

AIREBOROUGH NEIGHBOURHOOD DEVELOPMENT FORUM



AIREBOROUGH HOUSING NEEDS SURVEY RESULTS SUMMARY



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AIREBOROUGH HOUSING NEEDS SURVEY

Methodology

Initial information on housing need was gathered during qualitative work to explore the issues and opportunities in Aireborough for the Neighbourhood Plan during 2012 and 2013.

In July 2013, a quantitative survey run by the Aireborough Neighbourhood Forum during the Leeds Site Allocation Issues and Option Consultation. The objective was to ensure that representative information was fed back to Leeds City Council regarding site allocation and housing need in Aireborough – particularly as this had not been part of the 2011 Leeds Strategic Housing Market Assessment (SHMA).

A key result was that where development is permitted, it should be for:

- specific housing needs of certain lifestages **in the area** particularly retired, single, and young couples
- with bungalows or flats being names specifically
- on small sites and within the current building boundary.
- Mentioned of relevant designs for the area eg terrace or semi detached were also made

In 2014 it was decided to run a quantitative survey to explore the result of the 2013 in more depth, concentrating on housing need amongst those who were or had been actively looking for a house. The data was gathered via a quantitative survey that was adapted from other Housing Need Survey's used in other areas of the UK (see appendix). The survey was run from February to December 2015 to avoid seasonal trends, with an effort made to ensure that a variety of people were asked to take part from across the whole of Aireborough.

In total 220 people completed the detailed survey. The results were analyzed and verified against the results from other research work, data, and expert opinion from local councilors and estate agents.

The project was led by Forum member Frank La Corte, and analyzed by Statistician, Dr Pete Shepherd.

1.0 Respondent Profile

- 1.1 A total of 220 people completed the questionnaire. Of these, 61 live within the LS19 postal district (Yeadon); 147 live within LS20 (Guiseley and Hawksworth); and 12 live within LS29 (High Royds, Menston).
- 1.2 Survey respondents are currently living in a range of property types (Table 1). In all cases, the property was the respondent's primary home as opposed to second or holiday home. The majority of respondents live in properties built in the 20th century, and 10% of the survey's responses were from people living in homes built during the last 15 years (Table 2). Around one quarter of respondents said their property had been extended since the year 2000. Most respondents (89%) own their home; 5% are renting from a social landlord; and, 6% are renting privately. Respondent's properties range from single bedoomed to five bedoomed and larger (Table 4). Of all the people living in the respondent properties, 19% were age under 20 and 22% were aged 65 or over.
- 1.3 The survey was completed by a mixture of more recent arrivals and long-term Aireborough residents (Table 3). The numbers also suggest that some respondents have moved house within Aireborough, and that some people have moved to Aireborough from other parts of the Leeds District.

Property type	Number	% of total
Detached	69	31
Semi-detached	76	35
Terrace	51	23
Bungalow	12	5
Flat	8	4
Other	4	2

Table 1 Respondent property types.

When built	Number	% of total
Last 5 years	6	3
Last 6-15 years	15	7
20th century	152	69
19th century	45	21
18th century or earlier	1	0

Table 2 Respondent property age.

Years lived in ...	% of respondents			
	<1	1-2	3-9	10+
This home	8	5	31	55
Aireborough	3	3	18	75
Leeds District	2	2	10	85

Table 3 Years lived in Aireborough.

Bedrooms	Respondents	% of total
1	6	3
2	38	18
3	85	39
4	68	31
5 or more	19	9

Table 4 Size of respondent's property.

- 1.4 Arrivals from outside Aireborough have come from other parts of north-west Leeds; elsewhere in West Yorkshire; and from further afield. Where mentioned, people's reasons for relocating to Aireborough include,
- 'to be near family and work'*
'to live near family for health reason'
'we loved the area'
'could still easily get to Leeds'
'we found a house of our liking'
'green fields, village/small townfeel'
- 'independent community (eg station, PO, theatre, leisure centre)'*
'to be closer to the countryside in a quieter area, overlooking green fields'
'moved back to where my husband grew up'
'relocated due to work in Leeds/Bradford'
'need for larger accommodation and schooling'

'to rear children in countryside, more space to live in, larger garden'
'to be near a city for work/shops/entertainment'

'to access better schools'
'good transport links to Leeds'
'to help the family'

2.0 Housing Need

- 2.1 When asked, 22% of respondents say that the household as a whole, or someone in the household (e.g. children leaving home), expected to need to move within Aireborough within the next 5 years. Half of those expecting to move require a property with two bedrooms or less. Only around 20% of people say they need a property with four bedrooms or more (Table 5). Around 20% of the people within these households would be aged 65 or over, and 28% have children under the age of ten.
- 2.2 The households expecting to need to move are a fairly even split between single person households, couples and families (Table 6). Nearly 40% of these households expect to need to move within the next year; 15% expect to move in between one or two years time; and, 46% expect to move in three to five years time.

Bedrooms needed	Households	% of total
1	5	11%
2	17	39%
3	14	32%
4	6	14%
5 or more	2	5%
	44	100%

Table 5 Size of propertied needed.

Household composition	Number	% of total
Single person	13	30%
Couple	14	32%
Family	16	36%
Other	1	2%
	44	100%

Table 6 Composition of households expecting to move.

- 2.3 A variety of reasons were given why the current home was not meet the needs of the households (Table 7). The most common reason was that the home is too small (13 responses), although almost as many people said the current home was too large (10 responses).

Reason why current home does not meet needs	Number of responses
Too small	13
Want to live independently	11
Too large	10
Other	10
Need to live close to family	4
Unsuitable for physical needs	3
Need to live close to work	3
Temporary accommodation	2
Need to live close to carer or to give care	1
Being harassed	1
Needs major repairs	0

Table 7 Reasons for needing a move.

- 2.4 Asked how would the household would consider paying for their new accommodation, 33 households expected to buy on the open market; 13 would consider renting; four say they would consider building; and, five households say they would consider some sort of shared equity scheme.
- 2.5 When asked about the possibility of renting, nearly 70% of households say they could afford rents no higher

than £150 per week. When asked how much would the household would be able to afford if buying a property, there were peaks in the number responses at either end of the scale (Figure 1).

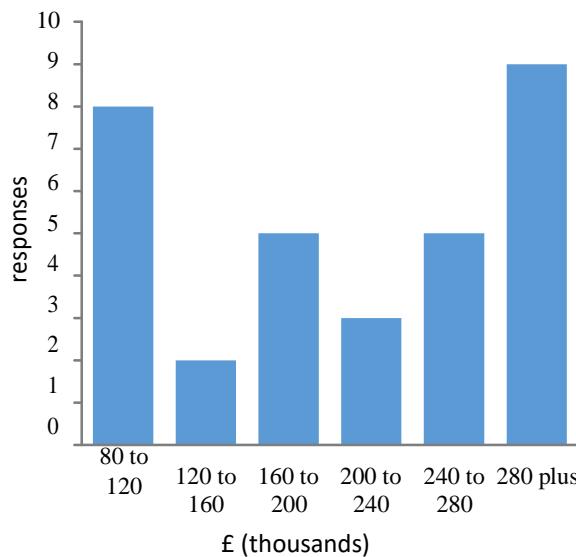


Figure 1 What people could afford to buy.

- 2.6 When those with a need to move in the next five years were asked where they would go, 75% of people indicated they would choose to live in the same area they are in presently.

3.0 Support for small developments

- 3.1 People were asked, if a need was identified, whether they would support a small development of affordable housing for local people. Just under two-fifths of people say 'yes', they would support this type of development, and a further two-fifths say 'maybe' (Table 8).

<u>% supporting new developments</u>	
Yes	38
No	22
Maybe	40

Table 8 Support of small developments for local people.

- 3.2 Of those who said yes, there were a range of comments qualifying their support. Around one quarter of these comments said that developments must be affordable, and a further one quarter of the comments said the developments must meet the needs of local people. Indeed some people want to see local people with unmet housing needs given preference. Around 17% of comments expressly stated that development should be small, while a similar number of comments said more housing was needed to meet the general needs of a growing population locally and across Leeds more widely.
- 3.3 Of those who said that maybe they would support small development nearly 40% qualified this by saying they would only support developments if there was also prior or concurrent investment in infrastructure (e.g. roads and parking), services (e.g. schools, GPs) and facilities (e.g. shops and green space). A further 21% of the 'maybe' comments made it clear they would only support developments that did not use green belt.
- 3.4 Of those people who said they would not support small developments, half of the comments qualified that this was because the current infrastructure was inadequate and was struggling to meet the needs of the

existing population. Around one quarter of comments put forward the view that the area was crowded enough already, and that further housing was unwanted. Around 20% of the 'no' comments were expressly regarding current problems with traffic levels and parking problems.

4.0 Other views on new housing in the area

- 4.1 Eleven percent of people said they know someone from outside the area who would like to, or needed to, set up home in the Aireborough.
 - 4.2 People were asked whether, from their own experience, they knew of any types of housing needed in Aireborough. Content analysis of the responses reveals a number of clear, related themes (Fig 2).
 - 4.3 Most noticeably, people say housing needs to affordable. Housing options that meet the needs of first time buyers and older people are also strong themes, and there is support for more social housing. The content analysis revealed very few views that more large, high cost homes are needed.



Figure 2 Peoples' views on local housing needs - common themes

- 4.4 People were asked what their top-3 areas of infrastructure or facilities investment were needed to support the current population of Aireborough. Content analysis of the responses reveals that investment in schools is the top priority; followed by improvements to roads, traffic and parking issues; and health facilities (doctors, dentists etc.) (Figure 3).



Figure 3 Top priority areas of infrastructure or facilities investment.

- 4.5 Finally, people were asked if they wished to make any other comments, and just under half of respondents did. Many of the responses reiterated fears and concerns arising from previous questions, and many raised the issue of current levels of traffic congestion and the likely impact new housebuilding might have on this. The views below are typical,

'In recent years we have been overwhelmed with house building everywhere and Guiseley's infrastructure is stretched to breaking point. More houses will mean more cars and Guiseley is gridlocked a lot of the time already. The A65 is quite impossible at times and it will only get worse.'

'The roads struggle now due to the weight of traffic and any development would feed into the A65. Parking is an issue too. A65 in some areas is a large car park.'

'A lovely place blighted by a major road.'

'Aireborough is choking with traffic - we do not want more traffic and more housing generates more traffic.'

- 4.6 Another common theme is value of the green belt and concerns about the prospects for this and other greenfield land being used for future housing. Examples of local views include,

'The whole essence of living in Aireborough is the easy access to green spaces for leisure activities. These should not be sacrificed by the building of houses on them.'

'Green belt to be preserved to stop urban sprawl and communities merging.'

'We do not agree with our green fields being taken over for housing projects. The main reason we moved here was for the surrounding countryside.'

'Too much being built on green belt when south Leeds has a large supply of brown sites available.'

- 4.7 A number of respondents comment on how recent house building trends are affecting the local area,

'Aireborough has catered for housing for wealthier residents with the result that young people are moving

away because they cannot afford the new build housing. This is resulting in an entirely new resident population of a more affluent society which is alien to our heritage.'

'Compared to surrounding townships Guiseley is rapidly losing any sense of community identity. There are fewer social/community groups than other local townships, and no central hub for the community. A number of factors relate to this: rapid recent housing increases corresponding to population increase who commute to Leeds and have no stake in the community. Erosion of greenbelt and decline of the High Street.'

'The housing developments currently are large homes directed at the commuter families and do not support younger local people.'

'We do not need anymore 3/4 bedroom "executive" boxes that cost £300,000 and we need homes our children can afford to buy when starting out.'

4.8 A number of interesting subjects not raised elsewhere are also noteworthy,

'After recent floods planners need to be much more aware of filling in remaining land which is needed to control run off and remaining flood plains should be protected.'

'We need decent design like the new houses on the old Drop Inn site.' [a small infill development in Guiseley]

'Local plan to determine housing numbers, bottom up approach, not top down policy driven by housing developers and power crazed politicians.'

'There is little evidence of planning and developers sticking to plan - for example, the High Royds site included (we were told) a school and shops, but these were not built. With better planning it should be possible to improve housing availability and maintain the green belt.'

Aireborough Housing Trends

House Building

Until recently, periods of housing building in Aireborough NDP area had tended to follow the pattern seen across Leeds as a whole (Figure 4). A large proportion of the current stock was built during the house building booms of the 1930's and late 50's and 60's. There was also a pick-up in building houses during the first decade of the 21st Century.

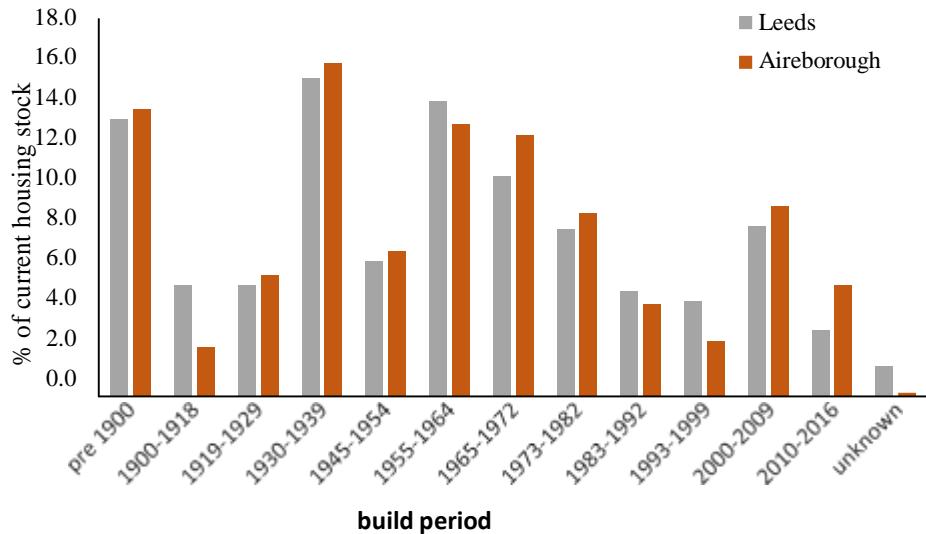


Figure 4 Age of Aireborough housing stock. Source: VOA

What is strikingly different, however, is the amount of house building in Aireborough over the last six years. On average, until 1999, Aireborough was contributing around 3% of the total house building in Leeds in any one period. Between 2000 to 2009 this rose to 4%, but between 2010 and 2016 it rose steeply in Aireborough – to 6% of all houses built in Leeds (Figure 5).

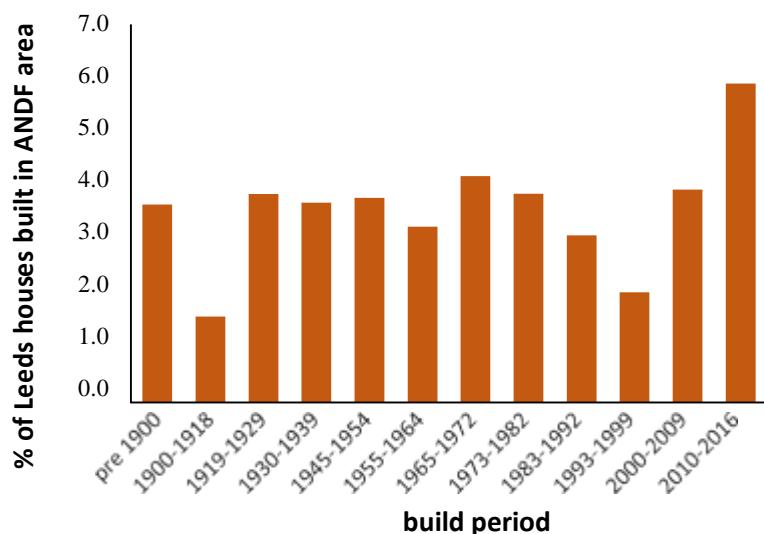


Figure 5 Percentage of Leeds properties built in Aireborough, by build period. Source: VOA.

As well as the increased rate of building in Aireborough, there has been a marked shift since 2000 towards building higher numbers of larger, high-value homes.

Before 2000, around 45% of Aireborough's housing stock was Council Tax Band B or lower, and 15% of the stock was Band E or higher. Since 2000, however, only 20% of homes built have been Band B or lower, and 32% of homes built have been band E or higher (Figure 6).

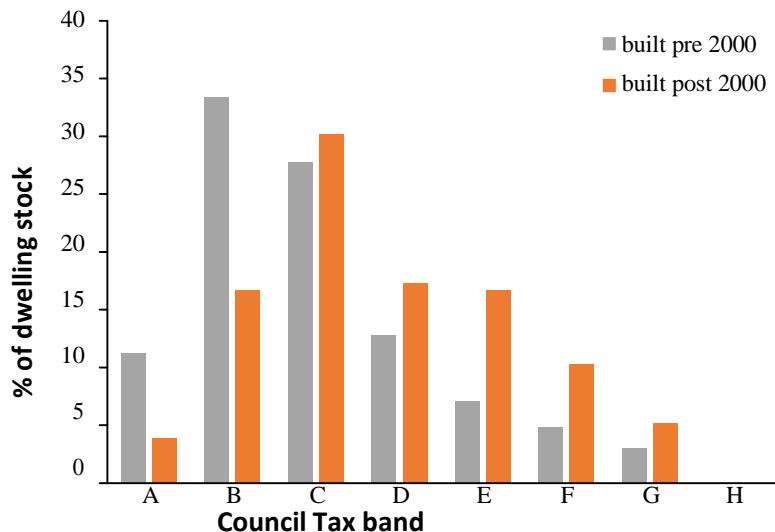


Figure 6 Aireborough housing stock by Council Tax band. Source: VOA.

A similar pattern is seen in the prices paid for new build properties over the last 15 years, compounded by general increases in house prices (Table 1).

Price (£)	period		
	2000-2004	2005-2009	2010-2014
up to 100,000	19	12	1
100,001-150,000	19	29	8
150,001-200,000	40	21	17
200,001-250,000	19	16	28
250,001-300,000	0	8	15
300,001-500,000	2	12	28
500,000 and over	0	2	3

Table 1 Percentage of new build properties in each price band, by build period. Source: Land Registry.

Aireborough Housing Needs Survey

This survey has been produced by the Aireborough Neighbourhood Forum to determine the actual housing needs of the Aireborough Community, which is made up of people who live in Guiseley, Hawksworth, High Royds, Nether Yeadon, Rawdon or Yeadon. All replies will be treated in the strictest confidence, but anonymised comments and reasons will be included in reports when looking at neighbourhood planning. No data will be used other than for the purposes stated.

SECTION 1: Your home and your household

This section asks questions about your current household and the home in which you live. We are defining a household as "one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping".

In order that we get an accurate picture across the whole of Aireborough please could you give us the postcode of your main house in the area.

Q 1. Is the postcode above that of your main home? Please tick one box

- Yes, main home Go to Question 2
 No, second home *There is no need to complete the rest of the form, however, please return it using the envelope provided or using the address at the end of section 3*

Q 2. What type of home does your household live in? Please tick one box

- Semi detached house Flat Terraced house (including end terrace)
 Detached house Bungalow Purpose built retirement home
 Other (please specify) _____

Q 3. Approximately when was your home built? Please tick one box

- In the last 5 years 20th Century
 Between 6 – 15 years 19th Century or earlier

Q 3b Has your home been extended since the year 2000 Tick one Yes No

Q 4. Does your household own or rent this home? Please tick one box

- Owns (with or without a mortgage) Lives part rent and part mortgage (shared ownership) Rents from employer of, or tied with job of, household member
 Rents privately Rents from Council or Housing Association
 Other (please specify) _____

Q 5. How long have you lived in...? Please tick one box per option

	Less than 1 year	1 to 3 years	More than 3 year but less than 10 years	More than 10 years
--	------------------	--------------	-----------------------------------------	--------------------

- | | | | | |
|-----------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| i) This home | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ii) Aireborough | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| iii) Leeds City Council Authority | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

If you have been in Aireborough 3 years or less then -
Q 6. In what part of the UK or elsewhere did you live and why did you move to Aireborough? Please write below

Q7. How many bedrooms does your home have? Please tick one box

1 2 3 4 5 or more

Q8 How many people of each age and sex are there in your household? Please write the numbers in the relevant boxes

	0-9 years	10-15 years	16-19 years	20-44 years	45-64 years	65-74 years	75 years and over
Male							
Female							

Q9 Does your household as a whole, or anyone in your current household, expect to need to move home within Aireborough within the next 5 years? This could include children leaving home. Please tick one box

Yes

[Go to Question 10](#)

No, do not expect to need to move

Go to Section 3

Q10 You have identified that either your whole household or part of it will need to move. This household should complete Section 2. If there is more than one new household that will be formed, for example two children leaving the family home, then you will need to fill in another form. If there is not one available, then please contact:

The Secretary, Aireborough Neighbourhood Development Forum,
aireboroughnpo@gmail.com or call 01943 875640

Please go to Section 2.

SECTION 2: Housing need

This section asks about the household that expects to need to move within the survey area in the next 5 years, the size of home they require and how they intend to pay for their accommodation.

Q 11. How many people of each age and sex are there in the household? Please write the numbers in the relevant boxes

	0-9 years	10-15 years	16-19 years	20-44 years	45-64 years	65-74 years	75 years and over
Male							
Female							

Q 12. How many bedrooms would the household expect to need? Please tick one box

- 1 2 3 4 5 or more

Q 13. How would you describe this household? Please tick one box

- Single person
 Couple
 Family (one or two adults with children)
 Other

Q 14. When would the household expect to need to move? Please tick one box

- Immediately
 Within 1 year
 More than a year, but within three years
 Between three and five years

Q 15. Please give the reasons why this household's current home does not meet the household's need? Please tick as many boxes as apply

- | | |
|--------------------------------------------------------|-------------------------------------------------------------------------|
| <input type="checkbox"/> Too small | <input type="checkbox"/> Need to live close to employment |
| <input type="checkbox"/> Too large | <input type="checkbox"/> Need to live close to relative/family |
| <input type="checkbox"/> Needs major repairs | <input type="checkbox"/> Need to live closer to a carer or to give care |
| <input type="checkbox"/> Unsuitable for physical needs | <input type="checkbox"/> Want to live independently |
| <input type="checkbox"/> Temporary accommodation | <input type="checkbox"/> Being harassed |
| <input type="checkbox"/> Other | |

Q 16. Does this household have a specialist housing need? Please tick one box

- No
- Yes, accommodation on the ground floor
- Yes, sheltered housing with support services provided
- Yes, other housing with support services provided
- Yes, residential care
- Other (please specify) _____

Q 17. How much would the household be able to afford if renting? It is normal to consider one third of the household's net income for the period. Please do not include housing benefit. Please tick one box

- | Per Week | Per Month |
|-----------------------------------------|----------------|
| <input type="checkbox"/> Up to £50 | Up to £220 |
| <input type="checkbox"/> £51 to £70 | £221 to £300 |
| <input type="checkbox"/> £71 to £90 | £301 to £390 |
| <input type="checkbox"/> £91 to £120 | £391 to £520 |
| <input type="checkbox"/> £121 to £150 | £521 to £650 |
| <input type="checkbox"/> More than £150 | More than £650 |

Q 18. How much would the household be able to afford if buying a property? It is normal to consider three times the household's gross annual income for mortgage purposes plus any savings and equity the household may have in any property. Please tick one box

- £80,001 to £100,000
- £100,001 to £120,000
- £120,001 to £140,000
- £140,001 to £160,000
- £160,001 to £180,000
- £180,001 to £200,000
- £200,001 to £220,000
- £220,001 to £240,000
- £240,001 to £260,000
- £260,001 to £280,000
- £280,001 to £300,000
- More than £300,000

Q 19. How would this household consider paying for this accommodation? Please tick as many boxes as apply

- Buy on the open market
- Rent from the private sector
- Rent it from the Local Authority or Housing Association
- Buy it as a shared equity owner with the Local Authority or Housing Association
- Build own house
- Build own house with a grant/loan
- Build own house on croft
- Other (please specify) _____

Q 20. In which area(s) of Aireborough would the household consider living? Please tick as many boxes as apply

Area Choice 1

Area Choice 2

Area Choice 3

Q 21. Is the household currently on the Leeds City Council or a housing association waiting list? Please tick one box

- Yes
- No NB This questionnaire does not register you on a housing waiting list.
If you wish to apply to go on the list or to obtain more information on social housing
please contact: Leeds City Council Housing Department

Please go to Section 3.

SECTION 3: Views on local housing

This question is to find out about local people's views on new housing in the area.

Q 22. If a need is identified, would you support a small development of housing for local people in Aireborough? Please tick one box

- Yes
- No
- Maybe

Please provide the reasons for this answer if you wish.

Q 23. From your own experience, do you know of any type of housing needed in Aireborough? If yes, then please tell us what type.

Q 24. Apart from you or anyone currently in your household, do you know anyone who is not currently residing in Aireborough that would like to or needs to set up home in the Aireborough? Please tick one box

- Yes *If they wish to be included in this survey they will need to obtain a form from The Secretary, Aireborough Neighbourhood Development Forum aireboroughhnp@gmail.com .*
- No

Q 25. What are your top 3 areas of infrastructure or facilities investment to support the current population of Aireborough? Tick here if you don't think any is needed

1. _____
2. _____
3. _____

If you wish to make any other comments about housing in Aireborough please write them here.

Thank you for completing this form. Please put it in the box provided or return to: The Secretary, Aireborough Neighbourhood Forum. 28a Moorland Crescent, Menston, Ilkley, West Yorkshire, LS29 6AF. Or scan and return to aireboroughhnp@gmail.com . If you would like us to collect it please call 01943 875640.