure 15 - Types of accommodation elderly relatives may need



### 3. Overall Conclusions

- 3.1.1. The survey results indicate that various policy interventions could be needed to address a number of emerging housing, economic and infrastructural issues which could arise in the National Park over the next twenty years.
- 3.1.2. Responses demonstrated a continual ageing population, a trend which has been recognised to have significant effects on rural communities. The specific housing and support needs of the elderly will need to be established in more detail. Likewise, supporting the increase of the working age population will also be a key influence in the development of housing policies and strategy.
- 3.1.3. A greater proportion of households comprising retirees (37%) than reported through the Census (16.6%) and previous housing needs survey (12% in 2010) appeared to correspond with the ageing population trend. Nevertheless 40% of residents over the age of 60 were still in work.
- 3.1.4. Home-working was also common among survey respondents with 63% of respondents reporting that a household member worked from home. This could be linked to the sparse nature of settlements across the Park. Further, although only 1.5% of household members were reported to be self-employed the actual proportion is likely to be higher (27.8% reported in the Census 2011).

- 3.1.5. As a result of these initial findings, it could be argued that employment land use such as live-work units and rural enterprise hubs need to be more widely supported through emerging policies. This was also a finding of the Business Needs Survey that was conducted concurrently alongside this survey and which together with Census data recognised the strong connection between the local economy and the special qualities of the Park. It may be then, that more flexibility for the provision of housing outside of settlements that is tied to a rural-based enterprise is also needed.
- 3.1.6. Survey respondents emphasised the importance of supporting the retention of existing and provision of new essential facilities and infrastructure and in so doing avoiding any harm to the Park's special qualities. This was also highlighted by respondents of the Business Needs Survey. The Local Plan will be a vehicle of advocacy for new or improved provision of community facilities and infrastructure and the Infrastructure Plan Consultation Draft (2016) sets out the more detailed proposed approach.
- 3.1.7. Although the survey did not provide a full analysis of housing stock in the National Park, the findings offered an initial indication of how different demographic groups were housed.
- 3.1.8. The majority of responding households owned their home and among households comprising older couples, properties were most commonly owned outright and were detached. Families were also commonly occupying detached dwellings but most likely to own their home with a mortgage or live in privately rented property. Younger couples and single respondents mostly occupied privately rented properties.
- 3.1.9. The survey findings also suggested there could be a high extent of under-occupancy of properties in the National Park, particularly among couples and especially older couples.
- 3.1.10. A further issue highlighted through the survey was second home ownership and its resultant impact on the vitality of rural communities and affordability of housing for households in local need. Survey results suggested that the proportion of dwellings with no usual resident had declined (7%) since the last Census (20%) however this may not be the case given inconsistencies in how second / holiday homes are defined and how the information is sourced.
- 3.1.11. Further work is required to assess the true extent of property vacancy however it is likely that occupancy restrictions on new build dwellings will remain necessary. Emerging planning policies will need to achieve a suitable balance between meeting local housing needs, ensuring the permanent occupation of dwellings where appropriate and ensuring new housing development will be viable.
- 3.1.12. Given the relatively low response rate for this survey it should not be treated as definitive evidence of housing need in the National Park. However, a

number of conclusions were drawn in relation to responding households, or part of households, that said they were planning to move.

- 3.1.13. There was some evidence that the National Park is considered less affordable to live in than other locations with most households (55%) that needed to move and that would choose to live/remain living in the Park could not afford to.
- 3.1.14. Some extent of housing need for older children moving out of the family home was also apparent. This suggested that there could be concealed households in housing need but also that more properties could become under-occupied.
- 3.1.15. Owner occupied housing was particularly needed among families with children, adult couples and elderly households, whereas rented housing particularly needed among households comprising someone with a disability or special needs.
- 3.1.16. Families with children and households comprising three or more adults needed larger properties and more of such households wished live in the National Park compared to elderly households. Perhaps the benefits of living in a location with a broader range of services were recognised. Households with elderly / disabled people or those with special needs also typically required smaller properties, often bungalows.
- 3.1.17. The findings therefore reiterate the need to support the provision of a range of housing options and address potential issues with affordability and misbalance of housing stock that is available.
- 3.1.18. Evidence of clear socio-economic links between communities in the National Park and settlements outside of the boundary. As a result a number of cross-boundary implications and opportunities in relation to housing and employment will need to be addressed.

## 4. Appendices

### Appendix 1 – Copy of Housing Needs Survey response form

#### Housing Needs Survey 2016

##### **Data Protection and Freedom of Information**

This information is collected by Northumberland National Park Authority as data controller in accordance with the data protection principles in the Data Protection Act 1998. The purpose for collecting this data is to establish an up to date account of housing need in the National Park which will support the approach to reviewing housing policies within the Local Plan. The data will not be used for any other purpose.

The above purpose may require public disclosure of data received by NNPA through this form, in accordance with the Freedom of Information Act 2000. If so, your personal data will not be shared.

##### **1. Contact Details**

Title	Forename	Surname
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Address

Postcode

Telephone	Email
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##### **2. Preferred method of contact**

### **Part One**

#### **Your Household and Property Accommodation**

##### **3. Please indicate how many people from each age group live in your home**

0-15 years	<input type="text"/>	16-24 years	<input type="text"/>	25-44 years	<input type="text"/>
45-59 years	<input type="text"/>	60-74 years	<input type="text"/>	75+ years	<input type="text"/>

##### **4. How many adults (18 years+) are: (please indicate the number of people in each box)**

Working full time	<input type="text"/>	Working part time	<input type="text"/>	Retired	<input type="text"/>
Unemployed and seeking work	<input type="text"/>	Unemployed but not seeking work	<input type="text"/>	Other (Please specify)	<input type="text"/>

##### **5. Of those employed in your household, how many work within the National Park?**

##### **6. How far is this from your home?**

0 miles (work from home)	<input type="text"/>	10 – 20 miles	<input type="text"/>	31 – 40 miles	<input type="text"/>
Up to 10 miles	<input type="text"/>	21 – 30 miles	<input type="text"/>	Over 40 miles	<input type="text"/>

7. Of those employed in your household, how many work outside of the National Park?
8. How far is this from your home?
- |                          |                      |               |                      |               |                      |
|--------------------------|----------------------|---------------|----------------------|---------------|----------------------|
| 0 miles (work from home) | <input type="text"/> | 10 – 20 miles | <input type="text"/> | 31 – 40 miles | <input type="text"/> |
| Up to 10 miles           | <input type="text"/> | 21 – 30 miles | <input type="text"/> | Over 40 miles | <input type="text"/> |
9. How would you describe your current home? (please tick one only)
- |                     |                          |                           |                          |
|---------------------|--------------------------|---------------------------|--------------------------|
| Detached            | <input type="checkbox"/> | Semi-detached/end terrace | <input type="checkbox"/> |
| Terrace             | <input type="checkbox"/> | Bungalow                  | <input type="checkbox"/> |
| Flat / maisonette   | <input type="checkbox"/> | Farm                      | <input type="checkbox"/> |
| Caravan/Mobile Home | <input type="checkbox"/> | Other (please specify     | <input type="checkbox"/> |
10. How many bedrooms does your property have? (please enter number in relevant box below)
- |        |                      |        |                      |
|--------|----------------------|--------|----------------------|
| Single | <input type="text"/> | Double | <input type="text"/> |
|--------|----------------------|--------|----------------------|
11. For your needs, do you think that your home is:
- |          |                          |         |                          |           |                          |
|----------|--------------------------|---------|--------------------------|-----------|--------------------------|
| Adequate | <input type="checkbox"/> | Too big | <input type="checkbox"/> | Too small | <input type="checkbox"/> |
|----------|--------------------------|---------|--------------------------|-----------|--------------------------|
12. How many living rooms are there (not including kitchen)?
13. Do you share the following with another household? e.g. a bed sit with a shared bathroom
- |          |                          |         |                          |        |                          |             |                          |
|----------|--------------------------|---------|--------------------------|--------|--------------------------|-------------|--------------------------|
| Bathroom | <input type="checkbox"/> | Kitchen | <input type="checkbox"/> | Toilet | <input type="checkbox"/> | Living Room | <input type="checkbox"/> |
|----------|--------------------------|---------|--------------------------|--------|--------------------------|-------------|--------------------------|
14. How do you own/rent your property? (please tick one only)
- |   |                          |  |                          |
|---|--------------------------|--|--------------------------|
| Owned outright (no mortgage)                  | <input type="checkbox"/> | Owned (with a mortgage)                | <input type="checkbox"/> |
| Rented from a Housing Association             | <input type="checkbox"/> | Privately rented (furnished)           | <input type="checkbox"/> |
| Privately rented (unfurnished)                | <input type="checkbox"/> | Provided with job                      | <input type="checkbox"/> |
| Shared ownership (part owned and part rented) | <input type="checkbox"/> | Shared equity scheme (eg. Help to Buy) | <input type="checkbox"/> |
15. Is your home a (please tick one only):
- |                |                          |             |                          |              |                          |
|----------------|--------------------------|-------------|--------------------------|--------------|--------------------------|
| Main residence | <input type="checkbox"/> | Second home | <input type="checkbox"/> | Holiday home | <input type="checkbox"/> |
|----------------|--------------------------|-------------|--------------------------|--------------|--------------------------|
16. How long have you lived at this address?
- |              |                          |           |                          |             |                          |
|--------------|--------------------------|-----------|--------------------------|-------------|--------------------------|
| Under 1 year | <input type="checkbox"/> | 1-5 years | <input type="checkbox"/> | 6-10 years  | <input type="checkbox"/> |
| 11-20 years  | <input type="checkbox"/> | 20+ years | <input type="checkbox"/> | All my life | <input type="checkbox"/> |
17. Where did you live before you moved to the National Park? (if applicable)

Place name \_\_\_\_\_

Postcode \_\_\_\_\_

**18. What influenced your move to your current residence? (Please tick the 3 most relevant answers.)**

- |                    |                          |                        |                          |                          |                          |
|--------------------|--------------------------|------------------------|--------------------------|--------------------------|--------------------------|
| Employment         | <input type="checkbox"/> | New relationship       | <input type="checkbox"/> | Independent home         | <input type="checkbox"/> |
| Cheaper home       | <input type="checkbox"/> | Better quality of life | <input type="checkbox"/> | Forced to move           | <input type="checkbox"/> |
| Fear of crime      | <input type="checkbox"/> | Family breakdown       | <input type="checkbox"/> | Tenancy not renewed      | <input type="checkbox"/> |
| Larger home        | <input type="checkbox"/> | Smaller home           | <input type="checkbox"/> | Closer to family/friends | <input type="checkbox"/> |
| Location           | <input type="checkbox"/> | Wanted to buy          | <input type="checkbox"/> | School catchment area    | <input type="checkbox"/> |
| Fear of harassment | <input type="checkbox"/> | Unsuitable property    | <input type="checkbox"/> | Setting up a business    | <input type="checkbox"/> |

Other reasons (please give details) \_\_\_\_\_

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## Part Two

### Your thoughts on housing in Northumberland National Park

**19. What types of housing do you think are needed in the National Park?**

- |                        |                          |                                     |                          |
|------------------------|--------------------------|-------------------------------------|--------------------------|
| For young people       | <input type="checkbox"/> | For families                        | <input type="checkbox"/> |
| For older people       | <input type="checkbox"/> | For disabled people                 | <input type="checkbox"/> |
| No more housing needed | <input type="checkbox"/> | Affordable housing for local people | <input type="checkbox"/> |
| Holiday accommodation  | <input type="checkbox"/> | For people who work in the area     | <input type="checkbox"/> |

**20. Would you be in favour of a **small** development of affordable homes for local people?**

Yes

No

**Part Three**  
**Your housing need**

21. Are you currently on a housing waiting list?

Yes  No

22. Do you or part of your household plan to move home in the next 5 years?

Yes  No

If you answered no, please proceed to **Part Four** of this survey.

23. When do you/they intend to move?

Now  Within 12 months  1 – 3 years  3 – 5 years

24. What type of household requires housing?

A single adult  A family with children  Elderly   
An adult couple  3 or more adults  Disabled person / special needs   
Other \_\_\_\_\_

25. Why is the current home unsuitable?

It's too small  It's too expensive  Need to live independently   
It's too big  Health/mobility  Need to be closer to family   
Other reasons (please give details) \_\_\_\_\_

26. What type of home would you or the new household like to move to?

Detached home  Semi-detached home  Flat   
Terraced home  Bungalow  Farm   
Other reasons (please specify) \_\_\_\_\_

27. How many bedrooms would be required?

28. Where do you/they want to live?

Glendale  Upper Coquetdale  Whittingham Vale   
Redesdale  North Tyne Valley  Hadrian's Wall corridor   
North East  Northumberland  Scottish Borders   
Cumbria  England  Other \_\_\_\_\_

29. Could you/they afford a home of a suitable size in your/their preferred location?

Yes  No  Unsure

**30. What kind of ownership would be most suitable for you?**

Private  Shared  Rented  Provided with job

**31. If you answered Private or Shared for the above question, please indicate the maximum mortgage you could afford. (Assume no more than 3 times your annual income, joint if applicable.)**

Up to £30,000 <input type="checkbox"/>		£31,000 – £75,000 <input type="checkbox"/>
£75,001 - £105,000 <input type="checkbox"/>	<input type="checkbox"/>	£105,001 - £135,000 <input type="checkbox"/>
£135,001 - £180,000 <input type="checkbox"/>		£180,001 - £225,000 <input type="checkbox"/>
£225,001 - £300,000 <input type="checkbox"/>		Above £300,000 <input type="checkbox"/>

**32. If you require rented accommodation, how much can you afford to pay in rent?**

Up to £57pw / £250pcm <input type="checkbox"/>	<input type="checkbox"/>	£57 - £80pw / £250 - £350pcm <input type="checkbox"/>
£81 - £103pw / £351 - £450pcm <input type="checkbox"/>	<input type="checkbox"/>	£104 - £127pw / £451 - £550pcm <input type="checkbox"/>
£128 - £150pw / £551 - £650pcm <input type="checkbox"/>	<input type="checkbox"/>	£151 - £173pw / £651 - £750pcm <input type="checkbox"/>
£174 - £196pw / £751 - £850pcm <input type="checkbox"/>	<input type="checkbox"/>	Above £196pw / £850pcm <input type="checkbox"/>

**33. What is your household's total annual income (before any tax deductions and not including housing benefit)?**

None <input type="checkbox"/>	<input type="checkbox"/>	Under £10,000 <input type="checkbox"/>
£10,000 - £25,000 <input type="checkbox"/>	<input type="checkbox"/>	£25,001 - £35,000 <input type="checkbox"/>
£35,001 - £45,000 <input type="checkbox"/>	<input type="checkbox"/>	£45,001 - £60,000 <input type="checkbox"/>
£60,001 - £75,000 <input type="checkbox"/>	<input type="checkbox"/>	£75,001 - £100,000 <input type="checkbox"/>
£100,000+ <input type="checkbox"/>	<input type="checkbox"/>	

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The Authority is required to help people who are pursuing a self / custom housebuilding project. Many people consider this as a way of saving money and meeting specific household requirements.

**34. Would you or someone in your household ever consider self or custom build as a potential housing option?**

Yes  No

If you have answered yes, please visit

[www.northumberlandnationalpark.org.uk/about/planning/policy-guidance/self-build-and-custom-housebuilding-register/](http://www.northumberlandnationalpark.org.uk/about/planning/policy-guidance/self-build-and-custom-housebuilding-register/) to register your interest or for more information.

**Part Four**  
**Other people**

35. Are you aware of anyone who has moved out of the area in the past 5 years as they could not afford to live locally?

Yes\*

No

36. If you answered yes to question 31, what type of home did they need? Please circle the appropriate options in each column.

For example, someone looking to privately rent a 3 bedroomed semi with 1 living room in Upper Coquetdale would circle the following:

Type	Bedrooms	Living Rooms	Tenure	Location
Semi-detached	3	1	Private rent	Upper Coquetdale

Type	Bedrooms	Living Rooms	Tenure	Location
Detached	1	1	Own outright (no mortgage)	Hadrian's Wall
Terraced	2	2	Own with mortgage	North Tyne
Flat	3	3	Private rent	Redesdale
Caravan / mobile home	4	4	Rent from council	Upper Coquetdale
Semi-detached	5	5	Housing Association rent	Whittingham Vale
Bungalow	6	6	Provided with job	North East
Bed sit	7	7	Shared ownership (part own/ part rent)	Scottish borders
Other (please specify)	7+	7+	Other (please specify)	Cumbria Other (please specify)

\*If you are aware of more than one household who has had to move out of the local area, please contact us for additional forms. Contact information is on the back of this form.

37. Do you know of anyone who has had to leave the area in the last 10 years who might like to return?

Yes\*\*

No

38. Do you know of anyone who is employed in the area and who would like to, and is able to, move into the local area?

Yes\*\*

No

\*\*If you have answered 'yes' to question 33 or 34, please ask them to contact us if they wish to receive a form. Contact information is on the back of this form.

**39. Do you have any elderly relatives who may need to move closer to you within the next five years?**

Yes

No

**40. If yes, what kind of accommodation might they need?**

Live with you (existing home adequate)

Residential care / nursing home

Live with you (need extension/adaption)

Owner occupied property

Privately owned sheltered housing

Shared ownership property

Council owned sheltered housing

Housing Association general

Housing Association sheltered housing

Council property general

Extra care housing (with care and support services on site)