

## **Ponteland Housing Need Report**

This report views both the housing need survey undertaken in February-March 2016 and the Estate Agents Housing Enquires Survey from outside the civil parish of Ponteland.

Consultants, People and Places were engaged to obtain online and paper based surveys to the residents Housing Need Consultation which took place between February-March 2016

A total of 1,271 survey responses were received responding to the Housing Need Survey questions and 6 responses to the Housing Need Enquiries from 7 local Estate Agents.

The survey for residents was in a simple yes/no format, with the opportunity to provide additional comments if desired. People and Places have provided a spreadsheet of the raw data and a written Executive Summary.

The survey for local Estate Agents was undertaken in May 2016 in a simple tick box format on housing and rental enquiries from outside the civil parish, with the opportunity to provide additional comments if desired.

### **Current housing position**

This shows the majority are house owner occupier with over two thirds not having a mortgage and an insignificant number in rented accommodation. Three quarters of homes are 3 or 4 bed roomed with the minority in 2 or less. An ageing community with three quarters of the respondents being over 50 years of age and half of these were of retirement age or above age. House occupancy is shown to be low throughout the ages with an insignificant number of households having children living with them.

### **Future housing need and demand**

The majority of respondents indicated they were not planning on moving in the next 5 years and those local people who intended to; were moving to alternative accommodation with fewer bedrooms and wanted to remain in the parish if suitable types of housing were provided. Their reasoning was given as, currently or previously they had been living in the area or had family connections. Nearly half of these existing households are looking to move in the next 5 years stated they will have a need for housing with health, social care or support.

The majority of those looking to move in the future wished for detached bungalows with less looking for detached houses and over half these respondents would be looking for a property within £250k-£500k band.

There is evidence of households having knowledge of those wishing to move into the Ponteland area and households already in the parish which will become two separate households in five or more years. Respondents clearly identified they would be unable to

afford an alternative property in the parish due to lack of availability and suitable accommodation for their needs. Most were looking for owner occupier tenure of 2-3 bedrooms.

The issues that appear to be preventing movement within the parish or into the parish were the lack of suitable property with the required number of bedrooms at an affordable price.

### **Comments received from the Estate Agents based on enquires, for house purchase and rental within the civil parish, from outside the Ponteland Civil Parish**

All estate agents confirmed there were a number of factors that change the level of enquiries at any one time this demand can depend upon mortgage availability, lending rates, time of the year, and nervousness on the national/ local economy. The internet is more widely used now by those who are seeking alternative accommodation as a quick and easy method of gaining information.

The estate agents responding to this survey cover 4 areas of house rental and sales, the downsizing market, the quick turnover-low service cost, all sales and rental and the higher end of the market.

There are common features to both house purchase and rental the demand all outstrip availability on price, location number of bedrooms.

#### **Purchasing**

Potential residents, largely families and couples desire a detached 2-3 bedroom property in Darras Hall or the village in easy reach of the amenities. House purchase preferred price range £250k - £500k with limited requests above. Retired couples are looking for more compact 2 bedroom property in the price range of £125k - £250k property

#### **Rental**

This is a diverse changeable market, currently there is a shortfall of properties seeking family detached 2-3 bed roomed property, in Darras Hall or the village in easy access to schools and local amenities. The client base is families and couples needing semi permanent accommodation desired price range of £500-£700 pcm