HOUSING NEEDS SURVEY REPORT FOR AFFORDABLE HOUSING

Arkengarthdale, Grinton and Ellerton Abbey, Marrick, Marske and New Forest, Melbecks, Muker and Reeth, Fremington and Healaugh

August 2025

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Local Geography

Parish summaries

Arkengarthdale

Arkengarthdale is the most northerly Yorkshire Dale and is said to be named after Arkil, an 11th century Viking chieftain. Running through its valley is the Arkle Beck, joining the Swale at Reeth. Places of note include the Powder House (1804), a hexagonal listed building previously holding the gun powder for the CB lead mines, Arkle Town, St Mary's Church, the Red Lion Inn at Langthwaite, famed for the original TV series 'All Creatures Great and Small', and the Charles Bathurst (CB) Inn.

Grinton and Ellerton Abbey

The parishes of Grinton and Ellerton Abbey are located within Swaledale and are served by one parish council due to their small population sizes.

The Village of Grinton is home to St. Andrew's Church, often referred to as the "Cathedral of the Dales" which was built in the12th century. The village is known for its scenic walking trails and breathtaking views and is popular with hikers and nature enthusiasts.

Ellerton Abbey is the smaller of the two settlements. It is named after Ellerton Priory, a former Cistercian nunnery founded in the 12th century.

Marrick

Marrick is a rural parish in Swaledale that is situated partly in the Yorkshire Dales National Park. It covers an area of over 6,200 acres and is predominantly agricultural and moorland managed for grouse-shooting. The parish has a history as a thriving lead-mining area and the remains of its important industrial past can still be seen.

Marske and New Forest

Marske is a predominantly farming community and was previously an Estate village until the 1960s. The parish is located roughly halfway between Reeth and Richmond and is accessed over Downholme Bridge over the River Swale.

New Forest primarily consists of grouse moor and isolated farms. During Norman times, the New Forest was a hunting forest held by the Earls of Richmond, and in the Middle Ages lead and coal mines operated in the parish.

Melbecks

Melbecks includes the settlements of Gunnerside, Low Row, Feetham and Kearton and is named after Melbecks Holy Trinity Church located at Low Row.

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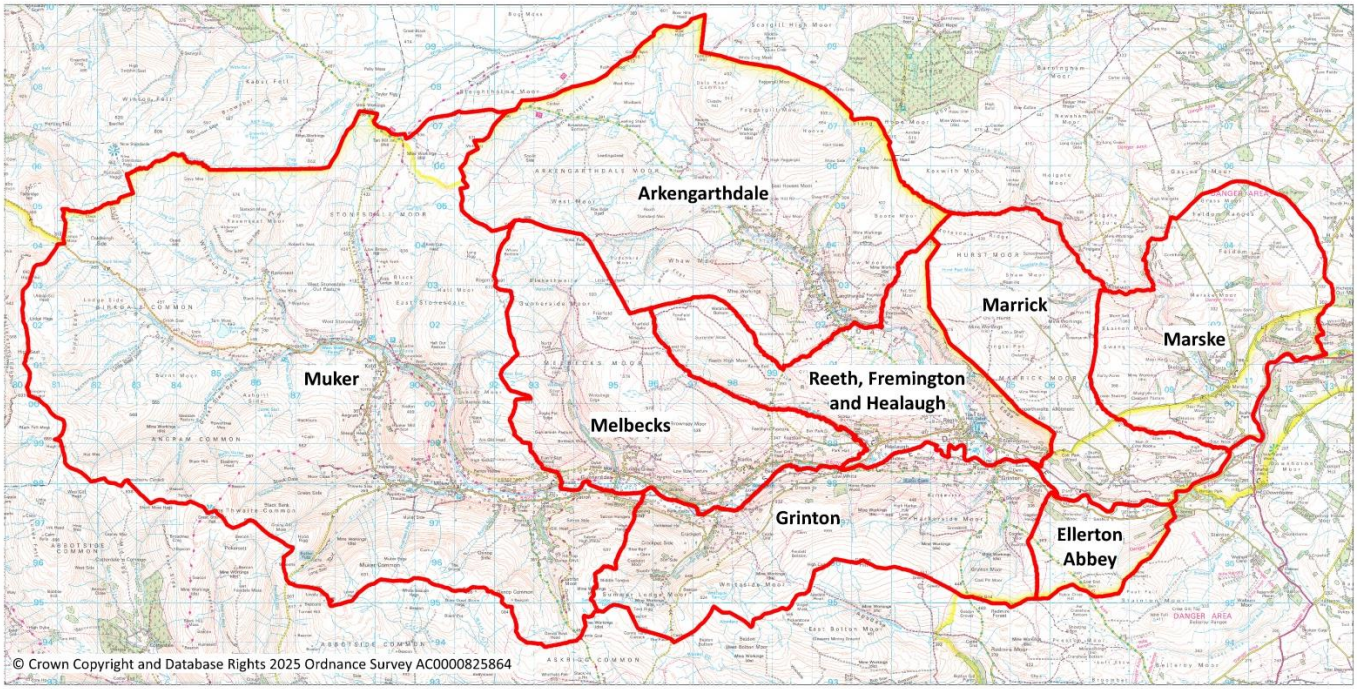
Muker

Muker is of Norse origin derived from the old Norse ‘mjor akr’ meaning the narrowly cultivated field. It is located at the meeting of the River Swale and Straw Beck. Muker Parish includes the hamlets of Thwaite, Angram, Keld, West Stonesdale, Ivelet, and Satron. The famous highest public house in England, the Tan Hill Inn, is located in the Parish.

Reeth, Fremington and Healaugh

Reeth is mentioned in the Doomsday book, the Old English name meaning ‘the place by the stream’ and is long been referred to as the ‘Capital of the Dale’. Reeth was granted a market charter in 1695 and a weekly market is still held every Friday. Based on the 2021 census, Reeth, Fremington and Healaugh is the most populated Parish included in this survey with a population of 710 people.



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Introduction

Affordable Housing is housing for either rent or low-cost home ownership based on evidence of need for those unable to afford market prices.

In order to help identify if there is a need for Affordable Housing, a Rural Housing Enabler (RHE) has carried out a detailed housing need survey (HNS) in the parishes of Arkengarthdale, Grinton, Ellerton Abbey, Marrick, Marske, Melbecks, Muker and Reeth, Fremington and Healaugh. The RHE works with a range of organisations to help meet the housing needs of rural communities through the delivery of Affordable Housing.

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

Aim

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

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

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

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

Survey Methodology

In order to carry out the HNS, questionnaires with freepost return envelopes were distributed to every household in the Parishes of Arkengarthdale, Grinton, Ellerton Abbey, Marrick, Marske & New Forest, Melbecks, Muker and Reeth, Fremington & Healaugh.

A total of **1,393** surveys were distributed along with posters and leaflets across the survey area.

The survey was also offered as an online option via a QR Code. The survey was distributed in May 2025 with an original deadline to return the questionnaire by 30th May 2025.

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Thanks are extended to the Upper Dales Community Land Trust who have supported this report and contributed their own findings following a survey of local businesses (Appendix 3).

Completed questionnaires were returned to the Council for analysis. A copy of the survey form can be found at Appendix 1.

108 responses were received within the survey timescale, equating to a 7.75% return rate. Two additional surveys were returned after the closing date but have been included in the findings. Therefore, the total response rate was 110 responses equating to a 7.89% return rate. From those returned, a definite housing need has been identified for affordable homes.

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Context and Secondary Data

This section looks at secondary data from a range of sources that help to build a picture of the demographics of the Parishes included in this survey. Sources used include 2021 census data (Office for National Statistics), Arc 4 market analysis[1], Rightmove[2] and North Yorkshire Home Choice[3].

Population

According to the 2021 Census, Arkengarthdale, Grinton and Ellerton Abbey, Marrick, Marske and New Forest, Melbecks, Muker, Reeth, Fremington and Healaugh have a total population of 1,727 residents, forming 828 households.

Age profile

The latest Census data (2021) shows that 57% of residents across the parishes surveyed are aged between 16 and 64 years old and that 33% are aged 65 or older. Across North Yorkshire, these figures are 54% and 25% respectively.

Employment profile

The latest Census data (2021) shows that 55% of residents aged 16+ across the Parishes surveyed are economically active (employed or student) and 45% are economically inactive (retired). In comparison, across North Yorkshire 59% of residents are economically active and 41% economically inactive, showing a higher than average number of retired households in the parishes surveyed.

As of April 2025, the current minimum wage is £12.21 per hour. This equates to an annual salary of £25,396.80 based on a 40 hour working week.

Housing

The latest Census data (2021) shows that **94%** of households live in a house or bungalow, with a further **2%** living in a flat, apartment or maisonette property. The table below shows the number of households included in the Census data (2021) per parish.

Note: As per the census data classifications, the parishes of Grinton and Ellerton Abbey have been combined in the figures presented throughout this report. Similarly, for some areas of analysis the parishes of Marske, New Forest and Marrick have been combined.

[1] Arc 4 provide housing market affordability assessments at Parish Level. Current data taken from 2020-2024.
[2] Rightmove is an online property marketing platform.
[3] North Yorkshire Home Choice is a choice based housing allocations scheme, letting available Local Authority and Housing Association properties for rent across the North Yorkshire Council area.

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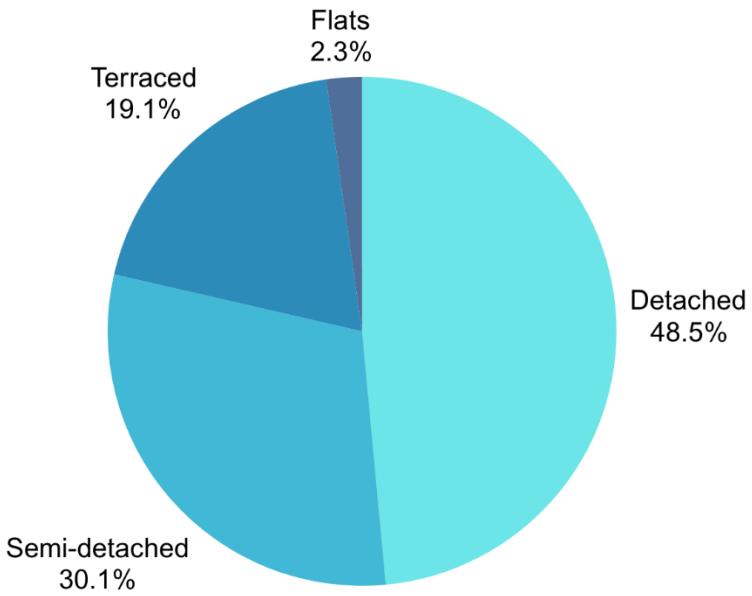
	Detached		Semi-detached		Terraced		Flats	
Arkengarthdale	53	53.0%	28	28.0%	18	18.0%	1	1.0%
Grinton and Ellerton Abbey	56	68.3%	18	22.0%	7	8.5%	1	1.2%
Marske, New Forest and Marrick	67	67.0%	25	25.0%	8	8.0%	0	0.0%
Melbecks	63	48.1%	42	32.1%	25	19.1%	1	0.8%
Muker	66	55.5%	41	34.5%	11	9.2%	1	0.8%
Reeth, Fremington & Healaugh	103	33.3%	99	32.0%	92	29.8%	15	4.9%
Total	**408**		**253**		**161**		**19**	



In terms of tenure, **71%** of homes in the parishes surveyed are owned outright or with a mortgage, with **21%** rented privately. Only **7.2%** of homes are classified as affordable (social/affordable rented or intermediate housing tenures).

The table below shows the number of properties included in the Census data (2021) per parish.

	Owner occupied		Private rented		Social or affordable rent	
Arkengarthdale	74	71.8%	27	26.2%	2	1.9%
Grinton and Ellerton Abbey	57	71.3%	20	25.0%	3	3.8%
Marrick	45	77.6%	12	20.7%	1	1.7%
Marske and New Forest	30	73.2%	11	26.8%	0	0.0%
Melbecks	108	78.8%	21	15.3%	8	5.8%

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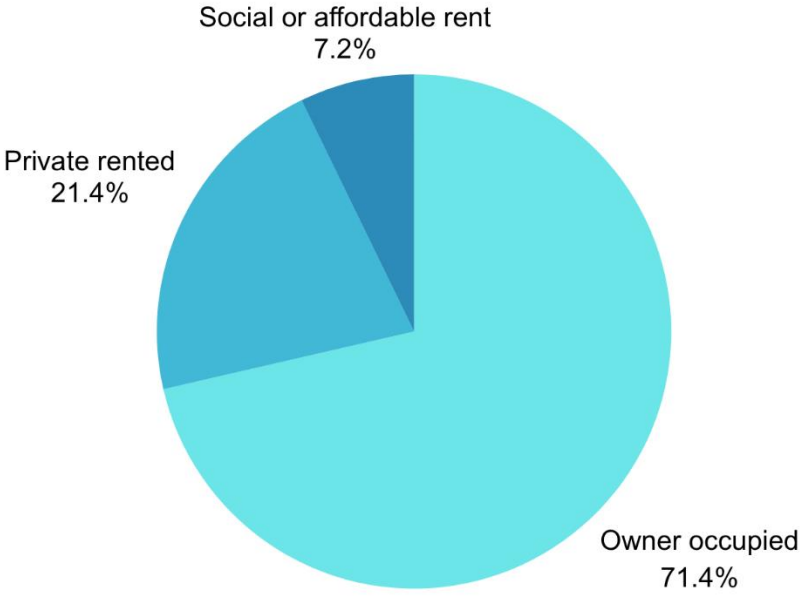
Muker	95	75.4%	29	23.0%	2	1.6%
Reeth, Fremington & Healaugh	215	65.3%	67	20.4%	47	14.3%
Total	**624**		**187**		**63**	



The table below shows the number of properties included in the Census data (2021) broken down by quantity of bedrooms. Three bedroom properties are the most common property size.

	One bedroom		**Two bedrooms**		**Three bedrooms**		**Four or more bedrooms**	
Arkengarthdale	5	4.9%	22	21.4%	43	41.7%	33	32%
Grinton and Ellerton Abbey	3	3.3%	20	22%	41	45.1%	27	29.7%
Marrick	4	6.8%	14	23.7%	25	42.4%	16	27.1%
Marske and New Forest	4	3.8%	29	27.6%	38	36.2%	34	32.4%
Melbecks	7	5.1%	32	23.4%	60	43.8%	38	27.7%
Muker	6	4.8%	25	20%	66	52.8%	28	22.4%
Reeth, Fremington & Healaugh	27	8.2%	88	26.8%	132	40.2%	81	24.7%
Total	**56**		**230**		**405**		**257**	

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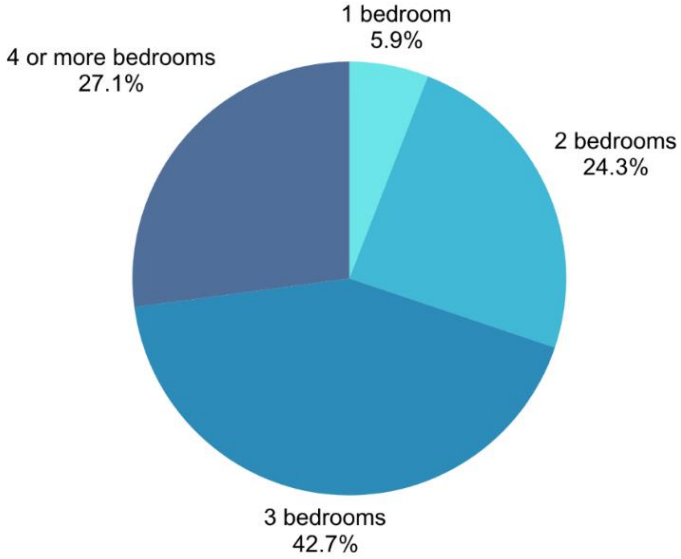

Second Homes/Holiday Lets

The following information was gathered from North Yorkshire Council and shows the number of properties registered as second homes or holiday lets.

	Number of second homes	Number of holiday lets (including Airbnb)	Number of primary homes
Arkengarthdale	43	16	103
Grinton and Ellerton Abbey	15	12	80
Marrick	14	7	58
Marske and New Forest	20	2	41
Melbecks	NA	NA	137
Muker	45	30	126
Reeth, Fremington & Healaugh	70	42	329

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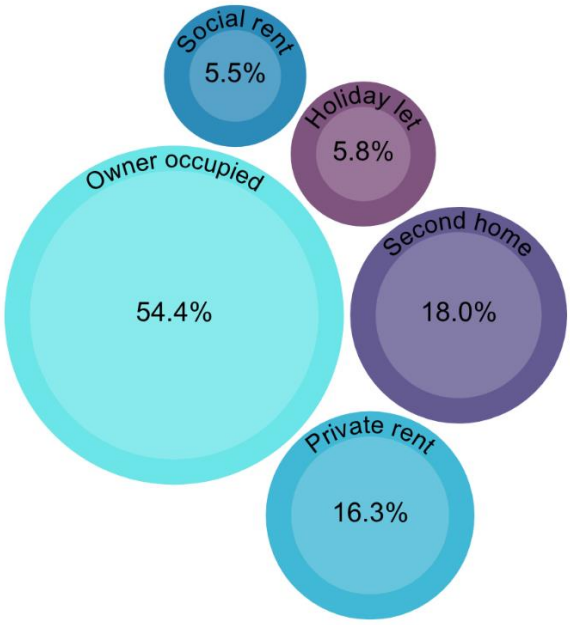
The following diagram shows the percentage of second homes and holiday lets compared to owner occupied and rented properties for the total surveyed area.



Property Prices

At the present time, (June 2025) there are 58 1–3 bedroom properties on the market according to Rightmove. The table below shows the current available properties across the parishes included in this report.

Property type	Quantity	Least expensive	Most expensive
1 bedroom detached	2	£170,000	£175,000
1 bedroom semi	0	-	-
1 bedroom bungalow	0	-	-
1 bedroom terraced	1	£184,950	-
1 bedroom flat	4	£275,00	£550,000
2 bedroom detached	9	£183,000	£475,000*
2 bedroom semi	2	£175,000	£240,000
2 bedroom bungalow	1	£199,950	-
2 bedroom terraced	6	£180,000	£285,000
2 bedroom flat	10	£190,000	£550,000
3 bedroom detached	8	£280,000	£695,000
3 bedroom semi	6	£280,000	£600,000
3 bedroom bungalow	1	£360,000	-
3 bedroom terraced	5	£249,950	£475,000
3 bedroom flat	2	£425,000	£425,000

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Private Rental Properties

At the present time (June 2025) there are **two private rental properties** being advertised on Rightmove as available to rent privately in across the Parishes included in this report.

Property type	Parish	Cost
3 bedroom end terraced	Marrick	£750 pcm[4]
3 bedroom terraced	Reeth	£850 pcm

Rental & House Prices 2020-2024

The table below indicates rent level comparisons and incomes required to finance rental and home purchases across the Parishes surveyed.

Rent			Purchase		
Lower Quartile (LQ) Rent levels	Median Rent levels	Income required for LQ (25% of income assumption)	Lower Quartile (LQ) House Prices	Median House Price	Income Required for LQ (3.5 x and 10% deposit)
£636	£750	£30,528	£259,156	£355,000	£66,640

Affordable Properties

Within the Parishes there are a total of **63 affordable properties**, with North Yorkshire Council owning and managing 48 properties all at social rent or affordable rent. The remaining affordable properties are owned and managed by various affordable housing providers for both shared ownership and affordable rented tenures.

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

	Number of affordable homes
Arkengarthdale	0
Grinton and Ellerton Abbey	0
Marrick	0
Marske and New Forest	0
Melbecks	6 5 x 2 bed bungalows and 1 x 2 bed flat

[4] pcm – price per calendar month

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Muker	0
Reeth, Fremington & Healaugh	42 8 x 3 bed houses, 10 x 1 bed bungalows, 9 x 2 bed bungalows, 15 sheltered bedsits and flats within a sheltered scheme building

The table below shows the number of residents registered on North Yorkshire Home Choice for properties in the area (May 2025).

Houses and flats				**Bungalows**			
1 bed	2 bed	3 bed	4+ bed	1 bed	2 bed	3 bed	4+ bed
18	16	5	0	14	4	6	1

Planning Applications

Within the last five years, there have been no planning applications for affordable housing in the Parishes included in this report.

Planning permission has been previously granted (2019) for two 2 bedroom and two 3 bedroom properties in Arkengarthdale for local occupancy dwellings.

Within the last 12 months, there have been no approved planning applications for any new residential dwellings in the Parishes included in this report.

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Key findings from the Housing Needs Survey (HNS)

Identifying Housing Need

A total of 108 surveys were returned by the deadline of 30th May 2025. 83 were paper responses and 25 were completed electronically. An additional 2 responses were received after the deadline and have been included in the figures to make the total 110 responses.

Of the 110 responses, 17 were classified as in Housing Need, as per the North Yorkshire Home Choice criteria (see Appendix 2). The analysis included in this report focuses on those identified as in Housing Need.

Property type

The three tables below outline the range of housing options requested by those in Housing Need.

Need identified by tenure (respondents could input more than one option)

Renting from Local Authority or Housing Association	13
Private Rent	8
Low Cost Home Ownership	11
Open Market Home Ownership	8

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Need identified by property type (respondents could input more than one option)

	Total requests	Single property type selected	Multiple property types selected
House	17	7	10
Bungalow	9	0	9
Flat	7	0	7
Adapted or supported housing	1	0	1

Minimum number of bedrooms required

1 bedroom	5
2 bedrooms	9
3 bedrooms	3
4 bedrooms	0

Local Connection

The North Yorkshire Home Choice criteria for eligibility to apply affordable housing prioritises those with a local connection to the Parish. Local connection is defined as any of the following:

- 'Currently lives in the partnership area and has been resident for at least 6 out of the last 12 months
- Has lived within the partnership area for at least 3 years out of the last 5 years.
- Is employed in the partnership area on either a full or part time basis and has been working for a minimum of six months.
- Has an essential need to move to live closer to another person which is an assessed need to provide or receive essential daily care or support. That person must have been a resident within the NYHC partnership area for the last 5 years.
- Has a close family member (mother, father, adult son, adult daughter adult brother adult sister) residing in the NYHC partnership area that has resided in the partnership area for the last 5 years.'

Full policy available at North Yorkshire Home Choice or Appendix 2.

In this housing needs survey, all respondents identified as being in Housing Need specified a local connection.

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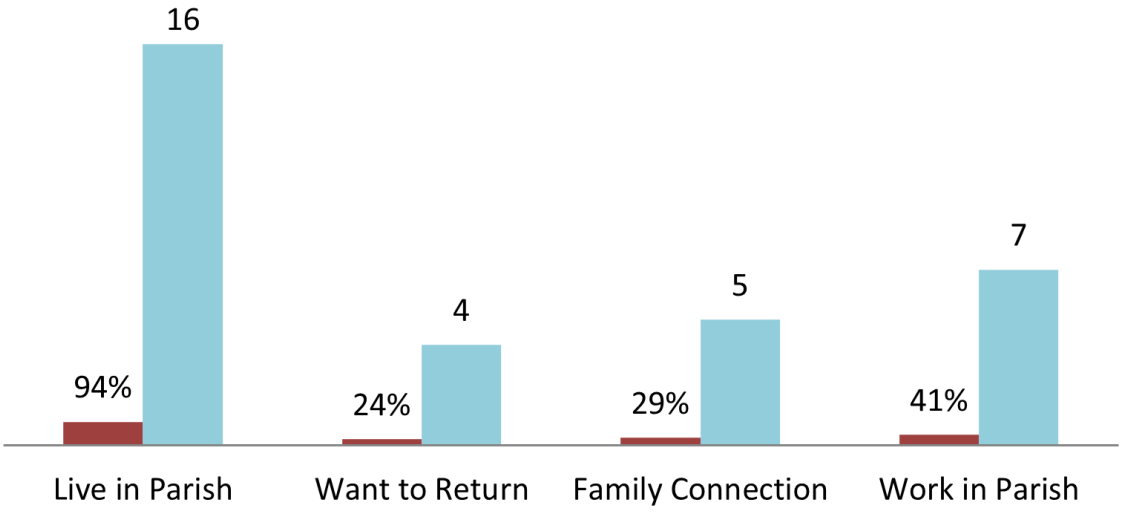
94% of qualifying respondents currently, or until very recently, reside within the surveyed area. 24% want to return having moved away. Reasons for moving away were not requested but comments included:

> ***"It would mean the world to us to be able to live locally"***

> ***"[there is] no affordable housing in the area so I will be moving away again"*** *(Respondent who returned to live with parents while looking for rental accommodation)*

The reasons given for a local connection are outlined in the table below. (Respondents could select more than one option)



Reasons for needing or wanting to move

Respondents were asked about their reasons for wanting or needing to move. (Respondents could select more than one option from a defined list)

The most common reasons included:

- I want a place of my own
- My current accommodation is not permanent
- I am a first time buyer
- I cannot afford my current accommodation

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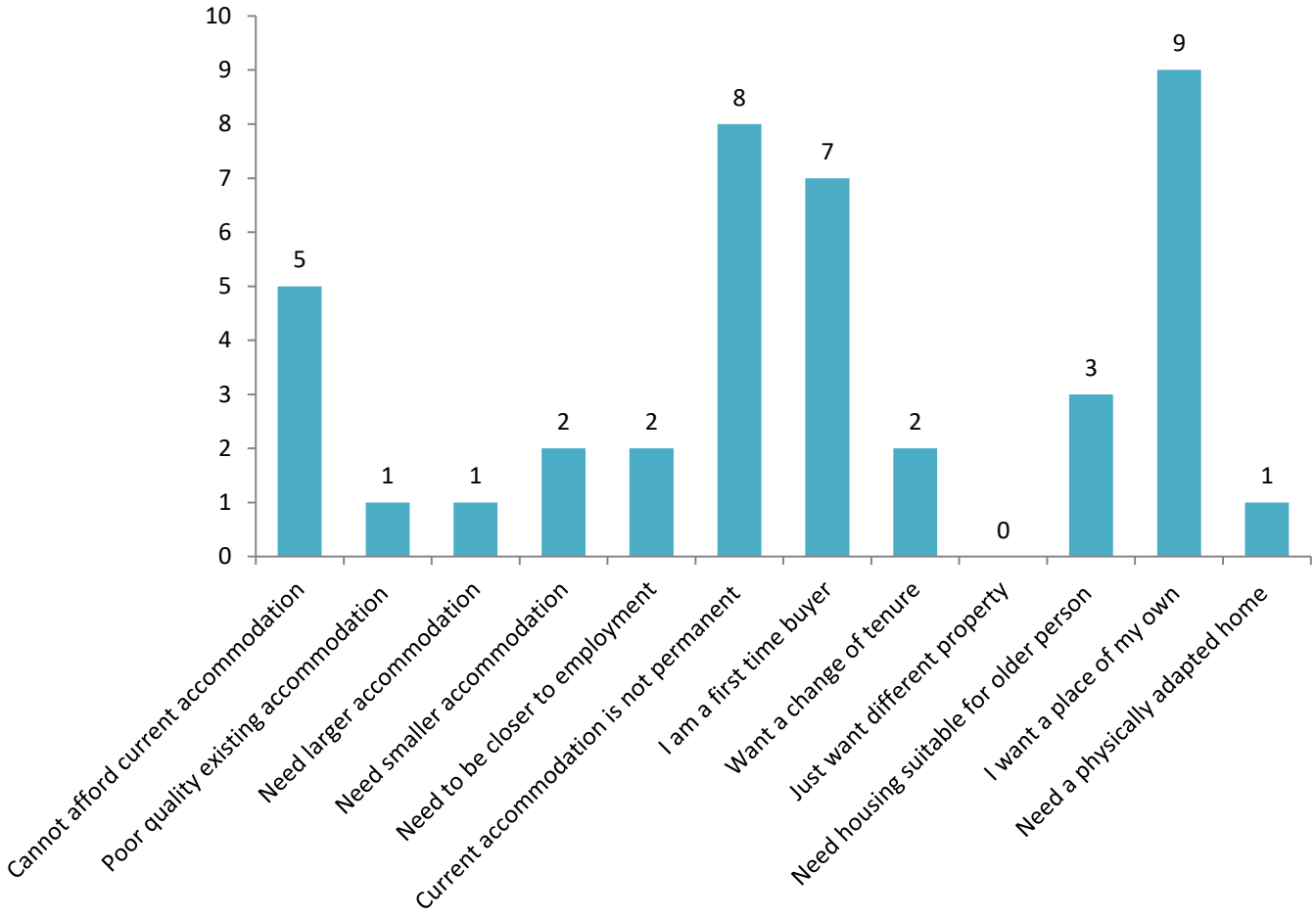

Relevant comments included:

"It would be nice to be able to have some independence but be able to stay in the area I was born and brought up in, close to family"

"It is difficult to find anywhere affordable to buy on my own in the area."

"It is a constant struggle to (a) find accommodation to rent and (b) remain in the same accommodation."

"I'd like to move away from my parents but there is little opportunity to buy or rent close to my place of work at the local pub."

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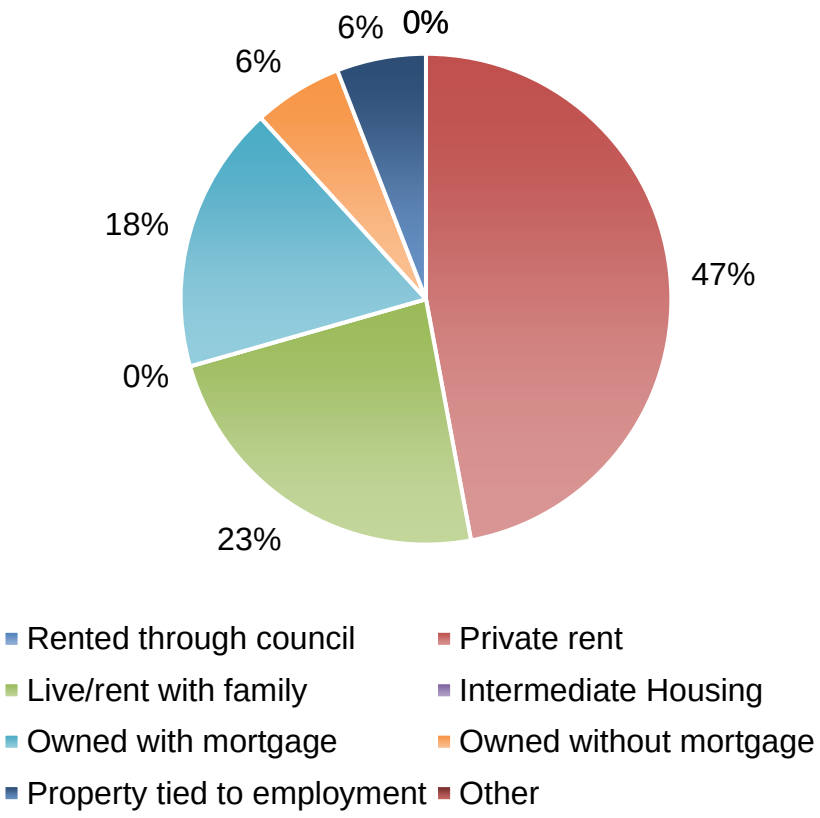
Affordability

Current Accommodation

Respondents were asked about their current tenure and the size of their current home. 47% of respondents in Housing Need currently live in **privately rented accommodation**.



Current number of bedrooms

1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
2	4	2	9

Household Income

Affordability, as part of the Housing Need identification criteria is calculated based on combined household income and deposit. The affordability criteria for classification of 'in Housing Need' requires a combined income and deposit of less than £60,000 (see Appendix 2).

Respondents were asked to indicate their current household income. 15 of the 17 respondents identified as in Housing Need provided this information. Over half indicated a household income of under £20,000.

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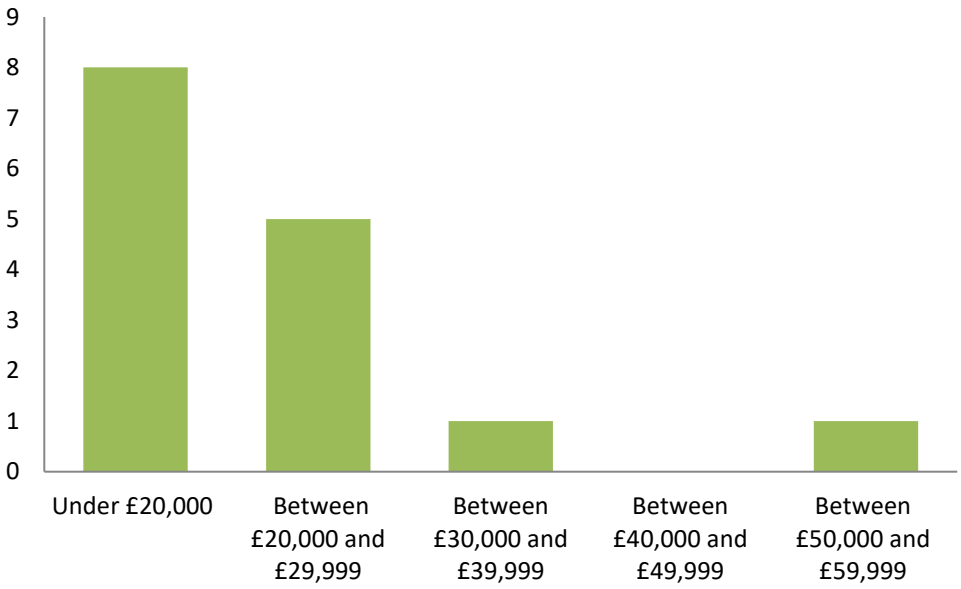

Respondents were also asked to indicate whether they have a deposit to put towards purchasing a property. 10 respondents indicated that they have a deposit.

£5,000-9,999	£10,000-14,999	£15,000-19,999	£20,000+
3	2	2	3

Rent and Mortgage payments

'Affordability of current accommodation' was the fourth highest reason given for their main reasons for needing to move home. Of those currently in private rented accommodation, 50% stated affordability as a key issue in their current home.

Of those identified in housing need, 47% stated 'lack of permanency' in their current home as a key reason to need to move.

41% identified as first time buyers, hoping to buy where they have grown up, currently work or currently live in rented accommodation.

Average rent or mortgage amounts currently paid per month

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Rent	£1-499	£500-599	£800-899	£600-699
Mortgage	NA	NA	£1-499	£600-699

When asked about the amounts they felt they could pay in the future, 53% indicated affordability of £599 or less per month.

Local Housing

Looking at Arc 4 data from 2020 to 2024, the median house price for a property in each of the Parishes included were

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Arkengarthdale	£325,000
Ellerton Abbey	£315,000
Grinton	£287,500
Marrick	£315,000
Marske and new Forest	£607,500
Melbecks	£300,000
Muker	£400,000
Reeth, Fremington and Healaugh	£290,000

Excluding Marske, where the median price was over 100% higher than most other Parishes included, a prospective purchaser looking for purchase a two bedroom property would require a deposit of 10% (£27,250.) leaving a mortgage required of £245,250. This would require a household income of £70,071.

For the rental market, the average rental price for a two-bedroom property was £750 per month.

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Affordable Housing Need

Household composition

Of the 17 households identified as in housing need, there were 3 singles, 6 couples and 8 families. However, in some cases it was unclear if the whole household required housing. E.g. children living with parents who were over 18 years old.

Housing Size and Type

Of the 17 respondents identified as in Housing Need, two bedroom properties were the most requested property size.

1 bedroom	2 bedrooms	3 bedrooms
5	9	3

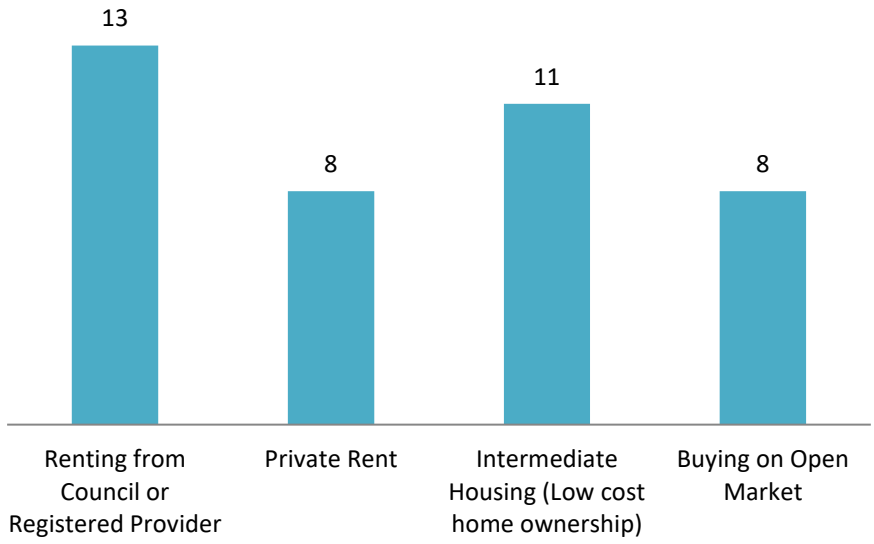
This indicates a trend of reduced need for higher bedroom properties compared to the current tenures of residents included in the survey, and an increased need for affordable 1 and 2 bedroom properties in the area.

All 17 respondents noted they would consider a house, with 9 indicating they would also consider a bungalow, 7 would consider a flat, and 1 would consider adapted housing.

Of those who selected multiple housing types, 3 indicated they would prefer a bungalow and 6 indicated they would prefer a house.

Preferred Tenure

The graph below indicates the preferred tenure for affordable homes (respondents could submit multiple answers). 32% would prefer to rent from the Council or a Registered Provider (such as Broadacres or North Star) and 28% would prefer low-cost home ownership options (such as shared ownership).



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Housing Register

Of the 17 respondents included in the analysis, only 1 stated they were registered on North Yorkshire Home Choice.

Registration on North Yorkshire Home Choice is a requirement for any applications for residency of affordable housing in the county.

Further information about North Yorkshire Home Choice is included in Appendix 2.

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Community Impact

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

The selection included have been chosen from the full range of 110 survey responses received.

"It would enable me to live here permanently without a rolling monthly by month rent which is extremely stressful as there is no affordable accommodation available. Most of the properties seem to be holiday lets and any available rentals are quickly taken. They are often highly priced."

"Affordable Housing is absolutely needed. I work in hospitality and we have staff driving in each day from Darlington as they cannot afford to live here. We have also lost staff due to high rents or owners deciding to sell or use the property as an Airbnb."

"My carer is in rented accommodation and is facing no fault eviction. Almost no property is available so I face being without out a carer."

"At present, policy seems to favour urbanisation - not really sensible without the infrastructure needed for families to live here. No suitable transport, internet provision, school and places of worship being closed."

"This is vital for local young families to stay in Swaledale. Over the past 20 years due to no affordable housing available for families it has pushed families out of area leaving communities dying out and wealthy retirement aged people moving into those homes. This will support farming families in a time of huge uncertainty. We need more young families in the area and a stop to second home owners taking homes for people that can't afford them."

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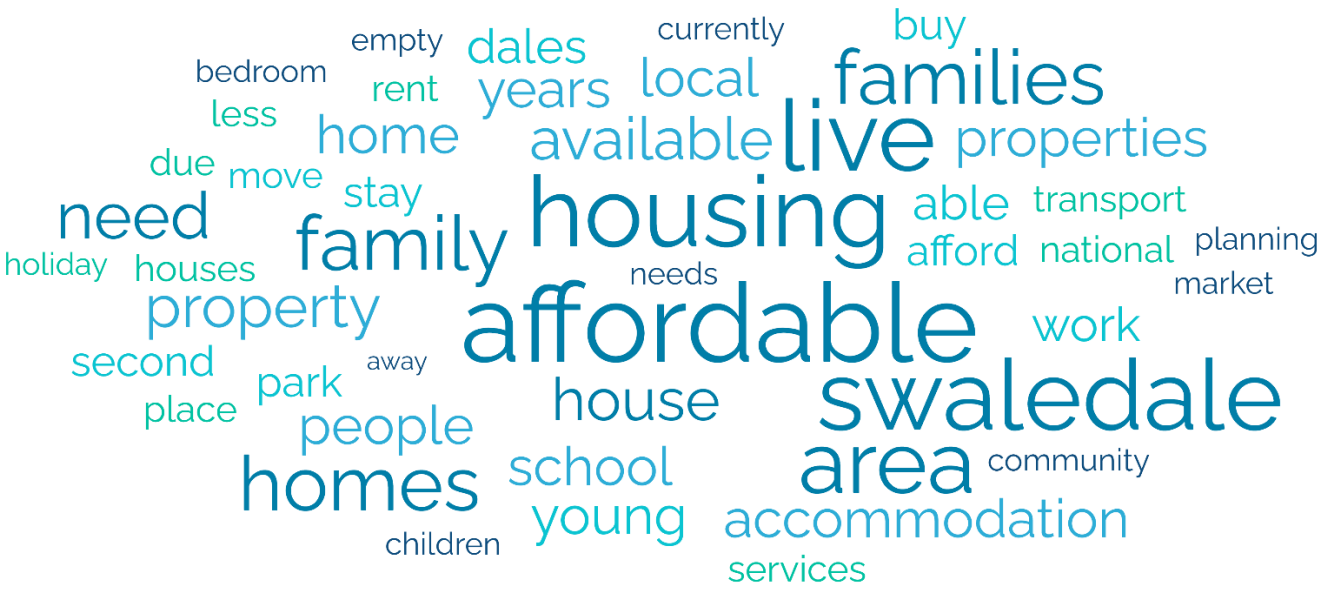
The word cloud below summarises key phrases that emerged from all the comments submitted. It draws particular attention to the importance of place, family and work in addressing the issue of affordable housing.



In addition to comments in the housing needs survey responses, the Upper Dales Community Land Trust have provided examples of issues identified by working members of local communities as a result of a lack of affordable housing. A full breakdown of findings is available in Appendix 3.

Specialist tradespeople, such as electricians, who grew up in the Yorkshire Dales are unable to return to the area due to affordability.

Key workers, including teachers and builders have lost their privately rented properties when landlords decide to sell and have been unable to find a suitable, local alternative. This impacts the community as providers of key services have to leave.

Many young people move away from the area, making it difficult to find apprentices to train to support future communities. Due to a lack of transportation, it is also difficult to recruit young people from further away.

Service industries such as public houses, accommodation providers and estates are struggling to recruit staff. They have had to provide accommodation or adjust their working shifts to enable staff to travel from further afield.

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Summary and Recommendations

Based on the results of the Housing Needs Survey, it is recommended that a total of **17 affordable homes** are required to meet the housing need identified across the Parishes surveyed.

Subject to identifying a suitable site, it is recommended that particular consideration is given to the Parishes of Reeth, Fremington and Healaugh and Melbecks where the most responses were received with housing need. Though it is noted that affordable housing located in any of the Parishes surveyed would be beneficial to the community, and that housing need was identified in six of the seven Parishes surveyed.

Developing Rural Exception Sites, which deliver 100% affordable homes only would satisfy this need. This would be subject to a suitable site being available and any proposed scheme being appropriate with a policy compliant mix of 1, 2 and 3 bed properties, for social and affordable rent or intermediate tenure properties, such as shared ownership schemes, to complement and reflect the findings of the housing need survey.[5] Any such properties will be managed by a registered provider, sometimes known as housing associations.

Based on the need identified in this report, it is recommended that a combination of **four 1 bedroom, ten 2 bedroom and three 3-bedroom homes** are built and that the tenure for these homes should be 9 rental properties and 8 intermediate home ownership options.

However, the final unit numbers and tenure should be reviewed when any scheme is proposed and will be dependent on the site and location. Secondary data, produced by Arc 4 has identified an estimated annual need of 14, and this should also be considered in any future assumptions.

Once a scheme is developed, the homes would be allocated to households with a local connection cascade criterion and identified in need as per the North Yorkshire Home Choice allocations policy (Appendix 2). The local connection criteria is to be included in the relevant Section 106[6] to ensure that remains in perpetuity.

[5] Social rent typically around 50% of market rents. Affordable rent is typically up to 80% of market rents. Intermediate tenure properties are affordable home ownership options such as first-time homes or shared ownership schemes.
[6] Section 106 of the Town and Country Planning Act 1990 is a legally binding contract between the local planning authority and the developer to ensure that the property remains affordable and for local people for ever.

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It is also important to note that although we currently have an identified need of 17 affordable homes, experience has shown us that once any scheme starts under construction a hidden need may come forward which has not been included in this report.

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Appendix 1 – Housing Needs Survey

Swaledale Housing Needs Survey 2025

Is your home right for you and yourfamily?

Are you struggling to get on the property ladder or move out of your parents' home?

Do you want to return to Arkengarthdale, Grinton and Ellerton Abbey, Marrick including Hurst, Marske and New Forest, Melbecks including Low Row and Gunnerside, Muker, Reeth, Fremington or Healaugh but cannot find a home you can afford?

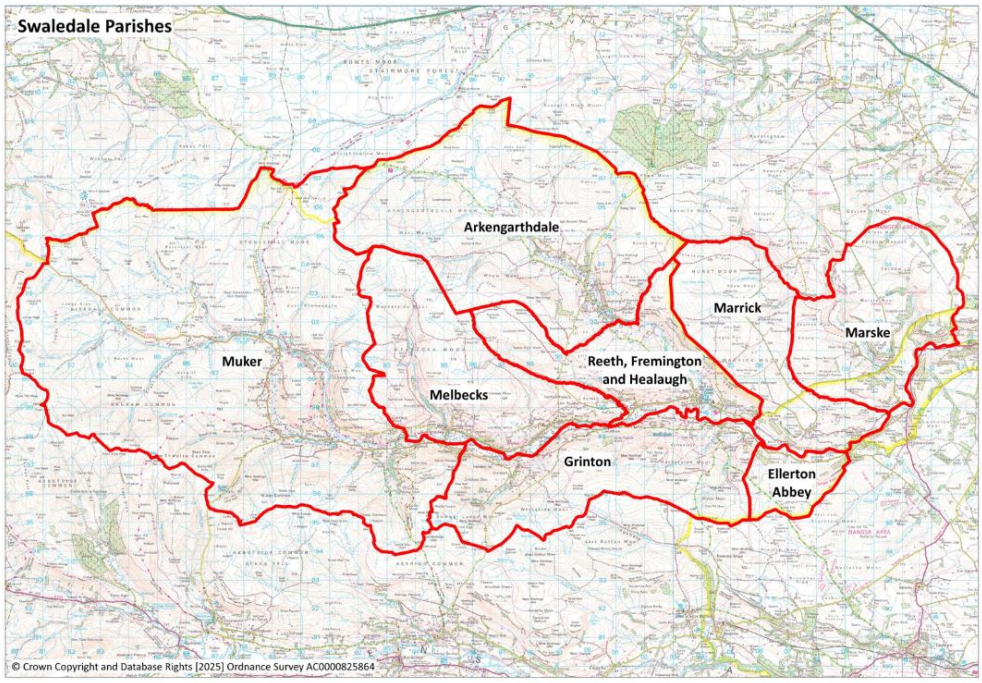
Are you struggling to find a suitable, affordable home in your area? If so, we want to hear from you.

This survey will take around 5-10 minutes to complete. Your response could result in a small number of affordable homes being built for people with a local connection. Once you have completed it, please return in the enclosed envelope to reach us no later than Friday 30 May 2025.

This survey can also be completed online at www.northyorks.gov.uk/survey/swaledale or by scanning the QR code below:

If you know any other resident in need of an affordable home who has a local connection, please contact us on 0300 131 2 131 and at the prompt say 'housing needs survey' or email us at www.northyorks.gov.uk/contact-us for another paper form or complete the survey online. Please complete one form for each household in housing need.

Doyou have a local connection toArkengarthdale, GrintonandEllertonAbbey, Marrickincluding Hurst, Marske and New Forest, Melbecks including Low Row and Gunnerside, Muker, Reeth, Fremington or Healaugh?



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Which parish do you currently live in?

Q1 Do you achieve at least one of the following four criteria? (tick all that apply)

- ☐ I live in theParish(also answer Q1a below)
- ☐ I want to return tothis Parish(alsoanswer Q1b below)
- ☐ I have a close family connection with someone who lives in this Parish for the last 12 months (family connection must be a parent, adult son or daughter, adult brother or sister)
- ☐ I am employed in a business based in this Parish

Q1a I have lived here for ... (enter years and months)

Q1b I moved away in ... (enter year)

If you do not meet any of these local connections, you do not need to continue with this form. Thank you for your time.

- ☐ My home is suitable for my household and is likely to continue to be suitable for the next five years. If you have ticked this box, you do not need to continue with this form. Thank you for your time.

Reasons for wanting to move

Q2 Why do you need to move now or in the next five years? (tick all that apply)

- ☐ I cannot afford my current accommodation
- ☐ Poor quality existing accommodation
- ☐ Need larger accommodation
- ☐ Need smaller accommodation
- ☐ Need to be closer to employment
- ☐ Need to be closer to a carer or dependent
- ☐ Current accommodation is not permanent
- ☐ I am a first-time buyer
- ☐ Want to change tenure (for example, move from a rented home and buy a home)
- ☐ Just want a different property
- ☐ Need housing suitable for older person
- ☐ Setting up home with partner
- ☐ I want a place of my own
- ☐ Need a physically adapted home

Please tick what adaptation(s) you need:

- ☐ Wheelchair accessible
- ☐ Wet room
- ☐ Ramped access

Please state below any other reasons for needing to move:

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Where you live now

Q3 Please complete the questions below to show who currently lives in your home, including yourself.

Person one (you):

Your age:

Person two:

Age:

Relationship to you:

Will they be moving with you?

Person three:

Age:

Relationship to you:

Will they be moving with you?

Person four:

Age:

Relationship to you:

Will they be moving with you?

Person five:

Age:

Relationship to you:

Will they be moving with you?

Person six:

Age:

Relationship to you:

Will they be moving with you?

Q4 What sort of property do you live in now?

- ◯ House
- ◯ Bungalow
- ◯ Flat
- ◯ Other (state below)

Q5 How many bedrooms does your current home have?

- ◯ One
- ◯ Two
- ◯ Three
- ◯ Four or more

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Q6 What is the tenure of your current home?

- ◯ Rented through a Council, Housing Association or Landed estate
- ◯ Renting privately
- ◯ Live or rent with family
- ◯ Low-cost home ownership, for example, shared ownership or discount market sale
- ◯ Homeowner with a mortgage
- ◯ Homeowner without a mortgage
- ◯ Property tied to employment
- ◯ Other (state below)

Q7 How much do you currently pay in rent or mortgage per month? (excluding bills) £ ☐

Future household

Q8 What type of accommodation would you require?

- ☐ House
- ☐ Bun galow
- ☐ Adapted or supported housing
- ☐ Flat

If you have selected more than one, please write your first choice below:

Q9 What is the minimum number of bedrooms that meets the needs of your household?

- ◯ 1 bedroom
- ◯ 2 bedrooms
- ◯ 3 bedrooms
- ◯ 4 or more bed room s

Q10 Thinking about what your household can afford, which tenures would you consider? (tick all that apply)

- ☐ Renting from Council, Housing Association or Community Led Housing scheme
- ☐ Renting from a private landlord
- ☐ Low-cost home ownership, for example, shared ownership or rent to buy
- ☐ Buying on the open market

Your financial situation

Providing details about your financial circumstances is optional, but it will help us assess your suitability for an affordable sale property if you have chosen this option. The information you provide is confidential and will only be used to assess your suitability for specific housing tenures.

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Q11Please indicate your total annual gross household income? (before deductions)

- ◯ Under £20,000 household income per year (under £1,665 per month)
- ◯ £20,000 to £29,999 per year (£1,666-2,499 per month)
- ◯ £30,000 to £39,999 per year (£2,500-£3,331 per month)
- ◯ £40,000 to £49,999 per year (£3,333-£4,166 per month)
- ◯ £50,000 to £59,999 per year (£4,167-£4,999 per month)
- ◯ £60,000 to £69,999 per year (£5,000-£5,750 per month)
- ◯ £70,000 and £80,000 per year (£5,835-£6,668 per month)
- ◯ Over £80,001 per year (over £6,669 per month)

Q12What is the maximum amount you could spend on rent or a mortgage per month?

Rent £ ☐

Mortgage £ ☐

Q13If you want to buy a property do or will you have a deposit (including proceeds from a house sale)?

◯ Yes ◯ No

If 'Yes' please state the approximate amount £ ☐

Q14Are you registered on 'North Yorkshire Home Choice'?

◯ Yes ◯ No ◯ Do not know

'North Yorkshire Home Choice' is the system for allocating Council and Housing Association rented and intermediate homes. It is important to be registered on Home Choice if new homes are built for local people as this will be considered in the allocation process. Please visit w w w .northyorks hirehomec hoice.org.uk

Q15Do you have a small site or piece of land that you would like to discuss using for providing affordable housing?

◯ Yes ◯ No

If 'Yes', please contact us on 0300 131 2 131 and at the prompt say 'affordable housing' or if you prefer email us at www.northyorks.gov.uk/contact-us

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Q16Please use the space below if you would like to express any comments relating to possible delivery of affordable housing for people with a local connection to Swaledale and what this would mean for you and your circumstances?

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It is not essential that you provide your contact details; however, if you wish to be kept informed of future progress and up to date with timescales for new affordable homes in your parish, we need to know how to contact you. Any information that you provide will be kept in line with our privacy statement, which can be found on our website at w w w .northyorks .gov.uk/your-counci l/transpar ency-freed om-information-and-data- protection/privacy-notices/housing-need-surveys-privacy-notice

Your name:	
Address:	
Telephone number:	
Email address:	

What happens now?

An anonymised report will be produced setting out the number of households in housing need (if any) and the required sizes and tenure of homes needed. The report may be used as evidence to support planning applications for small affordable housing schemes to meet local housing need. In the event that new affordable homes are built on a Rural Exception Site, priority will be given to applicants with a local connection when they are allocated. Housing need survey results are valid for an approximate period of five years.

Affordable Housing can be delivered in numerous ways, these include:

l Housing Association

l Community Land Trust, or other Community Led Housing Scheme

l Community Led Housing scheme, working in partnership with a Housing Association.

Your personal information is kept on file by the Rural Housing Enabler who, in the event that new homes are developed, will keep you informed of progress (subject to you providing contact details above). If you have provided us with your contact details, we will invite you to any meetings or events linked to providing new affordable homes in the Swaledale parishes, and we will help you through the allocation process. All personal information supplied on this form will be processed by the Rural Housing Enabler in accordance with the Data Protection Act 2018. This survey is confidential to the Rural Housing Enabler and North Yorkshire Council. An anonymised summary of the survey responses may be made available in the public domain. We will not sell or disclose your personal information to other organisations or individuals.

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Frequently asked questions

1. What is affordable housing? Affordable housing can be for sale or rent, for those whose needs are not met by the market.
Affordable housing can be any of the following:

Affordable housing for rent:

canbe socialrent,affordablerent or at least 20% below localmarketrents.The propertyisusually owned by a Registered Provider (otherwise known as a Housing Association).

First homes:
new dwellings available to purchase by qualifying first-time buyers, first homes are to be sold at a discount of at least 20% of the market value.

Discounted market sale housing:
is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

Rent to Buy:
homes are initially rented at less than market rent (usually 20%) for up to five years; before the end of this period the home must be purchased usually through shared ownership. There are rules about what happens when the property is sold, including the need to ensure that the property remains as affordable housing and future occupants also have a local connection.

2. Why is affordable housing needed?
As we know, rural affordable homes are needed because of the current high house prices and low to medium incomes, resulting in many households having to move away from their communities. This can have a detrimental impact on essential services and facilities, including falling school numbers, and shop and post office closures.

3. Who would be able to occupy such housing?
Anyone could apply as long as they meet the local connection criteria and have a combined household income and/or savings below £60,000. You will not be eligible for affordable housing if you can afford to purchase a property on the open market and you cannot own a home when you apply for an affordable property. Some examples of those who may be eligible to apply could be:

l Retired people looking for single storey accommodation, for instance, bungalows

l A single person wishing to set up home independently

l A single person needing to move because of a relationship breakdown

l Couples with or without children (this is not dependent on the age of the couple or children)

l Families

l People currently living in tied accommodation linked to their job but seeking a secure tenancy

l Those with affordability issues or continuous six month tenancy agreements seeking a more secure tenancy

l People employed within the parish who commute in to work.

4. Who should complete the housing needs survey?
The survey should be completed by each separate household that needs or may require alternative housing in the near future. For example, a family with grown up children living with them may require two or more homes in the future. If parents want a home for themselves, they should complete one form and if adult children want their own home, they should complete a form for each of them or one form if they want to share a home.

5. I am considering selling my property – am I eligible for affordable housing?
Affordable housing is not a solution if you wish to sell a property, for example to downsize, if, when the property is sold, you are able to buy something smaller outright or with a mortgage.

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Appendix 2 – North Yorkshire Home Choice Allocations Policy

This guide provides a summary of the North Yorkshire Home Choice Allocations Policy.

To join the North Yorkshire Home Choice register you must be eligible and qualify.

Who can apply?

Any UK resident aged 16 or over may apply to join the register.

People will not be accepted if they are subject to certain types of immigration control

Applicants aged 16 and 17 (and Care Leavers) will be only be accepted if they have support to enable them to sustain a tenancy and a trustee who can hold a tenancy on their behalf until they reach the age of 18.

Qualification?

There are certain circumstances where applicants or existing tenants wishing to transfer may not qualify for access to the housing register and these include persons with;

- Anti social behaviour issues that have caused or is likely to cause serious nuisance to neighbours.
- Rent arrears.
- No local connection to the partnership area (Exceptions refer to full policy 2.6 page 12)
- who own their own home or reside with a household member who is a home owner and are not in housing need.
- who have a combined household income and/or savings of £60,000 or more
- who have deliberately worsened their housing circumstances with the intent of increasing priority
- Persons who provide false information and/or deliberately withhold information
- MAPPA without the approval of a senior manager

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How do we prioritise applications*

Applications are assessed and placed in one of the following bands according to housing need

Emergency Band

Applicants unable to return to their home from hospital because their current home is permanently unsuitable

Applicants unable to access key facilities in their home without **major** adaptation works

Gold Band*

Care leavers with an agreed support package Applicants: - who need to move on from approved accommodation-based support scheme who currently under-occupy by 2 bedrooms who are overcrowded and require 2 more bedrooms statutory homeless households – owed a main duty homeless households owed a relief duty eligible for assistance and in priority need

whose current accommodation is having a direct impact or a serious impact on a medically diagnosed health or wellbeing condition and the move would remove or significantly improve the impact

who have been assessed and accepted as having a proven need to move to a specific locality so that hardship can be prevented

whose home is subject to an Emergency Prohibition Order issued by North Yorkshire Council.

Silver Band* Applicants : -

who currently under-occupy by 1 bedroom who are overcrowded and require 1 more bedroom

whose current accommodation is assessed as having a detrimental impact or compromising a medically diagnosed health or wellbeing condition where a move would remove or improve the impact homeless households owed a prevention duty homeless households owed a relief duty no priority need

homeless households no main duty owed, or found intentional homeless regardless of priority need

who share bathroom and/or kitchen facilities with another household who are approved adopters or foster carers or those being assessed to adopt or foster and need a larger home to accommodate a child previously looked after by a local authority

Bronze Band

Applicants assessed as being adequately housed with no priority need

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How soon can I bid (express an interest) on a property

Once your application has been assessed you will receive a letter confirming you have been accepted onto the housing register and you can bid for properties.

This letter will include also details of your assessed housing band, the number of bedrooms and property type that you can bid on. You will be advised of any area restrictions specific to your personal circumstances.

You will be able to bid on a maximum of 3 properties each week. It is important that you only bid on properties you have been assessed for and want to move into.

Bidding on a property you are not eligible for or where you do not meet the advert criteria will be a wasted bid and you will not be considered for the property. If you need help to bid please contact the Partner landlord dealing with your application who will be able to help.

How do we decide who is successful

At the end of the advertising period, bids are ranked in order or priority, where there is more than one applicant for a property we apply a criteria of tie breakers and these are.

- Band – Emergency Gold Silver Bronze
- Assessed Bedroom Need
- Debt
- Time

Bids will be ranked firstly in order of Band- emergency, gold, silver then bronze. Where applicants are of equal banding we will look to see if the assessed bedroom need meets the advert criteria, where applicants are still equal we will look at debt.
Applicants who have no housing related debt will be successful. Where applicants are still equal we will look to the applicant who has the earliest registration or priority band date.

In some cases there may be restrictions on who can be allocated a property for example S106 planning requirement, however, these will be clearly displayed on the property advert.

What if I am the successful bidder

You will be invited to view the property and subject to further verification to confirm you are still eligible and qualify for the NYHC housing register you may be offered the property.

If you decide the property is not for you and decline the offer it is important to remember – if following a successful bid 2 offers of suitable accommodation are refused in a 12month period, your application will be cancelled, and you will be removed from the register for a minimum of 12 months.

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How can I apply

Applications can be made through the NYHC website

What if I need more information or support

Further help and support can be found by visiting the NYHC website at www.northyorkshirehomechoice.org.uk or by contacting one of our partner landlords

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Appendix 3 – Upper Dales Community Land Trust Survey of Local Businesses (2025)

Introduction

To supplement the findings of the local Housing Needs Survey being carried out in Swaledale, members of the Upper Dales Community Land Trust undertook an interview-based survey of local employers. The purpose of this was to collect anecdotal evidence to establish whether the lack of rural affordable housing was having an impact on recruitment and retention of staff in local businesses.

Methodology

A list of Swaledale businesses was established using a local business directory and data on business rates from North Yorkshire Council. This list was refined using local knowledge and entered into a spreadsheet. A questionnaire was developed, and the following questions were put to business owners:

1. How many people do you normally employ?
2. What are the age ranges of your employees?

   16-20
   21-40
   41-60
   61+

3. Do these people live locally or travel from other places?
4. Have you had any difficulty recruiting people due to the lack of affordable housing?
5. How would having a larger group of people living locally impact on your business?

Each business was contacted by phone or in face-to-face meetings. Over 100 businesses were contacted, of these, a number had either closed or couldn't be contacted. In the end 65 businesses were successfully contacted and provided answers where applicable to the questions above.

Findings

Businesses generally were aware of the need of affordable housing in the Upper Dales and some had experience of difficulty in recruiting suitable staff. Some businesses had not experienced issues as they were either family run or sole traders. The main group of employers that had expressed difficulty were in the hospitality and service industry. Some of the questions were not relevant to all businesses, therefore there will be no direct correlation between number of businesses and numerical responses.

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- Regarding the question relating to age ranges of employees, not every employer was able to identify the age groups of their staff. Of those that did the following information is available:

Age range 16 to 20	6 staff equating to 7%
Age range 21 to 40	22 staff equating to 23%
Age range 41 to 60	50 staff equating to 53%
Age range 60+	16 staff equating to 17%

- In response to the question 'Have you had any difficulty recruiting people due to the lack of affordable housing?', **12 businesses reported - Yes, 4 businesses – Maybe, and 15 businesses – No.**

- In response to the question 'Would having a larger group of people living locally impact on your business?' **11 reported – Yes, 9 – Maybe, 3 – No.**

- In response to the question 'Do these people live locally or travel from other places?', **16 businesses** reported they have staff that travel in from outside the area. Locations include Catterick, Richmond, Hawes, Leyburn, Askrigg, Durham, Newton Aycliffe, Lancaster and Darlington. **Thirty-two businesses** reported that they have staff who live locally. Some of the above businesses employ both local staff and some that travel from outside the area.

- Some businesses in the hospitality sector indicted that recruiting chefs is difficult as they would need local accommodation.

- Travelling to work was an issue for some businesses as younger workers who didn't own a car or couldn't drive, would have to be picked up.

- Businesses in remote locations (eg Muker, Gunnerside) reported that lack of affordable accommodation caused issues in getting staff. Also, that the number of second homes and holiday lets meant that in the winter months footfall for businesses was much lower.

- Sometimes businesses cannot guarantee regular hours and this sometimes means that people will travel to work outside the area to get more regular employment.

- Many businesses commented on the lack of younger people in the area and that they cannot afford the market house prices in Swaledale.

- There were some examples given of people who used to live and work locally but were forced to move out as their landlords wanted to sell the property.

Conclusions

The following conclusions have been drawn from the conversations with businesses and the analysis of their responses:

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- Of the staff where the employer could give the age range, 70% were in the age range 40 to 60+. Twenty-three percent were in the age range 21 to 40 and 7% in the age range 16 to 20. It is hard to draw any clear conclusions in relation to affordable housing, but it is evident that the majority of workers are older and may indicate a lack of younger families in the area.

- Some employers did not have a problem finding staff – often these were self-employed individuals, businesses that involve family members, or those who utilised staff already living locally such as farmers partners or people they knew had moved into the area.

- There was a recognition that many of the businesses in both dales seeking 'unskilled' staff are fishing in the same pool for employees – such as the YHA and hospitality businesses. There was also the element of seasonality and not always knowing how much demand there would be for staff.

- Some employers had resorted to providing their own accommodation for employees, but this was an expensive option. For some this was a full-time home, for others only whilst they were working.

- Skilled staff were more difficult to recruit as it was unlikely the skills could be identified locally, and so people had to come into the area to work. This group included chefs, baker, hair stylist. Some skilled staff could afford to live outside the area and travel in or buy property locally – such as staff in the school, the medical centre and other professions such as veterinary or engineer provision.

- Several employers have found that transport is an issue and would welcome some discussion about how this could be improved to enable staff to travel in from other areas, or for people to travel out of the area for work. Most people travelling into the area lived in Catterick or Richmond. Young people often couldn't drive or afford transport hence the bus service was essential to get to work.

- Although accessing WiFi has been an issue in the past, this was rarely mentioned and if asked stated it was no longer a major issue although it could be quicker.

In summary, the survey of businesses has show that the lack of local affordable housing has had an impact on local recruitment and retention. It is not a straightforward equation, as there are other factors in play including public transport, skills levels and seasonality. The number of holiday lets and second homes have an influencing factor on housing availability and affordability. One business reported that walking round Reeth they counted a number of domestic properties just standing empty.

It can be concluded that provision of local affordable housing linked with an integrated public transport service would address many of the issues identified by businesses in the Upper Dales.

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