



HOUSING NEEDS AND DEMAND ASSESSMENT 2013

FINAL REPORT

December 2013



Michael Dyson associates Ltd

Excellence in Housing Consultancy

Outside
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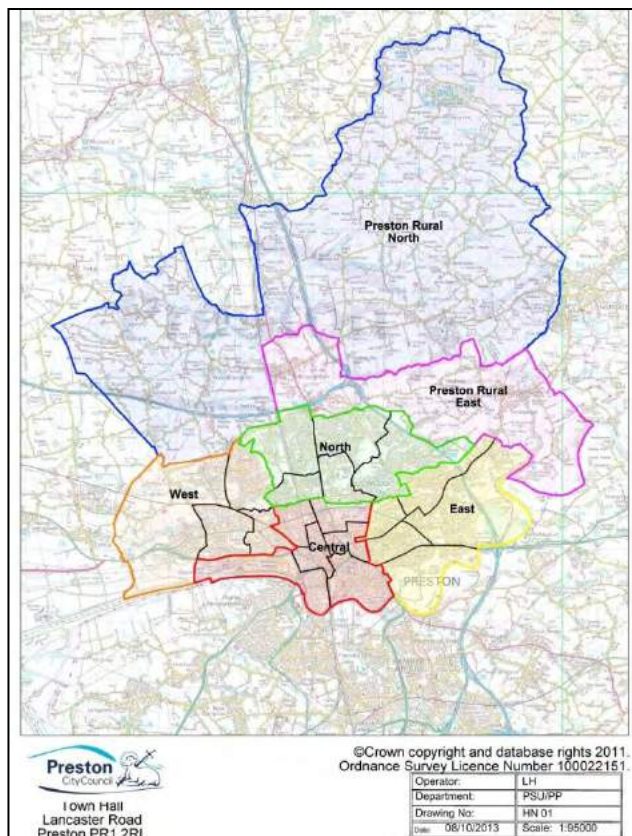
HOUSING NEEDS & DEMAND ASSESSMENT 2013

EXECUTIVE SUMMARY

1. Approach

- 1.1 In March 2013, Michael Dyson Associates in partnership with Outside Consultants was commissioned by Preston City Council and South Ribble Borough Council to carry out Housing Needs and Demand Assessment (HNDA) for each local authority area. The project was commissioned jointly, but the findings for each local authority are reported separately.
- 1.2 The purpose of the HNDA is to provide an assessment of all sectors of the housing stock, and a comprehensive housing needs assessment across all tenures and sectors.
- 1.3 The project's key objectives can be summarised as:
 - to provide a range of current detailed data to update and complement the existing evidence base
 - to support the Council's Local Development Framework and housing strategy work
 - to assist the consideration of the housing market dynamics of the relationship between Preston & South Ribble and the Housing Market Areas of Manchester, Merseyside and Cumbria and the rest of Lancashire
 - to provide evidence to test the housing requirements in the Central Lancashire Core Strategy
 - to make recommendations on findings that inform the strategic housing priorities which will be set out in the Preston Housing Delivery Action Plan and the South Ribble Housing Action Plan
 - to consider all of the evidence and data previously captured through the Housing Needs Survey 2004, the Central Lancashire Strategic Housing Market Assessment 2009, and the housing targets previously set, along with new data captured, comment and make recommendations in relation to the current and future housing needs of the Borough and market dynamics

1.4 The HNDA has been conducted to reflect the changes resulting from the National Planning Policy Framework (NPPF), which stresses the importance of “adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area”¹ to ensure that the Local Plan meets the full requirements for market and affordable housing in the housing market area. This study’s approach is grounded in the Strategic Housing Market Assessments: Practice Guidance². Consequently, the methodology and the findings are consistent with and complementary to both the Central Lancashire SHMA 2009 and any subsequent SHMA to be conducted in 2014. Furthermore, by ensuring that this HNDA is consistent with SHMA guidance, a timely update of the sub-region’s SHMA would benefit from lower costs, since the HNDA has already covered significant elements of a SHMA in a robust and valid manner.



1.5 The HNDA combined quantitative and qualitative tools in a mixed methodology utilising secondary data, previous research and a questionnaire survey of 11,176 Preston households.

Table 1: Preston response distribution						
	All households	Sample (all)	% of households sampled	Response count	Response rate%	Confidence interval (95% confidence level)
Rural North	2,576	464	18.0%	200	43.1%	+/- 4.64
Rural East	1,849	494	26.7%	194	39.3%	+/- 4.50
North	11,744	1,825	15.5%	428	23.5%	+/- 2.34
East	14,004	2,230	15.9%	397	17.8%	+/- 2.12
Central	16,435	4,648	28.3%	578	12.4%	+/- 1.47
West	10,959	1,516	13.8%	349	23.0%	+/- 2.57
Preston	57,567	11,176	19.4%	2,146	19.2%	+/- 0.95

¹ National Planning Policy Framework, DCLG, London, March 2012, p38

² Strategic Housing Market Assessments: Practice Guidance Version 2, CLG, August 2007

- 1.6 Responses were received from 2,146 households; an overall response rate of 19.2%, distributed across Preston's six areas: Rural North, Rural East, North, East, Central and West.
- 1.7 The confidence intervals for the survey, ranging from +/-1.5% in Central to +/-4.6% in Rural North and being +/-1.0% for the Borough, demonstrate that the data and its findings are statistically valid and sufficiently robust to meet the requirement for a comprehensive housing needs assessment across all tenures and sectors.

2. Demographic and economic context

- 2.1 The Central Lancashire Core Strategy was adopted in July 2012.³ It sets out the Central Lancashire authorities' spatial planning proposals for the combined area of Preston, South Ribble and Chorley for the period from 2010 to 2026.
- 2.2 The Central Lancashire Core Strategy minimum housing requirements target (as stated in Policy 4: Housing Delivery) for Preston is 507 dwellings per annum. Policy 7 addresses affordable and special needs housing and includes a target from market housing schemes of 30% in the urban areas and 35% in rural areas (100% on any rural exception sites including those in the Green Belt), with minimum site size threshold of 15 dwellings (0.5 hectares or part thereof) and a lower threshold of 5 dwellings (0.15 hectares or part thereof) in rural areas. Further guidance on the delivery of affordable housing in Preston is provided by the Central Lancashire Affordable Housing Supplementary Planning Document (SPD), which was adopted in October 2012.
- 2.3 The economic downturn had a significant impact on housing development in Preston, such that net completions went from 468 in 2008-09 to just 5 in 2009-10.⁴ Although these figures recovered somewhat from 2010-11 onward, they are still significantly below the annual housing requirement of 507. In the period 2003-13, the total affordable completions in Preston were 290, or 8.5% of all completions.
- 2.4 Preston has a population of 140,500 in 57,567 resident households. The population in Preston is forecast to grow by just 3.6% or 5,000 to 2021, which is slower than the county (4.4%), regional (4.9%) and national (8.6%) rates. The overriding cause of this is a loss of population through net migration with 10,300 people more people moving out than moving in from other English local authority districts. In contrast the rate of natural change at 5.8% is in fact higher than for Lancashire (2.2%), the North West (3.8%) and England (5.2%).

³ Central Lancashire Adopted Core Strategy, July 2012

⁴ The net figure includes the demolition of two blocks of flats (58 units); gross completions for 2009-10 were 86

- 2.5 The number of households in Preston is forecast to grow by 6.2% or an additional 3,549 households in the period 2011-21; an annual average of 355 new households. As with population change, the rate of household change in Preston is below that of England (10.0%), and Lancashire (6.7%).
- 2.6 27.8% of households are single person households, with just over half of these being single person aged 60 and above. 35.7% of Preston households contain at least one member aged 60; this rises to 50.4% in Rural North. 25.4% of Preston households contain children under 16.
- 2.7 17,137 households (29.8% of all households) in Preston have at least one member with a limiting long-term illness or disability, half of whom have a physical disability and 9.1% are in a home that has been adapted or purpose built to meet their needs.
- 2.8 53.9% of adults are employed, 22.9% are retired, 11.1% are students or trainees, 5.2% are unemployed and 1.3% are unable to work through ill health or disability.

3. Demand in the housing market

- 3.1 House prices in Preston peaked in 2009, with the overall mean price being £142,012. Prices fell to 2012, since when they have rallied a little and are now, at £141,643, just 0.3% below the 2009 figure. That overall fall in price masks the differences between house types: detached and semi-detached dwellings peaked in 2010, since when they have lost 3.5% and 6.2% of their value respectively, whereas between 2009 and 2012 flats/maisonettes dropped in value by 27.5%.
- 3.2 There are two ways to assess the impact of these price adjustments. At the cheaper end of the market the reduction in the cost of purchase could be seen as a good thing in that it makes smaller housing more affordable for first-time buyers. On the other hand anyone who bought a flat in Preston in 2009 with a loan-to-value ratio of more than 75% has seen the value of their deposit disappear and is very likely be in negative equity. 247 flats/maisonettes were sold in Preston in 2009 and they accounted for 12.1% of sales in the period 2009-13.
- 3.3 The volume of sales in Preston continues to fall across all house types. Although there appeared to be a slight recovery in the market for detached and semi-detached between 2011 and 2012, the numbers appear to have dropped off again during 2013.
- 3.4 The lower quartile rent in the private sector for a one bed dwelling is £395 per month or £91.15 per week. This is £33.51 per week more (or 58.1% higher) than the same size dwelling in the social rented sector. In terms of affordable rent (i.e. rent set at 80% of market rent) for a one bed unit, the affordable rent is 36.8% higher than social rent.

- 3.5 Just over half of Preston households, (50.7%) have incomes below £1,551 per month; a very similar figure to the 2009 SHMA , which implies that there has been little growth in household income in the last four years, especially for lower income households. 47.5% of Preston households are dual income households and 42.6% are single income households.
- 3.6 The majority of owner occupiers (64.5%) in Preston have over £50,000 equity in their current homes. 22.8% have less than £20,000 and 11.2% of all homeowners have no equity in their current home. In contrast, half (49.5%) of Preston households have less than £500 in savings that they could use as a deposit on a new home. Furthermore, only 13.4% of social renting households and 34.6% of private renting households have more than £500.
- 3.7 In the last two years, 21.4% of households moved home (more than half of whom are in private rented accommodation) and in the next two years 21.4% plan to move. Around a quarter of those planning to move would prefer a new built home (24.7%). 22.3% of households have been waiting more than a year to move.
- 3.8 Of all the households that stated they had no plans to move in the next two years, 16.5% (7,943) indicated that they would like to be able to move, but are unable to do so. The main factor preventing households from moving is the cost of housing affecting 57.2% of those who would like to move but are unable to do so.
- 3.9 6.7% of existing households (3,838) contain members that plan to move out over the next two years to their own separate home. The majority of these new forming households originate in the Central and North areas. 37.7% (1,447 households) of these new forming households plan to leave Preston.
- 3.10 50.2% of the existing Preston households that plan to move in the next two years are looking to buy owner occupied housing. 16.5% of existing households and 16.9% of new forming households are definitely interested in shared ownership.

4. Supply in the housing market

- 4.1 Owner occupation in Preston is relatively low at 60.6% of all households. This ranges from 43.2% in Central to 88.8% in Rural North The proportion of owner occupation in England & Wales is 63.5% and in Lancashire is 71.0%.
- 4.2 18.0% of Preston households live in the private rented sector; a greater proportion than in England & Wales (16.7%) and in Lancashire (15.1%). There are relatively few studios and one bed dwellings in Preston to rent privately, but there are a significant number of rooms for rent; undoubtedly a reflection of the large student population. The predominant supply of

private rented property is two or three bed and these tend to be more costly than the Lancashire and North West averages.

- 4.3 Social rented housing accounts for 19.2% of dwellings in Preston, and accounts for 31.6% of dwellings in East. Social rented housing is 17.6% in England & Wales and 12.1% in Lancashire. Supply is particularly low in the rural areas of Rural North (1.4%) and Rural East (3.1%). 38.0% of social rented units in Preston are three bedroom dwellings, 29.3% are two bedroom units and 29.1% are one-bedroom units.
- 4.4 Just 17.3% of Preston dwellings are detached, which whilst comparable with the North West (17.7%) is lower than Lancashire (21.5%) and England & Wales (22.8%). Detached housing in Rural North and Rural East accounts for 58.4% and 45.9% of the stock respectively. 34.1% of Preston's total stock is semi-detached and 33.4% of total stock is terraced, but 57.2% of Central dwellings are terraced. Central also has the largest proportion of flats/apartments with over a quarter (25.6%). Typically, flats and terraces are the entry point into the housing market for first-time buyers as they tend to be cheaper than semis and detached properties.
- 4.5 Overall in Preston 12.3% of dwellings have one bedroom, 26.7% have two bedrooms 43.9% have three bedrooms and 16.9% have four or more bedrooms. Unsurprisingly, as Central has the highest proportions of terraces and flats/apartments, it also has the highest concentration of one and two bedroom dwellings. Rural East, North and East have higher rates of three bedroom dwellings than the Preston average, whereas Rural North with 44.1% of four or more bedroom dwellings is significantly higher than the Preston average.
- 4.6 The supply of one-bed units is relatively stronger in the social rented sector than in the private rented sector and consequently would appear to provide some options for households on housing benefit that are deemed to be under-occupying, since there appears to be some opportunity to downsize. A household in a two bedroom home considered to be under-occupying by one bedroom would lose £9.52 in housing benefit per week; a household in a three bedroom home considered to be under-occupying by one bedroom would lose £10.42 in housing benefit per week.
- 4.7 All the data on tenure, type and bedroom numbers suggests a north-south divide in Preston. The rural north and northern city suburb is dominated by larger detached and semi-detached dwellings, predominantly in owner occupation, no doubt at prices that are unaffordable for most residents. The east, west and south of the city are much more mixed, but contain high proportions of smaller dwellings and higher proportions of social housing and private renting. Whilst this can make owner-occupation more affordable, it can also make neighbourhoods less stable, since private renting in particular and some social housing can experience high

turnover rates with households who have little interest in contributing to sustaining their community.

5. Estimating housing need

- 5.1 11.0% of Preston households described their current homes as being unsuitable to meet the needs of their household. This is very similar to the proportion identified in 2009.
- 5.2 When asked to indicate the reasons for their homes being unsuitable, the most common factor was size; 50.3% found their homes too small, but also 15.2% found their current home too large. Under occupation is much more prevalent in the owner occupied sector and over occupation is more evident in the private rented sector.
- 5.3 According to the government guidance a household requires affordable housing if it cannot:
- buy a home that costs more than 3.5 times the gross household income for a single income household or 2.9 times the gross household income for two income household.
 - rent a home where the rent payable is more than 25 per cent of their gross household income
 - afford a shared equity property where the rent and mortgage costs are more than 25% of gross income
- 5.4 In Preston average (mean) household income in households with one income is £17,393 p.a. and in households with two or more incomes is £33,159. At this level a person would almost be able to get a 90% mortgage on a flat/maisonette, of which there is a very short supply. However, a household where there are two incomes contributing to a potential mortgage could, potentially borrow enough to buy a range of homes in the District; although a detached home would remain unaffordable. That said the deposits required, when almost three-fifths of Preston households have less than £2,500 they could put towards a deposit, suggests that even with 5% deposits and the Help To Buy scheme the housing market remains unaffordable to the majority of single income households looking to enter the market for the first-time.
- 5.5 The cost to privately rent a one bedroom home is 58.1% higher than the social housing equivalent; a two bedroom home is 57.5% higher. With a single person income of £17,393 p.a. even a two bedroom home would be considered unaffordable. Affordable rent does bridge the gap between social rent and private rent: a one bed property is 26.5% higher than the equivalent social rent and a two bedroom property is 26.0% or £73.18 more per month.
- 5.6 The latest DCLG guidance recommends that the lower quartile house price (LQHP) should be taken as a proxy for indicating entry-level property prices. The LQHP in Preston at £87,313 is

4.3% lower than it was in 2008. In Lancashire the LQHP is 2.3% lower, whereas in England & Wales it is now 2.2% higher than in 2008.

5.7 A single income household in Preston would require an annual salary of £22,452 to afford a 90% mortgage on an entry-level dwelling and a two income household would require an annual salary of £27,097 to afford a 90% mortgage on an entry-level dwelling.

6. The housing needs of rural communities

6.1 Nationally, three major themes impact upon housing in rural settlements:

- (i) The combination of restricted supply, limited site availability and pressure from people wanting to move to the countryside all contribute to house prices rising faster, and to higher levels, in rural areas than in towns and cities.
- (ii) A shortage of affordable housing is less visible in the countryside where the wider economy is often thriving and where many people aspire to live, but success for some rural areas has come at a price for those living on local wages who have been priced out of the property market and for whom there is little available rented housing.
- (iii) Services, like health services, public transport, local shops, post offices, are much reduced, having centralised around larger urban settlements creating difficulties for the less mobile, the less affluent, and those without their own means of transport.

6.2 In Preston local authority area, there are fewer single people and more couples living in the rural areas. In addition, the proportion of older households is much greater: 31.1% of rural households have a member aged 60 and above compared with 19.9% of urban households. Furthermore, a greater proportion of rural households are employed or retired compared to the urban areas, which have proportionally more economically inactive households.

6.3 Household incomes are higher in the rural areas than in the urban areas: 72.4% of Preston rural households have monthly incomes greater than £1,550 compared with 47.5% of Preston's urban households.

6.4 15.9% of working rural households travel over 20 miles to work compared with 8.3% of working urban households

6.5 The rural areas of Preston are less ethnically diverse than the urban areas, with just 2.6% of households headed by a non-White person compared with 11.1% of the urban households.

- 6.6 The rural areas have 89.0% owner occupation compared to 59.0% in the urban areas. Social renting is minimal and private renting accounts for just 8.1% of households. Over half of those in owner occupation, own their homes outright.
- 6.7 Nearly two thirds of the housing in the rural areas is under occupied, compared with just under half of the housing in the urban areas.
- 6.8 Turnover of rural housing is much lower: 11.2% of rural households have moved in the last two years compared to 22.2% of urban households.
- 6.9 Self-containment is lower in the rural areas. In other words, rural moves are less likely to have originated locally than urban moves: in the rural areas 58.6% moved to their current homes from a previous address in Preston whereas in urban areas 70.2% moved to their current homes from a previous address in Preston
- 6.10 Of those rural households planning to move within the Preston boundary, all of them want to stay within the rural area; none would consider moving into the urban areas. In contrast, 18.8% of the urban households that plan to move and stay within Preston boundary want to move to the rural area. It seems that the issue of no one indicating a desire to move into the City of Preston is not that people do not want urban living having previously resided in a rural area, but that people do not want urban living in Preston; one resident summed it up thus:
- “We would like to move into a more urban area. And so you start to define what that more urban area would look like, and what it doesn’t look like is Preston.”*
- 6.11 Traditionally, residents in the rural areas are portrayed as opposed to housing development, but many would support development as long as it:
- did not increase the strain on existing infrastructure (particularly road networks),
 - was proportionate to the village; “so that the village remains a village and not a sprawl”
 - was focused on housing need rather than demand for executive homes

7. Requirement for affordable housing

- 7.1 The Central Lancashire SHMA 2009 estimated that Preston had an estimated annual shortfall of 397 affordable dwellings. The updated Housing Needs Model for 2013 estimates the annual shortfall in affordable housing as 615. This model is based on the latest DCLG guidance and each stage is described in detail in the Full Report.

- 7.2 The increase in the need for affordable housing is undoubtedly a reflection of the economic downturn in the UK. Whilst house prices have fallen in the four years since the Central Lancashire SHMA, they have not fallen sufficiently to address the significant affordability gap. Although smaller properties (i.e. those more accessible to first-time buyers) have fallen further, the consequence of this is that those who bought at the height of the housing bubble may now be in negative equity and not in a position to move on. Coupled with this, the national economic situation since 2009 has reduced employment opportunities and exerted a downward pressure on incomes, consequently making people less likely to move. It is clear that recovering house prices as reported nationally have not translated into increased sales volumes, so there is still a shortage of supply throughout the market.
- 7.3 Demand for affordable housing from both existing households and new forming households in Preston is focused primarily on small dwellings, in particular two bed (32.6%) and three bed (32.3%) units. There is also some demand for one bed flats/apartments (13.5%) and four bed dwellings (12.6%). Semis and terraces were popular with 35.3% and 34.1% respectively.
- 7.4 Size and type preferences for market housing from both existing households and new forming households are different from the preferences for affordable housing. Detached and semi-detached properties feature more strongly (42.9% and 40.8% respectively) as do larger properties with demand for four bed or more dwellings at 25.9%. Demand for one bedroom flats in market housing is only 4.2%.
- 7.5 Whilst the DCLG housing needs model is designed to be applied at a local authority area level and the local planning authority has a district-wide responsibility to deliver affordable housing, it can be useful to assess the extent to which need is distributed across a local authority area to inform policy making decisions. Analysis undertaken for the Preston HNDA suggests that approximately 8.0% (48 of the 615) of the need for affordable housing is in the rural areas of Preston.
- 7.6 In terms of developing affordable housing targets, the HNDA can provide indications of suitable targets. It is important that the statistical modelling used to derive the evidence is set alongside other factors when determining affordable housing targets including:
- the policy definition of affordable housing
 - an assessment of economic viability within the area
 - the likely levels of finance available for affordable housing
 - land availability
- 7.7 The need for affordable housing as calculated using the DCLG model identifies a level of housing need in excess of Preston's housing requirement which is derived from forecasts of

population and household change: Preston's housing requirement is 507 units per annum from 2012/13, whilst 615 households have been identified as being in housing need. Clearly the effect of the recession by both suppressing housing moves and reducing the supply of new housing has impacted upon the need and made the requirement for affordable housing even more pressing.

8. Recommendations

- 8.1 The Housing Needs and Demand Assessment (HNDA) has demonstrated that its findings are robust and statistically valid and that these findings update and complement the existing evidence base.

RECOMMENDATION: To use the evidence to support the Council's Local Development Framework and housing strategy work and inform any future review of the Central Lancashire Core Strategy.

- 8.2 The need for affordable housing as calculated using the DCLG model identifies a level of housing need in excess of Preston's housing requirement and greater than in 2009. Clearly the effect of the recession by both suppressing housing moves and reducing the supply of new housing has impacted upon the need and made the requirement for affordable housing even more pressing.

RECOMMENDATION: To uphold existing affordable housing targets set in the Central Lancashire Core Strategy and to maximise the delivery of affordable housing on mixed, sustainable and viable developments.

- 8.3 All the data on tenure, type and bedroom numbers suggests that Preston has a strong and stable housing market for those requiring larger, family accommodation, but that there are fewer options for those needing smaller dwellings and/or lower housing costs.

- (a) In terms of affordable housing, there is strong evidence of a need for two bed and three bed dwellings (terraces or semis) and some demand for one bed flats/apartments.

RECOMMENDATION: To promote the development of smaller affordable dwellings, in particular two/three bed units, and schemes containing one bed flats/apartments.

- (b) In terms of size and type for market housing, there is strong demand for detached and semi-detached properties and support for a range of two, three and four bed dwellings.

RECOMMENDATION: To support the development of a range of dwelling sizes (2, 3 and 4 bed) in appropriate housing types.

8.4 There is demonstrable under-provision of smaller dwellings, affordable housing and private rented housing in the rural areas of Preston. Furthermore, analysis undertaken for the Preston HNDA suggests that approximately 8.0% (48 of the 615) of the need for affordable housing is in the rural areas of Preston.

RECOMMENDATION: To consider the extent to which the provision of smaller, affordable dwellings can be increased in rural areas by reducing empty properties, applying greater restrictions on Right-to-Buy and maximising delivery through the planning system.

8.5 Of those rural households planning to move within the Preston boundary, all of them want to stay within the rural area; none would consider moving into the urban areas. This is not due to an opposition to urban living, but that urban living in Preston is not sufficiently attractive.

RECOMMENDATION: To undertake further research into the pull factors that would make the City of Preston a more attractive proposition to rural residents, particularly older residents looking to downsize.

8.6 The HNDA has revealed significant interest in shared ownership amongst both existing and new forming households intending to move in the next two years. Furthermore evidence has shown that sub-market rents offer an affordable solution for some households in need

RECOMMENDATION: To consider the role for intermediate tenures where they can be shown to be affordable and to provide up to 30% of affordable housing in these forms.

8.7 The HNDA is grounded in the National Planning Policy Framework (NPPF) and the Strategic Housing Market Assessments: Practice Guidance. As such it includes significant elements of what would normally constitute a SHMA and consequently has the potential to both add value to and reduce costs for a SHMA.

RECOMMENDATION: To ensure that the planned SHMA update is commissioned within 12 months of the publication of this study in order to maximise the value of the investment in the HNDA.

8.8 The HNDA has uncovered evidence of potential negative equity in the housing market for those households who bought a property in the years prior to 2009.

RECOMMENDATION: To conduct further research to understand better the scale and impact of negative equity in the housing market.

8.9 In so far as the HNDA's scope allowed for testing the housing requirements in the Central Lancashire Core Strategy, no evidence was found to suggest any immediate review of the current housing requirements is required.

RECOMMENDATION: To monitor population and household forecasts and other relevant economic indicators to ensure that housing requirements are based on up-to-date evidence.

8.10 The volume of house sales in Preston continues to fall across all house types. Although there appeared to be a slight recovery in the market between 2011 and 2012, the numbers appear to have dropped off again during 2013.

RECOMMENDATION: To monitor evidence on sales volumes as part of a comprehensive set of housing market indicators.

8.11 The NPPF stresses the importance of "adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area"⁵ to ensure that the Local Plan meets the full requirements for market and affordable housing.

RECOMMENDATION: To maintain the evidence base, monitor key housing market indicators and update the housing needs model annually to assess the impact of planning, housing and economic policies.

⁵ *Op. cit.*, p38



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1. Approach

1.1 Aims and objectives

- 1.1.1 In March 2013, Michael Dyson Associates in partnership with Outside Consultants was commissioned by Preston City Council and South Ribble Borough Council to carry out Housing Needs and Demand Assessment (HNDA) for each local authority area. The project was commissioned jointly, but the findings for each local authority are being reported separately.
- 1.1.2 The purpose of the HNDA is to provide an assessment of all sectors of the housing stock, and a comprehensive housing needs assessment across all tenures and sectors.
- 1.1.3 The project's key objectives can be summarised as:
- (i) to provide a range of current detailed data to update and complement the existing evidence base
 - (ii) to support the Council's Local Development Framework and housing strategy work
 - (iii) to assist the consideration of the housing market dynamics of the relationship between Preston & South Ribble and the Housing Market Areas of Manchester, Merseyside and Cumbria and the rest of Lancashire
 - (iv) to provide evidence to test the housing requirements in the Central Lancashire Core Strategy
 - (v) to make recommendations on findings that inform the strategic housing priorities which will be set out in the Preston Housing Delivery Action Plan and the South Ribble Housing Action Plan
 - (vi) to consider all of the evidence and data previously captured through the Housing Needs Survey 2004, the Central Lancashire Strategic Housing Market Assessment 2009, and the housing targets previously set, and along with new data captured, comment and make recommendations in relation to the current and future housing needs of the district and market dynamics

1.2 National housing and planning policy

- 1.2.1 In March 2012, Communities and Local Government published its *National Planning Policy Framework*¹. The framework set out to replace “over a thousand pages of national policy

¹ *National Planning Policy Framework*, DCLG, March 2012, London,

with around fifty.”² At the heart of the framework for the planning system is “a presumption in favour of sustainable development.”³

- 1.2.2 The framework stresses the importance of *“adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area”⁴* to ensure that the Local Plan meets the full requirements for market and affordable housing in the housing market area. Local planning authorities should have a clear understanding of housing needs in their area, and should:

“Prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:

- meets household and population projections, taking account of migration and demographic change;

- addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own

homes); and

- caters for housing demand and the scale of housing supply necessary to meet this demand.”⁵

- 1.2.3 The other significant change to planning policy was the decision on 27th May 2010 by the Secretary of State for Communities and Local Government to revoke the Regional Spatial Strategies, which means that the regional planning regime for England no longer carries any weight in terms of planning decisions. The aim was to return decision-making powers on housing and planning to local councils.

- 1.2.4 The Guidance made clear that local authorities can, if they so choose, revert to levels of housing provision proposed earlier in the RSS process:

“Authorities may base revised housing targets on the level of provision submitted to the original Regional Spatial Strategy examination (Option 1 targets), supplemented by more recent information as appropriate.”⁶

² Ibid, p ii

³ Ibid, p4

⁴ Ibid, p38

⁵ Ibid, pp38-9

⁶ Op. cit, paragraph 12

- 1.2.5 Britain, particularly England and Wales, is failing to match housing need with supply. Projections show that, in England and Wales, household numbers will grow by 272,000 annually up to 2033. At the same time construction levels are still inadequate to meet demand: although the numbers of new homes built has been rising since its nadir in 2009 when construction levels were the lowest since 1923, the number is still half that needed to meet demand.⁷ Furthermore, figures from the National Housing Federation show that 221,000 proposed houses were removed from the planning system in the year after the government scrapped the regional strategies.⁸ There is also evidence that the Government's targets on affordable housing will not be met.⁹

Agenda for housing

- 1.2.6 The change of Government in May 2010, and the subsequent announcement of the Comprehensive Spending Review and associated policy initiatives, coupled with the continuing difficult housing market conditions raise significant challenges for housing providers.
- 1.2.7 The **Localism Act 2011** presents new opportunities and challenges for housing delivery especially in rural communities. A key element of the Act is a set of 'community rights' targeted at the neighbourhood level and intended to give great local say over development, public service delivery and planning. Connected with this is the changed dynamic of community engagement including extensive requirements for pre-application consultation on major developments.
- 1.2.8 The Government's Affordable Homes Programme signalled a significant change to social housing provision and introduced **Affordable Rent**, as the main type of new housing supply. Affordable Rent is a form of social housing to be made available to tenants at up to a maximum of 80 per cent of the gross market rent (which will take account of the service charge for that property, where applicable) and allocated in the same way as social housing is at present. At the same time, a series of other measures have been introduced such as
- changes to tenure (no longer a requirement to offer lifetime tenancies, flexibility to offer shorter terms with a minimum of two years)
 - greater flexibility for local authorities in their strategic housing role
 - and options to increase mobility for social tenants

⁷ Construction News, 02/09/13 (<http://tinyurl.com/ncomqrz>)

⁸ Build homes – but don't tear up planning, Peter Hetherington, Society Guardian, 27th July 2011, <http://www.guardian.co.uk/society/joepublic/2011/jul/26/build-homes-dont-tear-up-planning>

⁹ Sharp drop in new affordable homes, 10th February 2013, <http://www.guardian.co.uk/society/2013/feb/10/sharp-drop-new-affordable-homes>

- 1.2.9 New flexibilities allow a proportion of existing social rent properties to be made available when they are re-let at an Affordable Rent, with the additional capacity generated from those re-lets applied to support delivery of new supply. Remaining occupied units will remain as social rent, with the existing rental and tenancy agreements.
- 1.2.10 The new investment framework set out by the HCA raises the prospect that there will be no, or very limited additional housing for social rent at a time when demand pressures on social housing stock are increasing and where there is a real prospect of increasing homelessness. At the same time Government is encouraging social housing providers to use their housing stock better through flexible tenancies and tackling under-occupation.
- 1.2.11 The government's prime initiative to reduce under-occupation in the social housing sector is the removal of the "spare room subsidy" or the "**bedroom tax**" as it is more commonly known. The bedroom tax restricts housing benefit to allow for one bedroom for each person or couple living as part of the household, with the following exceptions:
- (i) Two children under 16 of same gender expected to share
 - (ii) Two children under 10 expected to share regardless of gender
 - (iii) Disabled tenant or partner who needs non-resident overnight carer will be allowed an extra bedroom
 - (iv) Approved foster carers will be allowed an additional room so long as they have fostered a child, or become an approved foster carer in the last 12 months.
 - (v) Adult children in the Armed Forces will be treated as continuing to live at home when deployed on operations.
- 1.2.12 The consequence is a 14% cut in Housing Benefit eligible rent for one extra bedroom and 25% cut in Housing Benefit eligible rent for two or more extra bedrooms. It is estimated that the proposal will affect an estimated 660,000 working-age social tenants and result in an average cut of £14 per week in housing benefit.¹⁰ Since the introduction of the bedroom tax on 1st April 2013, there has been growing and significant evidence of increased arrears and considerable criticism from social housing providers, local authorities, tenants' organisations and even the United Nations' special rapporteur on housing.¹¹
- 1.2.13 The **credit crunch** and **housing market downturn** had a significant impact upon housing provision. Housing starts in many areas reduced drastically as developers lost confidence in their ability to sell to first time buyers caught between restrictive lending policies and greater deposit to value ratios. Recession has also been accompanied by constrained land values (especially in urban areas and on previously developed land) and static or falling house values, bringing issues with financial viability. This in turn has had a knock on effect

¹⁰ National Housing Federation, <http://www.housing.org.uk/policy/welfare-reform/bedroom-tax>

¹¹ The Guardian 11/09/13, <http://tinyurl.com/owfptde>

with affordable housing requirements under s106 agreements often being squeezed further reducing supply.

- 1.2.14 The **Help to Buy** scheme is aimed at boosting activity in the housing market: the Government underwrites 15% of a borrower's loan on a property (new or old) valued at up to £600,000, as long as the borrower can find a 5% deposit. Many fear that this will lead to the return of house price inflation above the wider rate of inflation and create another housing bubble similar to the pre-2008 one. Whilst it may address the newly risk-averse lending market and provide cheaper loans to homeowners in the South East, an economy where wages are still lagging behind prices will still fail to restore confidence in the housing market for builders, developers and, most importantly, first-time buyers and other households seeking to address their housing needs.

1.3 Understanding housing markets and housing needs

- 1.3.1 As stated above, the National Planning Policy Framework still requires LPAs to prepare a Strategic Housing Market Assessment (SHMA) to understand their local housing requirements.

- 1.3.2 In terms of both housing markets and housing need analysis, our approach has always been grounded in current government guidance and informed by evolving best practice as demonstrated through the ideas and methodologies in:

- Strategic Housing Market Assessments: Practice Guidance Version 2, Communities and Local Government, August 2007
- Housing Need and Demand Assessment Guidance, Scottish Government, March 2008
- Local Housing Market Assessment Guide, Welsh Assembly Government, 2006

- 1.3.3 It is significant that the Guidance provides greater defence to challenge by defining the terms that ensure a robust set of outputs:

*...a strategic housing market assessment should be considered **robust and credible** if, as a minimum, it provides all of the **core outputs** and meets the requirements of all of the **process criteria** in figures 1.1 and 1.2 (see Table 1 and Table 2 below). In such circumstances there is no need for the approach used to be considered at the independent examination¹²*

¹² *Strategic Housing Market Assessments: Practice Guidance Version 2*, DCLG, August 2007, p9

Table 1: Core Outputs	
1	Estimates of current dwellings in terms of size, type, condition, tenure
2	Analysis of past and current housing market trends, including balance between supply and demand in different housing sectors and price/affordability. Description of key drivers underpinning the housing market
3	Estimate of total future number of households, broken down by age and type where possible
4	Estimate of current number of households in housing need
5	Estimate of future households that will require affordable housing
6	Estimate of future households requiring market housing
7	Estimate of the size of affordable housing required
8	Estimate of household groups who have particular housing requirements e.g. families, older people, key workers, black and minority ethnic groups, disabled people, young people, etc.

Table 2: Process Checklist	
1	Approach to identifying housing market area(s) is consistent with other approaches to identifying housing market areas within the region
2	Housing market conditions are assessed within the context of the housing market area
3	Involves key stakeholders, including house builders
4	Contains a full technical explanation of the methods employed, with any limitations noted
5	Assumptions, judgements and findings are fully justified and presented in an open and transparent manner
6	Uses and reports upon effective quality control mechanisms
7	Explains how the assessment findings have been monitored and updated (where appropriate) since it was originally undertaken

1.3.4 Furthermore the Guidance states that:

*...strategic housing market assessments will not provide **definitive estimates** of housing need, demand and market conditions. However, they can provide valuable insights into how housing markets operate both now and in the future. They should provide a fit for purpose basis upon which to develop planning and housing policies by considering the characteristics of the housing market, how key factors work together and the probable scale of change in future housing need and demand.*¹³

¹³ *ibid*, p9

1.3.5 It is these Core Outputs and the Process Checklist that a Strategic Housing Market Assessment will be judged against and it is evident that where developers are challenging Strategic Housing Market Assessments as a basis for planning policy they are focusing on elements within these tables.

1.3.6 The methodology to assess the housing needs of the area is rooted in the current guidance. Our pragmatic approach towards identifying housing need and demand focuses on transparency and a clear audit trail to provide defensible data, which accords with the latest guidance, which states that:

No one methodological approach or use of a particular dataset(s) will result in a definitive assessment of housing need and demand. The quality of the data used is the important consideration in determining whether an assessment is robust and credible rather than its nature.¹⁴

1.3.7 The Housing Needs Model is a dynamic tool that calculates the current housing need, future housing need and affordable housing supply as annual flows to arrive at a net figure for the number of additional affordable dwellings required in a District.

1.4 Methodology

1.4.1 The methodological framework for the HNDA sought to meet the aims and objectives in the most statistically robust and cost effective manner. The framework combined quantitative and qualitative tools in a mixed, triangulated methodology: analysis of secondary data and previous research, household survey and a focus group.

Secondary data analysis and literature review

1.4.2 Secondary data is used to set the context, review the market and assess the robustness of the survey. Key issues to be considered include:

- Demographic and socio-economic data (needs and demand)
- Housing data - property prices, sales, rent levels(supply)
- Previous research, policies and plans including the 2009 Strategic Housing Market Assessment, the 2004 Housing Needs Survey, and the RSS targets

Household surveys

1.4.3 When it comes to household surveys to inform housing needs and demand assessments, there is no right way; rather there are different methodological approaches with different advantages and disadvantages. This point is emphasised in the guidance:

¹⁴ *Strategic Housing Market Assessments: Practice Guidance Version 2*, DCLG, August 2007, p11

*No one methodological approach or use of a particular dataset(s) will result in a definitive assessment of housing need and demand.*¹⁵

- 1.4.4 No planning enquiry has ever found against a housing assessment because it utilised face-to-face interviews rather than postal questionnaires or vice versa. As long as the chosen method can demonstrate its statistical validity and robustness “*there is no need for the approach used to be considered at the independent examination.*”¹⁶ Ultimately the choice can be condensed down to a trade-off between cost, comprehensiveness and control; postal questionnaires are cheaper, but face to face interviews offer the researcher greater control of the sample and the opportunity to probe areas of enquiry in more depth.
- 1.4.5 It is vital that the Housing Needs and Demand Assessment is based upon a statistically valid, representative sample; as is our normal practice, the Council Tax Register of each local authority was used as the sample frame to draw a random probability sample across each local authority stratified by ward.
- 1.4.6 It is not the size of the overall population that determines the total sample, but the size and number of sub-samples and the confidence interval required.¹⁷ The precise size of that sample depends upon the following factors:
- Stratification
 - Confidence level required for each small area and/or sub-group in the population
 - Number of households in each small area
 - Expected response rates based upon previous experience and population profile
- 1.4.7 The sample was determined based upon the following:
- (i) a desired response from each ward (Preston has 22 wards and South Ribble has 27 wards)
 - (ii) the response rates achieved in the Strategic Housing Market Assessment 2009 to weight the sample in such a way as to compensate for low response areas
 - (iii) household numbers from the Census 2011

¹⁵ *Strategic Housing Market Assessments: Practice Guidance Version 2*, DCLG, August 2007, p11

¹⁶ *ibid*, p9

¹⁷ Confidence intervals can only be *estimated* prior to a survey, the true intervals are not *known* until after the survey's completion. Sample sizes should be calculated on a “worst case scenario” of a 50:50 population split. In practice this results in larger sample sizes, but it does guarantee that if the response rate is met then the true confidence interval will be no worse and probably better than the figures quoted here.

- 1.4.8 Preston City Council and South Ribble Borough Council jointly commissioned the Housing Needs & Demand Assessment to achieve economies of scale and accordingly a joint survey methodology was implemented. In May 2013, a postal questionnaire was sent to 21,582 resident households and face-to-face interviews were conducted with 1,500 households across Preston and South Ribble. In July 2013, 2,500 postal questionnaires were sent to households in South Ribble and a further 200 interviews were conducted in the rural wards of Preston.

Table 3: Sample size						
Local authority	Number of households ¹⁸	May 2013		July 2013		ALL
		Postal	Face-to-face	Postal	Face-to-face	
Preston	57,567	10,226	750	-	200	11,176
South Ribble	46,102	11,356	750	2,500	-	14,606
TOTAL	103,669	21,582	1,500	2,500	200	25,782

- 1.4.9 All data capture tools (interview schedules, postal questionnaires, and introductory letters) are included as appendices to this report.
- 1.4.10 The postal questionnaires were 12 page A4 booklets that included a covering letter signed by a senior officer of the Council. The questionnaires were sent out in white C4 envelopes and included a Business Reply envelope. Respondents had up to three weeks to return their completed questionnaire although responses received after the deadline continued to be captured for as long as the data entry timescale allowed.
- 1.4.11 The face-to-face interviews were conducted by experienced social interviewers. All households selected for possible interview were sent an introductory letter explaining the purpose of the study with clear instructions should they wish to opt out of the study. All data is double entered (data verified) by trained operators in a dedicated bureau to guarantee 99.5% data accuracy. Statistical analysis of the processed data was undertaken using SPSS.

Focus groups

- 1.4.12 Guidance is very clear that understanding housing markets is not only about quantitative analysis but also about deriving information that ‘explains’ with more than just numbers.
- 1.4.13 Although attitudinal questions can be asked in the survey (in particular a face-to-face interview) and can provide significant insights into individual views, their hypothetical nature (e.g. “would you like to live in Newtown *if...*”) are much better explored through group discussion to bring out the nuances and detail of what determines an individual’s views on a given matter.

¹⁸ Census 2011

- 1.4.14 To explore further the issues around rural housing needs a focus group was conducted with participants recruited through the face-to-face interviews.

1.5 Survey response

- 1.5.1 In order that the survey responses can be used to inform housing and planning policy for the local authority, the data from the survey responses needs to be weighted and grossed.
- 1.5.2 Weighting the data is the means by which surveys seek to address the issues of exclusion bias (whereby some members of the population are less likely to be included than others because a particular characteristic might make them less likely to participate), which is particularly common to postal surveys.
- 1.5.3 To weight the data accurately requires a comparison of the data's strength and weaknesses in relation to a more robust data source. This is commonly achieved by comparing the response profile to key Census population characteristics (e.g. tenure, location) or to the original sample frame. In this case, the response has been compared to the Census 2011 in terms of tenure and geographical distribution by ward. This analysis enables us to extrapolate the findings from the sample to the population.
- 1.5.4 The distribution of Preston households in terms of tenure and geographical distribution is shown in Table 4.
- 1.5.5 This Census 2011 distribution of households by tenure and geographical location is then compared to the survey distribution for the same variables and each record is given a weight in order to provide outputs that reflect the household numbers in Preston.

Table 4: Preston household distribution by tenure, ward and area

Ward code	Ward name	All Households	Owned outright	Owned with a mortgage or loan	Shared ownership	Social rented	Private rented	Living rent free
1	Ashton	3.3%	1.0%	1.3%	0.0%	0.1%	0.8%	0.0%
2	Brookfield	5.2%	1.4%	1.7%	0.0%	1.6%	0.4%	0.1%
3	Cadley	3.4%	1.6%	1.3%	0.1%	0.2%	0.3%	0.0%
4	College	2.5%	1.0%	0.9%	0.0%	0.2%	0.3%	0.0%
5	Deepdale	3.4%	1.1%	1.0%	0.0%	0.7%	0.5%	0.1%
6	Fishwick	3.9%	0.9%	0.9%	0.0%	1.1%	0.9%	0.0%
7	Garrison	5.1%	1.5%	2.4%	0.1%	0.5%	0.6%	0.1%
8	Greyfriars	4.6%	2.3%	1.9%	0.0%	0.1%	0.2%	0.0%
9	Ingol	6.0%	1.4%	1.7%	0.1%	2.2%	0.5%	0.1%
10	Larches	5.7%	1.6%	2.2%	0.0%	1.3%	0.4%	0.1%
11	Lea	4.2%	1.3%	2.1%	0.0%	0.5%	0.3%	0.0%
12	Moor Park	3.9%	0.8%	1.1%	0.0%	0.6%	1.4%	0.0%
13	Preston Rural East	3.2%	1.5%	1.3%	0.0%	0.1%	0.3%	0.0%
14	Preston Rural North	4.5%	2.2%	1.8%	0.0%	0.1%	0.3%	0.1%
15	Ribbleton	6.0%	1.0%	1.8%	0.1%	2.6%	0.4%	0.1%
16	Riversway	5.4%	1.1%	1.2%	0.1%	0.8%	2.1%	0.1%
17	Sharoe Green	4.8%	2.0%	1.9%	0.0%	0.4%	0.5%	0.0%
18	St George's	4.1%	0.6%	0.7%	0.0%	1.4%	1.2%	0.1%
19	St Matthew's	5.7%	1.0%	1.4%	0.0%	1.6%	1.5%	0.1%
20	Town Centre	6.8%	1.4%	0.9%	0.1%	1.9%	2.3%	0.2%
21	Tulketh	5.9%	1.4%	2.2%	0.0%	0.4%	1.8%	0.1%
22	University	2.6%	0.4%	0.6%	0.0%	0.6%	0.9%	0.0%
Area 1	Rural North	4.5%	2.2%	1.8%	0.0%	0.1%	0.3%	0.1%
Area 2	Rural East	3.2%	1.5%	1.3%	0.0%	0.1%	0.3%	0.0%
Area 3	North	20.4%	8.4%	8.3%	0.2%	1.4%	1.9%	0.2%
Area 4	East	24.3%	5.4%	6.9%	0.2%	7.7%	3.7%	0.5%
Area 5	Central	28.5%	5.6%	6.7%	0.2%	5.8%	9.8%	0.5%
Area 6	West	19.0%	5.3%	7.2%	0.1%	4.2%	2.0%	0.2%
	All	100.0%	28.4%	32.2%	0.7%	19.2%	18.0%	1.5%

Source: Tenure, Census 2011 (KS402EW)

1.5.6 In total 11,176 households in Preston were sampled for the survey and responses were received from 2,146; an overall response rate of 19.2%. The distribution of the response is shown below in Table 5.

Table 5: Preston response distribution						
	All households	Sample (all)	% of households sampled	Response count	Response rate%	Confidence interval (95% confidence level)
Rural North	2,576	464	18.0%	200	43.1%	+/- 4.64
Rural East	1,849	494	26.7%	194	39.3%	+/- 4.50
North	11,744	1,825	15.5%	428	23.5%	+/- 2.34
East	14,004	2,230	15.9%	397	17.8%	+/- 2.12
Central	16,435	4,648	28.3%	578	12.4%	+/- 1.47
West	10,959	1,516	13.8%	349	23.0%	+/- 2.57
Preston	57,567	11,176	19.4%	2,146	19.2%	+/- 0.95

Source: Census 2011, HNDA 2013

1.5.7 As the confidence intervals for the survey as a whole and for the responses received for each of the six sub-areas demonstrate, the data and its findings are sufficiently robust to meet the requirement for a comprehensive housing needs assessment across all tenures and sectors.

1.6 Presentation of findings

1.6.1 There are twenty two electoral wards that combine to form the Preston City Council administrative area. For the ease of analysis of the housing need survey data these wards have been grouped together into six sub areas shown in Figure 1 and Table 6 below.

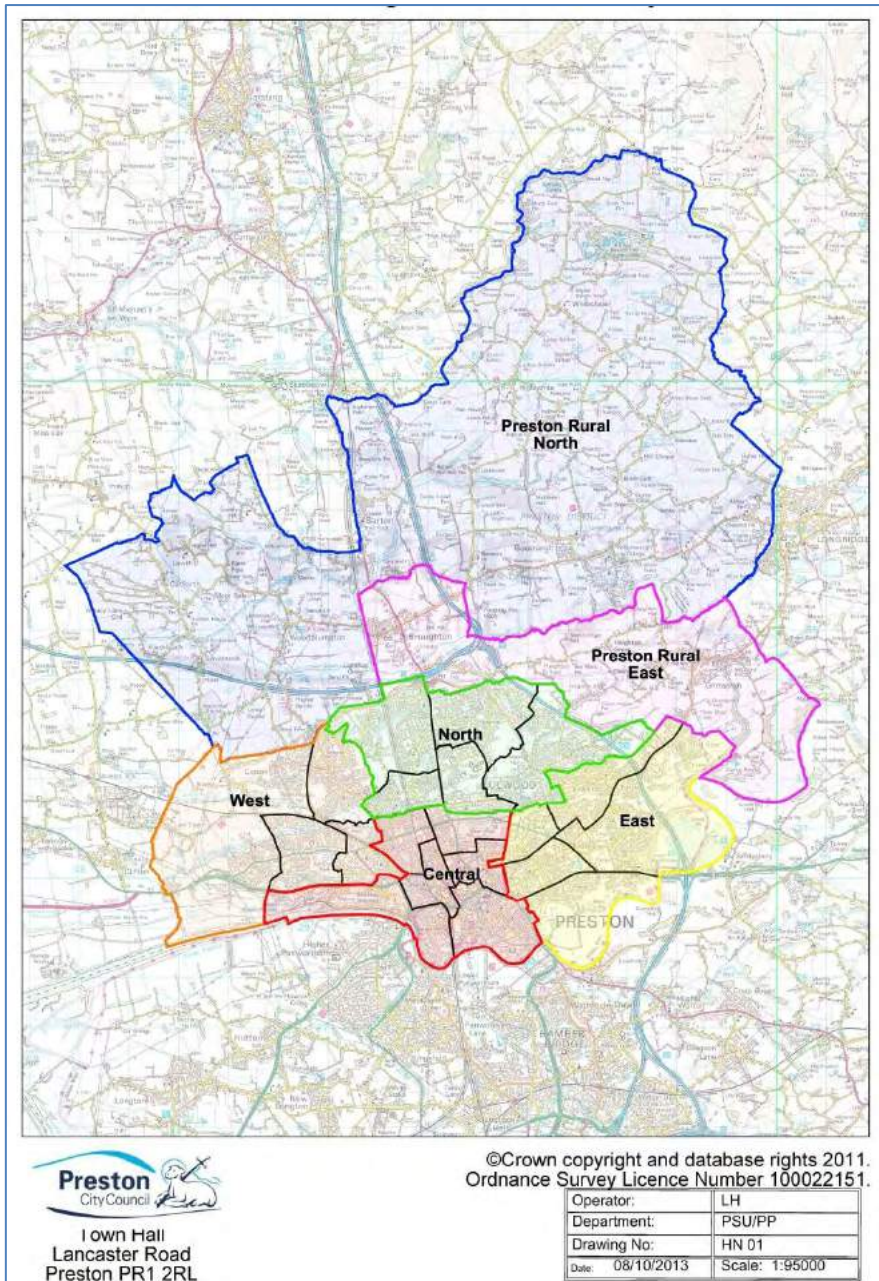


Figure 1 Preston sub-areas and wards

Table 6: Preston household distribution			
Preston sub area	Preston Wards	Col %	All households
Rural North	Rural North	4.4%	2,576
Rural East	Rural East	3.2%	1,849
North	Cadley	3.5%	1,998
	College	2.5%	1,420
	Garrison	5.1%	2,936
	Greyfriars	4.6%	2,665
	Sharoe Green	4.8%	2,780
		20.5%	11,744
East	Brookfield	5.1%	2,960
	Deepdale	3.5%	1,995
	Fishwick	3.9%	2,269
	Ribbleton	6.0%	3,436
	St Matthew's	5.6%	3,242
		24.1%	14,004
Central	Moor Park	3.9%	2,238
	Riversway	5.4%	3,107
	St George's	4.1%	2,353
	Town Centre	6.8%	3,902
	Tulketh	5.9%	3,383
	University	2.5%	1,465
		28.6%	16,435
West	Ashton	3.3%	1,887
	Ingol	6.0%	3,443
	Larches	5.7%	3,264
	Lea	4.2%	2,417
		19.1%	10,959
Preston		100.0%	57,567

1.6.2 The household survey numbers have been weighted and grossed to reflect the household Census 2011 distribution. Numbers quoted in the tables throughout the report reflect weighted data unless stated otherwise.

2. Demographic and Economic Context

2.1 Central Lancashire Core Strategy

- 2.1.1 Following the receipt of the Inspector’s final report in June 2012, the three Central Lancashire Authorities of Preston City Council, South Ribble Borough Council and Chorley Borough Council adopted the Central Lancashire Core Strategy in July 2012.¹⁹
- 2.1.2 The Adopted Core Strategy sets out the Central Lancashire authorities’ spatial planning proposals for the combined area of Preston, South Ribble and Chorley. Its purpose is to set the overall strategic direction for planning for the area over the period from 2010 to 2026, in line with national policies.
- 2.1.3 Chapter 8 of the Core Strategy, Homes For All, sets out the Strategic Objectives for Central Lancashire with regards to housing. Strategic Objective 5, through “*a ready supply of residential development land over the plan period*” aims “*to help deliver sufficient new housing of appropriate types to meet future requirements*”. Strategic Objective 7 focuses on improving the quality of existing housing particularly in Inner East Preston and pockets in South Ribble, and to bring empty properties back into use. Most significantly for the purposes of this study, Strategic Objective 8 seeks “*to significantly increase the supply of affordable housing and special needs housing particularly in places of greatest need such as in more rural areas.*”²⁰
- 2.1.4 The North West Regional Spatial Strategy, revoked on 20th May 2013, set out housing requirements for each authority, informed by pre-recession assumptions on household projections and economic growth. Although, the Central Lancashire Core Strategy has adopted these housing requirements, the intention is that the Central Lancashire authorities will monitor and review the housing requirements in the Core Strategy for the lifetime of the plan, adjusting them if appropriate.
- 2.1.5 These are minimum housing requirements, net of demolitions which “*are not absolute targets and may be exceeded where justified by evidence of need, demand, affordability and sustainability issues and fit with relevant local and sub-regional strategies.*”²¹
- 2.1.6 Should housing delivery fall below 80% of the housing requirements over a three year rolling average, the Performance Monitoring Framework identifies contingency options such as:

¹⁹ Central Lancashire Adopted Core Strategy, July 2012

²⁰ Central Lancashire Adopted Core Strategy, July 2012, p66

²¹ Central Lancashire Adopted Core Strategy, July 2012, p70

- (i) changing the phasing policies in Site Allocations Development Plan Documents to help bring forward uncommitted developments
 - (ii) pursuing closer management of delivery with key partners.
- 2.1.7 This is tempered by an awareness that care must be exercised to ensure such adjustments do not adversely affect housing markets by exacerbating affordability problems.
- 2.1.8 The Central Lancashire Core Strategy minimum housing requirements target (as stated in Policy 4: Housing Delivery) for Preston is 507 dwellings per annum.
- 2.1.9 Policy 4 also takes account of prior under-provision across the three authorities of 702 dwellings and includes them over the remainder of the plan period equating to a total of 22,158 dwellings over the 2010-2026 period.
- 2.1.10 Policy 7 addresses affordable and special needs housing and includes the following:
- (i) to achieve a target from market housing schemes of 30% in the urban parts of Preston, South Ribble and Chorley, and of 35% in rural areas on sites in or adjoining villages; on any rural exception sites including those in the Green Belt there will be a requirement of 100%.
 - (ii) Aside from rural exception sites the minimum site size threshold will be 15 dwellings (0.5 hectares or part thereof) but a lower threshold of 5 dwellings (0.15 hectares or part thereof) is required in rural areas.
 - (iii) Where robustly justified, off-site provision or financial contributions of a broadly equivalent value instead of on-site provision will be acceptable where the site or location is unsustainable for affordable or special housing.
- 2.1.11 The Affordable Housing SPD (October 2012) set out:
- The cost at and below which housing is considered to be affordable
 - The mix of affordable housing tenures
 - Any specific spatial variations in the level and types of affordable housing
 - Prevailing market conditions and impacts on viability
- 2.1.12 As acknowledged in the Central Lancashire Core Strategy, the economic downturn had a significant impact on housing development in Preston (see Table 7), such that net completions went from 468 in 2008-09 to just 5 in 2009-10 (although gross completions were in fact 86).²² Although these figures recovered somewhat from 2010-11 forward, they are still significantly below the annual housing requirement of 507.

²² The 5 net completions is in part the result of improved monitoring from 2009-10 that corrected previous reporting discrepancies. The net figure took into account the demolition of two blocks of flats (58 units) that had been demolished several years earlier but had not been recorded at the time. They were included in 2009-10 for ease of reporting and to correct Preston's supply figure. Gross completions for 2009-10 were in fact 86.

Table 7 Preston net completions 2003-13	
Monitoring Period	Net Completions
April 2003 - March 2004	308
April 2004 - March 2005	544
April 2005 - March 2006	627
April 2006 - March 2007	565
April 2007 - March 2008	609
April 2008 - March 2009	468
April 2009 - March 2010	5
April 2010 - March 2011	127
April 2011 - March 2012	265
April 2012 - March 2013	202
Total 2003 - 2013	3,720

Source: Preston CC Housing Land Position 31/03/13

2.1.13 Figure 2 below shows annual net completions since 2003 along with the housing requirement. The cumulative undersupply is also shown on the graph, at the end of the period the total undersupply equates to 1,350 net dwellings.

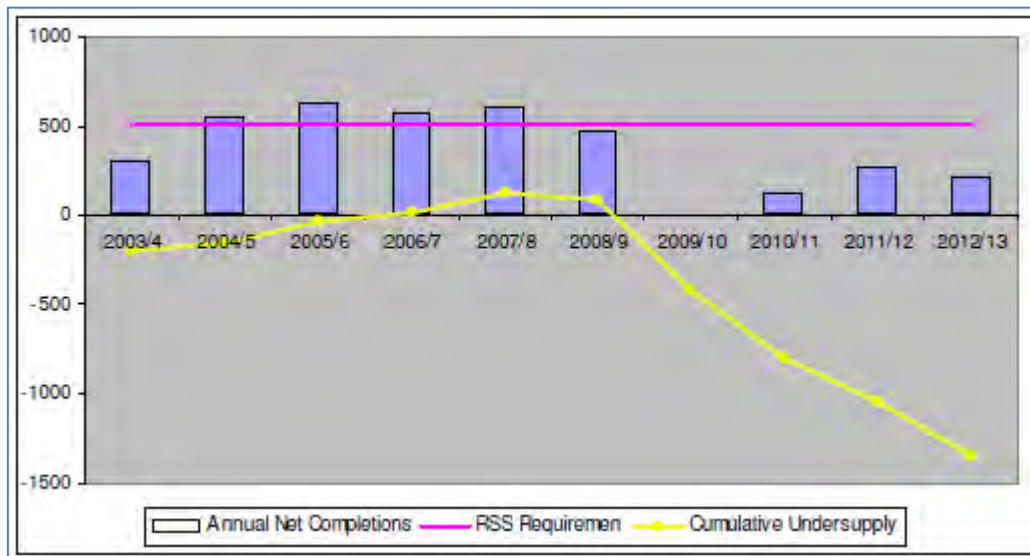


Figure 2 Preston annual net completions

Source: Preston CC Housing Land Position 31/03/13

2.1.14 In the same period 2003-13, the total affordable completions in Preston were 290, which represents just 8.5% of the completions for which data is available. The mean number of affordable housing completions in 2010-13 is 35.

2.2 Population and households

2.2.1 There are 57,567 resident households in the Preston area with a total household population of 140,500. The mean average household size is 2.44, which ranges from 2.22 in the West area to 2.71 in the Rural East area (see Table 8).

Table 8: Preston household population			
Sub area	All households	Household population	Mean household size
Rural North	2,576	6,008	2.33
Rural East	1,849	5,007	2.71
North	11,744	28,208	2.40
East	14,004	37,551	2.68
Central	16,435	39,427	2.40
West	10,959	24,299	2.22
Preston	57,567	140,500	2.44

Source: Census 2011

2.2.2 Preston households can be divided into a number of different household composition groups based on the total numbers and ages of residents (see Table 9). These groups include:

- Single person households split by those aged below 60 and those 60 and above
- Two person households where the respondents identify themselves as a couple
- Households that include a couple plus other members split by those under the age of 16 and those aged above 16.
- Households that include two or more adults not including couples.
- Multi-generational households where there are at least 15 years between household members split between those with children aged under 16 and those with older members (excludes couples and includes single parents)
- The final group are those where the information is too complex or the details insufficient to be able to define.

2.2.3 The household survey indicates that 27.8% of households are single person households, with just over half of these aged 60 and above. The area with the highest proportion of single person households is the West at 33.5% and the area with the lowest is the Rural East with 20.3%. The area with the highest proportion of single person households aged under 60 is the Central area with 19% of households in this category.

2.2.4 The single biggest group is two person couples at 26.6% across the whole area and ranging from 20.5% in the Central area to 46.2% in the rural North area. The second biggest group is couples with at least one child aged under 16 at 19.1%, ranging from 14.7% in the Rural North area to 26.5% in the East. A significant number of households, 9.9%, are couples living with other members that are at least 15 years older or younger (excluding children aged under 16).

2.2.5 Households with a single adult and at least one child under the age of 16 account for 5.5% of Preston households. A further 3.3% of households include adults of different generations, some with three or four generations in one household.

Table 9: Preston household composition							
Household composition	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Single person aged under 60	7.2	6.0	7.9	13.6	19.0	15.3	13.8
Single person aged 60 or above	13.6	14.3	15.3	11.9	12.0	18.2	14.0
Couple (self-defined)	46.2	30.4	36.3	20.6	20.5	27.7	26.6
Couple with at least one household member aged under 16	14.7	25.6	18.4	26.5	15.1	16.4	19.1
Couple with other household members in a different generation (over 15 years younger/older)	10.3	16.3	12.2	10.3	7.9	8.7	9.9
Adult only (not including a couple)	1.7	0.0	2.3	2.5	10.2	2.3	4.5
Single adult with at least one other member aged under 16	3.0	2.1	2.3	7.1	8.1	4.3	5.5
Single adult with at least one other member of the household in a different generation (+/-15 years)	1.8	2.5	3.0	4.0	3.9	2.6	3.4
Other/insufficient information to define	1.4	2.9	2.3	3.5	3.4	4.5	3.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

2.2.6 In all, 35.7% of Preston households contain at least one member aged 60 or above and 20.8% of the households population are aged 60 and above. Figure 3 below shows the Rural North area having the biggest concentration of households with older residents, 50.4% with 34.5% of the household population aged 60 and above.

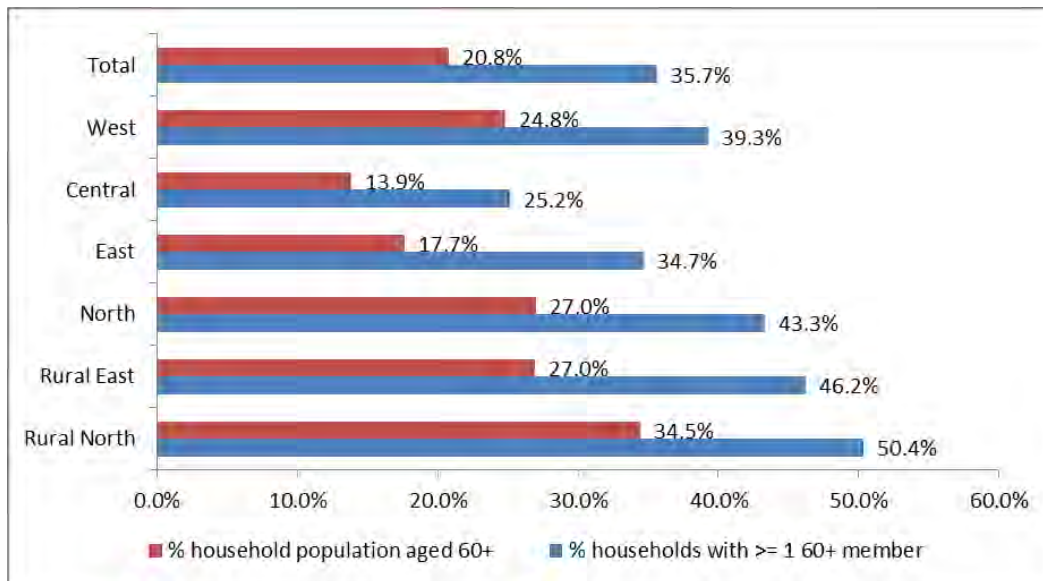


Figure 3 Household members aged 60 and above

2.2.7 Just over a quarter of Preston households contain children under 16, and children under 16 account for 18.7% of the total household population. The distribution by sub area is shown in Figure 4. Households with children are more concentrated in the East area, where over a third of households have at least one member aged under 16.

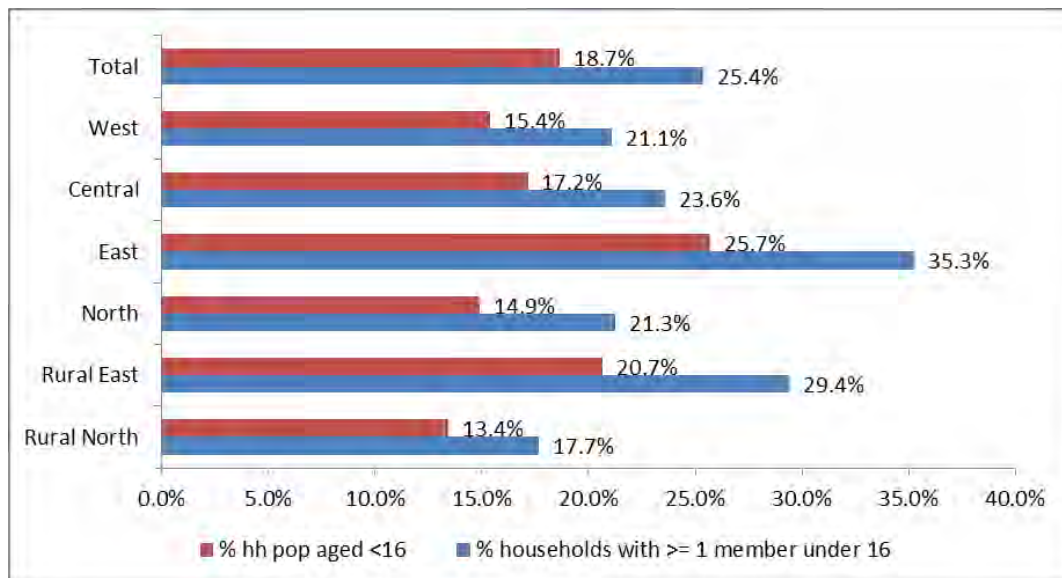


Figure 4 Household members aged below 16

2.2.8 The age and gender distribution of the household population is shown in Table 10 below. There are more female residents than males in all age groups except children aged below 16.

Age Group	Male	Female	Total
Under 16	10.3	9.0	19.3
16 to 24	6.4	6.7	13.1
25 to 34	6.9	7.2	14.1
35 to 59	15.1	16.9	32.0
60 to 69	5.7	5.9	11.6
70 to 79	2.9	3.6	6.5
80 and over	1.5	1.9	3.4
Total	48.8	51.2	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

2.3 Population change

- 2.3.1 The population of England is forecast to grow by 8.6% (4,580,600 people) between 2011 and 2021; three-fifths of which is driven by natural change (the net difference between births and deaths). Population growth in Lancashire and the North West region is considerably slower than nationally at 4.9% and 4.4% respectively.

Figures in thousands													Change	
		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	No.	%
England	Population	53107	53586	54068	54549	55023	55487	55938	56383	56823	57258	57688	4581	8.6%
	Natural change	0	273	285	289	288	284	279	273	267	263	257	2758	
	Net migration	0	205	198	191	187	180	173	173	173	173	173	173	1823
North West	Population	7056	7088	7120	7153	7185	7217	7247	7277	7307	7336	7364	308	4.4%
	Natural change	0	27	28	29	29	28	27	26	25	25	24	267	
	Net migration	0	5	4	4	4	4	4	4	4	5	5	42	
Lancashire	Population	1172	1178	1184	1190	1196	1202	1207	1213	1218	1223	1229	57	4.9%
	Natural change	0	3	3	3	3	3	3	3	2	2	2	25	
	Net migration	0	4	3	3	3	3	3	3	3	3	3	32	
Preston	Population	140	141	142	142	143	143	144	144	145	145	145	5	3.6%
	Natural change	0	1	1	1	1	1	1	1	1	1	1	8	
	Net migration	0	0	0	0	0	0	0	0	0	0	0	-3	

Source: Office for National Statistics 2012

2.3.2 Population change in Preston is slower than the county, regional and national rate at just 3.6%. The overriding cause of this is a loss of population through net migration with 10,300 people more people moving out than moving in from other English local authority districts. In contrast the rate of natural change at 5.8% is in fact higher than for Lancashire (2.2%), the North West (3.8%) and England (5.2%).

2.3.3 The number of households in England is set to grow by 10.0% between 2011 and 2021. In contrast the rate of household growth is slower in Lancashire at 6.7%.

2.3.4 In Preston, forecasts suggest a growth rate of 6.2% or an additional 3,549 households in the period 2011-21; an annual average of 355 new households. This is considerably less than the current Preston housing requirement of 507 net completions per annum.

Table 12: Household projections 2011-21						
Figures in thousands	Number of households (000s)			Total change	Average change p.a.	% change
	2011	2016	2021			
Preston	57.5	59.4	61.1	3.5	0.4	6.2
Lancashire	496.5	513.8	529.8	33.4	3.3	6.7
ENGLAND	22,102.2	23,215.2	24,307.5	2,205.3	220.5	10.0

Source: Live Table 427, DCLG 2013

2.4 Ethnicity

2.4.1 Preston Central and Preston East are the most ethnically diverse areas. Overall Preston is 89.6% White, with the main ethnic minority group being people with an Asian background, 8.2%. Those identifying themselves as having an Asian background make up 14.6% of the East area and 12.8% of the Central area.

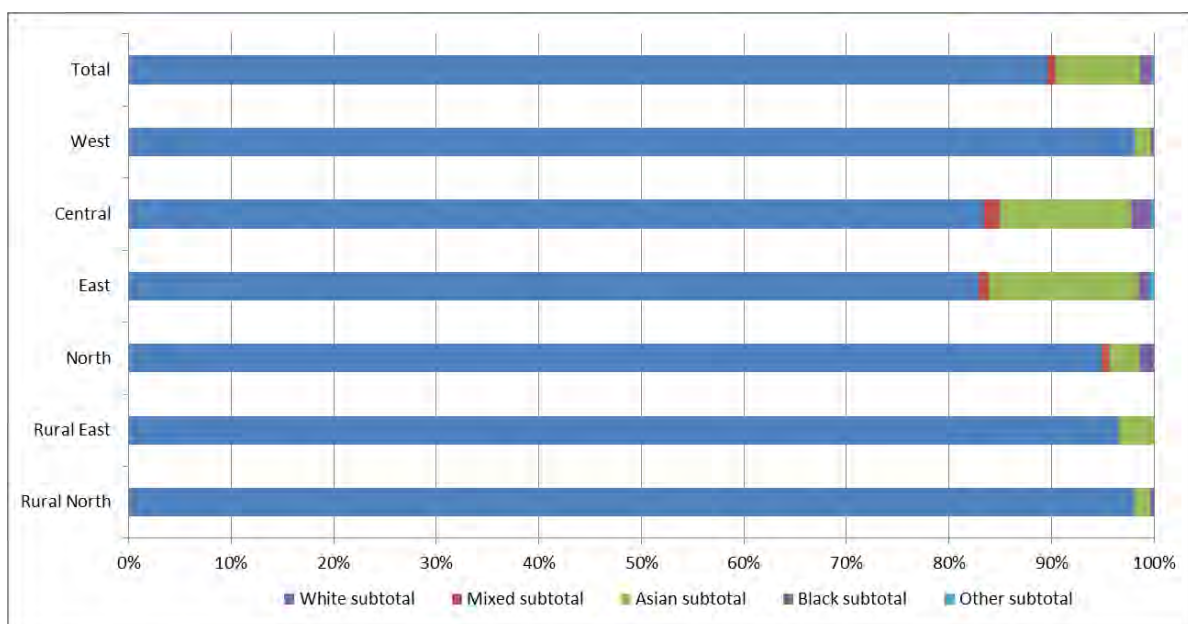


Figure 5 Ethnic group of Preston household reference person

2.5 Health and disability

2.5.1 The number of Preston households where at least one member has a long term illness, health problem or disability that limits their daily activities or ability to work is shown in Table 13 below. A number of households have multiple members with health and disability needs, with 17,137 households (29.8% of all households) and 20,656 household members (14.8% of total household population) falling into this self-defined category.

Preston sub area	Households with at least 1 member with a LLTI (Number)	Percentage of total households	People with a LLTI (Number)	Percentage of total household population
Rural North	497	19.4	630	10.6
Rural East	420	22.7	491	9.9
North	3,002	25.4	3,527	12.6
East	5,104	36.7	6,351	17.0
Central	4,813	29.3	5,835	14.9
West	3,302	30.0	3,823	15.9
Preston	17,137	29.8	20,656	14.8

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

2.5.2 Half of those with a long term illness, health problem or disability have a physical disability, 8.4% are wheelchair users. The incidence of physical disability is distributed across the whole Preston area, but those with mental health problems are represented in higher numbers in the East, Central and West areas.

	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Wheelchair user	17.7	4.0	9.4	7.9	8.6	7.2	8.4
Physical disability (non wc)	41.3	57.1	45.7	38.4	46.4	40.5	42.9
Learning disability	4.8	11.5	7.1	4.9	7.3	7.4	6.6
Mental health need	5.7	4.5	6.7	19.5	23.3	18.0	17.2
Visual impairment	7.1	4.0	4.5	6.1	8.5	9.7	7.2
Hearing impairment	10.9	4.0	8.1	10.5	11.4	9.2	9.9
Drug/alcohol misuse	0.0	0.0	0.0	0.7	1.1	0.0	0.5
Terminal illness	3.0	1.3	3.9	1.1	1.5	3.8	2.3
Age related illness/disability	10.4	2.6	5.5	9.5	7.2	5.0	7.1
Post-traumatic stress disorder	3.0	0.0	0.0	0.3	1.2	2.1	0.9
Other	27.5	25.6	28.5	35.4	27.1	32.9	30.9

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

2.5.3 Just over half the households that have members with a limiting long term illness or disability receive at least one form of financial support. Disability Living Allowance is the main financial support that people receive.

Table 15: Households receiving a disability related financial support							
Disability related financial benefit	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Disability Living Allowance	26.4	25.0	31.2	47.0	41.8	38.8	39.9
Personal Independence Payment	0.0	1.5	0.4	1.4	0.4	0.5	0.7
Attendance Allowance	13.4	20.8	16.4	12.5	12.3	9.2	12.7
Carer's Allowance	8.8	4.6	3.4	16.0	12.0	8.2	10.6
Employment and Support Allowance	3.6	1.5	8.6	14.8	16.2	15.4	13.5
Industrial Injuries Disablement Benefit	0.0	1.5	0.0	3.5	1.1	3.3	2.0
War Pension	0.0	1.5	0.0	0.8	0.3	1.8	0.7
None	58.1	51.1	57.0	33.1	39.0	45.4	42.7
Total households receiving disability related benefit	41.9	48.9	43.0	66.9	61.0	54.6	57.3

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

2.5.4 Just under a fifth, 19.2% of LLTI households receive some form of care and support services to enable them to live in their home. In the East the proportion of LLTI households receiving care and services was 13% compared with 38.2% in the Rural East area. A breakdown of the type of care and support services households receive is shown in Table 16 below.

Table 16: Care and support services received by LLTI households							
Nature of care/support	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Personal physical care	19.6	7.5	22.5	23.7	20.4	11.0	18.1
24 hour supervision/monitoring	8.2	3.6	5.4	11.7	9.9	5.7	8.0
Cleaning	20.4	22.5	27.7	25.3	28.0	23.3	25.5
Gardening	26.4	25.5	12.2	13.5	7.2	23.3	15.4
Shopping	27.8	23.2	23.2	30.6	26.5	31.9	28.2
Transport	32.8	18.8	8.3	19.2	16.0	14.6	16.0
Odd jobs	13.9	12.0	13.4	28.9	14.3	16.7	17.6
Community alarm	5.7	1.5	8.7	12.2	9.1	0.0	6.6

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

2.5.5 12.6% of LLTI households claimed that the ability for members of the household with special needs to move around the home is impaired. In 65.1% of cases it was stated that this could be improved by specific adaptations to the property. The types or required adaptations are detailed in Table 17 below. Bathroom adaptations are the main requirement.

Table 17: Required property adaptations for LLTI households

Property adaptations	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Wheelchair adaptations	4.8	0.0	7.1	4.7	10.4	3.1	6.0
Stair lift/vertical lift	5.4	9.4	8.7	15.9	14.7	17.0	14.2
Kitchen adaptations	0.0	0.0	4.2	3.6	7.8	3.6	4.5
Bathroom adaptations	10.2	8.2	20.6	19.8	33.3	21.5	22.9
Improvements to access	0.0	3.5	8.3	3.3	4.2	7.1	4.9
Hand rails/grab rails	10.2	4.7	27.7	9.9	12.6	18.6	14.7
Ground floor extension	0.0	0.0	8.5	5.1	14.1	6.0	7.6
Room for carer	0.0	0.0	2.8	0.0	1.8	0.0	0.8
Lever door handles	4.8	0.0	9.2	1.2	7.0	0.0	3.7
Community alarm service	0.0	0.0	8.9	4.4	6.7	4.7	5.4

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

2.5.6 9.1% of households reported to be either adapted or purpose built to meet the needs of a person with a long term illness, health problem or disability. 55.6% of households reported having space for a carer to stay the night if that were needed. 6.3% of households indicated that additional care and support is needed to meet the needs of household members.

2.5.7 16.9% of respondents indicated that they provided care and support to others with a limiting long term illness, health problem or disability.

2.6 Employment status

2.6.1 Over a third of Preston household members are in full time employment with a further 9.5% in part time employment. Just under a fifth are children and 8.9% are students or trainees. If children are excluded from the figures, then 53.9% of people are employed, 22.9% are retired, 11.1% are students or trainees, 5.2% are unemployed and 1.3% are unable to work through ill health or disability.

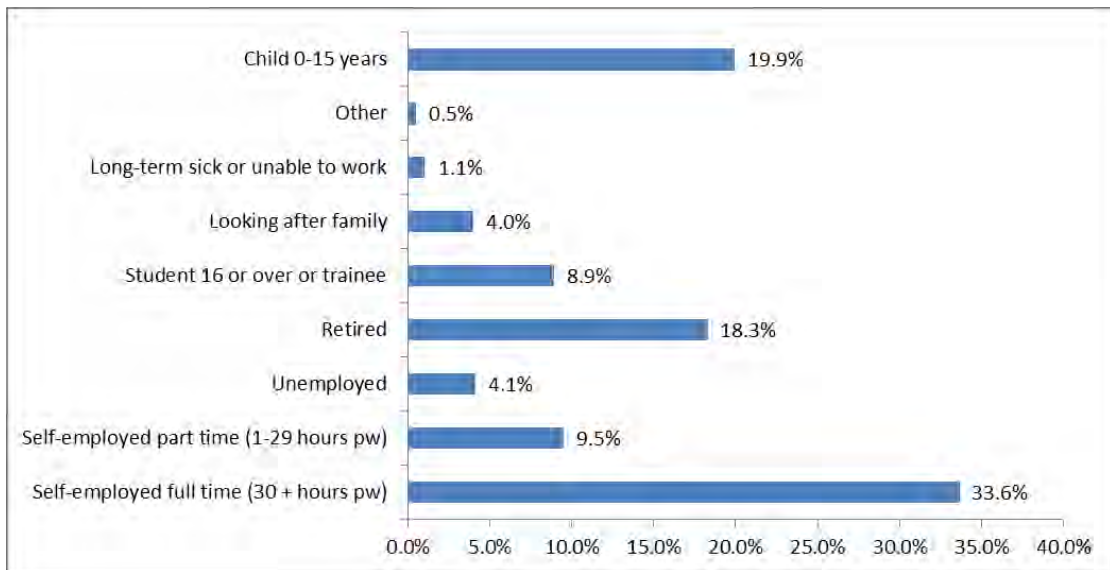


Figure 6 Employment status of household members

2.6.2 The difference in the employment status of the household reference person across the Preston sub areas is shown in Table 18 below. Unemployment is highest in the Central area at 8.8%. In the West area the proportion of people who are long term sick and unable to work is 6.6%, whilst the unemployment rate is 1.8%.

Table 18: Preston employment status of household reference person							
Employment/study status (household reference person)	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Self-employed full time (30+ hours pw)	44.6	38.9	41.4	35.6	37.0	39.8	38.5
Self-employed part time (1-29 hours pw)	11.6	16.5	13.4	11.1	11.3	14.3	12.5
Unemployed	1.3	1.4	3.2	7.2	8.8	1.8	5.3
Retired	38.2	38.3	35.3	26.4	21.4	33.6	29.1
Student 16 or over or trainee	0.7	0.4	1.1	0.8	10.3	1.2	3.6
Child 0-15 years	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Looking after family	2.2	4.6	3.6	11.5	5.8	2.2	5.8
Long-term sick or unable to work	1.4	0.0	1.5	6.2	5.4	6.6	4.7
Other	0.0	0.0	0.5	1.3	0.1	0.6	0.5
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

2.6.3 The survey sought to identify the number of households in the Preston area where at least one member of the household had served in the armed forces within the last ten years. 1.9% of Preston households fall into this category. The distribution by sub area of these households is shown below in Table 19. The majority of these households are located in the Central, East and North areas of Preston.

Table 19: Preston households that served in the armed forces		
Sub area	Percentage distribution	Total households with at least 1 member that has served in the armed forces
Rural North	4.5	50
Rural East	2.4	27
North	21.4	238
East	22.5	249
Central	32.8	364
West	16.4	182
Preston	100.0	1110

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

2.7 Travel to work

2.7.1 For those people who are in employment, the majority work in Preston, 72.4%. The distance people travel to work is shown in Figure 7. 64.4% travel less than 6 miles to their place of work. Those living in the Rural North and East areas are most likely to travel further to work with 15.9% of Rural North and Rural East residents travelling over 20 miles to work compared with 8.3% of the more urban Preston areas.

Table 20: Employment location for Preston households							
Where people work	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Preston	63.8	56.7	72.1	72.4	76.4	72.1	72.4
South Ribble	1.1	5.3	3.1	4.0	3.3	3.5	3.4
Chorley	1.1	2.0	0.9	2.6	1.5	1.2	1.6
East Lancashire	2.2	6.2	2.5	2.2	2.9	2.9	2.7
Elsewhere in Lancashire	12.7	9.8	10.5	11.0	8.0	10.2	10.0
Greater Manchester	4.6	2.2	3.9	1.2	2.5	2.5	2.6
Merseyside	1.1	4.2	0.8	0.9	0.5	0.0	0.7
Elsewhere in the UK	2.2	6.0	3.0	1.3	2.3	1.8	2.3
Other	4.2	3.8	2.0	1.5	1.5	2.6	2.0
It varies	7.1	3.8	1.2	2.7	1.2	3.2	2.3
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

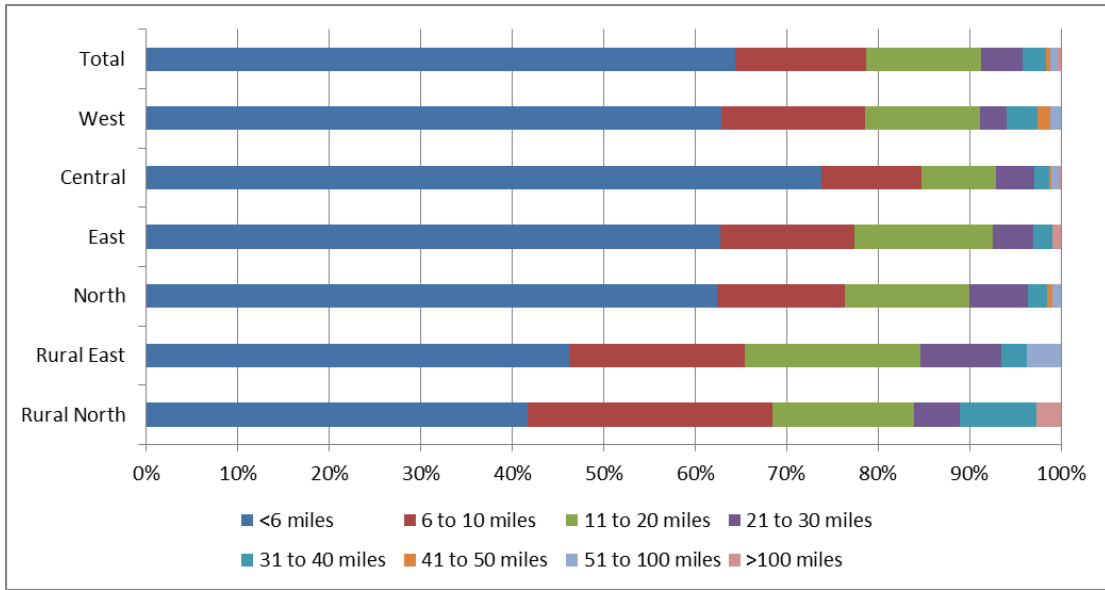


Figure 7 Preston travel to work distance (HRP)

3. The Housing Market

3.1 House prices and sales activity

- 3.1.1 House prices in Preston peaked in 2009, with the overall mean price being £142,012. Prices fell to 2012, since when they have rallied a little and are now, at £141,643, just 0.3% below the 2009 figure. That overall fall in price masks the differences between house types: detached and semi-detached dwellings peaked in 2010, since when they have lost 3.5% and 6.2% of their value respectively.
- 3.1.2 The price change for flats/maisonettes is the most significant. Between 2009 and 2012 flats/maisonettes dropped in value by 27.5%, although in 2012-13 they started to rise in value again (up 2.3%). It is not clear whether prices have stabilised yet, since both semi-detached and terraced dwellings fell further in the last twelve months.
- 3.1.3 There are two ways to assess the impact of these price adjustments. At the cheaper end of the market the reduction in the cost of purchase could be seen as a good thing in that it makes smaller housing more affordable for first-time buyers. On the other hand anyone who bought a flat in Preston in 2009 with a loan-to-value ratio of more than 75% has seen the value of their deposit disappear and is very likely to be in negative equity. 247 flats/maisonettes were sold in Preston in 2009 and they accounted for 12.1% of sales in the period 2009-13.

	2009	2010	2011	2012	2013
Detached	£250,516	£263,378	£247,471	£229,933	£254,104
Semi-detached	£144,261	£151,516	£140,930	£143,715	£142,113
Terrace	£98,327	£98,062	£94,159	£98,230	£93,984
Flat/Maisonette	£105,906	£85,706	£82,980	£76,751	£78,516
ALL	£142,012	£141,304	£134,863	£138,201	£141,643

Source: Land Registry (September 2013)²³

- 3.1.4 In Lancashire the price adjustments have been less severe than for Preston. Whilst detached homes fell 3.9% and semi-detached homes fell 5.5%, terraces (which represent the most common property type accounting for 35.8% of all sales in the period 2009-13) fell just 1.2%. Flats/maisonettes, which account for 8.4% of sales, fell by 10.3%.

²³ This data covers the transactions received at Land Registry in the period 01/01/09 to 31/08/13 © Crown copyright 2013

Table 22: Lancashire price paid by housing type 2009-13					
	2009	2010	2011	2012	2013
Detached	£259,131	£261,898	£257,817	£241,265	£251,734
Semi-detached	£147,015	£149,189	£142,278	£142,974	£141,050
Terrace	£98,465	£100,259	£96,120	£100,513	£99,058
Flat/Maisonette	£123,987	£118,987	£112,062	£101,566	£106,745
ALL	£151,225	£153,423	£148,670	£147,971	£149,393

Source: Land Registry (September 2013)

- 3.1.5 The pattern of house price adjustment in England & Wales is quite different. The overall mean house price is £243,663, which is 2.2% up on 2012. All property types are up on 12 months ago, with flats/maisonettes rising the most at 5.2%. This is largely driven by prices in London; in the capital the average house price is £410,000 and prices have risen by 2.2% in the last 12 months, whereas in the North West prices are 1.0% down on 12 months ago.²⁴ Repossessions are falling nationally, but the North West has the highest rate of repossessions as a percentage of sales.²⁵

Table 23: England & Wales price paid by housing type 2009-13					
	2009	2010	2011	2012	2013
Detached	£312,916	£346,103	£338,177	£330,330	£334,032
Semi-detached	£185,101	£204,116	£199,543	£202,339	£205,217
Terrace	£173,064	£193,154	£191,520	£198,846	£204,388
Flat/Maisonette	£196,146	£223,208	£228,827	£234,091	£246,351
ALL	£214,242	£238,801	£235,385	£238,291	£243,633

Source: Land Registry (September 2013)

- 3.1.6 The volume of sales in Preston continues to fall across all house types (see Figure 8 below). Although there appeared to be a slight recovery in the market for detached and semi-detached between 2011 and 2012, the numbers appear to have dropped off again during 2013. Whether government initiatives such as Help To Buy, lead to more people entering the market remains to be seen; as it is none of the previous attempts to boost lending appear to have had any impact in Preston. Overall the number of dwellings forecast to be sold in 2013 appears to be 27.2% lower than in 2009.

²⁴ ONS House Price Index, Table 26, 15/10/13

²⁵ Land Registry House Price Index August 2013, 27/09/13

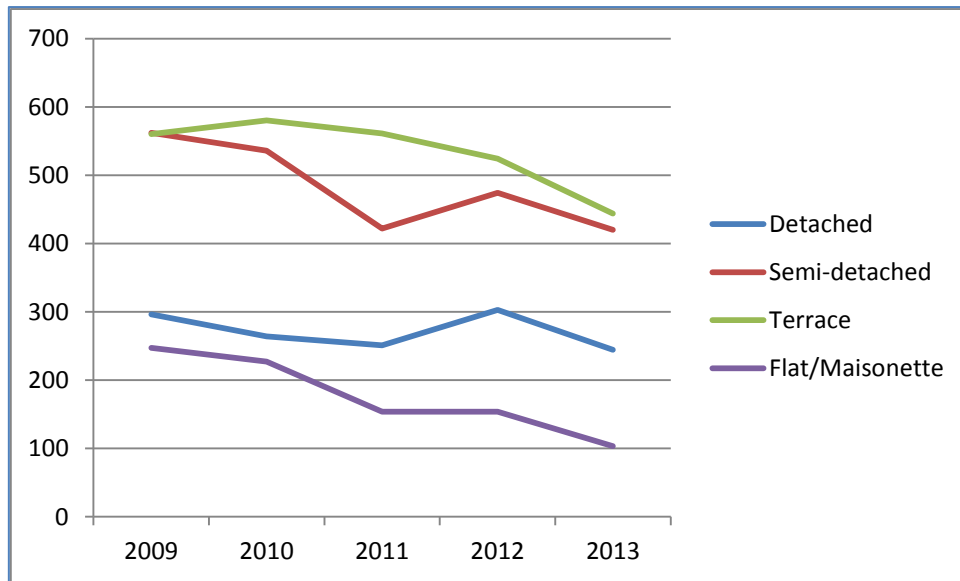


Figure 8 Preston sales volumes by house type 2009-13

3.2 Private rented housing

- 3.2.1 The private rented sector has grown significantly in the UK within recent years to represent 11% of total housing stock, equating to 2.33 million dwellings. The sector plays a crucial role in meeting the acute demand for accommodation within the intermediate housing market; the intermediate market predominantly comprising those households unable to access homeownership and ineligible for social rented housing. This group is diverse, including a predominantly young and mobile workforce, the sector having grown in conjunction with the growth of the higher education sector, and providing access to accommodation for the substantial number of economic migrants. Affordability constraints have limited potential first time buyer access to the open market and therefore bolstered rental demand and investor interest particularly in the large regional cities.
- 3.2.2 Furthermore the growth of the buy-to-let sector and investor-fuelled development of apartment units since the late nineties has increased the availability of modern private rental units concentrated within the urban centres of the UK. As a result of these factors the private rented sector in the form of recently built apartments has emerged principally within the city centres, providing a relatively accessible and flexible housing choice for a predominantly mobile service sector workforce. It is for this reason that this form of accommodation is inextricably linked to the relative economic success of an area, providing a decent housing option to attract and retain economically active individuals and households within an area; it is particularly important in terms of graduate retention.
- 3.2.3 The private rented sector accounts for 18.0% of dwellings in Preston, more than half of which are in the Central area, undoubtedly as a consequence of students at the University of Central Lancashire (see Table 4 above, p17).

3.2.4 As Table 24 below shows there are relatively few studios and one bed dwellings in Preston, but there are a significant number of rooms for rent; undoubtedly a reflection of the large student population. The predominant supply of rented property is two or three bed and these tend to be more costly than the Lancashire and North West averages. Nonetheless, overall rent levels are below the county and regional averages.

Table 24: Private rents by property size						
Size	Rent per month (£)	Preston	South Ribble	Lancashire	North West	England
Room	Count of rents	533	16	1,249	6,787	39,525
	Average	£270	£323	£292	£299	£349
	Lower quartile	£238	£282	£260	£260	£295
	Median	£270	£325	£303	£303	£325
	Upper quartile	£319	£350	£325	£325	£385
Studio	Count of rents	55	-	124	573	11,214
	Average	£325	-	£318	£354	£590
	Lower quartile	£282	-	£282	£290	£375
	Median	£282	-	£295	£330	£477
	Upper quartile	£350	-	£347	£380	£680
1 bed	Count of rents	225	57	1,436	7,652	79,765
	Average	£427	£410	£405	£427	£616
	Lower quartile	£395	£375	£350	£375	£410
	Median	£425	£395	£395	£410	£500
	Upper quartile	£470	£450	£450	£475	£675
2 Bed	Count of rents	517	308	5,431	28,172	182,488
	Average	£523	£525	£478	£510	£683
	Lower quartile	£464	£495	£395	£425	£475
	Median	£525	£525	£475	£495	£575
	Upper quartile	£575	£550	£550	£550	£725
3 bed	Count of rents	320	217	3,064	15,798	111,792
	Average	£602	£590	£578	£606	£773
	Lower quartile	£525	£545	£498	£500	£550
	Median	£595	£595	£575	£585	£650
	Upper quartile	£650	£625	£650	£650	£825
4 bed	Count of rents	115	70	858	4,283	42,297
	Average	£821	£823	£812	£912	£1,362
	Lower quartile	£675	£745	£650	£680	£795
	Median	£775	£813	£775	£799	£1,100
	Upper quartile	£895	£895	£895	£995	£1,600
All	Count of rents	1,765	670	12,162	63,265	467,081
	Average	£462	£562	£497	£527	£724
	Lower quartile	£319	£495	£390	£400	£450
	Median	£455	£550	£479	£495	£585
	Upper quartile	£565	£600	£575	£595	£795

Source: Private Rental Market Statistics, VOA, May 2013

3.3 Social and affordable rented housing

- 3.3.1 The social rented housing sector accounts for 19.2% of dwellings in Preston, predominantly in the East, Central and West areas (see Table 4 above, p17). Unsurprisingly supply is relatively low in the rural areas to the north and east of the City.
- 3.3.2 The major social housing providers in Preston are Community Gateway, Places for People, Contour Homes and Your Eavesbrook. Between them they own and manage 93.2% of the general needs housing units in Preston. The major providers of older persons' housing are Community Gateway, Places for People and Your Eavesbrook, whilst Places for People is the major provider of supported housing units.
- 3.3.3 Table 25 shows the average weekly rent and the number of units/bed spaces available in the social rented housing sector in Preston.

Table 25: Social rented units and average rents				
	Preston		South Ribble	
	Total units/ bed spaces	Average weekly rent	Total units/ bed spaces	Average weekly rent
Bedsit	119	£57.45	4	£58.82
One bedroom	2792	£57.64	600	£64.10
Two bedrooms	2810	£67.99	1392	£74.50
Three bedrooms	3644	£74.46	1619	£84.17
Four bedrooms	218	£85.75	60	£90.98
Five bedrooms	13	£94.36	-	-
Six or more bedrooms	5	£110.13	2	£123.66
Total units/bed spaces	9601	£67.76	3677	£77.34

Source: HCA SDR 2012

- 3.3.4 38.0% of social rented units in Preston are three bedroom dwellings, 29.3% are two bedroom units and 29.1% are one-bedroom units.
- 3.3.5 The supply of one-bed units is relatively stronger than in the private rented sector and consequently would appear to provide some options for households on housing benefit that are deemed to be under-occupying, since there appears to be some opportunity to downsize. A household in a two bedroom home considered to be under-occupying by one bedroom would lose £9.52 in housing benefit per week; a household in a three bedroom home considered to be under-occupying by one bedroom would lose £10.42 in housing benefit per week.
- 3.3.6 The lower quartile rent in the private sector for a one bed dwelling is £395 per month or £91.15 per week. This is £33.51 per week more (or 58.1% higher) than the same size dwelling in the social rented sector. At all dwelling sizes, social housing rent levels in Preston are, on average 14.1% lower than in neighbouring South Ribble.

- 3.3.7 Table 26 shows the implied affordable rent for Preston based upon current market rents. For the smallest dwelling, such as a one bed unit, the affordable rent is 36.8% higher than social rent. In the case of a 4 bed unit it would be 76.8% higher.

Table 26: Affordable rent				
	Preston	% > social rent	South Ribble	% > social rent
1 bed	£341.60	36.8%	£328.00	18.1%
2 Bed	£418.40	42.0%	£420.00	30.1%
3 bed	£481.60	49.3%	£472.00	29.4%
4 bed	£656.80	76.8%	£658.40	67.0%

Source: Implied affordable rent (80% of Private Rental Market Statistics, VOA, May 2013)

3.4 Income and earnings

- 3.4.1 The gross monthly household income for Preston households is shown in Table 27. Just over half the area's households, 50.7% have incomes below £1,551 per month. The previous housing needs survey conducted in 2009 revealed a very similar income figure with 49.9% of households having incomes below £1,500 per month. This implies that there has been little growth in household income in the last four years, especially for lower income households. 9.4% of households have incomes above £4,050 compared with 9% of household with incomes above £4,000 in 2009.
- 3.4.2 In the sub areas income distribution is more mixed with just 15.4% of households in the Rural East with incomes below £1,251 compared with 48.6% of Preston Central households with incomes below £1,251 per month.

Table 27: Household income by Preston sub areas (cumulative%)							
Gross monthly household income	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Less than £550	3.7	0.5	5.9	10.2	15.7	6.5	9.7
<£750	10.2	2.8	9.6	21.6	27.9	16.5	19.0
<£950	16.4	7.5	13.5	30.9	37.4	25.4	26.9
<£1,250	24.1	15.4	19.7	45.6	48.6	39.0	38.2
<£1,550	31.5	22.2	27.3	62.7	63.3	49.5	50.7
<£2,050	44.0	36.5	40.1	78.9	75.9	62.3	64.3
<£2,550	53.0	51.0	53.9	87.4	84.3	70.2	73.9
<£3,050	64.3	63.5	62.9	90.8	89.2	80.4	80.8
<£3,550	69.6	69.2	71.8	93.1	95.0	87.1	86.5
<£4,050	77.8	75.1	79.4	95.2	97.0	92.0	90.6
<£4,550	82.7	79.6	84.2	97.6	97.7	95.2	93.3
<£5,050	86.2	85.3	88.4	98.7	98.2	96.0	95.0
<£5,550	88.6	87.5	91.5	98.7	99.0	96.8	96.2
<£6,050	91.1	89.1	93.1	99.0	99.4	97.1	96.9
<£6,550	93.4	90.2	93.7	99.0	99.4	98.2	97.4
ALL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 3.4.3 Just under half of Preston households, 42.6% receive income from one person. 47.5% of households are dual income households.
- 3.4.4 A third of Preston households receive some form of financial support as part of their household income (Table 28). This ranges from 8.9% in the Rural North to 49.6% in the East area. The most common benefits are Housing Benefit and Council Tax Benefit at 18.7% and 18.3% respectively.²⁶ The proportion of households receiving Housing Benefit is highest in the East area at 28.7%. The survey indicates that there are no households in the Rural East areas receiving housing benefit.

²⁶ Council Tax Benefit did not exist after 1 April 2013; it was replaced by Council Tax Reduction

Table 28: Households receiving financial support							
Financial benefit	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Housing Benefit	3.4	0.0	5.6	28.7	23.9	18.9	18.7
Council Tax Benefit	2.6	0.7	6.4	27.6	22.8	19.1	18.3
Income Support	1.5	0.0	1.8	9.2	6.5	4.2	5.3
Job Seekers Allowance	2.0	0.4	2.4	3.7	6.4	2.9	3.9
Working Tax Credit	2.0	5.2	4.4	15.2	10.3	7.5	9.2
Pension Credit	2.3	1.8	2.4	10.5	7.3	6.7	6.6
No benefits or support	91.1	90.4	86.1	50.4	60.1	68.8	67.0
Total households receiving benefit	8.9	9.6	13.9	49.6	39.9	31.2	33.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

3.5 Housing costs

3.5.1 Mortgage payments for owner occupiers vary across the Preston area. Overall 52.1% of Preston's mortgage payers pay less than £451 per month, ranging from 27.5% of owner occupiers in the Rural North to 67.2% of owner occupiers in Preston Central.

Table 29: Housing costs - owner occupied housing with mortgages (cumulative %)							
Mortgage costs (monthly)	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Less than £300	15.7	14.3	20.3	23.3	30.2	21.7	22.9
<£450	27.5	33.3	43.4	59.5	67.2	49.4	52.1
<£600	51.0	47.6	63.1	86.0	86.6	67.8	72.9
<£750	60.8	64.3	73.4	93.0	92.5	88.2	84.0
<£900	68.6	76.2	84.0	95.7	95.0	91.3	89.4
<£1,050	80.4	83.3	93.3	98.2	97.4	93.6	94.3
<£1,200	88.2	90.5	96.7	100.0	98.8	96.9	97.2
<£1,350	96.1	92.9	97.8		100.0	98.6	98.7
<£1,500	98.0	92.9	98.6			98.6	98.9
<£1,650	98.0	95.2	98.6			98.6	99.0
ALL	100.0	100.0	100.0			100.0	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

3.5.2 The costs of renting per month in social housing are lower than monthly mortgage payments with 89.9% of social renters paying less than £451 per month in rent (see Table 30).

Table 30: Housing costs - social rented housing (cumulative %)							
Social rent costs (monthly)	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Less than £300		20.0	9.7	13.8	17.3	17.8	15.5
<£450		100.0	86.9	91.3	86.4	92.9	89.9
<£600			95.9	96.9	97.1	100.0	97.6
<£750			95.9	96.9	99.2		98.2
<£900			95.9	96.9	99.2		98.2
<£1,050			95.9	97.9	99.2		98.6
<£1,200			95.9	97.9	99.2		98.6
<£1,350			95.9	97.9	100.0		98.9
<£1,500			95.9	99.0			99.3
<£1,650			100.0	100.0			100.0
<£1,800							
ALL							

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 3.5.3 Monthly rents in the private sector are higher than social housing rents with 43.6% of households paying less than £451. 14.3% of private renting households are paying above £600 per month.

Table 31: Housing costs - private rented housing (cumulative %)							
Private rent costs (monthly)	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Less than £300	0.0	0.0	5.9	4.5	9.8	3.5	7.2
<£450	30.0	0.0	24.1	49.1	47.1	41.6	43.6
<£600	70.0	83.3	45.7	93.0	90.4	87.9	85.7
<£750	80.0	100.0	77.6	97.9	95.8	100.0	94.6
<£900	90.0		100.0	97.9	95.8		97.1
<£1,050	90.0			97.9	96.9		97.7
<£1,200	90.0			97.9	96.9		97.7
<£1,350	90.0			100.0	98.0		98.7
<£1,500	90.0				98.8		99.2
<£1,650	100.0				99.2		99.6
<£1,800					100.0		100.0
ALL							

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

3.6 Deposits and equity

- 3.6.1 Just under half of Preston households have less than £500 they could put towards a deposit from sources excluding equity in their current home. Available resources excluding equity are higher for those in owner occupation than those in rented accommodation. Only 13.4% of social rented households and 34.6% of private renting households could raise more than £500.

Table 32: Resources available for a housing deposit - all tenures (cumulative %)							
Resources available for housing deposit excluding equity	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Less than £500	19.3	16.4	27.1	62.7	59.2	52.3	49.5
<£1,500	24.4	19.4	33.4	69.3	68.5	58.5	56.6
<£2,500	25.3	22.4	34.9	71.8	74.1	61.6	59.9
<£3,500	25.9	28.6	37.6	73.0	77.3	64.3	62.5
<£4,500	28.7	32.1	40.5	75.2	78.7	66.1	64.6
<£5,500	34.5	38.0	47.5	79.1	80.6	71.0	68.7
<£10,000	41.1	47.1	56.6	84.3	85.5	75.5	74.7
<£15,000	50.6	50.9	62.0	86.4	87.5	81.2	78.4
<£20,000	54.5	55.6	67.0	87.4	89.5	83.0	80.9
<£25,000	59.0	59.7	70.8	88.1	91.9	85.9	83.3
ALL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

- 3.6.2 Owner occupiers in the rural areas have significantly higher amounts available in equity in their current homes that could be available for a deposit on a new home than those in the Central, East and West areas. 23.5% of Central owner occupiers and 21.8% of West owner occupiers have less than £5,000 equity available in their current home.

Table 33: Equity available for a housing deposit (cumulative %)							
Equity available for housing deposit	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Nothing	0.9	4.7	4.1	11.5	18.5	17.4	11.2
<£5,000	0.9	8.3	6.7	15.7	23.5	21.8	14.9
<£10,000	0.9	9.5	10.5	21.0	28.6	24.0	18.6
<£20,000	2.3	10.7	12.6	25.4	38.9	26.2	22.8
<£30,000	4.0	10.7	14.3	30.8	45.6	32.6	27.2
<£50,000	8.0	13.0	19.9	45.5	55.2	39.6	35.5
ALL	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

4. Housing Supply

4.1 Tenure, type and size

4.1.1 In terms of housing tenure, owner occupation in Preston is relatively low at 60.6% of all households. However, this ranges from 88.8% in Rural North to just 43.2% in Central. The social rented sector and the private rented sector are similar in size: 19.2% and 18.0% respectively. The highest concentration of social housing is in East (31.6%) and the highest concentration of private rented housing is in Central (34.2%).

4.1.2 Social rented housing in Preston is more prevalent than for Lancashire (12.1%), the North West (18.3%) and England & Wales (17.6%). Likewise the private rented sector is also more prevalent in comparison: 18.0% in Preston compared to Lancashire (15.1%), the North West (15.4%) and England & Wales (16.7%).

	All households	Owned outright	Owned with a mortgage or loan	Shared ownership	Social rented	Private rented	Living rent free
Rural North	100.0%	48.7%	40.1%	0.2%	1.4%	7.7%	1.8%
Rural East	100.0%	45.2%	41.2%	0.9%	3.1%	8.3%	1.4%
North	100.0%	41.3%	40.8%	0.9%	6.7%	9.4%	1.0%
East	100.0%	22.4%	28.2%	0.7%	31.6%	15.3%	1.9%
Central	100.0%	19.7%	23.5%	0.6%	20.4%	34.2%	1.6%
West	100.0%	27.7%	38.0%	0.6%	22.0%	10.5%	1.1%
Preston	100.0%	28.4%	32.2%	0.7%	19.2%	18.0%	1.5%
Lancashire	100.0%	35.7%	35.3%	0.5%	12.1%	15.1%	1.3%
North West	100.0%	31.0%	33.5%	0.5%	18.3%	15.4%	1.3%
England & Wales	100.0%	30.8%	32.7%	0.8%	17.6%	16.7%	1.4%

Source: Census 2011 (QS405EW)

4.1.3 Just 17.3% of Preston dwellings are detached, which whilst comparable with the North West (17.7%) is lower than Lancashire (21.5%) and England & Wales (22.8%) (see Table 35 below). Detached housing in Rural North and Rural East accounts for 58.4% and 45.9% of the stock respectively. Whilst 34.1% of Preston's total stock is semi-detached, in North over half (51.7%) is. Similarly, 33.4% of total stock is terraced, but 57.2% of Central dwellings are terraced. Central also has the largest proportion of flats/apartments with over a quarter (25.6%). Typically, flats and terraces are the entry point into the housing market for first-time buyers as they tend to be cheaper than semis and detached properties.

Table 35: Type by area							
	All household spaces	Detached	Semi-detached	Terraced (including end-terrace)	Flat, maisonette or apartment	Caravan or other mobile or temporary structure	All household spaces in an unshared dwelling
Rural North	2,466	58.4%	31.8%	7.6%	2.0%	0.1%	100.0%
Rural East	1,548	45.9%	41.7%	8.9%	3.6%	0.0%	100.0%
North	11,646	31.8%	51.7%	7.2%	9.3%	0.0%	100.0%
East	13,028	7.1%	36.5%	43.7%	12.7%	0.0%	100.0%
Central	15,273	2.9%	14.3%	57.2%	25.6%	0.0%	100.0%
West	10,904	20.6%	39.2%	25.4%	14.7%	0.0%	100.0%
Preston	54,865	17.3%	34.1%	33.4%	15.2%	0.0%	100.0%
Lancashire	491,466	21.5%	34.2%	32.9%	10.8%	0.7%	100.0%
North West	2,950,241	17.7%	36.6%	31.8%	13.6%	0.3%	100.0%
England & Wales	22,538,641	22.8%	31.7%	26.1%	18.9%	0.4%	100.0%

Source: Census 2011 (UV56)

- 4.1.4 Overall in Preston 12.3% of dwellings have one bedroom, 26.7% have two bedrooms 43.9% have three bedrooms and 16.9% have four or more bedrooms. Unsurprisingly, as Central has the highest proportions of terraces and flats/apartments, it also has the highest concentration of one and two bedroom dwellings. Rural East, North and East have higher rates of three bedroom dwellings than the Preston average, whereas Rural North with 44.1% of four or more bedroom dwellings is significantly higher than the Preston average.

Table 36: Number of bedrooms by area							
	No bed rooms	1 bed room	2 bed rooms	3 bed rooms	4 bed rooms	5 + bed rooms	All
Rural North	0.1%	2.3%	13.2%	40.5%	33.1%	11.0%	100.0%
Rural East	0.1%	4.3%	15.4%	45.8%	24.9%	9.7%	100.0%
North	0.2%	7.7%	17.9%	48.7%	20.7%	4.9%	100.0%
East	0.3%	12.0%	26.8%	52.2%	7.1%	1.6%	100.0%
Central	0.5%	18.6%	37.9%	32.1%	7.4%	3.5%	100.0%
West	0.2%	12.0%	24.1%	46.3%	14.8%	2.7%	100.0%
Preston	0.3%	12.3%	26.7%	43.9%	13.2%	3.7%	100.0%
Lancashire	0.2%	8.7%	30.3%	42.4%	14.7%	3.8%	100.0%
North West	0.2%	9.5%	28.5%	45.0%	13.1%	3.7%	100.0%
England & Wales	0.2%	11.5%	27.6%	41.6%	14.4%	4.6%	100.0%

Source: Census 2011 (QS411EW)

4.1.5 All the data on tenure, type and bedroom numbers suggests a north-south divide in the Preston local authority area. The rural north and northern city suburb is dominated by larger detached and semi-detached dwellings, predominantly in owner occupation, no doubt at prices that are unaffordable for most residents. The east, west and south of the city are much more mixed, but contain high proportions of smaller dwellings and higher proportions of social housing and private renting. Whilst this can make owner-occupation more affordable, it can also make neighbourhoods less stable, since private renting in particular and some social housing can experience high turnover rates with households who have little interest in contributing to sustaining their community.

4.2 Your current home

4.2.1 The Preston housing need household survey sought information about householders' current housing, where they previously lived, the needs of people living in the home and any intentions that people have to move.

4.2.2 In terms of people's current housing 98.2% of respondents indicated that their homes were self-contained; all the rooms behind a door that only their household can use.

4.2.3 In 10% of cases people were living in homes that were new properties, i.e. they were the first household to occupy the home.

4.2.4 The distribution of housing tenure for Preston properties as indicated in the household survey is shown in Table 37 below. The figures from the survey are comparable with the Census 2011 figures set out above, and are within expected confidence intervals. They are presented to show both how the survey is a robust measure of the local authority area and because they enable further comparison between variables.

4.2.5 Across the whole district 61.3% of properties are owner occupied with 28.7% being owned outright and 32.6% owned with a mortgage. The proportions of social and private rented properties are similar at 19.4% and 18.2% respectively. The different tenure types are not evenly distributed across the six sub areas. There is very little rented property in the Rural North and East. The biggest concentration of social rented housing is in the East area and the biggest concentration of private rented housing is in Central area.

Table 37: Preston tenure distribution by sub area							
Tenure	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Owns outright	2.2	1.5	8.5	5.5	5.7	5.3	28.7
Owns with a mortgage or loan	1.8	1.3	8.4	6.9	6.8	7.3	32.6
Shared ownership	0.0	0.0	0.1	0.1	0.1	0.0	0.3
Social rent	0.0	0.1	1.4	7.8	5.9	4.2	19.4
Private rent	0.3	0.3	1.9	3.8	9.9	2.0	18.2
Lives here rent free	0.1	0.0	0.1	0.1	0.3	0.1	0.8
Total	4.5	3.2	20.5	24.2	28.6	19.1	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 4.2.6 A breakdown of housing type and size for all tenures is shown in Table 38 below. Almost half the housing in Preston, 45.8%, is comprised of 3 bedroom stock with a further 24.3% made up of two bedroom properties. There are more 4 bedroom properties than single bedroom properties, 14.7% compared with 10.3%. Over a third of properties are semi-detached, 35.4%, 31.7% are terraced homes, 17.0% are detached properties and 15.9% are flats or apartments. Overall just over a fifth of the stock, 22.1% is made up of three bedroom semi-detached properties.

Table 38: Preston housing type and size							
Housing type	1 Bed (%)	2 Bed (%)	3 Bed (%)	4 Bed (%)	5 Bed (%)	6 or more Bed (%)	Total (%)
Detached	0.1	1.7	6.6	6.4	1.6	0.6	17.0
Semi detached	0.8	6.4	22.1	4.8	0.9	0.4	35.4
Terraced	0.4	10.2	16.6	3.2	0.9	0.4	31.7
Flat/apartment	9.0	5.9	0.5	0.3	0.1	0.1	15.9
Mobile/temporary	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	10.3	24.3	45.8	14.7	3.5	1.5	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 4.2.7 A breakdown of housing type and size by tenure is set out in the following tables (Table 39, Table 40, Table 41). In the owner occupied sector there are few 1 bedroom properties and proportionally more, larger properties with 24.3% of properties have four or more bedrooms. The social rented sector by contrast is made up of 38.6% single bed properties with only 6.9% having four or more bedrooms. The private rented sector housing is more mixed with 10.6% providing single bedroom homes and 16.2% four or more bedrooms. Flats and apartments dominate the social housing stock and terraced housing dominates the private rented stock. There are very few flats or apartments in the owner occupied sector.

Table 39: Preston housing type and size - Owner occupied							
Housing type	1 Bed (%)	2 Bed (%)	3 Bed (%)	4 Bed (%)	5 Bed (%)	6 or more Bed (%)	Total (%)
Detached	0.0	2.1	9.5	10.0	2.4	1.0	24.9
Semi detached	0.3	7.2	28.9	6.1	1.1	0.3	44.1
Terraced	0.2	8.2	15.3	2.4	0.6	0.5	27.2
Flat/apartment	1.3	2.7	0.0	0.2	0.0	0.0	4.0
Mobile/temporary	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	1.8	20.3	53.7	18.5	4.2	1.6	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

Table 40: Preston housing type and size - Social rented							
Housing type	1 Bed (%)	2 Bed (%)	3 Bed (%)	4 Bed (%)	5 Bed (%)	6 or more Bed (%)	Total (%)
Detached	0.5	0.0	1.1	1.1	0.0	0.0	2.6
Semi detached	3.7	5.3	13.8	2.1	0.0	0.5	25.9
Terraced	1.6	9.0	14.8	2.1	0.5	0.0	28.0
Flat/apartment	33.3	8.5	1.6	0.0	0.0	0.0	43.4
Mobile/temporary	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	38.6	22.8	31.7	5.3	1.1	0.5	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

Table 41: Preston housing type and size - Private rented							
Housing type	1 Bed (%)	2 Bed (%)	3 Bed (%)	4 Bed (%)	5 Bed (%)	6 or more Bed (%)	Total (%)
Detached	0.0	2.2	2.2	0.0	0.0	0.6	5.0
Semi detached	0.0	3.9	8.4	3.4	0.6	0.0	16.2
Terraced	0.0	18.4	22.9	7.3	2.2	1.1	51.4
Flat/apartment	10.6	14.0	0.6	0.6	0.6	0.6	26.8
Mobile/temporary	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total	10.6	38.5	34.1	11.2	2.8	2.2	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

4.3 Suitability of current housing

- 4.3.1 People were asked if their current home was suitable for the needs of their household. 11% of Preston households described their current homes as being unsuitable to meet the needs of their household. This is a very similar figure to that identified in the 2009 housing need survey.

4.3.2 When asked to indicate the reasons for their homes being unsuitable, the most common factor was size; the majority (50.3% found their home too small, but also 15.2% found their current home too large (see Figure 9 below). This figure may be a response to a raised awareness of under-occupation as a result of the “bedroom tax”. People were able to indicate more than one factor causing their homes to be unsuitable. Besides size, the need for major repairs was the next most significant reason at 25.3% followed by the cost of heating at 23.1%. 18.4% of people felt that their homes were not suitable to meet the needs of disabled household member.

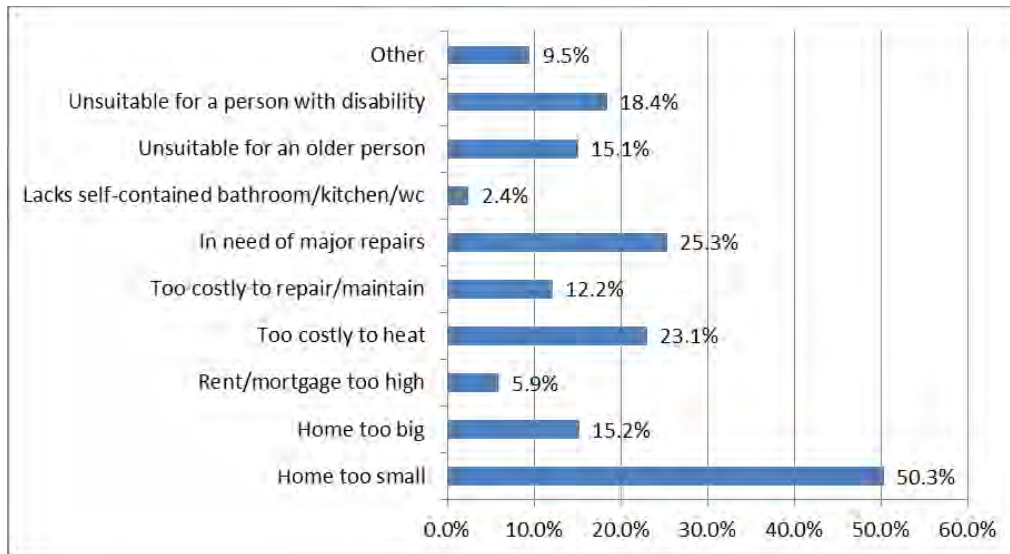


Figure 9 Reasons for unsuitability of current home

Table 42: Suitability of current home in meeting household needs		
Tenure	Home not suitable	
	Number	Col %
Owns outright	1,036	16.4%
Owns with a mortgage or loan	1,957	30.9%
Shared ownership	0	0.0%
Social rent	1,612	25.5%
Private rent	1,727	27.3%
Lives here rent free	0	0.0%
Preston Total	6,332	100.0%

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

4.3.3 Reasons for unsuitability vary according to tenure groups (Table 43). 16.4% of those who felt they were unsuitably housed are living in homes that they own outright and 5.6% gave their home being too large as the key reason. In contrast 30.9% of those unsuitably housed live in homes where they are paying a mortgage and in 67.6% of these cases their home being too small was the main reason. Homes being unsuitable due to needs arising from age and disability was more significant for people that own their home outright. The cost of heating was most significant in the private rented sector as was the need for major repairs.

Table 43: Reasons for unsuitability of current home by tenure				
Reasons for unsuitability	Owens outright (%)	Owens with mortgage (%)	Social rented (%)	Private rented (%)
Home too small	23.1	67.6	55.5	41.4
Home too big	50.6	8.4	15.5	2.5
Rent/mortgage too high	0.0	8.0	3.8	9.0
Too costly to heat	22.4	25.4	14.0	28.8
Too costly to repair/maintain	31.4	19.1	4.9	0.0
In need of major repairs	15.4	25.8	16.6	38.1
Lacks self-contained bathroom/kitchen/wc	0.0	6.0	1.1	0.0
Unsuitable for an older person	35.9	9.4	14.3	10.1
Unsuitable for a person with disability	23.7	16.7	24.2	11.5
Other	5.1	6.7	11.7	12.2

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

4.3.4 For 31.4% of those unsuitably housed their current homes became unsuitable within the last year. 53% stated that their home became unsuitable within the last 2 to 5 years and 15.6% are living in homes that have been unsuitable for them for over 5 years.

4.4 Property size and under and over occupation

4.4.1 For Preston as a whole, the mean property size in terms of bedrooms is 2.79 and the mean household size is 2.42. Table 44 shows that for all tenure types except social rented housing the mean bedroom size is greater than the mean household size, with the greatest discrepancy amongst those who own their homes outright. For those in private rented property there is very little difference between the means. For those in social rented property the mean household size is slightly higher than the mean bedroom size.

Table 44: Mean bedroom size and mean household size by tenure		
Tenure	Mean bedrooms	Mean household
Owns outright	3.02	2.00
Owns with a mortgage or loan	3.16	2.92
Shared ownership	2.00	1.54
Social rent	2.04	2.12
Private rent	2.60	2.57
Lives here rent free	2.59	1.84
Preston Total	2.79	2.42

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

- 4.4.2 By comparing the number of people living in a property with the number of bedrooms in the property it is possible to indicate a measure of under occupancy (one more bedroom than the number of household members) and of over occupation. Two measures of over occupation are provided, the higher figure indicates one more person than the number of bedrooms and the lower measure indicates two more people than the number of bedrooms available.
- 4.4.3 Table 45 shows the levels of under and over occupation for different tenure types in Preston. Under occupation is much more prevalent in the owner occupied sector and over occupation is more evident in the social and private rented sectors which ties in with the reasons households gave for the unsuitability of their current homes. In other words there are far more “spare” bedrooms in the owner occupied sector than in the social housing sector.

Table 45: Under and over occupation by tenure			
Tenure	Under occupation (% >1 bedroom per person)	Over occupation 1 (% >1 person per bedroom)	Over occupation 2 (% > 2 people per bedroom)
Owns outright	72.1	7.7	1.8
Owns with a mortgage or loan	43.0	28.4	7.9
Social rent	27.6	26.9	8.9
Private rent	32.8	28.2	8.4
Preston Total	46.7	21.7	6.2

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

4.5 Housing history

- 4.5.1 The household survey sought information about people's previous homes because recent history of housing moves can be a strong indicator of future moving patterns. It is common in housing needs surveys for the number of recent movers to be greater than the number of people that indicate they intend to move in the near future. This is largely a result of the high proportion of moves that take place as a result of unplanned circumstances. However, as a measure of the slowdown in the housing market over recent years the proportion of recent moves that took place is fairly equivalent to the proportion of planned moves that Preston households intend to make.
- 4.5.2 Over the last five years, just over a third of Preston's households moved into their current home. In the last two years, 21.4% of households moved to their current home. Over half of these recent movers live in private rented accommodation. 4.8% of Preston households moved into an owner occupied home within the last two years compared with 4.3% that moved into a social rented property. Over the last five years, 10.7% of total households moved into an owner occupied home compared with 7.6% who moved into a social rented home. The most recent moves have been concentrated in the rented sector and in the private rented sector in particular.

Table 46: Preston households that moved in the last 5 years						
Tenure	Moved to current home with last 2 years (%)		Moved to current home within last 3 to 5 years (%)		Total moved within last 5 years (%)	
	No.	%	No.	%	No.	%
Owns outright	745	1.3	601	1.0	1346	2.3
Owns with a mortgage or loan	2024	3.5	2819	4.9	4843	8.4
Shared ownership	47	0.1	11	0.0	58	0.1
Social rent	2486	4.3	1887	3.3	4373	7.6
Private rent	6960	12.1	2215	3.8	9175	15.9
Lives here rent free	41	0.1	96	0.2	136	0.2
ALL	12303	21.4	7628	13.3	19931	34.6

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

- 4.5.3 A sense of the stability of different tenures can be seen by the number of moves households have made in the last ten years by different tenure groups (see Table 47).

Table 47: Number of moves of Preston households in the last 10 years					
Tenure	None (%)	1 move (%)	2 to 5 moves (%)	6 or more (%)	Total (%)
Owns outright	23.2	4.0	1.1	0.0	28.2
Owns with a mortgage or loan	16.8	9.3	6.3	0.4	32.9
Shared ownership	0.1	0.1	0.1	0.0	0.3
Social rent	7.2	6.3	5.1	0.7	19.3
Private rent	0.9	4.8	10.1	2.6	18.4
Lives here rent free	0.3	0.3	0.2	0.0	0.8
Preston Total	48.5	24.8	22.9	3.7	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

- 4.5.4 By looking at the location of people’s previous home it is evident that 69.6% of those that moved to their current Preston home in the last five years were previously residents within Preston (Table 48). A further 4.8% moved from South Ribble, 7.3% moved from elsewhere in Lancashire including Chorley, and 3.9% from elsewhere in the North West. 9.1% moved from elsewhere in the UK and 0.6% moved from an Eastern European country. The majority of the 4.8% that moved from an “Other” locations gave local areas as their previous home

Table 48: Preston recent movers migration patterns

Previous address location	Current address location						
	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Rural North	0.9	0.0	0.6	0.0	0.2	0.2	1.9
Rural East	0.1	0.4	0.2	0.1	0.0	0.0	0.8
North	0.3	0.1	4.3	0.9	1.0	0.6	7.1
East	0.0	0.1	1.6	13.2	5.4	2.1	22.4
Central	0.0	0.1	0.9	1.2	10.0	1.2	13.4
West	0.1	0.3	1.5	2.3	3.4	6.5	14.1
Frenchwood	0.4	0.2	2.2	0.9	3.9	1.2	8.9
Preston (area not specified)	0.0	0.0	0.0	0.4	0.4	0.2	1.0
Preston subtotal	1.7	1.1	11.3	19.1	24.4	12.0	69.6
South Ribble (area not specified)	0.0	0.0	0.3	0.4	1.2	0.5	2.3
Penwortham	0.0	0.0	0.0	0.2	0.3	0.0	0.4
Leyland (including Moss Side)	0.0	0.0	0.0	0.4	0.0	0.0	0.4
Eastern	0.0	0.1	0.0	0.0	0.2	0.5	0.8
Western Parishes	0.0	0.0	0.0	0.2	0.5	0.0	0.6
Eastern Parishes	0.0	0.0	0.0	0.0	0.2	0.0	0.2
South Ribble subtotal	0.0	0.1	0.3	1.1	2.4	1.0	4.8
Chorley	0.0	0.2	0.2	0.2	0.2	0.0	0.9
East Lancashire	0.0	0.0	0.0	0.2	0.5	0.4	1.1
Elsewhere in Lancashire	0.5	0.3	0.8	0.9	2.5	0.3	5.3
Greater Manchester	0.1	0.1	0.2	0.2	1.3	0.0	1.9
Merseyside	0.2	0.0	0.1	0.5	0.0	0.0	0.7
Elsewhere in the North West	0.0	0.0	0.2	0.2	0.9	0.0	1.3
Elsewhere in the UK	0.3	0.1	1.8	1.3	4.9	0.7	9.1
In Eastern Europe	0.0	0.0	0.3	0.0	0.3	0.0	0.6
Other	0.1	0.0	1.4	0.8	1.9	0.6	4.8
Total	2.9	2.0	16.5	24.3	39.3	15.0	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

4.5.5 The previous tenure, housing type and bedroom size of people's homes shows the proportions of recent movers that moved from different tenures to their current home and who made changes in housing type and size in their last move.

4.5.6 Table 49 shows a cross tabulation between current tenure and previous tenure for all those households that moved within the last five years. There is some movement in tenure in all directions, although two thirds, 66.5% of all those that moved in the last five years stayed within the same tenure group as their previous home. Owner occupation and social renting show a net gain in this period, whilst private renting and rent free shows a net loss in the same period.

- 4.5.7 A closer look at owner occupation shows that 27.5% of those who moved in the last 5 years previously lived in owner occupied property and 31.3% currently live in owner occupied property. 17.8% stayed within the owner occupied sector, 6.0% moved into private rent from owner occupation and 3.7% moved into social rent from owner occupation. 12.4% moved in owner occupation from either private or rent free accommodation and just 1% moved from social rent into owner occupation.
- 4.5.8 15.6% of those who moved in the last five years moved from social rented accommodation while 21.8% moved into social rented accommodation in the last 5 years. 11.3% stayed within the social rented sector, 3.1% moved from social renting to private renting, 0.1% moved into shared ownership and 1% moved into owner occupation. 3.6% moved from owner occupation to social rent, 6.8% moved from private or rent free accommodation into social rent and 0.15 moved from shared ownership into social rent.
- 4.5.9 56.8% of those who moved in the last five years, moved from private rented or rent free accommodation and 46.6% moved into private rent or rent free accommodation in the last five years. 37.4% stayed within the private rented/rent free sector. 12.4% moved from private rent/rent free accommodation to owner occupation, and 6.9% moved from private rent/rent free to social rent/shared ownership

Table 49: Tenure changes in most recent move within the last 5 years							
Current tenure	Previous tenure (Table percentage)						
	Owns outright	Owns with mortgage	Shared ownership	Social rent	Private rent	Rent free	Total
Owns outright	4.0	1.3	0.0	0.1	0.9	0.5	6.8
Owns with a mortgage or loan	1.6	10.9	0.0	0.9	5.9	5.1	24.5
Shared ownership	0.1	0.0	0.0	0.1	0.1	0.0	0.3
Social rent	1.0	2.6	0.1	11.3	5.4	1.4	21.8
Private rent	3.0	3.0	0.0	3.1	31.0	5.7	45.9
Lives here rent free	0.0	0.0	0.0	0.0	0.0	0.7	0.7
Total	9.7	17.8	0.1	15.6	43.3	13.5	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

- 4.5.10 Table 50 shows that there is more movement in housing type than in housing tenure between people's previous homes and their current homes. 38.3% of those who moved in the last five years stayed within the same housing type. Whilst people changed from one housing type to another the proportions of movers within types did not change that greatly, so that 24.7% of recent movers previously lived in semi-detached property, and the same proportion of movers moved into semi-detached property, but only 7.6% moved from semi-detached to semi-detached property.

Table 50: Changes in housing type in most recent move within the last 5 years						
Current housing type	Previous housing type (Table percentage)					
	Detached	Semi-detached	Terraced	Flat apartment	Mobile/temporary	Total
Detached	3.4	3.2	2.6	1.9	0.0	11.0
Semi detached	4.4	7.6	8.4	3.9	0.3	24.7
Terraced	2.8	7.9	18.2	6.2	0.9	36.1
Flat/apartment	2.7	6.0	7.4	9.1	3.1	28.2
Mobile/temporary	0.0	0.0	0.0	0.0	0.0	0.0
Total	13.2	24.7	36.6	21.2	4.3	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

- 4.5.11 As with housing type, there is quite a degree of change in bedroom size between previous homes and current homes. 35.3% of all those that moved in the last five years stayed within the same sized property, 31.6% traded down in the number of bedrooms and 33.1% traded up in the number of bedrooms.

Table 51: Changes in bedroom size in most recent move within last 5 years							
Current bedroom size	Previous bedroom size (Table percentage)						
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 or more Bed	Total
1 bed	4.3	4.6	5.3	1.5	0.3	0.0	16.0
2 bed	5.2	12.4	9.8	1.6	0.2	0.4	29.6
3 bed	2.5	14.7	14.5	4.7	0.9	0.4	37.8
4 bed	1.2	2.4	4.6	3.7	0.9	0.4	13.2
5 bed	0.0	0.4	0.6	0.5	0.4	0.6	2.4
6 or more bedrooms	0.4	0.0	0.4	0.2	0.0	0.0	1.1
Total	13.7	34.4	35.3	12.3	2.6	1.8	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

- 4.5.12 Just over a third of all those that moved in the last five years moved because their previous home was unsuitable for the needs of their household. The main reasons given for moving are broken down below in Table 52. 14.6% of those who moved to their current home in the last five years were establishing a new household in their first home and a further 5.5% were establishing new homes following the splitting of an existing household as a result of divorce or separation.

Table 52: Reasons for moving from previous home		
Reasons for moving	Number	Percentage
Moved to establish first home	2,922	14.6
Moved to set up new home after divorce/separation	1,093	5.5
Tenancy/lease expired	833	4.2
Home too small	3,134	15.7
Home too big	875	4.4
Rent/mortgage too high	904	4.5
Reduction/changes to housing benefit	0	0.0
Too costly to heat	337	1.7
Too costly to repair/maintain	199	1.0
In need of major repairs	837	4.2
Lacks self-contained bathroom/kitchen/wc	45	0.2
Unsuitable for an older person	189	0.9
Unsuitable for a person with disability	559	2.8
Fleeing domestic violence	174	0.9
Changed personal circumstances e.g. new job	2,528	12.7
Didn't like neighbourhood	920	4.6
Forced to moved (eviction/repossession)	481	2.4
To be nearer school	262	1.3
To be nearer to facilities/services	459	2.3
Other	4,920	24.6

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 4.5.13 Just over half of those that moved in the last five years were able to move within six months of deciding they needed to move. 19.4% took more than a year to move.

Table 53: Length of time to move			
Length of time	Moved in last 2 years	Moved in last 3 to 5 years	Total moved in last 5 years
Less than 6 months	58.1	42.7	52.2
6 months to 1 year	25.1	33.7	28.4
1 - 2 years	10.9	15.8	12.8
3 - 5 years	4.8	4.8	4.8
6 - 10 years	1.1	2.0	1.4
Over 10 years	0.1	1.0	0.4
Total	100.0	100.0	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

4.6 Moving intentions

- 4.6.1 Comparisons can be drawn between households' housing history and their planned housing future. In paragraph 4.5.2 above 21.4% of Preston households moved to their current home in the last two years. Table 54 below shows that 21.1% plan to move within the next two years.

Preston sub areas	Number planning to move in next two years	Percentage of total households
Rural North	389	0.7
Rural East	170	0.3
North	1,969	3.4
East	2,522	4.4
Central	5,275	9.2
West	1,821	3.2
Preston Total	12,146	21.1

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

- 4.6.2 Just over half, 55.3%, of those planning to move have been waiting less than six months to move. 22.3% have been waiting more than a year to move.
- 4.6.3 A quarter of those planning to move would prefer a new built home (24.7%), with almost half showing no preference (46.3%).
- 4.6.4 Of those that plan to move, 71.1% plan to either stay within the Preston area or they don't know where they will move. 28.9% plan to leave Preston, equating to 3,508 households.

Preston sub areas	Number planning to move in next two years and stay in Preston or don't know where they'll move	Percentage of total households that plan to move
Rural North	167	1.4
Rural East	120	1.0
North	1,395	11.5
East	2,096	17.3
Central	3,406	28.0
West	1,454	12.0
Preston Total	8,638	71.1

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

Table 56: Location choice of those planning to leave Preston		
Location outside Preston	Number	Percentage
South Ribble	469	13.4
Chorley	154	4.4
East Lancashire	65	1.9
Elsewhere in Lancashire	649	18.5
Greater Manchester	419	11.9
Merseyside	59	1.7
Elsewhere in the North West	183	5.2
Elsewhere in the UK	1,133	32.3
Outside the UK	590	16.8
Don't know	43	1.2
Total	3,508	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

Table 57: Reasons for leaving Preston		
Reasons for leaving Preston	Number	Percentage
Housing costs are too high	308	8.8
Reduction/changes to Housing Benefit	85	2.4
Limited choice of suitable properties	360	10.3
Not able to get social housing property in this area	61	1.7
High crime rate in the area	346	9.9
Travel costs are too high	89	2.5
To be nearer employment	660	18.8
To be nearer suitable school	198	5.6
To be nearer family/relatives	921	26.3
To be nearer more facilities in general	276	7.9
Other	1,477	42.1
Total	3,508	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

4.7 Households unable to move

- 4.7.1 Of all the households that stated they had no plans to move in the next two years, 16.5% indicated that they would like to be able to move, but are unable to do so.

Table 58: Households that would like to move but are unable to do so		
Preston sub areas	Number wanting to move in next two years but are unable to	Percentage of total households not intending to move
Rural North	143	0.3
Rural East	164	0.4
North	1,104	2.4
East	2,073	4.6
Central	2,466	5.4
West	1,543	3.4
Preston Total	7,493	16.5

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 4.7.2 The main factor preventing households from moving is the cost of housing affecting 57.2% of those who would like to move but are not able to.

Table 59: Factors preventing a move							
Factors preventing a move	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Cost of housing	0.5	1.1	7.9	17.1	21.9	8.7	57.2
Limited choice of suitable housing	0.6	0.1	2.5	3.3	6.6	3.7	16.9
Cannot sell home	0.2	0.3	0.9	0.7	2.7	2.3	7.0
Negative equity	0.0	0.0	0.5	2.2	1.5	1.7	5.8
Not eligible for social housing	0.0	0.0	0.0	1.1	4.1	1.1	6.3
Other factors	0.7	0.5	4.1	6.6	8.8	8.7	29.3
Total	2.0	2.0	15.4	26.1	33.1	21.4	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

4.8 New forming households

- 4.8.1 The number of households that plan to move out of an existing household to form a new household over the next two years is shown in Table 60 below. 6.7% of Preston existing households (3,838) contain members that plan to move out over the next two years to their own separate home. The majority of these new forming households originate in the Preston Central area and the North area.

Table 60: Preston new forming households within the next 2 years		
Preston sub areas	Number planning to form in next two years	Percentage of total households
Rural North	172	0.3
Rural East	121	0.2
North	769	1.3
East	569	1.0
Central	1,683	2.9
West	524	0.9
Preston Total	3,838	6.7

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

- 4.8.2 Of these new forming households, 14.8% have been waiting to move for over two years. 54% have been waiting less than six months.
- 4.8.3 A fifth of those planning to move would prefer new built home (20.7%), with almost two thirds showing no preference (64.4%)
- 4.8.4 Of those new forming households that plan to move, 62.3% plan to either stay within the Preston area or they don't know where they will move (2,391 households). 37.7% plan to leave Preston (1,447 households).

Table 61: New forming households within the next 2 years staying in Preston		
Preston sub areas	Number planning to move in next two years and stay in Preston or don't know where they'll move	Percentage of total households that plan to move
Rural North	86	2.2
Rural East	85	2.2
North	551	14.4
East	442	11.5
Central	767	20.0
West	460	12.0
Preston Total	2,391	62.3

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

Table 62: Location choice of new forming households planning to leave Preston

Location outside Preston	Number	Percentage
South Ribble	60	4.1
Elsewhere in Lancashire	169	11.7
Greater Manchester	134	9.2
Merseyside	23	1.6
Elsewhere in the North West	184	12.7
Elsewhere in the UK	658	45.5
Outside the UK	114	7.9
Don't know	127	8.8
Total	1,447	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

Table 63: Reasons for new forming households leaving Preston

Reasons for leaving Preston	Number	Percentage
To be nearer employment	426	29.4
To be nearer family/relatives	175	12.1
To be nearer more facilities in general	7	0.5
Other	839	58.0
Total	1,447	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

4.9 Potential new forming households unable to move

- 4.9.1 Of all the households that indicated no members were planning to leave to establish a new home of their own in the next two years, 5.9% indicated that their existing household included members that would like to move out, but are unable to do so. This suppressed demand from potential new households is very similar to the number of actual planned new forming households, although the demand falls more strongly in the Preston East and West areas than the number of actual planned moves.

Table 64: Potential new households that would like to move but are unable to do so		
Preston sub areas	Number wanting to move in next two years but are unable to	Percentage of total households with members not intending to move
Rural North	45	0.1
Rural East	37	0.1
North	313	0.5
East	1,098	1.9
Central	964	1.7
West	922	1.6
Preston Total	3,379	5.9

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 4.9.2 The main factor preventing households from moving is the cost of housing, affecting 60.2% of those who would like to move but are not able to.

Table 65: Factors preventing new forming households from moving							
Factors preventing a move	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Cost of housing	0.4	0.3	10.6	17.7	18.0	13.1	60.2
Limited choice of suitable housing	0.2	0.1	0.3	5.8	6.2	1.4	14.0
Cannot sell home	0.0	0.3	0.5	1.1	1.3	1.7	5.0
Negative equity	0.0	0.0	0.0	1.2	1.4	1.3	3.9
Not eligible for social housing	0.0	0.0	0.9	1.7	1.8	0.8	5.2
Other factors	0.6	0.8	2.9	6.1	11.5	7.6	29.5
Total	1.2	1.3	14.0	27.4	32.3	23.7	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

4.10 Existing households moving

- 4.10.1 Just over half the existing Preston households that plan to move in the next two years are looking to buy owner occupied housing. Just over a quarter are interested in shared ownership or social rented accommodation and 22% are looking to rent privately.

Table 66: Tenure preferences for existing households moving		
Tenure	Existing households planning to move in Preston	Percentage
Owns outright	1,862	21.6
Owns with a mortgage or loan	2,467	28.6
Shared ownership	192	2.2
Social rent	2,053	23.8
Private rent	1,898	22.0
Lives here rent free	166	1.9
Total	8,638	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 4.10.2 A breakdown of housing type and size preferences for all tenures is shown in Table 67 below.

Table 67: Existing households moving - housing type and size preferences all tenures						
Housing type	1 Bed (%)	2 Bed (%)	3 Bed (%)	4 Bed (%)	5 or more Bed (%)	Total (%)
Detached	1.3	6.7	8.6	11.3	2.5	30.4
Semi detached	1.8	12.4	19.0	5.4	0.3	39.0
Terraced	1.6	6.9	7.7	3.3	0.8	20.4
Flat/apartment	3.5	5.3	0.6	0.5	0.0	10.0
Mobile/temporary	0.0	0.3	0.0	0.0	0.0	0.3
Total	8.2	31.6	36.0	20.5	3.6	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

Table 68: Existing households moving - housing type and size preferences owner occupied						
Housing type	1 Bed (%)	2 Bed (%)	3 Bed (%)	4 Bed (%)	5 or more Bed (%)	Total (%)
Detached	2.5	10.0	12.4	19.7	3.2	47.7
Semi detached	0.0	12.9	19.7	7.3	0.0	39.9
Terraced	0.0	5.9	3.9	0.0	0.0	9.8
Flat/apartment	0.0	2.0	0.0	0.0	0.0	2.0
Mobile/temporary	0.0	0.6	0.0	0.0	0.0	0.6
Total	2.5	31.4	36.0	27.0	3.2	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

Table 69: Existing households moving - housing type and size preferences social rented						
Housing type	1 Bed (%)	2 Bed (%)	3 Bed (%)	4 Bed (%)	5 or more Bed (%)	Total (%)
Detached	0.0	5.9	2.9	0.0	0.0	8.7
Semi detached	4.8	11.8	17.1	4.5	0.0	38.3
Terraced	2.3	9.6	11.8	8.2	0.0	31.8
Flat/apartment	14.5	6.7	0.0	0.0	0.0	21.2
Mobile/temporary	0.0	0.0	0.0	0.0	0.0	0.0
Total	21.5	33.9	31.8	12.7	0.0	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

Table 70: Existing households moving - housing type and size preferences private rented						
Housing type	1 Bed (%)	2 Bed (%)	3 Bed (%)	4 Bed (%)	5 or more Bed (%)	Total (%)
Detached	0.0	0.9	6.8	3.0	0.0	10.7
Semi detached	3.4	11.3	18.8	1.7	0.0	35.2
Terraced	5.1	7.4	14.1	6.8	3.9	37.3
Flat/apartment	1.0	10.4	3.0	2.4	0.0	16.7
Mobile/temporary	0.0	0.0	0.0	0.0	0.0	0.0
Total	9.4	30.0	42.8	13.9	3.9	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 4.10.3 16.5% of moving households are definitely interested in shared ownership and a further 16.4% don't know.

Table 71: Existing households moving in Preston interested in shared ownership				
Preston sub areas	Yes (%)	No (%)	Don't Know (%)	Total (%)
Rural North	0.0	2.0	0.4	2.3
Rural East	0.2	1.5	0.0	1.6
North	1.7	14.0	2.0	17.7
East	2.8	14.6	3.4	20.9
Central	8.8	22.4	7.5	38.7
West	3.0	12.7	3.1	18.8
Preston Total	16.5	67.1	16.4	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

Table 72: Location choices for existing households moving							
Preferred locations within Preston	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Rural North	4.5	0.9	3.9	1.3	3.4	4.6	18.6
Rural East	0.0	1.9	0.0	2.6	1.2	0.4	6.1
North	0.0	0.0	12.9	2.4	5.0	0.4	20.7
East	0.0	0.0	0.0	14.4	3.2	0.0	17.6
Central	0.0	0.0	0.0	0.0	15.0	0.0	15.0
West	0.0	0.0	0.0	4.4	4.2	12.0	20.6
Elsewhere in Preston/Newton	0.0	0.0	1.3	7.4	4.2	3.5	16.5
Don't know	0.0	0.0	0.6	0.0	1.4	0.4	2.5
Total	4.5	2.5	18.1	25.9	28.2	20.9	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 4.10.4 Of those households planning to move within Preston, 60.6% are looking to stay within their local area. The reason people gave for preferring certain locations are shown in Table 73 below.

Table 73: Reasons for location choices for existing households moving							
Reasons for preferred locations within Preston	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Near to work	2.4	1.8	5.4	7.9	4.7	5.7	21.9
Near to schools	5.8	1.0	2.9	7.0	4.0	7.4	24.4
Near to family/friends	5.4	2.2	5.5	10.8	4.4	11.0	39.2
Suitable housing available in that area	0.6	1.2	4.9	0.8	0.0	0.6	9.7
Good public transport	1.8	0.7	1.7	0.8	2.2	2.2	7.6
Near shops/leisure facilities/health services	0.6	0.7	4.3	1.4	4.4	2.4	11.1
Near religious/cultural facilities	0.0	0.0	0.6	0.0	0.6	0.0	1.2
Low levels of crime/anti-social behaviour	3.5	2.4	2.8	0.0	1.1	2.5	15.0
No fear of racial/other harassment	0.9	0.7	0.6	0.8	0.0	1.3	3.7
Good quality housing	4.0	3.8	11.6	0.0	2.2	1.3	24.1
Property is affordable	2.9	0.0	1.1	0.8	1.1	0.0	4.9
Other / Family member ill	0.8	0.4	1.1	0.8	1.1	0.0	5.0
Other / Health reasons	0.0	0.0	0.0	0.0	0.0	1.9	1.9
Other / Near to university	0.0	0.0	0.0	1.0	5.6	0.0	7.5
Other / like the area	1.0	0.9	0.0	0.0	0.0	1.2	2.3
Total	18.0	6.2	21.0	17.8	15.2	20.9	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 4.10.5 Of those who are planning to move and are interested in tenures other than owner occupation, 27.% are registered with Select Move, 3.1% are registered with another Council and 8.0% are registered with another housing association.

4.11 People leaving home

- 4.11.1 4.2% of Preston households (2,391) contain members that plan to move out within the next two years to establish a new home of their own. In a number of cases there are several people within an existing household that plan to move and a number of existing households harbour multiple potential new forming households. The mean number of people leaving home per household containing leavers is 1.84 and the mean number of planned new households is 1.36. This implies 4,411 people planning to leave home in the next two years establishing 3,256 new homes. However, in 29.1% of cases the new forming households will be formed with another person who either already lives in the existing household or lives in another household within the Preston area. Allowing for this combining of home leavers, implies an estimated total 2,309 new households to be formed over the next two years in Preston.
- 4.11.2 39.5% of new forming households in Preston that plan to move in the next two years are looking to buy owner occupied housing. 28.4% are interested in shared ownership or social rented accommodation and 28% are looking to rent privately.

Tenure	New forming households in Preston	Percentage
Owns outright	209	9.0
Owns with a mortgage or loan	702	30.4
Shared ownership	118	5.1
Social rent	537	23.3
Private rent	646	28.0
Lives here rent free	96	4.2
Total	2,309	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 4.11.3 A breakdown of housing type and size preferences for all tenures is shown in Table 75 below.

Housing type	1 Bed (%)	2 Bed (%)	3 Bed (%)	4 Bed (%)	5 or more Bed (%)	Total (%)
Detached	3.3	3.4	5.4	1.5	0.9	14.5
Semi detached	0.0	19.6	13.6	0.7	0.0	33.9
Terraced	8.0	15.2	6.0	5.1	0.0	34.2
Flat/apartment	8.9	6.8	0.0	1.6	0.0	17.3
Total	20.1	45.1	24.9	8.9	0.9	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

Table 76: New forming households - type and size preferences owner occupied						
Housing type	1 Bed (%)	2 Bed (%)	3 Bed (%)	4 Bed (%)	5 or more Bed (%)	Total (%)
Detached	3.7	7.9	2.7	3.5	2.1	19.9
Semi detached	0.0	27.2	17.9	0.0	0.0	45.1
Terraced	5.8	12.2	11.1	0.0	0.0	29.1
Flat/apartment	2.8	3.0	0.0	0.0	0.0	5.8
Total	12.2	50.4	31.8	3.5	2.1	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

Table 77: New forming households - type and size preferences social rented						
Housing type	1 Bed (%)	2 Bed (%)	3 Bed (%)	4 Bed (%)	5 or more Bed (%)	Total (%)
Detached	8.8	0.0	10.5	0.0	0.0	19.2
Semi detached	0.0	6.3	17.7	0.0	0.0	24.0
Terraced	8.3	16.5	5.9	12.0	0.0	42.7
Flat/apartment	9.5	4.5	0.0	0.0	0.0	14.1
Total	26.6	27.3	34.1	12.0	0.0	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

Table 78: New forming households - type and size preferences private rented						
Housing type	1 Bed (%)	2 Bed (%)	3 Bed (%)	4 Bed (%)	5 or more Bed (%)	Total (%)
Detached	0.0	0.0	7.5	0.0	0.0	7.5
Semi detached	0.0	11.5	0.0	0.0	0.0	11.5
Terraced	13.3	22.2	0.0	9.7	0.0	45.1
Flat/apartment	14.6	15.8	0.0	5.4	0.0	35.9
Total	27.9	49.5	7.5	15.1	0.0	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 4.11.4 16.9% of moving households are definitely interested in shared ownership and a further 19.3% don't know.
- 4.11.5 Of those households planning to move within Preston, 61.5% are looking to stay within their local area. The reason people gave for preferring certain locations are shown in Table 80 below.

Table 79: Location choices for new forming households							
Preferred locations within Preston	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Rural North	6.7	2.1	0.0	0.0	2.4	4.6	15.7
Rural East	0.0	2.9	0.0	0.0	0.0	0.0	2.9
North	0.0	0.0	1.7	11.6	0.0	0.0	13.3
East	0.0	0.9	0.0	12.9	0.0	0.0	13.8
Central	0.0	0.0	0.0	5.4	18.8	0.0	24.2
West	0.0	2.1	0.0	5.4	6.4	18.4	32.3
Elsewhere in Preston	0.0	0.0	0.0	4.0	3.2	0.0	7.1
Don't know	0.0	2.1	7.8	0.0	0.0	0.0	9.9
Total	6.7	8.0	9.5	28.5	24.3	23.0	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

Table 80: Reasons for location choices for new forming households							
Reasons for preferred locations within Preston	Rural North (%)	Rural East (%)	North (%)	East (%)	Central (%)	West (%)	Total (%)
Near to work	4.3	0.0	4.0	5.6	12.1	18.0	26.3
Near to schools	2.9	0.0	0.0	5.6	12.6	5.6	18.7
Near to family/friends	4.3	0.9	13.6	14.1	12.1	23.8	51.2
Suitable housing available in that area	3.9	0.0	0.0	0.0	0.0	7.0	13.0
Good public transport	3.9	0.0	0.0	0.0	0.0	7.0	11.0
Near shops/leisure facilities/health services	3.9	0.0	0.0	0.0	0.0	0.0	3.9
Near religious/cultural facilities	1.4	0.0	0.0	0.0	0.0	0.0	1.4
Low levels of crime/anti-social behaviour	6.2	0.0	0.0	0.0	0.0	0.0	10.2
No fear of racial/other harassment	1.4	0.0	0.0	0.0	0.0	0.0	1.4
Good quality housing	6.2	0.0	0.0	0.0	0.0	9.1	15.3
Property is affordable	3.9	0.0	0.0	0.0	0.0	9.1	13.1
Other - Don't know	0.0	0.0	0.0	0.0	0.0	0.0	8.0
Other - to study	0.0	0.0	0.0	0.0	5.6	0.0	5.6
Total	13.9	0.9	13.6	14.1	24.8	33.0	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

- 4.11.6 Of those who are planning to move and are interested in tenures other than owner occupation, 19.4% are registered on a housing waiting list, 16.3% are registered with Select Move and the remainder are registered with another council or another housing association.
- 4.11.7 Just under half the new forming households have monthly gross income below £1,551 and 54.5% have less than £5,501 available for a deposit.

Table 81: Gross household income new forming households		
Household income	New forming households in Preston	Cumulative percentage
Less than £550	328	14.2
> £750	360	29.8
> £950	65	32.6
> £1,250	257	43.7
> £1,550	141	49.8
> £2,050	309	63.2
> £2,550	388	80.0
> £3,050	135	85.9
> £3,550	160	92.8
> £4,050	37	94.4
> £4,550	130	100.0
Total	2,309	

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

Table 82: Resources available for a deposit - new forming households		
Resources for a housing deposit	New forming households in Preston	Cumulative percentage
Less than £500	926	40.1%
< £1,500	158	46.9%
< £3,500	125	52.3%
< £5,500	49	54.5%
< £10,000	166	61.7%
< £15,000	482	82.6%
< £20,000	176	90.2%
More than £25,000	227	100.0%
Total	2,309	

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

5. Estimating Housing Need

5.1 Introduction

- 5.1.1 Following the latest DCLG guidance²⁷, this chapter, in sections 5.6, 5.7 and 5.8, provides a step-by-step guide to the Housing Needs Model for Preston. A summary table that brings the evidence from each of these sections together is presented at Table 114.
- 5.1.2 Section 5.6 looks at current housing need and presents evidence for the first three steps of the housing need model. Section 5.7 presents evidence for estimating the level of future housing need and Section 5.8 considers the supply of affordable housing. Chapter 7 summarises the evidence and sets out the policy implications.
- 5.1.3 Throughout, the text and tables follow the convention of referring to the DCLG guidance stepped approach:
- Current housing need - steps 1.1, 1.2, 1.3 and 1.4
 - Future housing need - steps 2.1, 2.2, 2.3 and 2.4
 - Affordable housing supply - steps 3.1 to 3.8
 - Estimate of net annual housing need - step 1.4 minus step 3.5 multiplied by 20% plus step 2.4 minus step 3.8²⁸

5.2 Critical concepts in determining housing need

Housing need

- 5.2.1 Overall, one can talk of the housing requirements of a district and these requirements are made up of both demand and need. Households that can enter the general market without intervention of any sort are defined as demand. This is the same as the economic definition of demand in that demand will become apparent in the general housing market and has a cost relationship with supply. On the other hand, households that are unable to enter the general market without some form of intervention by public service providers are defined as need.

²⁷ Ibid

²⁸ These steps are explained more fully in the subsequent chapters

5.2.2 The SHMA guidance followed the publication of Planning Policy Statement 3 (PPS3). Even though the National Planning Policy Framework has superseded PPS3, the SHMA guidance has yet to be modified in the same way and so the definition of housing need used in PPS3 still underpins the guidance:

The quantity of housing required for households who are unable to access suitable housing without financial assistance²⁹

5.2.3 Consequently the SHMA guidance states that:

For the purposes of assessment, this means partnerships need to estimate the number of households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market.³⁰

5.2.4 From the point of view of social housing providers, need is more significant. From the point of land use planning, both demand and need are relevant.

5.2.5 **Outside Consultants** takes a pragmatic approach towards identifying housing need and demand that focuses on transparency and a clear audit trail to provide defensible data. This accords with the latest guidance, which states that:

No one methodological approach or use of a particular dataset(s) will result in a definitive assessment of housing need and demand. The quality of the data used is the important consideration in determining whether an assessment is robust and credible rather than its nature.³¹

5.2.6 The Housing Needs Model is a dynamic tool that both measures progress towards achieving policy aims and balancing housing markets and facilitates “what-if” scenarios to measure impacts of market change or market intervention.

5.2.7 The Model calculates the current housing need, future housing need and affordable housing supply as annual flows to arrive at a net figure for the number of additional affordable dwellings required in a District. This model is based upon the latest DCLG guidance. Table 83 outlines the key stages in the model.

²⁹ *Planning Policy Statement 3 (PPS3): Housing*, Communities and Local Government, June 2011, p27

³⁰ *Strategic Housing Market Assessments: Practice Guidance*, Communities and Local Government, August 2007, p41

³¹ *Strategic Housing Market Assessments: Practice Guidance*, Communities and Local Government, August 2007, p11

Table 83: Housing needs assessment model

<p>CURRENT HOUSING NEED (gross backlog) (times a yearly quota) <i>Plus</i></p> <p>FUTURE HOUSING NEED (gross annual estimate) <i>Minus</i></p> <p>AFFORDABLE HOUSING SUPPLY <i>Equals</i></p> <p>ESTIMATE OF NET ANNUAL HOUSING NEED</p>

- 5.2.8 Each line in the model is explained in detail with supporting information. Modelling housing needs is as much an art as a science and is very sensitive to the assumptions and interpretations made in the analysis. Our practice is to ensure that these assumptions are transparent in order that they are understood and agreed with the client before being finalised.
- 5.2.9 Having identified the scale of housing need, we can determine the range of appropriate responses to the need including the breakdown of social housing and intermediate tenures such as shared ownership and shared equity products.

Unsuitable housing

- 5.2.10 Those in unsuitable housing are defined in the guidance through a series of criteria, presented in Table 84. Households who are not in housing need but would like affordable housing are excluded from this modelling section of the Housing Market Assessment.

Table 84: Unsuitable housing ³²	
Main category	Sub-divisions
Homeless households or insecure tenure	Homeless households
	Households with tenure under notice, real threat of notice or lease coming to an end; housing that is too expensive for households in receipt of housing benefit or in arrears due to expense
Mismatch of housing need and dwellings	Overcrowded according to the bedroom standard
	Too difficult to maintain (e.g. too large) even with equity release
	Couples, people with children and single adults over 25 sharing a kitchen, bathroom or WC with another household
	Households containing people with mobility impairment or other specific needs living in unsuitable dwelling (e.g. accessed via steps) which cannot be made suitable in-situ
Dwelling amenities and condition	Lacks a bathroom, kitchen or inside WC and household does not have the resources to make fit (e.g. through equity release or grants)
	Subject to major disrepair or unfitness, and household does not have the resources to make fit (e.g. through equity release or grants)
Social needs	Harassment from others living in the vicinity which cannot be resolved except through a move

- 5.2.11 It is not necessary to use the affordability measures to test whether households can afford their existing accommodation. Only households in arrears or in receipt of housing benefit should be regarded as being in housing need, on the grounds that their accommodation is too expensive. Otherwise, households should be assumed to be managing to afford their current housing.
- 5.2.12 The size of mortgage required should be compared to the entry-level price of a property of an appropriate size for the household (this is based on the size of the household whereby the bedroom standard can be applied and also the degree to which ‘ideal’ sized properties are available).

Affordable housing

- 5.2.13 Affordable housing is that housing which is provided to meet the *needs* of the local population. It includes

“Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.”³³

³² *Strategic Housing Market Assessments: Practice Guidance*, Communities and Local Government, August 2007, p41

³³ *National Planning Policy Framework*, Communities and Local Government, March 2012, p50

5.2.14 The National Planning Policy Framework offers the following definitions:

“Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.”

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.”³⁴

5.2.15 Homes that do not meet these definitions of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

5.3 Affordability of open market housing

5.3.1 The concept of affordability is critical in the needs assessment process. The degree to which households can afford market housing is based upon the ratio between household incomes and housing costs. The needs assessment uses gross household incomes and entry-level house prices to estimate housing need for affordable housing. This involves assessing whether or not current households who are in unsuitable housing can afford suitable market housing and also applying affordability analysis to newly forming and concealed households to establish numbers of actual and potential households who are likely to be in need of affordable housing.

5.3.2 A household is considered unlikely to be able to afford to buy a home that costs more than 3.5 times the gross household income for a single income household or 2.9 times the gross household income for two income household. If possible, any allowance for existing equity that could be used towards the cost of home-ownership should be taken into account.

³⁴ ibid

- 5.3.3 A household is considered able to afford market renting where the rent payable is no more than 25 per cent of their gross household income.³⁵
- 5.3.4 A household is taken as being able to afford a shared equity property where the rent and mortgage costs are no more than 25% of gross income.
- 5.3.5 Households who cannot afford any of the above therefore need social rented accommodation.
- 5.3.6 To examine the issue of house price affordability within Preston, we have explored the ease with which an average household can access the local property market.
- 5.3.7 Household income has been estimated from the HNDA survey. In Preston average (mean) household income in households with one income is £17,393 p.a. and in households with two or more incomes is £33,159.
- 5.3.8 The household income required to secure a mortgage based on current property prices (see Table 21 above, p35) is shown in Table 85.

Table 85: Affordability of home ownership				
	Detached	Semi-detached	Terrace	Flat/maisonette
Mean price	£254,104	£142,113	£93,984	£78,516
Deposit	£25,411	£14,212	£9,399	£7,852
Required mortgage	£228,693	£127,901	£84,586	£70,664
Total amount to be repaid incl. interest	£356,505	£199,382	£131,859	£110,157
Annual mortgage repayment incl. interest	£14,260	£7,975	£5,274	£4,406
Income required to secure mortgage	£57,040.79	£31,901.17	£21,097.51	£17,625.07
Average household income (one income)	£17,393			
Difference between income required and average household income	-£39,648	-£14,508	-£3,705	-£232
Average household income (two incomes)	£33,159			
Difference between income required and average household income	-£23,882	£1,258	£12,061	£15,534

Source: Income - HNDA 2013, House price – Land Registry 2013, Mortgage calculator – Google Money

- 5.3.9 In Preston the mean household income for a household with one income is £17,393. At this level a person would almost be able to get a 90% mortgage on a flat/maisonette, of which there is a very short supply. However, a household where there are two incomes contributing to a potential mortgage could, potentially borrow enough to buy a range of homes in the District; although a detached home would remain unaffordable. That said the deposits required, when almost three-fifths of Preston households have less than £2,500 they could put towards a deposit, suggests that even with 5% deposits and the Help To Buy

³⁵ 'Rent payable' is the entire rent due, even if it is partially or entirely met by housing benefit. Other housing-related costs, such as council tax and utility bills should not be included.

scheme the housing market remains unaffordable to the majority of single income households looking to enter the market for the first-time.

- 5.3.10 Table 24 above (p38) shows the cost of private renting in Preston, whilst Table 25 above (p39) shows the cost of social renting. The lower quartile rent for all properties in the private sector is £319 per month and the average monthly rent for all general needs social rented housing is £293.63. In other words it costs £25.37 per month more (8.6% higher) to rent in the private sector than in social housing sector.
- 5.3.11 As Table 86 shows, there is a considerable difference between the cost of homes in the private rented sector and the social housing sector. The costs to rent a one bedroom home privately are 58.1% higher than the social housing equivalent; a two bedroom home is 57.5% higher. With an average single person income of £17,393 p.a. (see Table 85), a two bedroom home would be unaffordable. As shown in Table 27 above (p41), 50.7% of Preston households earn less than £1,550 per month.
- 5.3.12 Affordable rent does bridge the gap between social rent and private rent to some extent. Based upon 80% of the private rent, an affordable rent of £316 per month for a one bed property is 26.5% higher than the equivalent social rent. For a two bedroom property the difference is 26.0% or £76.58 per month. Consequently a household would require a monthly income of £1,485 as opposed to £1,178.

Table 86: Affordability of rented homes								
		Social rent	Affordable rent	Private rent	Difference between affordable and social rent		Difference between private and social rent	
		£	£	£	£	%	£	%
1 bed	Monthly rent	£249.77	£316.00	£395.00	£66.23	26.5%	£145.23	58.1%
	Monthly income	£999.09	£1,264.00	£1,580.00	£264.91	26.5%	£580.91	58.1%
2 bed	Monthly rent	£294.62	£371.20	£464.00	£76.58	26.0%	£169.38	57.5%
	Monthly income	£1,178.49	£1,484.80	£1,856.00	£306.31	26.0%	£677.51	57.5%

Source: HCA/VOA

5.4 Affordability of entry-level housing

- 5.4.1 The latest DCLG guidance recommends that the lower quartile house price (LQHP) should be taken as a proxy for indicating entry-level property prices. Table 87 shows the lower quartile house price for 2008-13 for the Lancashire local authorities. One advantage of using this indicator is the ability to apply a consistent measure across all areas and allow meaningful comparison between areas. The entry-level property price is important for determining affordability for an assessment of housing need.

- 5.4.2 The LQHP in Preston at £87,313 is 4.3% lower than it was in 2008. In Lancashire the LQHP is just 2.3% lower, whereas in England & Wales it is now 2.2% higher than in 2008.

Table 87: Lower quartile house prices - Lancashire 2008-13(£)					
	2008	2009	2010	2011	2012
Burnley	56,031	50,500	49,125	45,988	46,488
Chorley	105,125	103,999	108,061	107,375	103,125
Fylde	128,303	123,219	125,744	116,031	117,000
Hyndburn	68,609	61,063	61,424	59,825	61,326
Lancaster	102,899	96,638	101,250	96,750	99,625
Pendle	66,375	57,063	57,000	57,438	54,000
Preston	91,191	87,556	83,688	81,625	87,313
Ribble Valley	135,428	125,125	130,719	130,625	127,289
Rosendale	81,125	74,238	78,375	75,813	75,250
South Ribble	115,994	105,988	113,375	106,156	109,000
West Lancashire	111,625	116,375	116,500	118,313	119,438
Wyre	114,219	107,428	107,313	102,625	100,494
Lancashire	90,504	89,000	90,363	87,375	88,500
England & Wales	121,488	119,875	124,809	122,500	124,250

Source: DCLG Live Table 583 – rolling average of previous 4 quarters

- 5.4.3 The yearly and monthly earnings that would be required for a mortgage on an entry-level property, as priced in Table 87 are shown below in Table 88. Earnings refer to gross income and assume a 90% mortgage of 3.5 times salary for single income households, and 2.9 times salary for two income households, as per the latest DCLG guidance.

Table 88: Required gross income for entry-level mortgage						
	10% deposit	90% mortgage	Single income p.a.	Single income p.m.	Two incomes p.a.	Two incomes p.m.
Preston	£8,731	£78,581	£22,452	£1,871	£27,097	£2,258
Lancashire	£8,850	£79,650	£22,757	£1,896	£27,466	£2,289
England & Wales	£12,425	£111,825	£31,950	£2,663	£38,560	£3,213

Source: DCLG Live Table 583

- 5.4.4 A single income household in Preston would require an annual salary of £22,452 to afford a 90% mortgage on an entry-level dwelling and a two income household would require an annual salary of £27,097 to afford a 90% mortgage on an entry-level dwelling.

5.5 Previous estimates of housing need

- 5.5.1 The Housing Needs Study undertaken for Preston City Council by Northern Housing Consortium and published in March 2004, was completed prior to the current government guidance and as such produced a figure for housing need in Preston that is not necessarily

comparable with more recent estimates. Northern Consortium estimated that there were around 6,520 households (12.4% of all households) in Preston living in housing need.

- 5.5.2 Work commissioned by Chorley, Preston and South Ribble Councils in 2008 from Nevin Leather Associates (NLA) provided an interim assessment of affordable housing requirements based on the same model previously used for the Region.
- 5.5.3 This concluded that, in total, the annual average net affordable housing need in the Central Lancashire housing market area is 1,562,³⁶ which broke down to 566 for Chorley, 256 for Preston and 741 for South Ribble. Although Preston had the highest rate of gross affordable need, its larger supply of affordable housing through relets offsets this, resulting in net affordable need of 0.47 per 100 households. Net requirements in Chorley (1.28 per 100) and South Ribble (1.64 per 100) are higher because the supply from relets is smaller. Net needs are highest in the more rural areas of Preston (2.0 per 100 households or more).
- 5.5.4 The study also concluded that:
- (i) the annual net affordable housing requirement was higher than RSS provision for all new housing in Chorley and South Ribble, and represents two thirds of new provision in Preston³⁷
 - (ii) 21% of the requirement for affordable housing could be met by intermediate products³⁸
- 5.5.5 The SHMA published in August 2009 utilised a different methodology from the work by NLA, not the least in that it drew upon a household survey rather than solely relying upon secondary data. The summary of net annual housing need indicated that Preston had an estimated annual shortfall of 397 units and South Ribble an estimated annual shortfall of 660 units. Overall Central Lancashire had an estimated annual shortfall of affordable housing of 1,779 units.
- 5.5.6 Further analysis suggested that the net annual housing need in Preston 2009-14 would vary between 384 and 638 with a mean over the period of 471 and the net annual housing need in South Ribble 2009-14 would vary between 520 and 833 with a mean over the period of 651.
- 5.5.7 Over the period 2009-2014 the mean annual need for affordable housing in Central Lancashire was projected as 1,727. These overall figures for Central Lancashire appeared to corroborate the conclusions of the NLA study in 2008, although the distribution between the three authorities differed.

³⁶ *Interim estimates of affordable housing requirements in Central Lancashire*, October 2008, NLA p10

³⁷ *op. cit.*, p17

³⁸ *op. cit.*, Table 3.4, p24

5.6 Current housing need

Table 89: Summary of data required for current housing need ³⁹	
Step	Data items
1.1 Homeless households and those in temporary accommodation	Homeless agencies data, Priority homeless households in temporary accommodation
1.2 Overcrowding and concealed households	Census, Survey of English Housing, Local Housing Registers, Local household surveys
1.3 Other groups	Housing Register, Local Authority and RSL transfer lists, Hostel move-on needs, Local household surveys
1.4 Total current housing need (gross)	1.1 + 1.2 (+ 1.3)

Homeless households and those in temporary accommodation

- 5.6.1 Data on the number of homeless households and those in priority need from the P1E homelessness returns for the financial year 20012/13 is presented in Table 90 and Table 91 below.

Table 90: Households accepted as homeless and in priority need				
	2009/10	2010/11	2011/12	2012/13
Preston	46	47	55	54

Source: DCLG Live Table 784: Local Authorities action under the homelessness provisions of the Housing Acts

- 5.6.2 The 2012/13 figure for households accepted as homeless and in priority need during the year is used in the housing need model at step 2.3 as a proxy for existing households falling into need and forms part of the annual assessment of future housing need.
- 5.6.3 Step 1.1 of the Housing Needs Model looks at households accepted as homeless and in priority need and in temporary accommodation at 31st March, including those households recorded as having a duty owed, but no accommodation secured at the end of March 2013.

Table 91: Homeless households in temporary accommodation (+duty owed, but no accommodation secured)								
At 31 st March	2010		2011		2012		2013	
Preston	21	(7)	21	(7)	18	(16)	15	(18)

Source: DCLG Live table 784: Local Authorities action under the homelessness provisions of the Housing Acts

Over-crowding, concealed households and other groups

- 5.6.4 Steps 1.2 and 1.3 of the model are about defining the level of current housing need based on households that are currently unsuitably housed. For the purposes of this assessment the best source of data to reflect local need is the 2013 household survey data. The survey

³⁹ *Strategic Housing Market Assessments: Practice Guidance*, Communities and Local Government, March 2007, p43

data have been weighted and grossed to give figures that are equivalent to a census (i.e. a 100% survey of all households).

- 5.6.5 The number of households in Preston that consider themselves unsuitably housed and the reason for the unsuitability of their homes are discussed in paragraph 4.3 above.
- 5.6.6 Not all of the households that are unsuitably housed will be considered as representing a backlog of housing need. A proportion will be able to find in-situ solutions to their housing issues (e.g. home improvements/repairs or extending/adapting the dwelling). If the unsuitably housed household indicated that they did not intend to move within the next two years they have been assumed to be able to find an in-situ solution and have been excluded from the backlog of need.
- 5.6.7 Households that are unsuitably housed and indicate that they will move, but intend to leave the district are also excluded from the estimate of current housing need.
- 5.6.8 Having excluded, households that do not intend to move and households that do intend to move, but expect to leave the local authority district, the remaining households can be said to reflect a backlog of current housing need. However, it is also likely that a proportion of these households living in unsuitable accommodation will be able to move to more appropriate accommodation through their own resources. Therefore an assumption has been made that households with incomes above the affordability threshold should be discounted from the estimate of households in current need.
- 5.6.9 The household survey data allows an assessment of the proportion of households in need that have gross household incomes below the level required to secure a 90% mortgage on an entry level property (see Table 85 above). Of those that cannot afford the entry level market housing for sale an estimate has been made of the number that would be able to afford private rented accommodation and these households have also been excluded from the backlog need figure. The estimate of the number of households that can afford private rented accommodation is based on an assumption of a limited level of supply (set at the proportions indicated in the household survey that want to move into private rented accommodation) and assuming the required household income levels as described above in Table 86.
- 5.6.10 The affordability calculation does assume that households would be able to find a 10% deposit. Survey evidence shows that amongst those households defined as being in housing need i.e. unsuitably housed and unable to find an in-situ solution, a high proportion do not have sufficient savings to provide a meaningful deposit.

Total current housing need (gross per year)

- 5.6.11 Table 92 shows the estimated level of current housing need, based on the number of households in temporary accommodation at 31st March 2012 (in Table 91), and the number

of households in unsuitable housing unable to afford to move to more suitable accommodation (Step 1.2 and step 1.3).

- 5.6.12 The estimated level of current housing need as a proportion of the total households in Preston is 3.0%.

Table 92: Current housing need	
Step 1.1	33
Step 1.2	1715
Step 1.3	
Step 1.4	1747
Proportion of total households	3.0%

Source: DCLG live table 784 (step 1.1), HNDA 2013 (numbers weighted and grossed to Census 2011) (step 1.2 and 1.3)

5.7 Future housing need

Table 93: Summary of data required for future housing need ⁴⁰	
Step	Data items
2.1 New household formation (gross per year)	Census, SHE, local household surveys
2.2 Proportion of new households unable to buy or rent in the market	Entry level rents/property prices, SEH, Mortgage lenders, LA/RSL databases
2.3 Existing households falling into need	Housing register, LA/RSL data, tenants surveys, homelessness data
2.4 Total newly arising housing need (gross per year)	$(2.1 \times 2.2) + 2.3$

New household formation

- 5.7.1 As with the assessment of current housing need, there are different methods for estimating the annual rate of newly arising need. The preferred method in this assessment is to rely on the 2013 Housing Need Assessment household survey data.
- 5.7.2 Alternative methods rely on secondary data using either household projections or looking at recent acceptances on to the housing register.

Survey evidence on potential new forming households

- 5.7.3 The number of newly forming households is discussed in paragraph 4.8 above. Of these potential new forming households a proportion indicated that they would like to leave the area and so these are excluded from the estimate of future housing need.
- 5.7.4 In addition to the new forming households that planning to move in the next two years a significant proportion of existing households indicated that they contained members who would like to move out but are unable to so for a variety of reasons including cost. These have been included in the estimate of future housing need.

⁴⁰ *Strategic Housing Market Assessments: Practice Guidance*, Communities and Local Government, March 2007, p45

Newly forming households unable to buy or rent in the market

- 5.7.5 An estimate must be made of the proportion of new forming households that will not be able to afford to buy market housing or to afford market rent. This is based on the assumptions of housing costs described above in Chapter 5, *Estimating Housing Need*. Private renting is clearly a more affordable housing option than owner occupation, but the level of supply is quite limited and it would be misleading to build the housing need model on the assumption that private renting could be an option open to all potential new forming households. Instead the affordability of private renting has been assessed against the proportion of new forming households that indicated an interest in private rent.
- 5.7.6 The affordability calculation does assume that households would be able to find a 10% deposit. Survey evidence shows that amongst potential new households a high proportion do not have sufficient savings to provide a meaningful deposit.

Existing households falling into need

- 5.7.7 Step 2.3 of the housing need model estimates the number of existing households falling into need annually. Existing households falling into need is taken from district information collated in the P1E homelessness returns related to the numbers of households accepted as unintentionally homeless and in priority need during the year, shown in Table 90 above.

Total newly arising housing need

- 5.7.8 Taking steps 2.1 to 2.3 an estimate of newly arising need is shown in Table 94 below. The number of new households falling into need as a proportion of total households is, 2.0% in Preston.

Table 94: Future housing need	
Step 2.1 – new household formation	2,377
Step 2.2 - % unable to buy in the market	64.6%
Potential private renters who can afford rent	436
Step 2.3 – existing households falling into need	54
Step 2.4 – total newly arising need	1,154
% of total households	2.0%

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

5.8 Affordable housing supply

Table 95: Summary of data required for affordable housing supply ⁴¹	
Step	Data items
3.1 Affordable dwellings occupied by households in need	Housing Register, Local Authority and RSL transfer lists, Over-crowding data, local household survey data
3.2 Surplus stock	Local Authority and RSL records
3.3 Committed supply of new affordable housing	Development programmes of affordable housing providers (RSLs, developers, LAs), Regeneration\Pathfinder Schemes, including conversions and intermediate housing products
3.4 Units to be taken out of management	Demolition and conversions programmes of LAs, RSLs, Regeneration\Pathfinder Schemes
3.5 Total affordable housing stock available	3.1 + 3.2 + 3.3 – 3.4
3.6 Annual supply of social re-lets (net)	Lettings/voids system for providers, LA and RSLs, CORE data for RSLs, HSSA data
3.7 Annual supply of intermediate affordable housing available for re-let or resale at sub market levels	LA, RSL and other providers' lettings/voids system and data on re-sales of sub-market LCHO or shared equity schemes
3.8 Annual supply of affordable housing	3.6 + 3.7

Affordable dwellings occupied by households in need (step 3.1)

- 5.8.1 It is first necessary to estimate the number of dwellings vacated by current occupiers that are fit for use by other households in need. This is an important consideration in establishing the *net* levels of housing need, as the movement of these households within affordable housing will have a nil effect in terms of housing need.
- 5.8.2 One way to look at this is to use the level of social housing stock lets that are taken up by tenant transfers. Alternatively from the household survey it is possible to look at the households identified as being in need who already live in social housing. Households in need as described in Chapter 5.5, includes households that are unsuitably housed and intend to move within the district where they currently live and who cannot afford to access market housing.
- 5.8.3 The survey data indicates that in Preston there are 636 households in need that are currently living in social housing.

Surplus stock (step 3.2)

- 5.8.4 If there is surplus social housing stock this needs to be accounted for in the assessment. A certain level of voids is normal and allows for transfers and works on properties. However, where the rate is in excess of 3 per cent and properties are vacant for considerable periods

⁴¹ *Strategic Housing Market Assessments: Practice Guidance*, Communities and Local Government, March 2007, p47

of time, these should be counted as surplus stock. For Preston the number of vacant dwellings is below 3 per cent.

Committed supply of new affordable units (step 3.3)

- 5.8.5 It is important to take account of the new (i.e. new build and conversions) social rented and intermediate affordable dwellings that are committed at the point of the assessment. Where possible this number should be recorded with information on size also.
- 5.8.6 For Preston the figure is 35 based on a three year average taken from the local authority annual monitoring report for the last three years.

Units to be taken out of management (step 3.4)

- 5.8.7 Potential supply would be affected by any stock reductions resulting from planned demolitions programmes. At present this figure is assumed to be zero.

Total affordable housing stock available

- 5.8.8 This is the sum of:
- Dwellings currently occupied by households in need
 - Surplus stock
 - and committed additional housing stock
 - minus units to be taken out of management

Table 96: Total affordable housing stock available (Step 3.5)	
Dwellings currently occupied by households in need	636
Surplus stock	0
Committed additional housing stock	35
Units to be taken out of management	0
Total at Step 3.5	671

Source: HNDA 2013 (numbers weighted and grossed to Census 2011) and LAAMR 2012/13

- 5.8.9 In the housing need model (see summary Table 114), the total affordable housing stock available at step 3.5 is taken off the backlog of current housing need at step 1.4, which is then reduced over a five year period.

Future annual supply of social re-lets (net)

- 5.8.10 According to the Local Authority housing statistics data return for 2011-12, Preston nominated 754 households for dwellings provided by a private registered provider. This is taken as an indicator of the future annual supply of social re-lets at step 3.6.
- 5.8.11 As with step 3.5 on the backlog of housing need, step 3.6 has a very significant effect on the reduction of future housing need at step 2.4.

Future annual supply of intermediate affordable housing

- 5.8.12 The number of intermediate affordable housing units that come up for re-let or re-sale will increasingly play a role in the overall supply of affordable housing. Where operators of intermediate housing schemes monitor this, it is useful to include it in the supply figures. However, it should only include those properties that meet the definition of intermediate affordable housing as set out in NPPF. It should not include properties that are no longer affordable, such as social rented homes bought under the Right-to-Buy or shared equity homes where the purchaser has entirely bought out the landlord's share.
- 5.8.13 Where homes may be bought back as affordable housing by a RSL, or the money received by the landlord is used to fund future shared equity schemes through the recycling of capital grant, these units should be counted under the supply of new affordable housing (step 3.3).
- 5.8.14 At this point in time, there is no evidence of intermediate affordable housing units that have come up for re-let or re-sale that will result in net reductions in supply.
- 5.8.15 Steps 3.6 and 3.7 are brought together in step 3.8. Future annual supply of affordable housing units as a proportion of the total number of households in Preston is 1.3%.

6. The Housing Needs of Rural Communities

6.1 The rural context

- 6.1.1 National research undertaken for the Affordable Rural Housing Commission⁴² identified three major themes affecting rural settlements⁴³ nationally.
- 6.1.2 First, the combination of restricted supply, limited availability of suitable sites for development and pressure from people wanting to move to the countryside have all contributed to house prices rising faster, and to higher levels, in rural areas than in towns and cities.
- 6.1.3 Second, a shortage of affordable housing is less visible in the countryside where the wider economy is often thriving and where many people aspire to live. However, success for some rural areas has come at a price for those living on local wages who have been priced out of the property market and for whom there is little available rented housing. Nationally, social housing is seriously lacking in rural areas - only 5% of houses in villages are social housing compared to a national average of 23%.
- 6.1.4 Finally, services, like health services, public transport, local shops, post offices, are no longer there, having centralised around larger urban settlements. This can create needs for the less mobile, the less affluent, and those without their own means of transport.
- 6.1.5 What does the Preston housing needs survey say? The profile of housing and households is different between urban and rural settings:
- Higher rates of owner-occupation and negligible supply of social rented housing
 - Larger homes (detached/semi-detached) with more bedrooms
 - Higher rates of under-occupation (i.e. more homes with more unoccupied bedrooms)
 - Higher levels of satisfaction with current home and less desire/need to move
 - An older population
 - Higher rates of employment, lower rates of unemployment

⁴² Affordable Rural Housing Commission, Final Report, 2006

⁴³ Settlements with populations less than 10,000 people

- Lower rates of households with incomes that are not sufficient to enter the housing market
- Much lower turnover
- Preference for “second-hand” over new-build
- Less pent-up/supressed demand
- Demand from urban dwellers for rural homes but not the other way round

6.1.6 The rural areas of Preston are located within the two local authority wards, Preston Rural East and Preston Rural North. Preston Rural North includes: Barton, Goosnargh, Whittingham, Woodplumpton and Preston Rural East includes: Broughton, Grimsargh, Haighton. For the purpose of the household survey the two wards have been grouped together to provide a Preston Rural dataset.

6.1.7 The following chapter looks at the current housing, previous housing and moving intentions of these rural households compared with the more urban areas of Preston through both the household survey and the focus group held with rural residents.

6.2 Population and households

Table 97: Preston rural household population			
Sub area	All households	Household population	Mean household size
Rural North	2,556	5,962	2.33
Rural East	1,848	4,968	2.69
Rural sub total	4,404	10,930	2.48
North	11,800	27,991	2.37
East	13,902	37,262	2.68
Central	16,449	39,124	2.38
West	11,012	24,112	2.19
Urban sub total	53,163	128,489	2.42
Preston	57,567	139,446	2.42

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

6.2.1 There are 4,404 resident households in the Preston rural area with a total household population of 10,930. The mean average household size is 2.48 which is above the mean average for Preston as a whole and the Rural East has the greatest mean average household size at 2.69.

6.2.2 AS described in paragraph 2.2.2 above (p24), Preston households can be divided into a number of different household composition groups based on the total numbers and ages of residents. These groups include:

- Single person households split by those aged below 60 and those 60 and above
- Two person households where the respondents identify themselves as a couple
- Households that include a couple plus other members split by those under the age of 16 and those aged above 16.
- Households that include two or more adults not including couples.
- Multi-generational households where there are at least 15 years between household members split between those with children aged under 16 and those with older members (excludes couples and includes single parents)
- The final group are those where the information is too complex or the details insufficient to be able to define.

6.2.3 There are some clear differences between the households that live in the rural areas and those populating the more urban areas of Preston. There are fewer single people living in the rural areas either in single person households or as single people living with others. The proportion of households that are a single person aged over sixty are similar across the whole district, 13.9% in the rural area and 14.0% in the urban area, but the single person households aged under sixty account for 6.7% of total rural households compared with 14.4% of the urban area households. There are proportionally more two person, couple households in the rural areas than in the urban areas, 39.6% compared with 25.5% and couple households form the single largest household type in the rural areas.

Table 98: Preston rural household composition		
Household composition	Preston Rural (%)	Preston Urban (%)
Single person aged under 60	6.7	14.4
Single person aged 60 or above	13.9	14.0
Couple (self-defined)	39.6	25.5
Couple with at least one household member aged under 16	19.3	19.1
Couple with other household members in a different generation (over 15 years younger/older)	12.8	9.6
Adult only (not including a couple)	1.0	4.8
Single adult with at least one other member aged under 16	2.6	5.8
Single adult with at least one other member of the household in a different generation (+/-15 years)	2.1	3.5
Other/insufficient information to define	2.1	3.5
Total	100.0	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

6.2.4 The proportion of households where at least one member is aged sixty and above is much greater in the Preston rural area than the urban area. 31.1% of rural households have a member aged 60 and above compared with 19.9% of urban households. Just under half the rural household population is aged 60 and above; 48.6% compared with 34.6% of the urban household population.

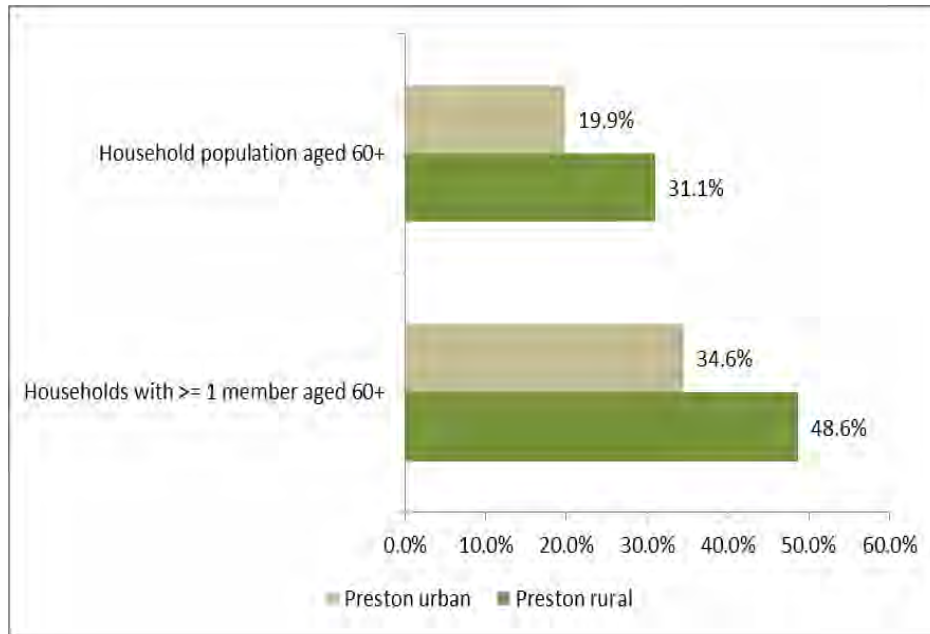


Figure 10 Rural households and household population aged 60 and above

6.2.5 Just as the rural areas have proportionally more housing with older residents, the area has proportionally fewer children aged below 16. However, the differences are less marked regarding the distribution of children than of older people with 25.6% of the urban household population aged below 16 compared with 22.6% of the rural household population.

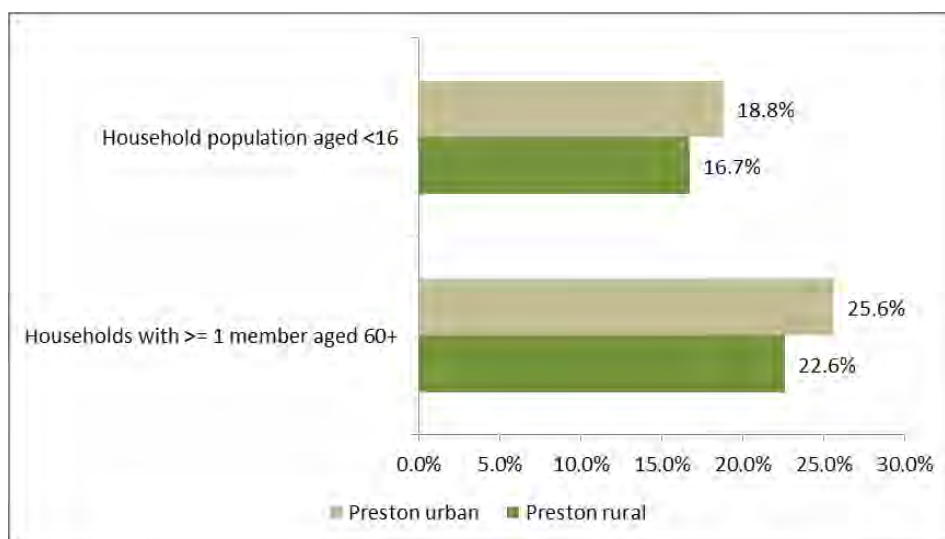


Figure 11 Rural households and household population aged below 16

6.2.6 The rural areas of Preston are less ethnically diverse than the urban areas, with just 2.6% of households surveyed headed by a non-white person compared with 11.1% of the urban households in the survey.

6.2.7 Participants in the focus group were split as to whether there was a strong community spirit in rural areas or whether villages were overly dominated by commuter living. One described how the church, the pub and the village hall all provided hubs around which activity took place:

“My village is quite community minded. We know each other. We’ve lost one pub but we still have another one, and the pub tends to be where some people gather. We also have a very strong Methodist contingent...they also contribute to the community, depending on what’s going on. We now have a village hall that’s got a vibrant committee that does all sorts of things in the village hall and has opened it up. So not all the villages are dying and an awful lot of the people that work in our village, they commute too, but they’re there when they’re needed.”

6.2.8 On the other hand another stated:

“You might think you’ve got a great community but sometimes there isn’t a lot of community going on there. There’s a lot of people living there but there’s not much sense of community for some things.”

6.2.9 The lack of community spirit, as one participant saw it, lay in the geography of the area that was a result of previous urban planning:

“Preston is no more than a gigantic crossroads. There is no centre in Preston. Preston is a north, south, east, west crossroad, which is replicated at several other points around it, and those places that are in the centre...of that mish-mash are actually no more than roundabouts or traffic lights.”

6.3 Health and disability

6.3.1 The proportion of rural households where at least one member has a limiting long term illness, health problem or disability is lower than in the Preston urban areas, 20.8% compared with 30.5%. Of those households where a member has a LLTI, a smaller percentage receives any disability related benefits than those in the urban areas, 45.1% compared with 58.0%.

6.3.2 When asked if their homes required any adaptations to meet the needs of a disabled resident, only 20% in the rural areas indicated such requirements compared with 44.5% of those in urban areas. The types of required adaptations are similar for all households, with bathroom adaptations and hand/grab rails being the most commonly needed.

6.4 Rural employment and travel to work

- 6.4.1 The employment status of the household reference person shown in Table 99 below is different in the rural areas compared with the urban areas of Preston. A greater proportion of the rural households are in employment or retired whilst the urban areas have proportionally more economically inactive households; unemployed, student, long term sick or disabled and people looking after family.

Table 99: Rural Preston employment/study status of household reference person		
Employment/study status (household reference person)	Preston Rural (%)	Preston Urban (%)
Self-employed full time (30 + hours pw)	42.2	38.2
Self-employed part time (1-29 hours pw)	13.7	12.4
Unemployed	1.3	5.7
Retired	38.3	28.3
Student 16 or over or trainee	0.6	3.8
Child 0-15 years	0.0	0.0
Looking after family	3.2	6.1
Long-term sick or unable to work	0.8	5.0
Other	0.0	0.6
Total	100.0	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 6.4.2 For those people who are in employment, the majority work in Preston, 60.9%, although a greater proportion of those living in rural areas work outside the Preston district than those living in the urban areas. The distance people travel to work is shown in Figure 12. 43.5% of rural households travel less than 6 miles to their place of work compared with 66.0% of urban households. 15.9% of working rural households travel over 20 miles to work compared with 8.3% of working urban households.

Table 100: Employment location for Preston Rural households		
Where people work	Preston Rural (%)	Preston Urban (%)
Preston	60.9	73.5
South Ribble	2.8	3.5
Chorley	1.5	1.6
East Lancashire	3.8	2.6
Elsewhere in Lancashire	11.5	9.8
Greater Manchester	3.6	2.5
Merseyside	2.3	0.5
Elsewhere in the UK	3.7	2.1
Other	4.0	1.8
It varies	5.8	2.0
Total	100.0	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

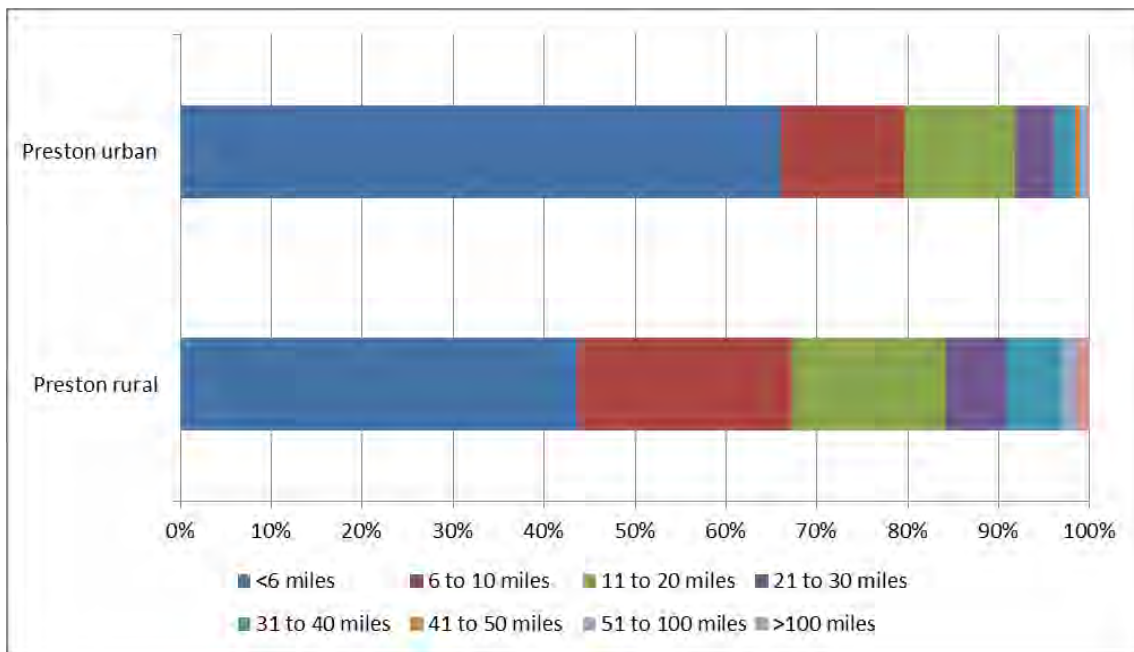


Figure 12 Preston Rural travel to work distance (HRP)

6.4.3 Residents see the transport networks at a sub-regional and regional level as a strength:

“Actually, the motorway system is wonderful around here, if we’re honest. We can get virtually to anywhere on a motorway without any trouble.”

“...we’ve got what I think is the nearest you can get to a first-class rail link with London Euston. It’s only two and a quarter hours away. My children both live and work in London, but I don’t need to live down there because it’s just as easy to hop on a train here and be in Euston in two and a quarter hours.”

6.4.4 The local transport infrastructure and the pressure that development might place on it was a concern for residents:

“Then you get back to the problem of transport and traffic, and the roads can’t cope with the traffic that’s there now.”

6.4.5 And it was felt that this was sometimes used as a barrier to development

“If you go to the meetings in Grimsargh, the same things come out, and the reasons that come up if you want to object to anything, is infrastructure, so its schools are not big enough, there’s no places left, the roads can’t accommodate any more traffic and you’re destroying the separation of green space between the village and the rest of Preston. And every time there’s a development comes up those are the three arguments that come up every time”

6.5 Income, earnings and housing costs

6.5.1 The gross monthly household income for Preston rural households is shown in Table 101 below. Household incomes are higher in the rural areas than in the urban areas of Preston, with 52.5% of Preston’s urban households having incomes below £1551 compared with 27.6% of Preston rural households.

Table 101: Household income Preston rural areas (cumulative%)		
Gross monthly household income	Preston Rural (%)	Preston Urban (%)
<£550	2.3	10.3
<£750	7.1	20.0
<£950	12.6	28.1
<£1,250	20.4	39.6
<£1,550	27.6	52.5
<£2,050	40.9	66.1
<£2,550	52.2	75.6
<£3,050	64.0	82.1
<£3,550	69.5	87.8
<£4,050	76.7	91.7
<£4,550	81.4	94.2
<£5,050	85.8	95.7
<£5,550	88.1	96.9
<£6,050	90.2	97.5
<£6,550	92.0	97.8
>£6,550	100.0	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

- 6.5.2 There are fewer households receiving financial support in the rural areas compared with the urban areas, 9.2% compared with 35.0%.

Table 102: Rural households receiving financial support		
Financial benefit	Preston Rural (%)	Preston Urban (%)
Housing Benefit	2.0	20.1
Council Tax Benefit	1.8	19.7
Income Support	0.9	5.7
Job Seekers Allowance	1.3	4.1
Working Tax Credit	3.4	9.7
Pension Credit	2.1	7.0
No benefits or support	90.8	65.0
Total households receiving benefit	9.2	35.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 6.5.3 Just under half the households in the rural area are owned outright, 47.9% compared with 27.1% of households in the urban areas of Preston (see Table 104). Table 103 shows that for those households that are either paying a mortgage or are renting privately, they are paying more in monthly costs than those in the urban areas of Preston. In rural areas, 50.5% of households are paying above £600 per month in mortgage payments compared with 24.8% of urban households paying a mortgage. 23.9% of rural households that rent privately pay above £600 per month compared with 14.0% of urban households.

Table 103: Rural households monthly housing costs (cumulative %)				
Monthly housing costs	Households paying a mortgage		Households paying private rent	
	Preston Rural (%)	Preston Urban (%)	Preston Rural (%)	Preston Urban (%)
<£300	15.1	23.7	0.0	7.5
<£450	30.0	54.3	16.3	44.5
<££600	49.5	75.2	76.1	86.0
<£750	62.3	86.2	89.2	94.8
<£900	72.0	91.2	94.6	97.2
<£1,050	81.7	95.5	94.6	97.8
<£1,200	89.2	98.0	94.6	97.8
<£1,350	94.7	99.0	94.6	98.9
<£1,500	95.8	99.3	94.6	99.3
<£1,650	96.8	99.3	100.0	99.6
<£1,800	96.8	99.3		99.6
>£1,800	100.0	100.0		100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

6.6 Tenure, type and size

- 6.6.1 The main housing tenure in the rural areas of Preston is owner occupation at 89.0% compared with 59.0% in the urban areas. Social renting is minimal in the rural areas and private renting accounts for 8.1% of households compared with 19.0% of urban households. Over half of those in the rural area that live in owner occupation, own their homes outright.

Tenure	Preston Rural (%)	Preston Urban (%)
Owns outright	47.9	27.1
Owns with a mortgage or loan	41.1	31.9
Shared ownership	0.0	0.3
Social rent	1.3	20.9
Private rent	8.1	19.0
Lives here rent free	1.6	0.8
Total	100.0	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 6.6.2 There are proportionally more detached properties in the rural areas than the urban areas and fewer terraced homes and flats. 27.2% of the housing in the rural areas is made up of detached homes with four or more bedrooms, which compares with 7.0% of the stock in the urban areas. Less than 1% of the housing in the rural areas is single bedroom stock and only 15% is two bedroom stock compared with 25.0% of the housing in the urban areas having two bedrooms and 11.2% being single bedroom accommodation.

Housing type	1 Bed (%)	2 Bed (%)	3 Bed (%)	4 Bed (%)	5 Bed (%)	6 or more Bed (%)	Total (%)
Detached	0.2	5.9	17.6	18.0	6.9	2.3	50.9
Semi detached	0.0	5.0	24.0	8.8	0.8	0.7	39.4
Terraced	0.4	2.7	3.1	1.1	0.1	0.0	7.5
Flat/apartment	0.2	1.4	0.0	0.6	0.0	0.0	2.2
Total	0.9	15.0	44.7	28.5	7.8	3.0	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

6.7 Suitability of rural housing

- 6.7.1 People were asked if their current home was suitable for the needs of their household. 7.1% of Preston rural households described their current homes as being unsuitable to meet the needs of their household compared with 11.3% of those living in the urban areas.

6.7.2 There are some differences between rural and urban households in terms of the reasons given for their homes being unsuitable for their needs. Size is the main reason for all households, but homes' being too big is an issue for 48.6% of those in unsuitable housing in the rural areas compared with 13.6% of those in the urban areas. Despite the high proportion of larger properties in the rural areas, 36.9% of those unsuitably housed found their current homes too small for their needs. Repairs and maintenance were less of an issue for rural households than for urban households.

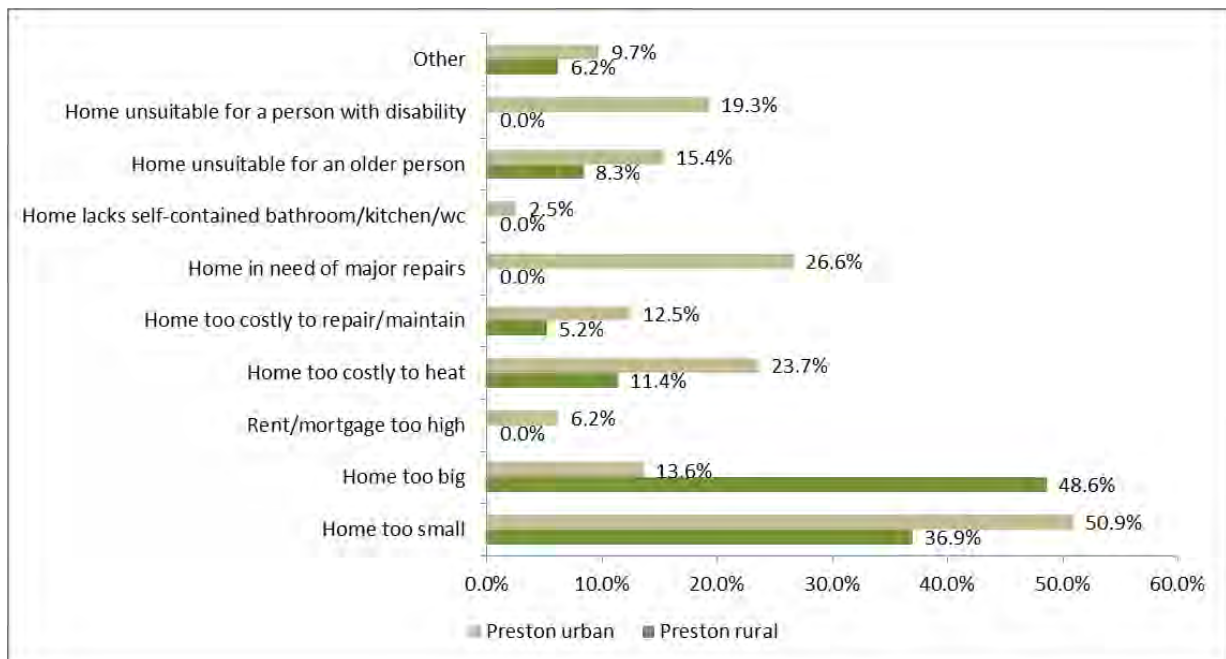


Figure 13 Rural households reasons for unsuitability of current home

6.8 Under and over occupation

6.8.1 The mean household size in the rural areas is slightly higher than the mean in the rural areas, 2.48 compared with 2.42. The mean bedroom size in rural areas is much bigger than the mean bedroom size in the urban areas, 3.38 compared with 2.74. In the rural areas there is a much greater gap between the mean bedroom size and the mean household size, 3.38 to 2.48 compared with gap in the urban areas, 2.74 to 2.42.

Table 106: Rural housing mean bedroom size and mean household size by tenure				
Tenure	Mean bedrooms		Mean household	
	Preston Rural	Preston Urban	Preston Rural	Preston Urban
Owns outright	3.24	2.99	1.96	2.00
Owns with a mortgage or loan	3.68	3.11	3.17	2.89
Shared ownership	.	2.00		1.54
Social rent	2.33	2.04	2.17	2.12
Private rent	2.82	2.59	2.36	2.58
Lives here rent free	3.35	2.45	1.32	1.95
Preston Total	3.38	2.74	2.48	2.42

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 6.8.2 By comparing the number of people living in a property with the number of bedrooms in the property it is possible to indicate a measure of under occupancy (one more bedroom than the number of household members) and of over occupation. Two measures of over occupation are provided, the higher figure indicates one more person than the number of bedrooms and the lower measure indicates two more people than the number of bedrooms available.
- 6.8.3 Nearly two thirds of the housing in the rural areas of Preston is under occupied, compared with just under half of the housing in the urban areas. Over occupation is less of an issue in the rural areas than in the urban areas of Preston.

Table 107: Rural housing under and over occupation		
Under/ Over occupation measure	Preston Rural (%)	Preston Urban (%)
Under occupation (% >1 bedroom per person)	64.4	45.4
Over occupation 1 (% >1 person per bedroom)	15.7	22.4
Over occupation 2 (% > 2 people per bedroom)	2.3	6.7

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 6.8.4 The impact on future home ownership of homes being too large and consequently too expensive is something that residents are aware of:

“...there is a huge gap now which has developed largely because of the activities of people like me who took properties which were suitable for me as a relatively young married person with, at that time, just one child. And stayed where I was and developed it, right. So now I have a very substantial detached home...and...the property that was fine for me as a young person [is] out of the reach of the next generation of young people.”

6.9 Housing history of rural households

- 6.9.1 Just over a fifth, 21.6% of Preston rural households have moved into their current home in the last five years. A bigger proportion of urban households moved in the last five years 35.8% and in the last two years the difference is more pronounced with 22.2% of urban households having moved in the last two years compared with 11.2% of rural households.

Under/ Over occupation measure	Preston Rural (%)	Preston Urban (%)
Moved within last 2 years	11.2	22.2
Moved within last 3-5 years	10.4	13.6
Moved more than 5 years ago	78.4	64.2
Total	100.0	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 6.9.2 By looking at the location of people's previous home it is evident that recent movers in Preston rural households are less likely to be local than recent movers into Preston Urban properties although over half of recent movers were local to Preston. In the rural areas 58.6% moved to their current homes from a previous address in Preston compared with 70.2% of Preston urban recent movers.
- 6.9.3 Within Preston, 1.4% of recent movers into the urban areas moved from the rural areas, whereas 30.7% of recent movers into the rural areas moved from the urban areas of Preston.

Table 109: Preston rural recent movers migration patterns		
Previous address location	Current address location	
	Preston Rural (%)	Preston Urban (%)
Rural North	18.2	1.0
Rural East	9.7	0.3
Preston rural subtotal	27.9	1.4
North,	6.9	7.1
East	1.6	23.5
Central	2.7	14.0
West	7.1	14.5
Frenchwood	12.4	8.7
Preston (area not specified)	0.0	1.0
Preston urban subtotal	30.7	68.8
South Ribble (area not specified)	0.0	2.5
Penwortham	0.0	0.4
Leyland (including Moss Side)	0.0	0.4
Bamber Bridge and Walton-le-Dale (Eastern)	1.6	0.8
Lostock Hall and Farington (Central)	0.0	0.0
Western Parishes	0.0	0.7
Samlesbury & Walton (Eastern Parishes)	0.0	0.2
Coupe Green & Gregson Lane (Eastern Parishes)	0.0	0.0
South Ribble subtotal	1.6	5.0
Chorley	4.4	0.7
East Lancashire	0.7	1.1
Elsewhere in Lancashire	17.0	4.7
Greater Manchester	4.7	1.7
Merseyside	3.4	0.6
Elsewhere in the North West	0.0	1.3
Elsewhere in the UK	7.7	9.1
In Eastern Europe	0.0	0.6
Other	1.9	5.0
Total	100.0	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

- 6.9.4 A smaller proportion of recent movers in the rural area moved to establish their first home compared with the urban areas, 8.5% compared with 14.9%. However, a greater proportion of recent moves were to establish a new home following divorce or separation, 15.5% compared with 5.0%. These two measures together indicate that proportionally more of the recent moves in the rural area were to establish new households than those in the urban areas.

Table 110: Rural households reasons for moving from previous home		
Reasons for moving	Preston Rural (%)	Preston Urban (%)
Moved to establish first home	8.5	14.9
Moved to set up new home after divorce/separation	15.5	5.0
Tenancy/lease expired	0.0	4.4
Home too small	21.8	15.4
Home too big	2.5	4.5
Rent/mortgage too high	3.5	4.6
Too costly to heat	0.0	1.8
Too costly to repair/maintain	0.0	1.0
In need of major repairs	0.0	4.4
Lacks self-contained bathroom/kitchen/wc	0.0	0.2
Unsuitable for an older person	1.1	0.9
Unsuitable for a person with disability	1.9	2.8
Fleeing domestic violence	0.0	0.9
Changed personal circumstances e.g. new job	9.1	12.8
Didn't like neighbourhood	4.4	4.6
Forced to moved (eviction/repossession)	0.0	2.5
To be nearer school	3.4	1.2
To be nearer to facilities/services	0.7	2.4
Other	29.4	24.4

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

6.10 Moving intentions of rural households

- 6.10.1 When asked about their intentions to move, 12.6% of rural households indicated that they planned to move within the next two years, slightly above the 11.2% that actually moved in the last two years. A greater proportion of Preston urban households plan to move in the next two years, 21.8% but this is slightly lower than the proportion that actually moved in the last two years at 22.2%.
- 6.10.2 Of those that plan to move, 50.8% of rural movers plan to either stay within the Preston area or they don't know where they will move compared with 72.1% of urban movers. Table 111 shows the locations outside Preston where people would like to move. The majority of those planning to move want to stay within Lancashire.

Table 111: Rural movers location choice of those planning to leave Preston		
Location outside Preston	Preston Rural (%)	Preston Urban (%)
South Ribble	6.8	13.9
Chorley	0.0	4.8
East Lancashire	8.6	1.3
Elsewhere in Lancashire	49.5	15.9
Greater Manchester	0.0	12.9
Merseyside	0.0	1.8
Elsewhere in the North West	15.6	4.4
Elsewhere in the UK	19.5	33.4
Outside the UK	0.0	18.2
Don't know	0.0	1.3
Total	100.0	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

- 6.10.3 Of all the households that stated they had no plans to move in the next two years, 7.9% of rural households and 17.3% of urban households indicated that they would like to be able to move, but are unable to do so.
- 6.10.4 The number of households that plan to move out of an existing household to form a new household over the next two years is very similar for rural and urban households at 6.5% and 6.7% respectively. In terms of suppressed demand, (households that contain members that would like to move out, but are not able to do so), there is a difference between the rural and the urban areas with 1.8% of rural households containing suppressed against 6.2% of urban households.
- 6.10.5 Of those rural households planning to move within Preston, all of them want to stay within the rural area, none would consider moving into the urban areas. In contrast, 18.8% of the urban households that plan to move and stay within Preston want to move to the rural area.

Table 112: Location choices for existing rural households moving		
Preferred locations within Preston	Preston Rural (%)	Preston Urban (%)
Rural North	78.1	14.2
Rural East	27.4	4.6
North	0.0	22.2
East	0.0	18.9
Central	0.0	16.1
West	0.0	22.1
Elsewhere in Preston	0.0	17.7
Total	100.0	100.0

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

6.10.6 However, in the focus group a different picture emerged about moving between rural and urban settings:

“Not everybody is headlong dashing to the countryside. My children certainly aren’t. And I think this thing of that’s what everybody’s aiming for, that that should be countered. It’s not necessarily what everybody wants.”

6.10.7 The reasons for choosing particular areas to live are similar for both rural and urban movers, although there are some differences between the two. The nearness of work, family/friends, shops and local facilities is more of an issue for urban movers than for rural movers who are more interested in suitable, good quality, affordable housing, good public transport and low levels of crime/anti-social behaviour.

Table 113: Reasons for location choices for existing rural households moving		
Reasons for preferred locations within Preston	Preston Rural (%)	Preston Urban (%)
Near to work	19.6	25.5
Near to schools	24.1	23.7
Near to family/friends	30.1	43.4
Suitable housing available in that area	20.9	17.7
Good public transport	27.9	21.9
Near shops/leisure facilities/health services	18.8	23.9
Near religious/cultural facilities	0.0	8.0
Low levels of crime/anti-social behaviour	28.5	21.1
No fear of racial/other harassment	3.4	8.5
Good quality housing	42.4	31.2
Property is affordable	25.1	10.7
Other / Family member ill	12.5	7.3
Other / Health reasons	0.0	0.8
Other / Near to university	0.0	3.2
Other / like the area	5.6	0.8
Total	100.0	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

6.10.8 The problem of no one indicating a desire to move into Preston is not that people do not want urban living having previously resided in a rural area, but that people do not want urban living in Preston:

“We would like to move into a more urban area. And so you start to define what that more urban area would look like, and what it doesn’t look like is Preston.”

6.10.9 They regretted Preston’s decline:

“I moved to Preston nearly 40 years ago and it was a magnificent city. It was vibrant, the markets were heaving. It was original. People used to - I used to live in Clitheroe - I used to come on the bus to Preston because it was a lovely market and everything like that. And I’ve just seen it... with great sadness watch it deteriorate. Which makes me ask, you want all these houses to be built: who for? Who wants to come here?”

- 6.10.10 Residents expressed extremely positive views about urban living if it could replicate some of what has happened in Salford, Manchester or even Ilkley. One participant drew a comparison with the Urban Splash development in Salford, Chimney Pot Park.

“The community there is absolutely awesome. But it’s a wonderful development and it’s turned all of these properties into extremely update, eco, low cost running, fantastically designed, and it’s all new now. And so that kind of development in Preston I think is absolutely essential, rather than spreading out to the communities. Look after your city.”

- 6.10.11 Another bemoaned the impact of the University:

“That university development is fantastic and it’s a nice building, but that’s destroyed the exact same streets that this other gentleman was describing, back to backs in Manchester...so the people who might have wanted to live in the middle of Preston can’t now, because there’s this transient population circulating every year, and all those terraced houses which - they might not have been in good shape, some of them - they’ve gone. And they’ve been flattened and other people now can’t live in the middle of Preston because the houses don’t exist.”

- 6.10.12 Having said that, the point was also made that once those students had graduated they need appropriate housing to keep them in the city:

“You’ve got great university colleges and everything there, but once they’ve finished where do they go? They’ve actually made their home in Preston, in a sense. They really need a place to actually stay, to develop themselves, and then to move on.”

6.11 Affordable housing development

- 6.11.1 Focus group participants recognised that opposition existed in villages to affordable development, which they portrayed thus:

“...as soon as you mention affordable housing everybody goes (intake of breath) like this, you know, and...we’re not having affordable...because that encourages all sorts of undesirable elements...It’s like oh no, because it would be all those people from down the road migrating outwards and there’ll be this, that and the other going on, and lock up your children. That’s the fear, and so you’ll never get affordable housing in the likes of these rural villages because the villagers won’t allow it to happen...Even people who just move in suddenly start to pull up the drawbridge and try and protect this green space.”

6.11.2 Nevertheless all the participants made it clear that they were not of that view and in fact supported housing development as long as it:

- did not increase the strain on existing infrastructure (particularly road networks),
- was proportionate to the village; *“so that the village remains a village and not a sprawl”*
- was focused on housing need rather than demand for executive homes

6.11.3 The shortage of housing options for young people was acknowledged in the focus group

Person 1: “It’s really difficult for young people now to just get a step on that ladder.”

Person 2: “Without their parent’s help they can’t, can they, really? Even with all the options of half own, half buy, the amount that they’ve got to find are still unrealistic for people to get on that ladder.”

6.11.4 Equally though the needs of older people in rural locations were cited as one of the priorities:

“...as far as I’m concerned, sheltered housing, health services for old people and affordables. That’s preferable to acres and acres of five-bedroomed executive homes.”

“So...yes, we would like access to sheltered housing that’s more appropriate to the people that have always lived their lives in a village, and yes, we would like affordable housing.”

6.11.5 One participant felt that the problem was not so much one of local opposition, but one of viability:

“On our parish council for the past 40 years they have struggled to provide affordable housing in our village. It’s not to do with we don’t want them there because they’re poor, it’s to do with who’s going to build them and make a profit. That has always been the issue. I haven’t spoken to anybody in my village who’s objecting to affordable housing. In fact, they would welcome it, because they know there’s a need.”

- 6.11.6 In fact, there was frustration that the Council was unable to do more to ensure affordable housing took precedence over other development. One resident, referring to a development in Catforth, stated:

“The council really should have bought that plot and built those houses and then we would have had six houses for maybe young people in the village who are getting married and can move in, but, as it happens, you can’t get that sort of capital. The only way the council can make a difference is they have to buy the land and then build on it. The Council have to do it. It has to be in public ownership or that type of ownership because that’s the only way they get built. Otherwise it’s all private and it doesn’t work.”

- 6.11.7 The following chapter brings together the evidence regarding need for affordable housing across the whole Preston local authority area and also presents evidence to suggest the extent to which this need should be met in the rural areas.

7. Bringing The Evidence Together

7.1 Requirement for affordable housing

- 7.1.1 Affordable housing is housing which is provided to meet the *needs* of the local population. It includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.
- 7.1.2 The model to estimate the annual shortfall in affordable housing (summarised at Table 114 below) is based on the latest DCLG guidance and each stage is described in detail in the preceding chapter, sections 5.6 (stage 1 current housing need), 5.7 (stage 2 future housing need), and 5.8 (stage 3 affordable housing supply). Each of the three stages is brought together in the summary table below (Table 114) where the overall surplus or shortfall is calculated according to the latest DCLG guidance. The estimate of current housing need (line 1.4) minus the level of available stock to offset need (line 3.5) multiplied by 20% (to reduce over 5 years) plus the future arising need (line 2.4) minus the annual supply of affordable housing (line 3.8).
- 7.1.3 The summary of net annual housing need shown below indicates that Preston has an estimated annual shortfall of 615.
- 7.1.4 The bottom line in the summary table shows the overall shortfall as a proportion of the total households in Preston. By this indicator, the net annual housing need is 1.1% of the total households in Preston. This is within the range of expected results based on previous housing need modelling undertaken by **Outside Consultants**.

Table 114: Summary of net annual housing need	
STAGE 1 CURRENT HOUSING NEED (see section 5.6, <i>Current housing need</i>)	
1.1 Homeless households in temporary accommodation	33
1.2 Overcrowding and concealed households	1,715
1.3 Other groups	
1.4 Total current housing need (gross) 1.1 + 1.2 (+ 1.3)	1,747
STAGE 2 FUTURE HOUSING NEED (see section 5.7, <i>Future housing need</i>)	
2.1 New household formation	2,377,
2.2 a Proportion of new households unable to buy in the market	64.6%
2.2 b New households able to rent in the market	436
2.3 Existing households falling into need	54
2.4 Total newly arising housing need (2.1 x 2.2a)- 2.2b + 2.3	1,154
STAGE 3 AFFORDABLE HOUSING SUPPLY (see section 5.8, <i>Affordable housing supply</i>)	
3.1 Affordable dwellings occupied by households in need	636
3.2 Surplus stock	0
3.3 Committed supply of new affordable housing ⁴⁴	35
3.4 Units to be taken out of management	0
3.5 Total affordable housing stock available (3.1+3.2+3.3-3.4)	671
3.6 Annual supply of social re-lets (net)	754
3.7 Annual supply of intermediate housing available at sub-market levels	0
3.8 Annual supply of affordable housing (3.6 + 3.7)	754
ESTIMATE OF NET ANNUAL HOUSING NEED	
((1.4 minus 3.5)* 20%) + 2.4 minus 3.8	615
Net annual housing need as a proportion of total households	1.1%

Intermediate housing

- 7.1.5 One way (suggested by DCLG guidance) to assess the scope for intermediate tenures in an area is to calculate the ratio of entry-level market house prices to social rents; where the former is more than fourteen times annual social rents, there is likely to be scope for intermediate affordable housing. Also where there is a significant gap between social housing rents and private sector rents there may be scope for intermediate tenures, such as sub-market rents or shared equity.
- 7.1.6 Table 115, demonstrates this rule that the equivalent mortgage accessible for those on social housing rents is significantly below the lower quartile entry-level house price.

⁴⁴ These figures are constrained due to past housing moratoria policies

Table 115: Estimate of scope for intermediate housing (social rents)				
	Average social housing rent per week	Cost per annum	Income (assuming 25% affordability)	Mortgage accessible
Preston	£67.76	£3,523.52	£14,094.08	£49,329.28

Source: Private Rental Market Statistics, VOA, May 2013

- 7.1.7 Table 116 shows that there is a significant difference between social rent, affordable rent and private rent. Private rent is 57.3% higher than social rent and affordable rent is 25.9% higher than social rent in Preston.

Table 116: Estimate of scope for intermediate housing (private rents)	
Mean private rent	£462.00
Difference to social rent	£168.37
	57.3%
Mean affordable rent	£369.60
Difference to social rent	£75.97
	25.9%
Mean social rent	£293.63

Source: Private Rental Market Statistics, VOA, May 2013/ HCA SDR 2012

- 7.1.8 Clearly in some parts of the country, some forms of tenure are more appropriate than others and are better suited to the local housing market and the local political situation.
- 7.1.9 As discussed above, affordable housing provision includes both social rented housing and intermediate tenures. The threshold of lower quartile house price is used to assess the numbers who are unable to afford housing in the market.
- 7.1.10 In the survey households were asked whether they would be interested in reduced housing costs offered by a shared ownership scheme. The results (shown in Table 117) suggest potential for intermediate affordable solutions: 32.9% of households intending to move would or could be interested in shared ownership.

Table 117: Interest in shared ownership	
Yes	16.5%
Don't know, but would like to know more	16.4%
No	67.1%
ALL	100.0%

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

7.2 Tenure, type and size preferences

- 7.2.1 The household survey data provides evidence to suggest the future demand for market and affordable housing by tenure, type and size. Table 118 shows the tenure preferences for both existing and new forming households.

7.2.2 People make choices based on assumed knowledge and life stages. What people may *want* (preference) may not be what they *need* (an assessment based on professional knowledge and judgement). While choices/preferences may be subjective, people’s housing need is based on issues such as bedroom requirement, size of property, location of property, type of property and indeed tenure. People may have a preference to be owner-occupiers, but if they are not working or on a low salary then their ‘need’ can be assessed as requiring rented accommodation as their rental costs may be met from housing benefits. When undertaking housing needs surveys people may, on the questionnaires state a preference for owner-occupation, but at this stage in their life cycle private or social renting may be the most appropriate option.

Tenure

7.2.3 For both existing households that plan to move within Preston and potential new forming households that intend to stay within Preston, the highest demand is for owner occupation. The demand for social rented housing is above the supply and is very similar for both existing and new forming households.

7.2.4 The demand for private renting among new forming households almost matches demand for owner occupation.

Tenure	Existing households planning to move in Preston		New forming households in Preston	
	Number	Percentage	Number	Percentage
Owns outright	1,862	21.6	209	9.0
Owns with a mortgage or loan	2,467	28.6	702	30.4
Shared ownership	192	2.2	118	5.1
Social rent	2,053	23.8	537	23.3
Private rent	1,898	22.0	646	28.0
Lives here rent free	166	1.9	96	4.2
Total	8,638	100.0	2,309	100.0

Source: HNSA 2013 (numbers weighted and grossed to Census 2011)

Type and size - affordable

7.2.5 Demand for affordable housing from both existing households and new forming households in Preston is focused primarily on small dwellings, in particular two bed (32.6%) and three bed (32.3%) units. There is also some demand for one bed flats/apartments (13.5%) and four bed dwellings (12.6%). Semis and terraces were popular with 35.3% and 34.1% respectively.

Table 119: Affordable housing type and size preferences						
Housing type	Bedroom size (Table %)					
	One	Two	Three	Four	Five plus	Total
Detached	1.8%	4.7%	4.4%	0.0%	0.0%	10.9%
Semi detached	3.8%	10.7%	17.3%	3.6%	0.0%	35.3%
Terraced	3.5%	11.0%	10.5%	9.0%	0.0%	34.1%
Flat/apartment	13.5%	6.3%	0.0%	0.0%	0.0%	19.7%
Mobile/temporary	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	22.6%	32.6%	32.3%	12.6%	0.0%	100.0%

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

Type and size – market housing

- 7.2.6 Size and type preferences for market housing from both existing households and new forming households are different from the preferences for affordable housing seen above. Detached and semi-detached properties feature more strongly (42.9% and 40.8% respectively) as do larger properties with demand for four bed or more dwellings at 25.9%. Demand for one bedroom flats in market housing is only 4.2%.

Table 120: Market housing type and size preferences						
Housing type	Bedroom size (Table %)					
	One	Two	Three	Four	Five plus	Total
Detached	2.7%	9.6%	10.7%	16.9%	3.0%	42.9%
Semi detached	0.0%	15.4%	19.4%	6.0%	0.0%	40.8%
Terraced	1.0%	7.0%	5.1%	0.0%	0.0%	13.2%
Flat/apartment	0.5%	2.2%	0.0%	0.0%	0.0%	2.6%
Mobile/temporary	0.0%	0.5%	0.0%	0.0%	0.0%	0.5%
Total	4.2%	34.7%	35.2%	22.9%	3.0%	100.0%

Source: HNDA 2013 (numbers weighted and grossed to Census 2011)

7.3 Need for affordable housing in the rural areas

- 7.3.1 The DCLG housing needs model is designed to be applied at a local authority area level. Due to the nature of the inputs and their sources, such as patterns of migration, it does not necessarily lend itself to small area modelling. Furthermore since the local planning authority has a district-wide responsibility to deliver affordable housing for its whole population in sustainable and viable locations, it is not always appropriate to disaggregate the affordable housing requirement to small areas.
- 7.3.2 Nevertheless, it can be useful to assess the extent to which need is distributed proportionally across a local authority area to inform policy making decisions on targets, for example.

7.3.3 Table 121 sets out how the need for affordable housing could be distributed across Preston in two ways. The first method is based upon a distribution of need based solely upon household distribution; i.e. if Rural North has 4.5% of all Preston households, then it has 4.5% of all need. In this example, therefore, one might conclude that 28 of the 615 households in housing need are in Rural North and 20 are in Rural East.

7.3.4 The second, and arguably finer grained calculation, distributes the need for affordable housing based upon the distribution of unsuitably housed households. In other words, 4.1% of all households in Preston who are unsuitably housed live in Rural North, therefore one could conclude that that 25 (4.1%) of the 615 households in housing need are in Rural North and 22 (3.5%) are in Rural East. Overall both approaches suggest 7.6%-7.7% (47-48) of households in need are in the rural areas of Preston. Where the two approaches differ most markedly is Preston North and Preston East:

- 20.4% of Preston households are in the Preston North, but it contains just 10.4% of unsuitably housed households
- 24.3% of Preston households are in Preston East, and it contains 35.5% of unsuitably housed households

Table 121: Housing need by area				
	Households	Need for affordable housing	Unsuitably housed	Need for affordable housing
Rural North	4.5%	28	4.1%	25
Rural East	3.2%	20	3.5%	22
North	20.4%	125	10.4%	64
East	24.3%	150	35.5%	218
Central	28.5%	176	29.1%	179
West	19.0%	117	17.3%	107
TOTAL	100.0%	615	112.2%	615

7.4 Targets for affordable housing

7.4.1 In terms of developing affordable housing targets in local development documents, the HNDA can provide indications of suitable targets. It is important that the statistical modelling used to derive the evidence is set alongside other evidence to arrive at final policy decisions; to quote NLA *“estimates of affordable need must be treated with caution and applied with judgement.”*⁴⁵

7.4.2 So authorities need to consider other factors when determining affordable housing targets including:

- the policy definition of affordable housing

⁴⁵ *Delivery of regional strategic housing market assessments for the North West*, August 2008, NLA et al, 4NW, p175

- an assessment of economic viability within the area
- the likely levels of finance available for affordable housing
- land availability

7.4.3 Table 122 compares the target number of total annual completions in the Central Lancashire Core Strategy (see section 2.1 above, p21 and paragraph 2.1.8, p22) with the estimate of annual housing need in Table 114 above (p109).

Table 122: Affordable housing targets			
	Annual completion target	Estimate of annual housing need	Need as % of target
Preston	507	615	>100.0%

7.4.4 The need for affordable housing as calculated using the DCLG model identifies a level of housing need in excess of the City’s housing requirement which is derived from forecasts of population and household change: Preston’s housing requirement is 507 units per annum, whilst 615 households have been identified as being in housing need. Clearly the effect of the recession by both suppressing housing moves and reducing the supply of new housing has impacted upon the need and made the requirement for affordable housing even more pressing.

7.4.5 As the figures suggested by the model are greater than the Preston’s total requirement for all dwellings as well as past performance on delivery of affordable housing, there is clearly a need to look very carefully at the sites coming forward in the future and their suitability for mixed, sustainable developments as the Council may need to seek a considerably higher proportion of affordable housing than has been the target in the past. Nevertheless this needs to be weighed against the viability of development on any given site.

7.4.6 By maintaining the model and updating annually, it will be possible to see whether an increase in the delivery of affordable housing through firmer and higher targets than have been achieved previously has the desired effect of reducing the shortfall across Preston.

7.4.7 The Council will need to take account of these findings to set a suitable planning target for future development that takes into account the need for affordable housing as well as the long-term requirement to maintain a sustainable housing market.

8. Recommendations

1. The Housing Needs and Demand Assessment (HNDA) has demonstrated that its findings are robust and statistically valid and that these findings update and complement the existing evidence base.

RECOMMENDATION: To use the evidence to support the Council's Local Development Framework and housing strategy work and inform any future review of the Central Lancashire Core Strategy.

2. The need for affordable housing as calculated using the DCLG model identifies a level of housing need in excess of Preston's housing requirement and greater than in 2009. Clearly the effect of the recession by both suppressing housing moves and reducing the supply of new housing has impacted upon the need and made the requirement for affordable housing even more pressing.

RECOMMENDATION: To uphold existing affordable housing targets set in the Central Lancashire Core Strategy and to maximise the delivery of affordable housing on mixed, sustainable and viable developments.

3. All the data on tenure, type and bedroom numbers suggests that Preston has a strong and stable housing market for those requiring larger, family accommodation, but that there are fewer options for those needing smaller dwellings and/or lower housing costs.

- a. In terms of affordable housing, there is strong evidence of a need for two bed and three bed dwellings (terraces or semis) and some demand for one bed flats/apartments.

RECOMMENDATION: To promote the development of smaller affordable dwellings, in particular two/three bed units, and schemes containing one bed flats/apartments.

- b. In terms of size and type for market housing, there is strong demand for detached and semi-detached properties and support for a range of two, three and four bed dwellings.

RECOMMENDATION: To support the development of a range of dwelling sizes (2, 3 and 4 bed) in appropriate housing types.

4. There is demonstrable under-provision of smaller dwellings, affordable housing and private rented housing in the rural areas of Preston. Furthermore, analysis undertaken for the Preston HNDA suggests that approximately 8.0% (48 of the 615) of the need for affordable housing is in the rural areas of Preston.

RECOMMENDATION: To consider the extent to which the provision of smaller, affordable dwellings can be increased in rural areas by reducing empty properties, applying greater restrictions on Right-to-Buy and maximising delivery through the planning system.

5. Of those rural households planning to move within the Preston boundary, all of them want to stay within the rural area; none would consider moving into the urban areas. This is not due to an opposition to urban living, but that urban living in Preston is not sufficiently attractive.

RECOMMENDATION: To undertake further research into the pull factors that would make the City of Preston a more attractive proposition to rural residents, particularly older residents looking to downsize.

6. The HNDA has revealed significant interest in shared ownership amongst both existing and new forming households intending to move in the next two years. Furthermore evidence has shown that sub-market rents offer an affordable solution for some households in need

RECOMMENDATION: To consider the role for intermediate tenures where they can be shown to be affordable and to provide up to 30% of affordable housing in these forms.

7. The HNDA is grounded in the National Planning Policy Framework (NPPF) and the Strategic Housing Market Assessments: Practice Guidance. As such it includes significant elements of what would normally constitute a SHMA and consequently has the potential to both add value to and reduce costs for a SHMA.

RECOMMENDATION: To ensure that the planned SHMA update is commissioned within 12 months of the publication of this study in order to maximise the value of the investment in the HNDA.

8. The HNDA has uncovered evidence of potential negative equity in the housing market for those households who bought a property in the years prior to 2009.

RECOMMENDATION: To conduct further research to understand better the scale and impact of negative equity in the housing market.

9. In so far as the HNDA's scope allowed for testing the housing requirements in the Central Lancashire Core Strategy, no evidence was found to suggest any immediate review of the current housing requirements is required.

RECOMMENDATION: To monitor population and household forecasts and other relevant economic indicators to ensure that housing requirements are based on up-to-date evidence.

10. The volume of house sales in Preston continues to fall across all house types. Although there appeared to be a slight recovery in the market between 2011 and 2012, the numbers appear to have dropped off again during 2013.

RECOMMENDATION: To monitor evidence on sales volumes as part of a comprehensive set of housing market indicators.

11. The NPPF stresses the importance of "adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area"⁴⁶ to ensure that the Local Plan meets the full requirements for market and affordable housing.

RECOMMENDATION: To maintain the evidence base, monitor key housing market indicators and update the housing needs model annually to assess the impact of planning, housing and economic policies.

⁴⁶ Ibid, p38

9. Appendices

9.1 **Postal questionnaire**

9.2 **Pre-interview letter**

9.3 **Interview schedule**

WE NEED YOUR HELP



Dear Resident

Preston City Council wants to hear about your experiences and views of housing in the area to ensure our future plans are based upon sound information. Consequently, we have appointed an independent organisation, **Outside Consultants**, to conduct a survey on our behalf of over 10,000 randomly selected households in the City.

We would be grateful if you could find fifteen minutes to fill in the enclosed questionnaire that asks you about your current home, where you have previously lived, the needs of the people in your household and any intentions you may have to move. All the information you provide is **confidential** and **protected** under the Data Protection Act. Your response **will not be used to identify you** or your household and no one from the Council will see your individual questionnaire. Data from each returned questionnaire will be grouped together to present numbers and trends across the City.

Preston will see new housing development over the next twenty years; the information gathered from this questionnaire will help us ensure that the housing that gets built meets the needs of local people. In particular the survey will help us work out the need for new affordable housing and help secure housing for local people at affordable prices and rents.

If you need any help completing this questionnaire, call Janet Lee-Cowling at Outside on 0113 247 1471. If you wish to speak to someone at Preston City Council about the study, you can call the Contact Centre in the Town Hall on 01772 906900.

Please complete and return the questionnaire even if you feel that you or your household do not have any particular housing needs and return it no later than **Wednesday 22nd May 2013** in the Business Reply envelope provided to:

Outside UK Ltd
PO Box 295
Leeds LS16 0ET

Thank you for your assistance with this important piece of work.

Yours faithfully

A handwritten signature in blue ink that reads "Mary G. McBride".

Mary G. McBride

Head of Housing Strategy & Enabling

The following questionnaire should take about fifteen minutes to complete. Most of the questions are about your **household**. A household comprises either one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping – that is sharing at least one meal a day or sharing a living/sitting room. The head of household or his/her partner should complete the questionnaire.

Everything you say is confidential. We will not use your answers to identify you or your household. Please answer every question, where applicable, and choose one answer only, unless instructed otherwise. Indicate your choice by circling the number that corresponds with your answer.

A. Your current home

A.1 Where do you live at present?

- Rural North (Barton, Goosnargh, Whittingham, Woodplumpton)01
- Rural East (Broughton, Grimsargh, Haighton).....02
- North (Cadley, Greyfriars, Garrison, Sharoe Green, College)03
- East (Deepdale, Fishwick, St Matthews, Brookfield, Ribbleton).....04
- Central (Moor Park, St George's, Tulketh, University, Riversway, Town Centre).....05
- West (Ingol, Lea, Ashton, Larches).....06
- Elsewhere in Preston (*please specify*)07

A.2 What is your postcode?

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A.3 What type of home does your household occupy?

A whole house or bungalow that is:

- Detached..... 1
- Semi-detached 2
- Terraced (including end-terrace) 3

A flat, maisonette or apartment that is:

- In a purpose-built block of flats or tenement 4
- Part of a converted or shared house (including bedsits) 5
- In a commercial building (e.g. in an office building, hotel or over a shop)..... 6

Mobile or temporary structure:

- A caravan or other mobile or temporary structure 7

A.4 Is your household's home self-contained?

- Yes, all the rooms are behind a door that only our household can use 1
- No..... 2

A.5 When you moved into this home, was it a new property (i.e. were you the first household to occupy it)?

- Yes..... 1
- No 2
- Don't know 3

A.6 How many single bedrooms are available for use only by your household?

Write number in box

A.7 How many double bedrooms are available for use only by your household?

Write number in box

A.8 How many other rooms are available for use only by your household?

(Do not count bathrooms, toilets, halls or landings, or rooms that can only be used as storage such as cupboards)

Write number in box

A.9 Does your household own or rent the home?

- Owns outright 1
- Owns with a mortgage or loan 2
- Part owns and part rents (shared ownership) 3
- Rents (with or without housing benefit) 4
- Lives here rent free 5

If you do not rent your home go to Question A.11

- A.10 If you rent your home, who is your landlord?**
- Community Gateway Association 1
 - New Progress Housing Association 2
 - Another Housing Association/
Housing Co-operative/Charitable
Trust/Registered Social Landlord..... 3
 - Private landlord or letting agency..... 4
 - Employer of a household member..... 5
 - Relative or friend of a household member.... 6

- A.11 Do you think that your home is suitable for the needs of your household?**
- Yes 1
 - No..... 2

If YES, go to Question B.16

- A.12 If NO to Question A.11, why is it not suitable?**
- Circle all that apply*
- Home too small01
 - Home too big.....02
 - Rent/mortgage is too high03
 - Home too costly to heat.....04
 - Home too costly to repair or maintain05
 - Home in need of major repairs
(roof/windows/heating)06
 - Home lacks a self-contained
bathroom/kitchen/WC07
 - Home unsuitable for an older person.....08
 - Home unsuitable for person with a
disability.....09
 - Other.....10

- A.13 If NO to Question A.11, how long has your home been unsuitable for your needs?**
- Less than 6 months 1
 - 6 months up to 1 year 2
 - 1 - 2 years 3
 - 3 - 5 years 4
 - 6 - 10 years 5
 - Over 10 years 6

B. Your previous home

- B.16 How long have you lived at your present address?**
- Less than 6 months 1
 - 6 months up to 1 year 2
 - 1 - 2 years 3
 - 3 - 5 years 4
 - 6 - 10 years 5
 - Over 10 years..... 6

- B.17 Where did you live prior to moving here?**
- Rural North (Barton, Goosnargh,
Whittingham, Woodplumpton)..... 01
 - Rural East (Broughton, Grimsargh,
Haighton)..... 02
 - North (Cadley, Greyfriars, Garrison,
Sharoe Green, College)..... 03
 - East (Deepdale, Fishwick,
St Matthews, Brookfield, Ribbleton)..... 04
 - Central (Moor Park, St George's, Tulketh,
University, Riversway, Town Centre) 05
 - West (Ingol, Lea, Ashton, Larches)..... 06
 - Elsewhere in Preston (*please specify*)..... 07

-
- South Ribble 10
 - Chorley 20
 - East Lancashire 21
 - Elsewhere in Lancashire 22
 - Greater Manchester 23
 - Merseyside 24

 - Elsewhere in the North West 34
 - Elsewhere in the UK 35
 - In Eastern Europe 36
(e.g. Bulgaria, Czech Republic, Estonia, Hungary, Latvia,
Lithuania, Poland, Romania, Slovakia, Slovenia)
 - Other 40

- B.18 What was the postcode of your previous address?**

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- B.19 How many times have you moved in the last ten years?**

Write number in box

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- B.20 What type of home did you occupy previously?
A whole house or bungalow that is:
 Detached..... 1
 Semi-detached 2
 Terraced (including end-terrace) 3
- A flat, maisonette or apartment that is:**
 In a purpose-built block of flats or tenement 4
 Part of a converted or shared house (including bedsits) 5
 In a commercial building (e.g. in an office building, hotel or over a shop)..... 6
- Mobile or temporary structure:**
 A caravan or other mobile or temporary structure 7
- B.21 How many bedrooms were available for use only by your household?
 Write number in box bedrooms
- B.22 How many other rooms were available for use only by your household?
(Do not count bathrooms, toilets, halls or landings, or rooms that can only be used as storage such as cupboards)
 Write number in box
- B.23 Did your household own or rent the home?
 Owned outright..... 1
 Owned with a mortgage or loan 2
 Part owned and part rented (shared ownership) 3
 Rented (with or without housing benefit).. 4
 Lived there rent free 5
If you did not rent your home go to Question B.25
- B.24 **If you rented your home, who was your landlord?**
 Community Gateway Association 1
 New Progress Housing Association 2
 Another Housing Association/
 Housing Co-operative/Charitable
 Trust/Registered Social Landlord..... 3
 Private landlord or letting agency..... 4
 Employer of a household member..... 5
 Relative or friend of a household member.... 6

- B.25 Did you move because your previous home was not suitable for your household's needs?
 Yes..... 1
 No 2
- B.26 What was your main reason for moving from your previous home?
Choose one answer only
 To set up my first home 01
 To set up a new home following divorce/separation..... 02
 Tenancy/lease expired 03
 Home too small..... 04
 Home too big 05
 Rent/mortgage too high 06
 Reduction/changes to Housing Benefit.... 07
 Home too costly to heat 08
 Home too costly to repair or maintain 09
 Home in need of major repairs (roof/windows/heating)..... 10
 Home lacked a self-contained bathroom/kitchen/WC..... 11
 Home unsuitable for an older person..... 12
 Home unsuitable for person with a disability 13
 Fleeing domestic violence 14
 Changed personal circumstances (e.g. new job, new relationship)..... 15
 Didn't like the neighbourhood 16
 Forced to move (eviction/repossession)... 17
 To be nearer school..... 18
 To be nearer to facilities/services (shops, doctors)..... 19
 Other 20
- B.27 What was the length of time between deciding you needed to move from your previous home and actually moving to your present address?
 Less than 6 months 1
 6 months to 1 year 2
 1 - 2 years 3
 3 - 5 years 4
 6 - 10 years 5
 Over 10 years 6

C. You & your household

C.28 How many people, including you, currently live in your household?

Write number in box people

C.29 Of these, how many married or cohabiting couples are there?

Write number in box couple(s)

C.30 Please enter the **age, gender and employment/study status** of the people currently living in your household.

For **Gender**, write 1 for Male and 2 for Female
For **Employment status** write a code number from the key below

	Age	Gender <i>Write 1 for Male or 2 for Female</i>	Employment status <i>Write a code number from the key below</i>
<i>Example person</i>	66	1	3
Person 1 (you)			
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			
Person 7			
Person 8			

Key to employment/study status

- 1 Employed/self-employed full time (30 hours or more per week)
- 2 Employed/self-employed part time (1-29 hours per week)
- 3 Unemployed
- 4 Retired
- 5 Student 16 or over or trainee
- 6 Child 0-16 years
- 7 Looking after family or home
- 8 Long-term sick or unable to work
- 9 Other

C.31 If you are employed, where do you mainly work?

Preston	1
South Ribble	2
Chorley	3
East Lancashire	4
Elsewhere in Lancashire	5
Greater Manchester	6
Merseyside	7
Elsewhere in the UK	8
Other	9

C.32 How far do you normally travel to work each day (i.e. distance from home to normal place of work)?

Write number in box miles

C.33 Which of the following best describes your ethnicity?

White:

English/Welsh/Scottish/ Northern Irish/ British.....	01
Irish.....	02
Gypsy or Irish Traveller.....	03
Any other White background (<i>please specify</i>).....	04

Mixed/multiple ethnic groups:

White and Black Caribbean	05
White and Black African	06
White and Asian	07
Any other Mixed/multiple ethnic background	08

Asian or Asian British:

Indian	09
Pakistani	10
Bangladeshi	11
Chinese	12
Any other Asian background	13

Black/African/Caribbean/Black British:

African.....	14
Caribbean.....	15
Any other Black/African/Caribbean background	16

Other ethnic group:

Arab	17
Any other (<i>please specify</i>)	18

- C.34 Have you served in the Armed Forces at any time in the last ten years?
 Yes 1
 No..... 2
- C.35 Has any other household member served in the Armed Forces in the last ten years?
 Yes 1
 No..... 2

D. Housing costs & income

- D.36 What is your households' average **gross** income per month (i.e. salary or wage plus **any other** income, including all benefits except Housing Benefit)?

If you share your home with other people but do not consider them to be part of your household, please answer with your own monthly gross income.

Per month	Per week	
Less than £550	Less than £127	01
£550-£750	£127-£173	02
£751 - £950	£173-£219	03
£951 - £1,250	£219-£288	04
£1,251 - £1,550	£288-£358	05
£1,551 - £2,050	£358-£473	06
£2,051 - £2,550	£473-£588	07
£2,551 - £3,050	£588-£704	08
£3,051 - £3,550	£704-£819	09
£3,551 - £4,050	£819-£935	10
£4,051 - £4,550	£935-£1,050	11
£4,551 - £5,050	£1,050-£1,165	12
£5,051 - £5,550	£1,165-£1,281	13
£5,551 - £6,050	£1,281-£1,396	14
£6,051 - £6,550	£1,396-£1,512	15
More than £6,550	More than £1,512	16
Don't know/Rather not say		17

- D.37 How many members of your household are in receipt of an income (i.e. monthly salary/wage plus **any other** income including all benefits except Housing Benefit)?
 One member 1
 Two members 2
 Three or more members 3

- D.38 Does your household receive any of the following benefits or support?

Circle all that apply

- Housing Benefit 1
 Council Tax Benefit (*not single persons' rebate*) . 2
 Income Support..... 3
 Job Seekers Allowance 4
 Working Tax Credit..... 5
 Pension Credit (*not state or private pension*)..... 6
 None of these 7

- D.39 **If you rent your home**, how much do you pay per month/week (including any rent paid by Housing Benefit and service charges)?

OR

If you pay a mortgage, how much do you pay per month/week (*including interest and/or capital repayments, endowment policies, life assurance and buildings insurance*)?

Per month	Per week	
Less than £300	Less than £69	01
£300 - £450	£69 -£103	02
£451 - £600	£104 -£138	03
£601 - £750	£139 -£172	04
£751 - £900	£173 -£207	05
£901 - £1,050	£208 -£242	06
£1,051 - £1,200	£243 -£276	07
£1,201 - £1,350	£277 -£311	08
£1,351 - £1,500	£312 -£345	09
£1,501-£1,650	£346 -£380	10
£1,651-£1,800	£381 -£415	11
More than £1,800	More than £415	12
Don't know/Rather not say		13

- D.40 If you were buying a new home today, roughly how much would you be able to put down as a deposit from your savings or other sources?

- Less than £500 1
 Between £500 and £1,500..... 2
 Between £1,501 and £2,500..... 3
 Between £2,501 and £3,500..... 4
 Between £3,501 and £4,500..... 5
 Between £4,501 and £5,500..... 6
 Between £5,501 and £10,000..... 7
 Between £10,001 and £15,000..... 8
 Between £15,001 and £20,000..... 9
 Between £20,001 and £25,000..... 10
 More than £25,000..... 11
 Don't know/Rather not say 12

- D.41 IF YOU ARE A HOMEOWNER**
If you were buying a new home today, roughly how much would you be able to put down as a deposit from the sale of your current home?
- Nothing..... 1
 - Less than £5,000..... 2
 - Between £5,000 and £10,000 3
 - Between £10,001 and £20,000 4
 - Between £20,001 and £30,000 5
 - Between £30,001 and £50,000 6
 - More than £50,000 7
 - Don't know/Rather not say..... 8

E. Health and disability

- E.42** Do you have a long-term illness, health problem or disability that limits your daily activities or the work you can do?
- Yes 1
 - No..... 2

- E.43** Does any other member of your household, have a long-term illness, health problem or disability?
- Yes, one other person 1
 - Yes, two other people..... 2
 - Yes, more than two other people 3
 - No..... 4

If NO to BOTH E.42 and E.43, go to Question E.51

- E.44** What is the nature of your/his/her long-term illness, health problem or disability?
- | | You | 2 nd person | 3 rd person |
|---------------------------------------------------|-----|------------------------|------------------------|
| Physical disability: wheelchair user | 1 | 1 | 1 |
| Physical disability: don't use wheelchair | 2 | 2 | 2 |
| Learning disability | 3 | 3 | 3 |
| Mental health need | 4 | 4 | 4 |
| Visual impairment | 5 | 5 | 5 |
| Hearing impairment | 6 | 6 | 6 |
| Drug/alcohol misuse | 7 | 7 | 7 |
| Terminal illness | 8 | 8 | 8 |
| Age-related illness or disability (e.g. dementia) | 9 | 9 | 9 |
| Post-traumatic stress disorder (PTSD) | 10 | 10 | 10 |
| Other | 11 | 11 | 11 |

- E.45** Do you, or anyone in your household, receive any of the following forms of financial support?
- Circle all that apply*
- Disability Living Allowance (care/mobility) 1
 - Personal Independence Payment 2
 - Attendance Allowance..... 3
 - Carer's Allowance 4
 - Employment and support allowance 5
 - Industrial Injuries Disablement Benefit 6
 - War Pension..... 7
 - None of these 8

- E.46** Do you or any other member of your household currently receive care and/or support services in this home?
- Yes..... 1
 - No 2

- E.47 If YES to E.46, What is the nature of the care and/or support services?**

	You	2 nd person	3 rd person
Personal physical care (bathing/dressing/feeding)	1	1	1
24 hour supervision/ monitoring	2	2	2
Cleaning	3	3	3
Gardening	4	4	4
Shopping	5	5	5
Transport	6	6	6
Getting odd jobs done	7	7	7
Community alarm	8	8	8

- E.48** Is your/his/her ability to move around the home impaired by any aspect of your home?
- Yes..... 1
 - No 2

If NO go to Question E.50

- E.49 If YES to E.48, would this be improved by:**
- Specific adaptations 1
 - A purpose-built extension..... 2
 - A new purpose-built home..... 3
 - Sheltered housing 4
 - A group home 5
 - Support in your current home 6
 - Other (*please specify*) 7

- E.50 Which, if any, of the following adaptations need to be carried out to your home to meet the needs of a member of your household?

Circle all that apply

Wheelchair adaptations (including door widening and ramps).....	1
Stair lift/vertical lift.....	2
Kitchen adaptations.....	3
Bathroom adaptations.....	4
Improvements to access (e.g. level access in and around your home)	5
Handrails/grab rails.....	6
Ground floor extension (bedroom or bathroom)....	7
Room for carer.....	8
Lever door handles.....	9
Community alarm service.....	10

- E.51 Has your current home been adapted or purpose-built for a person with a long-term illness, health problem or disability?
- | | |
|-------------------------|---|
| Yes, been adapted..... | 1 |
| Yes, purpose-built..... | 2 |
| No..... | 3 |

- E.52 Is there sufficient space in your home for a carer to stay overnight, if this was needed?
- | | |
|----------|---|
| Yes..... | 1 |
| No..... | 2 |

- E.53 Do you, or any other member of your household, require care or support to enable you/him/her to stay in this home?
- | | |
|----------|---|
| Yes..... | 1 |
| No..... | 2 |

- E.54 Do you look after, or give any help or support to family members, friends, neighbours or others because of long-term physical or mental ill-health/disability, or problems related to old age?
- Do not count anything you do as part of your paid employment*
- | | |
|----------|---|
| Yes..... | 1 |
| No..... | 2 |

F. Moving intentions

- F.55 Are **you and your household** intending to move in the next two years and, if so, when?
- | | |
|-----------------------------------------|---|
| Yes, within the next six months..... | 1 |
| Yes, between 7 months and one year..... | 2 |
| Yes, between 1-2 years..... | 3 |
| No..... | 4 |

If NO go to Question F.61

- F.56 **IF YES to F.55**, how long have you been waiting to move?
- | | |
|------------------------------------|---|
| Less than six months..... | 1 |
| Between 7 months and one year..... | 2 |
| Between 1-2 years..... | 3 |
| More than 2 years..... | 4 |
| Don't know..... | 5 |

- F.57 **If YES to F.55**, would you prefer a new-build home?
- | | |
|--------------------|---|
| Yes..... | 1 |
| No..... | 2 |
| No preference..... | 3 |

- F.58 **If YES to F.55**, do you intend to move within Preston?
- | | |
|-----------------|---|
| Yes..... | 1 |
| No..... | 2 |
| Don't know..... | 3 |

If YES or DON'T KNOW go to Question F.63

- F.59 **If NO to F.58**, where do you intend to move?
- | | |
|----------------------------------|----|
| South Ribble..... | 02 |
| Chorley..... | 03 |
| East Lancashire..... | 04 |
| Elsewhere in Lancashire..... | 05 |
| Greater Manchester..... | 06 |
| Merseyside..... | 07 |
| Elsewhere in the North West..... | 10 |
| Elsewhere in the UK..... | 11 |
| Outside the UK..... | 12 |

- F.60 Why do you intend to move away from Preston?
Circle all that apply
- Housing costs are too high01
 - Reduction/changes to Housing Benefit ...02
 - Limited choice of suitable properties03
 - Not able to get social housing property in Preston04
 - High crime rate in the area05
 - Travel costs are too high06
 - To be nearer employment.....07
 - To be nearer suitable school08
 - To be nearer family/relatives.....09
 - To be nearer more facilities in general10
 - Other.....11
- F.61 **If NO to F.55**, would you like to move during the next two years, but for some reason cannot do so?
- Yes 1
 - No 2
- If NO go to Question F.63*
- F.62 **If YES to F.61**, what is preventing a move?
- Circle all that apply*
- Cost of housing..... 1
 - Limited choice of suitable properties 2
 - Cannot sell home..... 3
 - Negative equity 4
 - Not eligible for Council/Housing Association housing 5
 - Other..... 6
- F.63 **Is any member of your household intending to move to his or her own separate home in the next two years and, if so, when?**
- Yes, within the next six months 1
 - Yes, between 7 months and one year 2
 - Yes, between 1-2 years..... 3
 - No..... 4
- If NO go to Question F.69*
- F.64 **If YES to F.63**, how long has s/he been waiting to move?
- Less than six months 1
 - Between 7 months and one year 2
 - Between 1-2 years 3
 - More than 2 years 4
 - Don't know..... 5

- F.65 **If YES to F.63**, would the new household prefer a new-build home?
- Yes..... 1
 - No 2
 - No preference 3
- F.66 **If YES to F.63**, does s/he intend to move within the Preston area?
- Yes..... 1
 - No 2
 - Don't know 3
- If YES or DON'T KNOW go to instructions after Question F.70*
- F.67 **If NO to F.66**, where does s/he expect to move?
- South Ribble 02
 - Chorley 03
 - East Lancashire..... 04
 - Elsewhere in Lancashire 05
 - Greater Manchester..... 06
 - Merseyside..... 07
 - Elsewhere in the North West 10
 - Elsewhere in the UK..... 11
 - Outside the UK 12
- F.68 Why does s/he intend to move away from Preston?
- Circle all that apply*
- Housing costs are too high..... 01
 - Reduction/changes to Housing Benefit ... 02
 - Limited choice of suitable properties..... 03
 - Not able to get social housing property in Preston..... 04
 - High crime rate in the area..... 05
 - Travel costs are too high..... 06
 - To be nearer employment 07
 - To be nearer suitable school 08
 - To be nearer family/relatives 09
 - To be nearer more facilities in general 10
 - Other 11
- F.69 **If NO to F.63**, would any member of your household like to move during the next two years, but for some reason cannot do so?
- Yes..... 1
 - No 2
- If NO go to instructions after Question F.70*

- F.70 **If YES to F.69, what is preventing a move?**
- Cost of housing..... 1
 - Limited choice of suitable properties 2
 - Cannot sell home..... 3
 - Negative equity 4
 - Not eligible for council/Housing Association housing 5
 - Other..... 6

If neither the whole household nor members of the household intend to move within Preston in the next two years (see Questions F.58 and F.66) then you have completed this questionnaire.

Thank you for your time.

Otherwise go to Section G (Existing households moving) if you answered YES or DON'T KNOW to F.58

and/or

Section H (People leaving home) if you answered YES or DON'T KNOW to F.66

G. Existing households moving

- G.71 What type of home do you think your household will need?

A whole house or bungalow that is:

- Detached 1
- Semi-detached 2
- Terraced (including end-terrace) 3

A flat, maisonette or apartment that is:

- In a purpose-built block of flats or tenement 4
- Part of a converted or shared house (including bedsits) 5
- In a commercial building (e.g. in an office building, hotel or over a shop)..... 6

Mobile or temporary structure:

- A caravan or other mobile or temporary structure 7

- G.72 How many bedrooms would you need?

Write number in box bedrooms

- G.73 Do you expect to own or rent the home?

- Own outright..... 1
- Own with a mortgage or loan 2
- Part own and part rent (shared ownership) 3
- Rent (with or without housing benefit)..... 4
- Lives here rent free 5

- G.74 **IF YOU EXPECT TO RENT, Who do you expect your landlord to be?**

- Community Gateway Association 1
- New Progress Housing Association 2
- Another Housing Association/
Housing Co-operative/Charitable
Trust/Registered Social Landlord 3
- Private landlord or letting agency 4
- Employer of a household member 5
- Relative or friend of a household member 6

- G.75 Would you be interested in a shared ownership or shared equity scheme with a housing association, where you reduce the overall cost to buy a home by paying part rent and part mortgage?

- Yes..... 1
- No 2
- Don't know, but would like to know more ... 3

G.76 Where would you prefer to live?

Rural North (Barton, Goosnargh, Whittingham, Woodplumpton)01

Rural East (Broughton, Grimsargh, Haighton).....02

North (Cadley, Greyfriars, Garrison, Sharoe Green, College)03

East (Deepdale, Fishwick, St Matthews, Brookfield, Ribbleton).....04

Central (Moor Park, St George’s, Tulketh, University, Riversway, Town Centre).....05

West (Ingol, Lea, Ashton, Larches).....06

Elsewhere in Preston (*please specify*)07

G.77 Why do you want to live in that/those areas?

Circle all that apply

It is near work..... 1

It is near schools..... 2

It is near family/friends 3

There is suitable housing available in that area 4

There is good public transport in the area . 5

It is near shops/leisure facilities/health..... 6

It is near religious/cultural facilities 7

Low levels of crime/anti-social behaviour in the area 8

No fear of racial/other harassment in the area 9

Good quality housing in the area.....10

I can afford to buy a property in that area11

Other (please specify).....12

G.78 Which, if any, housing waiting lists are you registered on?

Circle all that apply

Select Move (Preston/South Ribble/Chorley) 1

Another Council 2

Another Housing Association/Housing Co-operative/Charitable Trust 3

Not registered on any lists 4

H. People leaving home

- H.79** How many people in your household intend leaving home permanently within the next two years to live elsewhere (do not include students leaving for a term-time address)?
- Write number in box*
- H.80** How many new households would they be setting up?
- Write number in box*

Please answer the following questions about the first new household that will be forming within the next two years

- H.81** Is the new household being formed with anyone else?
- Yes, someone else in my household 1
- Yes, someone else in Preston..... 2
- Yes, someone else outside Preston 3
- No, no one else 4

- H.82** What type of home would the new household need?
- A whole house or bungalow that is:**
- Detached 1
- Semi-detached 2
- Terraced (including end-terrace) 3

- A flat, maisonette or apartment that is:**
- In a purpose-built block of flats or tenement 4
- Part of a converted or shared house (including bedsits) 5
- In a commercial building (e.g. in an office building, hotel or over a shop)..... 6

- Mobile or temporary structure:**
- A caravan or other mobile or temporary structure 7

- H.83** How many bedrooms would the new household need?
- Write number in box* bedrooms

- H.84** Would the new household expect to own or rent the home?
- Own outright..... 1
- Own with a mortgage or loan 2
- Part own and part rent (shared ownership) 3
- Rent (with or without housing benefit)..... 4
- Lives here rent free 5

H.85 IF THE NEW HOUSEHOLD EXPECTS TO RENT, Who would they expect their landlord to be?

- Community Gateway Association..... 1
- New Progress Housing Association 2
- Another Housing Association/
Housing Co-operative/Charitable
Trust/Registered Social Landlord..... 3
- Private landlord or letting agency..... 4
- Employer of a household member..... 5
- Relative or friend of a household member 6

H.86 Would the new household be interested in a shared ownership or shared equity scheme with a housing association, where s/he reduces the overall cost to buy a home by paying part rent and part mortgage?

- Yes 1
- No 2
- Don't know, but would like to know more... 3

H.87 Where in the Preston area would the new household prefer to live?

- Rural North (Barton, Goosnargh,
Whittingham, Woodplumpton)01
- Rural East (Broughton, Grimsargh,
Haighton).....02
- North (Cadley, Greyfriars, Garrison,
Sharoe Green, College)03
- East (Deepdale, Fishwick,
St Matthews, Brookfield, Ribbleton).....04
- Central (Moor Park, St George's, Tulketh,
University, Riversway, Town Centre).....05
- West (Ingol, Lea, Ashton, Larches).....06
- Elsewhere in Preston (*please specify*)07

H.88 Why would they want to live in that/those areas?

Circle all that apply

- It is near work..... 1
- It is near schools..... 2
- It is near family/friends 3
- There is suitable housing available
in that area 4
- There is good public transport in the area . 5
- It is near shops/leisure facilities/health..... 6
- It is near religious/cultural facilities 7
- Low levels of crime/anti-social
behaviour in the area 8
- No fear of racial/other harassment
in the area 9
- Good quality housing in the area.....10
- I can afford to buy a property in that area11
- Other (please specify).....12

H.89 Which, if any, housing waiting lists is the new household registered on?

Circle all that apply

- Select Move
(Preston/South Ribble/Chorley)..... 1
- Another Council 2
- Another Housing Association/Housing
Co-operative/Charitable Trust 3
- Not registered on any lists 4

H.90 What will the new household's average monthly gross income be (i.e. salary/ wage plus any other income including all benefits except Housing Benefit)?

Per month	Per week	
Less than £550	Less than £127	01
£550-£750	£127-£173	02
£751 - £950	£173-£219	03
£951 - £1,250	£219-£288	04
£1,251 - £1,550	£288-£358	05
£1,551 - £2,050	£358-£473	06
£2,051 - £2,550	£473-£588	07
£2,551 - £3,050	£588-£704	08
£3,051 - £3,550	£704-£819	09
£3,551 - £4,050	£819-£935	10
£4,051 - £4,550	£935-£1,050	11
£4,551 - £5,050	£1,050-£1,165	12
£5,051 - £5,550	£1,165-£1,281	13
£5,551 - £6,050	£1,281-£1,396	14
£6,051 - £6,550	£1,396-£1,512	15
More than £6,550	More than £1,512	16
Don't know/Rather not say		17

H.91 Approximately how much would the new household be able to put down as a deposit?

- Less than £500 1
- Between £500 and £1,500..... 2
- Between £1,501 and £2,500..... 3
- Between £2,501 and £3,500..... 4
- Between £3,501 and £4,500..... 5
- Between £4,501 and £5,500..... 6
- Between £5,501 and £10,000..... 7
- Between £10,001 and £15,000..... 8
- Between £15,001 and £20,000..... 9
- Between £20,001 and £25,000..... 10
- More than £25,000..... 11
- Don't know/Rather not say 12

Thank you for taking the time to complete this questionnaire. Please return it in the envelope provided by **22nd May 2013**



Regeneration
Strategic Housing
Town Hall
Lancaster Road
Preston
PR1 2RL

22nd April 2013

Dear Resident

Housing Needs and Demand Study

Preston City Council is carrying out a Housing Needs and Demand Study in the City and as part of this we are interviewing 750 households in the area. Your household has been randomly selected to be interviewed and I hope that you will be able to assist us.

Not everyone who has been sent this letter will be visited, but we want to let you know what to expect, should an interviewer call.

The interviewer, from Wise Data Services, will have an identity card, which you should ask to see. S/he will call between **29th April and 27th May 2013**. All the answers you give will be confidential and will not be used to identify you or your household. **Michael Dyson Associates** and **Outside Consultants**, the independent organisations undertaking the study and Wise Data Services, the specialist interviewers, will be the only people to see the information and will retain it only for as long as is required to ensure all interviews have been conducted properly.

The interview will last no more than thirty minutes and will ask about your current home and neighbourhood, where you have previously lived, the needs of the people in your household and any intentions you may have to move. Your answers will help Preston City Council to develop its housing and planning policies to meet the needs of local people.

There is nothing you need to do in response to this letter.

If you have any queries about the interview, please call Wise Data Services on 01772 685288 or if you would like to speak to someone from Outside Consultants, please call Janet Lee-Cowling on 0113 247 1471. If you wish to speak to someone at the Council about the study, you can get in touch with Contact Centre in the Town Hall on 01772 906900.

Thank you for your help in this important piece of work for the Council.

Yours faithfully

Mary G McBride
Head of Housing Strategy & Enabling



HOUSING NEEDS AND DEMAND SURVEY 2013

A. Your current home

A.1 Where do you live at present?

PRESTON

Rural North (Barton, Goosnargh, Whittingham, Woodplumpton) 01
Rural East (Broughton, Grimsargh, Haighton)..... 02
North (Cadley, Greyfriars, Garrison, Sharoe Green, College) 03
East (Deepdale, Fishwick, St Matthews, Brookfield, Ribbleton) 04
Central (Moor Park, St George’s, Tulketh, University,
Riversway, Town Centre)..... 05
West (Ingol, Lea, Ashton, Larches)..... 06
Elsewhere in Preston (*please specify*) 07

SOUTH RIBBLE

Penwortham..... 11
Leyland (including Moss Side) 12
Bamber Bridge and Walton-le-Dale (Eastern) 13
Lostock Hall and Farington (Central)..... 14
Longton, New Longton, Walmer Bridge, Hutton,
Much Hoole & Little Hoole (Western Parishes) 15
Samlesbury & Walton (Eastern Parishes) 16
Coupe Green & Gregson Lane (Eastern Parishes) 17
Elsewhere in South Ribble (*please specify*) 18

A.2 *Please write in the respondent’s postcode from label.*

--	--	--	--	--	--

A.3 What type of home does your household occupy?

A whole house or bungalow that is:

Detached..... 1
Semi-detached 2
Terraced (including end-terrace) 3

A flat, maisonette or apartment that is:

In a purpose-built block of flats or tenement..... 4
Part of a converted or shared house (including bedsits) 5
In a commercial building (e.g. in an office building, hotel or over a shop) 6

Mobile or temporary structure:

A caravan or other mobile or temporary structure..... 7

- A.4 Is your household's home self-contained?
 Yes, all the rooms are behind a door that only our household can use 1
 No 2
- A.5 When you moved into this home, was it a new property (i.e. were you the first household to occupy it)?
 Yes 1
 No 2
 Don't know 3
- A.6 How many single bedrooms are available for use only by your household?
Write number in box
- A.7 How many double bedrooms are available for use only by your household?
Write number in box
- A.8 How many other rooms are available for use only by your household? (*Do not count bathrooms, toilets, halls or landings, or rooms that can only be used as storage such as cupboards*)
Write number in box
- A.9 Does your household own or rent the home?
 Owns outright 1
 Owns with a mortgage or loan 2
 Part owns and part rents (shared ownership) 3
 Rents (with or without housing benefit) 4
 Lives here rent free 5
- If respondent does not rent his/her home (i.e. answered 1 or 2, to A.9) go to A.11
- A.10 Who is your landlord?
 Community Gateway Association (**PRESTON**) 1
 New Progress Housing Association (**SOUTH RIBBLE**) 2
 Another Housing Association/ Housing Co-operative/
 Charitable Trust/Registered Social Landlord 3
 Private landlord or letting agency 4
 Employer of a household member 5
 Relative or friend of a household member 6
- A.11 Do you think that your home is suitable for the needs of your household?
 Yes 1 **GO TO A.14**
 No 2
- A.12 **If NO to A.11, Why is it not suitable? CODE ALL MENTIONED**
 Home too small 01
 Home too big 02
 Rent/mortgage is too high 03
 Home too costly to heat 04
 Home too costly to repair or maintain 05
 Home in need of major repairs (roof/windows/heating) 06
 Home lacks a self-contained bathroom/kitchen/WC 07
 Home unsuitable for an older person 08
 Home unsuitable for person with a disability 09
 Other 10

A.13 **If NO to A.11,** How long has your home been unsuitable for your needs?

- Less than 6 months 1
- 6 months to 1 year 2
- 1 - 2 years 3
- 3 - 5 years 4
- 6 - 10 years 5
- Over 10 years 6

A.14 **IF YOU ARE OVER 55,** If you had to, or chose to, move in older age, which of the following would you prefer?

CODE ONE ONLY

- Stay in the home and have services come to you (e.g. adaptations, support services)..... 1
- Move in with family 2
- Move to housing for older people in a place where only older people live ... 3
- Move to housing for older people in a place where families live 4
- Move to housing for older people in a place where only adults live 5
- Move to sheltered housing 6
- Move to extra care* housing 7
- Don't know..... 8

**Extra care housing is aimed at less mobile older people or those that are more frail and are less able to do everything themselves. There are care staff and one or more meals are provided each day.*

A.15 How easy or difficult is it to access these services from your home?

	Very easy	Fairly easy	Neither easy nor difficult	Fairly difficult	Very difficult
Doctor					
Hospital					
Advice agency					
Chemist					
Post Office					
Local shop					
Supermarket					
Library					
Day centre					
Place of Worship					

B. Your previous home

B.16 How long have you lived at your present address?

Less than 6 months	1
6 months up to 1 year	2
1 - 2 years	3
3 - 5 years	4
6 - 10 years	5
Over 10 years	6

B.17 Where did you live prior to moving here?

PRESTON (area not specified).....	00
Rural North (Barton, Goosnargh, Whittingham, Woodplumpton).....	01
Rural East (Broughton, Grimsargh, Haighton).....	02
North (Cadley, Greyfriars, Garrison, Sharoe Green, College)	03
East (Deepdale, Fishwick, St Matthews, Brookfield, Ribbleton)	04
Central (Moor Park, St George's, Tulketh, University, Riversway, Town Centre).....	05
West (Ingol, Lea, Ashton, Larches).....	06
Elsewhere in Preston (<i>please specify</i>)	07

SOUTH RIBBLE (area not specified) 10

Penwortham.....	11
Leyland (including Moss Side)	12
Bamber Bridge and Walton-le-Dale (Eastern)	13
Lostock Hall and Farington (Central).....	14
Longton, New Longton, Walmer Bridge, Hutton, Much Hoole & Little Hoole (Western Parishes)	15
Samlesbury & Walton (Eastern Parishes)	16
Coupe Green & Gregson Lane (Eastern Parishes)	17
Elsewhere in South Ribble (<i>please specify</i>)	18

Chorley.....	20
East Lancashire	21
Elsewhere in Lancashire.....	22
Greater Manchester	23
Merseyside	24

Elsewhere in the North West.....	34
Elsewhere in the UK	35
In Eastern Europe	36
(e.g Bulgaria, Czech Republic, Estonia, Hungary, Latvia, Lithuania, Poland, Romania, Slovakia, Slovenia)	
Other.....	40

B.18 What was the postcode of your previous address?

--	--	--	--	--	--	--

B.19 How many times have you moved in the last ten years?

Write number in box

--

B.20 What type of home did your household previously occupy?

A whole house or bungalow that is:

- Detached..... 1
- Semi-detached 2
- Terraced (including end-terrace) 3

A flat, maisonette or apartment that is:

- In a purpose-built block of flats or tenement..... 4
- Part of a converted or shared house (including bedsits) 5
- In a commercial building (e.g. in an office building, hotel or over a shop) 6

Mobile or temporary structure:

- A caravan or other mobile or temporary structure..... 7

B.21 How many bedrooms were available for use only by your household?

Write number in box

B.22 How many other rooms were available for use only by your household? (*Do not count bathrooms, toilets, halls or landings, or rooms that can only be used as storage such as cupboards*)

Write number in box

B.23 Did your household own or rent the home?

- Owned outright..... 1
- Owned with a mortgage or loan 2
- Part owned and part rented (shared ownership) 3
- Rented (with or without housing benefit) 4
- Lived there rent free 5

If respondent does not rent his/her home (i.e. answered 1 or 2, to B.23) go to B.25

B.24 Who was your landlord?

- Community Gateway Association (**PRESTON**) 1
- New Progress Housing Association (**SOUTH RIBBLE**) 2
- Another Housing Association/ Housing Co-operative/
Charitable Trust/Registered Social Landlord 3
- Private landlord or letting agency..... 4
- Employer of a household member 5
- Relative or friend of a household member 6

B.25 Did you move because your previous home was not suitable for the needs of your household?

- Yes 1
- No 2

B.26 What was your main reason for moving from your previous home?

CODE ONE ONLY

To set up my first home.....	01
To set up a new home following divorce/separation.....	02
Tenancy/lease expired.....	03
Home too small.....	04
Home too big.....	05
Rent/mortgage too high.....	06
Reduction/changes to Housing Benefit.....	07
Home too costly to heat.....	08
Home too costly to repair or maintain.....	09
Home in need of major repairs (roof/windows/heating).....	10
Home lacked a self-contained bathroom/kitchen/WC.....	11
Home unsuitable for an older person.....	12
Home unsuitable for person with a disability.....	13
Fleeing domestic violence.....	14
Changed personal circumstances (e.g. new job, new relationship).....	15
Didn't like the neighbourhood.....	16
Forced to move (eviction/repossession).....	17
To be nearer school.....	18
To be nearer to facilities/services (shops, doctors).....	19
Other.....	20

B.27 What was the length of time between deciding you needed to move from your previous home and actually moving to your present address?

Less than 6 months.....	1
6 months to 1 year.....	2
1 - 2 years.....	3
3 - 5 years.....	4
6 - 10 years.....	5
Over 10 years.....	6

C. You and your household

The following questions seek to gather some basic information about yourself and the members of your household, even if they are not members of your family.

A household comprises either one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping – that is sharing at least one meal a day or sharing a living/sitting room.

You should include children away at college or university, sons/daughters who currently live with their partners as part of your household and lodgers if you consider them members of your household under the criteria above.

If you live in a shared house but do not consider yourself to be in a household with the other occupants, then answer this section for yourself only.

C.28 How many people, including you, currently live in your household?

Write number in box people

C.29 Of these, how many married or cohabiting couples are there?

Write number in box couple(s)

C.30 Please enter the **age**, **gender** and **employment/study status** of the people currently living in your household.

For **Gender**, write 1 for Male and 2 for Female

For **Employment status** write a code number from the key below

	Age	Gender <i>Write 1 for Male or 2 for Female</i>	Employment/study status	Key to employment/study status
<i>Example person</i>	<i>66</i>	<i>1</i>	<i>3</i>	
Person 1 (you)		1		Employed/self-employed full time (30 hours or more per week)..... 1
Person 2		1		Employed/self-employed part time (1-29 hours per week)..... 2
Person 3		1		Unemployed 3
Person 4		1		Retired 4
Person 5		1		Student 16 or over or trainee 5
Person 6		1		Child 0-15 years 6
Person 7		1		Looking after family or home..... 7
Person 8		1		Long-term sick or unable to work 8
Person 9		1		Other..... 9
Person 10		1		

C.31 **If you are employed**, where do you mainly work?

Preston.....	1
South Ribble.....	2
Chorley.....	3
East Lancashire.....	4
Elsewhere in Lancashire.....	5
Greater Manchester.....	6
Merseyside.....	7
Elsewhere in the UK.....	8
Other.....	9

C.32 How far do you normally travel to work each day (i.e. distance from home to normal place of work)?

Write number in box miles

C.33 Which of the following best describes your ethnicity?

White:

English/Welsh/Scottish/Northern Irish/British.....	01
Irish.....	02
Gypsy or Irish Traveller.....	03
Any other White background (<i>please specify</i>).....	04

Mixed/multiple ethnic groups:

White and Black Caribbean.....	05
White and Black African.....	06
White and Asian.....	07
Any other Mixed/multiple ethnic background.....	08

Asian or Asian British:

Indian.....	09
Pakistani.....	10
Bangladeshi.....	11
Chinese.....	12
Any other Asian background.....	13

Black/African/Caribbean/Black British:

African.....	14
Caribbean.....	15
Any other Black/African/Caribbean background.....	16

Other ethnic group:

Arab.....	17
Any other (<i>please specify</i>).....	18

C.34 Have you served in the Armed Forces at any time in the last ten years?

Yes.....	1
No.....	2

C.35 Has any other household member served in the Armed Forces in the last ten years?

Yes.....	1
No.....	2

D. Housing costs and income

To make effective plans for future housing, the Council needs information on housing costs and household incomes. All the information you provide will be strictly confidential.

- D.36 What is your households' average **gross** income per month from all sources (i.e. salary/wage plus **any other** income, including all benefits except Housing Benefit)?
(If respondent lives in a shared house but does not classify him/herself and the other occupants as a single household please answer with his/her average monthly gross income).

Less than £550 per month (£127 per week)	1
£550 - £750 per month (£127-£173 per week)	2
£751 - £950 per month (£173-£219 per week)	3
£951 - £1,250 per month (£219-£288 per week)	4
£1,251 - £1,550 per month (£288-£358 per week)	5
£1,551 - £2,050 per month (£358-£473 per week).....	6
£2,051 - £2,550 per month (£473-£588 per week)	7
£2,551 - £3,050 per month (£588-£704 per week)	8
£3,051 - £3,550 per month (£704-£819 per week)	9
£3,551 - £4,050 per month (£819-£935 per week)	10
£4,051 - £4,550 per month (£935-£1,050 per week)	11
£4,551 - £5,050 per month (£1,050-£1,165per week)	12
£5,051 - £5,550 per month (£1,165-£1,281 per week)	13
£5,551 - £6,050 per month (£1,281-£1,396 per week)	14
£6,051 - £6,550 per month (£1,396-£1,512 per week)	15
More than £6,550 per month (£1,512 per week)	16
Don't know.....	17
Refused.....	18

- D.37 How many members of your household are in receipt of an income (i.e. monthly salary/wage plus any other income including all benefits except Housing Benefit)?

One member	1
Two members.....	2
Three of more members	3

- D.38 Does your household receive any of the following benefits or support?

PROMPT FOR ALL APPLICABLE

Housing Benefit.....	1
Council Tax Benefit (<i>not including single person rebate</i>)	2
Income Support	3
Job Seekers Allowance.....	4
Working Tax Credit	5
Pension Credit (<i>not state or private pension</i>)	6
None of these.....	7

D.39 **If you rent your home**, how much do you pay per month/week (including any rent paid by Housing Benefit and service charges)?

OR

If you pay a mortgage, how much do you pay per month/week (including interest and/or capital repayments, endowment policies or life assurance and buildings insurance)?

Less than £300 per month (£69 per week)	1
£300 - £450 per month (£69-£104 per week)	2
£451 - £600 per month (£104-£139 per week)	3
£601 - £750 per month (£139-£173 per week)	4
£751 - £900 per month (£173-£208 per week)	5
£901 - £1,050 per month (£208-£243 per week)	6
£1,051 - £1,200 per month (£243-£277 per week)	7
£1,201- £1,350 per month (£277-£312 per week)	8
£1,351- £1,500 per month (£312-£346 per week)	9
£1,501-£1,650 per month (£346-£381 per week)	10
£1,651-£1,800 per month (£381-415 per week)	11
More than £1,800 per month (£415 per week)	12
Don't know.....	13
Refused.....	14

D.40 If you were buying a new home today, roughly how much would you be able to put down as a deposit from your savings or other sources (excluding equity from current home if a homeowner)?

Less than £500.....	1
Between £500 and £1,500	2
Between £1,501 and £2,500	3
Between £2,501 and £3,500	4
Between £3,501 and £4,500	5
Between £4,501 and £5,500	6
Between £5,501 and £10,000	7
Between £10,001 and £15,000	8
Between £15,001 and £20,000	9
Between £20,001 and £25,000	10
More than £25,000	11
Don't know	12
Refused.....	13

D.41 (ONLY ASK IF AN EXISTING HOMEOWNER)

If you were buying a new home today, roughly how much would you be able to put down as a deposit from the sale of your current home?

Nothing.....	1
Less than £5,000.....	2
Between £5,000 and £10,000	3
Between £10,001 and £20,000	4
Between £20,001 and £30,000	5
Between £30,001 and £50,000	6
More than £50,000	7
Don't know.....	8
Refused.....	9

E. Health and disability

E.42 Do you have a long-term illness, health problem or disability that limits your daily activities or the work you can do?

- Yes 1
- No..... 2

E.43 Does any other member of your household, have a long-term illness, health problem or disability?

- Yes, one other person 1
- Yes, two other people..... 2
- Yes, more than two other people 3
- No..... 4

IF NO TO E.42 AND E.43 GO TO E.51

E.44 What is the nature of your/his/her long-term illness, health problem or disability?

CODE ALL MENTIONED FOR EACH PERSON

	Respondent	Member 1	Member 2
Physical disability: wheelchair user	01	01	01
Physical disability: doesn't use wheelchair	02	02	02
Learning disability	03	03	03
Mental health need	04	04	04
Visual impairment	05	05	05
Hearing impairment	06	06	06
Drug and/or alcohol misuse	07	07	07
Terminal illness	08	08	08
Age-related illness or disability (e.g. dementia)	09	09	09
Post-traumatic stress disorder (PTSD)	10	10	10
Other	11	11	11

E.45 Do you, or anyone in your household, receive any of the following forms of financial support?

CODE ALL MENTIONED

- Disability Living Allowance (care/mobility) 1
- Personal Independence Payment 2
- Attendance Allowance 3
- Carer's Allowance 4
- Employment and support allowance 5
- Industrial Injuries Disablement Benefit..... 6
- War Pension 7
- None of these..... 8

E.46 Do you or any other member of your household currently receive care and/or support in this home?

- Yes 1
- No..... 2

E.47 **If YES to E.46,** What is the nature of that care and/or support?

CODE ALL MENTIONED

	You	Member 1	Member 2
Personal physical care (bathing/dressing/feeding)	1	1	1
24 hour supervision/monitoring	2	2	2
Cleaning	3	3	3
Gardening	4	4	4
Shopping	5	5	5
Transport	6	6	6
Getting odd jobs done	7	7	7
Community alarm	8	8	8

E.48 Is your/his/her ability to move around the home impaired by any aspect of your home?

- Yes 1
 No..... 2 **GO TO E.50**

E.49 **If YES to E.48,** would this be improved by:

- Specific adaptations..... 1
 A purpose-built extension 2
 A new purpose-built home 3
 Sheltered housing 4
 A group home 5
 Support in your current home 6
 Other (*please specify*) 7

E.50 Which, if any, of the following adaptations need to be carried out to your home to meet the needs of a current disabled member of your household?

CODE ALL MENTIONED

- Wheelchair adaptations (including door widening and ramps) 1
 Stair lift/vertical lift 2
 Kitchen adaptations 3
 Bathroom adaptations 4
 Improvements to access (e.g. level access in and around your home) 5
 Handrails/grab rails 6
 Ground floor extension (bedroom or bathroom) 7
 Room for carer 8
 Lever door handles 9
 Community alarm service 10

E.51 Has your current home been adapted or purpose-built for a person with a long-term illness, health problem or disability?

- Yes, been adapted..... 1
 Yes, purpose-built 2
 No..... 3

E.52 Is there sufficient space in your home for a carer to stay overnight, if this was needed?

- Yes 1
 No..... 2

E.53 Do you, or any other member of your household, require care or support to enable you/him/her to stay in this home?

Yes 1

No 2

E.54 Do you look after, or give any help or support to family members, friends, neighbours or others because of

➤ long-term physical or mental ill-health/disability, or

➤ problems related to old age?

DO NOT COUNT ANYTHING YOU DO AS PART OF YOUR PAID EMPLOYMENT

Yes 1

No 2

F. Moving intentions

F.55 Are **you and your household** intending to move in the next two years and, if so, when?

Yes, within the next six months	1	
Yes, between 7 months and one year	2	
Yes, between 1-2 years.....	3	
No.....	4	GO TO F.61

F.56 **IF YES to F.55**, how long have you been waiting to move to another home?

Less than six months	1
Between 7 months and one year	2
Between 1-2 years	3
More than 2 years	4
Don't know.....	5

F.57 **IF YES to F.55**, would you prefer a new-build home?

Yes	1
No.....	2
No preference	3

F.58 **IF YES to F.55**, do you intend to move within the **Preston area**?

Yes	1	GO TO F.63
No.....	2	
Don't know.....	3	GO TO F.63

F.59 **IF NO to F.58**, where do you intend to move?

Preston.....	01
South Ribble.....	02
Chorley.....	03
East Lancashire	04
Elsewhere in Lancashire.....	05
Greater Manchester	06
Merseyside	07
Elsewhere in the North West.....	10
Elsewhere in the UK	11
Outside the UK.....	12

F.60 Why do you intend to move away from Preston?

Housing costs are too high	01
Reduction/changes to Housing Benefit	02
Limited choice of suitable properties	03
Not able to get social housing property in Preston.....	04
High crime rate in the area	05
Travel costs are too high	06
To be nearer employment.....	07
To be nearer suitable school.....	08
To be nearer family/relatives.....	09
To be nearer more facilities in general	10
Other.....	11

- F.61 **If NO to F.55**, would you like to move during the next two years, but for some reason cannot do so?
- Yes 1
 No 2 **GO TO F.63**
- F.62 **If YES to F.61**, what is preventing a move? **CODE ALL MENTIONED**
- Cost of housing 1
 Limited choice of suitable properties 2
 Cannot sell home 3
 Negative equity 4
 Not eligible for council/Housing Association housing 5
 Other 6
- F.63 Is **any member of your household** intending to move to his or her own separate home in the next two years and, if so, when?
- Yes, within the next six months 1
 Yes, between 7 months and one year 2
 Yes, between 1-2 years 3
 No 4 **GO TO F.69**
- F.64 **If YES to F.63**, how long has s/he been waiting to move to his or her own separate home?
- Less than six months 1
 Between 7 months and one year 2
 Between 1-2 years 3
 More than 2 years 4
 Don't know 5
- F.65 **If YES to F.63**, would the new household prefer a new-build home?
- Yes 1
 No 2
 No preference 3
- F.66 **If YES to F.63**, does s/he intend to move within the Preston area?
- Yes 1 **GOTOENDOFF.70**
 No 2
 Don't know 3 **GOTOENDOFF.70**
- F.67 **If NO to F.66**, where does s/he expect to move?
- Preston 01
 South Ribble 02
 Chorley 03
 East Lancashire 04
 Elsewhere in Lancashire 05
 Greater Manchester 06
 Merseyside 07
- Elsewhere in the North West 10
 Elsewhere in the UK 11
 Outside the UK 12

F.68 Why does s/he intend to move away from Preston?

Housing costs are too high	01
Reduction/changes to Housing Benefit	02
Limited choice of suitable properties	03
Not able to get social housing property in Preston.....	04
High crime rate in the area	05
Travel costs are too high	06
To be nearer employment.....	07
To be nearer suitable school.....	08
To be nearer family/relatives.....	09
To be nearer more facilities in general	10
Other.....	11

F.69 **If NO to F.63**, would any member of your household like to move during the next two years, but for some reason cannot do so?

Yes	1
No.....	2

IF NO GO TO INSTRUCTIONS AFTER F.70

F.70 **If YES to F.69**, what is preventing a move?

CODE ALL MENTIONED

Cost of housing.....	1
Limited choice of suitable properties	2
Cannot sell home.....	3
Negative equity	4
Not eligible for council/Housing Association housing.....	5
Other.....	6

If neither the whole household nor members of the household intend to move within Preston within the next two years (see Questions F.58 and F.66) THANK AND CLOSE

Otherwise go to

Section G for existing households moving within Preston

and/or

Section H for new households moving within Preston

G. Existing households

Only complete this section if the respondent has answered 1 or 3 at Question F.58

G.71 What type of home do you think your household will need?

A whole house or bungalow that is:

- Detached..... 1
- Semi-detached 2
- Terraced (including end-terrace) 3

A flat, maisonette or apartment that is:

- In a purpose-built block of flats or tenement..... 4
- Part of a converted or shared house (including bedsits) 5
- In a commercial building (e.g. in an office building, hotel or over a shop) 6

Mobile or temporary structure:

- A caravan or other mobile or temporary structure..... 7

G.72 How many bedrooms would you need?

Write number in box

G.73 Do you expect to own or rent the home?

- Own outright 1
- Own with a mortgage or loan 2
- Part own and part rent (shared ownership) 3
- Rent (with or without housing benefit) 4
- Lives here rent free..... 5

If respondent does not expect to rent his/her home (i.e. answered 1 or 2, to G.73) go to G.75

G.74 Who do you expect your landlord to be?

- Community Gateway Association (**PRESTON**) 1
- New Progress Housing Association (**SOUTH RIBBLE**) 2
- Another Housing Association/ Housing Co-operative/
Charitable Trust/Registered Social Landlord 3
- Private landlord or letting agency..... 4
- Employer of a household member..... 5
- Relative or friend of a household member 6

G.75 Would you be interested in a shared ownership or shared equity scheme with a housing association, where you reduce the overall cost to buy a home by paying part rent and part mortgage?

- Yes 1
- No..... 2
- Don't know, but would like to know more..... 3

G.76 Where in the Preston area would you prefer to live?

CODE ALL MENTIONED

PRESTON

Rural North (Barton, Goosnargh, Whittingham, Woodplumpton)	01
Rural East (Broughton, Grimsargh, Haighton).....	02
North (Cadley, Greyfriars, Garrison, Sharoe Green, College)	03
East (Deepdale, Fishwick, St Matthews, Brookfield, Ribbleton)	04
Central (Moor Park, St George's, Tulketh, University, Riversway, Town Centre).....	05
West (Ingol, Lea, Ashton, Larches).....	06
Elsewhere in Preston (<i>please specify</i>)	07

.....

SOUTH RIBBLE

Penwortham.....	11
Leyland (including Moss Side)	12
Bamber Bridge and Walton-le-Dale (Eastern)	13
Lostock Hall and Farington (Central).....	14
Longton, New Longton, Walmer Bridge, Hutton, Much Hoole & Little Hoole (Western Parishes)	15
Samlesbury & Walton (Eastern Parishes)	16
Coupe Green & Gregson Lane (Eastern Parishes)	17
Elsewhere in South Ribble (<i>please specify</i>)	18

.....

G.77 Why do you want to live in that/those areas?

CODE ALL MENTIONED

It is near work.....	1
It is near schools	2
It is near family/friends	3
There is suitable housing available in that area	4
There is good public transport in the area	5
It is near shops/leisure facilities/health.....	6
It is near religious/cultural facilities	7
Low levels of crime/anti-social behaviour in the area	8
No fear of racial/other harassment in the area	9
Good quality housing in the area.....	10
I can afford to buy a property in that area	11
Other (please specify).....	12

G.78 Which, if any, housing waiting lists are you registered on?

CODE ALL MENTIONED

Select Move (Preston/South Ribble/Chorley)	1
Another Council	2
Another Housing Association/Housing Co-operative/Charitable Trust	3
Not registered on any lists	4

H. People leaving home

Only complete this section if the respondent has answered 1 or 3 at Question F.66

- H.79 How many people in your household intend leaving home permanently within the next two years to live elsewhere (do not include students leaving for a term-time address)?

Write in number

- H.80 How many new households would they be setting up?

Write in number

- H.81 Is the new household being formed with anyone else?

If more than one household is being formed (see H.80) use column for 2nd and 3rd households.

	1 st household	2 nd household	3 rd household
Yes, someone else in my household	1	1	1
Yes, someone else in Preston	2	2	2
Yes, someone else outside Preston	3	3	3
No, no one else	4	4	4

Ask the following questions of the FIRST new household ONLY that is likely to form in the next two years.

- H.82 What type of home would the new household need?

A whole house or bungalow that is:

Detached.....	1
Semi-detached	2
Terraced (including end-terrace)	3

A flat, maisonette or apartment that is:

In a purpose-built block of flats or tenement.....	4
Part of a converted or shared house (including bedsits)	5
In a commercial building (e.g. in an office building, hotel or over a shop)	6

Mobile or temporary structure:

A caravan or other mobile or temporary structure.....	7
-------------------------------------------------------	---

- H.83 How many bedrooms would the new household need?

Write number in box

- H.84 Would the new household expect to own or rent the home?

Own outright	1
Own with a mortgage or loan	2
Part own and part rent (shared ownership)	3
Rent (with or without housing benefit)	4
Lives here rent free.....	5

If respondent does not expect to rent his/her home (i.e. answered 1 or 2, to H.84) go to H.86

H.85	Who would the new household expect their landlord to be?	
	Community Gateway Association (PRESTON)	1
	New Progress Housing Association (SOUTH RIBBLE)	2
	Another Housing Association/ Housing Co-operative/ Charitable Trust/Registered Social Landlord	3
	Private landlord or letting agency.....	4
	Employer of a household member.....	5
	Relative or friend of a household member	6
H.86	Would the new household be interested in a shared ownership or shared equity scheme with a housing association, where s/he reduces the overall cost to buy a home by paying part rent and part mortgage?	
	Yes	1
	No.....	2
	Don't know, but would like to know more.....	3
H.87	Where in the Preston area would the new household prefer to live?	
	CODE ALL MENTIONED	
	PRESTON	
	Rural North (Barton, Goosnargh, Whittingham, Woodplumpton)	01
	Rural East (Broughton, Grimsargh, Haighton).....	02
	North (Cadley, Greyfriars, Garrison, Sharoe Green, College)	03
	East (Deepdale, Fishwick, St Matthews, Brookfield, Ribbleton)	04
	Central (Moor Park, St George's, Tulketh, University, Riversway, Town Centre).....	05
	West (Ingol, Lea, Ashton, Larches).....	06
	Elsewhere in Preston (<i>please specify</i>)	07
	
	SOUTH RIBBLE	
	Penwortham.....	11
	Leyland (including Moss Side)	12
	Bamber Bridge and Walton-le-Dale (Eastern)	13
	Lostock Hall and Farington (Central).....	14
	Longton, New Longton, Walmer Bridge, Hutton, Much Hoole & Little Hoole (Western Parishes)	15
	Samlesbury & Walton (Eastern Parishes)	16
	Coupe Green & Gregson Lane (Eastern Parishes)	17
	Elsewhere in South Ribble (<i>please specify</i>)	18
	
H.88	Why would they want to live in that/those areas? CODE ALL MENTIONED	
	It is near work.....	1
	It is near schools.....	2
	It is near family/friends	3
	There is suitable housing available in that area	4
	There is good public transport in the area	5
	It is near shops/leisure facilities/health.....	6
	It is near religious/cultural facilities	7
	Low levels of crime/anti-social behaviour in the area.....	8
	No fear of racial/other harassment in the area	9
	Good quality housing in the area.....	10
	I can afford to buy a property in that area	11
	Other (please specify).....	12

- H.89 Which, if any, housing waiting lists is the new household registered on?
- Select Move (Preston/South Ribble/Chorley) 1
 Another Council 2
 Another Housing Association/Housing Co-operative/Charitable Trust 3
 Not registered on any lists 4
- H.90 What will the new household's average monthly **gross** income be (i.e. salary/wage plus any other income, including all benefits except Housing Benefit)?
- Less than £550 per month (£127 per week) 1
 £550 - £750 per month (£127-£173 per week) 2
 £751 - £950 per month (£173-£219 per week) 3
 £951 - £1,250 per month (£219-£288 per week) 4
 £1,251 - £1,550 per month (£288-£358 per week) 5
 £1,551 - £2,050 per month (£358-£473 per week) 6
 £2,051 - £2,550 per month (£473-£588 per week) 7
 £2,551 - £3,050 per month (£588-£704 per week) 8
 £3,051 - £3,550 per month (£704-£819 per week) 9
 £3,551 - £4,050 per month (£819-£935 per week) 10
 £4,051 - £4,550 per month (£935-£1,050 per week) 11
 £4,551 - £5,050 per month (£1,050-£1,165 per week) 12
 £5,051 - £5,550 per month (£1,165-£1,281 per week) 13
 £5,551 - £6,050 per month (£1,281-£1,396 per week) 14
 £6,051 - £6,550 per month (£1,396-£1,512 per week) 15
 More than £6,550 per month (£1,512 per week) 16
 Don't know 17
 Refused 18
- H.91 Approximately how much would the new household be able to put down as a deposit?
- Less than £500 1
 Between £500 and £1,500 2
 Between £1,501 and £2,500 3
 Between £2,501 and £3,500 4
 Between £3,501 and £4,500 5
 Between £4,501 and £5,500 6
 Between £5,501 and £10,000 7
 Between £10,001 and £15,000 8
 Between £15,001 and £20,000 9
 Between £20,001 and £25,000 10
 More than £25,000 11
 Don't know 12
 Refused 13

THANK AND CLOSE



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