



COLLINGHAM

HOUSING NEEDS

SURVEY

Midlands Rural Housing
in partnership with
Newark & Sherwood District Council,
Nottingham Community Housing Association and
Collingham Parish
August 2006



Thank you to the residents of Collingham parish for their help and support with this survey.



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Executive Summary

Midlands Rural Housing completed a Housing Needs Survey in Collingham during July 2006, to assess the housing need in the parish. As well as requesting specific housing information, the survey asks some general questions relating to the quality of life in the parish.

Midlands Rural Housing works with local authorities and other partners to increase the availability of affordable homes for local people. Affordable housing may be provided through both rental and shared ownership schemes and is for people with a strong connection to the parish.

Collingham is a desirable place to live and is popular with its residents. It is well provided with essential local facilities. Although it has a good range of housing, properties do not frequently come onto the market. Consequently, house prices in Collingham are prohibitively expensive for people on low incomes and availability of housing is restricted, particularly for first-time buyers.

Surprisingly, however, for a large and desirable parish, the number of respondents indicating a need for affordable housing was low.

There is concern amongst residents that local secondary education is lacking and there is a lack of local jobs and business opportunities which is causing young people to leave the parish, to move into nearby towns such as Newark or Nottingham. The survey results show that the current population is ageing and the numbers of young people and children under 16 are lower than would normally be expected.

A total of 13 respondents with a housing need were identified by the survey. There was an even split between young singles, elderly and families. This figure has been discounted to a final total of 10.

The resulting breakdown is:-

2 x 2-bed houses for shared ownership

1 x 2-bed houses for rent

3 x 2-bed bungalows for rent

1 x 2-bed bungalows for shared ownership

1 x 4-bed house for shared ownership

2 x 3-bed house for rent

Our recommendation is that a mixed development of 10 affordable dwellings should be considered to alleviate the current housing needs in Collingham.



1. Introduction

Midlands Rural Housing works with local authorities and other partners to increase the availability of affordable homes for local people in rural areas. In 2005 MRH established the Trent Valley Partnership to work closely with authorities in the East Midlands region.

Newark & Sherwood District Council and East Midlands Housing Association are partners of the Trent Valley Partnership. In Newark & Sherwood, during the period of 2005 to 2007, the partnership will be working with Midlands Rural Housing and parish councils to undertake Housing Needs Studies in rural parishes and identify opportunities for the development of affordable housing within the district. Rural parishes are those with a population of fewer than 3000 people.

This needs study looks at the shortfall in housing in Collingham Parish. Collingham currently has a population of 2,774 (2001 Census) and 1,266 survey forms were produced for distribution to residents throughout the parish.

During July 2006, Midlands Rural Housing and Newark & Sherwood District Council worked together to deliver a Housing Needs Survey form to every household in the parish. The return date for the survey was 31st July 2006 and returns were made via a 'Freepost' envelope directly to Midlands Rural Housing.

2. Purpose of the Survey

The aim of the survey was to assess the housing need in the parish of Collingham, in order to provide Newark & Sherwood District Council with the information it requires to meet local housing needs.



3. Housing Costs

Property Values: Apr - Jun 2006 - Newark & Sherwood

	Av Detached	Av Semi	Av Terrace	Av Flat	Av Overall Price	Total No. of Sales
	£	£	£	£	£	
East Midlands	227,485	135,852	113,922	113,996	156,243	22,576
Nottinghamshire	220,732	128,936	100,866	108,882	150,223	3,876
Newark & Sherwood	235,892	122,398	109,374	108,008	163,708	599
Source: Land Registry 2006						

The table above provides a comparison of the property prices across the East Midlands Region, the County of Nottinghamshire and Newark & Sherwood District. It shows that the average overall price in Newark & Sherwood is higher than elsewhere in the region. A family wanting to purchase an average terrace house would need to be earning approximately £30,000 per annum to secure a mortgage.

Data from the Land Registry shows the following average house prices in Collingham (Postcode NG23 7**), based on sales between April – June 2006.

Detached - £269,644 (Based on 20 sales)

Semi-Detached – £139,214 (Based on 7 sales)

Terraced – £140,166 (Based on 3 sales)

Overall - £226,262 (Based on 30 sales)

As can be seen from a comparison with the previous table, house prices in Collingham are substantially higher than in Newark & Sherwood as a whole and would be prohibitively expensive for people on low incomes.



4. Availability of Affordable Housing in Newark & Sherwood

The District's Housing Needs Survey 2003 shows that, not only are open market prices becoming prohibitively high, but also that **levels of rented properties available from both the District Council and Housing Associations are falling** due to the Right to Buy scheme.

The District's Housing Needs Survey 2003 outlines the **need for an additional 614 affordable properties per year, throughout the district**. It states that, locally, the proportion of houses and bungalows is over 20% higher than the national average, whilst the supply of terraced properties is almost 10% below and the supply of flats/maisonettes is 12% below the national average.

5. Planning Context

Planning policy at national, regional and local levels imposes strict restraints on new housing development in rural areas. However, it is possible to relax such constraints in exceptional circumstances, e.g.: where new housing would meet a specific, locally identified, need.

Newark & Sherwood Local Plan *Adopted* –March 1999 (Policies H17 and H19) outlines the means by which the District Council can use the planning process to bring about developments that meet 'local' housing needs in rural areas.

The provision of any housing that may be provided as a result of this survey would be subject to a legal restriction (known as an S106 agreement) being placed on the development. This has the effect of limiting occupation of the properties to people with a strong local connection; e.g.

- A person or family currently living in the parish.
- A person or family who has lived in the parish but moved away to find affordable or suitable housing.
- A person or family with work commitments in the parish.
- A household containing an individual who was born in the parish.



6. Respondents' Details

The following sections of this report detail the responses from the questionnaires distributed and returned during July 2006, in Collingham Parish.

Respondents individual details have been kept confidential and any identifiable attributes have not been included in the results. Any comments that have been made may also have been edited so as not to identify individual circumstances.

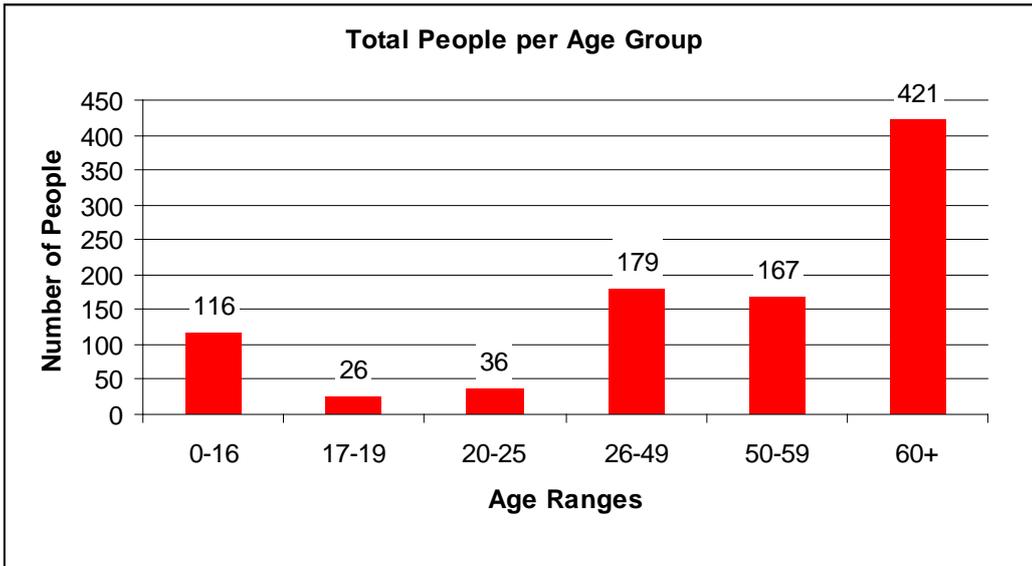
The following results are a snapshot in time and provide the village and Newark & Sherwood District Council with an insight into the parish in terms of current housing need, the desirability of the village and the current level of facilities serving the local community.

A total of 457 survey forms were received giving a return rate of 36%. This is a good response, taking into consideration that only people who have a housing need or those who are interested in commenting on local matters are likely to respond.

6.1. Age Profile

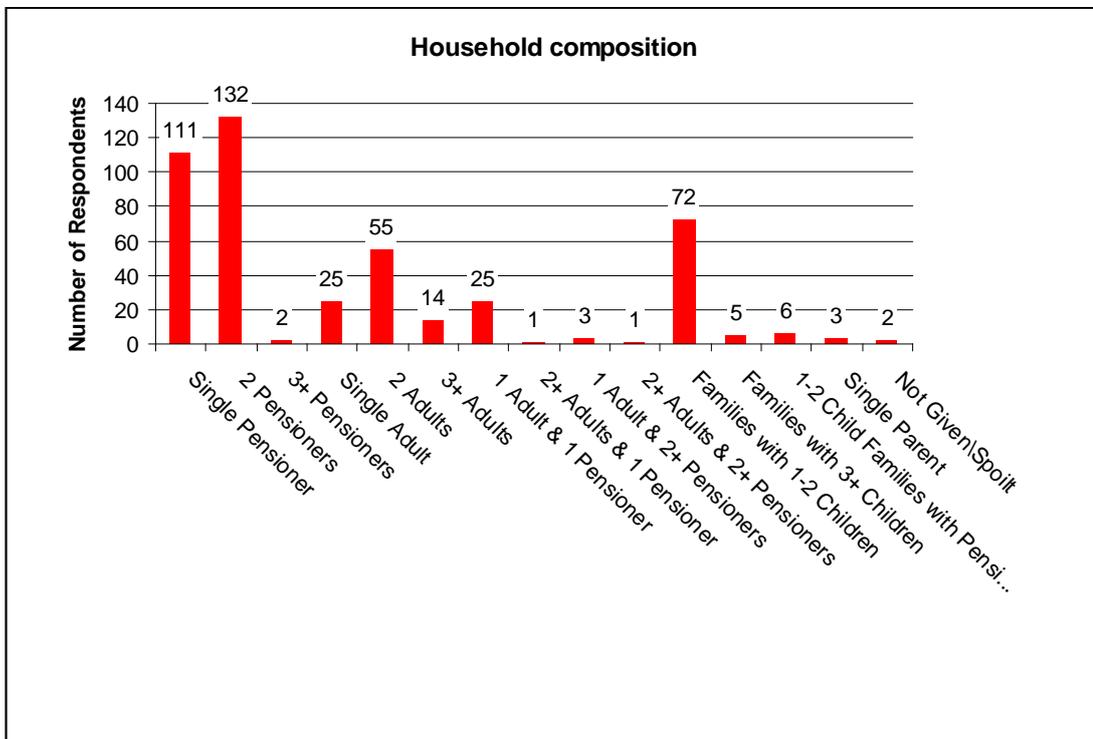
The chart overleaf shows the age profile of the 945 people captured on the 457 survey forms returned. The responses show that the largest single group of the population in Collingham, representing **45%, are people over 60 years of age**. A further **18% of people are aged from 50-59**.

By comparison, the percentage of families with young children is low, with **Children under 16 forming only 12% of the population**. This shows that the population is unbalanced which may lead to a reduction in the population of Collingham in the future.



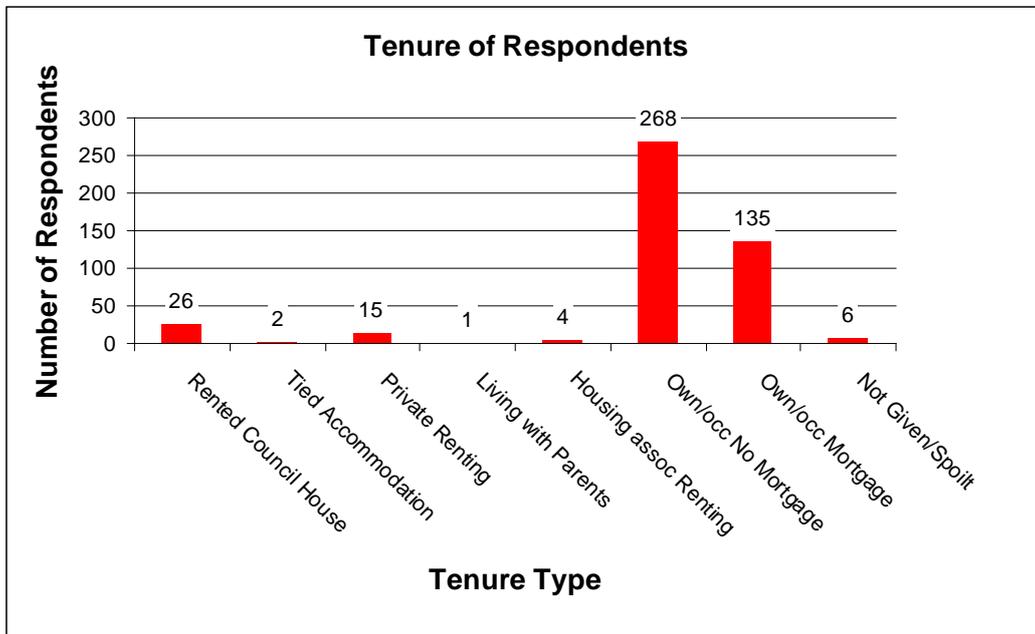
6.2. Household Size and Mix

The following chart shows the number of households in each size/mix category. **Total households with pensioners accounted for 61%, followed by those containing only adults accounting for 20%. Households containing families with children accounted for only 19% of respondents.**



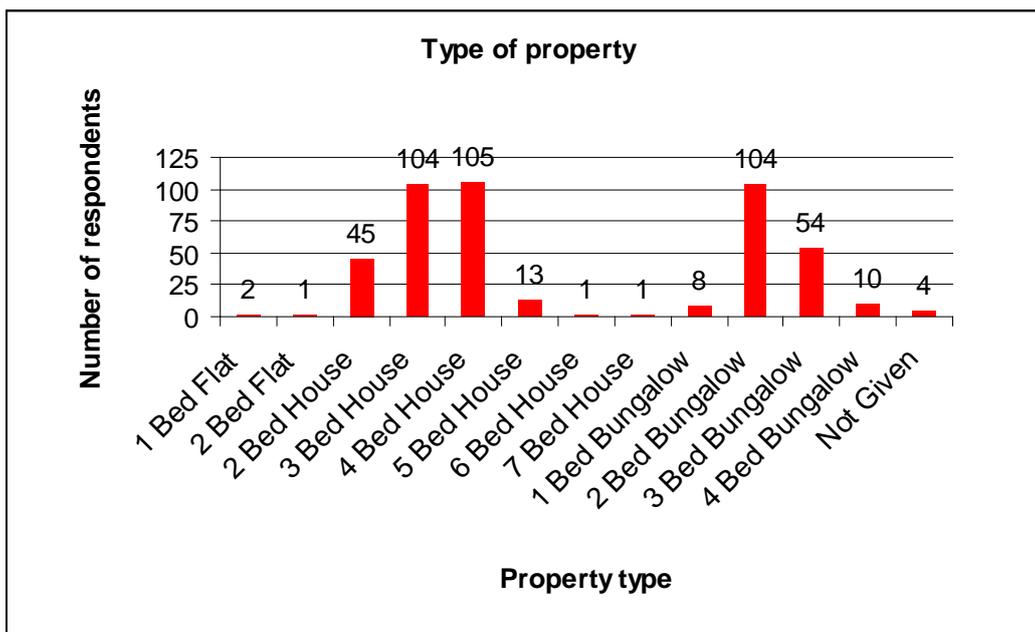
6.3. Tenure of all Respondents

Owner-occupiers make up over 88% of households, of whom 66% have no mortgage. **Rented accommodation makes up 10% of total households**, with over 55% of rentals being council houses.



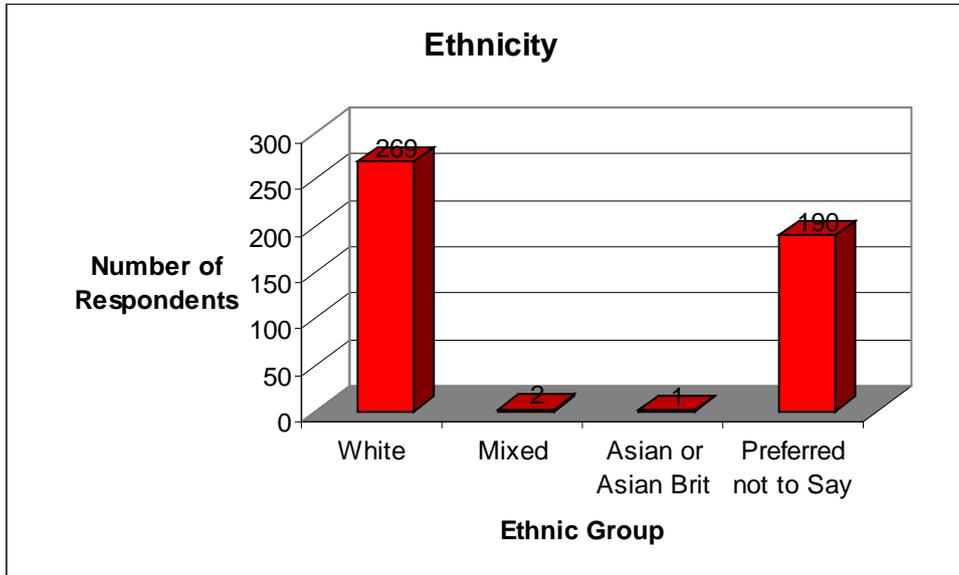
6.4. Property Types

The largest groups were occupants of 3 bedroom homes at 35%, followed by occupants of 2 bedroom homes at 33% and 4+ bed houses at 28% respectively.



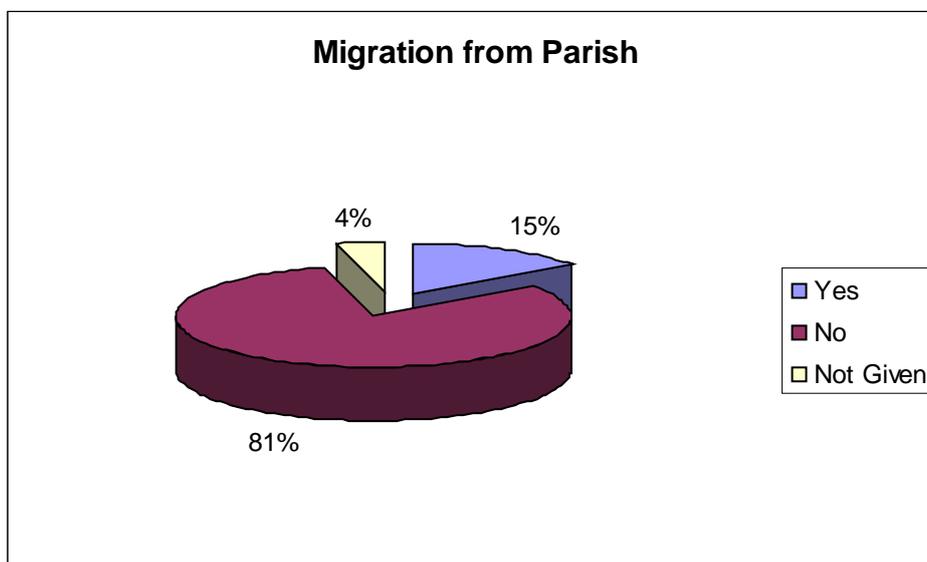
6.5. Ethnicity

Respondents' results showed that the majority of the demographic is White British. This supports the recent Countryside Agency report which found that rural settlements had lower levels of Black and Minority Ethnic (BME) residents than that of urban cores and that there were only 136,000 BME residents in rural areas throughout the country.



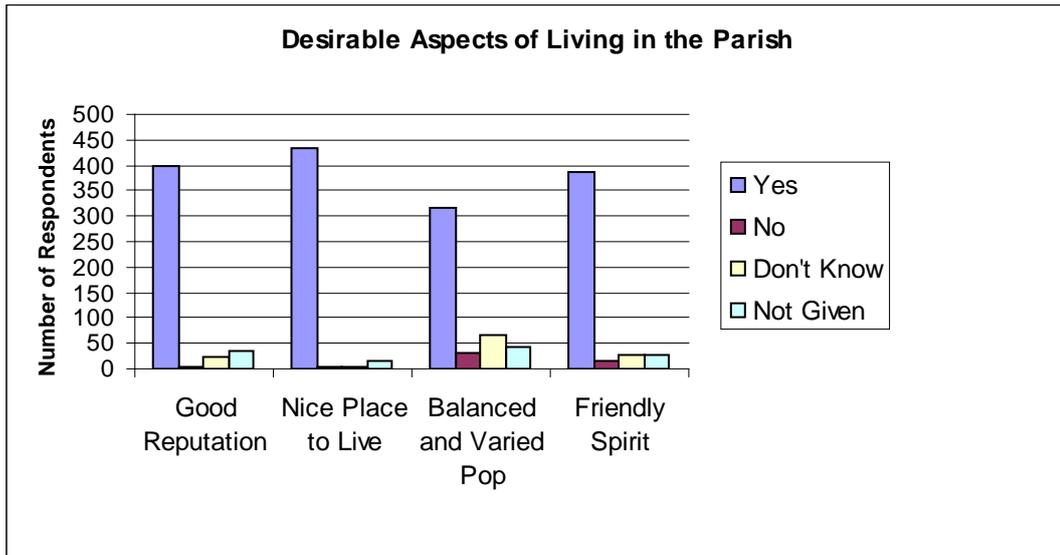
6.6. Migration

The chart below indicates that there have been a number of local people forced to move out of the village in order to secure suitable housing. **15% of respondents were aware of somebody who needed to move out to find affordable or suitable accommodation.**

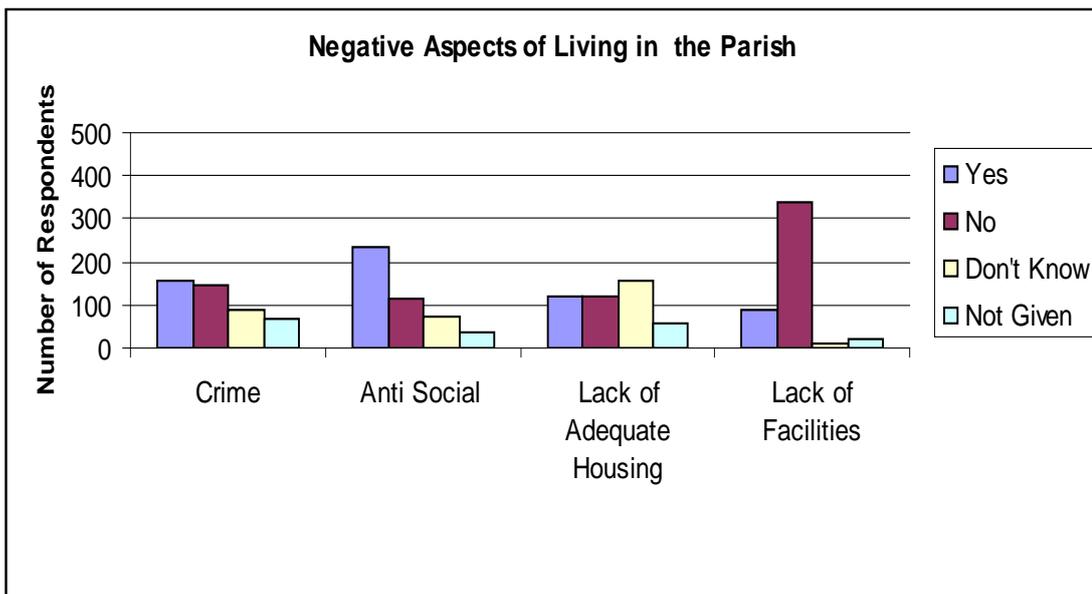


7. Sustainability Issues

Respondents were asked a series of questions relating to the perceived advantages and disadvantages of living in Collingham. The purpose of these questions is to build-up a picture of life in the parish and to identify any issues that could form a threat to the long-term sustainability of the village. The following two charts detail respondents' answers, from which we can gain an indication whether any affordable housing provided in the village will be sustainable in the future, i.e. will people want to live there in the future?



From the chart above it can be seen that the vast majority of residents consider that Collingham has a good reputation, is a nice place to live, with a balanced and varied population and friendly community spirit.

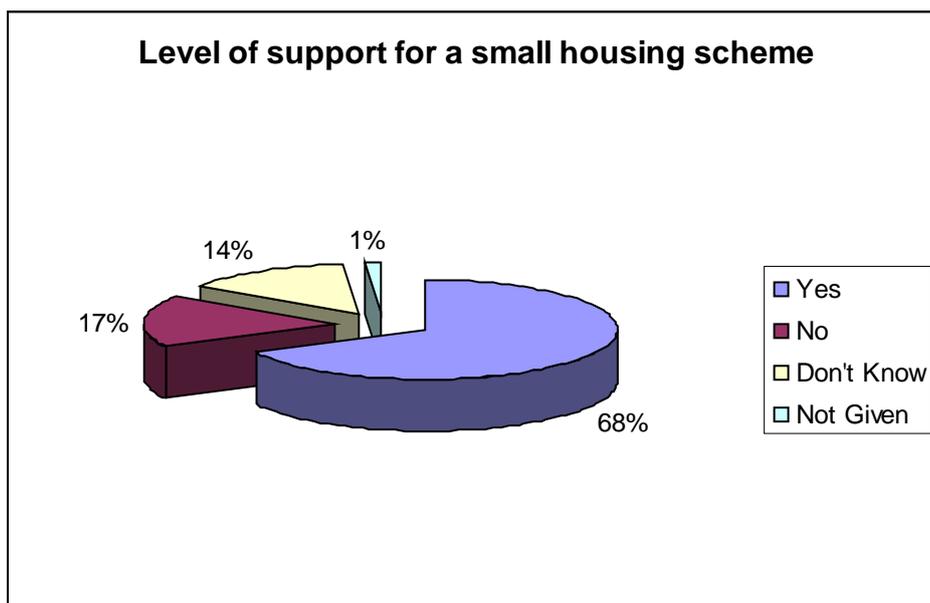


The second chart above shows that a significant number of respondents are concerned about crime and anti-social behaviour within the village. There is also concern about a perceived lack of adequate housing.

Finally, the chart shows that the majority of respondents believe the village has adequate essential facilities.

8. Support for a Small Housing Development

The chart below shows the level of support for a small development of affordable homes for local people, being built in the parish. The chart shows **there is a high level of support within the community at 68%, with only 17% of respondents against such a scheme.**



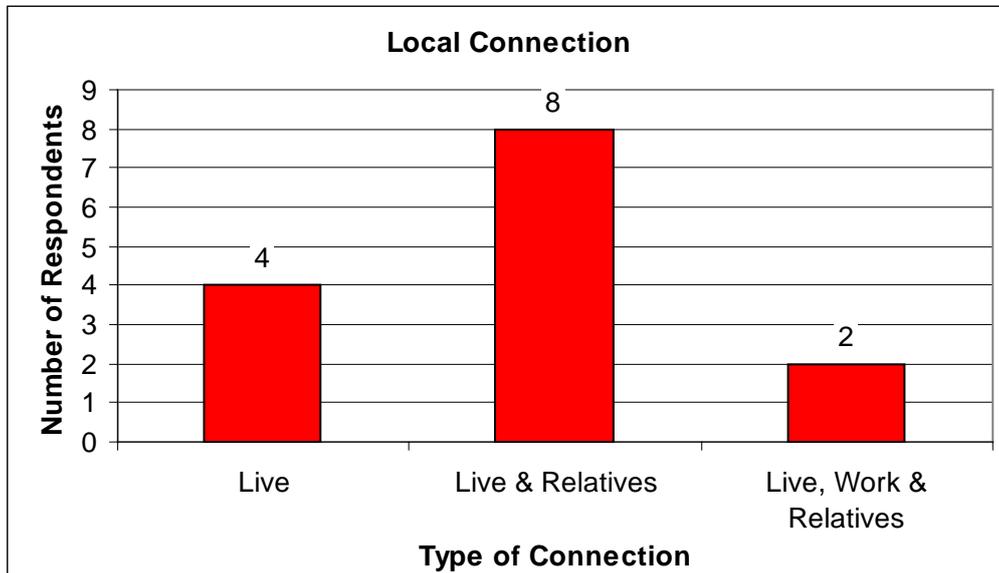
9. Housing Needs Analysis

Out of the 457 returns, 443 were from people who would be considered as adequately housed and would not be looking to move to alternative accommodation within the next 5 years. These respondents completed a survey form primarily to offer their support or objection towards a 'local needs' housing development, as well as to give their comments regarding the sustainability of Collingham and comment on its facilities. These were therefore discounted from the rest of the analysis.

Accordingly, as far as the requirement for affordable housing is concerned, there are 14 returns detailing a housing need. Of these, some respondents would potentially have the resources to satisfy their own need, or may not fulfil all the necessary criteria and may need to be discounted from the final analysis.

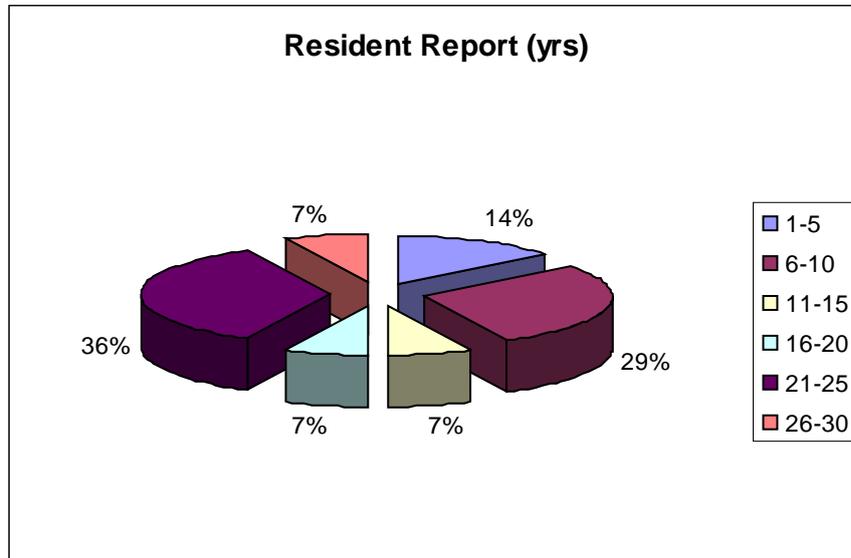
9.1. Local Connection

The graph below shows the type of local connection held by respondents with a specific housing need. There were 14 responses in total, all of whom are currently living in the village.



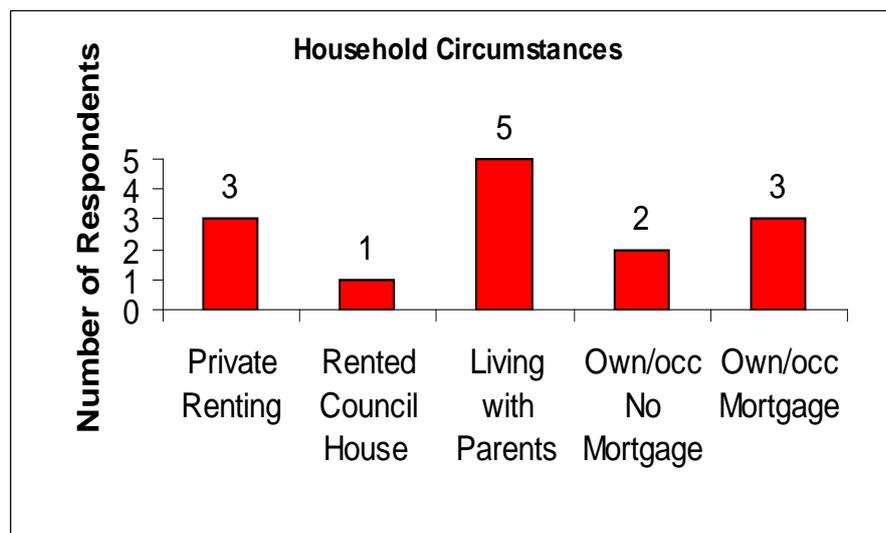
9.2. Residency

The chart below shows the number of years that respondents have lived in Collingham. There were 14 responses to this question and 86% had lived in Collingham for over 5 years. 14% of respondents had lived in the village for 5 years or less.



9.3. Housing Tenure

The chart below shows the housing circumstances of respondents with a need for affordable housing.



9.4. Respondents in Need Details

The tables below list the respondents who have expressed a housing need, what type of housing they would prefer, and our assessment of their need.

Single

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Living with parents, requires independent accom. within 2 years. Residency 23 years.	2 bed house. Shared Ownership.	2 bed house. Shared Ownership.
Living with parents, requires independent accom. within 2 years. Residency 25 years.	1 bed flat. Rented.	2 bed house. Rented.
Living in 2 bed rented house, requires larger, cheaper, accom. immediately. Residency 1 year.	3 bed house. Rented.	2 bed house. Rented.
Living with parents, requires independent accom. close to carer, within 2-5 years. Mobility difficulties. Residency 19 years.	1 bed g/f flat. Rented.	2 bed bungalow. Rented.
Living with parents, requires independent accom. within 2-5 years. Residency 22 years.	1 bed flat. Shared Ownership.	2 bed house. Shared Ownership.

Families

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Family of 3, living in rented house, require larger accom. immediately. Residency 8 years. On LA register.	3 bed house. Rented.	3 bed house. Rented.
Family of 4, living in own mortgaged house, require larger accom. in 2-5 years. Residency 30 years.	4 bed house. Shared Ownership.	4 bed house. Shared Ownership.
Couple living in rented 2 bed house, one with mobility/health problems. Require cheaper home & change of tenure, in 5+ years. Residency 6 years.	2 bed house. Shared Ownership.	2 bed house. Shared Ownership.
Family of 3 living with relatives, require independent accom. immediately. Previous residency 21 years.	3 bed house. Rented.	3 bed house. Rented.

Elderly

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Couple living in mortgaged property. Health & mobility problems. Require smaller accom. immediately. Residency 5 years. On LA register.	2 bed bungalow. Rented.	2 bed bungalow. Rented.
Single person living in own 2 bed bungalow. Needs smaller, cheaper accom. in 5+ years. Residency 21 years.	2 bed bungalow. Shared Ownership.	2 bed bungalow. Shared Ownership.
Couple living in mortgaged property, need cheaper home within 5+ years. Residency 13 years.	2 bed house or bungalow. Rented.	2 bed bungalow. Rented.
Single person living in own property, requires cheaper home in 2-5 years. Residency 6 years. On LA register.	2 bed bungalow. Shared Ownership or Rent.	2 bed bungalow. Shared Ownership.
Single person living in rented 3 bed property, needs smaller accom. within 2 years. Residency 25 years.	1 bed bungalow. Rented.	2 bed bungalow. Rented.

One respondent does not qualify under the residency criteria, having only lived in Collingham for one year. This respondent is therefore deducted from the total.

Therefore the housing needs derived directly from the survey are:

3 x 2-bed houses for shared ownership

1 x 2-bed houses for rent

4 x 2-bed bungalows for rent

2 x 2-bed bungalows for shared ownership

1 X 4-bed house for shared ownership

2 x 3-bed house for rent



It is usual practice to apply a discounting factor as part of the scheme proposal process. This is applied because, in the time it takes to bring a scheme to development, some of the respondents will have resolved their own housing needs.

The standard discounting factors, recommended by the Countryside Agency, that are applied are 40% to shared ownership properties and 25% to rented properties. The differing factors reflect the ability of each group to resolve their own housing needs.

The resulting housing needs for Collingham parish are given below:

2 x 2-bed houses for shared ownership

1 x 2-bed houses for rent

3 x 2-bed bungalows for rent

1 x 2-bed bungalows for shared ownership

1 x 4-bed house for shared ownership

2 x 3-bed house for rent



10. Conclusions & Recommendations

Midlands Rural Housing, in partnership with Collingham Parish Council, has conducted a detailed study of the housing needs of the parish. This study has not only investigated the actual housing needs, but has also ascertained residents' views with regard to living in the village, and has identified local support for a development to meet local needs.

Collingham is a pleasant and popular place to live and is highly regarded by its residents.

Although there is a good range of housing, with adequate numbers of small and family sized properties, both houses and bungalows, the desirability of the village means that house prices are higher than average for the district and people's desire to remain in the village severely restricts the number of properties coming available on the open market.

A high percentage of respondents commented on the lack of affordable housing available, particularly for young, first time buyers. 15% of respondents were aware of people who had had to leave the parish to find affordable housing elsewhere. As a consequence of this, there are an exceptionally high percentage of respondents in support of a small, affordable housing scheme in the parish.

However, these concerns are not entirely borne out by the results of the survey. Although there was a good response to the survey, out of the 1266 survey forms distributed, only 14 respondents indicated a need for affordable housing. This is a very small proportion for a parish with a population approaching 3000.

Although Collingham is a large rural parish with adequate essential facilities there are some concerns over its future sustainability. The majority of respondents indicated that the parish has a balanced and varied population; however, the survey results did not support this. In fact, the population was shown to be ageing and the percentage of children under 16 was shown to be lower than would be expected.

Several respondents commented upon the lack of a good secondary school in the area to encourage families with children to settle in the parish. There were also concerns at the lack of job opportunities and lack of encouragement for small businesses. All of these factors were seen as contributing to young people's exodus towards towns such as Newark.

13 respondents were identified as indicating a need for affordable housing. There is a need for affordable accommodation in the short-term,



with 6 respondents requiring accommodation immediately or within the next two years. 4 respondents felt that their need would be in 2-5 years time and 3 in 5+ years.

There is a fairly even split across the population range, with 36% of respondents being young singles, 36% being elderly and 28% being families.

Several respondents expressed a sole desire for shared ownership. This reflects the number of people across all ranges who feel unable to purchase affordable open market housing within the village.

Some respondents have mobility and health problems, although none has requested specially adapted properties.

Several respondents are currently living in their own properties, both mortgaged and free of mortgage, so may be considered to have ample assets to purchase on the open market. However, allocation of affordable housing can be justified in cases where there are health and mobility problems.

Our recommendation is that a mixed development of 10 affordable dwellings should be considered to alleviate the current housing needs in Collingham.



11. Acknowledgements

Midlands Rural Housing would like to thank, Mr. K. Rontree, Chairman of Collingham Parish Council and Mrs. P. Hemphill, Clerk to Collingham Parish Council, for their time and help in carrying out this Housing Needs Survey.

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Appendix A: Comments Regarding Facilities

The following is a list of comments and suggestions on general improvements that could be made to the quality of life in the parish, from several respondents to the Housing Needs Survey:

- More facilities for younger people to prevent the anti-social behaviour; good quality youth work provision; anti-social behaviour; increasing anti-social behaviour by teenagers; Properly equipped Youth Centre; leisure facilities for teenagers;
- Bakery, takeaway (fish & chip shop); café/tearooms; bakery; coffee shop, bakery, takeaway; café, swimming pool; fish & chip shop; greengrocer; larger supermarket, larger library; Coffee shop; more shops; coffee shop; sports centre/pool; fresh veg. shop; larger general store/supermarket; bakery/delicatessen; sports centre; petrol station;
- Graffiti, vandalism; car crime; vandalism & criminal damage; graffiti; damage to skate park; break-ins, vandalism; vandalism, verbal intimidation by youths, noisy car stereos; Burglaries (burgled twice);litter & fly-tipping;
- Better pavements/footpaths (terrible for wheelchair users).
- The worst problem is the lack of a good secondary school in the area to attract young families; lack of secondary school; we are moving away because of the lack of good secondary schools nearby; Schools in surrounding areas unable to cope with extra pupils;
- Groups of youths hanging around with no sense of community; groups of disaffected youths; teenagers wandering the streets, destroying and stealing; A very nice village is being threatened by gangs of juveniles roaming the streets intimidating older people;
- More frequent train services; better, more frequent train services; better rail & bus services; better transport links with Lincoln; more frequent trains to Lincoln; bus service to Brough; lack of public transport during peak periods; better train & bus services; better bus shelters;
- Action required to reduce and slow down traffic in the town; speeding drivers; too much heavy through traffic; pedestrian crossing required in the High Street; traffic needs slowing down, particularly in High Street; needs a By-Pass;
- We must not lose the Post Office;



- Lack of visible police presence; lacks police presence; we need a beat policeman; the village used to be half the size with far more police presence than now; not enough visible policing;
- No supportable employment in the village; suitable premises for small businesses; Commercial activity that provides reasonably paid jobs; lack of local jobs forces people to commute; local youngsters prefer good jobs and affordable housing in Newark to staying in Collingham;



Appendix B: Comments regarding the development of a small-scale affordable housing development for local people.

The following comments were received from respondents and give a general indication of their concerns for and against an affordable housing scheme. A random selection of comments has been reproduced.

- No affordable renting available for young people.
- Not enough housing available for first time buyers; need more accommodation for first time buyers; not enough starter homes in the village; small starter homes; starter homes for young singles/couples;
- Lack of housing for the young and suitable properties for the elderly to downsize; Not enough housing for young people to stay in the village;
- No affordable housing for young people to buy; affordable housing for first time buyers.
- Housing for young adults and families; no affordable housing for young families; not enough affordable family housing;
- Severe lack of low cost starter homes – my children have had to move to Lincoln.
- Existing schemes have mostly gone against the nature of the village e.g. building 'boxes' in place of good houses.
- I would not like to see any further housing development in Collingham; there is adequate housing in all price ranges – I am opposed to further development; no more new building, we are ruining the countryside;
- There is a lack of adequate housing – it must be very difficult for young local people to buy in Collingham; house prices are too high for young people;
- I am in favour of a scheme provided it is for local people.
- Further building in Collingham will spoil the character and drive people away; house building in Collingham in recent years has not always been in keeping with the village character;
- If Collingham is to grow more facilities will be needed.
- Low cost housing is needed so young local people can remain in the village – the parish council could really help the issue by releasing land



that it owns for affordable housing; there is sufficient land in Collingham that could be available should the parish open their eyes and minds;

- I would like to see sufficient affordable housing for the infirm; housing for older people to retain their independence but have community care; rented accommodation for elderly people;
- If the younger people who have grown up here could settle here, there may be more community spirit;
- Affordable housing should be aimed at young families. The village seems to be high on housing for older people (bungalows).
- Planners have created this problem by only granting planning consent for expensive, executive housing; wrong sort of housing has been built in the past – planning permission seems to be granted for any project submitted; previous over-building of large, expensive houses and not enough affordable;
- Collingham has already grown out of all recognition and this is not sustainable; the village is getting quite large and will become overcrowded, with insufficient facilities; the village is becoming too urbanised – no more infilling of gardens and green areas; stop infilling in gardens – it ruins the attractiveness and history of the properties;
- Previous affordable houses have been snapped up by investors/by to let; I am in favour, but not if houses are bought up for letting by speculators;
- Affordable houses will not come to Collingham because of high land prices;
- We know several older people who have had to move out of the village to find residential care. We would welcome some sheltered housing for the elderly; adequate warden assisted elderly residents accommodation;
- I am in favour as long as 'small' means sensibly small, in keeping with the village.