

Strategic Housing Market Assessments for Yorkshire & the Humber

Final report:
Craven & Richmondshire
Housing Market Area

June 2008

Contents

Contents	2
1. Introduction.....	3
2. Summary of findings	5
3. Context	8
Rationale for the boundary	8
Connections with other areas	10
4. The current market.....	15
Population.....	17
Households.....	21
Economic Profile	22
Earnings and incomes.....	26
The current housing stock.....	27
Tenure	29
Vacant dwellings	29
New dwelling supply.....	33
Property sales and market prices	33
Summary of key points – Current Housing Market.....	41
5. Future housing market.....	43
Economic drivers	43
Demographic drivers	44
Migration	47
Local investment impacting on future housing markets	52
Summary of key points – Future housing market	53
6. Housing need.....	55
Current and newly arising need.....	55
Supply to meet needs.....	57
Market housing and affordability.....	59
Summary of key points – Housing Need.....	64
7. Housing Requirements of Specific Household Groups.....	65
Families	66
Older People	66
Minority and hard to reach households.....	67
Households with specific needs	68
Summary of key points – different market segments and type and size of homes needed.....	68
8. Conclusions.....	70
Appendix 1 Additional data tables and charts.....	71

1. Introduction

- 1.1 This document is a Strategic Housing Market Assessment (SHMA) for the Craven and Richmondshire housing market area (HMA). It has been produced in accordance with Government guidance for the production of SHMAs.¹
- 1.2 This SHMA forms part of a suite of SHMAs for the Yorkshire and the Humber Region. Yorkshire and the Humber are seeking to develop a framework of SHMAs across the region which can provide comprehensive and consistent regional coverage.
- 1.3 Phase One of this study identified a need across some parts of the region for additional work to provide fit for purpose SHMAs corresponding to strategic housing markets. This work is recognised as building on the existing local studies.
- 1.4 This is not a local level SHMA but one of a suite of comparative regional reports which support a strategic overview for the region. This report does not replace the need for a local SHMA. An integral element of this strategic approach is the consideration of connections with a wider reference area and an analysis that looks beyond the boundaries of each district.
- 1.5 Key to this suite of reports is the need for comparability and consistency across the region to support a strategic overview. This report does not include primary data similar to that which might be collected as part of a more local assessment. In order to provide the comparators required across the region consistency has been the primary driver of the data assembled to inform this profile. It is recognised that more detailed local studies may have additional information which is either more recent, or finer grained, and can be used to further inform the

¹ Communities and Local Government (2007) Strategic Housing Market Assessments: Practice Guidance. April 2007.

understanding of the current and future operation of housing markets within this HMA.

- 1.6 For the purposes of this assessment, the Craven and Richmondshire HMA is taken to be coterminous with the respective local authority boundaries of Craven and Richmondshire. A justification for this is provided In Chapter 3. The research has also identified a wider reference area encompassing Cumbria. Where possible comparator data for this reference area is included as well as for the Craven and Richmondshire HMA. It is recognised that there are also some specific connections affecting local markets, between Skipton and parts of Lancashire for example, that it would be helpful to consider within local studies.

2. Summary of findings

- The HMA includes a mix of sub-markets including the rural areas of the Yorkshire Dales national park and market and larger towns as well as the biggest army garrison in Europe. It covers a large geographical area and increasingly connects to areas outside the region, in particular Tees Side.
- The population has been steadily increasing since 1995 with in migration the most significant component of population growth. Combined with reducing household size this has driven the number of households to increase by nearly a third between 1981 and 2004.
- There has been an increase in the older population and the area provides a pleasant retirement destination attracting in migration of older age groups.
- Levels of economic activity are high with self employment particularly prominent. There is a relatively high representation of employees in professional and managerial jobs as well as for those in administrative and secretarial roles. Qualification levels are relatively high and reflect the occupational profile.
- There is a broad mix of property types with a fairly even spread across detached, semi-detached and terraced homes but a smaller proportion of flats. However flats have started to make up an increasing proportion of property sales in recent years.
- Large swathes of the HMA are rural and the HMA includes large parts of the Yorkshire Dales national park.
- Owner occupation is at 72% with only 11% of households in social rented homes and levels of private renting above average for the region.
- Although vacancy levels across the HMA are relatively high (6%) these reflect a complex market including services accommodation at Catterick Garrison as well as areas where there are concentrations of second homes. Vacancy rates in

the social rented sector are less than two percent indicating very high demand for affordable homes.

- Completions have averaged 195 per year over the last decade.
- Average sales values are considerably higher than those for the region or the wider reference area. Affordability has worsened considerably as property prices have increasingly outstripped wages across the HMA.
- While the sub-region has had a positive economic trajectory in recent years the SEA suggests that other sub-regions are forecast to close the gap with north Yorkshire.
- The population is expected to grow by 24,500 people by 2029. The growth in older people is projected to comprise a significant component of this. Migration however is the predominant driver of projected population change.
- An additional 11,800 households are projected for the period 2008 to 2026. RSS sets out recommended provision of 8,100 additional homes – significantly less than the projected household growth and particularly in Richmondshire. One person households comprise the most significant element of this increase.
- The HMA has experienced recent international migration from EU accession countries. While the numbers are less than for other areas of the sub-region and region the proportional impact, particularly for Craven, on the composition of the population is significant.
- The planned modernisation and growth of Catterick Garrison will have a significant impact on the HMA with proposals for an increase of up to 4,300 people by 2014. There are housing implications for up to 750 additional homes for service personnel within 50 miles of the Garrison to 2014 as well as 250 homes to meet additional civilian support requirements. This will have a significant impact on housing demand and compound the existing affordability pressures within the HMA.

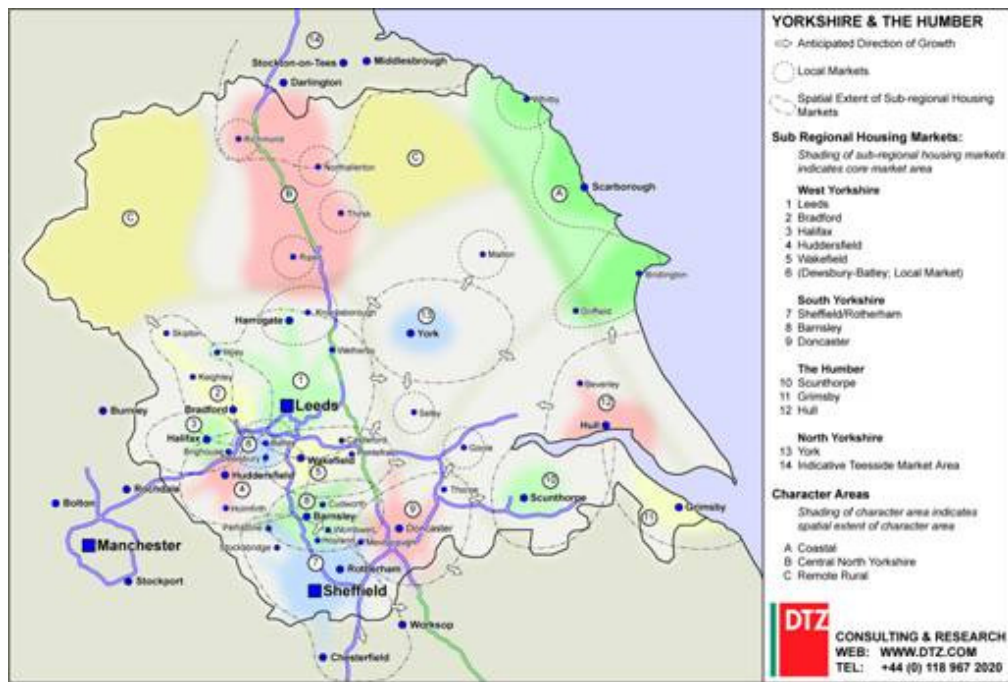
- There is an estimated annual shortfall of 347 units per annum.
- Comparison with current NAHP allocations shows that the supply of additional affordable homes will need to be primarily met by the private sector.
- There is a significant gap in terms of properties available to those seeking to achieve owner occupation in relation to the properties that would be accessible to households on different income bands within the HMA.
- Comparative data from Hometrack shows that on a multiplier of 4x income an income of £25,000 to £30,000 per year would be needed for a first time buyer to purchase a terraced home within Craven and Richmondshire while there is a very limited supply of this type of property in the HMA.
- There is a relatively small BME population
- The proportion of families is lower than for the region as a whole
- There is a significant and growing older population. This may indicate a future need for specialist accommodation. Combined with a decline in the working age population and difficulty accessing the housing market for those in lower paid personal care occupations there may impact on the delivery of services to support older people, whether within their existing homes or in specialist accommodation.
- The increase in the proportion of the population claiming Disability Living Allowance indicates there may be an increasing need for specialist and adapted homes in future.

3. Context

Rationale for the boundary

3.1 Research undertaken by DTZ Consulting² suggests that the Craven and Richmondshire HMA (whose indicative boundary is shown Figure 3.1 below) is part of the remote rural special character area.

Figure 3.1. Indicative Housing Market Areas and Character Areas



Source: DTZ

3.2 This work did not provide a practical basis for housing market assessments because it did not set precise boundaries for the assessments. Further work was therefore carried out by ECOTEC and Sheffield University using travel to work and migration data to refine the DTZ analysis.³

3.3 There are some overlaps with adjacent areas but these are minimal compared with some other HMAs in the region. The further validation and testing of HMA boundaries⁴ that

² DTZ 2007 *Mapping Housing Markets in the Yorkshire and the Humber Region..*

³ See our Stage 1 report to Yorkshire and Humber Assembly.

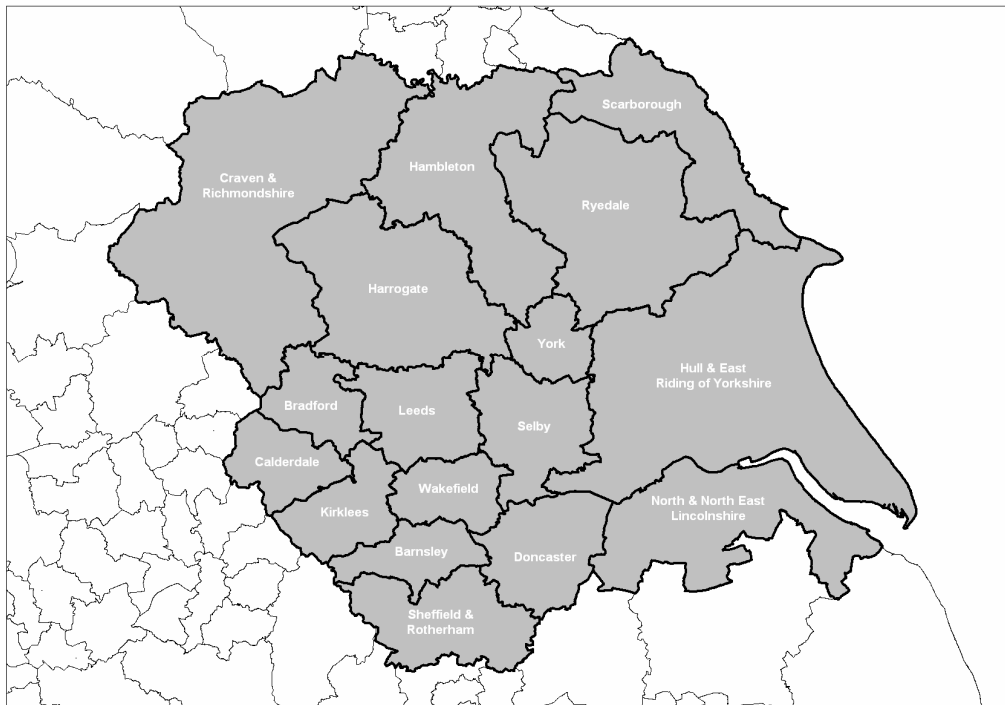
⁴ ECOTEC et al stage one report to YHRA

we have conducted confirms the relevance and practical applicability of the chosen boundary.

3.4 Following official guidance, and taking into account travel to work and migration patterns, the research defined HMAs by aligning them with whole local authorities or groups of local authorities (Figure 3.2). In North Yorkshire this led to the definition of seven HMAs, made up as follows:

- York
- Hambleton
- Selby
- Ryedale
- Harrogate
- Craven and Richmondshire
- Scarborough

Figure 3.2. Yorkshire and the Humber: housing market area boundaries

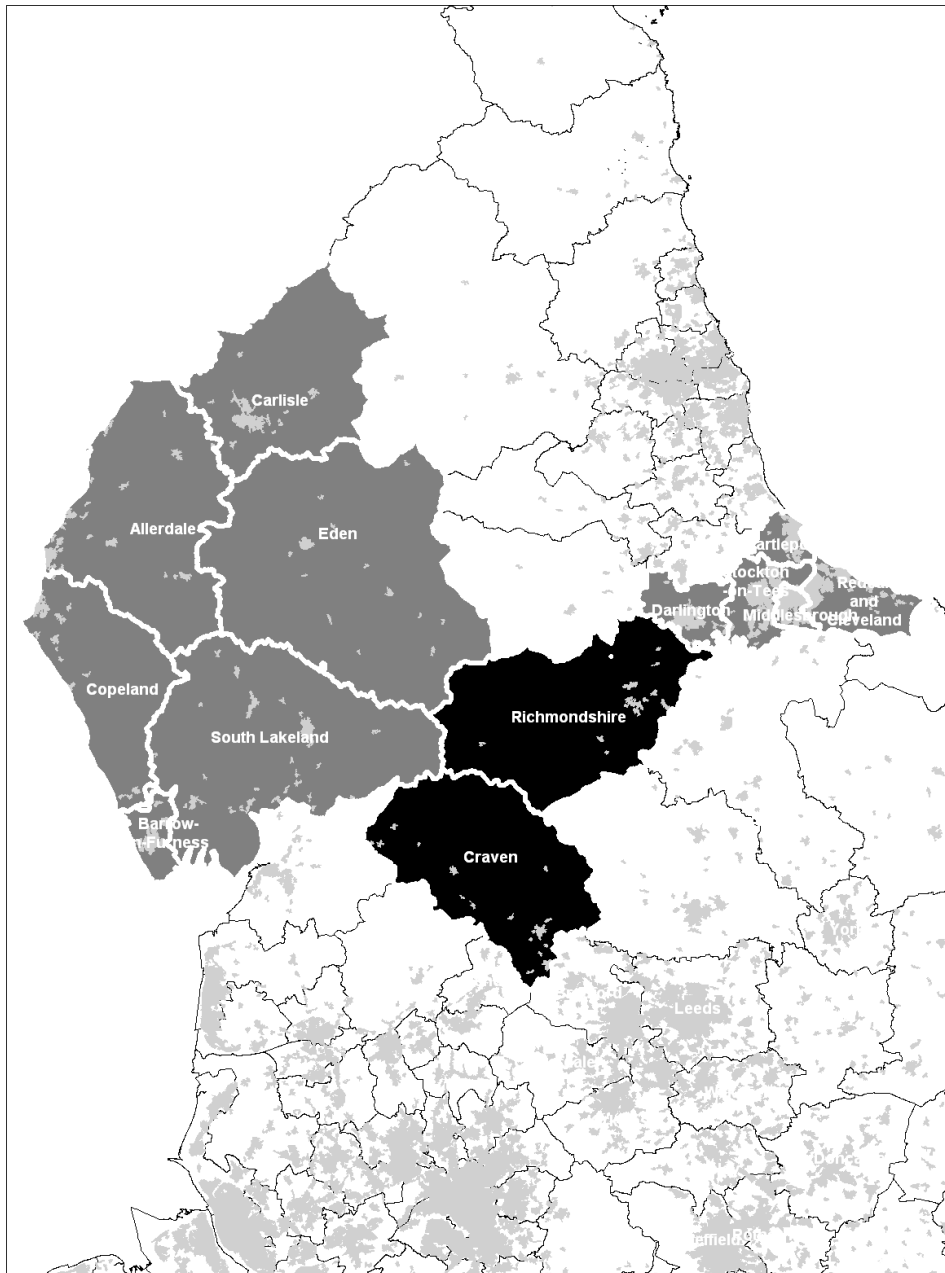


Connections with other areas

3.5 Although the boundaries of the Craven and Richmondshire HMA coincide with the district boundary, it is recognised that there are important overlaps with adjacent areas. These are examined in this assessment and must be taken into account in the subsequent development of LDF and housing policies.

3.6 Phase One of this research identified a 'reference area' for each of the HMAs based on the strongest connections with adjacent areas. This reference area for Craven and Richmondshire includes these two districts together with Cumbria in the North West region and Teesside in the North East. This reference area is shown in Figure 3.3.

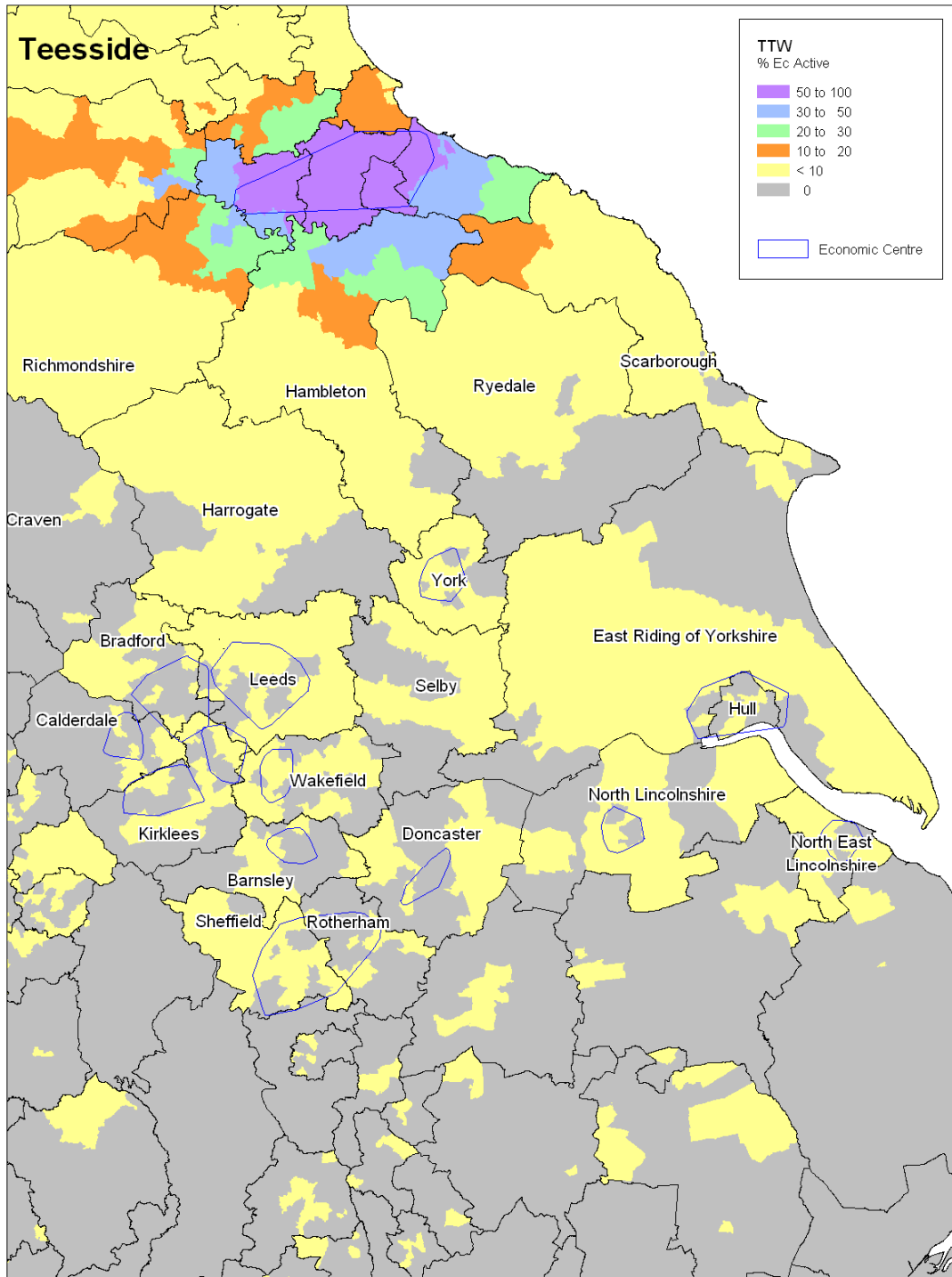
Figure 3.3. Craven and Richmondshire HMA and associated districts

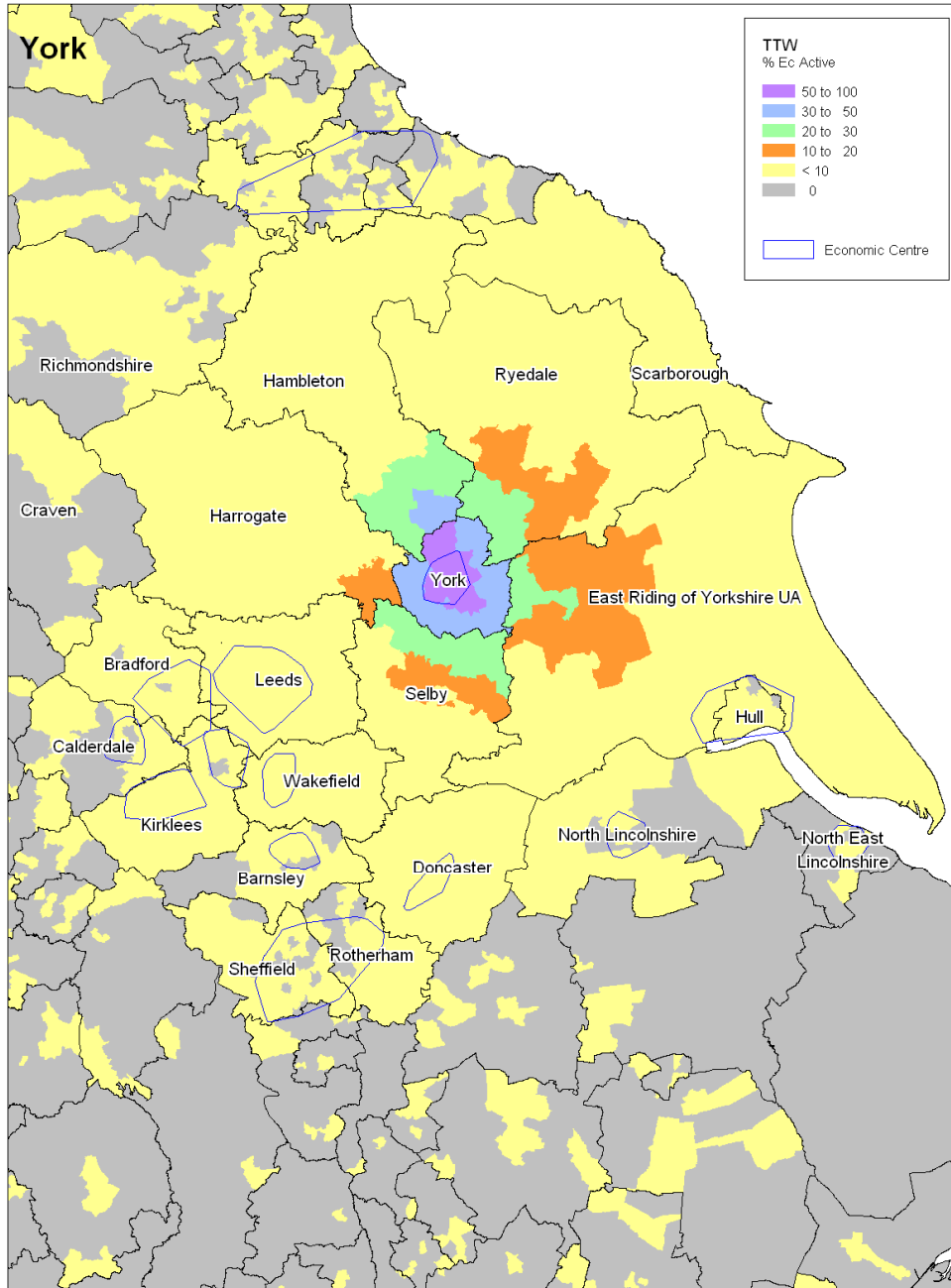


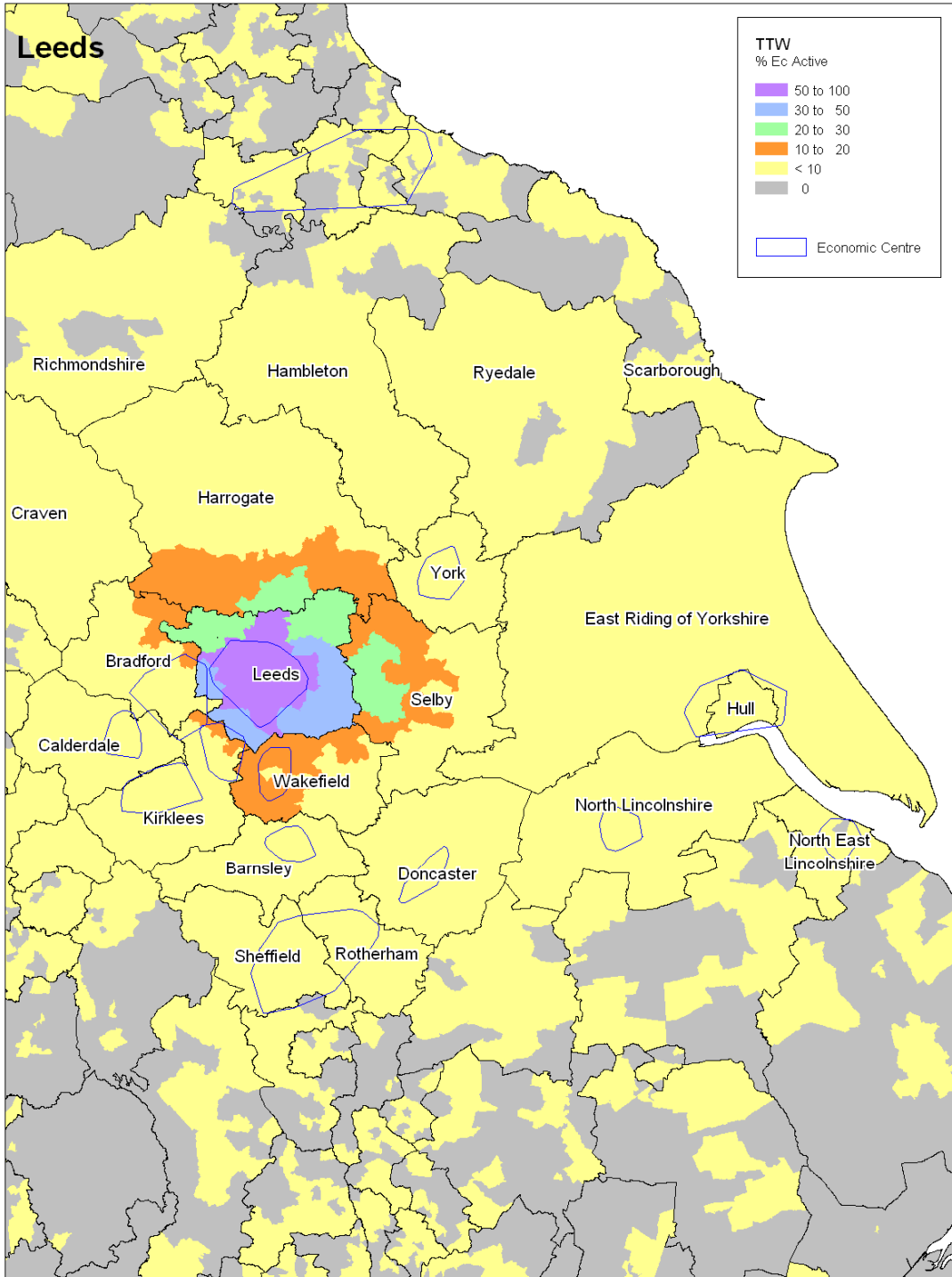
Data source: Ordnance Survey.

3.7 Travel to work patterns to key employment centres have been analysed and these are illustrated in the following maps. Richmondshire indicates some significant links to Tees Side while there is a degree of linkage to Leeds across both HMA districts as well as some links to York from parts of

each district. There are also some links into parts of the North West (Lancashire and Cumbria) but these tend to be smaller scale and linked to more specific areas within the HMA.







4. The current market

Background

- 4.1 The Craven and Richmondshire HMA is in the north west corner of the region. The Yorkshire Dales National Park covers large parts of the HMA. Craven is adjacent to Bradford and Harrogate as well as Lancaster, Ribblesdale and Pendle in the North West region. Richmondshire is adjacent to Harrogate and Hambleton as well as Cumbria in the North West and Tees Side in the north east region.
- 4.2 The largest town in Craven is Skipton where approximately 27% of the population of the plan area⁵ live. Craven also contains the market towns of Settle and Bentham. Within Richmondshire the largest population centres are Richmond and Catterick Garrison (one of the largest settlements in North Yorkshire). Leyburn is another market town and acts as a service centre for Wensleydale. Small towns, villages and deep rural areas characterise the rest of the HMA.
- 4.3 Craven had a total population at the 2001 Census of 53,620 and Richmondshire 47,010 people. The population is both increasing and aging and the HMA provides an attractive retirement destination. The area is renowned for its small market towns and attractive villages which contribute to the areas interest and character.
- 4.4 Unemployment is below the regional and national levels. However, the HMA is recognised as being at the less prosperous end of North Yorkshire with areas of relatively low incomes, particularly within Richmondshire, and restricted employment opportunities.
- 4.5 Richmondshire offers employment opportunities in particular associated with defence with around 25% of the District's population are employed in defence and public

⁵ The Core Strategy covers 370 s.q. Km while the total area of Craven is 1179 s.q. Km, the remainder of Craven district is in the Yorkshire Dales National Park

administration. Craven has historically been dependent on agriculture and quarrying for employment, but the economy has become more diverse. The economy is dominated by the Distribution, Hotels and Restaurants sector. Two key economic drivers influence the area – the Leeds City Region and the Airedale Economic Corridor. Certain parts of the district are well placed to benefit from these linkages.

- 4.6 There is a high demand for affordable housing.
- 4.7 Although there is not significant or widespread deprivation rural communities often have limited facilities and these can prevent those without a car reaching the facilities they require.
- 4.8 Craven is connected to the national road network with two main roads, the A59 and A65 with good links to Bradford and Leeds and linking the District with Cumbria and the Lake District. The district is linked to the national rail network via the Leeds-Skipton-Carlisle route.
- 4.9 Richmondshire is surrounded by major road and rail links with the M1 and A1 being the two main roads in the District. Mainline rail links are good with Darlington and Northallerton acting as major stations. Durham Tees Valley Airport has an expanding range of domestic and international flights; in addition to this links to Leeds-Bradford, Newcastle and Manchester are good.
- 4.10 Catterick Garrison is the largest army garrison in Europe. It has been designated a super garrison and will undergo future growth and modernisation. Land capacity has been identified for it to double in size (total potential population 25,000). The MoD also aspires to providing greater stability for military families and an increased reliance on the market to meet the housing needs of service personnel.

Population

4.11 Table 4.1 shows past trends in the overall population and number of households in the Craven and Richmondshire HMA, drawing on ONS and DCLG estimates. The population of the HMA has experienced a steady increase since 1995, which has been greater than the fluctuation in the previous decade. The most recent projections indicate a likely rise in population of some 24,500 persons between 2007 and 2029. The implications of such population growth for the future housing market are discussed in Chapter 5.

Table 4.1 Population and households in Craven & Richmondshire HMA, 1981-

Year	Mid-year population	% increase on previous year	Mid-year households	% increase on previous year	Average household size
1981	91,400	-	33,000	-	2.77
1982	91,200	-0.22	34,000	3.03	2.68
1983	91,800	0.66	34,000	0.00	2.70
1984	92,600	0.87	35,000	2.94	2.65
1985	92,800	0.22	35,000	0.00	2.65
1986	92,500	-0.32	35,000	0.00	2.64
1987	92,600	0.11	35,000	0.00	2.65
1988	94,400	1.94	37,000	5.71	2.55
1989	95,200	0.85	37,000	0.00	2.57
1990	95,700	0.53	38,000	2.70	2.52
1991	95,600	-0.10	38,000	0.00	2.52
1992	96,100	0.52	38,000	0.00	2.53
1993	95,100	-1.04	38,000	0.00	2.50
1994	94,200	-0.95	38,000	0.00	2.48
1995	95,000	0.85	38,000	0.00	2.50
1996	95,600	0.63	39,000	2.63	2.45
1997	96,400	0.84	39,000	0.00	2.47
1998	98,000	1.66	39,000	0.00	2.51
1999	98,200	0.20	39,000	0.00	2.52
2000	99,400	1.22	40,000	2.56	2.49
2001	100,800	1.41	41,000	2.50	2.46
2002	102,400	1.59	42,000	2.44	2.44
2003	103,500	1.07	42,000	0.00	2.46
2004	104,700	1.16	42,000	0.00	2.49
2005	105,600	0.86	NA	NA	NA
2006	106,500	0.85	NA	NA	NA

Sources: ONS mid-year population estimates, DCLG household estimates. NA Data not yet available

4.12 The average household size in the HMA has fallen from 2.77 persons in 1981 to 2.49 persons in 2004 with the number of households increasing from 33,000 in 1981 to 42,000 b 2004.

4.13 Table 4.2 shows the breakdown of population change in the Craven and Richmondshire HMA, showing the respective contribution of natural change (births and deaths) and migration over the period from 1991 to 2006. The rate of growth through in migration has been the most significant component of population change. From 1994

there natural change has had a negative impact on the overall population figures.

Table 4.2 Components of population change

Year	Natural change	Migration	Total change
1991	100	500	500
1992	100	-1,100	-1,200
1993	-100	-700	-800
1994	0	900	800
1995	0	600	600
1996	0	700	800
1997	0	1,600	1,500
1998	0	300	300
1999	-100	1,300	1,200
2000	0	1,300	1,300
2001	-100	1,800	1,700
2002	-100	1,200	1,100
2003	-100	1,200	1,200
2004	0	1,000	900
2005	-100	800	800

Source: ONS

- 4.14 Table 4.3 shows migration by occupational type. This shows that there are relatively high net outflows of students compared to other occupational types.
- 4.15 Managerial and professional groups generally tend to be over represented among migrants. The data for Craven and Richmondshire shows a net in migration from this group.
- 4.16 There is a net outflow of those associated with lower waged occupations. This may reflect difficulty in accessing affordable housing by workers in these groups.

Table 4.3 Migration by occupational type

	Did not move or moved within LA	Moved in from within UK	Moved out to within UK	Net moves in from UK	Net moves as % of non-movers/movers within LA
Higher managerial and professional	3290	316	267	49	1.5
Lower managerial and professional	6504	597	494	103	1.6
Intermediate	1764	162	144	18	1.0
Small employers and own account workers	5124	138	86	52	1.0
Lower supervisory and technical	2642	96	124	-28	-1.1
Semi-routine	2668	114	136	-22	-0.8
Routine	2599	69	98	-29	-1.1
Never worked or long-term unemployed	280	20	11	9	3.2
Full-time students	118	14	71	-57	-48.3
Total	24989	1526	1431	95	-43.0

Source: 2001 Census. Note: the table excludes moves to and from areas outside the UK

4.17 Table 4.4 shows the age breakdown of the population of Craven and Richmondshire in 2001 and the projected composition in 2007. This shows, in line with the regional picture, a fall in the proportion of children under 15, a rise in the 15 to 29 age band a fall in the proportion of 30 to 44 year olds and an increase in the 45 to 64 and over 65 age bands. Overall the population of Craven and Richmondshire has a lower proportion of children and younger people than the region and a higher proportion of people in the 45 to 64 age band and older people over 65.

Table 4.4 Age structure of the population 2001 and 2007

Age Group	Craven & Richmondshire		Yorkshire and the Humber	
	2001	2007	2001	2007
0 - 14	18.0	16.8	19.1	17.6
15 - 29	17.0	18.6	18.8	20.2
30 - 44	21.1	19.1	22.0	20.7
45 - 64	26.0	27.3	23.9	25.2
65 +	17.9	18.0	16.1	16.2
Total	100.0	100.0	100.0	100.0

Source: 2001 Census, ONS sub-national population projections

Households

4.18 There are approximately 23,600 households in Craven and Richmondshire (2006 figures), an increase of around 900, or 4.0 per cent, since 2001.

4.19 Table 4.5 shows the changing composition of households in 2001 together with the projected composition in 2006. During this period, the number of couple households has increased slightly (with a slight fall in the proportion of married couples compensated by an increase in cohabiting couples). Multi-person and one person households have increased both in absolute terms and as a proportion of the overall population while the number of lone parent households has remained the same. The composition of households in 2007 was broadly similar to the region as a whole, but with fewer lone parents and a higher proportion of couples.

Table 4.5. Household composition 2001 and 2006

Household type	Number of households		Proportion of households in HMA (%)		% Change 2001-2006	Proportion of households in Yorkshire & the Humber 2006 (%)
	2001	2006	2001	2006		
Married Couple	12200	12000	53.7	50.8	-1.6	44.7
Cohabiting Couple	1900	2200	8.4	9.3	15.8	10.5
Lone Parent	1100	1100	4.8	4.7	0.0	7.8
Other Multi-Person	1100	1200	4.8	5.1	9.1	6.1
One Person	6500	7100	28.6	30.1	9.2	30.8
All Households	22700	23600	100.0	100.0	4.0	100.0

Source, 2001 Census, ONS sub-national population projections. Columns may not add to 100% due to rounding.

Economic Profile

4.20 Table 4.6 shows the home of employees working in the HMA. This shows that the vast majority of employees live within their respective districts. Not surprising given the expansive rural geography of the HMA. However there are employees working in the HMA resident in Tees Side as well as adjacent districts in Yorkshire and the North West.

Table 4.6. Number of employees working in Craven & Richmondshire by district of residence, 2001

District of residence	Number of employees working in Craven	District of residence	Number of employees working in Richmondshire
Craven	16897	Richmondshire	17470
Bradford	3322	Darlington	783
Pendle	1532	Hambleton	776
Harrogate	321	Harrogate	234
Lancaster	303	Teesdale	156
Leeds	303	Sedgefield	153
Ribble Valley	150	Stockton-on-Tees	141
Burnley	105	Middlesbrough	99
Calderdale	99	Leeds	69
South Lakeland	81	Wear Valley	63
All employees in Craven	23929	All employees in Richmondshire	21555

Note: only the first ten districts shown. Data source: Census 2001.

4.21 Some 86% of the working age population was economically active (Table 4.7), a higher proportion than in the region as a whole. The male activity rate (93%) is significantly higher than the female rate (78%) although the female rate is still higher than for the region or Great Britain. The proportion of people in employment who were self employed was significantly higher than for the region or Great Britain reflecting to some extent the importance of farming within the HMA. Overall unemployment however was half that for the region.

Table 4.7 Economically active population 2006

People of working age population (2006)	Craven & Richmondshire (persons)	Proportion of working age population (%)		
		Craven & Richmondshire	Yorkshire & The Humber	Great Britain
All People				

Economically Active	50,300	85.7	77.8	78.4
In Employment	48,900	83.3	73.4	74.1
Employees	37,300	76.3	64.9	64.3
Self Employed	11,200	22.9	8.2	9.4
Unemployed	1,100	2.2	4.4	4.3
<i>Males</i>				
Economically Active	28,100	93.4	82.9	83.2
In Employment	27,100	90.0	77.7	78.4
Employees	18,000	66.4	65.2	64.5
Self Employed	9,000	33.2	12.1	13.5
Unemployed			5.2	4.8
<i>Females</i>				
Economically Active	22,200	77.9	72.4	73.3
In Employment	21,800	76.5	68.9	69.6
Employees	19,300	88.5	64.5	64.1
Self Employed	1,900	8.7	4.0	5.0
Unemployed			3.5	3.7

Source: NOMIS, derived from ONS annual population survey. *numbers are for those of working age, % are for those of working age (16-59/64);

4.22 Table 4.8 shows employment by occupation in 2006. The Craven and Richmondshire HMA has a higher representation than the region of employees in professional and managerial jobs (39.9% of employees in Craven and Richmondshire compared to 37.5% in the region). There are also a significantly higher proportion in Admin and Secretarial and skilled trades (28.2% compared to 23.3% for the region). There was a lower proportion in all other occupational groups.

Table 4.8 Employment by occupation 2006

Standard Occupational Classification (SOC)	Craven & Richmondshire (No.)	Craven & Richmondshire (%)	Yorkshire and The Humber (%)	Great Britain (%)
SOC groups 1 - 3	20,800	39.9	37.5	42.3
1 Managers and senior	8,300	15.9	13.2	15.0
2 Professional occupations	5,800	11.1	11.4	13.0
3 Associate professional & technical	6,700	12.9	12.8	14.3
SOC groups 4-5	14,700	28.2	23.3	23.0
4 Administrative & Secretarial	5,500	10.6	11.4	12.1
5 Skilled trades occupations	9,200	17.7	11.9	10.9
SOC groups 6-7	6,500	12.5	16.6	15.7
6 Personal service	4,500	8.6	8.4	8.0
7 Sales and customer service	2,000	3.8	8.2	7.7
SOC groups 8-9	9,900	19.0	22.4	18.7
8 Process plant & machine operatives	3,300	6.3	9.3	7.3
9 Elementary occupations	6,600	12.7	13.2	11.4

Source: NOMIS, derived from ONS annual population survey. Notes: Numbers and % are for those of age 16+. Percentages are of all persons in employment

4.23 The levels of qualifications broadly reflect the occupational profile. As Table 4.9 indicates, around 22% of the working age population are educated to degree level or higher, slightly below the level for the region. However a higher proportion than for the region have achieved level 3 or above. There are 13% of the working age population with no qualifications, a lower proportion than for the region or Great Britain.

Table 4.9 Qualifications 2007

Qualification level	Craven & Richmondshire (No.)	Craven & Richmondshire (%)	Yorkshire and The Humber (%)	Great Britain (%)
NVQ4 and above	12,600	21.5	22.7	27.
NVQ3 and above	27,000	46.0	41.4	45.
NVQ2 and above	38,700	65.9	60.7	63.
NVQ1 and above	46,000	78.4	76.3	77.
Other qualifications	5,200	8.9	8.3	8.
No qualifications	7,500	12.8	15.3	13.

Source: NOMIS, derived from ONS annual population survey. Notes: NVQ1 is equivalent to fewer than 5 GCSEs at grades A-C; NVQ2 is equivalent to 5 or more GCSEs at grades A-C; NVQ3 is equivalent to 2 or more A Levels; NVQ4 is equivalent to HND or Degree level. Numbers and % are for those of working age. Percentages are of the total working age population.

Earnings and incomes

4.24 The previous section highlighted some of the characteristics of the labour force in Craven and Richmondshire. From a housing market perspective this is important because of the effect it has on earnings and incomes, and consequently on the nature of demand for housing (especially the affordable housing requirement).

4.25 Table 4.10 shows earnings for full time-employees in each of Craven and Richmondshire in 2007, drawn from the Annual Survey of Hours and Earnings. The median gross weekly pay for full-time employees was higher in Craven than in Richmondshire with £455 in Craven some £30 over the regional level and £416 in Richmondshire some £10 below.

Table 4.10 Earnings – residence based (2007)

	Median gross earnings, £			
	Craven	Richmondshire	Yorkshire and The Humber	Great Britain
<i>Gross weekly pay</i>				
Full-time workers	454.9	415.5	425.0	459.0
Male full-time workers	469.6	434.4	470.0	500.7
Female full-time workers	N/a*	354.5	355.5	394.8
<i>Hourly pay</i>				
Full-time workers	11.5	9.5	10.53	11.50
Male full-time workers	11.8	9.4	11.15	12.17
Female full-time workers	N/a	9.7	9.49	10.48

* Figures are suppressed for Craven Female full-time workers

Source: ONS Annual Survey of Hours and Earnings. Note - median earnings in pounds for full-time employees living in the area

The current housing stock

4.26 The housing stock in Craven and Richmondshire comprises a broad mix of property types with a much higher proportion of detached properties than for the region (Table 4.11). Detached, Semi-detached and terraced properties each form around 30% of the stock. There is a proportionally lower stock of flatted accommodation with 7.3% of properties flats compared to 12.7% across the region. There was a higher proportion of homes that were caravans or other mobile or temporary structures.

Table 4.11 Property type profile

Property Type	Craven & Richmondshire (No.)	Craven & Richmondshire (%)	Yorkshire & Humber (%)
All Occupied Household Spaces	44,854	100	100.0
In an Unshared Dwelling	44,772	99.8	99.7
House or Bungalow: Detached	13,524	30.2	20.2
House or Bungalow: Semi-detached	13,977	31.2	37.5
House or Bungalow: Terraced	13,670	30.5	29.1
Flat, Maisonette or Apartment	3,264	7.3	12.7
Caravan or Other Mobile or Temporary Structure	337	0.8	0.2
In a Shared Dwelling	82	0.2	0.3

Source: 2001 Census

- 4.27 Craven and Richmondshire contains a large rural population Under-occupancy was an issue in the 2001 for the North Yorkshire sub-region and particularly so in the more rural areas of this HMA.
- 4.28 SAP ratings provide an indication of the energy efficiency of homes. They take the form of an index of the annual cost of heating a dwelling to achieve a standard heating regime where 1 is the most inefficient and 100 is highly efficient. It is dependent on both heat loss from the dwelling and the performance of the heating system. For some districts no data is available as they are not required to provide it and full data is not available for this HMA.
- 4.29 Where the SAP rating of a property is below 30, around 30% of households are in fuel poverty, whilst fuel poverty is almost eliminated in houses which are energy efficient. Generally socially rented housing tends to be energy efficient and this has improved in recent years due to the government's decent homes policy targeting these houses as part of their fuel poverty strategy. The private rented sector tends to include some of the worst housing conditions.

4.30 SAP ratings available for owner occupied and private rented properties in Craven were below the England average and the 'efficiency' rating. Ratings available for Richmondshire (covering the whole LA but with no breakdown for the private sector) indicated a rating above the England average but below the 'efficiency' rating.

Tenure

4.31 Owner occupation is the dominant tenure in Craven and Richmondshire and, with around 72% of households owning or buying their own home, this represents a greater share than the regional average (just under 68%) (Table 4.12). Less than 5,000 households rented from a social landlord in 2001, representing 11% of households – almost half the regional average of 21%.

4.32 Levels of private renting in Craven and Richmondshire (14.1%) are significantly above the regional average of 9.1%.

Table 4.12 Tenure profile

Tenure of household	Craven & Richmondshire (No.)	Craven & Richmondshire (%)	Yorkshire & Humber %
Owned	29,329	71.9	67.6
Social Rented	4,517	11.1	21.0
Private rented	5,753	14.1	9.1
Living rent free	1,206	3.0	2.3
Total	40,805	100	100

Source: 2001 Census.

Vacant dwellings

4.33 Levels of vacant dwellings are a key indicator of the strength of the housing market. Vacancy data is always difficult to interpret, as there are frequent variations which are difficult to account for except by changes in the way that data is collected. Table 4.13 shows the number of

vacant dwellings in the Craven and Richmondshire stock by broad tenure group.

- 4.34 The overall vacancy rate while fluctuating somewhat has risen since 2003. This is driven by increased vacancies in the private sector as well as significant increases in other public sector vacancies. Vacancies in the social rented stock are below 2% reflecting the very high demand for this stock. Markets need a degree of frictional vacancies to operate effectively and the low vacancy rates, in the social rented sector indicate an extremely tight market.
- 4.35 Data for vacancies is not readily available below local authority level, but ONS has recently published data on vacancy levels for Census wards which gives an indication of variations. Table 4.14 shows the results.
- 4.36 There are relatively high levels of vacancies of 6% across the HMA but significant differences between different wards within the HMA. In particular there are very high levels of vacancies (23.6%) in Reeth and Arkengarthdale with 20% of properties vacant for over six months.
- 4.37 Another dimension affecting the recording of empty properties in the HMA is second homes and holiday lets. While the data in tables 4.14 and 4.15 excludes these it is clear that for those areas with very high vacancies (over 10%) the vast majority of these are long term vacancies indicating properties which are not operating within the market for household occupation.
- 4.38 The vacancy rate when second homes are included is 10.2% for Richmondshire (8.5% long term vacancies) and 9.0% for Craven (6.6% long term vacancies).

Table 4.13 Vacant dwellings 2003-2006

Year ending April	Proportion of properties vacant (%)				Proportion of Private Sector properties vacant for more than 6 months (%)
	Social Rented	Other Public Sector	Private Sector	All housing	
2003	1.31	0.00	3.21	0.00	0.00
2004	0.99	3.63	3.59	3.35	2.24
2005	1.43	7.01	2.82	2.83	1.28
2006	1.51	8.37	4.27	4.15	1.46

Source: HSSA

Table 4.14 Vacancy rates by Census ward 2005

Ward	Vacant dwellings		Long term vacant dwellings	
	Number	% of all dwellings	Number	% of all dwellings
Aire Valley with Lothersdale	62	4.2	36	2.4
Barden Fell	53	7.6	39	5.6
Bentham	112	6.8	70	4.3
Cowling	41	4.4	17	1.8
Embsay-with-Eastby	33	4.1	15	1.9
Gargrave and Malhamdale	109	7.8	73	5.2
Glusburn	73	4.2	26	1.5
Grassington	93	11.1	73	8.7
Hellifield and Long Preston	70	7.4	50	5.3
Ingleton and Clapham	142	8.3	104	6.1
Penyghent	81	9.5	63	7.4
Settle and Ribblesbanks	180	10	120	6.7
Skipton East	38	2.4	10	0.6
Skipton North	63	4	32	2.1
Skipton South	77	4.3	21	1.2
Skipton West	89	4.9	41	2.2
Sutton-in-Craven	40	2.7	13	0.9
Upper Wharfedale	137	14.6	119	12.6
West Craven	63	7.3	30	3.5
Craven	1556	6.2	952	3.8

Ward	Vacant dwellings		Long term vacant dwellings	
	Number	% of all dwellings	Number	% of all dwellings
Addlebrough	102	15	86	12.7
Barton	9	1.6	1	0.2
Bolton Castle	64	9.9	56	8.7
Brompton-on-Swale and Scorton	29	2.2	11	0.8
Catterick	20	1.9	6	0.6
Colburn	34	2	8	0.5
Croft	17	3.2	6	1.1
Gilling West	24	4.1	11	1.9
Hawes and High Abbotside	104	14.8	92	13
Hipswell	10	0.7	2	0.1
Hornby Castle	26	4.4	13	2.2
Leyburn	60	4.7	39	3.1
Lower Wensleydale	34	5.8	19	3.2
Melsonby	23	3.8	9	1.5
Middleham	65	10	53	8.1
Middleton Tyas	17	3	5	0.9
Newsham with Eppleby	19	3.4	6	1.1
Penhill	113	16.9	102	15.2
Reeth and Arkengarthdale	166	23.6	142	20.2
Richmond Central	55	4.3	14	1.1
Richmond East	25	2.2	9	0.8
Richmond West	52	3.5	36	2.4
Scotton	18	1.6	3	0.3
Swaledale	155	22.9	141	20.9
Richmondshire	1241	5.9	870	4.1

New dwelling supply

4.39 Table 4.15 shows levels of new dwelling provision in Craven and Richmondshire since 1998. The period shows an average of 198 completions a year with 195 of these private sector completions. The only housing association completions are for 1998/99. It should be noted that local level information for Craven indicates that completions may have been slightly higher than those officially reported⁶.

4.40 The table also shows an average annual provision of new affordable housing (including acquisitions of existing stock) of around 48 units, nearly all of these being provided by social landlords.

Table 4.15 Dwelling completions

Year	Completions				Affordable Units	
	Private Sector	Registered Social Landlords	Local Authority	All	LA/RSL	Private
1998/99	212	30	0	242	19	0
1999/00	294	0	0	294	87	0
2000/01	192	0	0	192	25	0
2001/02	178	0	0	178	48	0
2002/03	206	0	0	206	57	0
2003/04	185	0	0	185	29	0
2004/05	163	0	0	163	30	0
2005/06	215	0	0	215	35	8
2006/07	106	0	0	106	104	25
Average	195	3	0	198	48	4

Source: DCLG, HSSA returns

Property sales and market prices

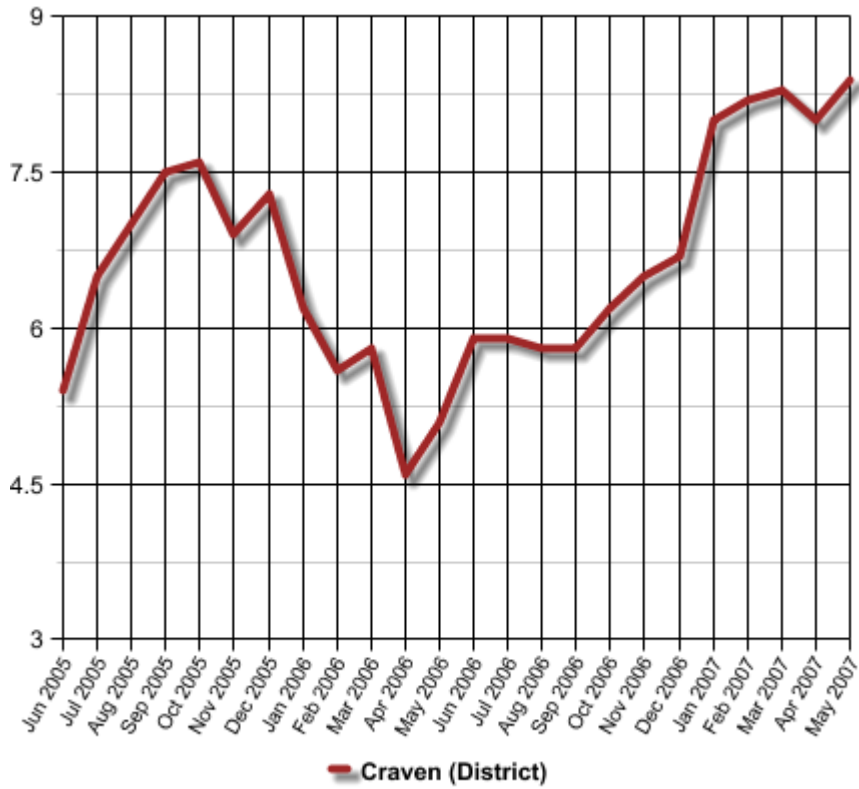
4.41 Residential property takes on average around eight weeks to sell in Craven and seven in Richmondshire (as at May 2007).⁷ The trend shown in Figure 4.1 portrays the

⁶ Completions sourced from CLG HSSA returns. Stakeholders indicate local returns show higher levels.

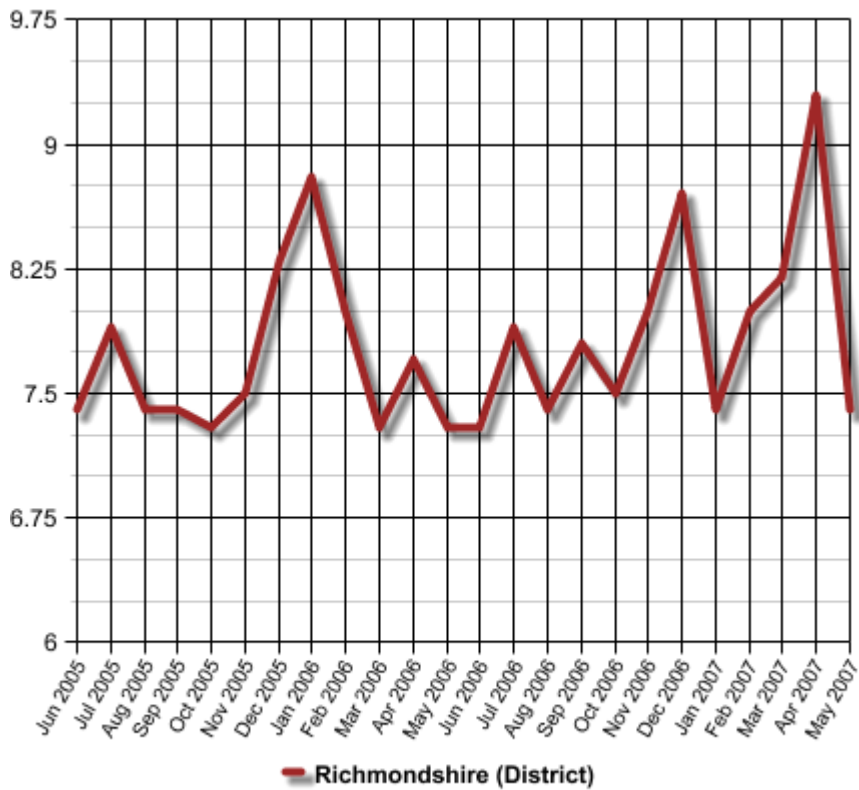
⁷ Source: Hometrack.

seasonality of the housing market. However there is a clear overall trend of increasing time to sell in Craven. And, while more fluctuation can be seen in Richmondshire there has not been a clear trend of increase.

Figure 4.1 Average Time to Sell (weeks)



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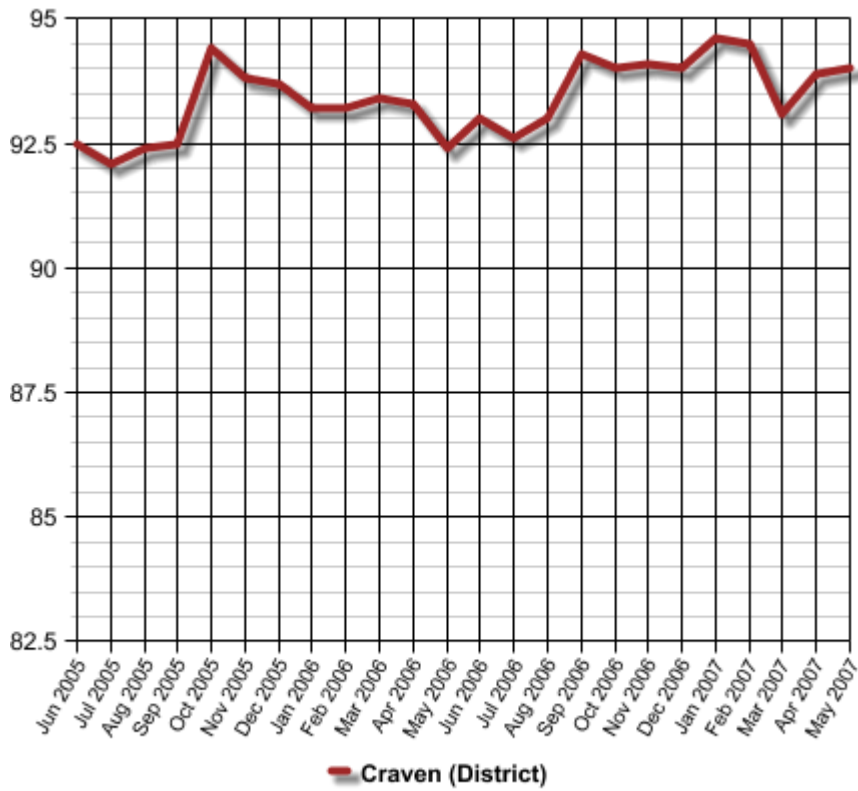


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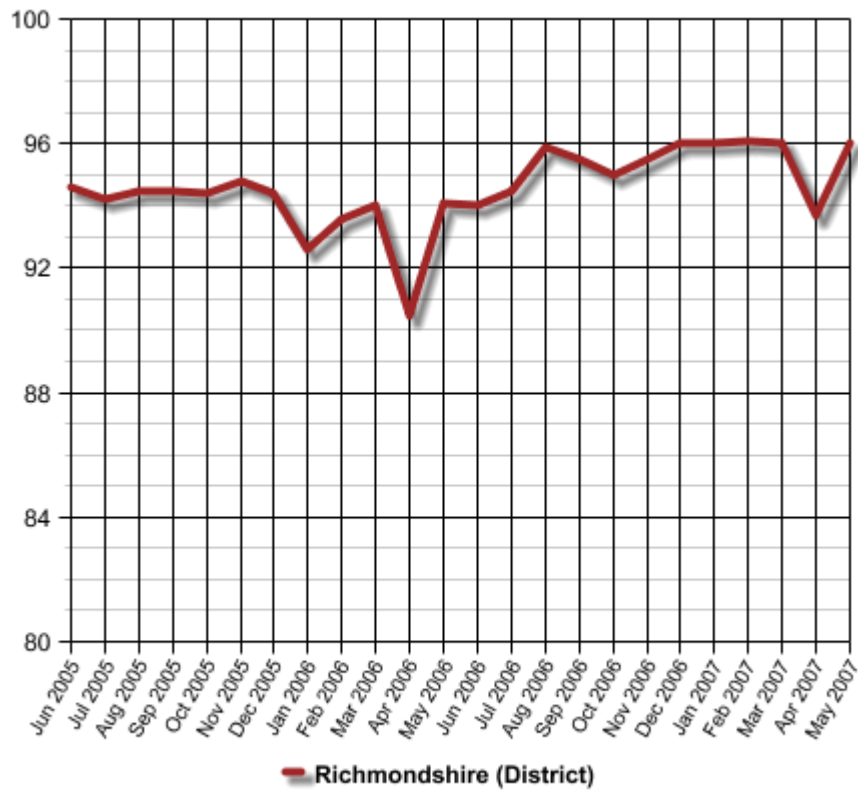
Source: Hometrack

4.42 An alternative measure of the strength of the local housing market is the average sale price to asking price ratio. At May 2007, this stood at around 94% in Craven and 96% in Richmondshire. Again, seasonal fluctuations can be discerned but the overall trend has been for a slight strengthening in this ratio indicating the continued strength of the market.

Figure 4.2. Sale to Asking Price Ratio



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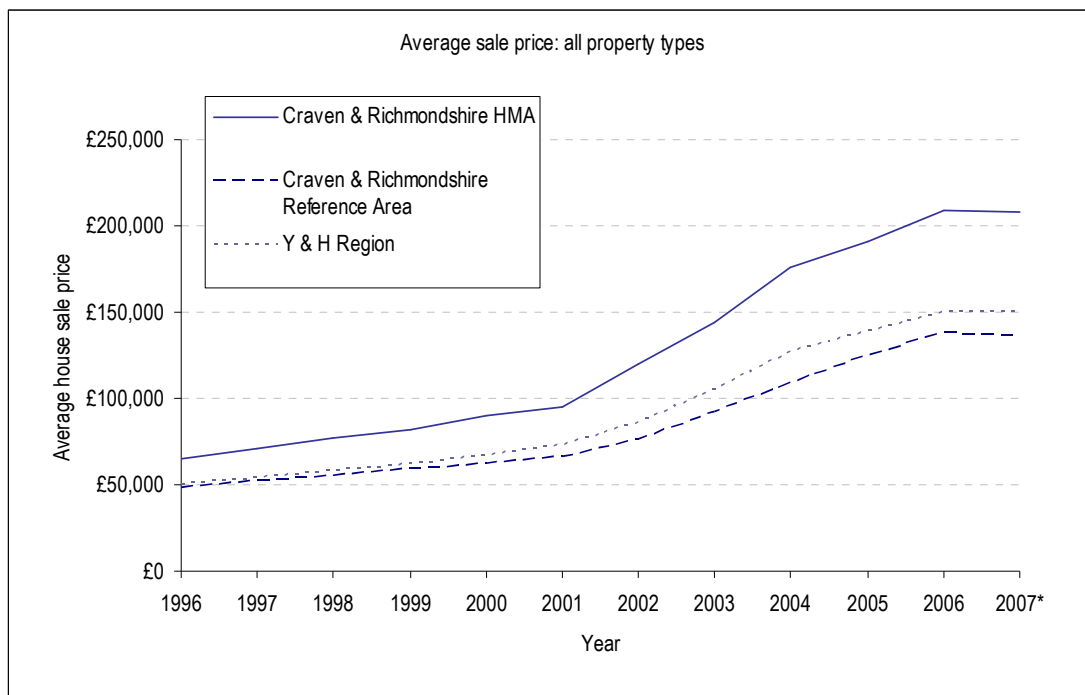


© Hometrack

Source: Hometrack

4.43 The average sale price for properties in Craven and Richmondshire has shown a strong trend of increase since 2001 levelling out from 2006 (Figure 4.3). Prices have remained higher than those for the region and while they have followed a similar trend the absolute gap in prices has grown.

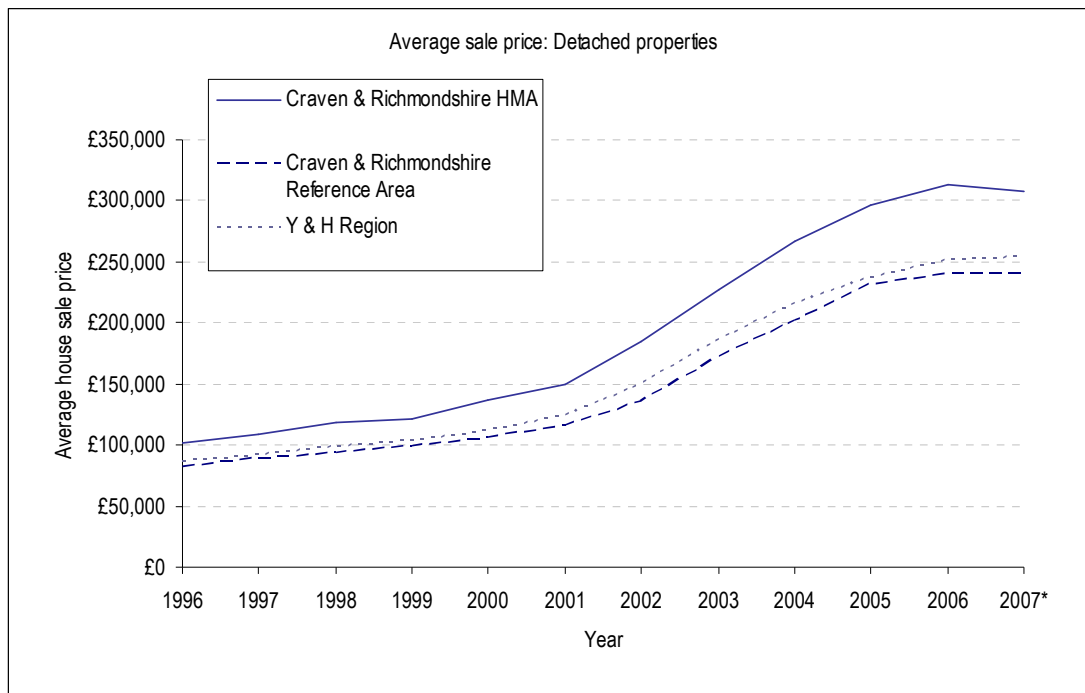
Figure 4.3. Average sale price for all residential property sales 1996-2007*



Note: *2007 data are for Quarter 1 only and are provisional. Source: HMLR.

4.44 The average sale price of a residential property in the HMA stands at just over £200,000 (Figure 4.3). Prices in the wider reference area (including Cumbria and Teesside) are around £60,000 lower on average. Prices in the wider reference area have fallen away slightly from average prices in the region over the period. However the size of the reference area, as well as the wide geography of the HMA, means that while in some areas lower value properties in the reference area may provide a more affordable option for households in Craven and Richmondshire many will not be accessible.

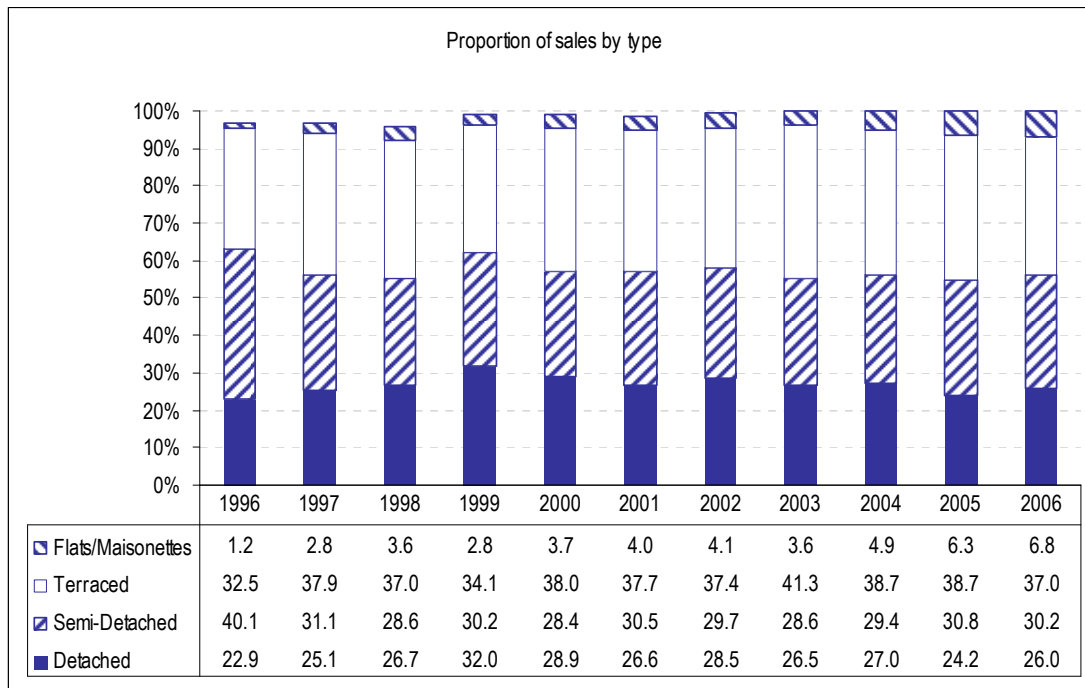
Figure 4.4. Average sale price for detached houses 1996-2007*



Note: *2007 data are for Quarter 1 only and are provisional. Source: HMLR.

- 4.45 Figure 4.4 shows how prices for detached dwellings in Craven and Richmondshire have also followed a similar trend to the region – again from a higher starting point.
- 4.46 Over recent years, flatted properties have accounted for an increasing proportion of residential property transactions (Figure 4.5) from 1.2% in 1996 to 6.8% in 2006. The proportion of other property types sold has fluctuated but remained broadly in line with the overall proportion of property types across the district with , as would be expected, a slightly higher turnover of terraced and lower turnover of detached homes.

Figure 4.5. Proportion of sales by type



Note: Columns do not always add to 100% because of sales of unknown type. Source data: HMLR.

Affordability

4.47 The tables below show the change in lower quartile house prices and incomes over the past decade.

Table 4.16 Lower Quartile Affordability Ratio

DCLG Ratio

Craven

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Lower Quartile House Price	45,000	45,913	48,000	49,500	55,950	68,313	85,000	105,000	119,500	133,000
Lower Quartile Income	9,054	10,411	9,776	12,015	12,324	12,745	14,190	16,854	14,717	14,240
Ratio	4.97	4.41	4.91	4.12	4.54	5.36	5.99	6.23	8.12	9.34

Richmondshire

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Lower Quartile House Price	50,000	52,000	54,375	58,961	56,950	64,000	76,000	115,000	123,813	130,000
Lower Quartile Income	10,526	9,886	10,069	10,399	11,345	12,214	12,816	14,180	12,344	14,908
Ratio	4.75	5.26	5.40	5.67	5.02	5.24	5.93	8.11	10.03	8.72

Source: DCLG

4.48 The comparison of lower quartile house prices to incomes shows an overall increase in affordability ratios over the last decade from less than 5.0 to circa 9.00 for both districts (although the rate for Richmondshire did drop back slightly from 2005 to 2006). This has been driven by a significant increase in house prices with which incomes have been unable to keep pace. In Craven lower quartile house prices rose by 195% over the period and in Richmondshire by 160%.

Summary of key points – Current Housing Market

- The population has been steadily increasing since 1995 with in migration the most significant component of population growth. Combined with reducing household size this has driven the number of households to increase by nearly a third between 1981 and 2004.
- There has been an increase in the older population and the area provides a pleasant retirement destination attracting in migration of older age groups.
- Levels of economic activity are high with self employment particularly prominent. There is a relatively high representation of employees in professional and managerial jobs as well as for those in administrative and secretarial roles. Qualification levels are relatively high and reflect the occupational profile.

- There is a broad mix of property types with a fairly even spread across detached, semi-detached and terraced homes but a smaller proportion of flats. However flats have started to make up an increasing proportion of property sales in recent years.
- Large swathes of the HMA are rural and the HMA includes large parts of the Yorkshire Dales national park.
- Owner occupation is at 72% with only 11% of households in social rented homes and levels of private renting above average for the region.
- Although vacancy levels across the HMA are relatively high (6%) these reflect a complex market including services accommodation at Catterick Garrison as well as areas where there are concentrations of second homes. Vacancy rates in the social rented sector are less than two percent indicating very high demand for affordable homes.
- Completions have averaged 195 per year over the last decade.
- Average sales values are considerably higher than those for the region or the wider reference area. Affordability has worsened considerably as property prices have increasingly outstripped wages across the HMA.

5. Future housing market

5.1 This section of the SHMA considers likely future trends in the housing market. Of course, the impact that national policy or future macroeconomic conditions might have on the housing market cannot be predicted. However, an assessment can be made of the likely direction of change of local market drivers, especially economic and demographic.

Economic drivers

5.2 The North Yorkshire Strategic Economic Assessment (SEA) sets out that the North Yorkshire sub-region (including York) has enjoyed sustained economic growth over a long period, as has the UK generally. Over the next ten to fifteen years, the competitive pressures will increase as other major economies seek to increase their competitiveness in the light of increased pressure from China and India.

5.3 York and North Yorkshire has experienced:

- Strong population and workforce growth;
- A marked increase in employment, both full and part time;
- A high level of business start ups and the number of active businesses is considerable;
- Very low unemployment and low levels of multiple deprivation.

5.4 The Strategic Economic Assessment for York and North Yorkshire sets out that this very positive review needs careful interpretation, as below the headlines, there are a number of issues which will have consequences over the coming years. These are:

- A significant part of the increase in employment was from the public sector, and this may not be sustainable in the long run;
- A further major source of growth was from distribution, hotels and restaurants, and while welcome, this does not help to address the issue of low earnings;
- Full time jobs account for a smaller proportion of the total than in the region or England as a whole, and the largest percentage change has been in male part time

employment (although in absolute terms, the numbers are still relatively small);

- The growth and representation of banking, finance and insurance remains poor, and this sector is one of the key national drivers of economic growth
- There are considerable differences in performance across the sub region, with York, one of the national Science Cities, seeing faster economic growth than many other parts of the sub region.

5.5 The forecast data suggests that while York and North Yorkshire will continue to be successful, the sub region will experience lower levels of performance when compared to the national performance and for some indicators the regional performance.

5.6 In particular, the forecast rates of economic growth will lead to a widening of the gap between the sub region and the national position, and the other sub regions, with strong urban centres, may close the gap more quickly. In summary, the forecast suggests that York and North Yorkshire's time as the top performing sub region in

5.7 Yorkshire and the Humber may be coming to an end.

Demographic drivers

5.8 The population of the HMA is expected to grow. The number of inhabitants in the HMA is expected to rise by 24,500 persons between 2007 and 2029.⁸

5.9 The ONS projections do not take into account the whole military population of Catterick Garrison and are not taking into account the anticipated growth resulting from the super-garrison.

5.10 The major part of this growth will be accounted for by the rise in the over-65 age group. There is a projected 14,800 additional persons in this age bracket are projected by 2029. Craven and Richmondshire has traditionally been an

⁸ ONS: 2004 based sub national population projections.

attractive retirement destination and this role looks set to continue. However, all other age bands are forecast to grow.

Figure 5.1 Projected population growth by age group

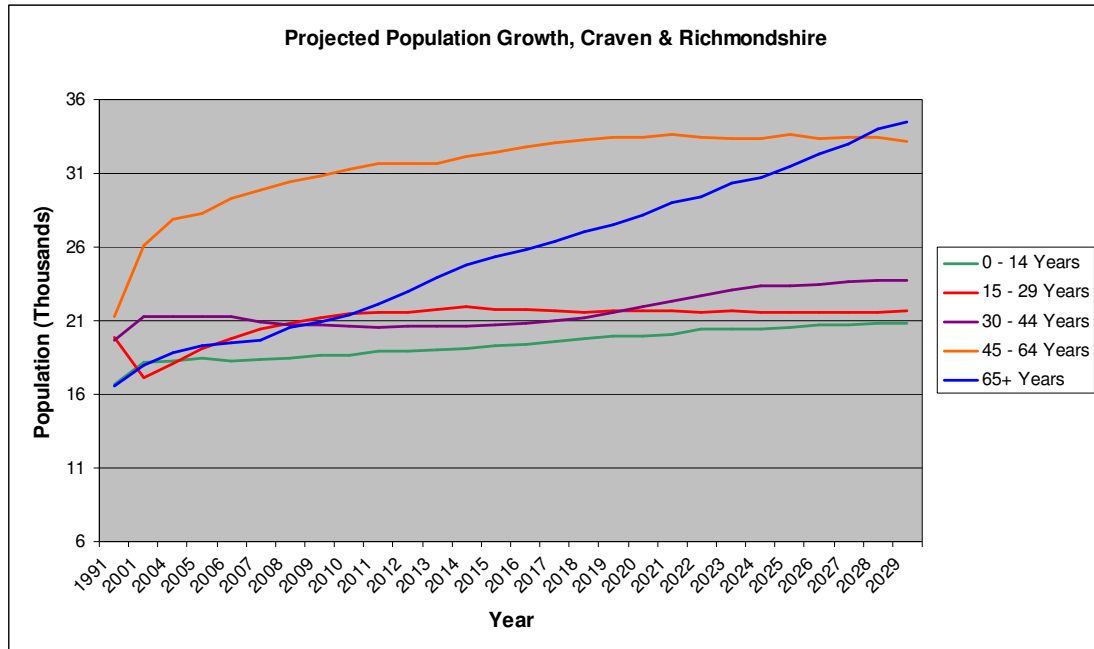
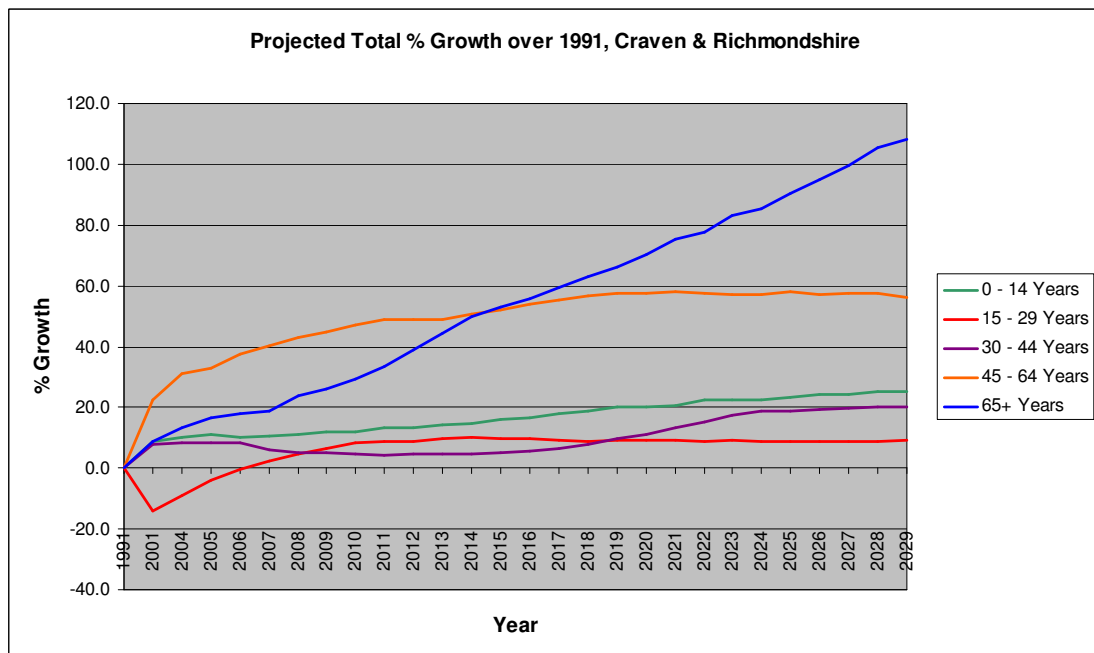


Figure 5.2 Projected population growth by age group expressed as percentage change since 1991



5.11 ONS data on migration is reliant on NHS registration data and may not fully capture groups who tend not to register

with a doctor, especially younger people. ONS are constrained to ensure that local migration estimates are consistent with national totals, but these may not in themselves be accurate.

- 5.12 There has been a high level of in migration from abroad to the UK in recent years as a result of asylum seekers and refugees, and more recently economic migration from the new EU accession countries such as Poland and Slovakia. While the ONS data reported above does seek to capture migration changes the figures reported above may not fully reflect recent change associated with migration of those groups least likely to register with a doctor. There were 740 national insurance registrations in Craven (220) and Richmondshire (520) in 2006-07 with EU accession migrants comprising 31% of registrations in Richmondshire, but 64% in Craven.
- 5.13 Population projections are based on demographic and migratory trends that are apparent at the time that the projection is made. In this sense, although they are 'policy off', they reflect the operation of current policy and market conditions. If there were to substantially change then the future robustness of projections becomes open to question.
- 5.14 Furthermore, the way that the population organises itself into households and thus expresses demand in the housing market is also subject to variability. For this reason, household projections are even more sensitive to future policy and market change than population projections. Demand can be influenced by the market and, in particular, perceptions of supply, and this should be borne in mind when interpreting household projections.
- 5.15 Such projections form the principle basis for the assessment of likely future housing requirements in the region. To these projections is added further information on anticipated economic growth.

Table 5.1. Household projections and RSS net housebuilding targets, 2008–2026.

Area	2004 based household projections (revised Feb 08)					RSS Targets	
	Annual rate				Total 2008 - 26	Annual rate	Total 2006- 26
	2008-2011	2011-2016	2016-2021	2021-2026		2008-2026	
Craven & Richmondshire HMA	600	600	800	600	11,800	450	8,100
Yorkshire & Humber Region	24,000	25,400	22,800	20,800	417,000	22,260	400,680

Sources: CLG; GOYH. Note – data not available for wider reference area which encompasses parts of NW and NE regions

- 5.16 According to the most recent sub-national household projections⁹ the Craven and Richmondshire HMA can expect an additional 11,800 households in the period 2008–2026. The recommended net housebuilding target for the area, as published in RSS is below this projection with 8,100 additional homes.
- 5.17 The difference is significantly greater within Richmondshire with a shortfall of 3,600 between household projections and anticipated development compared to 100 for Craven.

Migration

- 5.18 Table 5.2 shows the components of projected population change for Craven and Richmondshire over the period to 2029. Consequently, as with the population forecasts more generally, the forecasts in Table 6.3 shows a continuation of past trends rather than the impact of policy. Population projections are based on demographic and migratory trends that are apparent at the time that the projection is made. In this sense, although they are ‘policy off’, they reflect the operation of current policy and market conditions. If there were to substantially change then the

⁹ 2004-based Household Projections, revised February 2008 by CLG

future robustness of projections becomes open to question.

Table 5.2. Components of projected population change (Thousands)

Year	Population	Natural Change	Net internal migration	Net international migration	All Migration net
2005	106.1	-0.1	0.9	0.6	1.5
2006	107.4	-0.1	0.8	0.5	1.4
2007	108.6	-0.1	0.7	0.5	1.3
2008	109.7	0.0	0.6	0.5	1.2
2009	110.8	0.0	0.6	0.5	1.2
2014	116.1	0.0	0.5	0.5	1.0
2019	121.2	0.0	0.5	0.5	1.0
2024	125.8	-0.2	0.5	0.5	1.0
2029	129.8	-0.2	0.5	0.5	1.0

Source: ONS

5.19 Migration is the predominant driver of projected population change in Craven and Richmondshire. Both internal and international migration are projected to contribute to population growth. Natural change has a lesser impact although the negative affect of this on population numbers is projected to increase after 2024.

5.20 These are set out in the Migration Report¹⁰ and illustrated in Figures 5.3 and 5.4.

¹⁰ Edge Analytics 2007

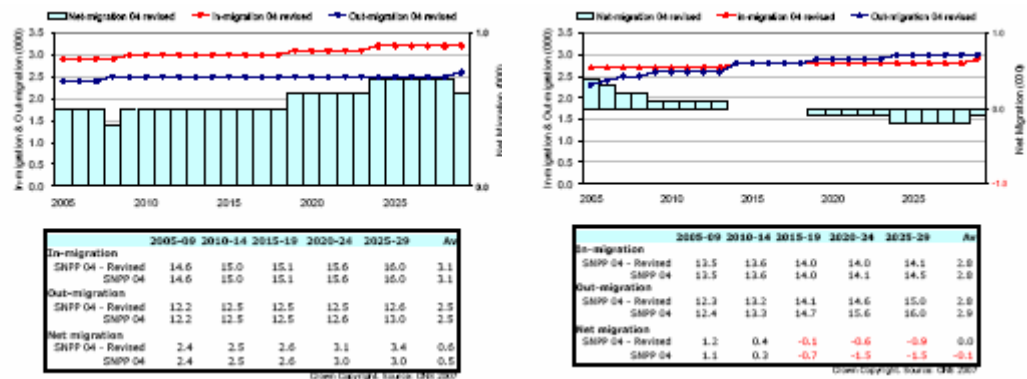
Table 5.3 Projected composition of the population

Year	ALL AGES	0 - 14 Years	15 - 29 Years	30 - 44 Years	45 - 64 Years	65+ Years
1991	94,070	17.7	21.1	20.9	22.6	17.6
2001	100,630	18.0	17.0	21.1	26.0	17.9
2004	104,800	17.5	17.3	20.3	26.6	17.9
2005	106,500	17.4	17.9	20.0	26.6	18.1
2006	108,000	16.9	18.3	19.7	27.1	18.1
2007	109,500	16.8	18.6	19.1	27.3	18.0
2008	110,800	16.7	18.8	18.7	27.4	18.5
2009	112,100	16.6	18.9	18.5	27.5	18.6
2010	113,400	16.4	19.0	18.2	27.6	18.9
2011	114,600	16.5	18.8	17.9	27.7	19.3
2012	115,900	16.3	18.6	17.8	27.4	19.8
2013	117,100	16.2	18.6	17.6	27.1	20.4
2014	118,300	16.1	18.5	17.4	27.1	21.0
2015	119,500	16.2	18.2	17.3	27.1	21.2
2016	120,700	16.1	18.1	17.2	27.2	21.4
2017	121,900	16.1	17.8	17.2	27.2	21.7
2018	123,000	16.1	17.6	17.2	27.1	22.0
2019	124,200	16.1	17.5	17.4	27.0	22.1
2020	125,300	16.0	17.3	17.5	26.7	22.5
2021	126,400	15.9	17.2	17.6	26.6	22.9
2022	127,500	16.0	16.9	17.8	26.3	23.1
2023	128,500	15.9	16.9	18.0	26.0	23.6
2024	129,500	15.8	16.7	18.1	25.8	23.7
2025	130,400	15.7	16.6	17.9	25.8	24.2
2026	131,400	15.8	16.4	17.9	25.4	24.6
2027	132,300	15.6	16.3	17.8	25.3	24.9
2028	133,200	15.6	16.2	17.8	25.2	25.5
2029	134,000	15.5	16.2	17.7	24.8	25.7

Source: ONS

5.21 There is a significant ageing of the population with 26% of people over 65 by 2029 compared to 18% in 1991. While the proportion of children is projected to fall slightly the greatest falls are in the working age population with the 15 to 44 age bands comprising 42% of the population in 1991 and 34% by 2029. This changing demographic will have an impact on the housing market, with less working age households to support an aging population in terms of both supporting and delivering services.

Figure 5.3 Immigration based on National Insurance registrations (NINo)

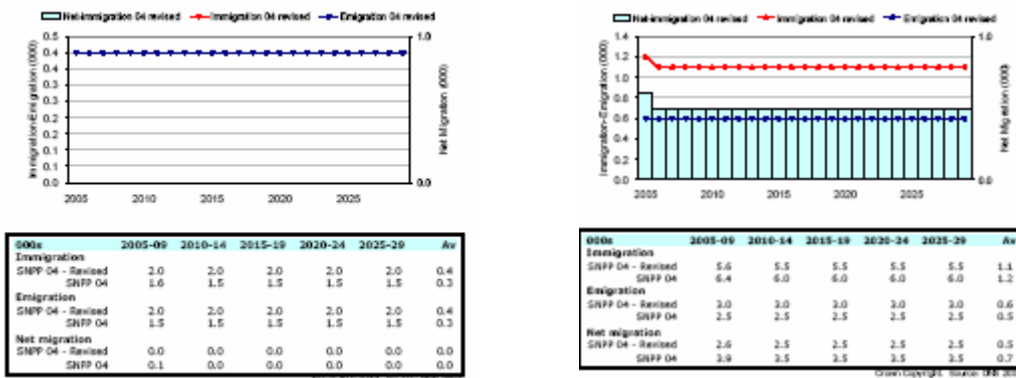


Craven

Richmondshire

Source: Analysis of Migration Trends and Drivers. Edge Analytics. Nov 2007

Figure 5.4 ONS International migration assumptions



Craven

Richmondshire

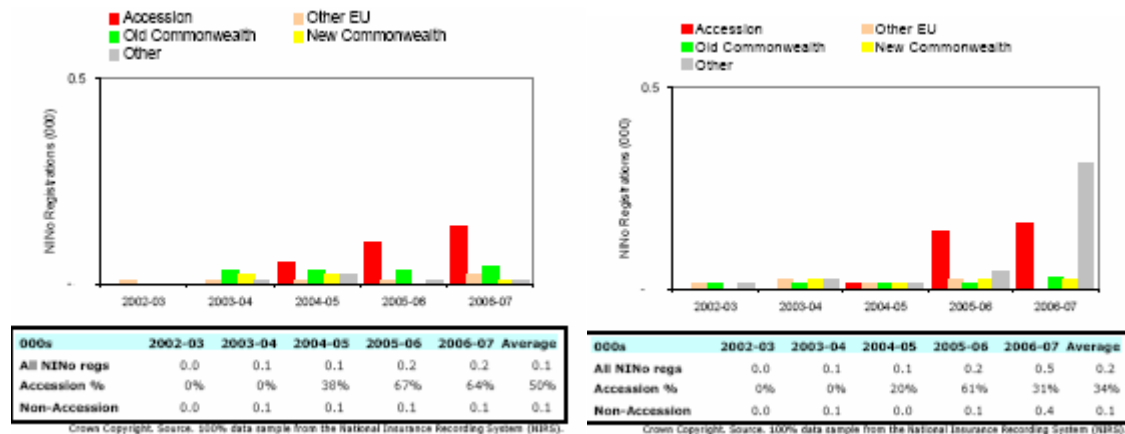
Source: Analysis of Migration Trends and Drivers. Edge Analytics. Nov 2007

5.22 While Craven had the lowest level of NINo registrations in the sub-region for 2006 / 07 with 220. Of these 64% were from EU accession countries and 36% from Poland. While numbers were higher for Richmondshire (520) there was a lower proportion of registrations from EU accession countries (31%) than for the wider sub-region. In the North Yorkshire sub-region 59% of registrations were from EU Accession Counties and 44% from Poland.

5.23 This would indicate that while the numbers are higher in Richmondshire the proportional impact of international migration from the EU has been greater within the Craven part of the HMA.

5.24 This breakdown of immigration, based on NINo data for Craven and for Richmondshire is shown in Figure 5.6.

Figure 5.5 Immigration based on National Insurance registrations (NINo)



Craven

Richmondshire

Source: Analysis of Migration Trends and Drivers. Edge Analytics. Nov 2007

Households

5.25 Table 5.4 shows projections of future household numbers for the Craven and Richmondshire HMA. This shows a 41.3% increase in the number of households over the period to 2029.

5.26 The most significant change in the composition of households is in the projected increase in the proportion of one person households, from 27.9% of all households in 2004 to 36.7% of households by 2029. There is a projected fall in the proportion of couples (married and cohabiting) from 62.8% of all households in 2004 to 55.0% in 2029.

5.27 Average household size is projected to decrease from 2.24 in 2004 to 2.1 by 2029.

Table 5.4 DCLG 2004-based household projections 2004-2029 (Thousands)

Household types:	2004	2006	2011	2016	2021	2026	2029	Change 2004- 2029	Annual average	% Change
married couple	23	23	24	24	25	25	25	2	0.1	8.7
cohabiting couple	4	4	5	6	7	7	8	4	0.2	114.3
lone parent	2	2	3	3	3	3	3	1	0.0	27.3
other multi-person	2	2	2	3	3	3	3	1	0.0	57.1
one person	12	12	14	16	18	20	22	10	0.4	83.8
All households	43	44	48	52	55	59	60	17	0.7	41.3
Private household population	100	103	110	116	121	126	128	28	1.2	28.4
Average household size	2.4	2.3	2.3	2.2	2.2	2.2	2.1			

Source: DCLG

Local investment impacting on future housing markets

5.28 The main development anticipated to impact on the HMA is the planned modernisation and growth of Catterick Garrison in Richmondshire. Proposed plans include an increase of 1,200 to 1,300 (including soldiers and dependants) people to 2009 and a potential further increase of 2,500 to 3,000 people by 2014.

5.29 Research commissioned by Richmondshire¹¹ highlights a number of issues including the potential of the development to increase homelessness and a significant interaction between military personnel and the open housing market. The research also suggests that the development will have an impact anticipated to be circa 50 miles radius from the Garrison so clearly affecting significant parts of the HMA.

5.30 Given high house prices, it is likely that the main impact of the Garrison's growth will be in terms of demand from higher paid military personnel and other employees. This could be substantial, and would compound the pressures on the local market outlined above. It is anticipated that the additional demand for homes will affect in particular those homes in the £100,000 to £200,000 price bracket.

5.31 The current proposals have housing implications for up to 250 additional homes (rented and for sale) within 50 miles

¹¹ Catterick Garrison Housing Impact Assessment. DCHR. December 2007

of the Garrison to 2009 and a further 500 – 600 homes for service personnel to 2014 as well as 250 dwellings to meet additional civilian support requirements. The development and refinement of these proposals and the potential impact of this growth on the HMA will continue to need to be monitored.

5.32 As noted in section 4 the National Park covers a large proportion of this HMA. This high environmental quality associated with the National Park as well as the Forest of Bowland AONB can be anticipated to continue to be a key driver of high housing demand.

Summary of key points – Future housing market

- While the sub-region has had a positive economic trajectory in recent years the SEA suggests that other sub-regions are forecast to close the gap with north Yorkshire.
- The population is expected to grow by 24,500 people by 2029. The growth in older people is projected to comprise a significant component of this. Migration however is the predominant driver of projected population change.
- An additional 11,800 households are projected for the period 2008 to 2026. RSS sets out recommended provision of 8,100 additional homes – significantly less than the projected household growth and particularly in Richmondshire. One person households comprise the most significant element of this increase.
- The HMA has experienced recent international migration from EU accession countries. While the numbers are less than for other areas of the sub-region and region the proportional impact, particularly for Craven, on the composition of the population is significant.
- The planned modernisation and growth of Catterick Garrison will have a significant impact on the HMA with proposals for an

increase of up to 4,300 people by 2014. There are housing implications for up to 750 additional homes for service personnel within 50 miles of the Garrison to 2014 as well as 250 homes to meet additional civilian support requirements. This will have a significant impact on housing demand and compound the existing affordability pressures within the HMA.

6. Housing need

- 6.1 A Housing Needs Survey for Richmondshire was commissioned from David Cumberland Housing Regeneration Ltd in October 2004. The same consultants carried out a Housing Needs Assessment for Craven reporting in November 2005.
- 6.2 Each of these studies applied an approach that combined a household survey with stakeholder interviews and questionnaires to Parish Councils, as well as reviewing secondary data sources, to consider both housing need and wider housing market issues.
- 6.3 The Richmondshire survey excluded Defence Estates properties.

Current and newly arising need

- 6.4 The Richmondshire study identified that across the Borough a total of 1,744 households were in some form of housing need. In addition to this there were 1,186 residents who wished to form new households within the following year. These requirements are set out in figure 6.1.

Figure 6.1 Housing Need in Richmondshire

Table ES2 Summary of housing need in Richmondshire

Main Category		Sub-division	Number
1. Homeless or with insecure tenure	i	Under notice, real threat of notice or lease coming to an end	89
	ii	Living in temporary accommodation (e.g. hostel, B&B with friends or relatives)	14
	iii	Accommodation too expensive	178
2. Mismatch of household and dwelling	iv	Overcrowded	300
	v	House too large (difficult to maintain)	429
	vi	Households with children living in flats or maisonettes	13
	vii	Sharing a kitchen, bathroom or WC with another household	77
	viii	Household containing person with mobility impairment or other special needs living in unsuitable dwelling (e.g. accessed via steps or containing stairs)	390
3. Dwelling amenities and condition	ix	Lacks a separate bathroom, kitchen or inside WC	429
	x	Subject to major disrepair or unfitness	13
4. Social requirements	xi	Harassment of threats of harassment from neighbours or other living in the vicinity	91
	xii	Relationship breakdown	95
	xiii	Family unable to live together because of lack of accommodation	Inc. in xii
	xiv	Need to give or receive support including living closer to family/friends	289
	xv	Need to live closer to employment and/or other essential facilities	555
	xvi	Want to live independently	1,186
Total no. households in need (excluding want to live independently)			1,744

Notes

Based on ODPM Housing Needs Guidance Table 4.2 p.55

Numbers of households in need by category and sub-division based on results from the 2004 HNS unless otherwise stated. A household may have more than one housing need.

6.5 The Craven study indicates a total of 1,703 households were in housing need. The breakdown of this backlog need is set out in Figure 6.2.

Figure 6.2 Housing Need in Craven

Table 5.1 Summary of backlog housing need in Craven

Housing Need Factor	Craven Total
Under notice, real threat of notice or lease coming to an end	123
Living in temporary accommodation	33
Accommodation too expensive	136
Overcrowded	304
House too large	247
Sharing kitchen, bathroom or WC with another household	17
Household containing someone with mobility impairment/special need	391
Subject to major disrepair or unfitness	53
Harassment or threat of harassment	84
Relationship breakdown	36
Need to give or receive support to family/friends	103
Need to live closer to employment / other essential facilities	200
Total existing households in need	1,703
Total no. households	23,804
% Households in need	7.2%

Based on ODPM Housing Needs Guidance Table 4.2 p.55

- 6.6 The Craven study identified 799 households who were homeless or living in temporary accommodation and 1,999 individuals who wished to form a household within the next year translating to a potential 1,226 newly forming households. This compared to 725 who had emerged in the previous five years.
- 6.7 Of the newly forming households the study estimates that 920 will need an affordable home. An assumption is made that the 1,226 households would emerge over the following five years this would result in new household formation of 245 per year of which 184 would need an affordable home.
- 6.8 Taking into account existing households expected to fall into need together with in migrant households who would be unable to afford market housing newly arising need was estimated at 920 households.

Supply to meet needs

- 6.9 The Richmondshire study compared the overall requirement with likely housing turnover to examine the extent to which needs can be met within the existing stock.
- 6.10 The Richmondshire study identified that a total of 295 affordable homes were required across Richmondshire over the next five years. This equates to 59 units per year which was set out in the study as a minimum requirement with a need to develop a range of affordable housing options. This figure has now increased from 59 units to 81 units in 2008, as a minimum requirement.¹²
- 6.11 The Craven study undertook a review of annual capacity which suggested that there is an overall capacity of 165 social rented homes per year.

¹² Richmondshire HMA Update. 2008

6.12 The Craven study identified a shortfall of 288 affordable homes per year.

Figure 6.3 Affordable housing requirements for Craven

Table 5.7 Summary of affordable requirements by LDF 5 years Apr 2005 to March 2010

LDF	Annual	5 Year Total
Craven	238	1,190
Yorkshire Dales National Park	50	250
TOTAL	288	1440

6.13 Table 6.1 sets out a summary of housing need identified by the studies across the HMA.

Table 6.1 Summary of housing need

	Craven	Richmondshire	Craven and Richmondshire
Backlog Need	799	549	1,348
Annual Reduction			0
Newly Arising Need	920	440	1,360
Affordable Supply	165	1,001	1,166
Total Affordable Need	1,440	295	1,735
Overall Annual Shortfall	288	59	347
By Responses, rate	DCHR, 2005 5265, 24.6%	DCHR, 2004 4191, 22.4%	

6.14 Table 6.2 sets out the homes completed (with allocations for 2006 to 2008) funded by grant from the Housing Corporation.

Table 6.2 Housing Corporation National Affordable Housing Programme (NAHP) outturn and allocations 2004/5–2007/8

	Completed		On site	Allocation	
	2004/05	2005/06	2005/06	2006/07	2007/08
Total units for rent	12	55	105	30	12
Total units for sale	0	0	0		

Source: Housing Corporation Regional Investment Statement.

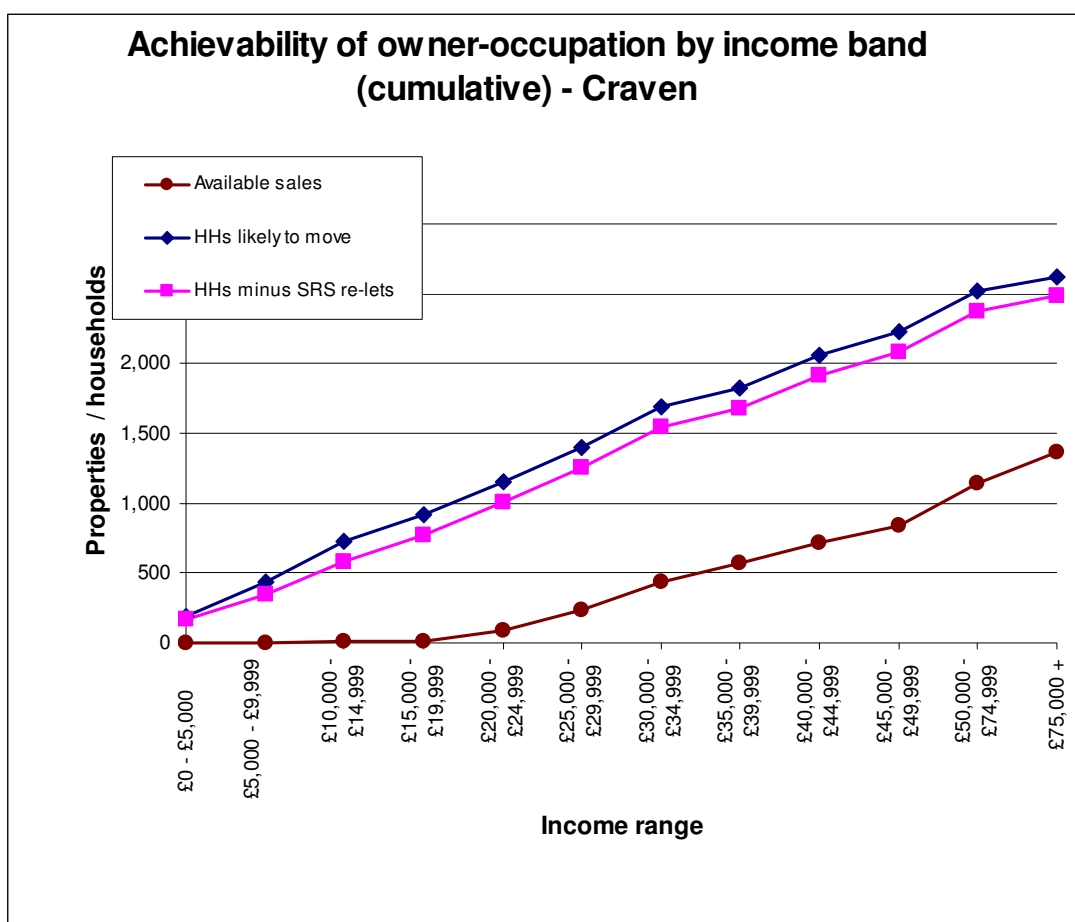
6.15 Clearly the difference between NAHP and the requirement identified is over 200. This indicates a need to deliver significant levels of affordable housing from

alternative programmes, primarily as a result of S.106 planning obligations.

Market housing and affordability

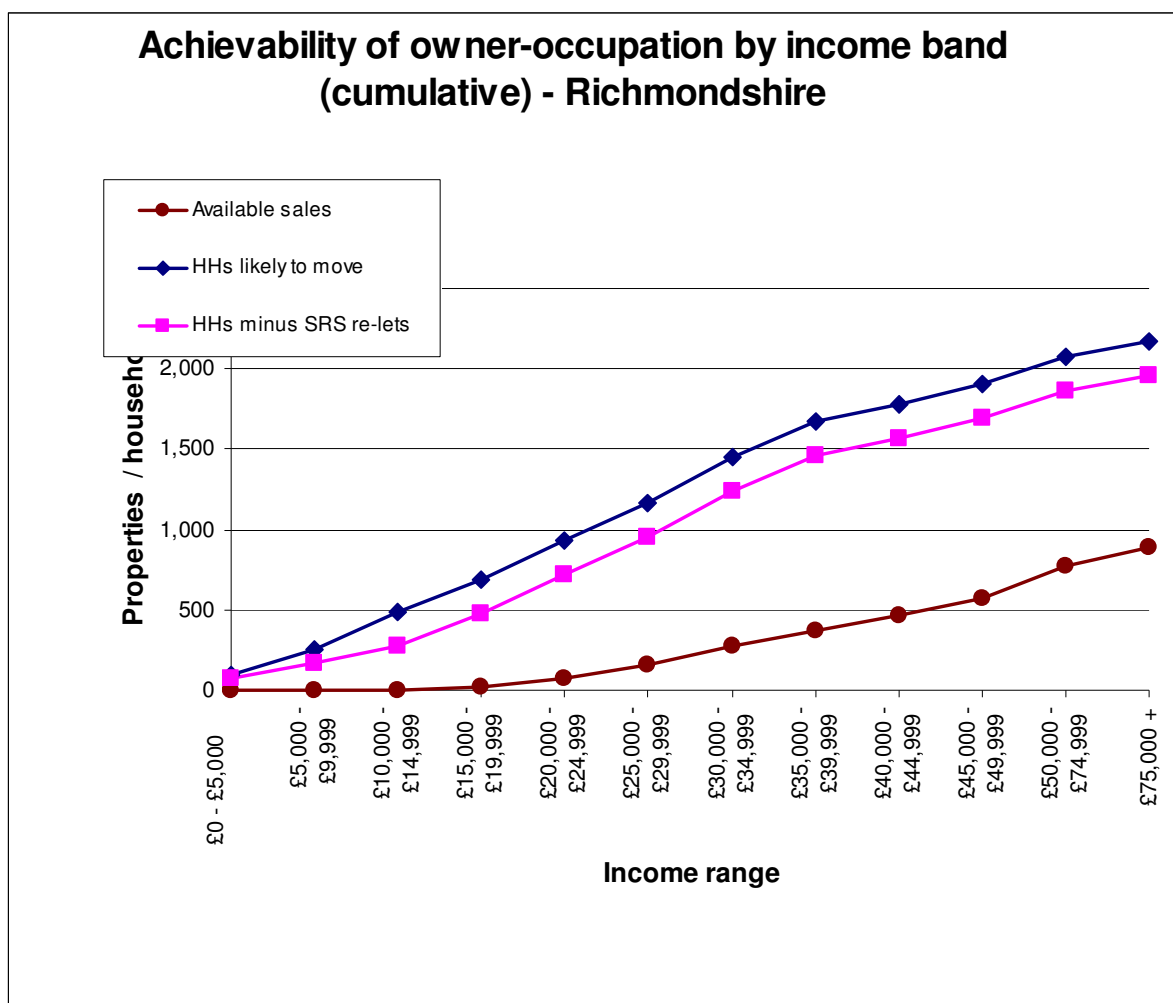
- 6.16 In order to provide a degree of comparability across the region, we have also prepared a set of estimates of the gap between local house prices and their 'achievability' on the basis of local incomes. This analysis is not intended to replace local estimates and calculations of affordable housing need. It does, however, provide a method of consistent comparison of the potential scale of the affordability gap compared to other HMAs in the region.
- 6.17 Figures 6.4 and 6.5 show that there is a clear gap between the potential demands of households in the HMA and the profile of properties available to them. Cumulatively, this equates to a gap of around 2,192 properties in 2006 – or more if the capacity of social housing relets to absorb some of this gap is not taken into account.

Figure 6.4 Achievability of owner occupation for Craven



Income band	£0 - £5,000	£5,000 - £9,999	£10,000 - £14,999	£15,000 - £19,999	£20,000 - £24,999	£25,000 - £29,999	£30,000 - £34,999	£35,000 - £39,999	£40,000 - £44,999	£45,000 - £49,999	£50,000 - £74,999	£75,000 +
Properties for sale at 4x income	0	1	5	7	76	143	199	145	139	126	302	219
No of households likely to move	186	254	292	191	232	241	296	138	230	170	286	108
No of households minus SRS	168	174	244	191	232	241	296	138	230	170	286	108
Difference	168	173	239	184	156	98	97	-7	91	44	-16	-111
Cumulative difference	168	341	580	764	920	1018	1115	1109	1200	1244	1229	1118
Rank of difference	4	3	1	2	5	6	7	10	8	9	11	12

Figure 6.5 Achievability of owner occupation for Richmondshire



Income band	£0 - £5,000	£5,000 - £9,999	£10,000 - £14,999	£15,000 - £19,999	£20,000 - £24,999	£25,000 - £29,999	£30,000 - £34,999	£35,000 - £39,999	£40,000 - £44,999	£45,000 - £49,999	£50,000 - £74,999	£75,000 +
Properties for sale at 4x income	0	0	4	18	52	88	112	98	97	98	205	117
No of households likely to move	94	159	235	205	238	233	285	221	111	128	163	102
No of households minus SRS	74	100	103	205	238	233	285	221	111	128	163	102
Difference	74	100	99	187	186	145	173	123	14	30	-42	-15
Cumulative difference	74	174	272	460	646	791	963	1086	1101	1131	1089	1074
Rank of difference	8	6	7	1	2	4	3	5	10	9	12	11

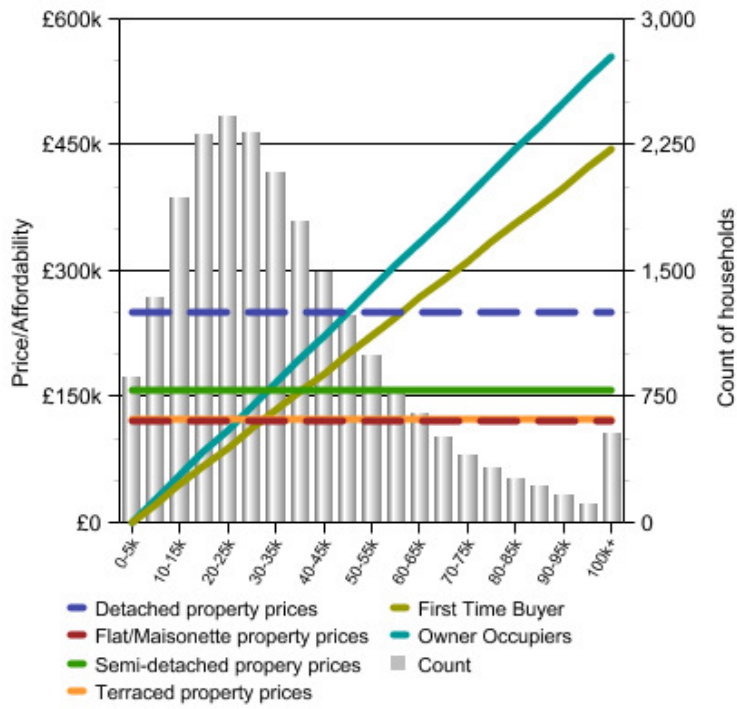
6.18 Hometrack's model, based on an affordability threshold of 4.0x income, suggests that First Time Buyer households in Craven and Richmondshire need to be in the £25-30k (gross) income bracket or above to afford the average terraced house, or the £55-60k (Craven) or £50-

55k(Richmondshire) (gross) income bracket to afford the average detached property (see Figure).

- 6.19 It should be noted that the Hometrack model does not take into account the differences in affordability between single person and multi-person households. Recent tightening of mortgage markets may have also impacted on the level of income multiplier required by lenders for different types of households.

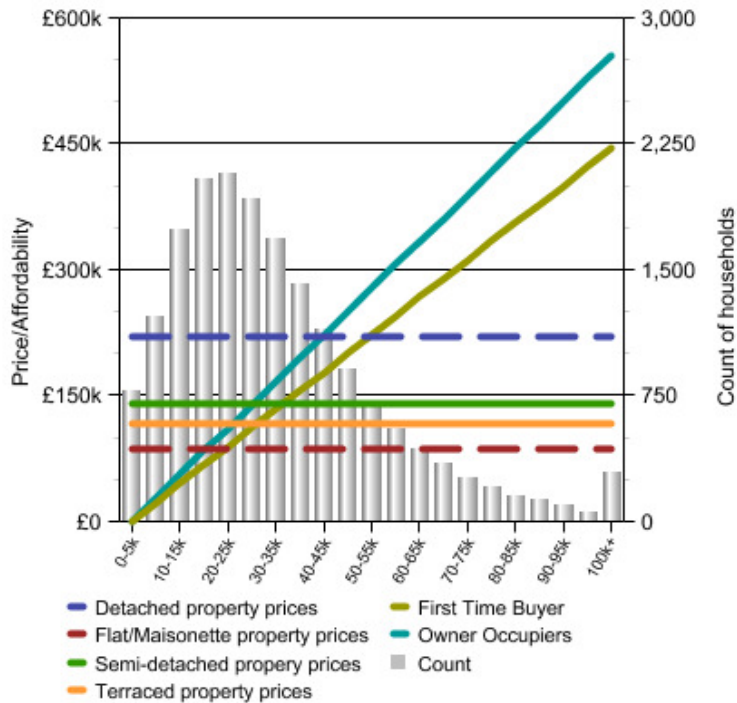
Figure 6.6 Affordability by income bands

Craven



© Hometrack

Richmondshire



© Hometrack

Source: Hometrack

Summary of key points – Housing Need

- There is an estimated annual shortfall of 347 units per annum.
- Comparison with current NAHP allocations shows that the supply of additional affordable homes will need to be primarily met by the private sector.
- There is a significant gap in terms of properties available to those seeking to achieve owner occupation in relation to the properties that would be accessible to households on different income bands within the HMA.
- Based on comparative Hometrack data and an income multiplier of 4x an income of £25,000 to £30,000 per year would be needed for a first time buyer to purchase a terraced home within the Craven and Richmondshire HMA. However it must be noted that the supply of this type of property is very limited within the HMA.

7. Housing Requirements of Specific Household Groups

7.1 The Practice Guidance sets out a number of reasons as to why it may be appropriate for each Strategic Housing Market Assessment to consider information about the housing requirements of specific household groups, namely:

- The Race and Equality Act requires Government and local authorities to assess the impact of their policies on different ethnic and minority groups, and the 2005 Disabilities legislation requires Government and local authorities to assess the impact of their policies on people with disabilities. Partnerships should ensure that no one group is systematically excluded from the assessment;
- Particular groups and gender types may exert considerable influences within the housing market area that need to be better understood and planned for (e.g. families, older people, key workers, first time buyers);
- Particular groups and gender types may be ill-suited to their dwelling type over the longer term (e.g. families with children and older people living in the private rented sector with insecurity of tenure); and
- Partnerships may wish to obtain evidence about the number of households eligible for intermediate affordable housing.

7.2 The Practice Guidance suggests that these are most relevant for those areas where there may be concerns about the housing requirements of specific groups or good reason to believe that there are needs that significantly differ to the general population.

7.3 The guidance does not set out a step by step approach and suggests that each housing market partnership will need to select appropriate analyses. Given the status of this SHMA as part of a suite of comparative regional reports the approach taken here is to highlight differences in profile from the regional picture for each housing market area. More detailed research may be required to examine particular requirements on a housing market area by housing market area basis, as the issues will differ

regarding family housing or minority ethnic needs for example.

Families

7.4 The census can provide data on household type. As shown in Table 7.1 across the HMA there is a higher proportion of couple households with children than the region as a whole (with the proportion higher in Richmondshire than Craven) but a lower proportion of lone parent households or households with older children still at home than for the region across the HMA.

Table 7.1 proportion of households with dependent and non-dependent children

Area	couple or other with dependent child(ren) %	couple with non-dependent child(ren) %	lone parent with dependent children %	lone parent with non dependent child (ren) %
Craven	22.87	6.05	4.20	2.56
Richmondshire	26.83	5.97	4.85	2.63
Yorkshire and Humber	23.34	6.43	6.57	2.87

7.5 Applying the household projections of an additional 19,000 households in Craven and Richmondshire (2004 to 2021) to the Census 2001 figures for singles, couples and lone parents would indicate that 3,888 of these additional households would be families with children 15 and under.

Older People

7.6 The Census 2001 data indicates that in Craven 29.5% and in Richmondshire 23.9% of households comprise pensioners only. This compares to 24.4% for the region. Of the total households at the census in Craven 16.9% were single pensioner households and in Richmondshire 13.4%.

7.7 Population projections indicate that over 14,800 additional people in the over-65 age group are projected by 2029. Applying the household projections to the Census 2001 figures for older people would indicate that of the

additional households 3,384 would be pensioner households.

Minority and hard to reach households

- 7.8 The HMA has a lower proportion of minority ethnic households than the region as a whole with over 98% of the population classed as white at the 2001 census compared to 93.5% for the region.
- 7.9 In line with the region the largest minority ethnic group was those classed as Asian, although again the proportion of the population classifying themselves as Asian in 2001 (less than 1%) was significantly lower than the 4.5% for the region.
- 7.10 The Practice Guidance sets out other groups that may be considered hard-to-reach including homeless households, private renters and households in shared accommodation or non-brick and mortar accommodation. The Guidance recommends additional qualitative work to examine in more detail the requirements of these groups, and this is something that could add to this housing market assessment in future.
- 7.11 Levels of non bricks and mortar accommodation (0.8%) were higher in Craven and Richmondshire than for the region (0.2%) at the 2001 Census with 337 occupied household spaces listed as caravans or other mobile or temporary structures.
- 7.12 These SHMAs do not address the accommodation needs of Gypsies and Travellers however the new RSS (policy H5) does require the completion of Gypsy and Traveller Accommodation Assessments (GTAA). In North Yorkshire a GTAA is currently underway for the County area and is expected to report in the summer

Households with specific needs

- 7.13 The Practice Guidance recognises that housing may need to be purpose built, or adapted, to meet the requirements of those with specific needs. The guidance also recognises that it is difficult to estimate the number of people who will need specific adaptations in the home.
- 7.14 In line with the Guidance for this Strategic Housing Market Assessment we have examined data on the number of people with long-term limiting illness (LLTI) and those eligible for Disability Living Allowance (for care and /or mobility). This helps to identify differences in profile between Housing Market Area, but it is important to remember that not all these households will require adaptations, and conversely there may be other people with disabilities requiring adaptations who are not captured via this data.
- 7.15 In common with other areas of the region there has been a steady increase in the number of those eligible for Disability Living Allowance in Craven and Richmondshire and in the number of people who have claimed this benefit for over five years. At May 2007 there were 3,190 people eligible for Disability Living Allowance (this compares to 2,680 in 2002). The rate of increase in the number of eligible people between 2002 and 2007 is 19.0% and higher than the 15.8% increase across the region.
- 7.16 Census data indicates a lower proportion of people in the HMA with a long-term limiting illness (LLTI) than for the region as a whole with 16.3% of the household population recording a LLTI compared to 19.5% for Yorkshire and Humber. This is in line with the wider sub-region with lowest levels of LLTI recorded in North Yorkshire and Richmondshire (15.3%) the lowest in the region.

Summary of key points – different market segments and type and size of homes needed

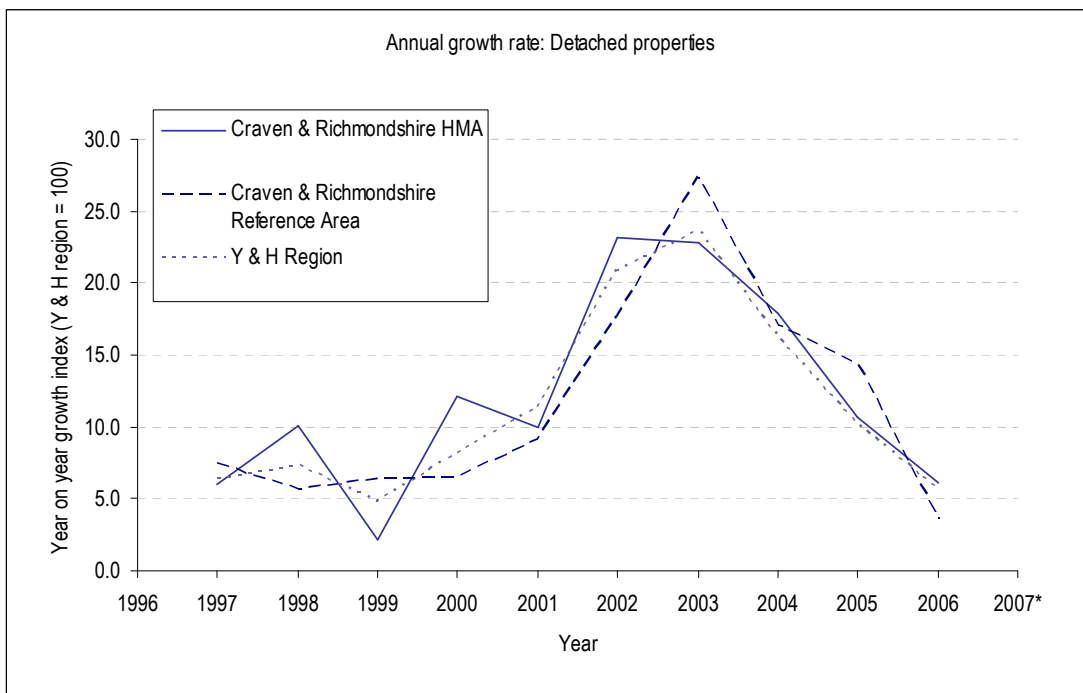
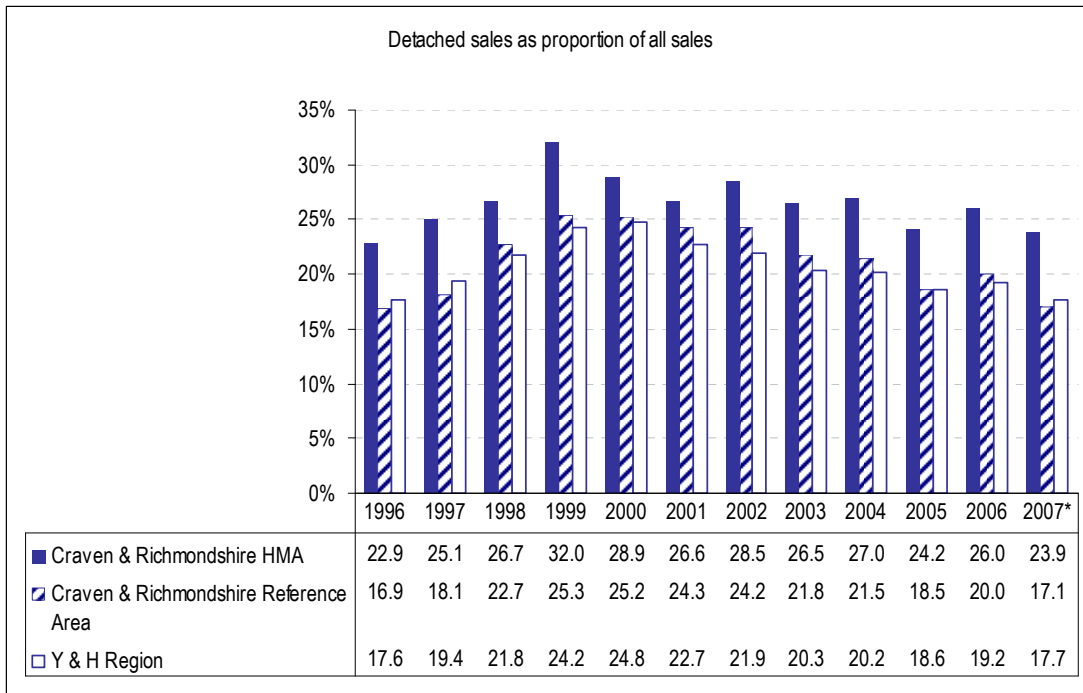
- There is a relatively small BME population

- The proportion of families is lower than for the region as a whole
- There is a significant and growing older population. This may indicate a future need for specialist accommodation. Combined with a decline in the working age population and difficulty accessing the housing market for those in lower paid personal care occupations there may impact on the delivery of services to support older people, whether within their existing homes or in specialist accommodation.
- The increase in the proportion of the population claiming Disability Living Allowance indicates there may be an increasing need for specialist and adapted homes in future.

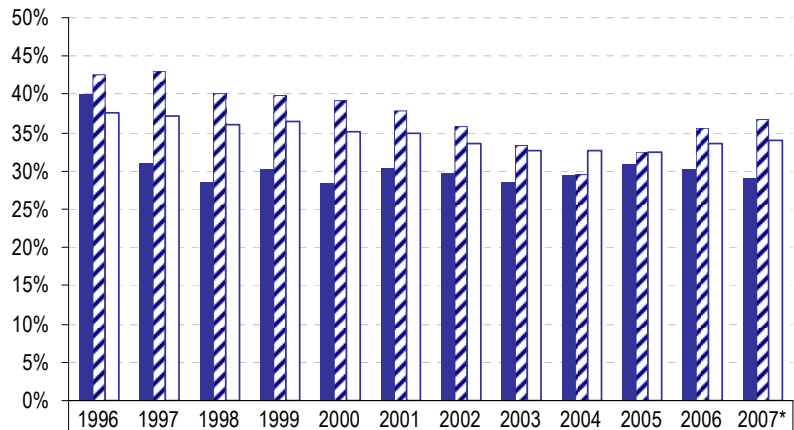
8. Conclusions

- 8.1 The housing market is characterised by high demand, and provides a destination which includes highly desirable locations attractive to households seeking a more rural quality of life with in migration tending to be from higher income households.
- 8.2 This high housing demand creates pressure for local households, particularly those associated with traditionally low waged occupations such as agriculture and means it is increasingly difficult to access affordable housing on the open market. .
- 8.3 The availability of social rented stock in the district it limited by its historical size and historic high demand, itself a reflection of high prices.
- 8.4 The planned modernisation and growth of Catterick Garrison will have a significant impact on the HMA. There are housing implications for up to 750 additional homes for service personnel within 50 miles of the Garrison to 2014 as well as 250 homes to meet additional civilian support requirements. This will have a significant impact on housing demand and compound the existing affordability pressures within the HMA.
- 8.5 This scenario makes measures to secure and maximise the provision of affordable housing crucial.

Appendix 1 Additional data tables and charts

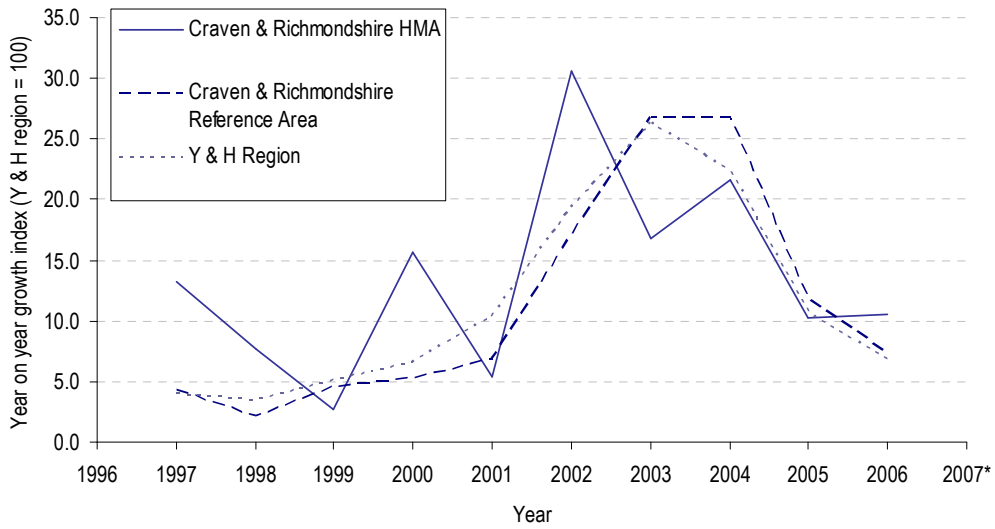


Semi-Detached sales as proportion of all sales

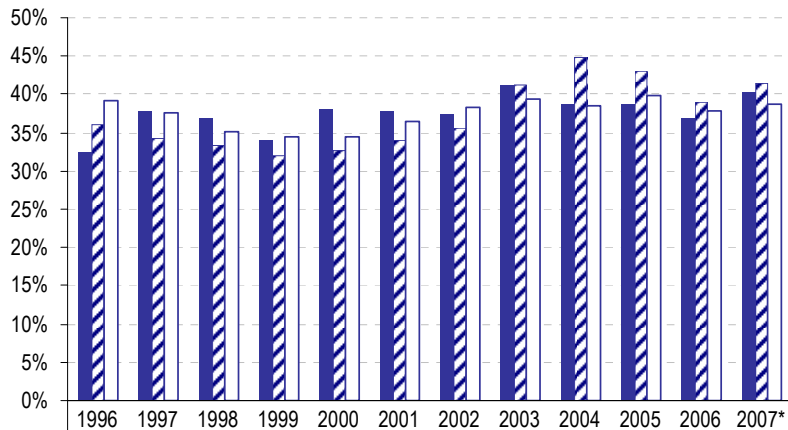


■ Craven & Richmondshire HMA	40.1	31.1	28.6	30.2	28.4	30.5	29.7	28.6	29.4	30.8	30.2	29.1
▨ Craven & Richmondshire Reference Area	42.5	42.9	40.1	39.9	39.3	37.8	35.8	33.3	29.6	32.5	35.7	36.7
□ Y & H Region	37.7	37.1	35.9	36.4	35.1	35.0	33.5	32.6	32.7	32.3	33.5	34.1

Annual growth rate: Semi-Detached properties

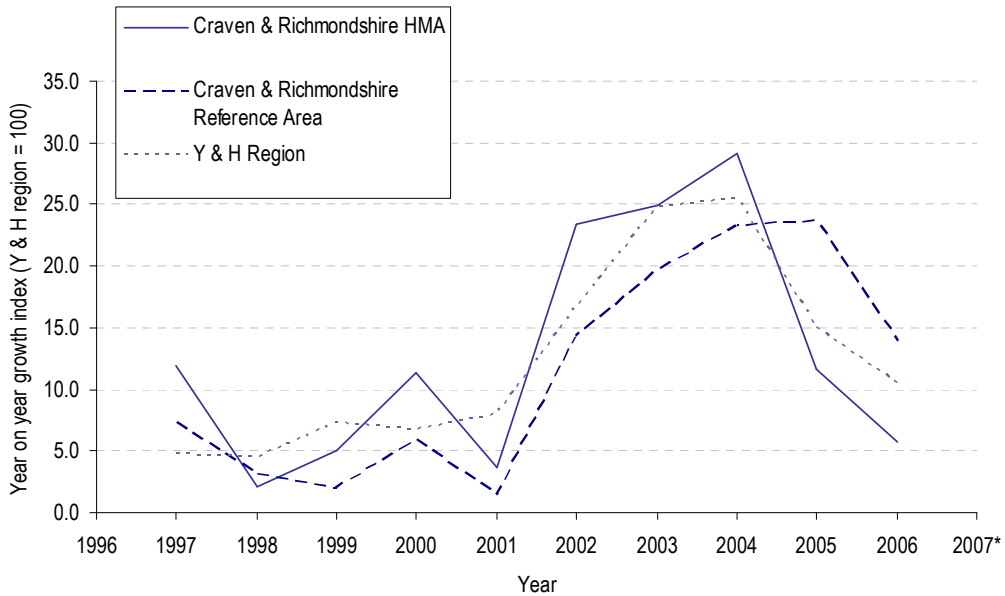


Terraced sales as proportion of all sales

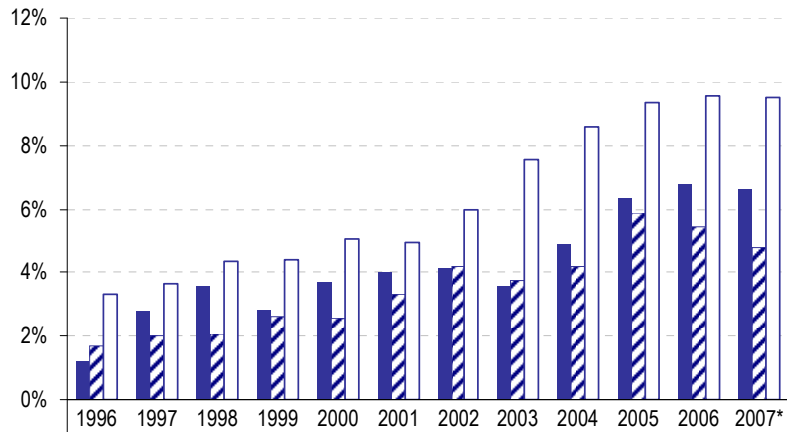


■ Craven & Richmondshire HMA	32.5	37.9	37.0	34.1	38.0	37.7	37.4	41.3	38.7	38.7	37.0	40.4
▨ Craven & Richmondshire Reference Area	36.1	34.2	33.4	31.9	32.7	33.9	35.6	41.1	44.7	43.1	38.9	41.4
□ Y & H Region	39.3	37.5	35.1	34.5	34.5	36.6	38.4	39.5	38.6	39.8	37.8	38.8

Annual growth rate: Terraced properties



Flat/Maisonette sales as proportion of all sales



■ Craven & Richmondshire HMA	1.2	2.8	3.6	2.8	3.7	4.0	4.1	3.6	4.9	6.3	6.8	6.6
▨ Craven & Richmondshire Reference Area	1.7	2.0	2.1	2.6	2.5	3.3	4.2	3.8	4.2	5.8	5.4	4.8
□ Y & H Region	3.3	3.7	4.3	4.4	5.1	4.9	6.0	7.6	8.6	9.3	9.5	9.5

Annual growth rate: Flats/Maisonettes

