



YORKSHIRE DALES
National Park Authority

Yorkshire Dales National Park Authority Strategic Housing Market Assessment Stakeholder Questionnaire

Yorkshire Dales National Park Authority is updating its Strategic Housing Market Assessment (SHMA) to provide a robust and credible evidence base to support policy making in the Yorkshire Dales National Park area.

The overall purpose of the SHMA is to enable the National Park Authority to identify and understand local housing markets, help inform the development of affordable housing and housing mix planning policies in the Local Plan, establish a strategic vision of housing supply and demand in the Yorkshire Dales National Park market areas.

Stakeholder engagement is an essential element of the Study.

Please be reassured that this study is being carried out in accordance with the 2018 Data Protection Act and 2018 GDPR legislation by arc4 Ltd on behalf of Yorkshire Dales National Park Authority. All data will remain confidential, and feedback will be anonymised before analysis unless you say otherwise at the end of the Survey.

A Stakeholder Survey Privacy Notice can be found here:

<https://www.arc4.co.uk/privacy/privacy-notice-stakeholder-survey>

Name	Joanne Golton
Organisation	Sedbergh Economic Partnership
Contact Email	sedbergheconomicpartnership@outlook.com
Contact Phone Number	07989 355441

Selling and Lettings Agents

Q1. What are the strengths and weaknesses of housing markets in the Yorkshire Dales National Park?

Our response mainly refers to Sedbergh, as the largest town in the Yorkshire Dales. Sedbergh has a Framework for Growth document which sets out priorities to help deliver a vision for Sedbergh. The key priority is more housing.

Strengths

Sedbergh is a place people want to live, it has an attractive historic centre and is situated in beautiful natural environs. There is a large employer in the area providing work for residents and commuters and there is a well-established business base of small SMEs.

Houses do not appear/ stay on the market for very long, demand outweighs supply currently.

There is room for growth in Sedbergh, and there is capacity in local services to absorb / support more residents, e.g. dentists, schools and medical centre.

Businesses locally are willing to take long-leases on new-build rentals to help sustain employment.

Weaknesses

Existing housing stock prices are too expensive for working families.

The huge demand for rental properties is not being met.

There is a lack of single person/ couple accommodation for rental/ purchase.

Small sites and land value affect viability/ deliverability.

Heritage assets are too costly for conversion.

Restrictive planning environment creates site opportunity and viability problems.

Second home numbers are high with 170 units currently used for holiday letting / 2nd home (source: WAF)

To support the growth of the Yorkshire Dales economy it is important to protect the existing industrial (employment) and services base (schools, retail etc) in towns such as Sedbergh by providing a good allocation of housing (including affordable homes to purchase/ rent).

The shortages of housing (rental/ purchase) in this part of the national park is preventing take-up of employment opportunities. Businesses of all sizes across all sectors have confirmed that both housing availability and cost is negatively impacting on their ability to recruit and retain staff.

Q2. Are there any gaps in the supply of types of housing in Yorkshire Dales National Park? For instance, market housing (for sale or rent), affordable rented, affordable home ownership and specialist housing including housing for older people.

In the Sedbergh area, there is a distinct lack of rental properties and shared housing for local workers (HMO) despite demand. Sedbergh also has a gap in supply for open market houses – demand is high. There is a documented shortage of a nursing home/homes for the elderly.

SEP has contacted local businesses and they have reported that lack of housing plus limited public transport is causing huge problems with recruitment/ staff retention. Larger employers in the area employ workers across a wide salary scale and housing is needed to meet need for homes of all

sizes, both open-market and affordable/ restricted via local occupancy.

Sedbergh needs specialist elderly accommodation (nursing home or care home), with its growing retired population. This has been documented and recognised by the local authority and national park. The Sedbergh Framework for Growth (welcomed by the YDNP) highlights the need for a residential care home in the town and is supportive of C6 policy measures to assist delivery. The identification of sites for an extra-care facility and support to help fund and deliver should be a priority for the national park.

More affordable housing (to buy or to rent) is needed to help sustainability of individual places rather than park wide. Gaps should be filled through a more targeted approach to areas of need and capacity, not necessarily across all villages.

Q3. What can be done to improve the housing market? (in terms of supporting supply)

The housing market is quite flat currently picture across the country. However, experienced agents know recession is a cyclical event so the mood will shift. When it does, there are a number of opportunities for the Park to help Sedbergh and other towns. For difficult sites perhaps local occupancy/ affordable homes should reviewed, taking into account viability challenges in bringing empty property back in to use. One example is on Main Street, Sedbergh where a building, which has been empty for 30 years, faces a high cost of repair/ renovation on top of purchase which renders delivery unlikely.

The other example is the former Baliol school site at Sedbergh also not progressing due to viability issues, despite evidence of market demand.

To help large towns like Sedbergh remain sustainable and viable it is necessary to build more homes to support working families to stay and for new families to move in. There needs to be a shift in support from local economic development agencies to fund and enable housing delivery, including consideration of joint venture delivery.

There needs to be a policy within YDNP that supports the delivery of shared accommodation, like halls of residence, which would support single people, renting couples and/or temporary accommodation needs. This type of accommodation would help the local employers in the area and could help to provide a start for young people in the area who may not be able to afford a large rent or deposit. Planning policy should support this type of housing option. Grant schemes to allow 'above the shop' conversions or conversion of large 3 storey Victorian villas to apartments should be encouraged.

Partnerships with local landowners such as Sedbergh School, who have a proven commitment to the area, ensures a vested interest in the quality of housing stock within the immediate environment, ensuring attractive affordable homes with gardens and parking, a better prospect than most locally rented housing stock.

A rural enabler scheme should be funded by the housing authority to work across housing providers, developers, landowners and housing associations to maximise housing delivery in rural locations and YDNP key service centres.

Q4. What should be considered when setting future housing standards, such as

accessibility, size and quality for new housing in the borough?

In towns such as Sedbergh, new houses should include quality space outside, room for an office/study to support home working (as public transport access in and out of Sedbergh is very restrictive) and positive consideration be given to schemes which mirror the Sedbergh vernacular including small, terraced cottages.

Housing for Sale

Q5. Are there any gaps in the supply of housing for sale in terms of type and location in Yorkshire Dales National Park?

The Sedbergh area is an attractive place to live, work and visit. It is safe and friendly, a good environment for children to grow up in and has all the facilities needed for a comfortable retirement. This is on par with its neighbours in Kirkby Stephen and Kirkby Lonsdale but unlike its neighbours there is a limited supply of housing with little prospect of change. Estate agents report that people cannot find a house to rent and people (especially young people) cannot afford to buy, families are moving out of Sedbergh (and the national park) to larger conurbations or to remote rural areas to access more affordable homes.

Housing for both young people from farming families and for retirees from the industry is an area that needs consideration when reviewing policy. Housing units in and around family farms would help this important component of the Dales community.

Q6. What are the most popular dwelling types/number of bedrooms and areas within Yorkshire Dales National Park?

Demand is across all size/ types of housing, local housing agent confirms.

Q7. What are the least popular dwelling types/number of bedrooms and areas within Yorkshire Dales National Park?

Demand is across all size/ types of housing, local housing agent confirms. Cumbria Lettings sees a large demand for 3 bed houses.

Broadacres new development at Rawthey Meadows has seen interest across all sized units, including starter homes and bungalows.

Q8. Are the right types of dwellings being built in Yorkshire Dales National Park?

The current housing development at Rawthey Meadows reports that all open-market houses have been reserved and half of the shared ownership homes have been reserved. It is difficult to assess rental demand as these have not yet been released but understand that demand is high.

One of the key features of the local housing market is the link with Sedbergh School. the impact of the School on the housing market is significant as it is a large employer and staff live locally, it also

includes a number of School parents buying second homes. The latter being a primary source of demand.

Sedbergh School has approx. 20+ rented houses from the open rental market and its own 20+ housing units which are used for staff and their families, some are split to provide shared accommodation. More accommodation solutions are always being sought.

Q9. Have you any comments on how 'help to buy' or stamp duty changes have affected the housing market?

n/a

Q10. Is there a market for 'rent to buy' products in Yorkshire Dales National Park whereby the occupier builds up a deposit whilst renting with a view to buying the property in the longer-term?

According to local estate agents, that market does exist in the key settlements across the Dales.

Q11. Is the sales market blocked in specific areas and ways such that conveyancing chains are slow to complete and when and where is this most likely to take place?

n/a

Q12. With a view to the Council seeking to address the Climate Change emergency and achieve its target for a net zero carbon Borough by 2030, what influence do you consider sustainable construction and energy efficiency have on the decisions of homebuyers when considering a house purchase – for new build and second-hand homes.

In the western dales, homebuyers look at cost of living alongside price of house, taking into account transport costs and access to work rather than purely energy efficiency. Sedbergh has an active community committed to net-zero and green targets, particularly with regard to protecting the surrounding natural environment. More emphasis should be placed on helping sustainability of specific settlements to help meet net zero targets.

Private Renting

Q13. Are there any gaps in the supply of private rented housing in terms of type and location in Yorkshire Dales National Park?

Yes, in Sedbergh, the local estate agent reports a lack of houses for rent – any new ones listed are snapped up straight away. The large employer in Sedbergh currently rents 20+ local houses for their workforce so overall supply is short.

Demand to rent is high as house prices are high. Demand covers 1-bed properties to family sized accommodation. There is a shortage of HMO-style shared accommodation with some hospitality businesses converting rooms to accommodate staffs.

Q14. What are the most popular dwelling types/number of bedrooms and areas within Yorkshire Dales National Park?

Demand is across all size/ types of housing, local housing agent confirms.

Q15. What are the least popular dwelling types/number of bedrooms and areas within Yorkshire Dales National Park?

According to local agents there is no 'least popular'. Demand is across all types/ sizes.

Q16. Is there a 'build to rent' market in Yorkshire Dales National Park. This is where institutional investors buy properties which are specifically built for the rental market?

Sedbergh School has expressed an interest to commit to lease rental units for use by employees. Early discussions have been held with some landowners/ developers of allocated sites. This is a proactive stance and hopefully will be taken up.

Q17. Having considered your responses, what are the key priorities for you and/or your organisation?

Sedbergh's vision is to be a sustainable and prosperous market town. SEP would like to see a specific Sedbergh policy of housing growth - indeed, a heavier apportionment would be welcomed from within the Park's 2023-40 target and an overall increase in its target to support a 10% growth in the current Sedbergh housing stock – all to enable schools, services and businesses to remain sustainable. School roll numbers must be kept buoyant. Sedbergh has the capacity, both in infrastructure and sites, to have a higher proportion of houses than other areas of the park.

The key to unlock the housing issue is for the next Local Plan to increase the number of allocated sites and for the YDNP to lobby national housing funders the housing authority to use their economic development mandate to work with developers to bring about housing delivery. The planning authority already have 600 planning approvals not delivered and this needs to change. The park should consider a policy of HMO style delivery and above shop policy to support conversion projects to create single/ couple spaces in the existing built environment. A rural enabler scheme should also help to work across housing providers, developers, landowners and housing associations to maximise housing delivery in rural locations and ydnp key service centres.

Q18. Do you any further comments you would like to make?

SEP ask that YDNP acknowledge that Sedbergh is not a town in decline, losing services and having no employment prospects; the opposite is evidenced by local estate agents reporting that demand for housing significantly outstrips supply and over 50 advertised vacancies for skilled workers. There are school places to be filled and workers needed to fill jobs and YDNP housing policies need to reflect this.

Second homes and holiday-lets number 170 in Sedbergh. More should be done to bring some of those back into use as main homes. SEP welcomes the YDNP commitment to principal housing.

Businesses of all sizes across all sectors have confirmed that both housing cost and availability is negatively impacting on their ability to recruit and retain staff.

Similarly demand exists to locate a site for the expanding day nursery to support local working families and businesses within the town.

There are 2 reports which contain useful data on housing and employment and should be referred to. The Sedbergh Economic Appraisal and the Sedbergh Housing Growth Study – both available via www.sedbergheconomicpartnership.com

<p>As part of the reporting for the project we often use quotes from the Stakeholder Survey in the narrative of the report and in related appendices. Are you happy for us to use your responses or part of your responses in the reporting? Listed below are a few options. Can you please indicate one so we know how we can use your responses and questions?</p> <p>We normally provide summary responses in the main body of the reporting, but we are asking you this question so that we can provide useful qualitative quotes to back up particular views expressed. The appendices to our reports also include all responses provided by all stakeholders but these are provided anonymised so that individuals cannot be directly linked.</p>		
<p>I am happy for anything I have said, in my responses to this survey, to be used in the reporting. Please use my name when attributing references to responses provided.</p>	Y	
<p>I am happy for anything I have said on behalf of my organisation/company/Council, in my responses to this survey, to be used in the reporting. Please use the name of my organisation/company/Council when attributing references to responses provided.</p>	Y	
<p>I do not want anything I have said, in my responses to this survey, to be attributable to me in the reporting. Please do not use my name in</p>		N

the reporting.		
I do not want anything I have said on behalf of my organisation/company/Council, in my responses to this survey, to be used in the reporting. Please do not use the name of my organisation/company/Council.		N
Other		

If you have any supporting evidence such as reports and data which can be shared, please forward with the completed survey.

Thank you for taking the time to complete the Yorkshire Dales National Park Authority SHMA Questionnaire. Your assistance is greatly appreciated.