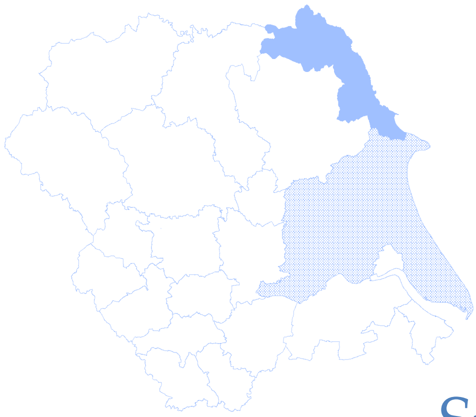

Strategic Housing Market Assessments for Yorkshire & the Humber

Final Report
Scarborough Housing Market Area

June 2008

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1. Introduction

1.1 This document is a Strategic Housing Market Assessment (SHMA) for the Scarborough 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

[1] Communties and Local Government (2007) Strategic Housing Market Assessments: Practice Guidance. May 2007. London: Department for Communities and Local Government.

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

1.6 For the purposes of this assessment, the Scarborough HMA is taken to be coterminous with Scarborough District. A justification for this is provided In Chapter 2. The research has also identified a wider reference area encompassing East riding and Teesside. Where possible comparator data for this reference area is included as well as for the Scarborough HMA.

2. Summary of findings

- Scarborough is a major town in North Yorkshire, drawing workers from Teesside and East Riding.
- Occupations types in Scarborough are high in the lower skilled jobs e.g. personal Service, administrative, process plant and machine operatives. Incomes are below that of the region
- Population and Households have increased with in migration a recent driver of population growth, however the average household size has decreased, possibly an indication of the increase in the size of the elderly population who tend to be either single persons or couple households.
- There has been an outflow of intermediate and routine workers.
- The Scarborough HMA provides a good range of property types including a higher proportion of detached, apartments, flats and maisonettes. Owner occupation is relatively high.
- There is a lower proportion of social rented homes than in the region and very low vacancy levels for social rented homes reflecting high levels of demand.
- While substantial completion levels have been maintained there have been relatively low numbers of social rented completions since 2001.
- There is a strong housing market with rising prices. Affordability is a key issue with lower quartile affordability ratios increasing from 4.44 to 8.24 over the past decade.
- Scarborough's economic growth has been varied, and is set to achieve only modest growth in the future. However the area is subject to major investment.

- Internal migration is set to remain a strong driver of population change.

- The population of Scarborough is currently ageing and is set to continue in this fashion, with an additional 15,520, the 15-29 is set to decline.

- There is a strong forecast household and population growth, and while the RSS provides for sufficient for projected households for Scarborough, for the wider reference area it is lower than projected households.

- A lack of younger and middle aged population may constrain Scarborough's economic diversification plans. Therefore the right mix of housing, both intermediate and affordable, is required to attract these age groups to Scarborough from areas where they find it difficult to afford their own home.

- The proportion of families is lower than for the region as a whole

- The BME population is very small, although there has been some recent in migration experienced from EU accession countries.

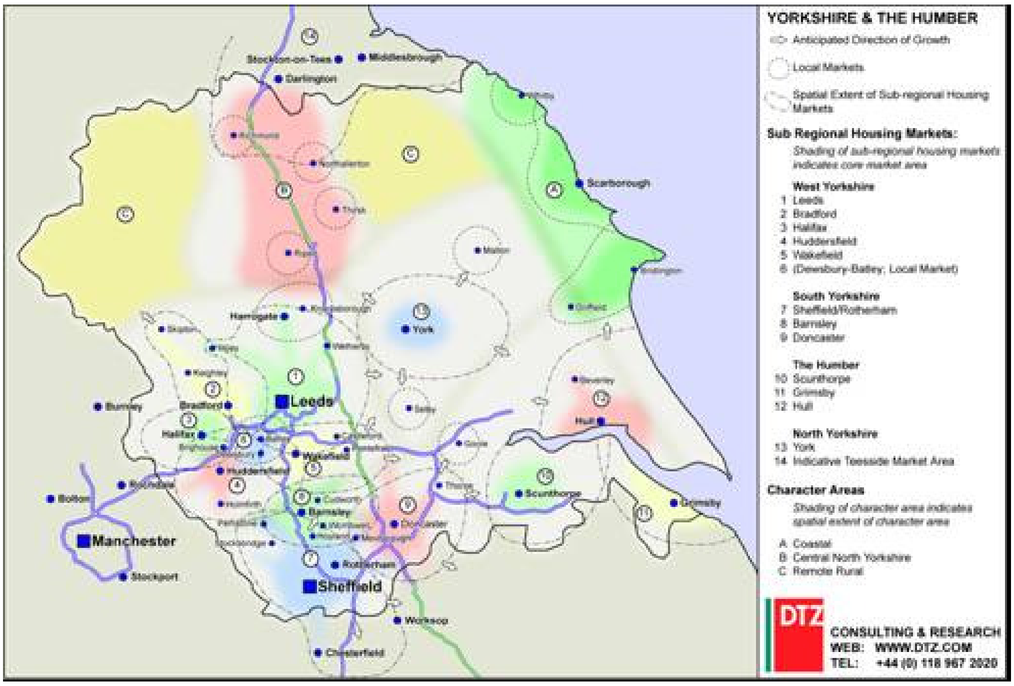
- There is a significant and growing older population. This may indicate a future need for specialist accommodation. Combined with a decline in the working age population and difficulty accessing the housing market for those in lower paid personal care occupations there may impact on the delivery of services to support older people, whether within their existing homes or in specialist accommodation.

3. Context

Rationale for the boundary

3.1 Research undertaken by DTZ Consulting[2] suggests that the Scarborough HMA (whose indicative boundary is shown Figure 3.1 below) is broadly coterminous with Scarborough Borough Council local authority 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]

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[2] DTZ 2007 *Mapping Housing Markets in the Yorkshire and the Humber Region*..
[3] See our Stage 1 report to Yorkshire and Humber Assembly.

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 boundaries[4] that 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 (Figure3.2). In North Yorkshire this led to the definition of three HMAs, made up as follows:

York

Hambleton

Selby

Ryedale

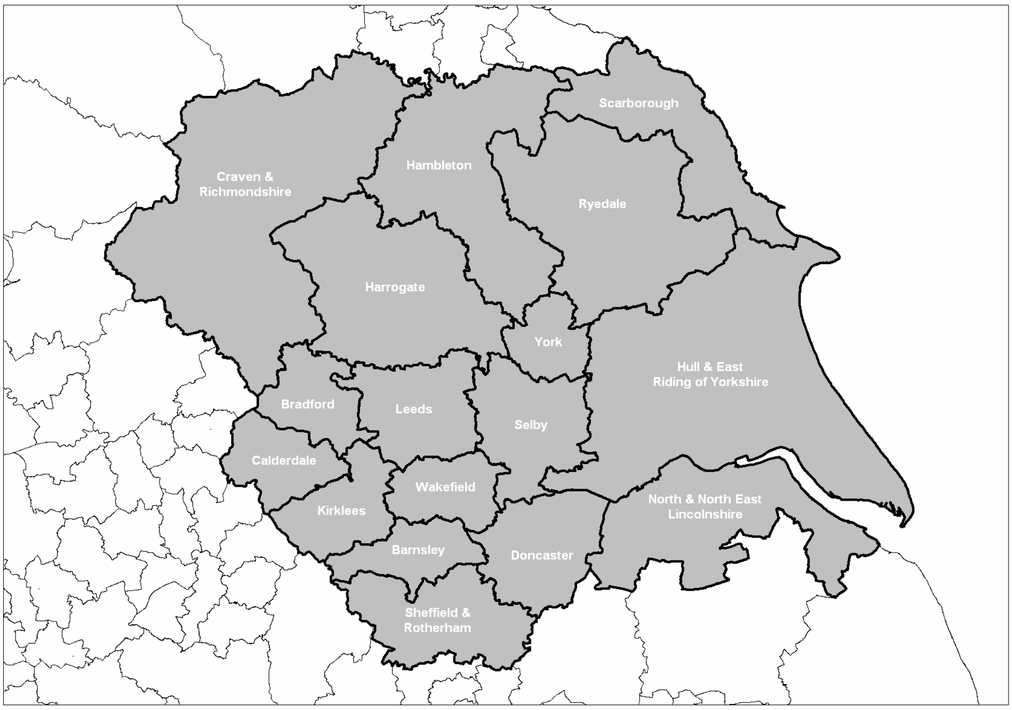
Harrogate

Craven and Richmondshire

Scarborough

[4] ECOTEC et al …… stage one report to YHRA

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

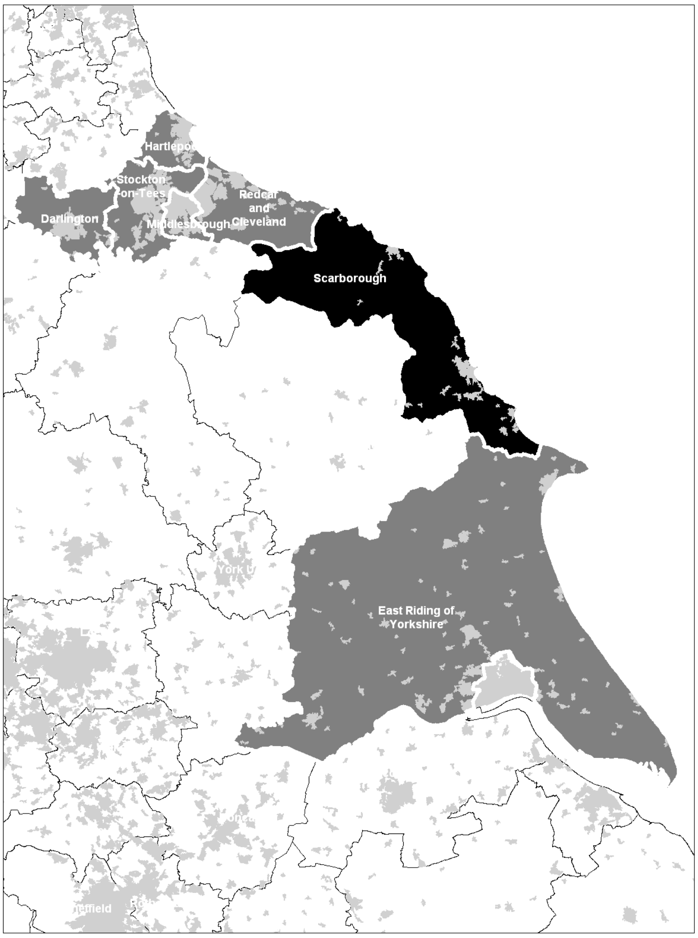


Connections with other areas

3.5 Although the boundaries of the Scarborough 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 Scarborough includes East Riding and Teesside as well as Scarborough itself. This reference area is shown in Figure 3.3.

Figure 3.3. Scarborough HMA and associated districts

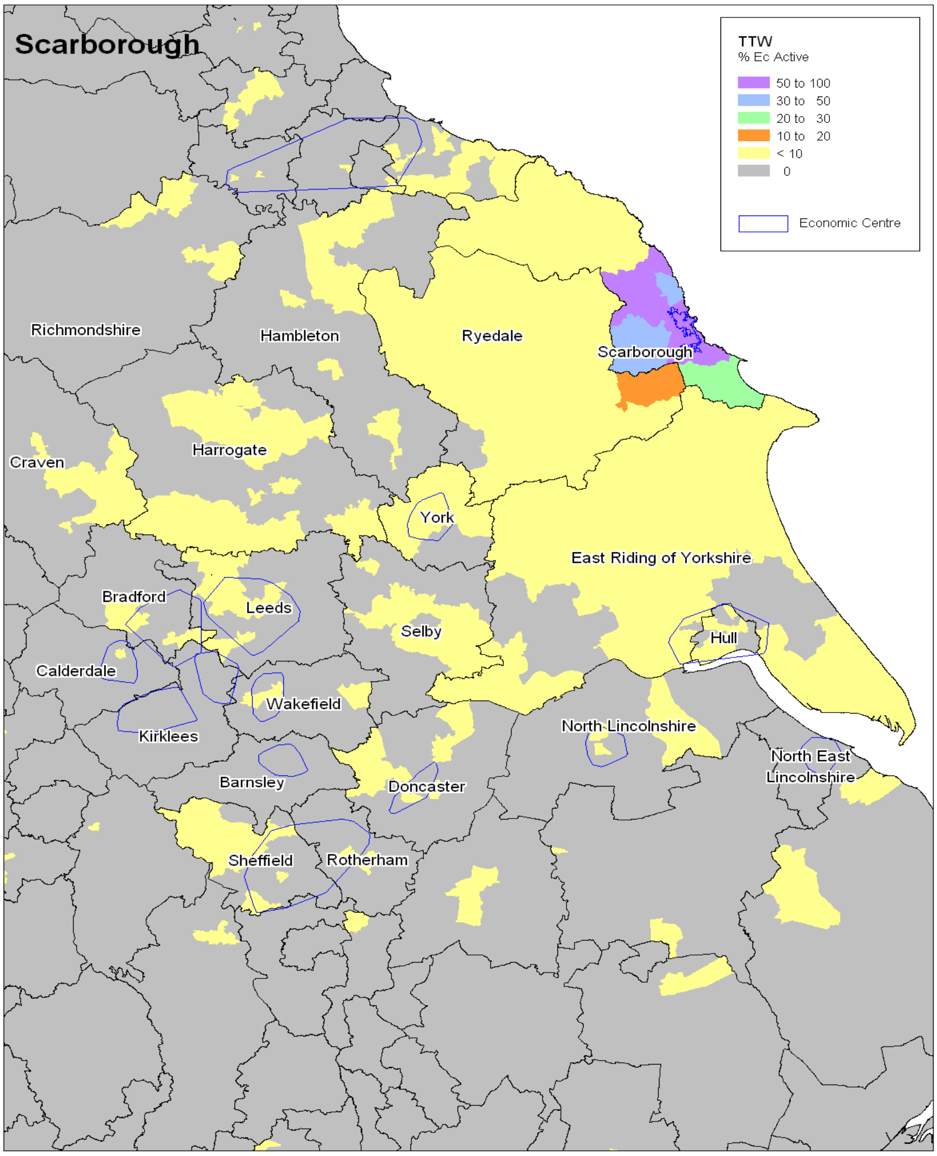


Data source: Ordnance Survey.

3.7 The Scarborough HMA represents a highly self-contained housing market. Figure 3.4 shows Scarborough's travel to work areas. Despite this self-containment there are clearly links with other areas, particularly the adjacent housing market areas.

3.8 In addition figure 3.4 suggests links between the districts are likely to be heavily influenced by transport connections.

Figure 3.4 Scarborough Travel to Work map



4. The current market

Background

4.1. The Borough of Scarborough covers 854 sq. km and includes large areas of the North York Moors National Park and Heritage Coast. In total 106,000 people live in the Borough with the majority located in the three main towns of Scarborough, Whitby and Filey. Scarborough is the largest town and the main centre within the Borough. A large number of rural villages are spread around the Borough with around 12,000 people living in the part of the Borough which is the National Park.

4.2. Overall population change in the district is fairly static – declining proportions of young people are replaced by older people. Certain parts of the Borough are popular retirement areas; in 2001 28% of the population was aged 60 and over compared to a national average of 21%. Conversely the population in the 20-39 age group is 22% of the population compared to 28% nationally.

4.3. In terms of deprivation and employment there is a mixed picture. Two wards are in the top 10% of deprived wards nationally and six in the top 30%. Unemployment is close to the national average but the highest in North Yorkshire. Salaries are lower than the national average.

4.4. Tourism is an industry of major importance – around 5.4m visitors each year bring in around £320m p.a. to the local economy. This presents challenges for the Borough - there is a need to maintain the high quality of the environment and manage visitor pressures whilst addressing problems of seasonality in the sector together with the decline in the traditional tourism trade. Manufacturing has increased as a proportion of all employment as other areas of the local economy have declined. There is a need to diversify the economy and to deliver higher quality employment.

4.5. Transport links are not as strong as in other parts of the region. The A64 forms the main link to the national motorway network and is yet to be duelled.

- Currently, in Scarborough there are unprecedented levels of investment within the borough. The Core strategy (preferred options) sets out the vision, strategic objectives and overall spatial strategy to shape the pattern of growth and change in the borough to 2021. It also provides the overall context for which all other Development Plan Documents must conform to.

Table 4.1 Population and households in Scarborough HMA, 1981-2007

Year	Mid-year population	% increase on previous year	Mid-year households	% increase on previous year	Average household size
1981	102,300	-	40,000	-	2.56
1982	101,800	-0.49	41,000	2.50	2.48
1983	102,300	0.49	41,000	0.00	2.50
1984	103,300	0.98	42,000	2.44	2.46
1985	103,700	0.39	42,000	0.00	2.47
1986	104,200	0.48	43,000	2.38	2.42
1987	104,900	0.67	43,000	0.00	2.44
1988	106,000	1.05	44,000	2.33	2.41
1989	106,800	0.75	45,000	2.27	2.37
1990	107,500	0.66	45,000	0.00	2.39
1991	108,700	1.12	46,000	2.22	2.36
1992	108,600	-0.09	46,000	0.00	2.36
1993	107,800	-0.74	46,000	0.00	2.34
1994	107,600	-0.19	46,000	0.00	2.34
1995	107,700	0.09	46,000	0.00	2.34
1996	106,700	-0.93	46,000	0.00	2.32
1997	107,200	0.47	46,000	0.00	2.33
1998	106,400	-0.75	46,000	0.00	2.31
1999	106,900	0.47	46,000	0.00	2.32
2000	106,300	-0.56	47,000	2.17	2.26
2001	106,200	-0.09	47,000	0.00	2.26
2002	107,000	0.75	47,000	0.00	2.28
2003	107,600	0.56	47,000	0.00	2.29
2004	108,200	0.56	48,000	2.13	2.25
2005	108,400	0.18	NA	NA	NA
2006	108,300	-0.09	NA	NA	NA

Source: ONS mid-year population estimates, CLG household estimates. NA data not yet available

4.6. Overall the average household size has declined from 2.56 persons in 1981 to 2.25 in 2004.

4.7. The overall population has risen from 102,300 in 1981 to 108,300 in 2006 representing a 6% increase. However rather than a gradual increase, the trend is one of marked variation. The population of Scarborough increased to 108,600, it then fell away again to a low of 106,700 in 1996. After this date there was a slight rise in 1997, however it then fell to 106,200 in 2001. Since then the population has been increasing. An interesting point to note is that the population of Scarborough has never increased above 109,000, during the time period indicated, it has always reached around 108,500 before decreasing.

4.8. The above table therefore indicates that more people in Scarborough are living in single person households.

4.9. Table 4.3 illustrates the breakdown of population change in the Scarborough HMA, showing the respective contribution of natural change (birth and deaths) and migration over the period from 1991 to 2005. The table illustrates that there has always been a declining natural change, i.e. birth rate has not been able to replace death rate. Therefore migration into the area is important if the population of the area is to increase. Again table 4.2 shows the change in migration in the Scarborough HMA, this shows that for the last 5 years there has been a net increase in migration into the Scarborough HMA, with 2003 having the greatest increase.

Table 4.2 Migration flows by occupational type

Year	Natural change	Migration	Total change
1991	-300	100	-200
1992	-300	-500	-700
1993	-500	300	-200
1994	-400	500	100
1995	-400	-700	-1,000
1996	-400	900	500
1997	-400	-400	-800
1998	-500	1,000	500
1999	-400	-100	-500
2000	-400	300	-100
2001	-500	1,200	800
2002	-400	900	600
2003	-400	1,100	600
2004	-400	500	200
2005	-400	400	-100

4.10. Table 4.2 illustrates migration inflows and outflows by occupation type. This table illustrates that overall there has been a net increase across the occupational types.

4.11. More specifically there are net outflows from the HMA of the following occupational types: intermediate, routine and full-time, however these numbers are relatively low. The occupational type with the highest net inflow is "lower managerial and professional", followed by "semi-routine".

4.12. As noted in section 4.2 there is a decline in the number of young people in the HMA, this is further evidenced by table 4.3, which illustrates a net out-full of full-time students.

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	2234	136	127	9	0.4

Lower managerial and professional	5860	269	195	74	1.3
Intermediate	1786	67	77	-10	-0.6
Small employers and own account workers	4564	81	61	20	0.4
Lower supervisory and technical	3637	77	75	2	0.1
Semi-routine	4328	123	83	40	0.9
Routine	3360	71	84	-13	-0.4
Never worked or long-term unemployed	886	40	36	4	0.5
Full-time students	300	44	47	-3	-1.0
Total	26955	908	785	123	1.6

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

4.13. Table 4.4 illustrates the age breakdown of the population in Scarborough in 2001 and the projected composition in 2007. The age structure for Scarborough, is broadly similar to that of the region.

4.14. However there are two stark differences. The 15-29 age category, although set to increase in both areas, is predicted to increase more in the region than in Scarborough. In addition, the 45-64 age range is predicted to increase more in Scarborough than in the region.

Table 4.4 Age structure of the population 2001 and 2007

Age Group	Scarborough		Yorkshire and the Humber	
	2001	2007	2001	2007
0 - 14	17.0	15.4	19.1	17.6
15 - 29	15.1	15.9	18.8	20.2
30 - 44	19.3	17.2	22.0	20.7
45 - 64	27.2	29.5	23.9	25.2
65 +	21.4	22.1	16.1	16.2
Total	100.0	100.0	100.0	100.0

Source: 2001 Census, ONS sub-national population projections

Households

4.15. There are approximately 48,600 households in Scarborough. However this represents only a slight increase (4%) on the 2001 figure of 46,700.

4.16. In addition table 4.5 shows the changing composition of households in 2001 together with the composition in 2006. During this period the number of married couples has declined by 1.8%. The two main household types that have seen a substantial increase as a proportion and in absolute terms are "co-habiting couples" (16.2%) and "one person" households (9.2%). Scarborough's household composition compared with the regions is broadly similar, apart from "one person" households, where Scarborough has a slightly higher proportion than the region.

4.17. This confirms the findings in section 4.10 which illustrates that overall the population and the number of households in Scarborough has increased – however, the average size of the household has declined.

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	22500	22100	48.2	45.5	-1.8	44.7
Cohabiting Couple	3700	4300	7.9	8.8	16.2	10.5
Lone Parent	3000	3100	6.4	6.4	3.3	7.8
Other Multi-Person	2300	2400	4.9	4.9	4.3	6.1
One Person	15200	16600	32.5	34.2	9.2	30.8
All Households	46700	48600	100.0	100.0	4.1	100.0

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

Economic Profile

4.18. Historically Scarborough's main employment sectors were fishing and tourism, but these have declined in recent years, with the service sector taking over as the areas main employer. Scarborough has experienced modest growth in number of jobs compared to the rest of the sub-region. Employment forecasts up to 2016 indicate that Scarborough can expect a 1.7% increase in the number of jobs.

4.19. The economy of Scarborough draws relatively few workers from outside districts. These main commuting districts are: East Riding of Yorkshire (3%), Ryedale (2.7%). However the vast majority (90%) of employees who work in Scarborough live in Scarborough.

Table 4.6 Number of employees working in Scarborough by district of residence, 2001

District of residence	Number of employees working in Scarborough
Scarborough	37894
East Riding of Yorkshire	1237
Ryedale	1136
Redcar and Cleveland	363
York	285
Harrogate	90
Selby	66
Hambleton	63
Hull	48
Leeds	48
All employees in Scarborough	41917

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

4.20. Overall 79% of the working age population was economically active (table 4.7), this was slightly higher that the region and Great Britain as a whole. More males (84.8%) were economically active than females

(72.8%), and these figures were broadly comparable to the region and Great Britain.

Table 4.7 Economically active population 2006

People of working age population (2006)	Scarborough (persons)	Proportion of working age population (%)		
		Scarborough	Yorkshire & The Humber	Great Britain
All People				
Economically Active	48,500	79.0	77.8	78.4
In Employment	46,000	74.9	73.4	74.1
Employees	39,900	65.0	64.9	64.3
Self Employed	6,100	9.9	8.2	9.4
Unemployed	2,500	4.1	4.4	4.3
Males				
Economically Active	26,800	84.8	82.9	83.2
In Employment	24,900	78.8	77.7	78.4
Employees	20,600	65.2	65.2	64.5
Self Employed	4,300	13.6	12.1	13.5
Unemployed			5.2	4.8
Females				
Economically Active	21,700	72.8	72.4	73.3
In Employment	21,100	70.8	68.9	69.6
Employees	19,300	64.8	64.5	64.1
Self Employed	1,800	6.0	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);

4.21. Table 4.8 shows employment by occupation in 2006. The highest proportion of workers is in the Administrative and Secretarial sectors with 24.6%. This percentage is higher than the region and Great Britain. Although

Administrative and Secretarial sector has the overall highest proportion in Scarborough, perhaps the most striking comparison is that of the Personal Service, Sales and Customer service sectors. Some 21.8% of Scarborough's population is in this sector. This is significantly higher than both the region and Great Britain as a whole, and represents the areas links with the tourism industry.

Table 4.8 Employment by occupation 2006

Standard Occupational Classification (SOC)	Scarborough (No.)	Scarborough (%)	Yorkshire and The Humber (%)	Great Britain (%)
SOC groups 1 - 3	**12,800**	**26.9**	**37.5**	**42.3**
1 Managers and senior	5,500	11.5	13.2	15.0
2 Professional occupations	2,200	4.7	11.4	13.0
3 Associate professional & technical	5,100	10.7	12.8	14.3
SOC groups 4-5	**11,700**	**24.6**	**23.3**	**23.0**
4 Administrative & Secretarial	4,500	9.4	11.4	12.1
5 Skilled trades occupations	7,200	15.2	11.9	10.9
SOC groups 6-7	**10,400**	**21.8**	**16.6**	**15.7**
6 Personal service	5,100	10.8	8.4	8.0
7 Sales and customer service	5,300	11.0	8.2	7.7
SOC groups 8-9	**12,800**	**26.7**	**22.4**	**18.7**
8 Process plant & machine operatives	3,900	8.1	9.3	7.3
9 Elementary occupations	8,900	18.6	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

4.22. Table 4.7 illustrates the proportion of working age population qualification level. Scarborough has slightly lower proportions of its working population with qualifications of level NVQ 3, 4 or above than the region or Great Britain as a whole. More significantly however, is the proportion of Scarborough's working age population who have no qualifications, 19.2% compared with a regional figure of 15.3% and a national figure of 13.8%.

Table 4.9 Qualifications 2007

Qualification level	Scarborough (No.)	Scarborough (%)	Yorkshire and The Humber (%)	Great Britain (%)
NVQ4 and above	13,000	21.2	22.7	27.4
NVQ3 and above	23,400	38.1	41.4	45.3
NVQ2 and above	37,000	60.2	60.7	63.8
NVQ1 and above	47,600	77.6	76.3	77.7
Other qualifications	2,000	3.2	8.3	8.5
No qualifications	11,800	19.2	15.3	13.8

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

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

4.24. The table below (4.10) illustrates the median gross earnings in Scarborough, Yorkshire and the Humber region and Great Britain, drawn from the Annual Survey of Hours and Earnings. It clearly illustrates that the median gross weekly pay for full time employees in Scarborough was £47 lower that the regional gross earnings of £425 and £81 lower than the national median of £459.

4.25. When comparing weekly gross earnings across genders, full-time female weekly earnings, in Scarborough are significantly lower over £100 less a week than males. When compared to the region and national picture female gross pay is lower by £44 and £83 respectively.

4.26. A similar picture arises when analysing hourly pay. Overall workers in Scarborough receive £1.13 and £2.10 less than their counterparts in Yorkshire and The Humber and overall nationally. These figures and the relatively low numbers of workers with qualifications further evidence Scarborough's economy of relatively low skill, low paid tourism reliant industries.

Table 4.10 Earnings – residence based (2007)

	Median gross earnings, £		
	Scarborough	Yorkshire and The Humber	Great Britain
Gross weekly pay			
Full-time workers	378.1	425.0	459.0
Male full-time workers	422.3	470.0	500.7
Female full-time workers	311.4	355.5	394.8
Hourly pay			
Full-time workers	9.4	10.53	11.50
Male full-time workers	10.2	11.15	12.17
Female full-time workers	8.3	9.49	10.48

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

4.27. The housing stock in Scarborough contains a broad mix of property types. There are slightly higher proportions of detached properties and 2.7% less semi-detached properties than the region, however semi-detached homes make up the majority of the property type with 11,892.

4.28. Interestingly, although flat, maisonette or apartments are the smallest property type in Scarborough, it has significantly more than the region with 21.8% compared with 12.7%.

Table 4.11 Property type profile

Property Type	Scarborough (No.)	Scarborough (%)	Yorkshire & Humber (%)
All Occupied Household Spaces	51,868	100	100.0
In an Unshared Dwelling	51,605	99.5	99.7
House or Bungalow: Detached	11,892	22.9	20.2
House or Bungalow: Semi-detached	16,260	31.3	37.5
House or Bungalow: Terraced	12,074	23.3	29.1
Flat, Maisonette or Apartment	11,309	21.8	12.7
Caravan or Other Mobile or Temporary Structure	70	0.1	0.2
In a Shared Dwelling	263	0.5	0.3

Source: 2001 Census

4.29. 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.

4.30. 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.

4.31. SAP ratings in Scarborough were below the England average and below the efficiency rating for owner occupied properties.

4.32. York had 2525 net housing completions for the period 1998 and 2006, the highest in the North Yorkshire sub-region.

Tenure

4.33. Scarborough has relatively higher proportions of owner occupiers and private renters than the Yorkshire and Humber region. However, Scarborough as an area has lower proportion of social rented households than Yorkshire and Humber, with 13.3% compared to 21.0%.

Table 4.12 Tenure profile

Tenure of household	Scarborough (No.)	Scarborough (%)	Yorkshire & Humber %
Owned	33,053	70.7	67.6
Social Rented	6,231	13.3	21.0
Private rented	6,342	13.6	9.1
Living rent free	1,100	2.4	2.3
Total	46,726	100	100

Source: 2001 Census.

Vacant dwellings

4.34. Table 4.12 illustrates that the overall vacancy rate has had marked fluctuations over the time period, from a high of 7.64% in 2004 to 3.12 in 2006. The main influencing factor upon this is the proportion of private sector properties vacant. More interestingly, however, is the proportion of socially rented properties vacant has remained relatively very low. Markets need a degree of frictional vacancies to operate effectively and the low vacancy rates of the social rented sector indicate that there is high demand for this tenure type.

4.35. In addition the table indicates the percentage of private sector properties that have been vacant for more than 6 months. This shows a decreasing trend over the period, possibly indicating that the private sector is 'picking up' households that would have traditionally been social rented tenants, as there isn't enough social stock to accommodate them.

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	0.83	0.00	6.78	6.00	5.04
2004	1.05	0.00	8.50	7.64	3.19
2005	0.93	0.00	4.40	4.00	0.97
2006	1.02	0.00	3.39	3.12	1.32

Source: HSSA

4.36. The ONS has recently published data on vacancy levels for census wards; these can be found in table 4.14. The following wards Ramshill, with 217 (12.7%), Castle, with 350 (9.4%), and Weaponess with 172 (6.5%) have the highest vacancy rates. The Castle ward, in addition to having the highest number of vacancy rates, has the highest number of long term vacancies, with 2.9% of all dwellings.

Table 4.14 Vacancy rates by Census ward 2005

Ward	Vacant dwellings		Long term vacant dwellings	
	Number	% of all dwellings	Number	% of all dwellings
Castle	350	9.4	109	2.9
Cayton	39	1.9	9	0.4
Central	131	5.1	39	1.5
Danby	32	2.7	12	1
Derwent Valley	63	2.8	16	0.7
Eastfield	65	2.4	8	0.3
Esk Valley	58	2.9	21	1.1
Falsgrave Park	119	3.8	37	1.2
Filey	143	3.6	34	0.9
Fylingdales	40	3.4	20	1.7
Hertford	74	3.4	21	1
Lindhead	37	3.3	12	1.1
Mayfield	74	3.2	10	0.4
Mulgrave	84	4.4	35	1.8
Newby	35	1.9	6	0.3
North Bay	70	4.7	10	0.7
Northstead	50	3.4	7	0.5
Ramshill	217	12.7	46	2.7
Scalby, Hackness and Staintondale	64	2.6	11	0.4
Seamer	33	1.7	6	0.3
Stepney	41	2.6	6	0.4
Streonshalh	62	2.3	12	0.4
Weaponness	172	6.5	32	1.2
Whitby West Cliff	127	6.4	46	2.3
Woodlands	38	2.8	4	0.3
Scarborough	2218	4.2	569	1.1

Source: ONS. Note: 'long term' refers to vacancies of 6 months or longer.

New dwelling supply

4.37. Table 4.15 illustrates the number of dwellings completed in Scarborough since 1998. It illustrates that on average 230 dwellings were completed over the time period. Whilst these completions were primarily within the Private Sector, Registered Social Landlords completed on average 19 properties.

Table 4.15 Dwelling completions

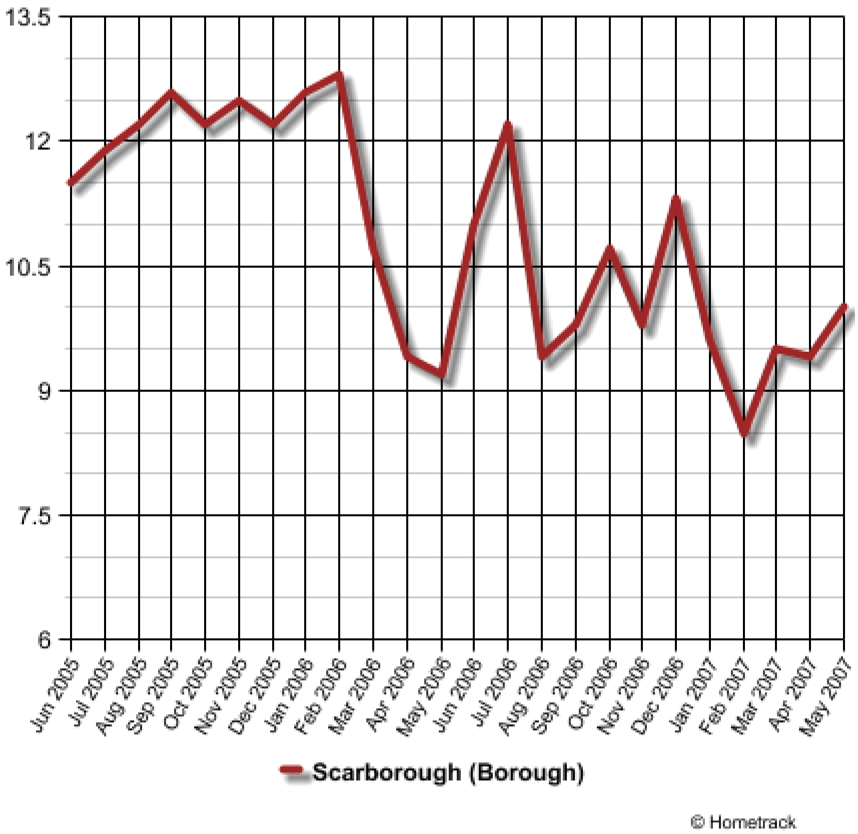
Year	Completions				Affordable Units	
	Private Sector	Registered Social Landlords	Local Authority	All	LA/RSL	Private
1998/99	185	0	0	185	41	0
1999/00	131	26	0	157	43	0
2000/01	212	28	0	240	100	0
2001/02	158	32	0	190	78	0
2002/03	296	70	0	366	34	0
2003/04	220	12	0	232	28	0
2004/05	310	4	0	314	69	0
2005/06	174	0	0	174	27	0
2006/07	212	0	0	212	35	0
Average	211	19	0	230	51	0

Source: DCLG, HSSA returns

Property sales and market prices

4.38. Residential property takes on average 10 weeks to sell (as at May 2007). The trend shown in figure 4.1 portrays the seasonality of the housing market. The average length taken to sell a property increases in July (summer holidays) and December (Christmas holidays). In addition figure 4.1 shows an overall declining trend in the average number of weeks to sell a property.

Figure 4.1 Average Time to sell (weeks)

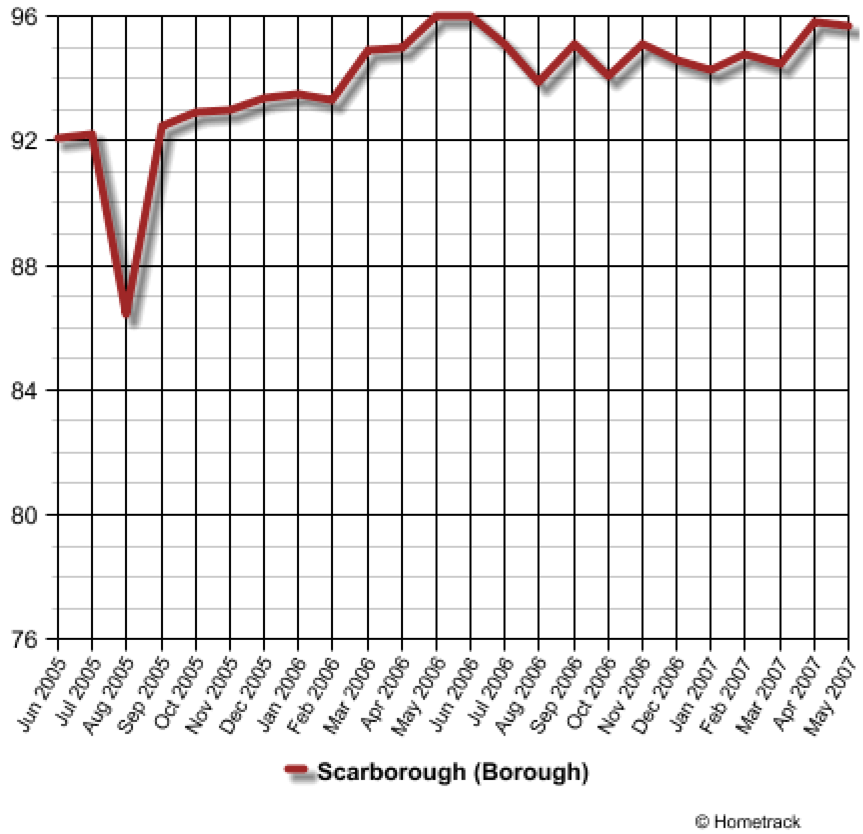


Source: Hometrack

4.39. 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 just under 96%, however figure 4.2, shows no signs of the seasonal fluctuations clearly evident in figure 4.1.

4.40. Overall figure 4.2 illustrates a relatively strong housing market which has a sale to asking price ratio of no less than 92% (apart from an anomaly in August 2005) since June 2005.

Figure 4.2 Sale to Asking Price Ratio

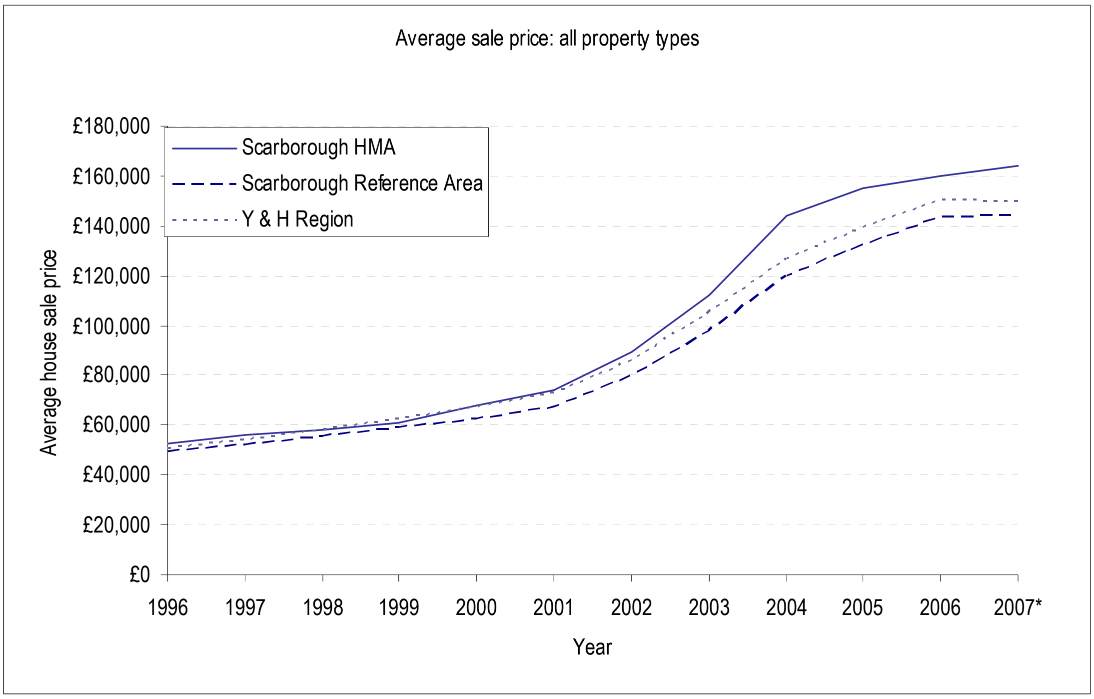


Source: Hometrack

4.41. The average house price for properties in Scarborough continues to rise with a strong performance since 2000. Average sale prices in Scarborough have out performed those in the Scarborough reference area and the Yorkshire and Humber region.

4.42. The average house price in Scarborough HMA is just over £160,000. Prices in the Scarborough Reference area, and the Yorkshire and Humber region stand at just over £140,000 illustrating a £20,000 difference in prices (Quarter 1 2007).

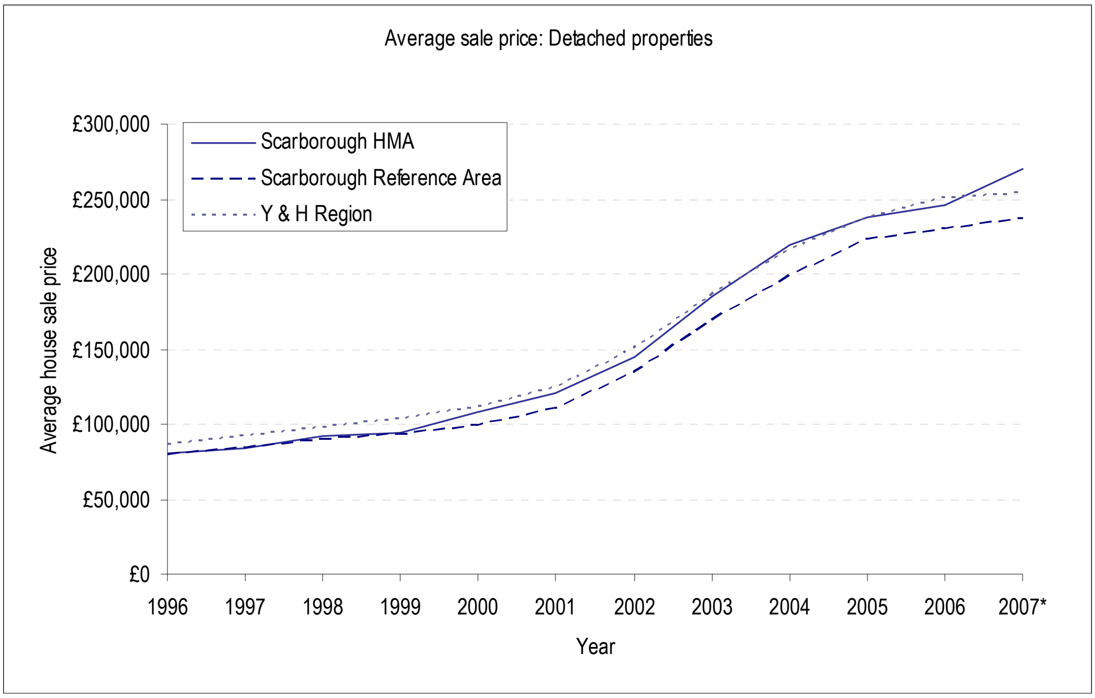
Figure 4.3 Average sale price for all residential property sales 1996-2007*



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

4.43. Figure 4.4 illustrates the average house price for detached properties within the Scarborough HMA, the reference area and the Yorkshire & Humber region. The house prices for detached house within the 3 areas are closely aligned, indicating that location is less of a factor for detached dwellings, where the property itself commands the premium.

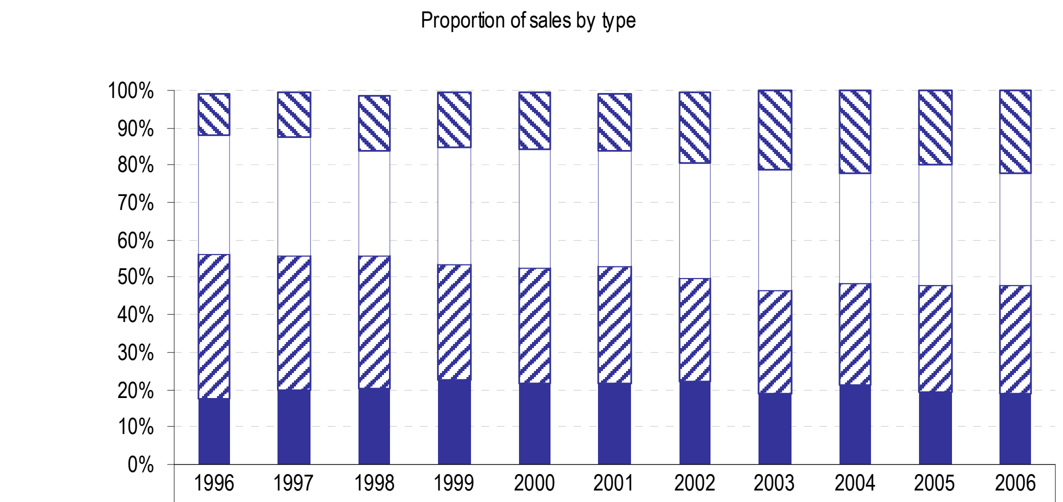
Figure 4.4 Average sale price for detached houses 1996-2007*



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

4.44. Over recent years flatted properties have accounted for an increasing proportion of residential property transactions, from 11.3% in 1996, to 22.3% in 2006, an increase of nearly 50%. Terraced, Semi-detached and detached properties have remained relatively constant across the time period.

Figure 4.5. Proportion of sales by type



	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Flats/Maisonettes	11.3	11.7	15.1	15.0	15.2	15.3	18.9	21.3	22.1	19.8	22.3
Terraced	31.6	32.0	28.0	31.3	31.9	30.9	31.1	32.0	29.5	32.2	29.9
Semi-Detached	38.8	36.0	35.5	30.8	30.9	31.3	27.6	27.8	27.0	28.4	28.8
Detached	17.5	19.6	20.3	22.6	21.6	21.5	22.1	18.9	21.4	19.6	19.0

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

Affordability

Table 4.16 Lower Quartile Affordability Ratio

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Lower Quartile House Price	40,000	39,950	41,500	44,963	48,350	56,000	72,500	96,500	106,000	112,000
Lower Quartile Income	9,009	10,739	10,614	11,185	11,039	12,528	14,676	14,275	14,344	13,592
Ratio	4.44	3.72	3.91	4.02	4.38	4.47	4.94	6.76	7.39	8.24

4.45. In line with the national housing market, prices have rise and affordability worsened throughout the HMA as it has with much of the region. An interesting point to mention from the table is the jump is the affordability ratio between 2003 and 2004 from 4.94 to 6.76 (a difference of 1.82).

Summary of key points – Current Housing Market

- Scarborough is a major town in North Yorkshire, drawing workers from Teesside and East Riding. However the HMA is tightly defined with these connections less than for other areas.

- Occupations types in Scarborough are high in the lower skilled jobs e.g. personal Service, administrative, process plant and machine operatives. Incomes are below that of the region

- Population and Households have increased with in migration a recent driver of population growth, however the average household size has decreased, possibly an indication of the increase in the size of the elderly population who tend to be either single persons or couple households.

- There has been an outflow of intermediate and routine workers.

- The Scarborough HMA provides a good range of property types including a higher proportion of detached, apartments, flats and maisonettes. Owner occupation is relatively high.

- There is a lower proportion of social rented homes than in the region and very low vacancy levels for social rented homes reflecting high levels of demand.

- Completion levels average 230 per year but there have been relatively low numbers of social rented completions since 2001.

- There is a strong housing market with rising prices. Affordability is a key issue with lower quartile affordability ratios increasing from 4.44 to 8.24 over the past decade.

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 macro-economic 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) provides an economic audit of the sub region. Although North Yorkshire has enjoyed sustained economic growth, over the next 10-15 years competitive pressures will increase as other major economies seek to increase their competitiveness, due to pressure from India and China.

5.3 However there are a number of issues[5] which will effect the region in the coming years, particularly where Scarborough is concerned:

- A significant part of the increase in employment was form 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 issues 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

[5] York and North Yorkshire Strategic Economic Assessment 2006

- 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 growth than many other parts of the Sub region.

5.4 The forecast data suggests that 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.

5.5 Particularly within North Yorkshire the forecast data suggests that Scarborough will perform poorly.

5.6 The Scarborough Employment Land review anticipates that there will be a 3% increase in employment in construction, business and service activity jobs, with a sharp decline in manufacturing jobs.

5.7 Scarborough is currently receiving funding through the Urban Renaissance Initiative. In total £24 million worth of funding has been invested in Scarborough from the Regional Development Agency, Yorkshire Forward, and a range of interested agencies. These monies will support "the social and economic regeneration of the major towns and cities in the region, focusing on the need to improve the physical, natural and spatial environments within which these activities take place"[6].

5.8 Other opportunities and positive developments taking place in Scarborough are:

- £5 million refurbishment of Marks and Spencers store

[6] Scarborough Borough Council – Urban Renaissance

- Major re-developments and refurbishments are being undertaken at two of Scarborough's premier hotels

- £2.5 million investment in the Whitby Youth Hostel

- £8 million planned investment in Scarborough business park

5.9 One of Scarborough's main challenges is to develop an economy less reliant on tourism and vulnerable to seasonal unemployment, to one which attracts higher skilled industries and workers.

Demographic drivers

5.10 The population of Scarborough is predicted to grow. The number of inhabitants in the borough is expected to rise by 11,000 between 2007 and 2029.[7]

5.11 As previously stated in this paper, this growth is set to be accounted for primarily by the over 65 group, which is set to increase by 15,520. Scarborough has always been an attractive place to retire and this trend is forecasted to continue. In addition Figure 5.1 shows a decrease in the 15-29 year old age group by 3,905.

5.12 The other age bands are set to remain relatively constant over the time period, although as illustrated by figure 6.2 when expressed as a percentage change since 1991 this will result in negative growth.

5.13 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

[7] ONS: 2004 based sub national projections

are consistent with national totals, but these may not in themselves be accurate.

5.14 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.

Figure 5.1 Projected population growth by age group

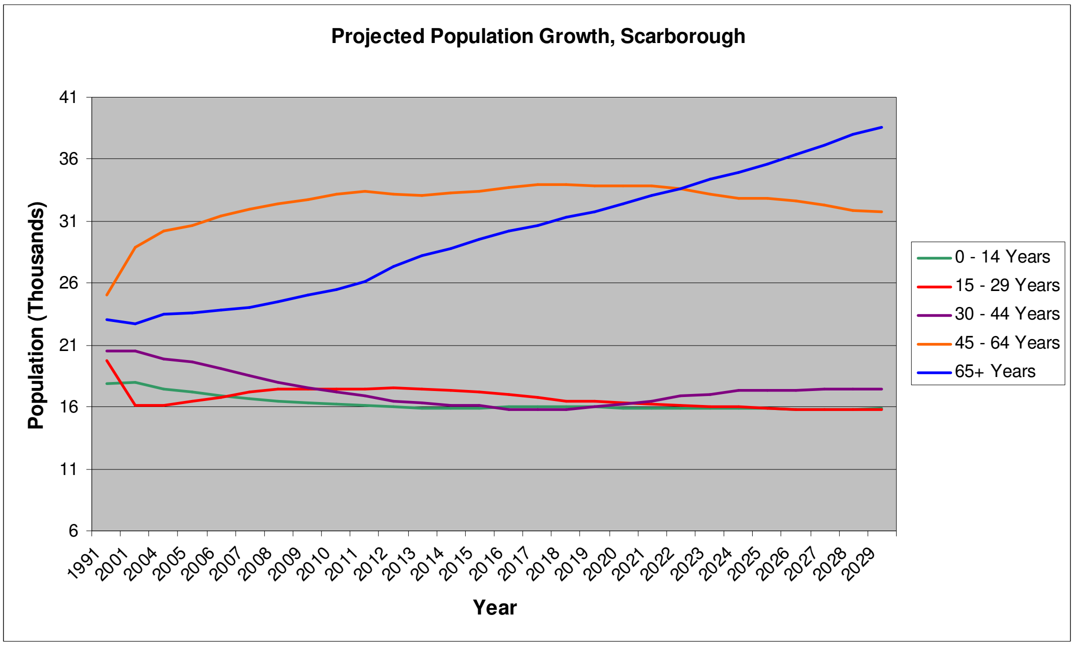
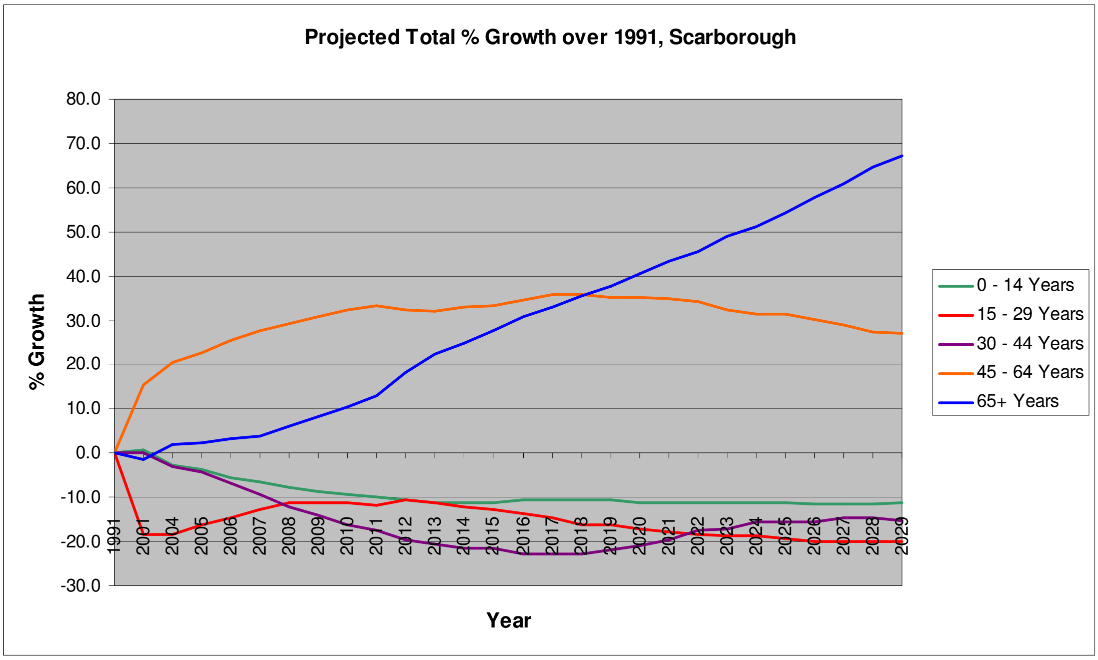


Figure 5.2 Projected population growth by age group expressed as percentage change since 1991



5.15 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.

5.16 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.

5.17 Such projections form the principle basis for the assessment of likely future housing requirements in the region. To these projections are 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	
Scarborough HMA	600	600	400	600	9,800	560	10,080
Scarborough Reference Area	3,000	3,200	2,800	2,600	52,000	1,710	30,780
Yorkshire & Humber Region	24,000	25,400	22,800	20,800	417,000	22,260	400,680

Sources: CLG; GOYH

Note: table does not include data for Tees Side

5.18 According to the most recent sub-national household projections[8] the Scarborough HMA can expect an additional 9,800 households in the period 2008-2026. The recommended net house building target for the area, as published in RSS[9], is slightly higher than this projection with 10,080.

5.19 However, when these figures are considered in the wider Scarborough reference area, the expected increase in households is 52,000, the recommended net house building target is 30,780, which equates to a 21,220 shortfall.

Migration

5.20 Table 5.2 shows the components of projected population change for Scarborough over the period 2029. Consequently, as with the population forecasts more generally, the forecasts in Table 5.3 shows a continuation of past trends rather than the impact of

[8] 2004-based household projections, March 2007 CLG

[9] Yorkshire and Humber Regional Spatial Strategy (RSS) May 2008

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 future robustness of projections becomes open to question.

5.21 Table 5.2 illustrates that migration, both international and internal, are the predominant drivers of projected change in Scarborough, although internal migration is set to have a bigger impact than international. Natural change has a negative net impact.

5.22 Table 5.3 further reinforces the evidence that the project population of Scarborough is set to become 'older', particularly 65 plus age groups which is set to increase 22.1 in 2007 to 32.3 in 2029. The following three age groups: 0-14, 15-29 and 30-44 all steadily decline over the time period.

Table 5.2. Components of projected population change (Thousands)

Yea	Population	Natural Change	Net internal migration	Net international migration	All Migration net
200	108.7	-0.3	0.6	0.2	0.9
200	109.2	-0.4	0.7	0.2	0.8
200	109.7	-0.4	0.7	0.1	0.8
200	110.1	-0.4	0.7	0.1	0.8
200	110.6	-0.4	0.7	0.1	0.8
201	113.2	-0.4	0.8	0.1	0.9
201	116.1	-0.4	0.9	0.1	1.0
202	119.1	-0.5	0.9	0.1	1.1
202	121.7	-0.6	1.0	0.1	1.1

Source: ONS

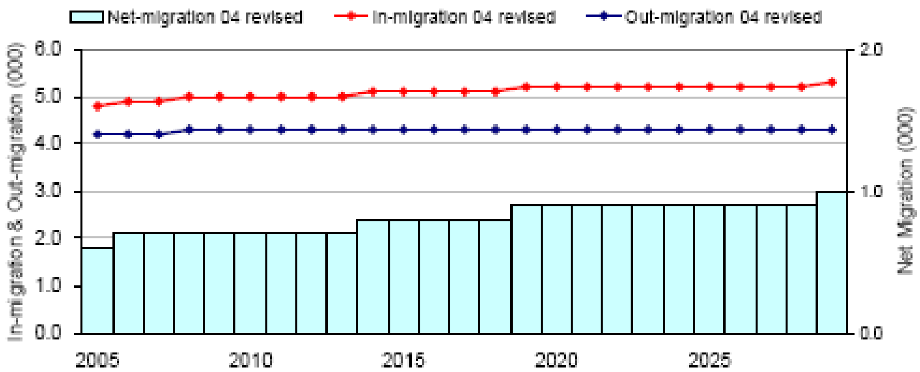
Table 5.3 Projected composition of the population

Year	ALL AGES	0 - 14 Years	15 - 29 Years	30 - 44 Years	45 - 64 Years	65+ Years
1991	106,221	16.8	18.6	19.3	23.6	21.7
2001	106,243	17.0	15.1	19.3	27.2	21.4
2004	107,100	16.2	15.0	18.6	28.2	21.9
2005	107,600	16.0	15.3	18.2	28.5	21.9
2006	108,000	15.6	15.6	17.7	29.1	22.0
2007	108,400	15.4	15.9	17.2	29.5	22.1
2008	108,800	15.2	16.1	16.5	29.8	22.5
2009	109,200	14.9	16.0	16.1	30.0	22.9
2010	109,600	14.8	16.0	15.7	30.3	23.3
2011	110,100	14.6	15.8	15.3	30.3	23.7
2012	110,500	14.5	15.9	14.9	30.0	24.7
2013	111,000	14.3	15.8	14.7	29.8	25.4
2014	111,500	14.3	15.5	14.4	29.9	25.8
2015	112,000	14.2	15.4	14.4	29.8	26.3
2016	112,500	14.2	15.1	14.0	30.0	26.8
2017	113,100	14.1	14.9	14.0	30.1	27.1
2018	113,700	14.1	14.5	13.9	29.9	27.5
2019	114,200	14.0	14.4	14.0	29.7	27.8
2020	114,800	13.9	14.2	14.1	29.5	28.2
2021	115,400	13.8	14.0	14.3	29.3	28.7
2022	115,900	13.7	13.9	14.6	29.0	29.0
2023	116,500	13.6	13.7	14.6	28.5	29.5
2024	117,000	13.6	13.7	14.8	28.1	29.8
2025	117,500	13.5	13.5	14.7	28.0	30.3
2026	118,000	13.4	13.4	14.7	27.6	30.8
2027	118,500	13.3	13.3	14.8	27.3	31.3
2028	119,000	13.3	13.3	14.7	26.8	31.9
2029	119,400	13.3	13.2	14.6	26.6	32.3

Source: ONS

5.23 These changes are further evidenced by figure 5.3, which illustrates that internal migration will increase steadily across the period, and figure 5.4, which shows that international migration into Scarborough will remain constant.

Figure 5.3 ONS internal migration assumptions

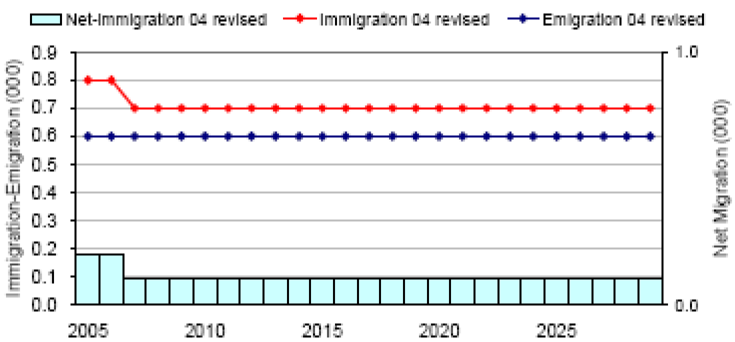


	2005-09	2010-14	2015-19	2020-24	2025-29	Av
In-migration						
SNPP 04 - Revised	24.6	25.1	25.6	26.0	26.1	5.1
SNPP 04	24.6	25.1	25.6	26.0	26.1	5.1
Out-migration						
SNPP 04 - Revised	21.2	21.5	21.5	21.5	21.5	4.3
SNPP 04	21.3	21.5	21.5	21.5	21.5	4.3
Net migration						
SNPP 04 - Revised	3.4	3.6	4.1	4.5	4.6	0.8
SNPP 04	3.3	3.6	4.1	4.5	4.6	0.8

Crown Copyright. Source: ONS 2007

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

Figure 5.4 ONS International migration assumptions



000s	2005-09	2010-14	2015-19	2020-24	2025-29	Av
Immigration						
SNPP 04 - Revised	3.7	3.5	3.5	3.5	3.5	0.7
SNPP 04	3.6	3.5	3.5	3.5	3.5	0.7
Emigration						
SNPP 04 - Revised	3.0	3.0	3.0	3.0	3.0	0.6
SNPP 04	3.0	3.0	3.0	3.0	3.0	0.6
Net migration						
SNPP 04 - Revised	0.7	0.5	0.5	0.5	0.5	0.1
SNPP 04	0.6	0.5	0.5	0.5	0.5	0.1

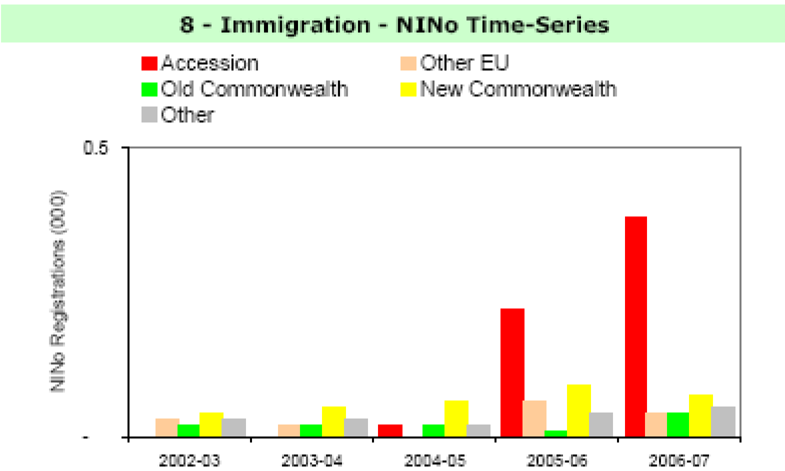
Crown Copyright. Source: ONS 2007

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

5.24 Figure 5.5 illustrates that there was 600 National Insurance registrations for workers in Scarborough. 66% of these were from Accession countries, who would have been attracted to Scarborough's tourisms and service industries.

5.25 The wider reference area witnessed even higher percentages of National Insurance Registrations Accession countries, 71% in 2006/07.

Figure 5.5 Immigration based on National Insurance registrations (NINo)



000s	2002-03	2003-04	2004-05	2005-06	2006-07	Average
All NINo regs	0.1	0.1	0.1	0.4	0.6	0.3
Accession %	0%	0%	17%	52%	66%	46%
Non-Accession	0.1	0.1	0.1	0.2	0.2	0.1

Crown Copyright. Source. 100% data sample from the National Insurance Recording System (NIRS).

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

Households

5.26 Table 5.4 shows projections for the future household numbers for the Scarborough HMA. This shows a 71.8% increase over the period 2004-2029 of cohabiting couples. In addition the table also indicates that other household types such as "multi-person" and "one person" area set to increase by 54% and 55% respectively.

5.27 Average household size is set to decrease over the period, from 2.189 to 1.929.

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

Household types:	2004	2006	2011	2016	2021	2026	2029	Change 2004-2029	Annual average	% Change
married couple	22.3	22.1	22	22	21.9	21.8	21.6	-0.7	0.0	-3.1
cohabiting couple	3.9	4.3	5	5.6	6	6.5	6.7	2.8	0.1	71.8
lone parent	3.1	3.1	3.1	3.1	3.1	3.2	3.2	0.1	0.0	3.2
other multi-person	2.4	2.4	2.6	2.8	3.1	3.5	3.7	1.3	0.1	54.2
one person	16	16.6	18.4	20.3	22.2	23.9	24.8	8.8	0.4	55.0
All households	47.7	48.6	51.1	53.7	56.4	58.8	60.1	12.4	0.5	26.0
Private household population	104.3	105.2	107.2	109.6	112.2	114.7	115.9	11.6	0.5	11.1
Average household size	2.189	2.165	2.098	2.04	1.991	1.95	1.929			

Source: DCLG

Local investment impacting on future housing markets

5.28 Scarborough has seen a steady increase in jobs, with the majority of these being within the tourism, service and manufacturing industries, however in common with other UK coastal resorts; Scarborough has overall lost some of its market share. Because the majority of jobs are within the service industries, these tend to be seasonal and low skill. Scarborough needs to diversify its business base to help develop a more sustainable local economy.

5.29 Employment growth over the next 10 years is forecast to be modest. The area, however is receiving unprecedented amounts of investment, and the expansion of Scarborough Business Park is a key driver behind Scarborough's economy.

5.30 Although growth is set to be modest if the objectives and targets are achieved in both the Local Development framework and "Towards 2010 The renaissance of the Yorkshire Coast" then the diversified economy will ensure Scarborough HMA achieves sustainable development and growth.

Summary of key points – Future Housing Market

- Scarborough's economic growth has been varied, and is set to achieve only modest growth in the future. However the area is subject to major investment and this will support delivery of future economic growth.

- Accession countries have had a strong influence on the population of Scarborough and on the wider reference area.

- Internal migration is set to remain a strong driver of population change.

- The population of Scarborough is currently ageing and is set to continue in this fashion, with an additional 15,520, the 15-29 is set to decline.

- There is a strong forecast household and population growth, and while the RSS provides for sufficient for projected households for Scarborough, for the wider reference area it is lower than projected households.

- A lack of younger and middle aged population may constrain Scarborough's economic diversification plans. Therefore the right mix of housing, both intermediate and affordable, is required to attract these age groups to Scarborough from areas where they find it difficult to afford their own home.

6. Housing need

6.1 David Cumberland Housing Regeneration Ltd completed a sub-regional housing market assessment for Scarborough in May 2007. This included a household survey to 20,128 households with 3,381 households returning the questionnaire.

Current and newly arising need

6.2 Table 6.1 illustrates that a total of 3,138 households were in need in November 2006, this represents 6.4% of the total households. The research found that 61.3% of households in housing need lived in Scarborough town.

6.3 The figure of 3,138 was adjusted to take into account income and levels of equity/ savings. This result in a revised figure of 2,463 households in housing need.

Table 6.1 Current housing needs (November 2006)

Main Category	Sub-divisions	Total
Homeless households or with insecure tenure	Under notice, real threat of notice or lease coming to an end	168
	Too expensive, and in receipt of housing benefit or in arrears due to expense	299
Mismatch of housing need and dwellings	Overcrowded according to the 'bedroom standard' model	1094
	Too difficult to maintain	722
	Couples, people with children and single adults over 25 sharing a kitchen, bathroom or wc with another household	206
	Household containing people with mobility impairment or other speial needs living in unsuitable accommodation	787
Dwelling amenities and condition	Lacks a bathroom, kitchen or inside WC and household does not have resource to make fit	0
	Subject to major disrepair or unfitness and household does not have resource to make fit	274
Social needs	Harasment or threats of harassment from neighbours or others living in the vicinity which cannot be resolved except through a move	348
	Total households with one or more housing need	**3138**
	Total households	48646
	% households in housing need	**6.4**

Source: Sub-regional HMA Scarborough Borough

6.4 From the survey 3,226 individuals were identified from the survey 2,106 will form new households over the next five years, April 2007 to March 2012. From these new households the survey estimated that 84.9% would remain in Scarborough, resulting in a net addition of 1,788 households.

6.5 The annual rate of household formation across Scarborough borough in the last 5 years has been 509. If it is assumed that the same rate of formation will take place, it would take 3.5 years for the identified 1,788 households to emerge. Therefore the 1,788 new households are expected to form over the next 4 years, indicating an annual formation rate of 447.

6.6 An analysis of likely income and access to financial resources including savings suggests that virtually all of the newly-forming households (97%) could *not* afford owner occupation within Scarborough Borough. In addition 91% could not afford private sector rents, assuming a rent of £450 per month.

6.7 Therefore in total 90.7% of the newly forming households could not afford to rent or buy in Scarborough.

Supply to meet needs

6.8 Analysis of housing need identifies an annual shortfall of 640 affordable units per annum across the borough. This is calculated by 405 newly arising households, plus 122 existing households that will fall into housing need, plus 58 migrants in housing need. In addition there is a current back log of 382 households. From this total, 987, actual capacity is taken away (327) leaving and annual short fall of 640 affordable units.

6.9 Table 6.2 shows the annual affordable housing requirements for Scarborough borough and by tenure. The table overall illustrates that social rented accommodation is required to make up the shortfall of affordable housing.

Table 6.2 Annual affordable housing requirements by tenure and market area

Market Area	Tenure Preference			Total Annual	Tenure Distribution	
	Social Rented	Intermediate	Total	Requirement	Social Rented	Intermediate
Scarborough Area	69.8	30.2	100.0	**316**	220	96
Whitby / Sleights	76.4	23.6	100.0	**87**	66	21
Filey/Hunmanby	71.0	29.0	100.0	**87**	62	25
Western Parishes	77.8	22.2	100.0	**20**	16	4
Southern Parishes	66.2	33.8	100.0	**30**	20	10
NYMNP	67.3	32.7	100.0	**100**	67	33
TOTAL	**70.4**	**29.6**	**100.0**	**640**	**451**	**189**
Scarborough LPA	71.1	28.9	100.0	**540**	384	156
North York Moors LPA	67.3	32.7	100.0	**100**	67	33

Source: Sub-regional HMA Scarborough Borough. This table does not include Hull and East Riding's figures.

6.10 Table 6.3 illustrates the 2006/07 allocation for Scarborough under the Corporations National Affordable Housing Programme (NAHP). Under this programme Scarborough as been allocated 17 units, but has no allocation for the 2007/08 programme.

6.11 This proposes a serious risk to Scarborough. The majority of affordable housing according to table 6.3 is to be provided by the social rented sector; therefore the majority of the affordable units will need to via alternative programmes, primarily as a result of s.106 and alternative methods it is unlikely that affordable housing can be produced in sufficient volume within the Scarborough HMA to meet the projected future need.

Table 6.3 Housing Corporation National Affordable Housing Programme (NAHP) outturn and allocations 2004/5–2007/8

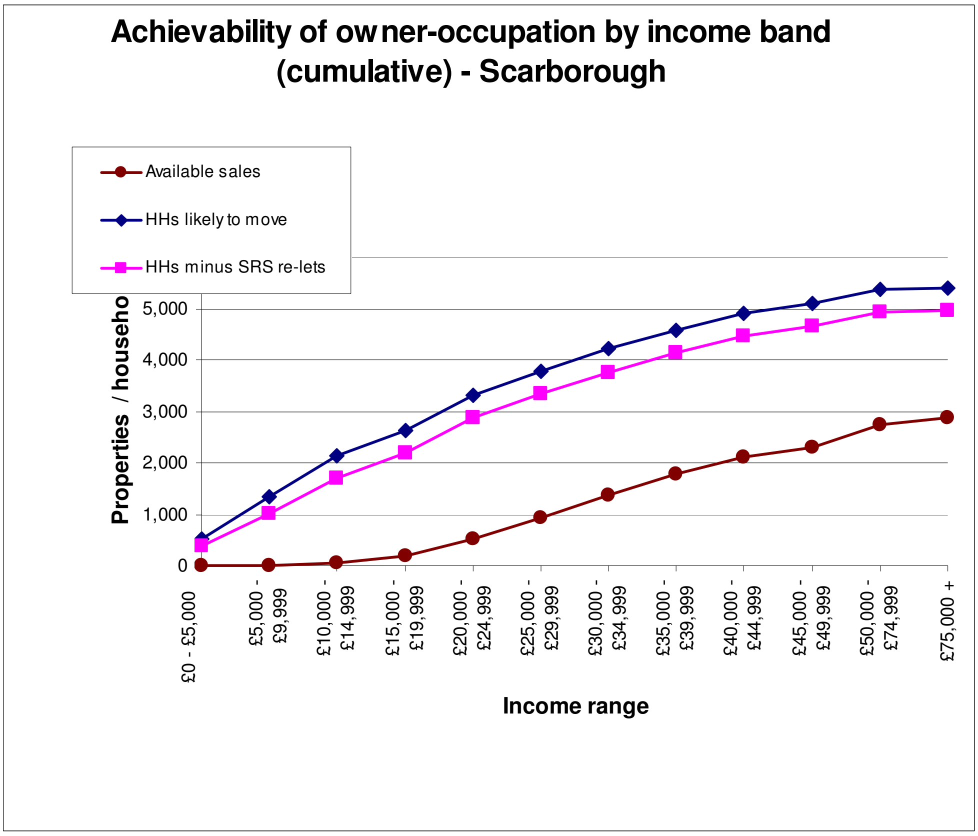
	Completed		On site	Allocation	
	2004/05	2005/06	2005/06	2006/07	2007/08
Total units for rent	54	6	18	17	0
Total units for sale	0	0	0	0	0

Source: Housing Corporation Regional Investment Statement.

Market housing and affordability

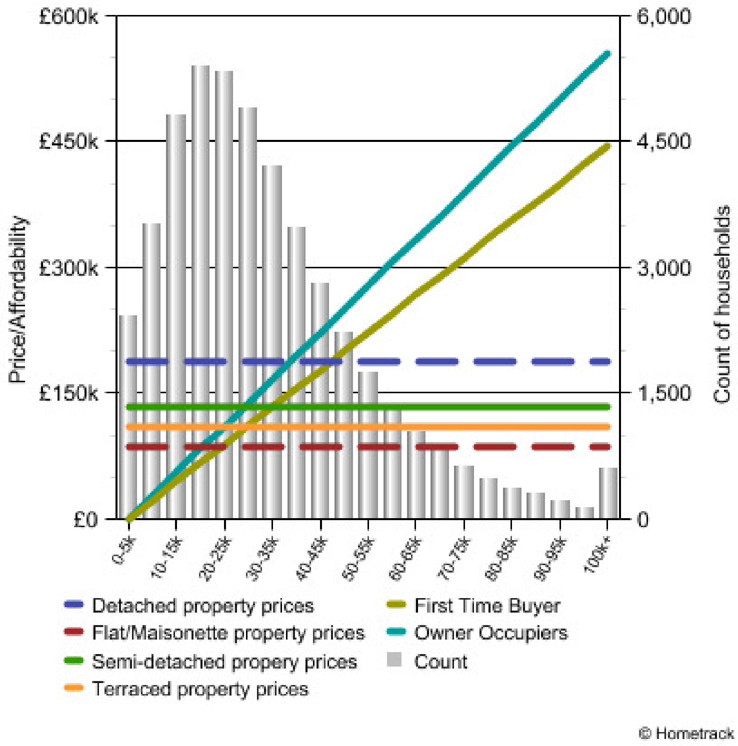
6.12 In order to provide a degree of comparability across the region, we have also prepared a set of estimates of the gap between local house prices and their 'achievability' on the basis of local incomes. This analysis is not intended to replace local estimates and calculations of affordable housing 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. Figure 6.1 shows 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 2,067 properties in 2006 – or more if the capacity of social housing relets to absorb some of this gap is not taken into account.

Figure 6.1 Estimates of achievability of owner occupation



6.13 Hometrack's model, based on affordability thresholds of 4.0x income, suggests that First Time Buyer households need to be in the £20-25 k (gross) income bracket or above to afford an average semi-detached property, and £40-45k (gross) income bracket to afford an average detached property.

Figure 6.2 Affordability by income bands



Source: Hometrack

Summary of key points – housing need

- There is an estimate shortfall of 2,095 units per annum which is unlikely to be met within the Scarborough HMA.
- Comparison with current NAHP allocations shows that the supply of additional affordable homes will need to be primarily met by the private sector.
- An income of £20,000 to £25,000 per year would be needed for a first time buyer to purchase a semi-detached home within Scarborough 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 there is a higher proportion of households with non-dependent children than the region as whole.

Table 7.1 Proportion of Households with dependent and non-dependent children

	Couple with dependent children	Couple with non dependent children	Lone parent with dependent children	Lone parent with non dependent children
Scarborough	18%	6%	2%	3%
Yorkshire and Humber	23.34%	6.43%	6.57%	2.87%

7.5 Applying the household projections 11,600 households in Scarborough (2004 to 2021) to the Census 2001 figures for singles, couples and lone parents would indicate that 2,031 of these additional households will be families with children 15 and under.

Older People

7.6 The census indicates a higher proportion of pensioner households in Scarborough than for the region. In Scarborough 30% of households comprise pensioners only. This compares to 24.4% for the region. Of the total pensioner households at the time of the census 59% were single.

7.7 Population projections indicate that over 15,852 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 2,432 would be pensioner households.

Minority and hard to reach groups

7.8 Scarborough has a lower proportion of minority ethnic households than the region as a whole with 99% of the population classed as white at the 2001 census compared with 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 was significantly lower than for the region. In 2001 there was 0.1% of the population classed as Asian compared to 4.4% for Yorkshire and Humberside.

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.

Households with specific needs

7.11 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.

7.12 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.

7.13 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 Scarborough and in the number of people who have claimed this benefit for over five years. At May 2007 there were 6,430 people eligible for Disability Living Allowance (this compares to 5180 in 2002). The rate of increase in the number of eligible people between 2002 and 2007 is 24% which is significantly higher than the regional percentage of 15.8%.

7.14 Census data indicates a higher proportion of people in Scarborough with a long-term limiting illness (LLTI) than for the region as a whole with 24% of the household population recording a LLTI compared to 19.5% for Yorkshire and Humber. This is higher than the wider reference area with East of Riding 18.1% people with LLTI.

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.

8. Conclusions

- Scarborough HMA is self contained, although it does have links to Teesside and East Riding

- The wider reference area includes higher priced areas of the region (East Riding) where demand for affordable housing is at a premium.

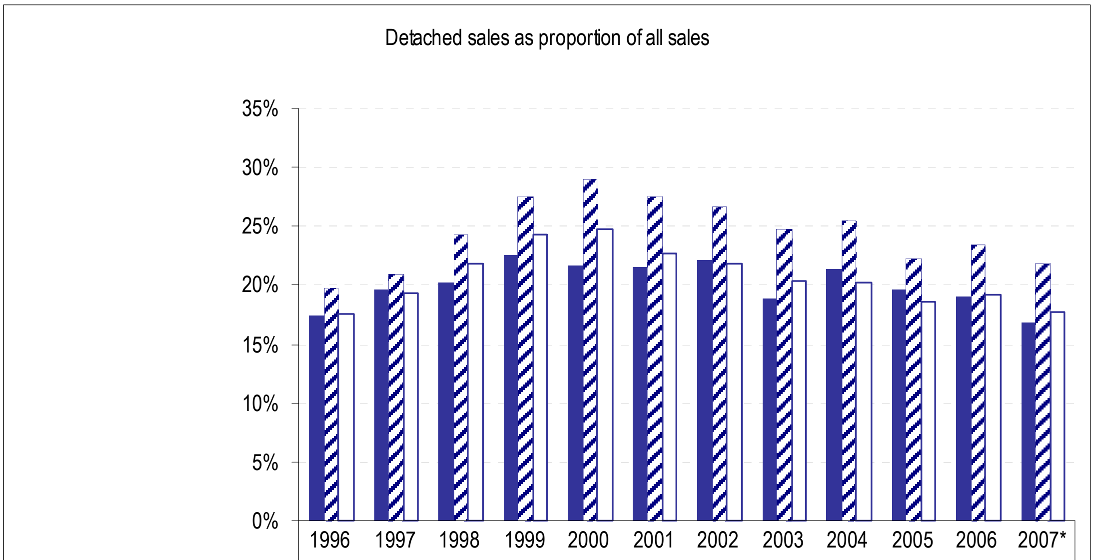
- Scarborough HMA has a strong housing market, with a continuing demand for housing 'pushing up' prices within the area.

- There is a lack of social rented homes with the market and is reflected in very low vacancy rates

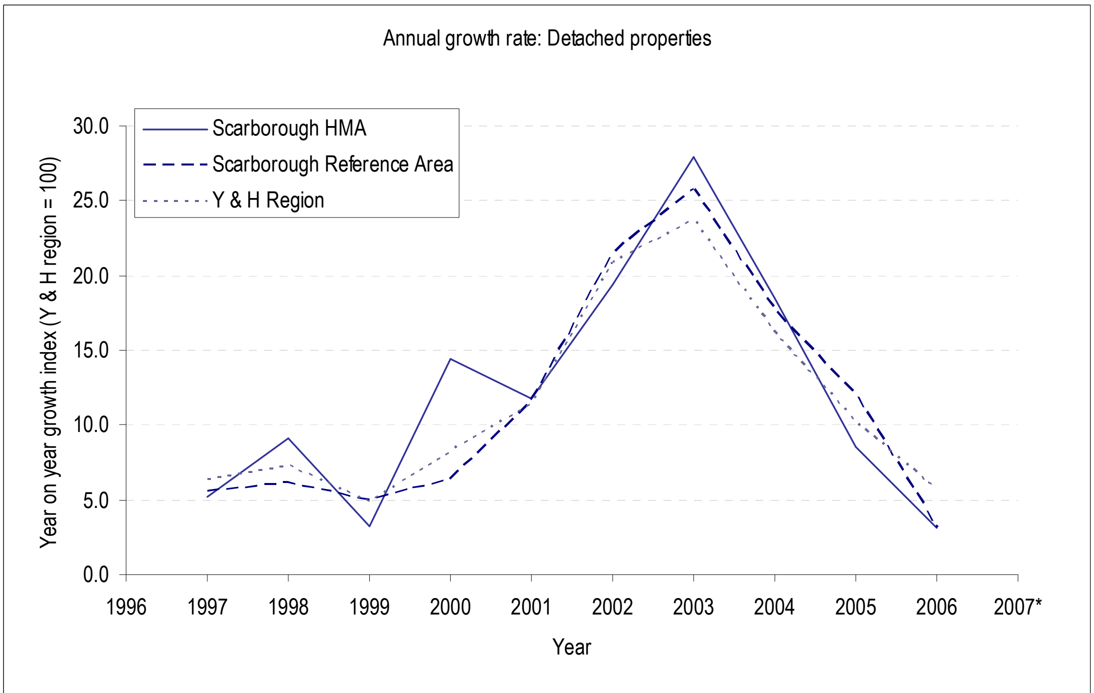
- The strong household growth compounded by the decrease in average household size means that the RSS future provision within the Scarborough reference area is inadequate to meet the growing populations needs.

- The service sector economy of Scarborough is indicative of one of low incomes and skills the lack of social and affordable housing within the region may affect Scarborough's attempt to increases it economic growth.

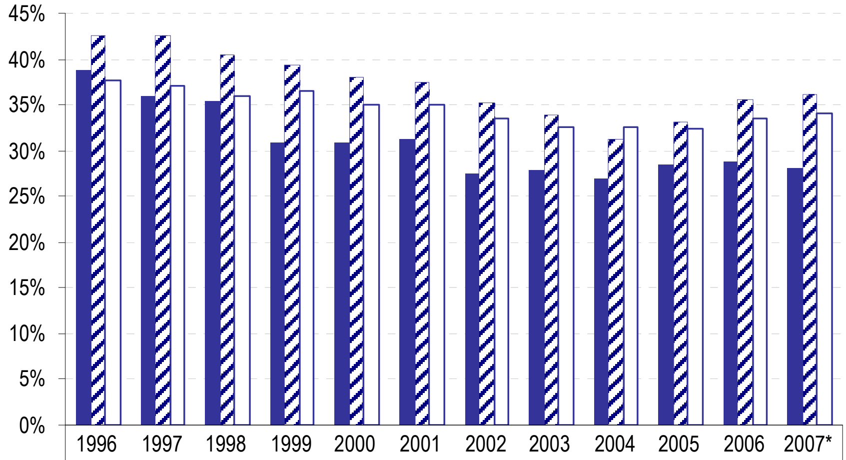
Appendix 1 Additional data tables and charts



	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007*
Scarborough HMA	17.5	19.6	20.3	22.6	21.6	21.5	22.1	18.9	21.4	19.6	19.0	16.9
Scarborough Reference Area	19.8	21.0	24.3	27.5	28.9	27.5	26.7	24.8	25.4	22.3	23.4	21.8
Y & H Region	17.6	19.4	21.8	24.2	24.8	22.7	21.9	20.3	20.2	18.6	19.2	17.7

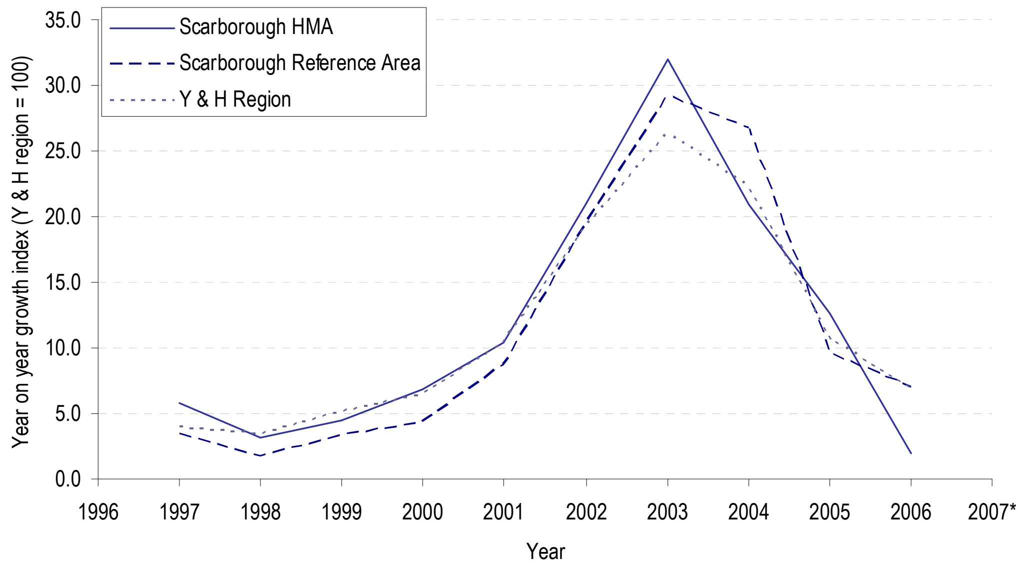


Semi-Detached sales as proportion of all sales

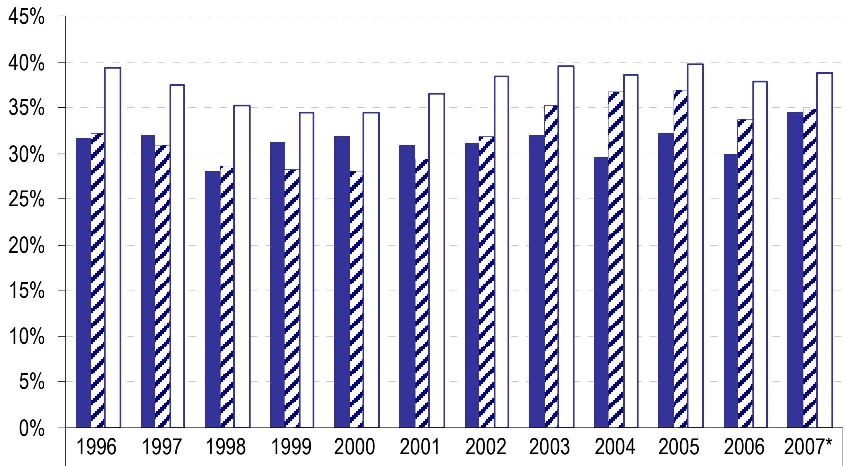


	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007*
Scarborough HMA	38.8	36.0	35.5	30.8	30.9	31.3	27.6	27.8	27.0	28.4	28.8	28.0
Scarborough Reference Area	42.6	42.5	40.5	39.3	38.1	37.4	35.1	33.9	31.3	33.1	35.7	36.1
Y & H Region	37.7	37.1	35.9	36.4	35.1	35.0	33.5	32.6	32.7	32.3	33.5	34.1

Annual growth rate: Semi-Detached properties

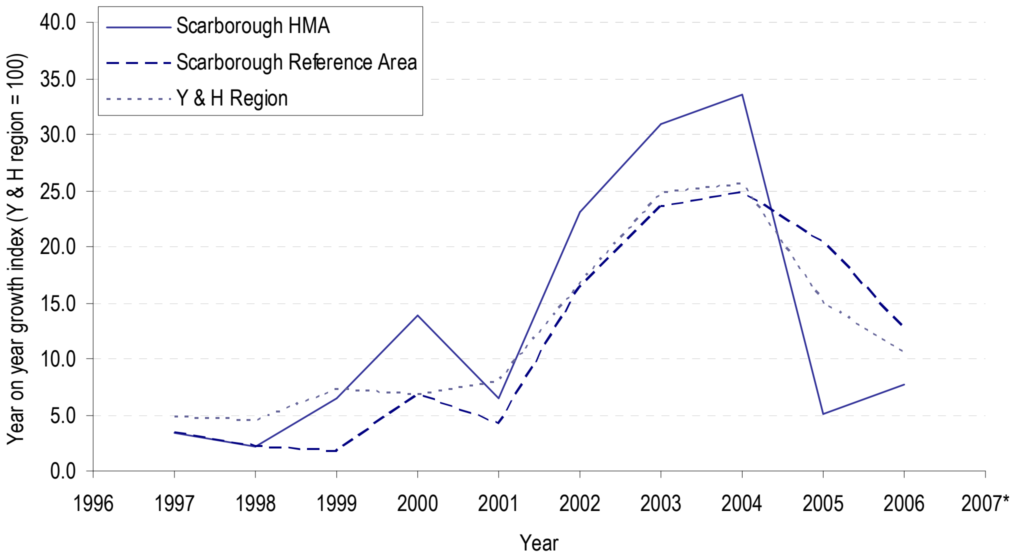


Terraced sales as proportion of all sales

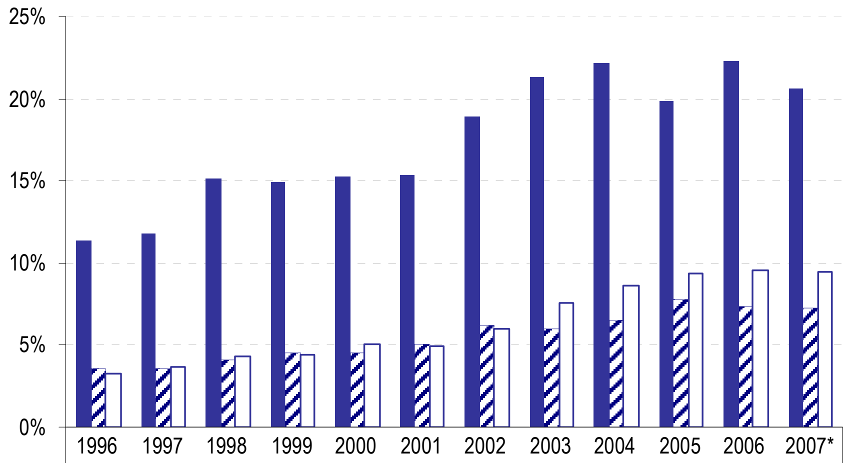


	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007*
Scarborough HMA	31.6	32.0	28.0	31.3	31.9	30.9	31.1	32.0	29.5	32.2	29.9	34.5
Scarborough Reference Area	32.1	30.9	28.6	28.3	28.1	29.4	31.8	35.2	36.8	36.8	33.6	34.8
Y & H Region	39.3	37.5	35.1	34.5	34.5	36.6	38.4	39.5	38.6	39.8	37.8	38.8

Annual growth rate: Terraced properties



Flat/Maisonette sales as proportion of all sales



	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007*
Scarborough HMA	11.3	11.7	15.1	15.0	15.2	15.3	18.9	21.3	22.1	19.8	22.3	20.6
Scarborough Reference Area	3.6	3.6	4.1	4.5	4.5	5.0	6.2	6.0	6.5	7.8	7.4	7.3
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