



Community First
Yorkshire



Department
for Environment
Food & Rural Affairs



Mashamshire Area Parishes

HOUSING NEEDS SURVEY REPORT FOR AFFORDABLE HOUSING



October 2024

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Mashamshire Area Parish Housing Need Survey – Affordable Housing

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1. PARISH SUMMARIES

1.1 Mashamshire's early history is a matter of conjecture but there are many clues. There are earthworks at Ilton and on Gregory (Saxon for "watchtower") Hill beside the churchyard. There is a field called Standing Stones at Fearby and on Roomer Common there are traces of a Roman marching camp. In addition to these features there are lynchets – a form of early terracing to aid cultivation – on many of the hills in the area.

Masham – originally Maessa's Ham – probably owed its foundation to the gentle, flood-proof rise on which it stands, near an easily fordable part of the River Ure, together with its proximity to the course of a Roman road and its position on the main route from Wensleydale to York.

Masham is a picturesque historic town, rich in heritage famous for its breweries Black Sheep and Theakston's owned and run by many generations of the same family, and its annual Sheep and Steam Fairs that attracts both national and international visitors.annual



Masham Mills have featured at the heart of communities for centuries for milling corn, flax and worsted and are known to have existed in Healey, Swinton and Low Burton as well as Masham. The Old Mill on the banks of the Ure in Masham is thought to date from 1600 and latterly it produced electricity for the town before the arrival of the national grid. WE Jameson and l'Anson Brothers have been established since the 1900 operating as feed mills.

1.2 **Burton-on-Yore** was historically a township in the ancient parish of Masham in the North Riding of Yorkshire.^[5] It became a separate civil parish in 1866.^[6] In 1974 the parish was transferred to the new county of North Yorkshire. The parish now shares a grouped parish council, known as Masham Parish

Council, with Masham, Swinton with Warthermarske and Ellington High and Low.

1.3 **Colsterdale** is the valley of the River Burn, a tributary of the River Ure, in the Yorkshire Dales in North Yorkshire, England. It gives its name to a hamlet and civil parish in the upper part of the dale, about 7 miles (11 km) west of Masham.

1.4 **High Ellington** was historically, with **Low Ellington**, a township in the ancient parish of Masham in the North Riding of Yorkshire.^[3] At the time of the Domesday Book it was in the possession of Count Alan of Brittany.^[4] It became a civil parish in 1866, then known as Ellingtons. In 1886 Sutton was transferred to the parish from Healey with Sutton

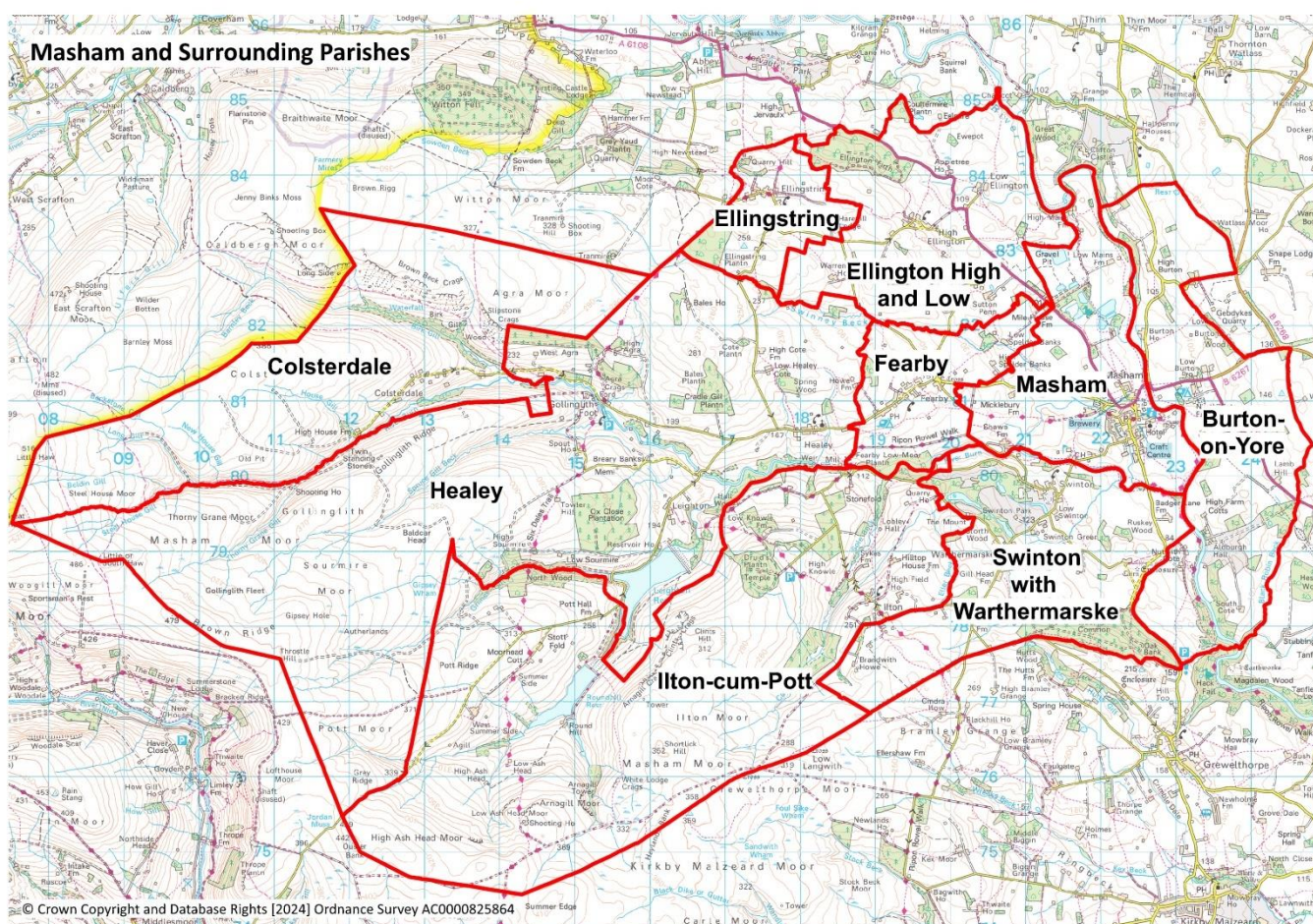
1.5 **Ellingstring** is a village and civil parish in Wensleydale in North Yorkshire, England, about 5 miles (8 km) south-east of Leyburn, and 3.5 miles (5.6 km) north of Masham.^[1] It lies within the Harrogate district, but historically was in the wapentake of Hang East.

1.6 **Fearby** was historically a township in the large ancient parish of Masham in the North Riding of Yorkshire. It became part of the new ecclesiastical parish of Healey in 1849.^[4] The civil parish of Fearby was formed in 1866.

1.7 Healey is a small village and civil parish in the Harrogate district of North Yorkshire, England. It is situated in the valley of the River Burn, to the immediate west of Fearby. It is about three miles west of Masham in the Nidderdale Area of Outstanding Natural Beauty. There are several holiday cottages and four Grade II Listed buildings, one of which is Healey Mill, a former corn mill.

1.8 Ilton is a village in North Yorkshire, England, 3 miles south-west of Masham. It is the principal settlement in the civil parish of **Ilton cum Pott**, in the former Harrogate district. The parish includes Roundhill Reservoir.

1.9 Swinton with Warthermarske is a civil parish in Harrogate district, North Yorkshire, England. The parish includes the village of Swinton and the hamlets of Roomer and Warthermarske. It also includes most of the Swinton Park Estate. To the north it is separated from the parish of Masham by the River Burn, and is bounded on the east by the River Ure.



ig 1 – Map of the parishes

2. INTRODUCTION

2.1 Affordable Housing is housing for either rent or low-cost home ownership based on evidence of need for those unable to afford market prices. In order to help identify if there is a need for Affordable Housing, a Consultant acting on behalf of North Yorkshire Council has carried out a housing need survey (HNS) in the parishes of Masham, Swinton with Warthermarske, Burton on Yore, Colsterdale, High & Low Ellington, Ellingstring, Fearby, Healey and Ilton Cum Pott.

2.2 Rural Housing Need Surveys record housing needs at a point in time and use this 'snapshot' of information as the basis of a report. This report can then be used as evidence to support a planning application for a small, local affordable housing development. If any new homes are built, priority would be given to applicants with a local connection to the parish (through family, residence, or work, at the time the properties are allocated).

2.3 EXISTING HARROGATE BOROUGH COUNCIL (HBC) AFFORDABLE HOUSING STOCK IN MASHAM

(At the time of producing this report HBC are not members of the North Yorkshire Home Choice (platform for allocating all affordable homes), however we have been able to obtain the number of residents on the current waiting list.

Numbers on the waiting list for Masham are as follows:-

1 bed – 238

2 bed – 47

3 bed – 49

4 bed - 25

It is anticipated that Harrogate will become a partner in North Yorkshire Home Choice in 2025.

The table below shows the number of properties in Masham, managed and operated by North Yorkshire Council.

1 bd Flats	2 bd Flats	3 bd houses	4 bd houses	1 bd Bungalows	2 bd bungalows	Cat 2 Sheltered Housing
4	8	16	0	3	18	31

Table 1- Harrogate properties by size in Masham

2.4 A total of 1089 surveys were distributed throughout the parishes of Masham, Swinton With Warthermarske, Burton on Yore, Colsterdale, High & Low Ellington, Ellingstring, Fearby, Healey and Ilton Cum Pott, this included the five main businesses in Masham who each received an additional twenty-five surveys to be distributed to interested employees.

2.5 Eighty-five responses were received in total, equating to a 7.805% return rate. From those returns a definite housing need has been identified, for both affordable housing and open market sale units to be developed.

2.6 There is an issue in many rural parishes, when smaller properties are bought up as second homes, holiday lets or Air BnB's, this area is no different.

The following information was gathered by way of a Freedom of Information Request:

Parish	Number of second homes	Number of Holiday Lets (inc Air BnB)
Masham	16	47
Swinton with Wathermarske	1	3
Ilton cum Pott	2	1
Fearby	5	12
Healey	3	8
Ellington High & Low	0	2
Ellingstring	2	3
Burton on Yore	0	0

3. AIM

3.1 The aim of the HNS is to find out whether local people (or people with a local connection) are in housing need and cannot access suitable housing to address their needs on the open market.

3.2 Housing 'need' can include issues other than merely the need for a home. It takes account of insecurity of tenure, affordability and housing that is unsuitable for the household due to its type or condition. It is different from housing demand because demand can normally be met through the housing market whereas need can usually only be met through some form of affordable (i.e., subsidised) housing.

3.3 This means that, in order to estimate the number of households in need, we want to identify households who do not have their own home or live in unsuitable housing and who cannot afford to meet their needs in the local market.

3.4 A household normally includes all who live in a particular house but can also include 'newly forming' households who currently live with a larger family/household (e.g., adult children living with parents).

4. SURVEY METHODOLOGY

4.1 In order to carry out the HNS, questionnaires with freepost return envelopes were distributed to every household in the Parishes of Masham, Swinton With Warthermarske, Burton on Yore, Colsterdale, High & Low Ellington, Ellingstring, Fearby, Healey and Ilton Cum Pott. Additionally the consultant engaged with the local primary school and five major businesses (Jameson's, l'Ansons, Swinton Park, Black Sheep and Theakstons).

4.2 The survey was offered as an online option via the QR Code. The survey was distributed on 28th September 2024 with a deadline to return the questionnaire by 31st October 2024.

4.3 Thanks are extended to the Masham Neighbourhood Plan Steering Group who promoted the survey via local newspaper press releases.

4.4 Completed questionnaires were returned to the consultant for analysis. *(a copy of the survey form is at Appendix 1).*

4.5 Prior to the distribution of the Housing Need Survey, the annual Masham Sheep Fair was held, and the consultant attended to promote the survey and answer any questions., 40 people visited the stand cross the day

The following comments were received:

- *Tenants should not be able to buy their homes via Right to Buy unless they have lived in the parish for a minimum period of time.*
- *All very supportive of affordable homes for local people but need to be in the right place and of the right type.*
- *We have not had any surveys undertaken before, it is good to have our comments listened to.*

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5. SECONDARY DATA EVIDENCE

5.1 Prior to the undertaking of the Housing Need survey in the stated parishes, secondary data was researched to understand the composition of the parishes.

5.2 Housing Profile of Masham, Swinton Wih Warthermarske, Burton on Yore, Colsterdale, High & Low Ellington, Ellingstring, Fearby, Healey and Ilton Cum Pott Any parish information missing, is due to the settlement being too small.

5.3 CENSUS 2011 DATA

No data available for Burton on Yore, Low & High Ellington, Ellingstring, Colserdale, Ilton cum Pott as too small, so incorporated into the nearest parish

	Masham	Swinton with Warthermarske	Fearby	Healey
Population	1205	200	195	252
Households	661	81	99	117
Tenure				
Owner Occupier	233	24	40	36
Owner with Mortgage	124	10	14	22
Shared Ownership	5	0	1	1
Private Rent	122	31	27	37
Affordable/Social Rent	101	1	0	1
Living Rent Free	7	8	2	4
Type of Property				
Detached	135	36	55	82
Semi	233	39	28	20
Terraced	198	3	15	14
Flats	97	3	1	1
Caravan	0	0	0	0

Table 2 – 2011 Census data by population, household numbers, tenure type and property type

5.4 CENSUS 2021 DATA

The table below shows a breakdown of the respective tenures for

No data available for Burton on Yore, Low & High Ellington, Ellingstring, Colserdale, Ilton cum Pott as too small, so incorporated into the nearest parish Table 3 – Census 2021 data by tenure type and size.

	Masham	Swinton with Warthermarske	Fearby	Healey
Tenure				
Owner Occupier	362	31	65	59
Private Rent	101	31	31	29
Affordable/Social Ren	107	2	1	2
Size				
1 bed	79	4	2	0
2 bed	156	11	17	13
3 bed	241	30	34	39
4 bed	95	21	36	45

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5.5 PRIVATE RENTAL PROPERTIES

At the present time (October 2024) there are only 2 private rental properties being advertised as available to rent privately in Masham:

MASHAM
3 bd det house - £1300
3bd house - £950

Table 4 – Rental properties available

The table below indicates rent level comparisons and incomes required to finance rental and home purchases – Source 2011 & 2021 Census data

5.6 RENT LEVELS AND HOUSE PRICES 2011 & 2021

	Masham	Swinton with Warthermarske	Fearby	Healey	
LQ – Med Rent levels 2011	£550 - 680	£550-680	£750	£650	
Income required 2021	£26,400 – 32,640	£26,400-32,640	£36,000	£31,200	
LQ - Med HP 2011	£197,000-250,000	£260,000	£250,000-492,500	£332,800-442,528	
Income Required 2021	£66,857	£50,657-64,286	£64,286-126,643	£85,577-113,793	

Table 5 – Comparison of Rent and House Prices

5.7 PROPERTY PRICES – RIGHTMOVE

At the present time, (October 2024) there are a number of houses on the market, but as you can see there are limited smaller houses at an affordable price.

MASHAM	HIGH ELLINGTON	HEALEY	IITON CUM POTT
3 bed semi - £295,000 3 bed cottage - £259,000 3 bed cottage - £290,000 3 bed cottage - £ 300,000 3 bed bungalow - £340,000 4 bed semi - £ 349,999 4bed house - £479,995 5 bed houses - £579,995 £649,000 5 bed terrace - £435,000	6 bed house - £750,000	4 bed house £ 650,000	4 bed house - £685,000

Table 6 – Property Prices

5.8 Planning Applications

There have been a number of smaller planning applications in the parishes named in the survey, comprising of conversions of agricultural buildings, barn conversion, a redundant school and chapel all being made available for residential occupation.

The application below has been approved at both Outline and Reserved Matters stages

21/04470/FULMAJ | Erection of 20no. Dwellinghouses with associated access and landscaping | Site Of Masham Auction Mart Leyburn Road Masham North Yorkshire

This has now been approved and a s106 signed on 10/07/24 between North Yorkshire Council and Briahaze Homes Ltd, this will provide 4 x 1 bed & 2 x 2bed townhouses for rent and 2 x 3 bed houses for intermediate sale

REVISED PLANS RECEIVED: Erection of 46 dwellings, new vehicular access from Swinton Road, public open space and landscaping on land north of Swinton Road and associated foul and surface water drainage infrastructure on land south of Swinton Road

Fields To North And South Of Swinton Road, Masham, North Yorkshire

Ref. No: 22/03438/FULMAJ | Received: Mon 05 Sep 2022 | Validated: Tue 27 Sep 2022 | Status: Registered

Ref. No: 21/01414/REMMAJ | Received: Thu 01 Apr 2021 | Validated: Thu 22 Apr 2021 | Status: Decided

This site will provide 19 affordable properties.

Total proposed affordable properties across the above two applications equals 25 if delivered out in line with the s106 agreement.

These developments will need to be considered when looking at the need for private and affordable homes, the two applications above will deliver 25 affordable homes if achieved as per the s106 agreements or application. This will meet the identified need for 17 affordable properties as identified in the housing need survey.

6. KEY FINDINGS FROM THE HOUSING NEEDS SURVEY

6.1.1 A total of 85 survey forms were returned by the deadline of 31st October 2024. 72 were paper responses and 13 were completed electronically with a total of 17 who have been identified as being in affordable housing need.

The total identified as in housing need can be seen in the table below:

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Identified type of housing need	Number	Actual number in affordable need.
Open Market Purchase (OMV) only	11	
Private Rent (PR)/OMV	3	1 included in affordable need
OMV/Low-Cost Home Ownership (LCHO)	3	1 included in affordable need
LCHO only	2	2 included in affordable need
HA Rent/LCHO	3	3 included in affordable need
HA/PR	1	1 included in affordable need
PR	2	2 included in affordable need
HA Rent	3	3 included in affordable need
Any	4	4 included in affordable need
		17
Income, amount of current rent being paid and reason for moving were all taken into consideration when looking at the total number of households in affordable need.		

Table 8 – Identified housing need by type

Family Composition of those identified as needing an alternative/additional home.

Single	4
Couple	6
Family	5

Type of property required

House	7
Bungalow	5
House or Bungalow	2
Flat or bungalow	1

Size of Property identified

1 bed	1
2 bed	7
3 bed	7
4 bed	0

6.1.2 Only the 17 residents with identified affordable housing need will be analysed in the below section.

6.1.3 The family composition of those identified as in affordable housing need is:

Singles – 7

Couples – 7

Families – 5

The reason for the mismatch to number of households, is due to a number of households have more than one newly forming household residing in the property now.

6.1 Local Connection

All respondents specified a local connection as identified below with the majority already currently living in parish. Respondents could choose more than one option:

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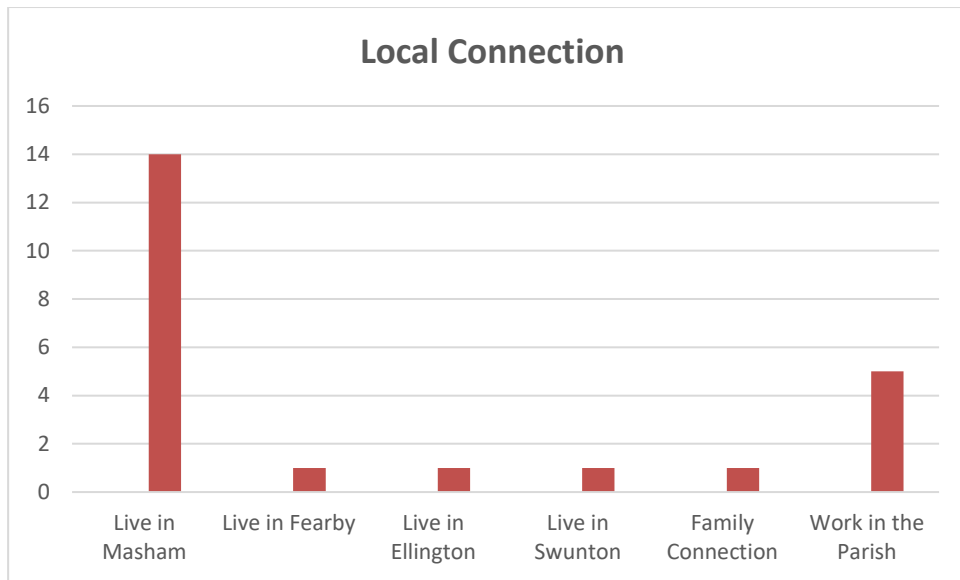


Table 9 – Local connection of respondents

6.2 Existing Accommodation

The respondents were asked about their current housing situation and the responses are below:

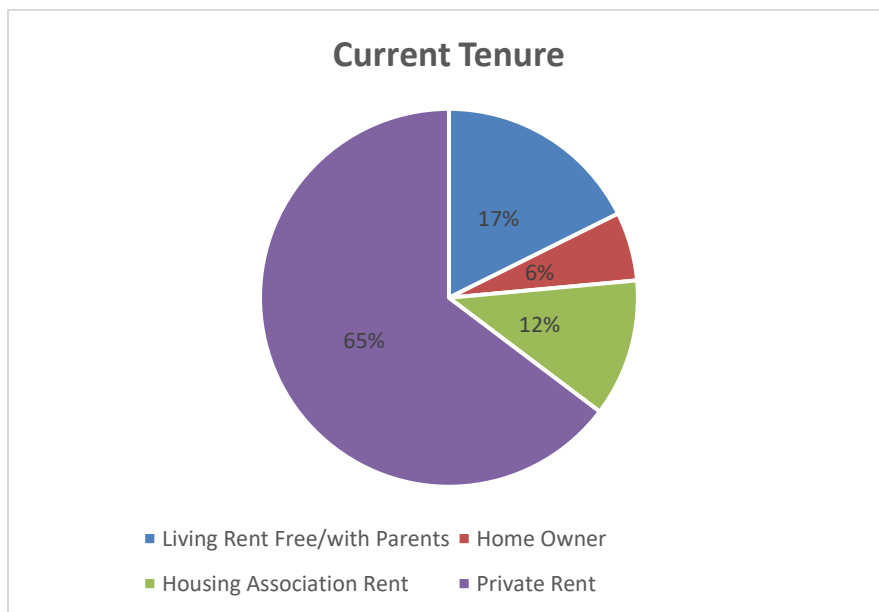


Table 10 – tenure of existing homes

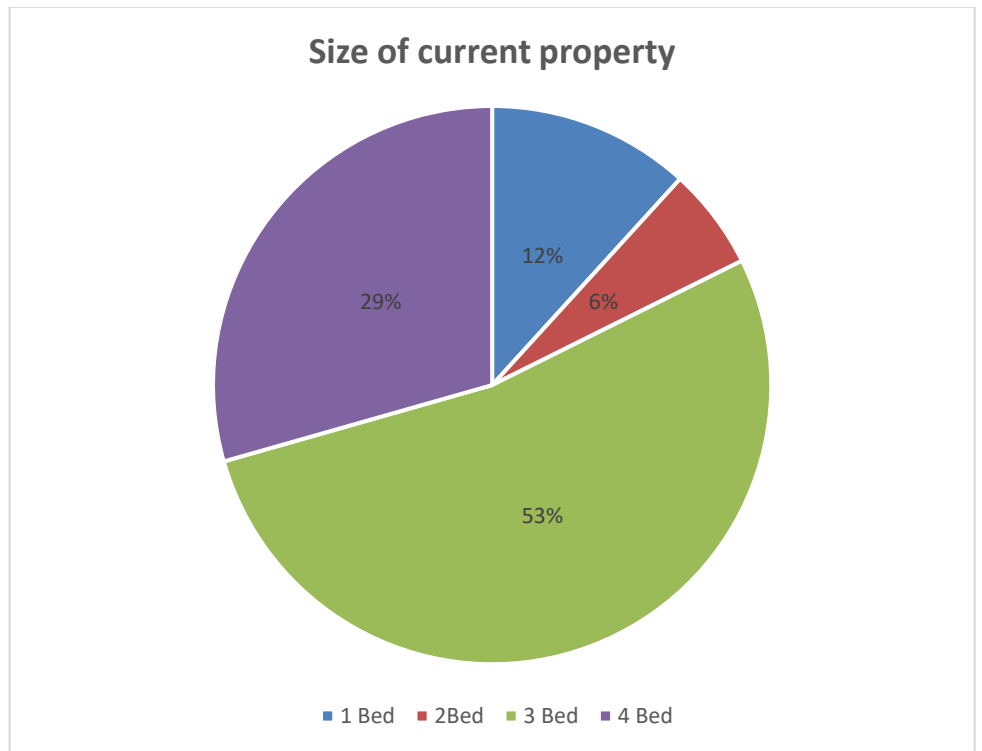


Table 11 – Size of current homes

6.3 Main reasons for wanting to move

The respondents stated various reasons for wanting to move and these included needing larger accommodation, being a first-time buyer and wanting a change of tenure. Respondents could choose more than one option.

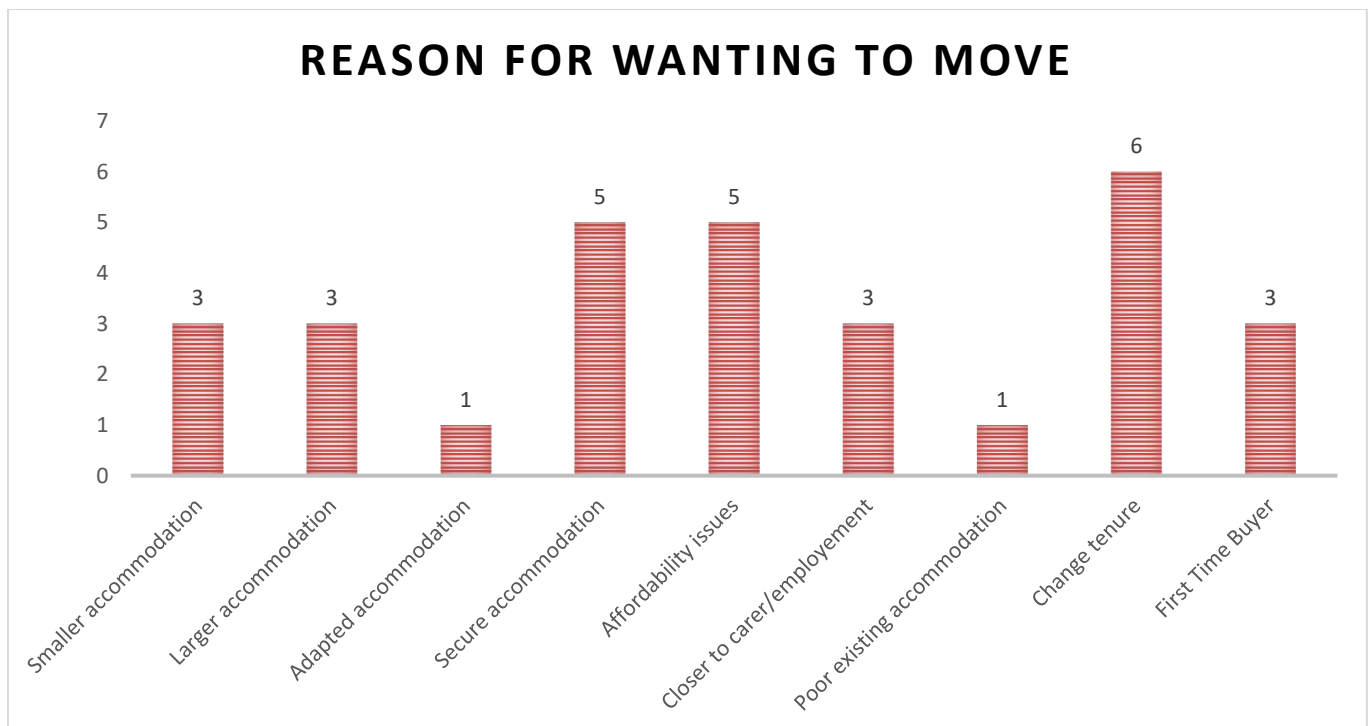


Table 12 – Reasons for moving.

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Multiple answers were given, so equates to more than 17 respondents.

6.4 Current Household Income

The total annual/monthly gross combined income households are summarised in the table below.

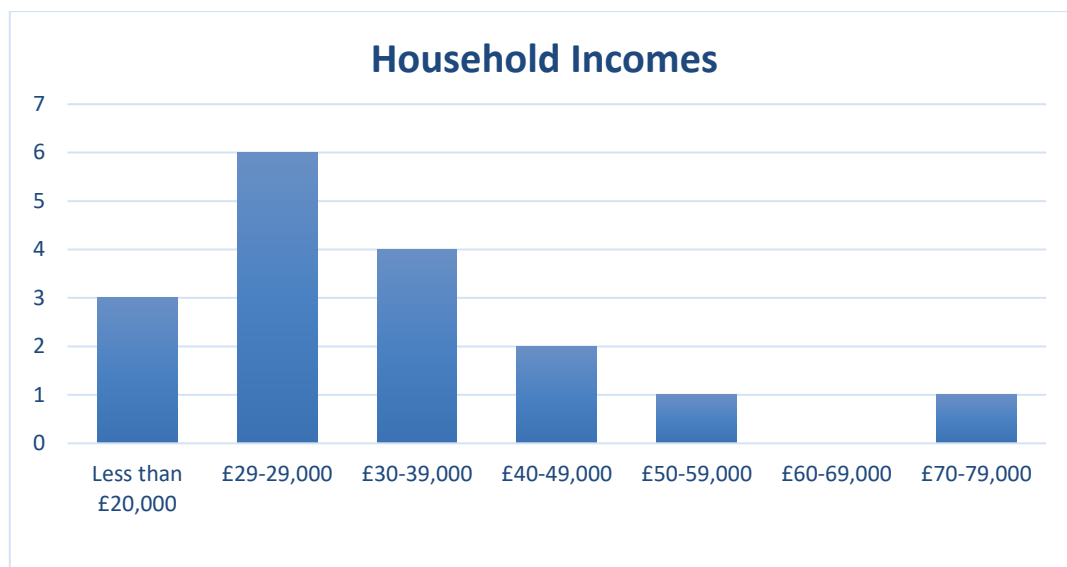


Table 13 – household Incomes

6.5.1 As shown in section 5.3 above, the secondary data from 2011 Census, the Median House Price for a property in Masham was £197,000 - £250,000. Current properties being advertised on Rightmove (October 2024) are £290,000 for a 2 bed and £349,999 for a three bed respectively.

6.5.2 A prospective purchaser looking to buy a 2 bed home in Masham, would currently require a deposit of 20% (£58,000) leaving a mortgage required of £232,000, requiring a household income of £66,285.

6.5.3 Therefore, based on the financial data available, only one of the respondents has sufficient household income to afford the average purchase price.

6.5 Accommodation Needed

The size of housing required by respondents is shown below, with a 2 bedroom property being in highest demand. The majority of respondents noted they would prefer a house, with the second highest demand being for a bungalow and thirdly a house or bungalow would be considered if available.

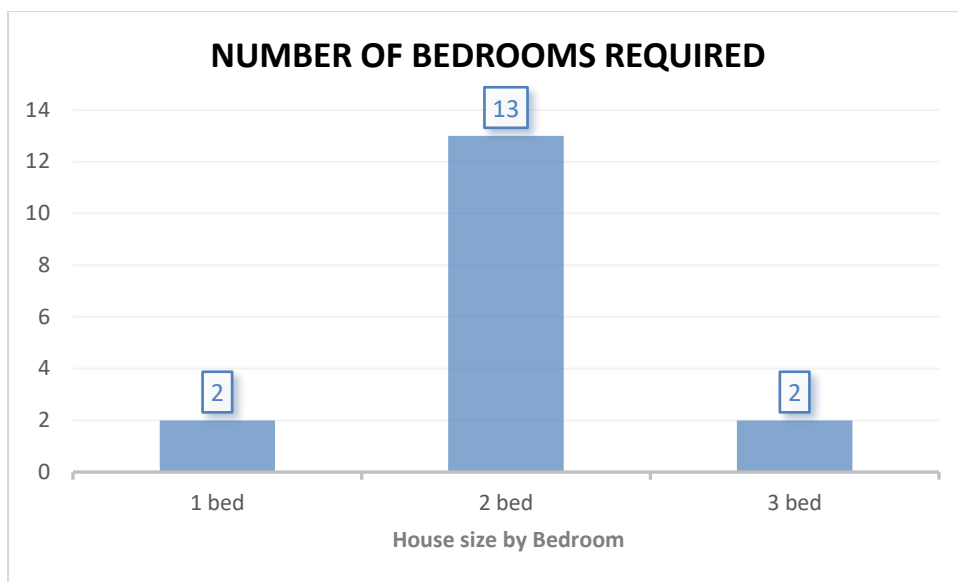


Table 14– Home needed by size

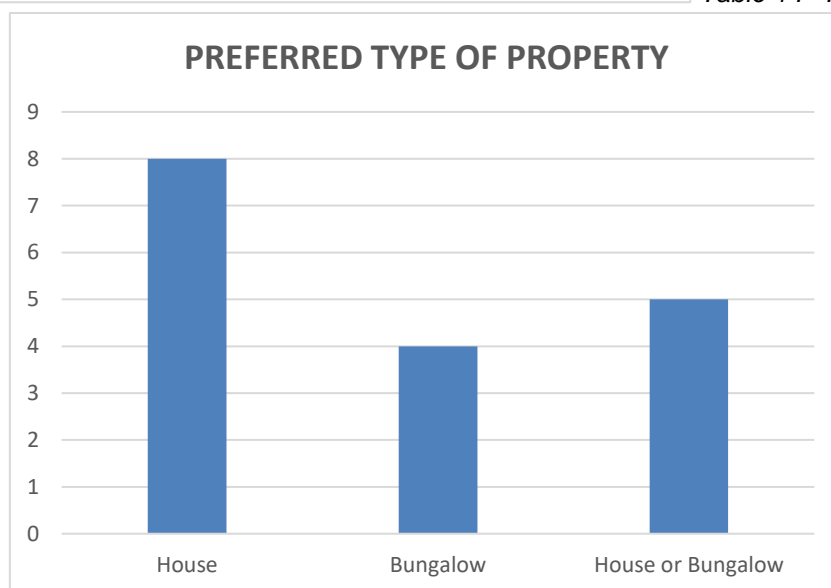


Table 15 – Type of property needed

Preferred tenure can be seen in the table below (respondents could select more than one option):

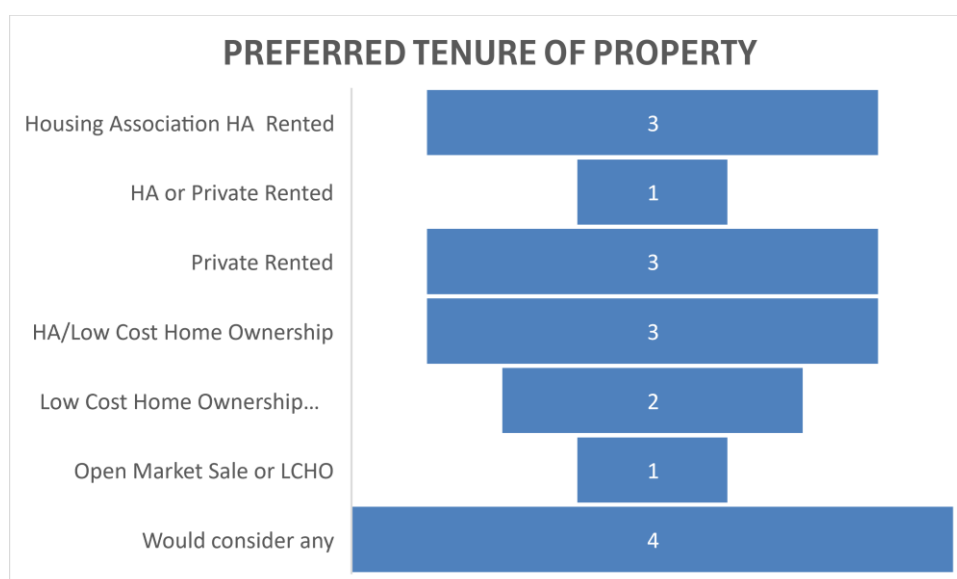


Table 16 – Tenure of property

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6.6 Ability to Afford to Purchase Alternative Housing

Of the 17 respondents, 6 indicated that they had saved a deposit to buy a home and provided the level of deposit (see table below) but none would have enough for the required open market deposit.

Respondents Deposit Amount Available	
No Data Provided	11
0 -5,000	1
5,000 -10,000	1
10,000 – 15,000	1
15,000 – 20,000	1
50,000+	2
The larger amount is due to selling a property or downsizing	

Table 17 – Deposits available

6.7 When analysing the tenure types preferred, respondents were asked how much rent and/or mortgage they had available to finance a change of tenure. The table below indicates the amount stated:

AMOUNT TO PAY	RENT	MORTGAGE
Less than £500 pcm	2	1
£500 - £750 pcm	2	1
£750 - £1000 pcm	6	3
£1000 - £1500 pcm	2	3
No data provided	5	9

Table 18 – Amount available for Rent or Mortgage Per Calendar Month

6.8 Housing Register

Of the 17 respondents included in the analysis, none stated they were registered on North Yorkshire Home Choice, and many did not know anything about it.

7. WHAT WOULD A LOCAL AFFORDABLE HOUSING SCHEME IN THE MASHAM AREA MEAN TO RESPONDENTS

As well as the information from the Housing Need Survey set out above, a number residents have provided comments relating to the matter of affordable housing. Below you will see direct, anonymised quotes from local people (or people with a local connection to the Parish).

8 MASHAM & PARISHES HOUSING NEED SURVEY RESPONSE COMMENTS

- *I think it ought to be noted that the provision for affordable housing that was made on the recent development adjacent to Jameson's Mill was, at best inadequate. If I were to be less generous, I might even call it laughable. Building more houses isn't a solution that fits the needs of many members of the community: providing affordable housing, and in particular access to existing properties is something that require far more consideration. Holiday cottages, second homes and landlords who own/ease multiple properties are all contributing to a lack of suitable housing, in particular for young families. It isn't so much a case as a need for more new housing, but provision for better access to existing homes. Affordability is another issue that needs to be addressed, so many properties are owned by, for instance property management companies that it has created an artificial bubble and priced out many local people, especially first time buyers.*
- *Masham is bursting at the seams already. The infrastructure is under enormous pressure with no doctor appointments available for 2 months, the sewerage and drainage problems are serious and even after modest rainfall flooding appears on Fearby Road. If there to be developments coming to Masham, then the site on Thorpe Road and Swinton Road could accommodate some Low Cost Housing but only if a bypass was built and local services improved dramatically.*
- *I believe as a community we do not need any further development. In doing so the area is losing its "close knit feel", will be less desirable in regards of tourism and visitors and local amenities won't be able to cope. Roads are getting busier in and out of Masham, the rivers are getting polluted and a lot of locals who have lived here for generations are not happy! No More Building Please!*
- *Do we really need to build more housing? Surely we should start with existing housing stock! Are these properties in Masham that are currently "holiday lets". Surely a strategy to promote their use for housing would be far better, greener and sustainable strategy. Masham needs homes before Tourism! People who live in an area contribute to it both fiscally and communally, far beyond a tourist. Releasing these properties onto the market would also reduce the cost – supply and demand.*
- *No more On Greenfield Sites*
- *I have connections to a project in Masham that is due to provide low cost housing for local people in Masham. A substantial amount was promised by Harrogate Borough Council towards this project. Funding mysteriously disappeared when Harrogate Council was brought into the Unitary Authority. Can NYC be relied on or is it all talk and no action?*
- *Possible vaguely off topic, but in a similar vein, although I am very lucky not to require affordable housing at this time, it has become obvious with all the new builds in the area, that they are tailored to higher earners. Not everyone has high paid jobs and larger families, it's extremely rare to see apartments and one or two bedroom properties for younger people or singles who wish to own their own home but are not earning massive salaries and I feel this needs addressing for the longer term future or particularly rural areas and towns throughout Yorkshire and the Dales. I can see this survey is addressing these issues in one way and appreciate that it has come to light as an issue. With all the new private developments could there not be some sort of stipulation in Planning for larger new build developments to have a certain percentage of smaller homes?*
- *Far too many holiday lets in this area plus too many estate owned properties for commercial gain causing a shortage of houses to let or For Sale.*
- *My wife and I have lived and raised a family in Masham. I have four children and at least two of them would love to be able to return to live in the town. They both work and would be*

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able to continue working if living in Masham. They both have young families. The main reason they cannot return is the unavailability of low cost housing and the high costs of renting a property. The main developments taking place in Masham seems to consist largely of “executive” homes way out of their price range – social housing is needed.

- You make out that there is no housing but all the cheap houses have been bought to make money out of. Either cap or re-buy these and there will be no need to build and destroy the countryside. In Masham alone there is over 100 Air BnB's and Bed & Breakfast. Even the old bank was made into one. You keep saying about destroying the ozone layer and how we need to take care of the planet. Come and do a survey how many lorries/HGV's already come in and out of Masham. Its at least 30 per hour.
- Too many properties that would be suitable for helping young people live locally are now “holiday lets”. New properties in Masham area that are for sale are aimed at wealthy retirees that contribute very little to local community. Consideration needs to be given to accessibility – public transport etc.
- Bring back Council Houses with affordable rents is the answer, then the tenants can save up and buy there own homes. It worked well all them years ago until local Councils decided to sell their housing stock and now nothing to show for it. But you can't because you have no money. You have to use 3rd party people to back your ideas with no risk so you can get the rateable value, with no outlay DOH!
- It would allow the choice of affordable housing in beautiful rural places and enable locals to feel they can continue to live there. Too many homes are saturated by “second homes” or as holiday les such as air bnb's. The local community should be able to exercise more control to support a good standard of living for their local community. We are happy to share with tourists who bring in beneficial revenue but we should still be able to affotd living in our community. This shouldn't be jeopardised. For me, it would give me so much choice as a young person wanting to live rurally and support and get off the private rental market, which is often expensive and unsuitable when managing bills such as heating and other energy costs. Living rurally shouldn't t be exclusive for the ‘rich’ or those that can afford to. I would love to have a home that is mine, but I wont be able to with the lack of affordable housing and often not meeting criteria for housing, as I am not vulnerable etc. However, my rental conditions are expensive ad are not energy efficient. If I move, I would be taking myself away from the community I love or I would be moving back home to save money that I hve been unable to whilst living in a rental property. It would give me a freedom of choice I have not yet had and allow me to have something that could be mine, which is a right that everyone should have.
- It would give us an option to stay in Masham, we are currently looking further afield as it is very rare something affordable is for sale in Masham, that isn't bought by cash buyers to become Air bnb.
- For many in the genuine affordable housing doesn't exist and we should provide local homes for local people.
- Healey is in Nidderdale National Landscape, it is a conservation area and ‘is off’ grid with no mains sewerage, mains gas, mobile phone signal etc, making it unsuitable for affordable housing. A sewerage Treatment Plan alone would cost each house £10,000 to install.
- I have been registered for a small bungalow in the Masham area for over 10 years and remain hopefully that one day we may be able to afford a Council property.
- There is very little accommodation for older people in Masham, The bungalows that were originally allocated are now used for families.
- Masham needs more retirement bungalows and first time buyers part sale/rent

OFFICIAL - SENSITIVE

- *Staff had to move away due to no suitable accommodation but would of loved to stay in Masham.*
- *Holiday cottages and Air BnB and second homes need to go in Masham. Local and young community has disappeared. Number in school and pre-school have fallen due to high cost of living. A lot of properties are empty 60% of the time. If these above properties were rented out to families or sold to people instead o being empty they wouldn't be the need for new homes! We need to keep farm land and trees, we are destroying the planet for people's greed.*
- *One way of better delivery of affordable housing could be to restrict/reduce the numbers of AB2B/ B & B properties in the parishes. These properties are not used to their full potential and could provide opportunities for meeting affordable housing needs.*
- *Need bungalows*
- *Need bungalows*
- *My house would be ideal for a family needing 2 or 3 bedrooms , who could cope with stairs.*
- *Flexible planning approvals for family adapting or extending existing property to accommodate additional family members or carers accommodation. When a family members became ill Harrogate planners refused-refused-refused to be helpful in any way, Very Sad Time!*

9 SUMMARY AND RECOMMENDATIONS

Based on the results of the survey and if the current applications (which includes 25 affordable units) are developed out, the identified affordable housing need will be met. However, we must consider that many of the applications have taken some time to be approved and in the current climate may not be achievable or deliverable in the timescale to satisfy the requirements of those households in housing need now.

An alternative to this, could be to develop a Rural Exception Site, which delivers 100% affordable homes only. This would be subject to a suitable site being available and any proposed scheme being appropriate with a policy compliant mix of 1, 2 and 3 bed properties, for social and affordable rent or intermediate tenure properties to complement and reflect the findings of the housing need survey.

However, the final unit numbers and tenure should be reviewed when any scheme is proposed and will be dependent on the site and location. Once a scheme is developed, the homes would be allocated to households with a local connection cascade criterion with who were in the highest housing need at that time and put in the relevant S106 to ensure that remains in perpetuity.

Following completion of this report, two additional housing need surveys were received with a no demonstrated need identified. One household stated their accommodation was suitable for their needs and the other stated when the time came, they would prefer to look at a nursing home to meet their health needs.

We need to note that experience has shown us that whilst we currently have an identified need of 17, once any scheme starts under construction, additional need usually comes forward.

Additionally, secondary data produced by Arc 4 has identified the following estimated **annual** need, and should be considered in any future assumptions:

Estimated Annual Need	Masham	Swinton	Fearby	Healey	Burton on Yore	liton cum Pott	Colsterdale	Ellington H & L	Ellingstring
	9	1	1	1					

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