

**ALNWICK DISTRICT
PARISH AFFORDABLE NEED
BY PROPERTY SIZE
REPORT**

2009



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CONTENTS

1	HOW THE SURVEY DATA WAS USED	3
1.1	INTRODUCTION.....	3
1.2	EXISTING HOUSEHOLD NEED.....	3
1.3	CONCEALED HOUSEHOLDS.....	4
1.4	SUPPLY	4
1.5	GROSS NEED.....	4
1.6	NET NEED	4
2	ALNWICK URBAN.....	6
3	AMBLE URBAN.....	7
4	COASTAL GAP.....	10
5	SOUTHERN AREA	11
6	RURAL NORTH WEST.....	15
7	ROTHBURY	21
8	RURAL WEST.....	22
9	NATIONAL PARK.....	26

1 HOW THE SURVEY DATA WAS USED

1.1 Introduction

- 1.1.1 This Parish Report is based on analysis of the Alnwick District 2008 HNS data which can be accessed by contacting Housing Services, Northumberland County Council on 0845 600 6400 or e-mail: ask@northumberland.gov.uk or web: www.northumberland.gov.uk.
- 1.1.2 This Report provides a detailed analysis of the specific requirement for Affordable and Low Cost Market Housing at parish level within Alnwick District. This is analysed at property size level over a three year period to assist in future delivery.

1.2 Existing Household Need

- 1.2.1 To calculate existing need, a cross-tab was run comparing the number of bedrooms required by the income of the existing household planning to move within the next three years.
- 1.2.2 The results were filtered for existing households who specified that they require social housing.
- 1.2.3 To identify which of the bands (low cost ownership, shared ownership or social rented) the existing households fell into from their income, the income bands were split as follows:-
- Up to £15,000 can only afford social rented accommodation
 - £15,001 - £20,000 can afford shared ownership
 - Above £20,000 can access low cost ownership. However this was capped at £27,500 due to the fact that above this amount households would be able to purchase market housing.
- 1.2.4 The income bands in the questionnaire were structured as follows:-
- Under £10,000
 - £10,000 - £20,000
 - £20,001 - £27,500
- 1.2.5 Therefore, because those designated as needing social rent needed to earn up to £15,000, we took 50% of the results which fell into the £10,000 to £20,000 band and designated them as needing social rent with the other 50% designated as being capable of affording shared ownership.
- 1.2.6 The final results we gathered from the cross-tab were divided by two as the 'location required' permitted up to two areas to be chosen. Existing households on average did make two choices, usually including their current parish.

1.3 Concealed Households

- 1.3.1 The needs of concealed households were calculated in a similar manner to existing households outlined above.
- 1.3.2 The only differences were that we examined the level of deposit available to the concealed household. The savings of the concealed households were looked at primarily to see what kind of affordable property would be needed using the same income bands as existing households above.
- 1.3.3 The income bands were correlated to the savings of the households. To be able to access low cost ownership, the concealed household would not only need an income in the band of £20,000+ but also a deposit of at least £10,000, whilst those who could afford shared ownership would need an income of £15,001 - £20,000 and a deposit of at least £5,000. Those only having an income only allowing them access to social rent would not need a deposit and any deposit was unlikely to be high enough to allow them to access any other kind of property.

1.4 Supply

- 1.4.1 The supply of affordable properties arising at parish level (e.g. Alwick) by bed size was calculated from those currently living in affordable accommodation and planning to move within the next three years.

1.5 Gross Need

- 1.5.1 To calculate the gross need in the parish, the existing need was added to the needs of concealed households forming.

1.6 Net Need

- 1.6.1 The net need took into account the supply of affordable accommodation that would arise in the parish over the next three years. The figures for supply were then taken away from the corresponding figure in the gross need table. For example, if there was a gross need for 30 two bed social properties but a supply of 10, the net need would be 20. However if the supply was more than the need forecast to arise over the next three then there would be a net surplus of the particularly property size/type.

Note. On comparing the total gross need we calculated at parish level to the figures in the final report, we experienced figures around 30% lower than those found in the report. This is due to the fact that the amount of variables included in the cross-tabs we used each person is unlikely to have answered each question used in the cross-tab, which cause our forecasts to be lower than those in the main report.

1.6.2 The table below shows how the Parishes within the District are split between the eight sub-areas.

Sub-Areas	Parishes contained within
Alnwick Urban	Alnwick
Amble Urban	Amble, Hauxley and Togston
Coastal Gap	Longhoughton
Southern Area	Newton on the Moor and Swarland, Longframlington, Felton and Acklington
Rural North West	Denwick, Denwick Detached, Edlingham, Eglington, Whittingham, Callaly, Alnham, Glanton and Hedgeley.
Rothbury	Rothbury
Rural West	Netherton, Biddlestone, Snitter, Thropton, Cartington, Brinkburn, Hesleyhurst, Nunnykirk, Rothley, Hollinghill, Whitton and Tosson, Hepple.
National Park	Alwinton, Harbottle, Elsdon

2 ALNWICK URBAN

Table 2-1 Need in Alnwick by Tenure and Bed Size

Alnwick								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-5	31.2	-19	25.3	-24	26.4
Two	-	-	-11	68.8	-54	72.0	-65	71.5
Three	-8	100.0	-	-	+36	-	+28	-
Four or more	-	-	-	-	-2	2.7	-2	2.1
Total	-8	100.0	-16	100.0	-39	100.0	-63	100.0

- 2.1.1 The majority of the need is concentrated on 2-bed socially rented properties (72% of the need).
- 2.1.2 Within the social rented sector it should also be noted that there is an excess of 36 3-bed properties. This means that there are more families vacating this size of property than those wanting to move into the same property size.
- 2.1.3 Those wanting and able to afford shared ownership accommodation required only 1 or 2-bedroom properties.
- 2.1.4 The only need for low cost ownership (eight units) is for 3-bed accommodation which may indicate the difficulties families face in moving through the market.

Table 2-2 Need in Alnwick by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-4	25	-6	8.2	-10	11.1
Single-person Household	-	-	-5	31.2	-50	68.5	-55	61.1
Couples	-1	12.5	-7	43.8	-17	23.3	-25	27.8
Families	-7	87.5	-	-	+34	-	+27	-
Total	-8	100.0	-16	100.0	-39	100.0	-63	100.0

- 2.1.5 The table above shows how the need in the Alnwick is distributed among different household types. The majority of the need in the social rented sector is by far, from single-person households. The only excess of properties in this area is due to families moving.
- 2.1.6 The need for shared ownership is spread relatively evenly between elderly households (four units), single-person households (five units) and couple households (seven units).
- 2.1.7 Overall, the majority of the total need, comprising 55 units or 61.1%, is due to single-person households.

3 AMBLE URBAN

Table 3-1 Need in Amble by Tenure and Bed Size

Amble								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-3	9.1	-29	26.9	-32	21.2
Two	-1	10.0	-12	36.4	-47	43.5	-60	39.8
Three	-	-	-18	54.5	-32	29.6	-50	33.1
Four or more	-9	90.0	-	-	-	-	-9	5.9
Total	-10	100.0	-33	100.0	-108	100.0	-151	100.0

3.1.1 The highest need within this area is for socially rented housing probably due to this being the tenure most people could afford. The net total of need within this tenure was 108 units. The majority of this need is for 2-bed properties with there being no requirement for four or more bedrooms within this tenure.

3.1.2 There is a total need of 33 units within the shared ownership tenure. The majority of this need (54.5%) is for 3-bed properties.

3.1.3 There is a total need of ten units for those who could afford low cost ownership housing. Nine units of this total relates to need for four or more bedrooms whilst the other single unit relates to 2-bed accommodation.

Table 3-2 Need in Amble by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-9	8.3	-9	5.9
Single-person Household	-	-	-11	33.3	-34	31.5	-45	29.8
Couples	-1	10.0	-13	39.4	-31	28.7	-45	29.8
Families	-9	90.0	-9	27.3	-34	31.5	-52	34.5
Total	-10	100.0	-33	100.0	-108	100.0	-151	100.0

3.1.4 The table shows that the most of the total need is for family households at 34.5% or 52 units. The majority of this figure (34 units) required or could only afford socially rented accommodation, with 34 units also being required by single-person households for this tenure.

3.1.5 The total number of elderly households requiring accommodation within this area is for nine units. There entirety of this figure relates to need for socially rented accommodation.

Table 3-3 Need in Hauxley by Tenure and Bed Size

Hauxley								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-	-	-26	63.4	-26	63.4
Two	-	-	-	-	-15	36.6	-15	36.6
Three	-	-	-	-	-	-	-	-
Four or more	-	-	-	-	-	-	-	-
Total	-	-	-	-	-41	100.0	-41	100.0

3.1.6 All of the need within the Hauxley area was for socially rented accommodation (41 units).

3.1.7 All of the need was for 1 and 2-bed properties with 1-bed properties having a need of 26 units and 2-bed properties having a need of 15 units.

Table 3-4 Need in Hauxley by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-	-	-	-
Single-person Household	-	-	-	-	-15	36.6	-15	36.6
Couples	-	-	-	-	-	-	-	-
Families	-	-	-	-	-26	63.4	-26	63.4
Total	-	-	-	-	-41	100.0	-41	100.0

3.1.8 The need within this area was from families (26 units) and single person households (15 units).

Table 3-5 Need in Togston by Tenure and Bed Size

Togston								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-	-	-	-	-	-
Two	-3	100.0	-5	38.5	-6	42.9	-14	46.6
Three	-	-	-8	61.5	-8	57.1	-16	53.4
Four or more	-	-	-	-	-	-	-	-
Total	-3	100.0	-13	100.0	-14	100.0	-30	100.0

3.1.9 The table above demonstrates that the overall amount of need within Togston is 30 units. Most of this need occurs in the socially rented and shared ownership sectors (14 units and 13 units respectively).

3.1.10 The majority of the need was for 3-bed properties (53.4%) whilst the remaining need was for 2-bed properties with need occurring across all three tenures.

Table 3-6 Need in Togston by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-	-	-	-
Single-person Household	-	-	-	-	-	-	-	-
Couples	-	-	-13	100.0	-14	100.0	-27	90.0
Families	-3	100.0	-	-	-	-	-3	10.0
Total	-3	100.0	-13	100.0	-14	100.0	-30	100.0

3.1.11 The entirety of the need within the socially rented and shared ownership sectors is from couple households whilst the three units of need in the low cost ownership is from family households.

4 COASTAL GAP

Table 4-1 Need in Longhoughton by Tenure and Bed Size

Longhoughton								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-1	14.2	-15	30.0	-16	28.0
Two	-	-	-6	85.8	-28	56.0	-34	59.6
Three	-	-	-	-	-7	14.0	-7	12.4
Four or more	-	-	-	-	-	-	-	-
Total	-	-	-7	100.0	-50	100.0	-57	100.0

- 4.1.1 The majority of the need within this area is for socially rented accommodation. The bulk of this need relates to 2-bed properties (56%).
- 4.1.2 Those who required, or could afford shared ownership mainly wanted 2-bed accommodation whereas there was no requirement recorded for low cost ownership which may show the difficulty families have moving through the market.

Table 4-2 Need in Longhoughton by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	+2	-	+2	-
Single-person Household	-	-	-	-	-32	61.5	-32	54.2
Couples	-	-	-7	100.0	-15	28.8	-22	37.3
Families	-	-	-	-	-5	9.7	-5	8.5
Total	-	-	-7	100.0	-50	100.0	-57	100.0

- 4.1.3 From the table above you can see that within the socially rented sector this highest demand was from single-person households at 61.5% of the need whereas the entirety of the need in the shared ownership tenure was from couple households.
- 4.1.4 The only activity noted from elderly households in this area resulted in an excess of two socially rented units.

5 SOUTHERN AREA

Table 5-1 Need in Acklington by Tenure and Bed Size

Acklington								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-	-	-	-	-	-
Two	-5	100.0	-5	100.0	-9	100.0	-19	100.0
Three	-	-	-	-	-	-	-	-
Four or more	-	-	-	-	-	-	-	-
Total	-5	100.0	-5	100.0	-9	100.0	-19	100.0

5.1.1 All the need in the parish of Acklington is for 2-bed properties. This need is spread relatively evenly across the three tenures – low cost ownership (five units), shared ownership (five units) and socially rented (nine units).

5.1.2 Overall the total need recorded was 19 units.

Table 5-2 Need in Acklington by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-	-	-	-
Single-person Household	-	-	-	-	-	-	-	-
Couples	-	-	-5	100.0	-9	100.0	-14	73.7
Families	-5	100.0	-	-	-	-	-5	26.3
Total	-5	100.0	-5	100.0	-9	100.0	-19	100.0

5.1.3 The table above shows that the majority of the need comes from couple households (14 units). The other five units of need are from families wanting low cost ownership accommodation.

Table 5-3 Need in Felton by Tenure and Bed Size

Felton								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-	-	-	-	-	-
Two	-3	100	-	-	-11	68.8	-14	73.4
Three	-	-	-	-	-5	31.2	-5	26.3
Four or more	-	-	-	-	-	-	-	-
Total	-3	100	-	-	-16	100	-19	100

5.1.4 The need within the Felton area is relatively low. The social rented sector has a total need of 16 units; 68.8% of this is from 2-bed properties and 31.2% from 3-bed.

5.1.5 There is no demand for shared ownership of any bed size and the only demand for low cost ownership is for three units of 2-bed properties.

Table 5-4 Need in Felton by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-	-	-	-
Single-person Household	-	-	-	-	-5	31.2	-5	26.3
Couples	-3	100.0	-	-	-6	37.6	-9	47.4
Families	-	-	-	-	-5	31.2	-5	26.3
Total	-3	100.0	-	-	-16	100.0	-19	100.0

5.1.6 The table above demonstrates that the majority of the total need comes from couple households at 47.4%. There was no need recorded for elderly households within this area.

5.1.7 The need within the social rented sector is spread relatively evenly between single-person households (five units), couples households (six units) and family households (five units).

5.1.8 The total need for low cost ownership (three units) was entirely from couple households.

Table 5-5 Need in Longframlington by Tenure and Bed Size

Longframlington								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-5	100.0	-22	52.4	-27	54.0
Two	-3	100.0	-	-	-12	28.6	-15	30.0
Three	-	-	-	-	-8	19.0	-8	16.0
Four or more	-	-	-	-	-	-	-	-
Total	-3	100.0	-5	100.0	-42	100.0	-50	100.0

5.1.9 The need within the Longframlington area is concentrated on socially rented properties (42 units). The majority of this need is for 1-bed stock (52.4%).

5.1.10 The only need for shared ownership was five 1-bed units with the only need for low cost ownership being for three 2-bed units showing the difficulty households may have moving through the market.

Table 5-6 Need in Longframlington by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-	-	-	-
Single-person Household	-2	66.6	-	-	-30	71.4	-32	64.0
Couples	-1	33.4	-5	100.0	-8	19.0	-14	28.0
Families	-	-	-	-	-4	9.8	-4	8.0
Total	-3	100.0	-5	100.0	-42	100.0	-50	100.0

5.1.11 Single-person households make up the largest part of the need within the social rented sector at 71.4%.

5.1.12 The need made up by couple households encompasses the entirety of the need within the shared ownership sector and around a third of the need (which only equates to a single unit) for low cost ownership and 19% in the socially rented sector.

5.1.13 The remaining two units in the low cost ownership sector showed need arising from single-person households.

5.1.14 The only need from family households was for four units of socially rented accommodation, whereas there was no need recorded across any of the three tenures from elderly households.

Table 5-7 Need in Newton on the Moor and Swarland by Tenure and Bed Size

Newton Moor								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-	-	-	-	-	-
Two	-	-	-1	100.0	-1	16.6	-2	28.6
Three	-	-	-	-	-5	83.4	-5	71.4
Four or more	-	-	-	-	-	-	-	-
Total	-	-	-1	100.0	-6	100.0	-7	100.0

5.1.15 The table above demonstrates that the need within the Newton on the Moor and Swarland area wasn't particularly high when compared to other areas. The majority of the need that does exist is for socially rented accommodation.

5.1.16 3-bed accommodation makes up 71.4% of the total need in this area.

Table 5-8 Need in Newton on the Moor and Swarland by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-	-	-	-
Single-person Household	-	-	-1	100.0	-1	16.6	-2	28.6
Couples	-	-	-	-	-	-	-	-
Families	-	-	-	-	-5	83.4	-5	71.4
Total	-	-	-1	100.0	-6	100.0	-7	100.0

5.1.17 Within the socially rented sector, the highest need is from families. The only other need in this area was from single-person households with one unit in the socially rented sector and one unit in the shared ownership sector.

6 RURAL NORTH WEST

Table 6-1 Need in Denwick by Tenure and Bed Size

Denwick								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-	-	-6	35.3	-6	27.3
Two	-	-	-5	100.0	-6	35.3	-11	50.0
Three	-	-	-	-	-5	29.4	-5	22.7
Four or more	-	-	-	-	-	-	-	-
Total	-	-	-5	100.0	-17	100.0	-22	100.0

- 6.1.1 The table above shows that the socially rented sector has the most requirements, whilst low cost ownership has no requirement. This may indicate the difficulties households have moving through the market.
- 6.1.2 Within the socially rented sector there is a total need of 17 units spread quite evenly across 1, 2 and 3-bed accommodation.
- 6.1.3 The shared ownership sector had a total need of five units all for 2-bed properties.
- 6.1.4 Overall, 2-bed properties have the largest requirement at 50% of the total need.

Table 6-2 Need in Denwick by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-	-	-	-
Single-person Household	-	-	-	-	-6	35.3	-6	27.3
Couples	-	-	-5	100.0	-6	35.3	-11	50.0
Families	-	-	-	-	-5	29.4	-5	22.7
Total	-	-	-5	100.0	-17	100.0	-22	100.0

- 6.1.5 All types of households have some sort of requirement within the Denwick area apart from elderly households.
- 6.1.6 The highest demand overall is from couple households with 50% of the total need.

Table 6-3 Need in Edlingham by Tenure and Bed Size

Edlingham								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-2	100	-2	100	-4	100
Two	-	-	-	-	-	-	-	-
Three	-	-	-	-	-	-	-	-
Four or more	-	-	-	100	-	100	-	100
Total	-	-	-2	-	-2	-	-4	-

- 6.1.7 The need within the Edlingham area is low, with a total need of just four units overall. The entirety of this need is for 1-bed accommodation spread equally between the socially rented and shared ownership tenures.

Table 6-4 Need in Edlingham by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-2	100.0	-2	100.0	-4	100.0
Single-person Household	-	-	-	-	-	-	-	-
Couples	-	-	-	-	-	-	-	-
Families	-	-	-	-	-	-	-	-
Total	-	-	-2	100.0	-2	100.0	-4	100.0

- 6.1.8 The table above demonstrates that all the need is from elderly households.

Table 6-5 *Need in Eglington by Tenure and Bed Size*

Eglington								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-1	100.0	-1	100.0	-2	100.0
Two	-	-	-	-	-	-	-	-
Three	-	-	-	-	-	-	-	-
Four or more	-	-	-	-	-	-	-	-
Total	-	-	-1	100.0	-1	100.0	-2	100.0

6.1.9 The need recorded within the Eglington area was small at two units comprising of one unit of 1-bed shared ownership accommodation and one unit of 1-bed socially rented accommodation.

6.1.10 There was no need recorded for low cost ownership.

Table 6-6 *Need in Eglington by Tenure and Household Type*

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-1	100.0	-1	50.0
Single-person Household	-	-	-	-	-	-	-	-
Couples	-	-	-1	100.0	-	-	-1	50.0
Families	-	-	-	-	-	-	-	-
Total	-	-	-1	100.0	-1	100.0	-2	100.0

6.1.11 The single unit of need within the shared ownership tenure was from couple households.

6.1.12 The single unit of need within the socially rented tenure was from elderly households.

Table 6-7 Need in Glanton by Tenure and Bed Size

Glanton								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-	-	-3	75.0	-3	60.0
Two	-	-	-	-	+5	-	+5	-
Three	-	-	-1	100.0	-1	25.0	-2	40.0
Four or more	-	-	-	-	-	-	-	-
Total	-	-	-1	100.0	+1	100.0	0	100.0

- 6.1.13 The socially rented tenure had an overall excess of one unit. This was primarily caused by an excess of five 2-bed units within this tenure, illustrating that more people are leaving his type of accommodation in this area than those requiring this type.
- 6.1.14 The only need within the shared ownership tenure was for a single 3-bed property.
- 6.1.15 The overall need within the area was equally balanced with no net need or surplus. However there was some disparity within the need for different size property. The need for 1 and 3-bed property was balanced by an excess of five 2-bed units with no need observed for 4-bed properties.

Table 6-8 Need in Glanton by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-	-	-	-
Single-person Household	-	-	-	-	+1	-	+1	-
Couples	-	-	-	-	-	-	-	-
Families	-	-	-1	100.0	0	-	-1	100.0
Total	-	-	-1	100.0	+1	100.0	0	100.0

- 6.1.16 The table above demonstrates that the single unit required within the shared ownership tenure was for a family household.
- 6.1.17 Within the socially rented sector there was an excess of a one for single-person households, whereas as the need for family households was equally balanced.

Table 6-9 Need in Hedgeley by Tenure and Bed Size

Hedgeley								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-	-	-3	60.0	-3	60.0
Two	-	-	-	-	-2	40.0	-2	40.0
Three	-	-	-1	100.0	+2	-	+1	-
Four or more	-	-	-	-	-	-	-	-
Total	-	-	-1	100.0	-3	100.0	-4	100.0

- 6.1.18 The need within this area was relatively low at just four units, with a total need of three units in the socially rented sector and one unit in the shared ownership sector.
- 6.1.19 It should be noted that within the socially rented sector there was an excess of two 3-bed properties. This means that there were more households vacating this type and size of property than those requiring it.
- 6.1.20 There was no need recorded for 4-bed units of any tenure and no requirement recorded for low cost ownership.

Table 6-10 Need in Hedgeley by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-	-	-	-
Single-person Household	-	-	-	-	0	-	-	-
Couples	-	-	-	-	-	-	-	-
Families	-	-	-1	100.0	-3	100.0	-4	100.0
Total	-	-	-1	100.0	-3	100.0	-4	100.0

- 6.1.21 The three units of need within the socially rented sector were entirely from families with the one unit of need in the shared ownership sector also from families.
- 6.1.22 The table above also shows that the requirement of single-person households for socially rented accommodation was balanced with those vacating the same type.

Table 6-11 Need in Whittingham by Tenure and Bed Size

Whittingham								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-5	62.5	-6	54.5	-11	57.9
Two	-	-	-2	25.0	-4	36.4	-6	31.6
Three	-	-	-1	12.8	-1	9.1	-2	10.5
Four or more	-	-	-	-	-	-	-	-
Total	-	-	-8	100.0	-11	100.0	-19	100.0

6.1.23 Most of the need within Whittingham is for 1-bed properties (57.9%).

6.1.24 The need for socially rented accommodation totals 11 units and the need for shared ownership accommodation totals eight units where as there was no recorded no need for low cost ownership which could indicate the difficulties households have moving through the market.

Table 6-12 Need in Whittingham by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-2	25.0	-4	36.4	-6	31.6
Single-person Household	-	-	-	-	-6	54.5	-6	31.6
Couples	-	-	-5	62.5	-	-	-5	26.3
Families	-	-	-1	12.5	-1	9.1	-2	10.5
Total	-	-	-8	100.0	-11	100.0	-19	100.0

6.1.25 There was need recorded from all household types and was overall spread quite evenly over the four types in the table above.

6.1.26 The lowest recorded need was from families with one unit of need for socially rented accommodation and one unit of need for shared ownership accommodation.

7 ROTHBURY

Table 7-1 Need in Rothbury by Tenure and Bed Size

Rothbury								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-7	77.7	-18	51.4	-25	51.0
Two	-3	60.0	-2	22.3	-12	34.3	-17	34.7
Three	-2	40.0	-	-	-3	8.6	-5	10.2
Four or more	-	-	-	-	-2	5.7	-2	4.1
Total	-5	100.0	-9	100.0	-35	100.0	-49	100.0

- 7.1.1 The majority of the need in this area is for socially rented accommodation, probably due to the fact this is the tenure that most people could afford. The net total of need within this tenure was 35 units with majority of this (51.4%) from 1-bed properties.
- 7.1.2 The overall need for shared ownership was nine units and concentrated on 1-bed properties, whereas the five units of need for low cost ownership were spread across 2 and 3-bed properties.
- 7.1.3 Overall the majority of the need was for 1-bed properties at 51% which was followed by 2-bed properties at 34.7%

Table 7-2 Need in Rothbury by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-2	22.2	+5	-	+3	-
Single-person Household	-2	40.0	-2	22.2	-13	32.5	-17	32.7
Couples	-1	20.0	-5	55.6	-18	45.0	-24	46.1
Families	-2	40.0	-	-	-9	22.5	-11	21.2
Total	-5	100.0	-9	100.0	-35	100.0	-49	100.0

- 7.1.4 The majority of the need in the social rented sector was from couple households as was the case in for shared ownership.
- 7.1.5 The need for low cost ownership was spread across single-person, couple and family households.
- 7.1.6 Overall, the total need recorded for elderly households resulted in a small excess of three units.

8 RURAL WEST

8.1.1 Within the Rural West Area there was no need recorded in the parishes of Brinkburn and Hesleyhurst, Cartington, Hollinghill / Rothley and Nunnykirk. The requirements in the remaining parishes are detailed below.

8.1.2 **Table 8-1 Need in Thropton / Snitter by Tenure and Bed Size**

Thropton / Snitter								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-7	100.0	-7	70.0	-14	73.7
Two	-	-	-	-	-	-	-	-
Three	-2	100.0	-	-	-3	30.0	-5	26.3
Four or more	-	-	-	-	-	-	-	-
Total	-2	100.0	-7	100.0	-10	100.0	-19	100.0

8.1.3 Most of the need recorded in this area was for 1-bed units (14 units) and was spread evenly between the socially rented and shared ownership tenures.

8.1.4 The only other recorded need was for a total of five 3-bed units. Three units of this need were for socially rented properties whilst the other two units were for low cost ownership.

Table 8-2 Need in Thropton by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-	-	-	-
Single-person Household	-	-	-	-	-2	20.0	-2	10.5
Couples	-	-	-7	100.0	-5	50.0	-12	63.2
Families	-2	100.0	-	-	-3	30.0	-5	26.3
Total	-2	100.0	-7	100.0	-10	100.0	-19	100.0

8.1.5 The highest need overall is from couple households with 63.2% of the total need.

8.1.6 The only need within the low cost ownership tenure is from families and constitutes only two units of need.

8.1.7 There was no recorded need from elderly households and the only need recorded from single-person households was two units of socially rented accommodation.

Table 8-3 *Need in Whitton & Tosson by Tenure and Bed Size*

Whitton & Tosson								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-	-	-	-	-	-
Two	-	-	-3	100.0	-3	100.0	-6	100.0
Three	-	-	-	-	-	-	-	-
Four or more	-	-	-	-	-	-	-	-
Total	-	-	-3	100.0	-3	100.0	-6	100.0

8.1.8 The need within Whitton and Tosson is quite low at just six units. This is spread equally for 2-bed units in the socially rented and shared ownership tenures.

Table 8-4 *Need in Whitton & Tosson by Tenure and Household Type*

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-	-	-	-
Single-person Household	-	-	-	-	-	-	-	-
Couples	-	-	-3	100.0	-1	25.0	-4	66.7
Families	-	-	-	-	-2	75.0	-2	33.3
Total	-	-	-3	100.0	-3	100.0	-6	100.0

8.1.9 The need recorded in the shared ownership sector is entirely from couple households and the need in the socially rented sector is two units from families and one unit from couple households.

Table 8-5 *Need in Hepple by Tenure and Bed Size*

Hepple								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-	-	-	-	-	-
Two	-	-	-	-	-	-	-	-
Three	-	-	-1	100.0	-	-	-1	100.0
Four or more	-	-	-	-	-	-	-	-
Total	-	-	-1	100.0	-	-	-1	100.0

8.1.10 The need within the Hepple area was very low at just a single 3-bed unit in the shared ownership sector.

Table 8-6 *Need in Hepple by Tenure and Household Type*

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-	-	-	-
Single-person Household	-	-	-	-	-	-	-	-
Couples	-	-	-1	100.0	-	-	-1	100.0
Families	-	-	-	-	-	-	-	-
Total	-	-	-1	100.0	-	-	-1	100.0

8.1.11 The single unit of need was from couples households.

Table 8-7 Need in Biddlestone / Netherton by Tenure and Bed Size

Biddlestone / Netherton								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-1	50.0	-1	50.0	-2	50.0
Two	-	-	-1	50.0	-1	50.0	-2	50.0
Three	-	-	-	-	-	-	-	-
Four or more	-	-	-	-	-	-	-	-
Total	-	-	-2	100.0	-2	100.0	-4	100.0

8.1.12 The total need in this area was recorded at just four units. This was spread evenly between 1 and 2-bed shared ownership accommodation and 1 and 2-bed socially rented accommodation.

Table 8-8 Need in Biddlestone / Netherton by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-	-	-	-
Single-person Household	-	-	-1	50.0	-1	50.0	-2	50.0
Couples	-	-	-1	50.0	-1	50.0	-2	50.0
Families	-	-	-	-	-	-	-	-
Total	-	-	-2	100.0	-2	100.0	-4	100.0

8.1.13 The total need, which occurred in the shared ownership and social rented tenures, was spread evenly across single person and couple households.

9 NATIONAL PARK

9.1.1 There was no need recorded in the Elsdon or Harbottle parishes. The requirements in Alwinton parish are detailed below.

Table 9-1 Need in Alwinton by Tenure and Bed Size

Alwinton								
Property size (bedrooms)	Low cost ownership		Shared Ownership		Socially Rented		No. of units	
	Nos	%	Nos	%	Nos	%	Nos	%
One	-	-	-	-	-	-	-	-
Two	-	-	-	-	-	-	-	-
Three	-	-	-	-	-1	100.0	-	-
Four or more	-	-	-	-	-	-	-	-
Total	-	-	-	-	-1	100.0	-1	100.0

9.1.2 The need recorded in the Alwinton area was very small at just one unit of 3-bed social rented accommodation.

Table 9-2 Need in Alwinton by Tenure and Household Type

Household type	Low cost ownership		Shared Ownership		Social Rented		No. of units in Parish	
	Nos	%	Nos	%	Nos	%	Nos	%
Elderly Household	-	-	-	-	-	-	-	-
Single-person Household	-	-	-	-	-	-	-	-
Couples	-	-	-	-	-1	100	-	-
Families	-	-	-	-			-	-
Total	-	-	-	-	-1	100	-1	100

9.1.3 The single, 3-bed unit mentioned in the table above related to need for a couple household.