



GROSMONT PARISH

HOUSING NEEDS SURVEY REPORT FOR AFFORDABLE HOUSING

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1. PARISH SUMMARY

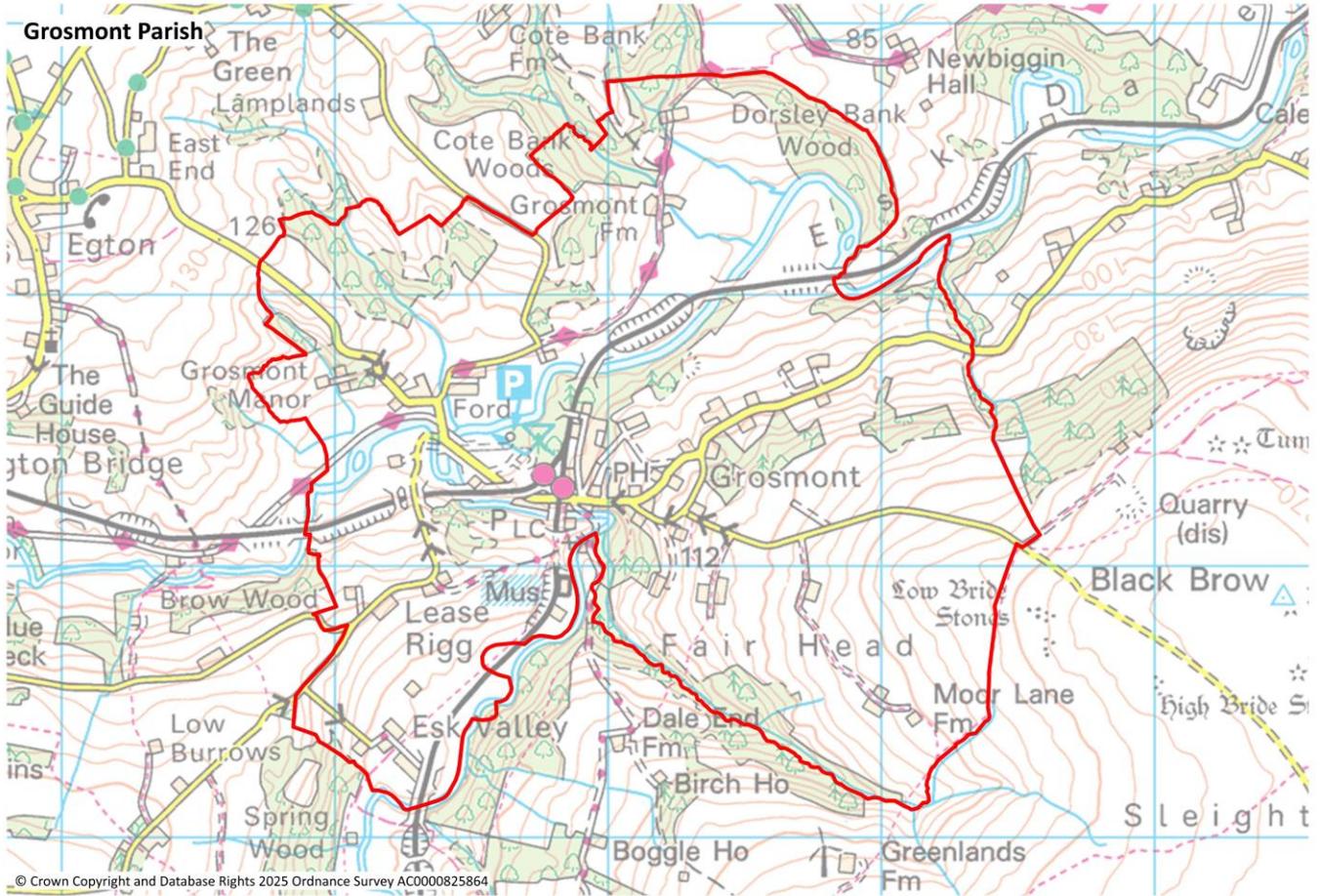
Grosmont Parish

Grosmont is situated in the Esk Valley within the North York Moors National Park. Historically part of the Borough of Scarborough until 2023, it now falls under the authority of North Yorkshire Council. The parish lies within the Scarborough and Whitby parliamentary constituency and is located approximately 11 miles north of Pickering and 5½ miles southwest of Whitby.

The parish has a rich history, beginning with Grosmont Priory, a Grandmontine Benedictine establishment founded around 1200. The priory was damaged in the 14th century and dissolved during the Reformation. Grosmont later became an industrial hub in the 19th century, with iron ore mining and ironworks linked to the development of the Whitby–Pickering railway line engineered by George Stephenson. The village grew around the railway and became a junction for the Esk Valley line in 1865. The variety and character of the buildings in Grosmont reflect this historical past.

Today, Grosmont is best known for the North Yorkshire Moors Railway, a popular heritage steam line attracting thousands of visitors annually. The village also features St Matthew’s Church, which has Norman origins and was rebuilt in the 19th century. Visitors can explore industrial heritage trails, the River Esk, and scenic walking routes such as the Rail Trail. The village is also located on the popular Coast to Coast walk, now an important National Trail. Local amenities include a pub, art gallery, village shop, and various holiday accommodations.

Map of the parish



2. 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 parish of Grosmont. 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).

3. 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).

4. SURVEY METHODOLOGY

In order to carry out the HNS, questionnaires with freepost return envelopes were distributed to every household in the parish of Grosmont.

A total of 182 surveys were distributed throughout the parish.

The survey was offered as an online option via the QR Code. The survey commenced on 6th October and closed on 2nd November 2025.

Thanks are extended to the Parish Council for helping to promote the survey.

Completed questionnaires were returned to the consultant for analysis. *(a copy of the survey form is at Appendix 1).*

27 responses were received within the survey timescale, equating to a 14.8% return rate. From those returns a small housing need has been identified, for both affordable rented housing and low-cost home ownership units to be developed.

5. SECONDARY DATA EVIDENCE

5.1 Population

According to the 2021 Census, Grosmont parish has a total population of 295 residents, forming 145 households.

The age profile of the population is:

Age Profile	No of residents
Aged 15 years and under	23
Aged 16 to 64 years	167
Aged 65 years and over	105

Within that population, 55% of the population are economically active (age 16+), with 45% being economically inactive.

5.2 Housing

The latest Census data shows a high number of households living in detached or terraced homes with fewer living in semi-detached properties.

Property Type	% of Households
Detached	38%
Semi-detached	22%
Terraced	36%
Shared House including bedsit	3%
Caravan or other mobile or temporary structure	1%

In terms of tenure, the majority of homes in the Parish are owned outright, with a smaller percentage either in affordable/social rent or owning their home with a mortgage.

Tenure Type	% of Households
Owner Occupier (Owned Outright)	60.8%
Owner Occupier (Mortgage or Shared Ownership)	19.6%
Private Rented	9.8%
Affordable/Social Rent	9.8%

For bedroom size, the majority of properties in the parish have two or three bedrooms with only a small percentage of properties being one bed accommodation.

Number of bedrooms	% of Households
One bedroom	3.5%
Two bedroom	34.3%
Three bedroom	37.8%
Four or more bedrooms	24.4%

5.3 Second Homes/Holiday Lets

There is an issue in many rural parishes, when smaller properties are bought up as second homes, holiday lets or Air BnB's, this area is no different.

The following information has been obtained from North Yorkshire Council:

Parish	Number of second homes	Number of Holiday Lets
Grosmont	25	18

5.4 Property Prices - Rightmove

At the present time, (November 2025) there are 6 homes being advertised on the market with a further 4 being sold in the area in the past 12 months. Properties in the parish sold for an average of £251,250 over the last year and the majority of those were detached properties.

Grosmont
2-bed Terrace £220,000
2-bed Semi-detached £230,000
2-bed Terrace £260,000
4-bed Semi-detached £380,000
5-bed Detached £575,000
13-bed Detached £950,000

(Source: Rightmove, accessed November 2025)

5.5 Private Rental Properties - Rightmove

At the present time (November 2025) there was no private rental properties within the parish being advertised.

5.6 Rent Levels & House Prices

The table below indicates average rent levels and incomes required to finance rental and home purchases

	Grosmont
LQ – Med Rent Level (2020-2024)	£650 - £750
Income Required (25% of income assumption)	£31,200 - £36,000
LQ – Med House Prices (2020-2024)	£189,950 - £235,098
Income Required (3.5 x income; 10% deposit)	£48,844 - £60,454

(Source: ARC4 data)

5.7 Affordable Properties

Grosmont parish has a small amount of affordable housing stock. During the past 12 months, the average wait time to be allocated a dwelling within the area of Whitby Villages South is 38 weeks.

The table below shows the number of residents registered on North Yorkshire HomeChoice for properties in the area (Whitby Villages South).

1 bed	2 bed	3 bed	4 bd	5 bd
134	66	30	7	1

(Source: North Yorkshire HomeChoice)

5.8 Planning Applications

Since January 2020, there have been no planning applications for the construction of dwellings within the parish. However, there have been several planning applications to convert barns and outbuildings to holiday lets.

6. KEY FINDINGS FROM THE HOUSING NEEDS SURVEY

A total of 27 survey forms were returned by the deadline of 2nd November 2025. 12 were paper responses and 15 were completed electronically with a total of 4 who have been identified as being in affordable housing need, as per the North York Moors National Park local connection criteria (*Appendix 2*) and North Yorkshire HomeChoice Policy (*Appendix 3*).

The total identified as in housing need can be seen in the table below:

Identified type of housing need	Number	Actual number in affordable need.
Open Market Purchase (OMP) only	3	0
Private Rent (PR)/OMP	0	0
OMP/Low-Cost Home Ownership (LCHO)	1	1
LCHO only	1	1
HA Rent/LCHO	1	0
HA/PR	1	1
PR/LCHO/OMP	0	0
PR only	0	0
PR/LCHO	0	0
HA Rent/PR/LCHO	1	1
HA Rent only	1	0
HA Rent/PR/OMP	3	0
Any	2	0
Income, amount of current rent being paid and reason for moving were all taken into consideration when looking at the total number of households in affordable need.		

Family Composition of those identified as needing an alternative/additional home.

Single	1
Couple	1
Family	2

Type of property required

House	3
Bungalow	0
House or Bungalow	1
Bungalow or Adapted/Supported Housing	0
Bungalow or Flat	0
House or Flat	0
House, Bungalow or Flat	0
Flat	0

Size of Property identified

1 bed	0
2 bed	1
3 bed	3
4 bed	0

Only the 4 residents with identified affordable housing need will be analysed in the following sections.

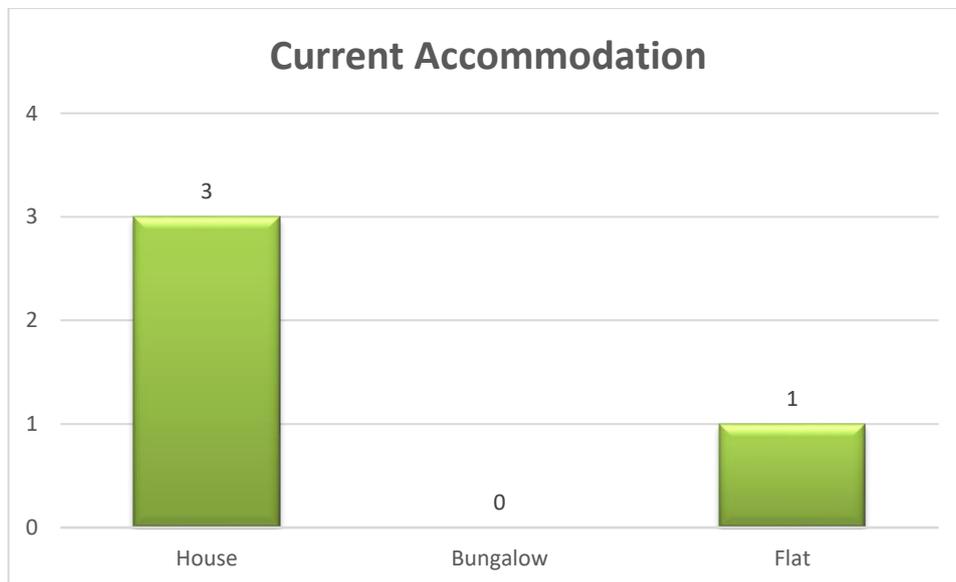
6.1 Local Connection

All respondents specified a local connection as identified below with the majority living in the parish.

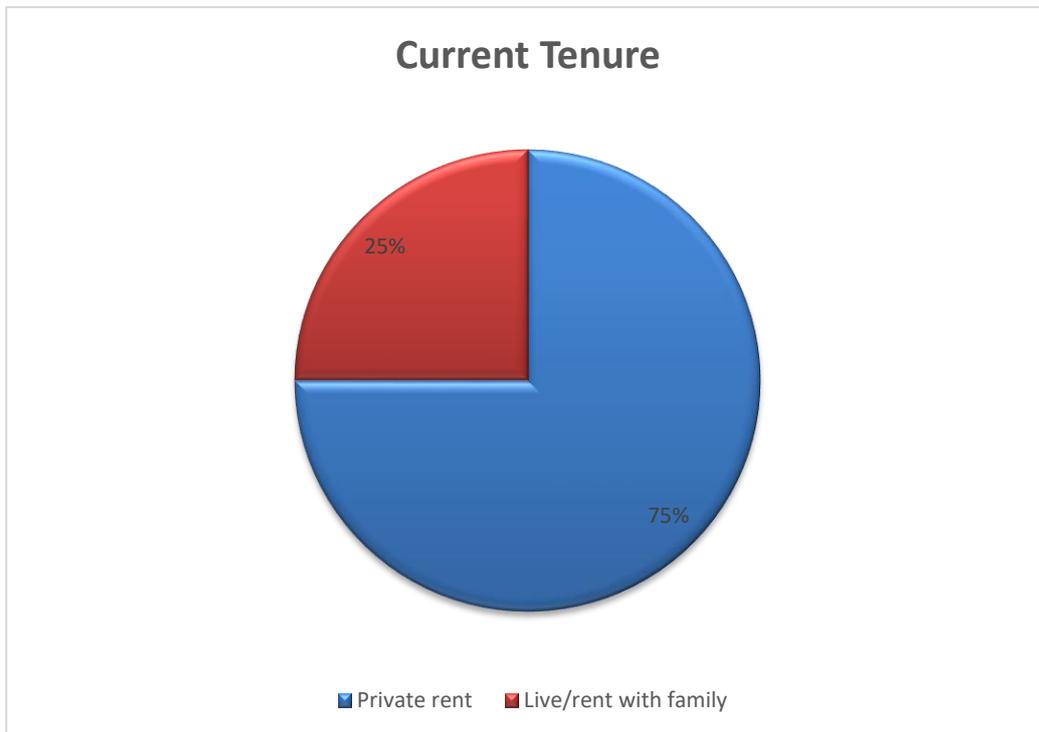


6.2 Existing Accommodation

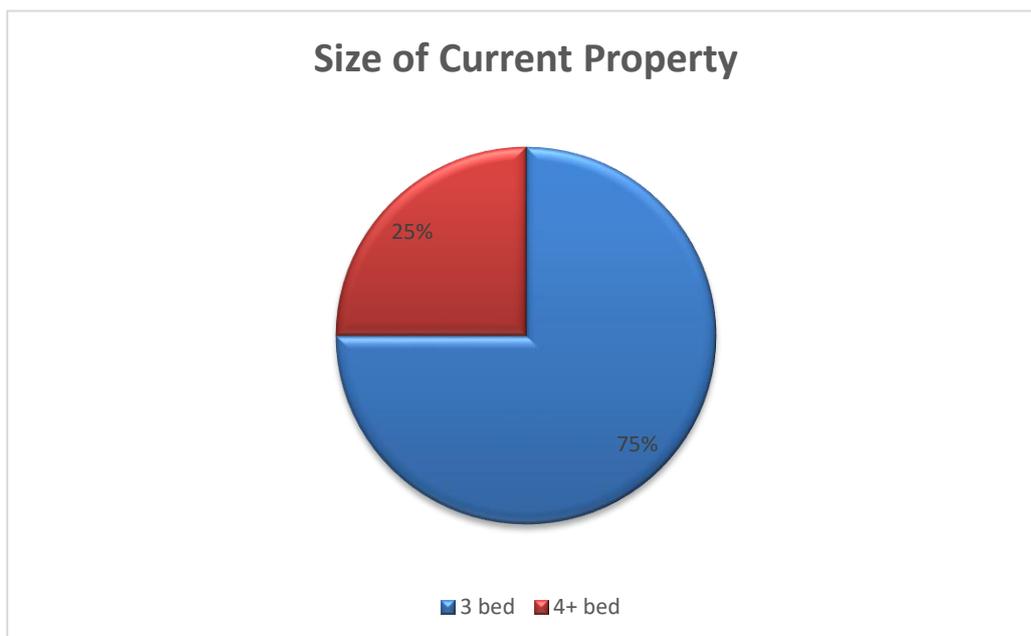
The respondents were asked about their current housing situation. 75% live in a house with 25% living in a flat.



In terms of tenure, the most common arrangement is private rented, reported by 3 households, while only one household lives or rents with family. This suggests a stronger reliance on the private rental market compared to informal arrangements with family.

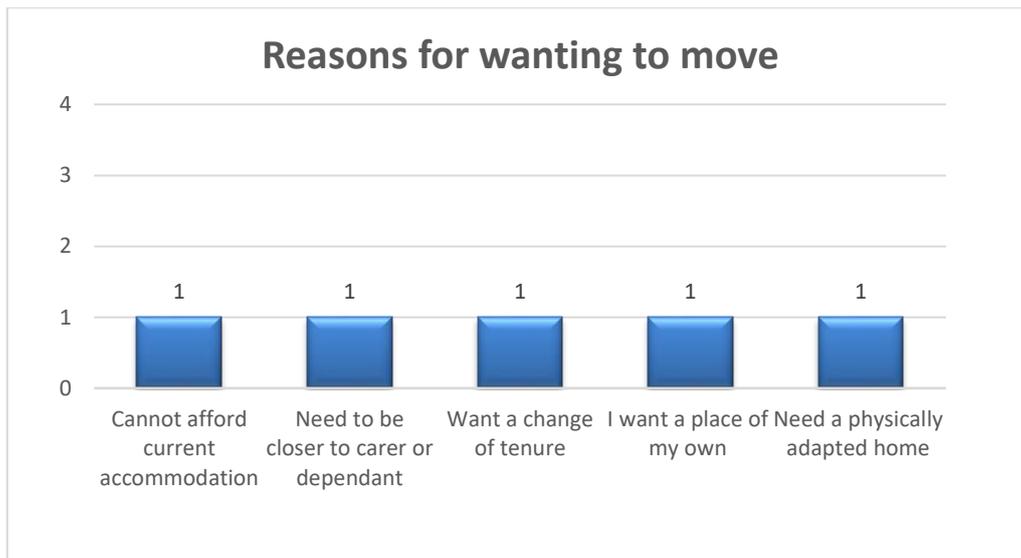


The majority of households are currently living in 3-bed accommodation, with one household living in a property with four or more bedrooms.



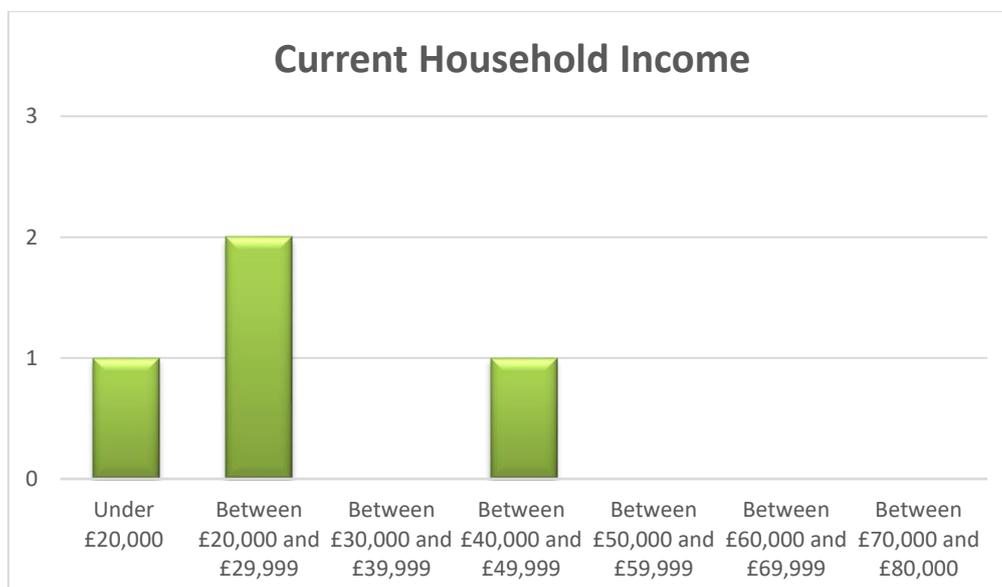
6.3 Main reasons for wanting to move

The data indicates a range of motivations for relocation, with no single dominant factor. Each reason—inability to afford current accommodation, need to be closer to a carer or dependant, desire for a change of tenure, wanting a place of one’s own, and requiring a physically adapted home—is mentioned equally. This suggests that housing needs are highly individualised, reflecting financial pressures, caregiving responsibilities, lifestyle preferences, and accessibility requirements.



6.4 Current Household Income

The total annual gross combined income households are summarised in the graph below – not all respondents provided income information.

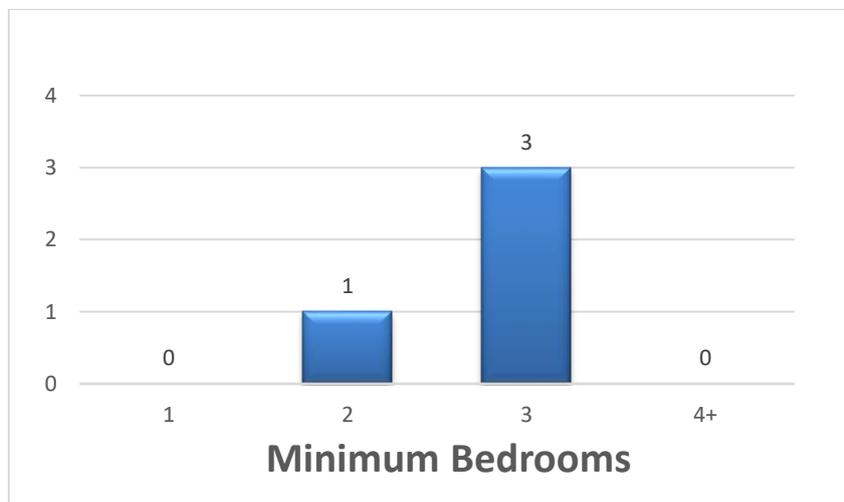


As shown in section 5.6 above, the secondary data from ARC4, the Median House Price for a property in Grosmont was £235,098. The most affordable current property being advertised on Rightmove (November 2025) is £220,000 for a two-bed terrace.

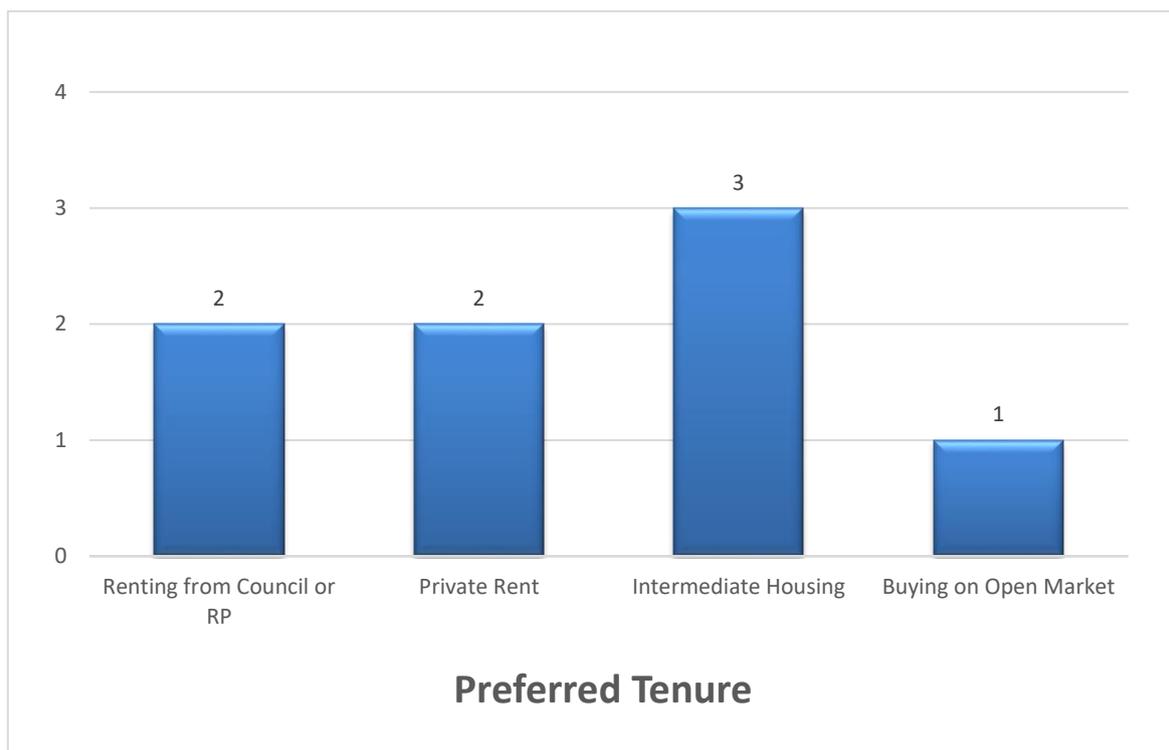
A prospective purchaser looking to buy the most affordable 2 bed home in Grosmont parish, would currently require a deposit of 10% (£22,000) leaving a mortgage required of £198,000. This would require a household income of £56,571 based on an assumption of borrowing 3.5 times income. Therefore, based on the financial data available, none of the respondents have sufficient household income to afford the lowest purchase price.

6.5 Accommodation Needed

The minimum size of housing required by respondents is shown below, with a 3 bedroom property being in highest demand. All respondents noted they would prefer a house with one respondent also stating that a bungalow may be suitable.



Preferred tenure can be seen in the table below (respondents could select more than one option):



Whilst one respondent stated that they required a physically adapted home, no further details were given on the adaptations required.

6.6 Ability to Afford to Purchase Alternative Housing

Of the 4 respondents, only one indicated that they had saved a deposit to buy a home and provided the level of deposit (see table below). Whilst one respondent would have enough for the required open market deposit for the most affordable two-bed home for sale in Grosmont (£22,000), they would not have sufficient income to acquire a mortgage.

Respondents Deposit Amount Available	Number of Respondents
No deposit or no data provided	0
0 – 4,999	0
5,000 – 9,999	0
10,000 – 14,999	0
15,000 – 19,999	0
20,000+	1

When analysing the tenure types preferred, respondents were asked how much rent and/or mortgage they had available to finance a change of tenure. The table below indicates the amount stated:

AMOUNT TO PAY	RENT	MORTGAGE
Less than £500 pcm		
£500 - £750 pcm	1	2
£750 - £1000 pcm		
£1000 - £1500 pcm	1	
No data provided		

6.7 Housing Register

Of the 4 respondents included in the analysis, only two stated they were registered on North Yorkshire Home Choice.

7. WHAT WOULD A LOCAL AFFORDABLE HOUSING SCHEME IN GROSMONT PARISH MEAN TO RESPONDENTS?

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

Houses would be more affordable and fewer new ones would not need to be built if second holiday homes and lets were regulated. This is what drives young people from places like this and kills small businesses as there is no-one here to use the facilities.

There is a good supply of affordable housing but it is being misused or too many holiday lets and second homes.

There would need to be an improvement in local facilities and roadways to support any proposed expansion in housing. No school, no doctor, no reliable bus. Parking on road blocking visibility/access.

Could have done with this thirty or forty years ago before all the children left the village and school is now closed. There are several large houses in Grosmont with just one occupant which would make family homes. Many of these people would move to smaller properties if any were available without having to move away from friends and relations.

This would be first class.

I have no problem with affordable housing being built where necessary. I do have a problem with additional households being added to the antiquated water and sewage system as they regularly overflow, especially after heavy rainfall. The sewers are unable to cope with the volume at present, unless they are updated the problem will get worse and become a health hazard.

8. SUMMARY AND RECOMMENDATIONS

The survey identified a small but clear need for affordable housing within Grosmont Parish, with four households meeting the criteria for local affordable housing need. All respondents have a local connection, and their preferences indicate a demand primarily for houses rather than alternative property types. Three households require three-bedroom homes, while one household needs a two-bedroom property. There is no identified need for one-bedroom or larger four-bedroom homes.

Tenure preferences among respondents are varied, reflecting the need for flexibility in provision.

Given the scale of need and the rural context, a small development of four to five homes would be appropriate. The recommended tenure mix is a balanced approach, with half of the homes provided as affordable rent and the other half as shared ownership units. This combination would support households who cannot buy outright while offering a pathway to ownership for those seeking long-term stability.

In terms of dwelling size, the focus should be on two and three-bed homes. Design considerations should include energy efficiency and sensitivity to Grosmont's heritage setting, alongside practical features such as adequate parking and ground-floor facilities to future-proof homes for older residents.

This would be subject to a suitable site being available and any proposed scheme being policy compliant to complement and reflect the findings of the housing need survey.

The final unit numbers and tenure should be reviewed when any scheme is proposed and will be dependent on the site and location. Once a scheme is developed, the homes would be allocated to households who meet the local connection criteria and are registered on North Yorkshire HomeChoice and the S106 would ensure that remains in perpetuity.

We need to note that experience has shown us that we currently have an identified need of 4 but once any scheme starts under construction, a hidden need may come forward which has not been included in this report.