

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF OXTON



PRODUCED BY
MIDLANDS RURAL HOUSING
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1. Summary

- A housing need survey was carried out in the Parish of Oxton in October 2016.
- Results obtained showed there was a need for up to 2 affordable home and 6 open market (sale) homes for local people enabling them to be suitably housed within the community.
- These could be developed on a 'rural exception site', if available, and subject to local support some open market sale homes could be used to cross-subsidise the affordable homes.
- The alternative to this is that these homes be developed as part of a larger development.

2. Introduction

Average property prices in rural areas have increased more than urban areas in monetary terms over the past 5 years¹ forcing many local residents to move away from their towns and villages in order to find suitable and affordable homes. House prices in the countryside are now between £20,000 to £50,000 higher than in urban areas, despite average wages being lower.

The number of people on waiting lists for affordable homes in rural England has soared to around 750,000². New household formation is outstripping supply by 3 to 1 (source: CLG). Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community and this may be happening in Oxton.

Midlands Rural Housing (MRH) work with local authorities, town and parish councils, registered providers (housing associations/registered social landlords), private developers and local communities in order to investigate the need for, and facilitate, affordable and local needs homes in towns and villages throughout the Midlands. The first step in this research is to undertake a Housing Needs Survey which will give an overview of the current housing situation in a parish and provide details of the need for local housing.

The Oxton Housing Needs Survey questionnaires were delivered to every household in the Parish in September 2016. The return date for the survey was 24th October and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households as well as to those who contacted MRH to say that they had moved away from Oxton or had a strong connection to the Parish and wished to complete a form. In total 300 survey forms were distributed.

¹ Halifax Rural Housing Review 2013 - "a house in a rural area costs £206,423 on average, which is 13 per cent more than the typical cost of a property in an urban area at £182,710."

² National Housing Federation, Rural housing research report 2011

3. Purpose of the Survey

The survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Oxton residents. This evidence will be made available to Newark & Sherwood District Council and Oxton Parish Council; used to inform Housing Strategy; and provide clarity on what type and tenure of housing is required to meet local needs.

In addition, the information can be used positively in the planning process. It provides a foundation on which to negotiate 'planning gain' opportunities with developers. In short, it gives the planners evidence that can be used to obtain an element of 'local needs' housing in negotiations with house builders, should such possibilities arise in the village.

The information obtained from a Housing Needs Survey is also invaluable at the local level, particularly in relation to local authority and parish council activities. Such information can be acted upon locally and taken on board in the decision making process when housing issues arise.

4. Respondent details

A total of 300 survey forms were distributed and 92 were received in return, giving a return rate of 31% against the number distributed. In our experience this is a good level of response for a survey of this kind as it is only those who have a housing need or are interested in a local needs development and general village life that are likely to respond.

i) Household type

The questionnaire asked village residents to indicate the type of household they are.

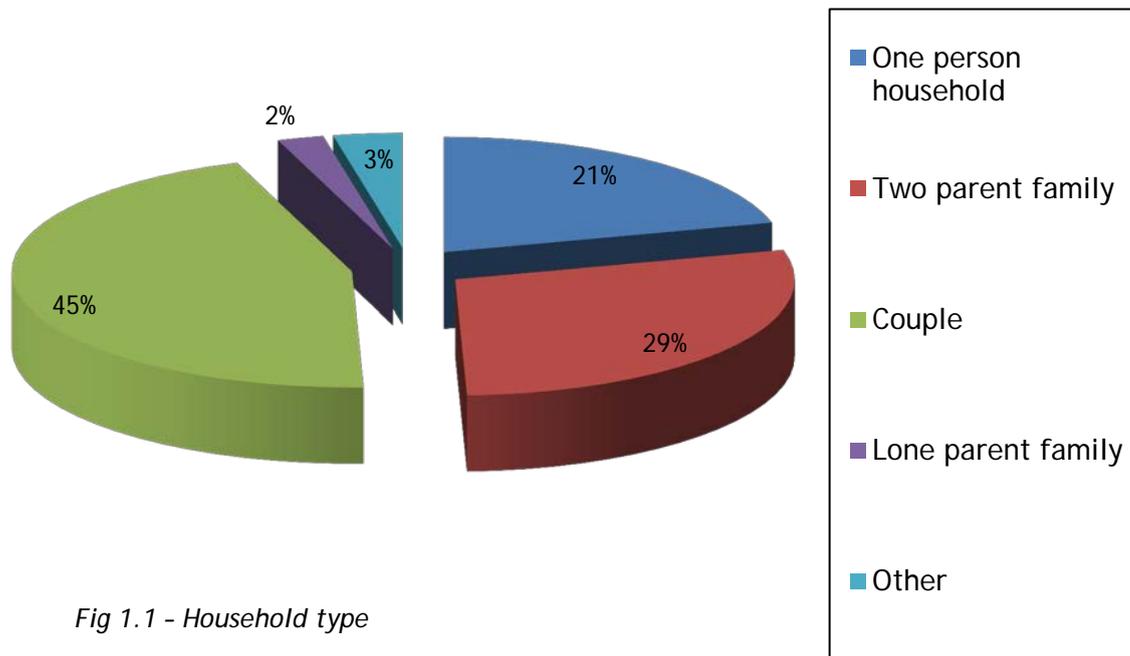


Fig 1.1 - Household type

The chart above (fig 1.1), shows the breakdown of households that responded to the survey.

The largest number of responses was from couples; 45% of total responses were received from this group.

29% of responses came from two parent family homes and 21% from one person households.

Responses from lone parent families and 'others' made up the remaining 5%.

ii) **Tenure of all respondents**

The current household tenure of respondents is given in the chart below (fig 1.2):

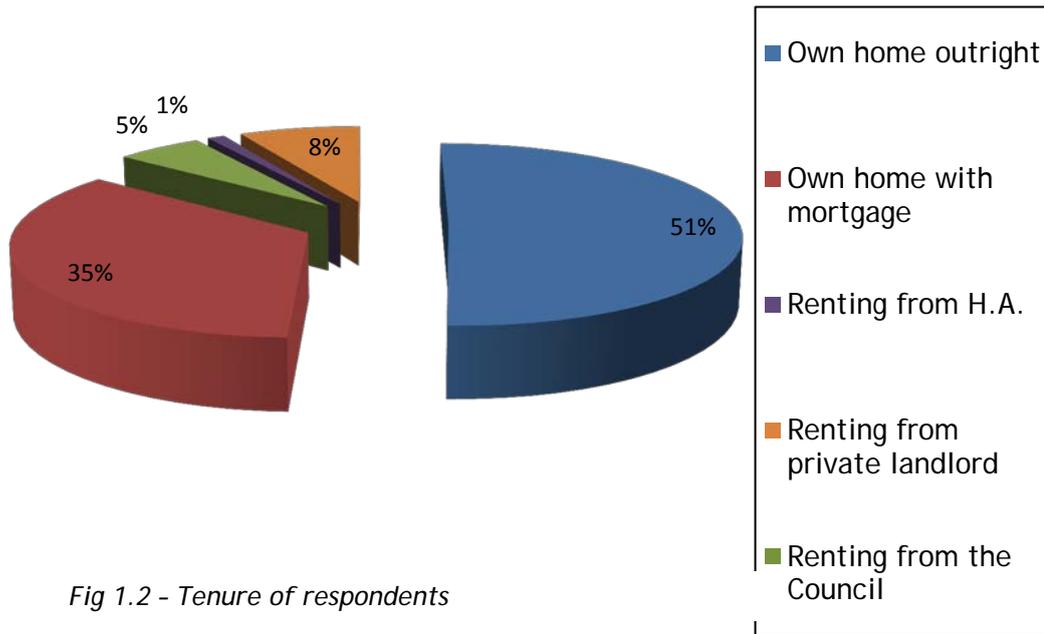


Fig 1.2 - Tenure of respondents

It shows that 'owner-occupiers' were by far the largest tenure group accounting for 86% of replies (51% of total survey respondents owned their home outright and 35% have a mortgage on their home).

8% of respondents live in privately rented housing and 6% live in social rented housing.

iii) **Property Types**

The following chart (fig 1.3) details the type of property that respondents currently reside in:

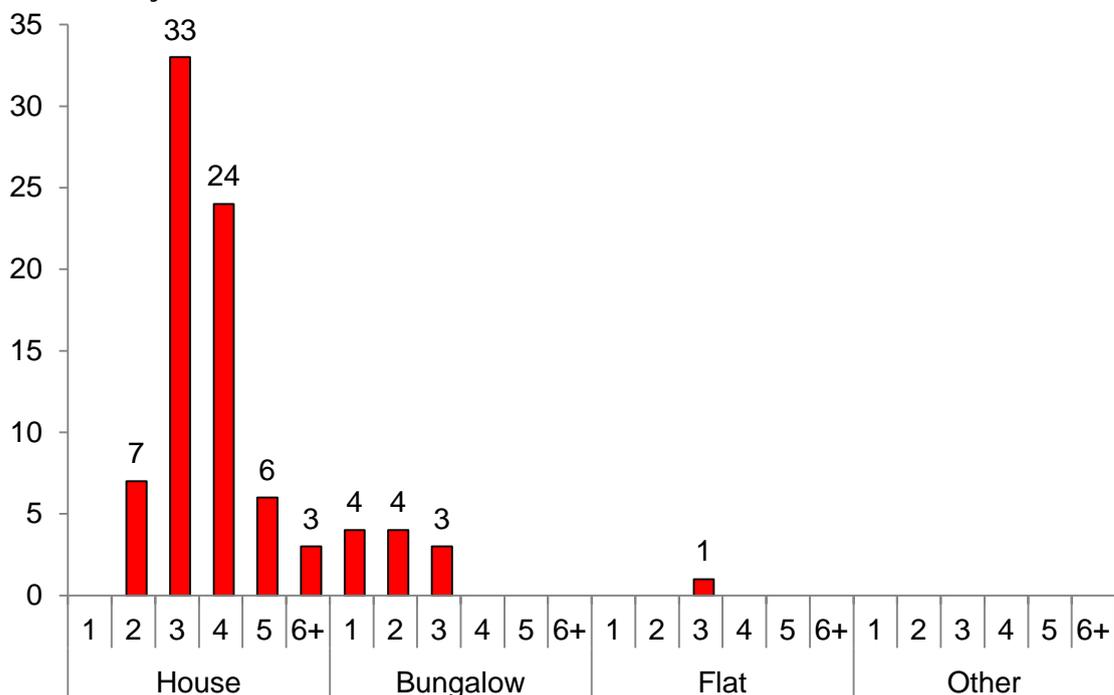


Fig 1.3 - Property types

86% of respondents live in a house; 13% live in a bungalow, 1% live in a flat.

Those living in 3 bedroom houses were the largest group (39% of responses), followed by those living in 4 bedroom houses (28%).

iv) **Length of residence in Parish**

The length of time that respondents have lived in [PARISH] is given in the chart below (fig 1.4):

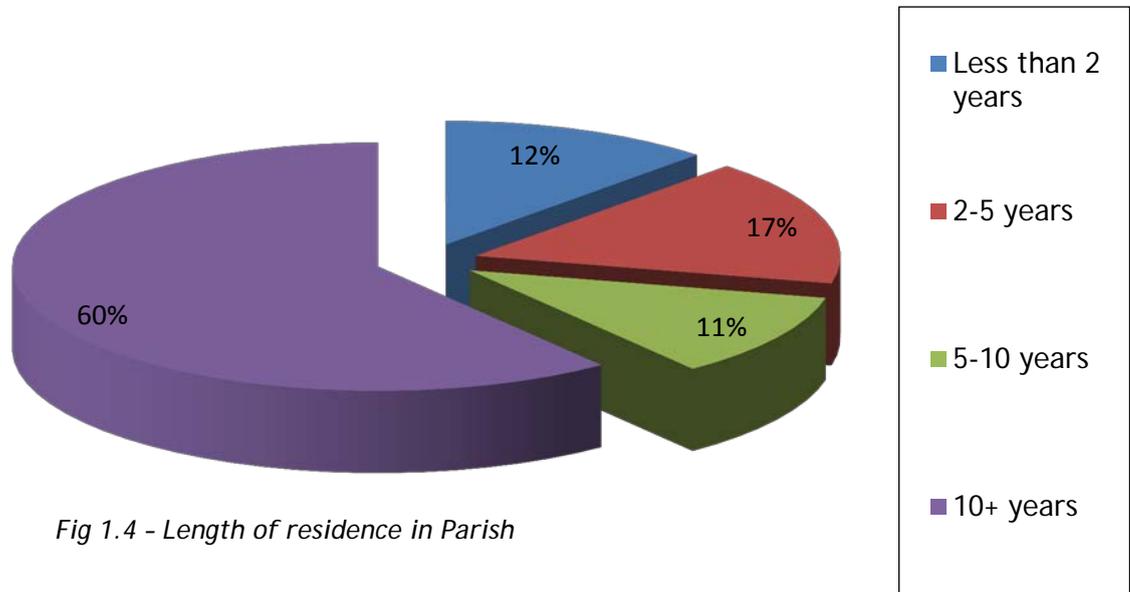


Fig 1.4 - Length of residence in Parish

It shows that 60% of completed surveys came from households that have lived in the Parish for in excess of 10 years.

11% of respondents have lived in Oxtun for between 5 and 10 years, and 17% have been there for between 2 and 5 years. 12% of responses came from those who have lived in the village for less than 2 years.

v) Type of housing required in the Parish

The questionnaire asked for opinions on the type of housing that respondents believed is needed in the Parish. The results are given in the chart below (fig 1.5):

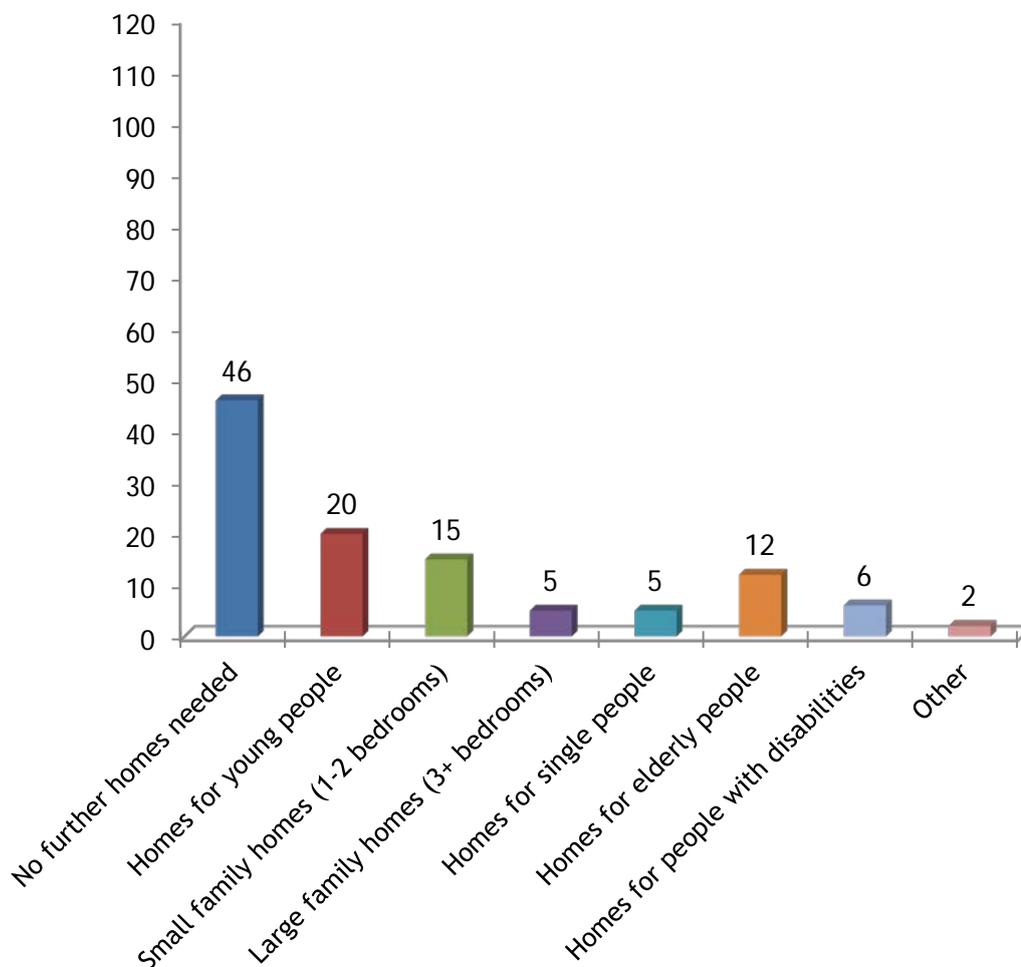


Fig 1.5 - Type of housing needed in Barlestone

It shows that 50% of respondents thought that no further homes were needed in Oxtun.

Of those that believed more homes were needed, the most popular reasons were:

- Homes for young people
- Small family homes
- Homes for elderly people.

vi) Requirements for new homes

Respondents were asked whether anyone living in their household has a need to set up home separately in the Parish in the next 5 years.

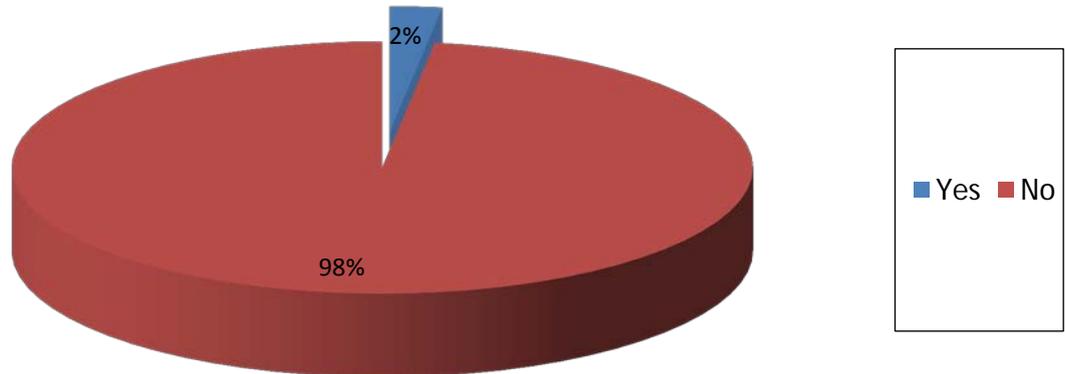


Fig 1.6 -New homes required for people currently living in respondents' home

It can be seen from the chart, above, that just 2% of responses came from households that contained individual/s who need to set up home separately in the foreseeable future.

vii) Migration and reasons for leaving

The survey asked whether respondents had experienced former members of their household leaving the Parish over the last 5 years and, if so, what the reasons were for them leaving.

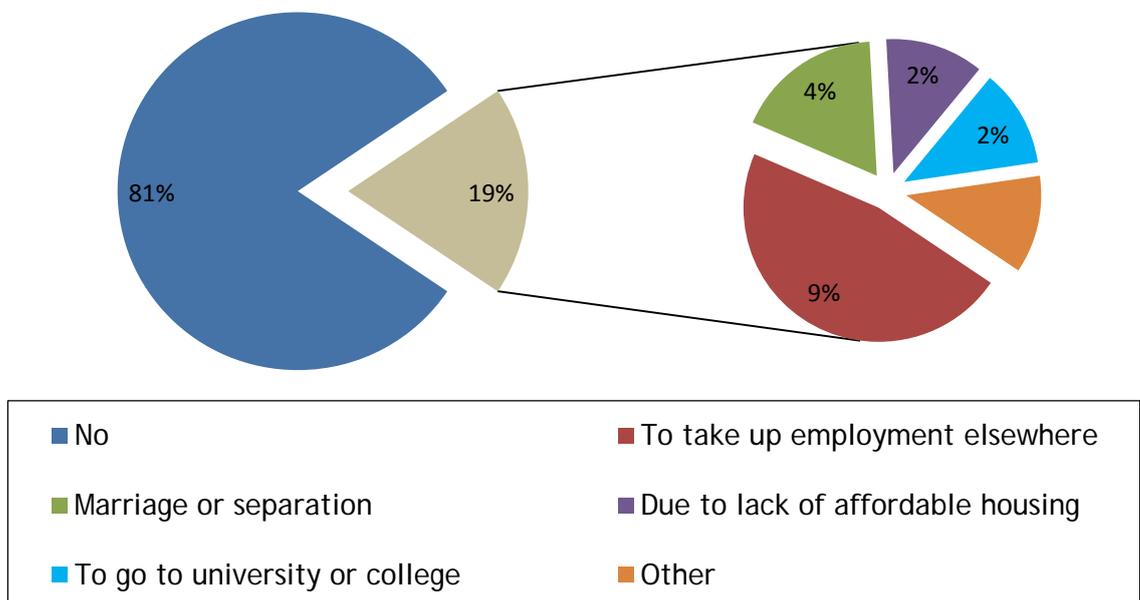


Fig 1.7 - Migration and reasons for leaving

Fig 1.7 shows that 19% of Parish residents who returned questionnaires were aware of others who have had to leave the Parish in the last 5 years.

The reasons for members of the households leaving can be seen in the chart above, but it is worth noting that 2% left due to a lack of affordable housing.

viii) **Support for small number of homes to meet local peoples' needs**

One of the fundamental questions in the survey is that which asks whether people are in favour of a small number of homes in the village to meet the needs of local people.

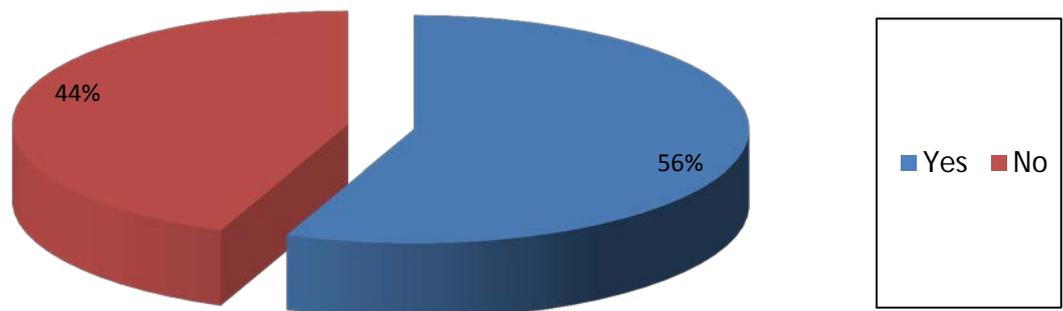


Fig 1.8 - Support for homes for local people

Fig 1.8 shows that 56% of respondents are in support of a small number of homes to meet local peoples' needs, while 44% said that they are not in support.

ix) Life in the Parish

The following two charts detail respondents' answers to the 'life in the Parish' questions.

The views expressed allow a picture of life within the Parish to be built up. This information can help assess whether any homes that are subsequently provided in the village will be 'sustainable.' Ensuring that people will want to take up tenancies and live in a village both now and in the future are important factors when considerations around the provision of new homes take place.

The first question asked Parish residents how they felt about the 'positive' factors of life in the Parish.

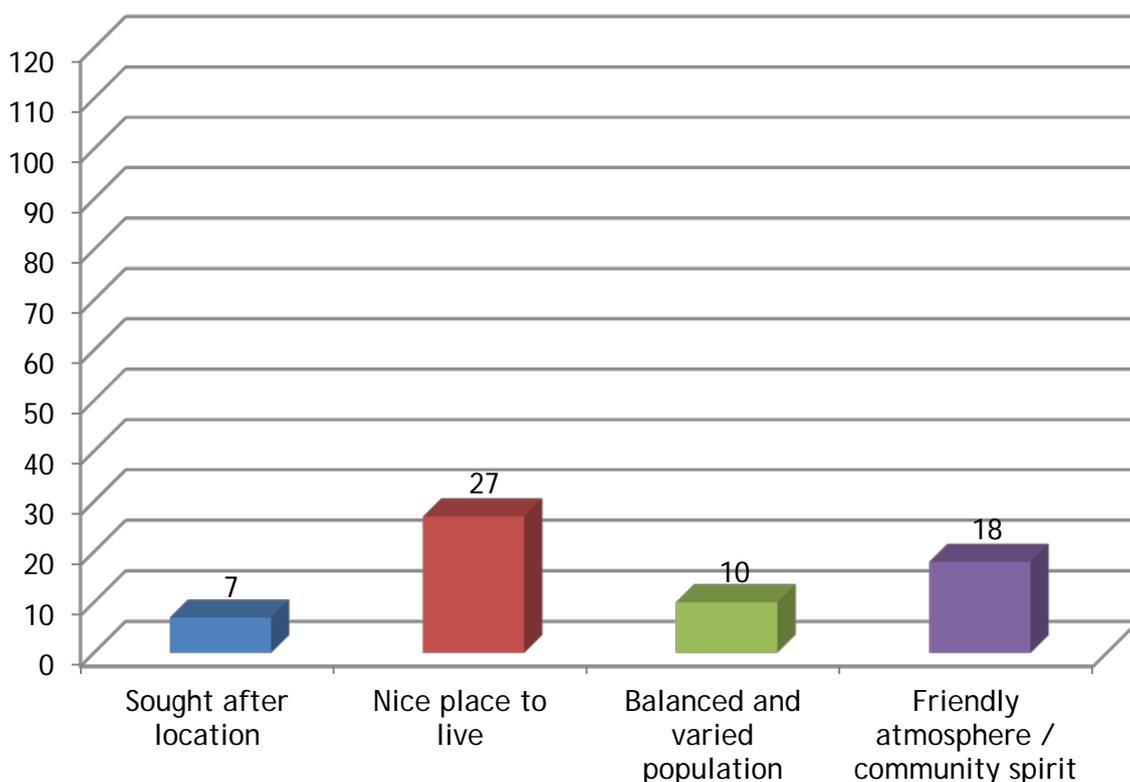


Fig 1.9 - Life in the Parish - positive factors

From fig 1.9, above, it can be seen that respondents are not particularly positive about life in Oxton. Just 29% believe that the Parish is a nice place to live and only 8% think it is a sought after location.

Only 20% of responses came from households who believe that Oxton has a friendly community spirit, whilst just 11% said that the Parish has a balanced and varied population.

The second question sought village residents' perceptions on the potentially negative aspects of life in the Parish.

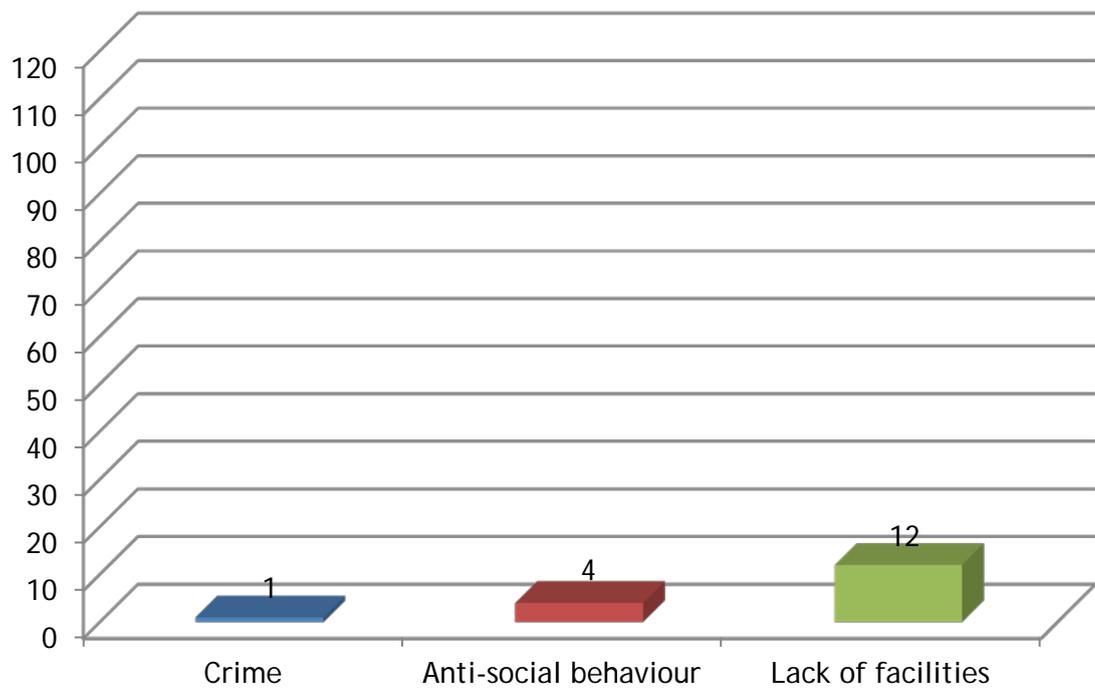


Fig 2.0 - Life in the Parish - negative factors

Respondents were more positive about the potentially negative aspects of living in a rural village. As can be seen from fig 2.0, above, just one person (1%) perceived some crime in the village; four people (4%) think there is some anti-social behaviour; 12 people (13%) think Oxtun suffers from a lack of essential facilities.

Comments detailing respondents perceived problems in the Parish can be found at section xi.

x) Adequate housing in the village

Respondents were asked if they felt that there was a lack of adequate housing in the village.

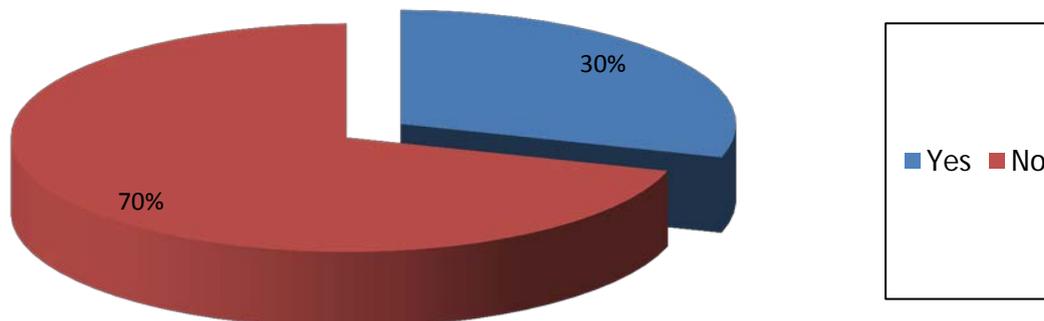


Fig 2.1 - Perceptions on the provision of adequate housing in the village

Fig 2.1, shows that 70% of respondents believe that there is not a lack of adequate housing in [PARISH]. 30% of respondents believe that there is a lack of adequate housing.

xi) Respondents' comments

Many respondents made additional comments on their returned form. They are summarised below:

(It is not appropriate to include certain comments which make specific reference to particular areas of the village or to identifiable elements of the community)

Question 9 - Would you support building a small number of homes in this Parish if they would help to meet the needs of local people; if NO, then briefly explain you concerns.



Fig 2.2 - Concerns over supporting small number of homes for locals

It can be seen that the highest number of concerns relate to the impact of additional housing on the village's services and infrastructure, specifically the impact on the school, the roads, parking and the utilities.

Some respondents also felt that the village is big enough at present and has enough homes for sale that could satisfy local housing needs.

Q20 - Do you feel that the village suffers from crime / anti-social behaviour / lack of facilities; if so what would you like to see happen to improve the situation?

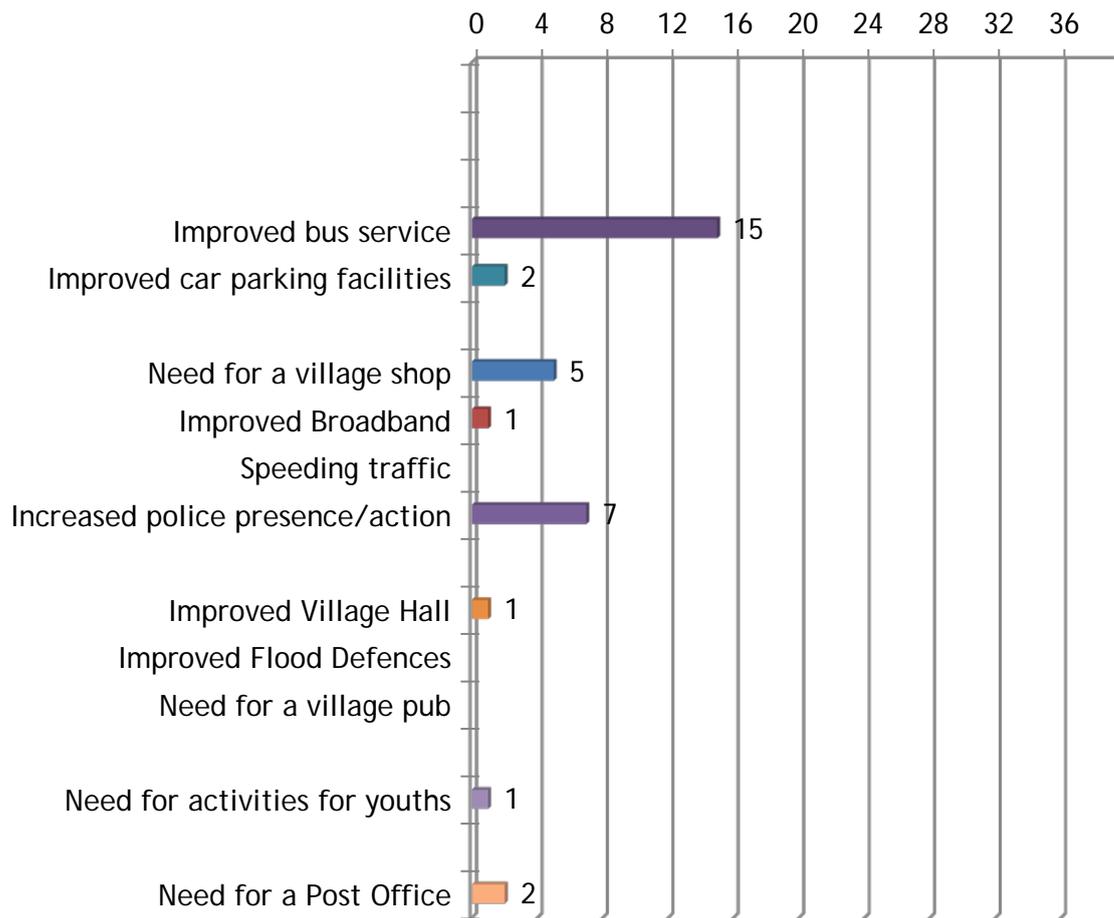


Fig 2.3 - Concerns over issues and improvements deemed necessary

Villagers who made comments felt that the biggest improvement would be an improved bus service, followed by an increased police presence and a village shop.

Question 21- Do you feel there is a lack of adequate housing within the village?
If so, what type of homes do you think are needed?

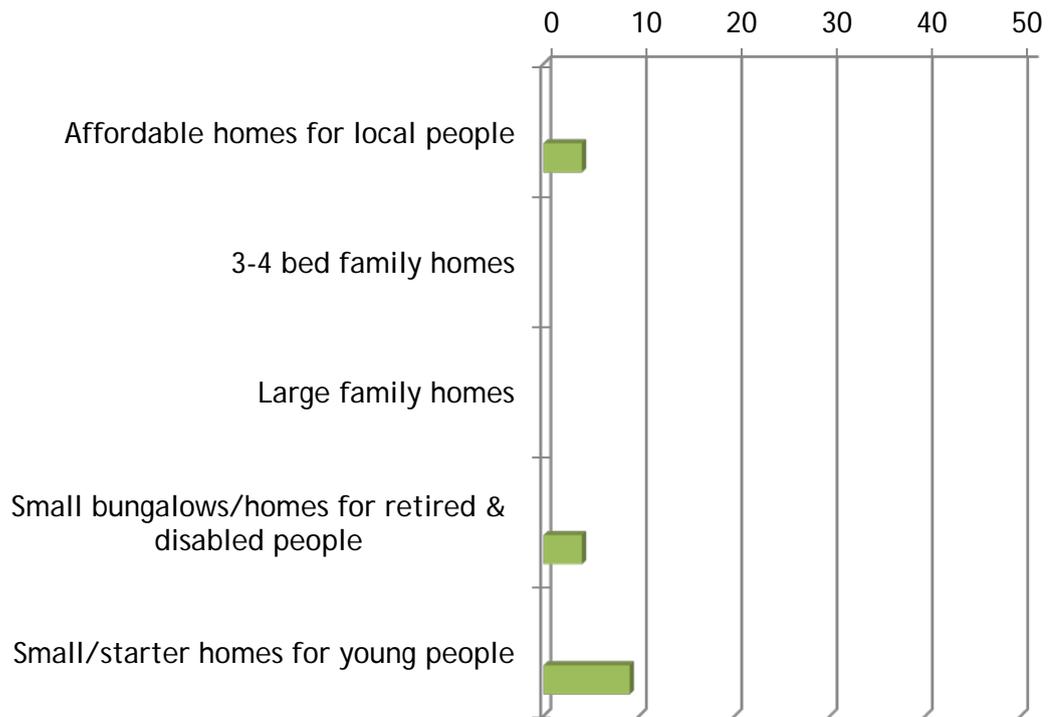


Fig 2.4 - Types of homes that are needed in the village

It can be seen that respondents who made comment felt that the village needs small homes for people starting out on the property ladder as well as small homes and bungalows for the elderly and disabled.

5. Housing Need Analysis

Of the 92 returns, 84 were from people who felt that they were adequately housed at present. These respondents completed a form primarily to offer their support, objection or thoughts towards 'local needs' housing as well as to give their comments regarding life in the Parish. These were, therefore, discounted from the rest of the analysis.

As far as the requirement for housing, 8 returns indicated a need for housing.

i) Respondent analysis

The following table lists details of those respondents who stated that they are in housing need. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred tenure type. In reality it may not be possible to meet the aspirations of each respondent. Incomes and likely property prices are considered in order to ensure that any proposed scheme would indeed meet the needs of those to be housed. Therefore a 'likely allocation' is suggested to outline realistic provision.

Those marked with a * indicate that the respondent is currently housed in Housing Association/Council accommodation which would be available to other people in need on waiting lists if the current residents were able to be re-housed in a more suitable property.

RESPONDENTS BELOW HAVE A NEED THAT IN THE NEXT 3 YEARS						
Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
13	Less than 2 years.	Yes - N&SDC CBL register	Family of 3 adults living in privately rented 3 bed house	Present home too expensive. Need permanent accomm.	2 bed house or bungalow. Renting from Council or H. A.	2 bed house. H.A. affordable rent.
22	2 -5 years residency	No	Family of 3, living in own mortgaged 3 bed house.	Cannot manage stairs. Present home too large.	3 bed bungalow. Buying on the open market.	3 bed bungalow. Open market purchase.

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
25	5 - 10 years residency.	No	Family of 3 living in own mortgaged 2 bed house.	Present home too small.	3 or 4 bed house. Buying on open market.	3 bed house. Open market purchase.
32	Over 10 years residency.	No	Couple living in own 3 bed bungalow.	Present home too large.	2 bed bungalow. Buying on the open market.	2 bed bungalow. Open market purchase.
39	Over 10 years residency.	No	Couple living in own 4 bed house.	Present home too large.	2 bed bungalow. Buying on the open market.	2 bed bungalow. Open market purchase.
52	5-10 years residency.	Yes - N&SDC CBL Register	Couple living in rented 1 bed bungalow.	Disabled, need specially adapted home.	2 bed adapted bungalow. Renting from the Council.	2 bed adapted bungalow. H. A. affordable rent.
54	Over 10 years residency.	No	Couple living in own mortgaged 3 bed house.	Present home too large.	2 bed house. Buying on the open market or shared ownership.	2 bed house. Open market purchase.
85	2 - 5 years residency.	No	Single person living in own mortgaged 2 bed house.	Present home too small.	3 bed house. Buying on the open market.	3 bed house. Open market purchase.

ii) Newark and Sherwood Homes Choice Based Lettings Register

Newark & Sherwood Homes is a Registered Housing Provider which manages housing stock on behalf of the district council. Their total stock in Oxton is four houses and six bungalows. All of these properties have long term tenants. Three bungalows which became vacant between 2009 and 2012 all attracted 8 bids.

Newark & Sherwood Homes retains a register of people who are awaiting housing and have expressed a preference to live in a particular area or village. This is known as the Choice Based Lettings (CBL) Register. Thirteen applicants have expressed a preference to live in Oxton including one who currently lives in the village. In total, twenty two applicants have expressed a preference to live in the wider area of Oxton, Fiskerton, Bleasby, Rolleston.

iii) House price data

The table, below (fig 2.5), details the house prices and household type breakdown for Oxton. They are taken from www.zoopla.co.uk. Further local context is given on page 19 with regard to properties that are/have been for sale and rent in Oxton itself.

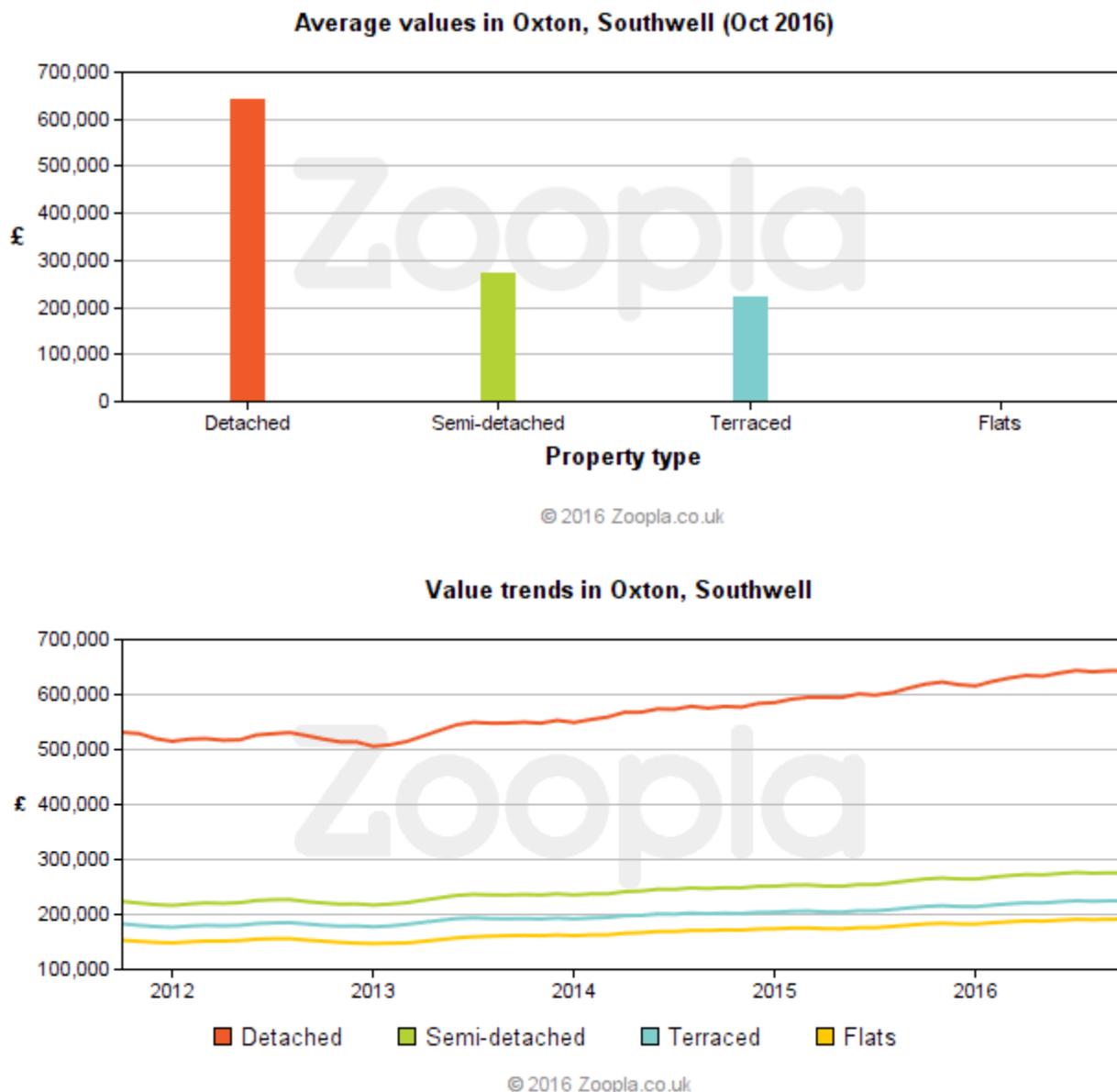


Fig. 2.5 property values and trends

The chart above (fig 2.5) shows that property prices in Oxton have increased over the past 5 years (by an average of £87,916 or 22.65%).

iv) Local context

By way of local context, the table, below, shows prices of properties that were for sale or rent in Oxton in November 2016 (source: www.rightmove.co.uk).

Property	Price (£)	Property	Price (£)
3 bed detached house	325,000	2 bed cottage	795 pcm
2 bed terraced cottage	239,950	2 bed detached bungalow	725 pcm
3 bed terraced cottage	199,995		

Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 15% deposit.

Based on this affordability criteria it would require a deposit of £30,000 and an income of almost £49,000 per annum to afford the cheapest available house currently available in Oxton (3 bed terraced cottage which is on the market for £199,995).

The private rental market is currently only offering two properties and they are priced at between £725 - £795 per calendar month.

With regard to actual sales, the table below shows properties that have been sold in Oxton over the past year:

Property	Price (£)
3 bed semi-detached house	227,000
4 bed Cottage	440,000
4 bed detached house	595,000
4 bed detached house	475,000
3 bed Semi detached house	200,000
4 bed detached house	365,000

6. Conclusion

MRH has conducted a detailed study of the housing needs of Oxton. This study has not only investigated the actual affordable housing need of the Parish, but also for market rent level housing and open market housing. In addition, the survey ascertained residents' views with regard to living in the Parish and support for local needs housing to help sustain local communities.

The survey has identified an immediate need for affordable and open market properties.

There were 8 respondents who indicated a requirement for housing within 5 years.

- 2 were assessed as being in need of affordable housing for rent

1 x 2 Bed house - affordable rented

1 x 2 Bed bungalow (adapted) - affordable rented

Both the above respondents are registered on the Choice Based Lettings Register. There are a further 11 people on the register who have expressed a preference to live in Oxton.

- 6 were assessed as being in need of open market housing (for local people) to purchase

1 x 2 Bed house - open market

2 x 2 Bed bungalows - open market

2 x 3 Bed houses - open market

1 x 3 Bed bungalow - open market

THEREFORE, THERE IS AN IDENTIFIED NEED FOR A MINIMUM
2 AFFORDABLE HOMES AND 6 OPEN MARKET HOMES IN
OXTON, FOR THOSE WITH A LOCAL CONNECTION

7. Contact information

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