

Assessing Rural Affordable Housing need in rural County Durham

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1.1 Rural Affordable Housing Need (RAHN) Model

- Piloted in North Yorkshire and being used in Cumberland, Yorkshire Dales National Park, County Durham
- Principles:
 - Use easily available, consistent secondary data.
 - Identify key themes relating to affordable housing need.
 - Compare data for each parish with broader reference area (e.g. county) and consider how the data varies at the parish level.



1.2 Two key outputs

- Relative need for affordable housing
 - which parishes are in most need and why
- Affordable housing need estimates
 - Annual need using on reasonable assumptions based on wider housing need work



1.3 RAHM Variables

- 12 variables used in the modelling
 - 10no. 2021 census variables
 - Land Registry house price data
 - Zoopla rental data
- Snapshot of evidence using a reasonable range of data

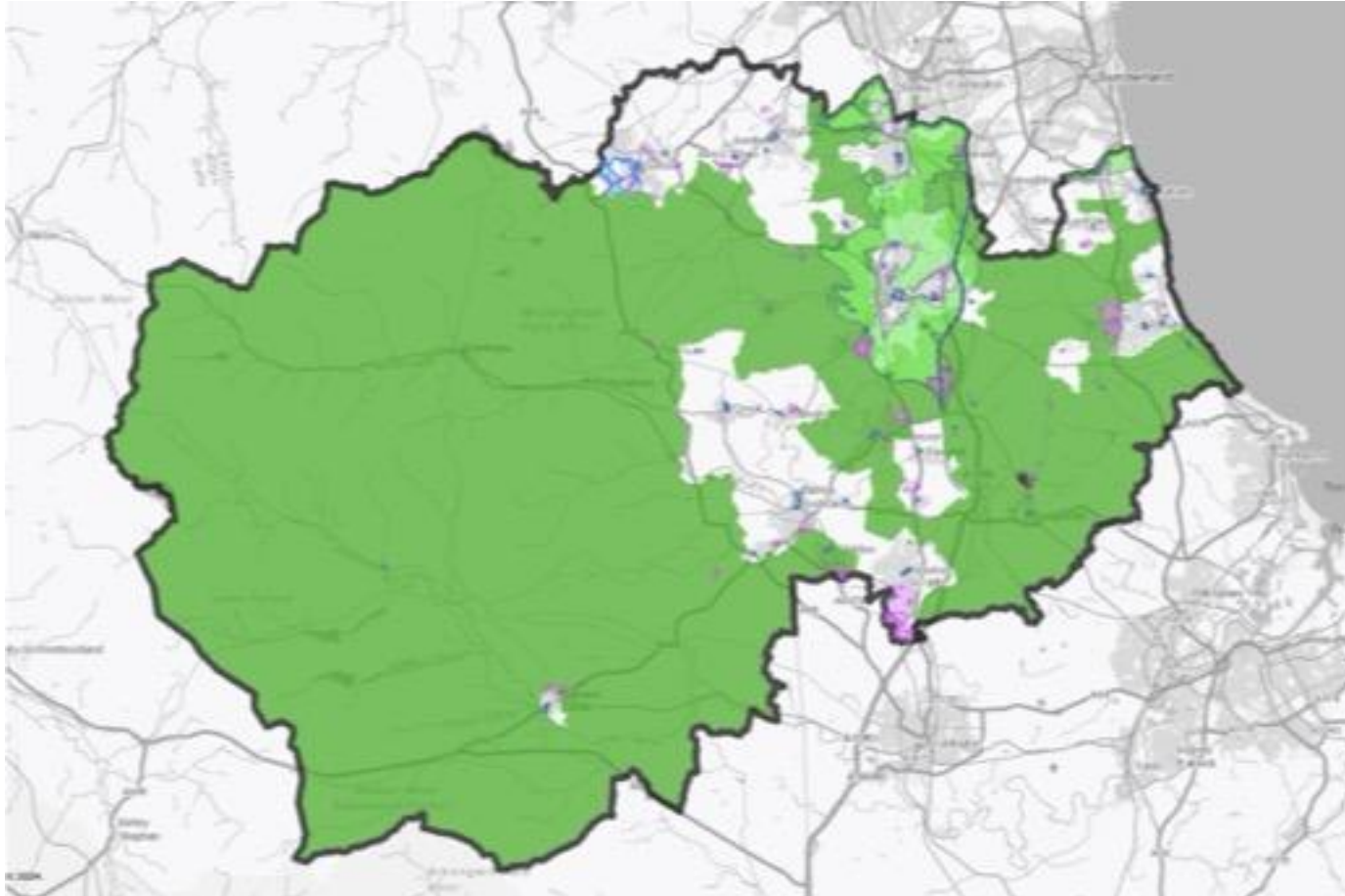


1.4 Uses of the RAHM

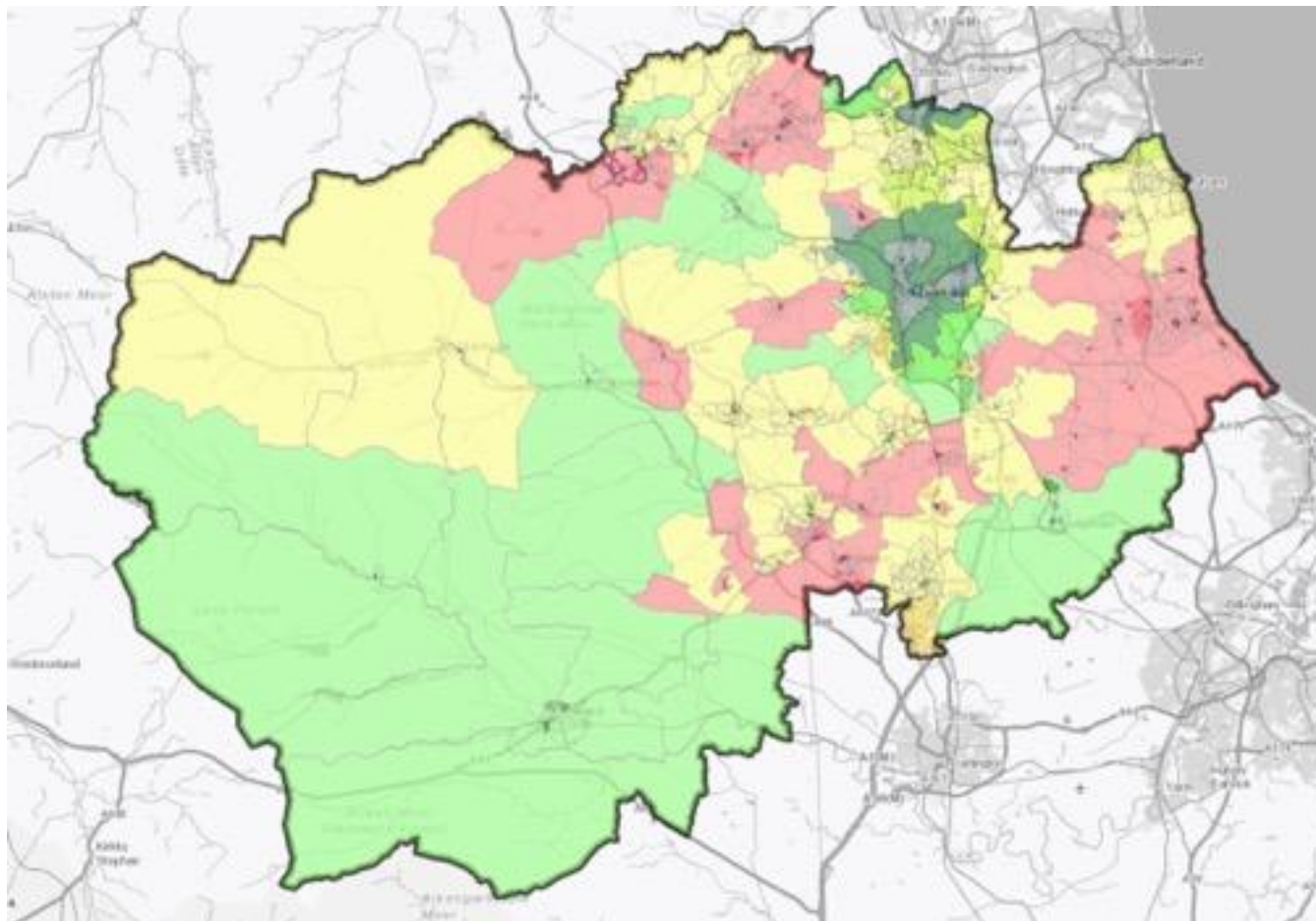
- Provides a strategic overview of rural affordable need
- Help to identify relative need, reasons underpinning affordable need
- Rolling this out as part of Strategic Housing Market Assessments
- Identifying vulnerable communities – age, economic activity, tenure
- Signpost RHEs to areas of greatest need
- Establish appropriate affordable dwelling mix
- Supports planning applications



2.1 Designated rural areas



2.2 Viability areas



2.3 Affordable housing need

- 2019 SHMA
 - 838 affordable housing shortfall each year
- 2024 Housing Register
 - 10,711 currently on the register
 - 5,714 bands A to C of which 5,070 are from within Co. Durham



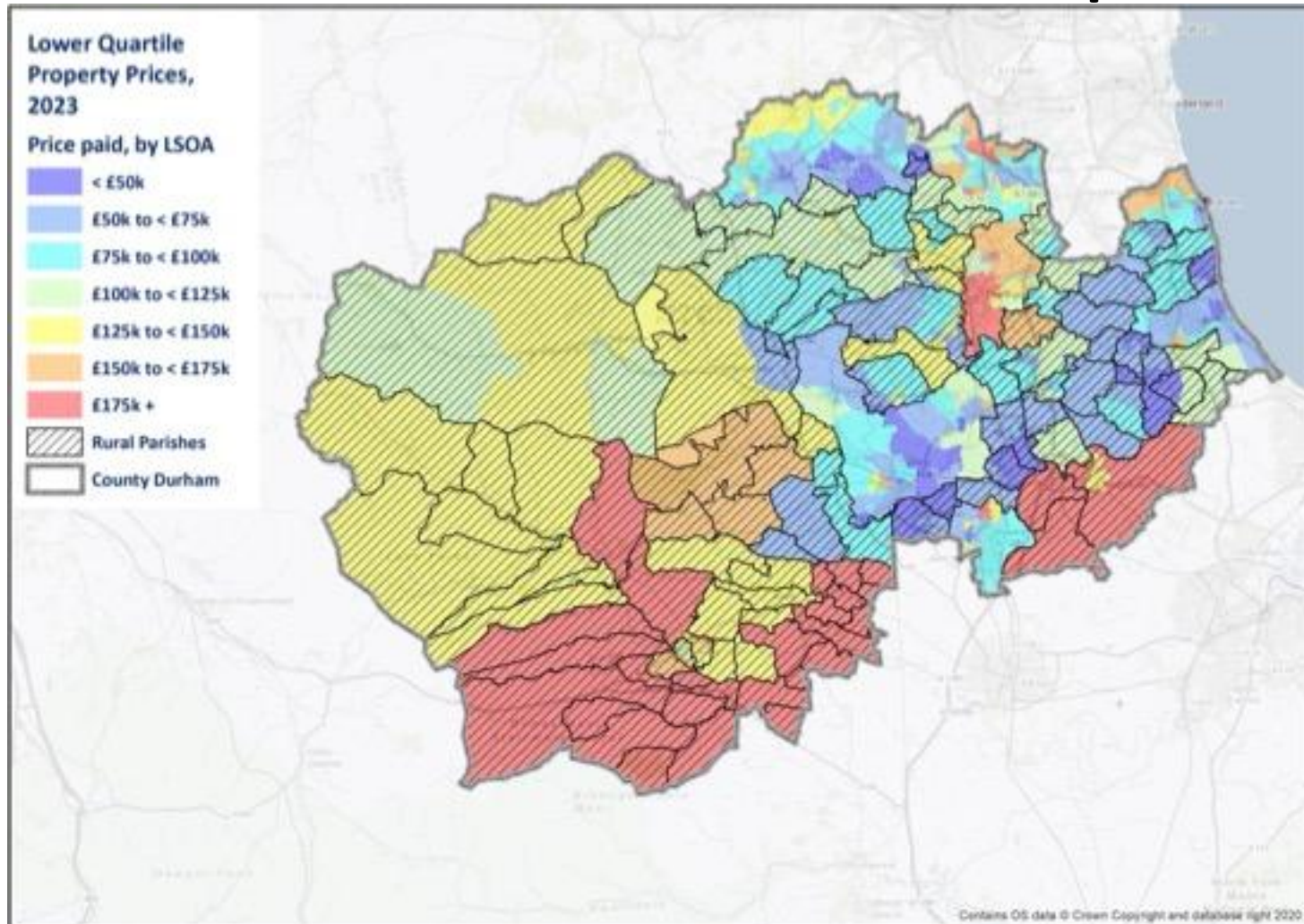
2.4 Breakdown of need on the housing register

No. bedrooms	SHMA 2019	2024 Housing Register
1	27.3%	53.8%
2	45.5%	24.0%
3	23.0%	19.0%
4 or more	4.3%	3.2%
Base	838	5070

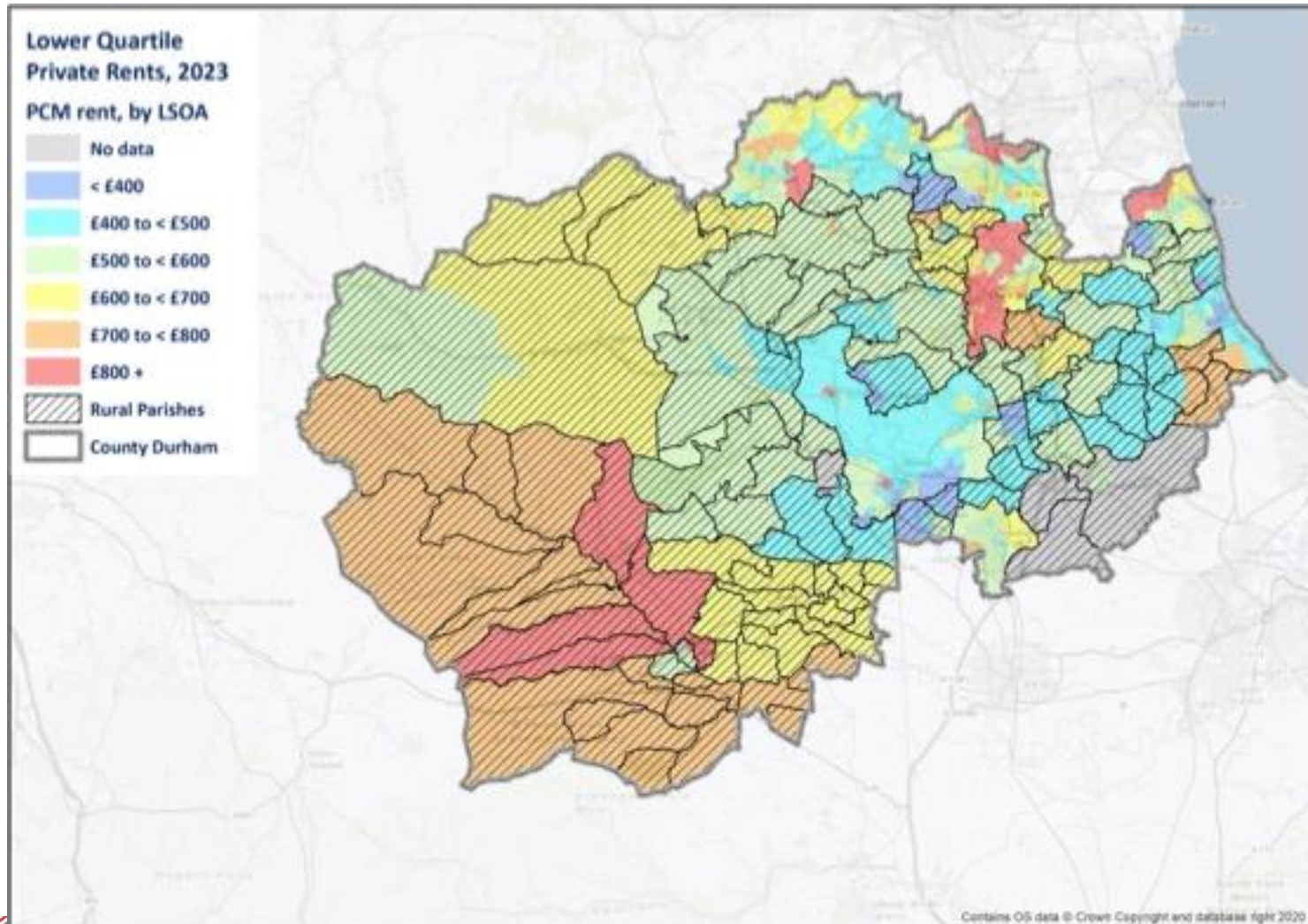
Dwelling size and type	Under 65	65 and over	TOTAL
1-2 bed house	18.3%	0.2%	18.5%
3 bed house	13.4%	0.1%	13.5%
4 or more bed house	2.3%	0.0%	2.3%
1 bed bungalow	13.6%	18.4%	32.1%
2 bed bungalow	6.5%	2.7%	9.3%
3 or more bed bungalow	5.3%	0.2%	5.4%
1 bed flat	11.9%	3.4%	15.3%
2 bed flat	2.4%	0.3%	2.7%
3 or more bed flat	0.8%	0.1%	0.9%
TOTAL	74.6%	25.4%	100.0%
Base: 5,070			



2.5 Lower Quartile house prices



2.6 Lower quartile rents



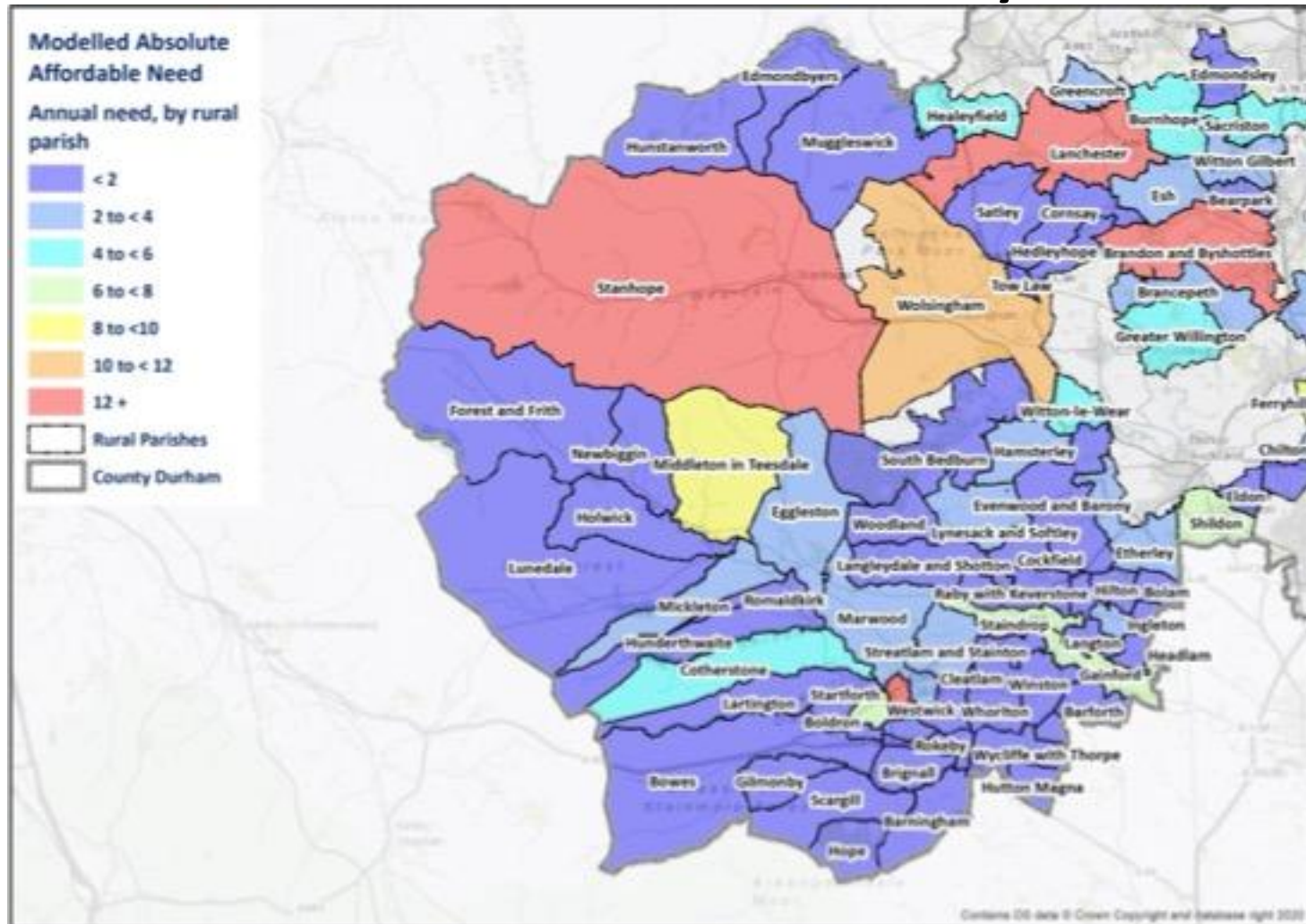
3.1 Overall need from the RAHM

- Parish-level analysis so includes urban parished areas
- Total gross affordable need (before supply considered) is 808 each year

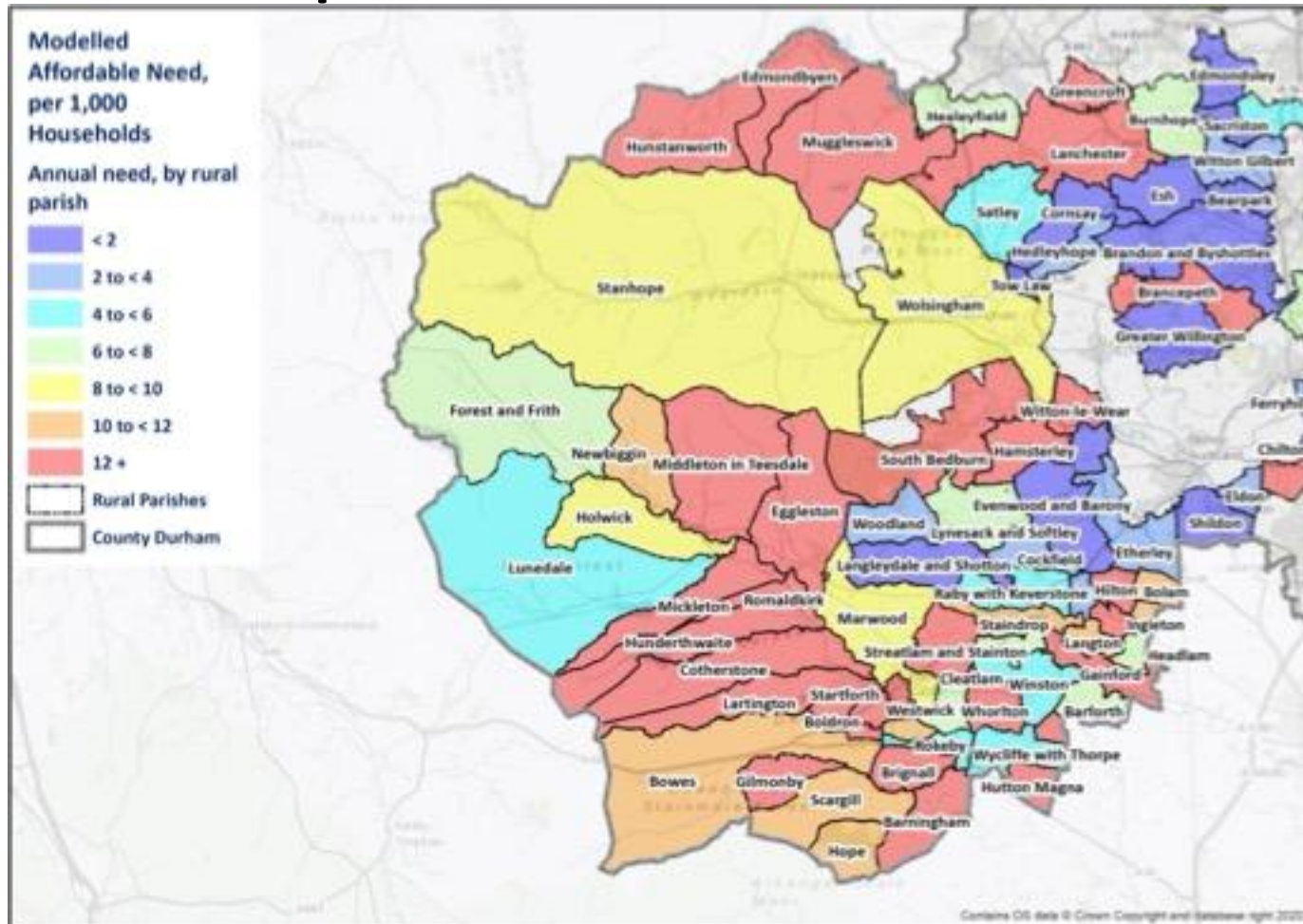
ONS classification	Annual need	Example of parish
Rural town and fringe	306	e.g. Shincliffe, Stanhope, Kimblesworth, Ferryhill
Rural village and dispersed	66	e.g. Eggleston, Hamsterley, Gainford
Rural village and dispersed in a sparse setting	18	e.g. Middleton in Teesdale, Mickleton, Edmondsley, Shadforth
Total annual rural need	390	



3.2 Need in western County Durham



3.3 Need in western County Durham: rate per 1,000 households



3.4 Affordable need in Mickleton: underlying drivers of need

Key indicator	%	Score	Data Source
SOCIAL RENTED TENURE	9.5%	10	Source: 2021 Census (PP008)
3+ BEDROOMS	65.3%	5	Source: 2021 Census (TS050)
UNDER-OCCUPATION	88.4%	10	Source: 2021 Census (TS052)
OVER-OCCUPATION	0.5%	0	Source: 2021 Census (TS052)
RESIDENTS AGED < 16	11.4%	10	Source: 2021 Census (PP012)
RESIDENTS AGED 65+	33.7%	10	Source: 2021 Census (PP012)
NON-PERMANENT RESIDENTIAL STOCK	17.7%	5	Source: 2021 Census (RM204)
UNEMPLOYED	3.8%	5	Source: 2021 Census (PP004)
STRUGGLING RENTERS OF WORKING AGE	17.2%	0	Source: 2021 Census (RM138)
RETIRED WITH POOR HEALTH	31.6%	0	Source: 2021 Census (RM022)
CANNOT AFFORD BUYING (MARKET-PRICES)	65.0%	5	Source: Land Registry, ASHE
CANNOT AFFORD RENTING (MARKET-PRICES)	7.5%	0	Source: Zoopla, ASHE
Average Score		5.0	
KEY			
0		Weak indication of affordable need	
5		Medium indication of affordable need	
10		Strong inidcation of affordable need	



3.5 Affordable need in Mickleton

- Annual need of 3 dwellings (15 per 1,000 households)
- 1 on the housing register (1 bed flat/bungalow)

How does Mickleton compare with other parishes?

- Across County Durham median annual need is 6.3 per 1000 households



3.6 Summary

- RAHM seeking to establish scale of affordable need and underlying reasons for need at parish level
- Provides a consistent approach across all rural areas
- Helps to identify priority areas for further work
- More detailed enabling work, for instance household surveys, recommended to establish an appropriate dwelling mix by type, size and tenure

