






OXTON  
HOUSING NEEDS SURVEY  
ANALYSIS

## Introduction

During August 2005 a survey was carried out to ascertain the needs of people living in Oxton. The survey aimed to discover: -

-  The current situation of the respondents.
-  Existing households in need.
-  The number of households with special needs and their specific requirements.
-  The numbers of residents migrating to other areas and the reasons why.
-  Affordability levels.

This study uses the following definition of affordable housing: -

*'Dwellings developed specifically for those whose incomes generally deny them opportunity to purchase or rent houses on the open market'*

## Survey Process

The Housing Need Survey was conducted by Carole Turner, Nottinghamshire Rural Community Council's Rural Housing Enabler in consultation and partnership with Oxton Parish Council and Newark & Sherwood District Council.

Volunteers, on behalf of the the Parish Council, delivered the questionnaire to every house in Oxton to ensure that, every householder had the opportunity to participate in the survey. The collection point for the survey forms was provided at : -

The Post Office, Main Street, Oxton.

In total 261 households received a survey form.

<b>RHE</b>	<b>Carole Turner</b>	<b>Survey Ref.</b>	<b>NC 1223</b>
<b>Parish</b>			<b>Oxton</b>
<b>Ward</b>			<b>Farnsfield</b>
<b>Local Authority</b>		<b>Newark and Sherwood</b>	
<b>GOR Region</b>			<b>East Midlands</b>
<b>Survey date</b>	<b>08-Jul-2005</b>	<b>Survey forms processed</b>	<b>140</b>

This parish comprises **273** properties of which **14.3%** are in Council Tax bands A and B and **?**% are second homes. An estimated **7.3%** are in the social rented sector.

According to the 2001 Census **546** people, comprising **250** households, live in this parish.

In the last 12 months to December 2003 **10** owner occupied homes were sold. This represents **4.0%** of homes estimated to be in the owner occupier or private rented sector. The comparable figure for the last 3 years is **14.2%**. Over this twelve month period **0** homes sold for less than £70,000.

In the last 12 months **1** home has been let in the social rented sector. This represents **5.0%** of all homes estimated to be in this sector. The comparable figure for the last 3 years is **15.0%**. Within the last 12 months of the lettings **1** was a 1 bed property, **0** were 2 bed properties and **0** were 3 or more bed properties. Over the past five years **0** new housing association homes have been built. In the past 12 months **0** homes have been lost through RTB or Right to Acquire.

This parish has development potential on sites classified as edge of settlement.

The survey data indicate that **23** households have expressed a need for new or alternative accommodation. This number is made up as follows.

	<b>Total</b>	<b>Within 2 yrs</b>	<b>2 - 5 yrs</b>	<b>5 or more yrs</b>
Current households in need of alternative.	<b>8</b>	<b>3</b>	<b>1</b>	<b>1</b>
Hidden households who need to move	<b>11</b>	<b>1</b>	<b>1</b>	<b>1</b>
Households wishing to return	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>

A total of **17** households in the parish report that family members have moved away in the past five years because of difficulties in finding a suitable home.

Table 1 provides the household type classification for newly forming households or those wishing to return to the parish and a breakdown of the size of accommodation they require. The tenure preferences of all households seeking alternative accommodation together with their assessed maximum purchase or rental values are set out in Table 2.

**Table 1 Number of new households by type and size of house required**

	1 bedroom	2 bedrooms	3 bedrooms	4 + bedrooms
One-person household	0	2	0	0
Couple	0	2	0	0
Two-parent household	1	0	0	0
Lone-parent family	0	0	1	0
Older person household	0	0	0	0
Other	0	1	0	0

**Table 2 Maximum purchase / rental values for new home tenure preferences**

	Buy	Rent private	Rent LA / HA
<b>Purchase</b>			
Less than £50,000	0		
£50,000 - £69,999	4		
£70,000 - £99,999	1		
£100,000 - £149,999	1		
£150,000 - £199,999	0		
£200,000 - £249,999	0		
More than £250,000	1		
<b>Rental</b>			
Less than £50		0	1
£50 - £99.99		0	3
£100 - £149.99		0	1
£150 - £199.99		0	0
£200 - £249.99		0	0
More than £250		0	0

There **is no** scope for gaining social rented homes through transfers. Of those households living in the parish who say they need alternative accommodation, **none** are currently living in social rented homes.

There is also a level of support for new build in this sector. Of those households responding to the survey **39.3%** would support a small development of affordable housing in the parish.

**Table 3            Number of years in parish by affordable housing support**

<b>No. years in parish</b>	<b>Affordable housing support</b>					
	<b>Yes</b>		<b>No</b>		<b>Total</b>	
	Count	%	Count	%	Count	%
Between 1 and 2 years	<b>3</b>	<b>7.9</b>	<b>9</b>	<b>14.5</b>	<b>12</b>	<b>12.0</b>
Between 3 and 5 years	<b>5</b>	<b>13.2</b>	<b>9</b>	<b>14.5</b>	<b>14</b>	<b>14.0</b>
Between 6 and 10 years	<b>4</b>	<b>10.5</b>	<b>10</b>	<b>16.1</b>	<b>14</b>	<b>14.0</b>
Between 11 and 20 years	<b>5</b>	<b>13.2</b>	<b>14</b>	<b>22.6</b>	<b>19</b>	<b>19.0</b>
Between 21 and 40 years	<b>5</b>	<b>13.2</b>	<b>13</b>	<b>21.0</b>	<b>18</b>	<b>18.0</b>
Over 40 years	<b>16</b>	<b>42.1</b>	<b>7</b>	<b>11.3</b>	<b>23</b>	<b>23.0</b>
<b>Total</b>	<b>38</b>	<b>100.0</b>	<b>62</b>	<b>100.0</b>	<b>100</b>	<b>100.0</b>

**Table 4 Preferred tenure by net household income**

	Net household income (monthly)															
	Less than £420		£420- £834.99		£835- £1249.99		£1250- £1665.99		£1666- £2499.99		£2500- £3299.99		£3300+		Total	
Preferred tenure	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Buying on the open market	0	0.0	1	33.3	2	66.7	0	0.0	1	100.0	1	100.0	0	0.0	5	50.0
Renting from a private landlord	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Renting from LA/HA	0	0.0	2	66.7	1	33.3	2	100.0	0	0.0	0	0.0	0	0.0	5	50.0
Shared Ownership	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>0</b>	<b>0.0</b>	<b>3</b>	<b>100.0</b>	<b>3</b>	<b>100.0</b>	<b>2</b>	<b>100.0</b>	<b>1</b>	<b>100.0</b>	<b>1</b>	<b>100.0</b>	<b>0</b>	<b>0.0</b>	<b>10</b>	<b>100.0</b>

**Table 5 Number of bedrooms required by household type**

	Household type													
	One-person		Couple		Two-parent		Lone-parent		Older person		Other		Total	
No. of bedrooms required	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
One	0	0.0	1	20.0	1	100.0	0	0.0	0	0.0	0	0.0	2	16.7
Two	3	100.0	3	60.0	0	0.0	0	0.0	0	0.0	1	100.0	7	58.3
Three	0	0.0	1	20.0	0	0.0	2	100.0	0	0.0	0	0.0	3	25.0
Four or more	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>3</b>	<b>100.0</b>	<b>5</b>	<b>100.0</b>	<b>1</b>	<b>100.0</b>	<b>2</b>	<b>100.0</b>	<b>0</b>	<b>0.0</b>	<b>1</b>	<b>100.0</b>	<b>12</b>	<b>100.0</b>

**Table 6 Number of bedrooms required by how much is affordable on the open market**

	Maximum house price you could afford															
	Less than £50,000		£50,000-£69,999		£70,000-£99,999		£100,000-£149,999		£150,000-£199,999		£200,000-£250,000		Over £250,000		Total	
No. of bedrooms required	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
One	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	14.3
Two	0	0.0	3	75.0	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	4	57.1
Three	0	0.0	1	25.0	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	2	28.6
Four or more	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>0</b>	<b>0.0</b>	<b>4</b>	<b>100.0</b>	<b>1</b>	<b>100.0</b>	<b>1</b>	<b>100.0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>1</b>	<b>100.0</b>	<b>7</b>	<b>100.0</b>



**Table 7 Number of bedrooms required by how much is affordable as rent**

	Maximum rent you could afford (monthly)													
	Less than £50/wk		£50- £99.99		£100- £149.99		£150- £199.99		£200- £249.99		More than £250		Total	
No. of bedrooms required	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
One	0	0.0	1	33.3	0	0.0	0	0.0	0	0.0	0	0.0	1	20.0
Two	0	0.0	2	66.7	1	100.0	0	0.0	0	0.0	0	0.0	3	60.0
Three	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	1	20.0
Four or more	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>1</b>	<b>100.0</b>	<b>3</b>	<b>100.0</b>	<b>1</b>	<b>100.0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>5</b>	<b>100.0</b>

**Table 8 Number of bedrooms required by net household income**

	Net household income (monthly)															
	Less than £420		£420- £834.99		£835- £1249.99		£1250- £1665.99		£1666- £2499.99		£2500- £3299.99		£3300+		Total	
No. of bedrooms required	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
One	0	0.0	2	66.7	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	2	20.0
Two	0	0.0	0	0.0	3	100.0	2	100.0	1	100.0	0	0.0	0	0.0	6	60.0
Three	0	0.0	1	33.3	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	2	20.0
Four or more	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>0</b>	<b>0.0</b>	<b>3</b>	<b>100.0</b>	<b>3</b>	<b>100.0</b>	<b>2</b>	<b>100.0</b>	<b>1</b>	<b>100.0</b>	<b>1</b>	<b>100.0</b>	<b>0</b>	<b>0.0</b>	<b>10</b>	<b>100.0</b>

**Table 9 Present tenure by preferred tenure**

	Preferred tenure									
	Buying on the open market		Renting from a private landlord		Renting from LA/HA		Shared Ownership		Total	
Present tenure	Count	%	Count	%	Count	%	Count	%	Count	%
Owned outright	2	40.0	0	0.0	0	0.0	0	0.0	2	25.0
Owned with a mortgage	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Shared ownership	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Rented from LA	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Rented from Housing Association	0	0.0	0	0.0	1	33.3	0	0.0	1	12.5
Rented from private landlord	3	60.0	0	0.0	1	33.3	0	0.0	4	50.0
Tied to job	0	0.0	0	0.0	1	33.3	0	0.0	1	12.5
Other	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
<b>Total</b>	<b>5</b>	<b>100.0</b>	<b>0</b>	<b>0.0</b>	<b>3</b>	<b>100.0</b>	<b>0</b>	<b>0.0</b>	<b>8</b>	<b>100.0</b>

Report prepared by: Leah Blacklock Date 24-Aug-2005  
 Checked by: Simon Page Date 24-Aug-2005  
 E-mailed to RHE and CA: Leah Blacklock Date 30-Aug-2005

Tables in relation to questions in survey form

<u>Table No</u>	<u>Question No</u>
1	15 and 22
2	24
3	4 and 9
4	16 and 15
5	15 and 22
6	15 and 23
7	15 and 24
8	15 and 25
9	2 and 16

## Conclusion

From a hand delivered survey of 261 households in Oxton 53.6% of the survey forms were returned.

23 households expressed a need for new or alternative accommodation plus 17 households reporting that family members have moved away in the past five years due to difficulties in finding a suitable home within Oxton.

Of the residents living in Oxton who have stated they need alternative accommodation, none are currently living in social rented homes.

In the past 12 months 1 x one bed property has been let in the social rented sector.

The Parish has development potential on sites classified as 'edge of settlement'.

39.3% of respondents said they would be in favour of a small development of affordable housing in the parish.

Signed .....

Carole Turner  
Rural Housing Enabler

Dated November 2005

