



Rural Housing
Enablers

Snape with Thorp Draft Housing Need Report

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1. PARISH SUMMARY

Snape is a large village in the civil parish of Snape with Thorp in the Hambleton district of North Yorkshire, England, located about 3 miles (5 km) south of Bedale and 3 miles west of the A1, it has a population of 350. Nearby is Thorp Perrow Arbortum. The name is Old Norse for a boggy tract of uncultivated land.

The village has many historic connections. It was the site of a Roman villa, and had a connection to the mother and wife of Richard III. Snape Castle was the residence of Catherine Parr and her husband, John Neville, 3rd Baron Latimer, before she became the sixth wife of King Henry VIII. It also had an involvement in the Pilgrimage of Grace in 1536, when Catherine Parr and her step-children were held captive at the castle.

To mention just a few of its many attractions, the village has one pub, delicatessen, a village hall, the Community Primary School is in a federation with Thornton Watlass CE Primary School and works in collaboration with Kell Bank CE Primary School and Thorp Perrow Arbortem.

Thorp Perrow Hall is a large 18th-century country house standing in an estate on the northern edge of Snape village. It is built of cement rendered stone with a central 3-storey 5-bay block and 2-storey wings. The central 3 bays are bowed.^[3]

The Thorp Perrow estate belonged at one time to Sir Robert Danby but was then acquired by William Milbank, who also bought the castle and Snape village in 1798.^[4] His son and heir Mark Milbank was MP for Camelford.^[5] His wife, Lady Augusta, created the pinetum on the estate.

The estate was bought in 1927 by William Ropner and has since passed down in the Ropner family. His son, Sir Leonard Ropner, Bt created a renowned 85 acre Thorp Perrow Arboretum on the estate, incorporating the pinetum, which is open to the public throughout most of the year.^[6] In 2012, the Ropner family opened the house as a wedding venue

Snape with Thorp lies in the planning authority and main strategic housing authority of Hambleton District Council.

The area surveyed includes the settlements of Snape with Thorp forming the census profiles.

According to 2011 Census this area has a population of 410 with residents residing in 191 household space, 181 with residents and 10 with no usual residents (no clarity is given as to if this is holiday lets/second homes)

The composition of the area surveyed is: (This data will not include any new dwellings developed after 2011)

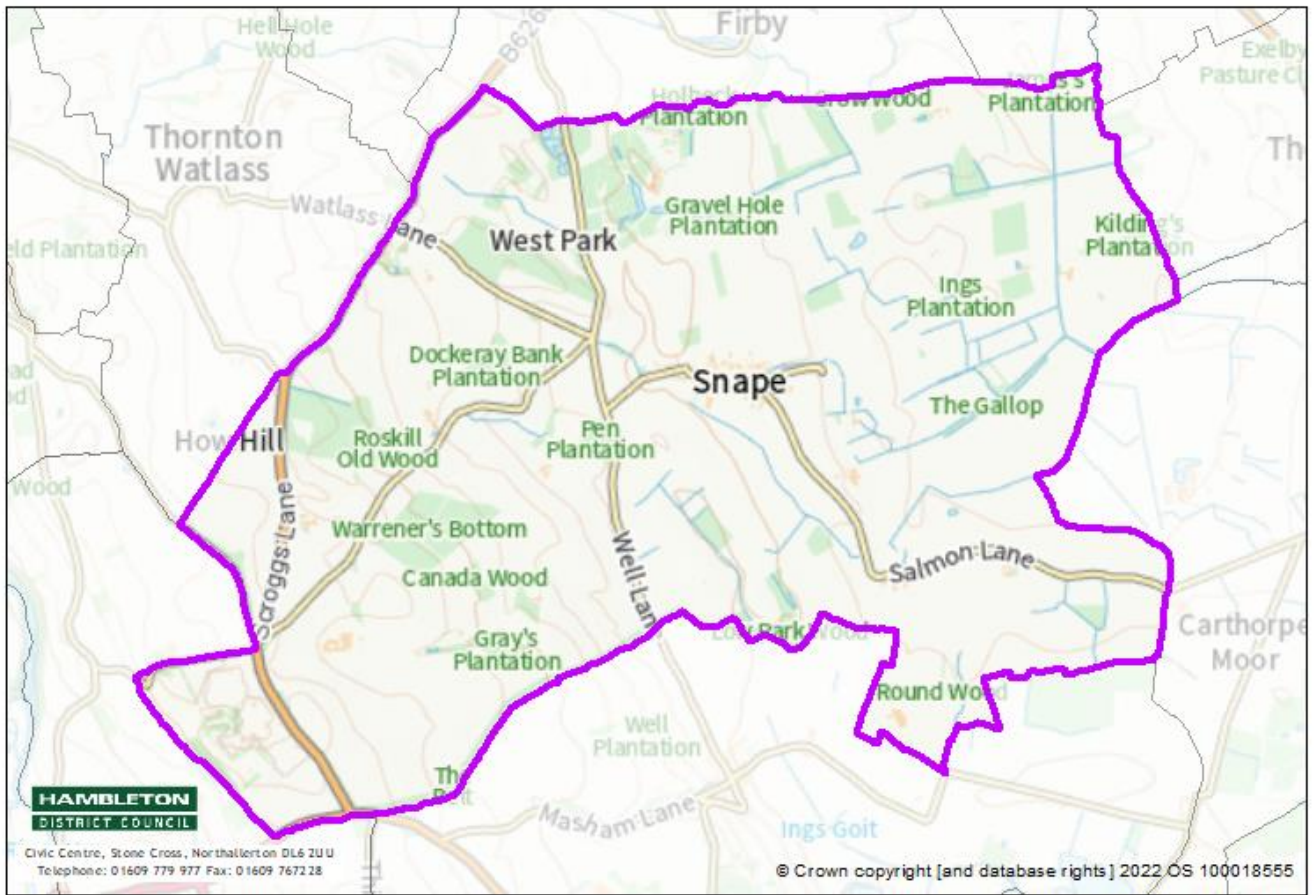
- 76 Outright owned homes
- 40 Owned homes with mortgage
- 2 Shared ownership home
- 13 Social rented properties
- 34 Private rented properties
- 14 Living Free

These are:

- 111 detached homes
- 59 semi-detached homes
- 17 terraced.
- 4 flats

0 caravan or other mobile/temporary structure

MAP OF THE SURVEYED AREA – Snape with Thorp



2 INTRODUCTION

Amanda Madden, the Hambleton Rural Housing Enabler (RHE) was asked by the Parish Council to undertake a Housing Need Survey so that the demand for housing (both market and affordable) could be understood. The identified demand will be used to ensure the correct type of housing is developed in the parish.

The survey has been delivered to one hundred percentage of the properties in Snape with Thorp and Firby.

3 AIM

The aim of the housing need survey is two-fold:

The report will summarise all respondents concerns and comments, analyse the housing need and make recommendations which will provide the Parish Council with a baseline to start discussions. The housing element of the report includes an assessment of respondents' current and future housing arrangements and whether they can afford to access suitable accommodation on the open market. This report is also concerned with housing costs, size, location, family composition and security of tenure.

If a housing need is identified, the RHE will work with the Parish Council, an RP and landowner to addressing any housing need.

4 SURVEY METHODOLOGY

In order to carry out the exercise, questionnaires with a freepost address were distributed to every household in the area during the first week of February 2022 by post. Responses were required by 28th February. All households were invited to respond and just make comments if not in housing need.

The survey was also offered as an online survey.

The covering letter asked all residents to complete a response, and family members who had moved away but wished to return to the parish, to do likewise. Completed questionnaires were returned to the RHE who analysed the results and will present to the Parish Council

No personal details will be retained or given to a third party unless permission has been given.

In total, 210 surveys were distributed throughout the parish and those wishing to return to the parish.



A total of 17 housing need questionnaires were returned within the data collation period (some identifying multiple need in the household), this equated to a poor response rate. Both returns received all were paper responses and none were submitted online.

All respondents stated they were in housing need and fell into one of the five “local connection” criteria,

5.1 Local Connection

From a total of 21 respondents in need who expressed both a local connection and an anticipated housing need in the next five years (multiple answers could be chosen),

- 21 indicated they have lived in the parish for the last five years,
- 1 indicated that they wanted to return to the parish having previously lived here five out of the past 10 years.
- 4 indicated that they have a close family connection that has lived in the parish for the last 12 months
- 2 indicated that they were employed by a business based within the parish and wished to move there.

5.2 Household Composition

Of the 21 responses having a housing need within the next 5 years, the following future household compositions have been identified:

- 6 households comprises of a single adult aged between 18 – 60
- 4 households comprises of a single adult aged over 60
- 7 household comprises of couple both under 60
- 1 households comprise of both adults over aged 60
- 3 households comprises families with children living at home

Number of Respondents	Family Type
6	single adult aged between 18 – 60
4	single adult aged over 60
7	couple both under 60
1	both adults over aged 60
3	families with children living at home

5.3 Existing Property Type and Size

Existing Type of Property

This survey asked respondents what their existing type and size of property is and only the following information was provided:

Type of Property				
House	Flat	Bungalow	Other	No Answer
15	0	2	0	0

Size of Property				
1 bed	2 bed	3 bed	4 bed	5 bed
0	4	5	7	1

5.4 Type of Accommodation Required

Preferred Future Tenure

The survey asked respondents what their future tenure choice would be. The respondents indicated that they would like to rent or would consider purchase dependent on the price.

Housing Association rented	Affordable home Ownership	HA/AHO	OMV/AHO	Open Market Purchase
2	2	2	5	10

Size and Type of Property Required

Respondents were asked to indicate the minimum number of bedrooms which would meet the needs of their household and the type of property they would prefer,

Type of Property			
House	Bungalow	House or Bungalow	Any
11	6	4	0

Size of Property				
1 bed	1 or 2 bed	2 bed	3 bed	4 bed
1	0	16	4	0

5.5 Respondents potential to rent and local market prices

At the time of writing in February 2022, there were no houses for rent being advertised on the market.

The majority of existing affordable rented homes in the parish are provided by Broadacres Housing Association. Other rented accommodation is provided by private landlords, these comprise of:

- 5 x 3bed houses
- 1 x 1 bed bungalow
- 5 x 2 bed bungalows

Since 1994, no properties have been sold through the Right to Buy initiative.

5.6 Rented information

There are currently no rented properties on the market.

The average private rental in December 2021 in Hambleton was £92.40 pcw.

5.7 Current Market prices

The average house price in Hambleton in December 2021 was £317,763 whilst the North Yorkshire average House Price was £302,304

At the time of writing this report there were no properties for sale, so researched properties sold in last two years (www.rightmove.co.uk & www.zoopla.co.uk)

3 bed detached house - £300,000 in December 2020

3 bed detached house - £315,000 in April 2021

There is no stock currently being advertised for rent

As an example: 20% Deposit required for £300,000 home would be £60,000,000, requiring £240,000 mortgage. Usual requirement is 3.5 times a household income. This would require at 3.5 times a household income - £68,571.

APPENDIX 1 Housing The personal comments have been withheld to maintain confidentiality.

Comments:

It is quite depressing that many villages around us have pairs of semi detached bungalows, but the only place in Snape with anything like this are those which are for the elderly and managed by Broadacres and I doubt we would qualify for anything those. The situation is very, very difficult if we are to be able to continue to reside in Snape

Three grown up children who cannot afford to buy in the village at present want to have places of their own. We wish to remain in Snape and buy a bungalow on the Market in the next 5 years.

APPENDIX 2 HOUSING RESPONSES (99% of responses are from Snape)

FAMILY COMP & CURRENT HOUSING	FUTURE NEED	COMMENTS
Single 60+ 2 bed bungalow HA	1 bed H or B HA	BHA are excellent landlords but now need to move into market town closer to doctors and services.
Couple 60_ 2 bed bung PR	2 bed House or Bung HA/AHO	Secure accommodation, place of own.
2 adults (60+ and 30-44) 3 bed house PR LWP	2 bed OMV H/B/Adapted	Need place of own
Family (Couple plus 2)	3 bed house	Need to be closer to carer in

3 bed HA	HA	Parish
Couple LWP 4 bed HOWM	2 bed OMV	Home of own Interested in SB
Single 20-29 LWP	2 bed house LCHO	Need place of own
2 sisters – 60+ 3 bed – shared house	2 x 2 bed bungalows Market/DMS	Interested in SB – see form for more information.
4bed house HONM	2 bed bungalow Market/DMS	Downsizing
Single 60+ 5 bed house HONM	2 bed House or Bungalow Market	I want to downsize, I want a small plot not surrounded by houses.
Couple 60+ HONM 4 Bed house	Market 3 bed bungalow	Downsizing
Family – 3 older teen children House HONM	2 bed house DMS	Need place of own Interested in SB
Couple 60+ 2 bed house HONM	2 bed bungalow(adapted) or flat Market/LCHO	Need downstairs toilet and bathroom.
4 adults 20-29 4 bed house LWP	2 bed house x 4 Market	Need places of own Interested in SB
Family (3adults) LWP 3 bed house HA	2 bed house HA/AHO	Need place of own
4 bed house PR - estate	3 bed bungalow Market	Downsizing- retirement
4 bed house LWP	2 bed house Market	Needs a [place off own Interested in SB
2 bed house HONM	3 bed house Market/AHO	

6 SUMMARY AND RECOMMENDATIONS

The survey responses at this time illustrate that there is a small demonstrable local housing need in the area of 6 units with a possible further 5 units dependent on current mortgage rates and future inflation, further investigation work would need to be undertaken to understand some of the answers given in the survey. However, if a site were identified, experience has shown that the hidden need in the area may come out of the woodwork

If a development were being proposed in the area and an affordable housing contribution required then the Rural Housing Enabler would recommend a scheme that is policy compliant and includes the following types of housing

- Large need for 2 and
- Limited need for 3 bedroom properties
- Majority of Houses with a some of bungalows
- A mix of affordable rent (50%) and affordable home ownership (50%)
- Large Market need in the parish for 2 and 3 bed bungalows to enable first time buyers to set up a home of their own/get on the property ladder and downsizers to remain in the parish.