

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF SUTTON ON TRENT



PRODUCED BY
MIDLANDS RURAL HOUSING

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1. Summary

- A housing need survey was carried out in the Parish of Sutton on Trent in February 2016.
- Results obtained showed there was a need for up to 4 affordable homes and 16 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 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 Sutton on Trent.

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 Sutton on Trent Housing Needs Survey questionnaires were delivered to every household in the Parish in February 2016. The return date for the survey was 29th February 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 Sutton on Trent or had a strong connection to the Parish and wished to complete a form. In total 612 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 Sutton on Trent residents. This evidence will be made available to Newark & Sherwood District Council and Sutton on Trent 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 612 survey forms were distributed and 185 were received in return, giving a return rate of 30% against the number distributed. In our experience this is a good level of response for a survey of this kind and 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.

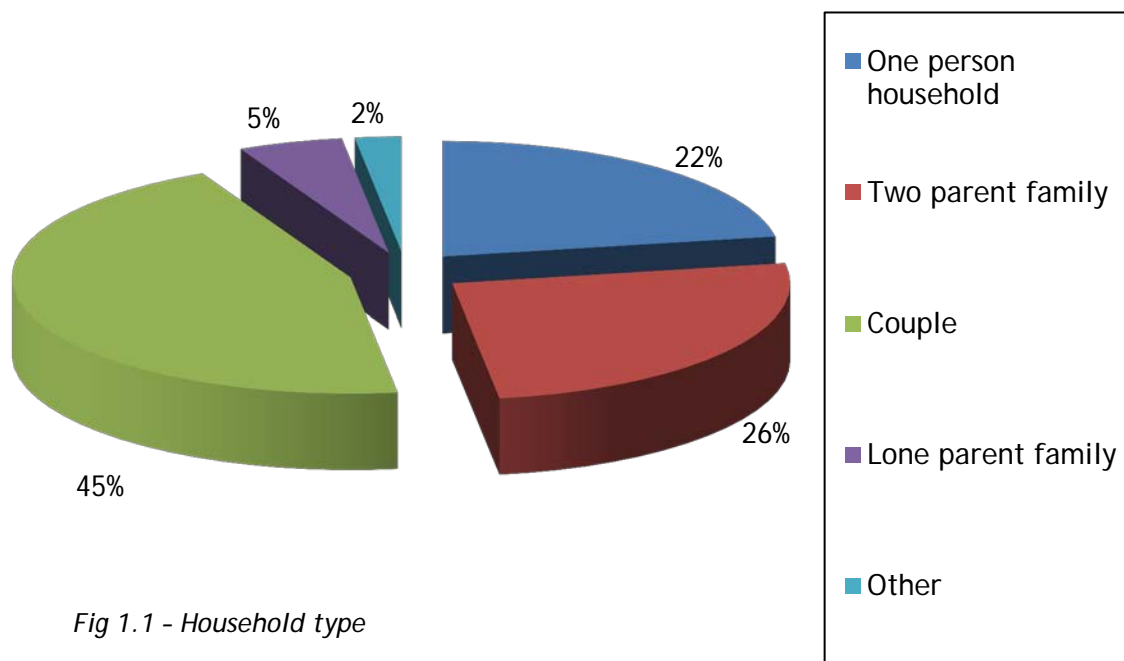


Fig 1.1 - Household type

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.

6% of responses came from two parent family homes and 22% from one person households.

ii) **Tenure of all respondents**

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

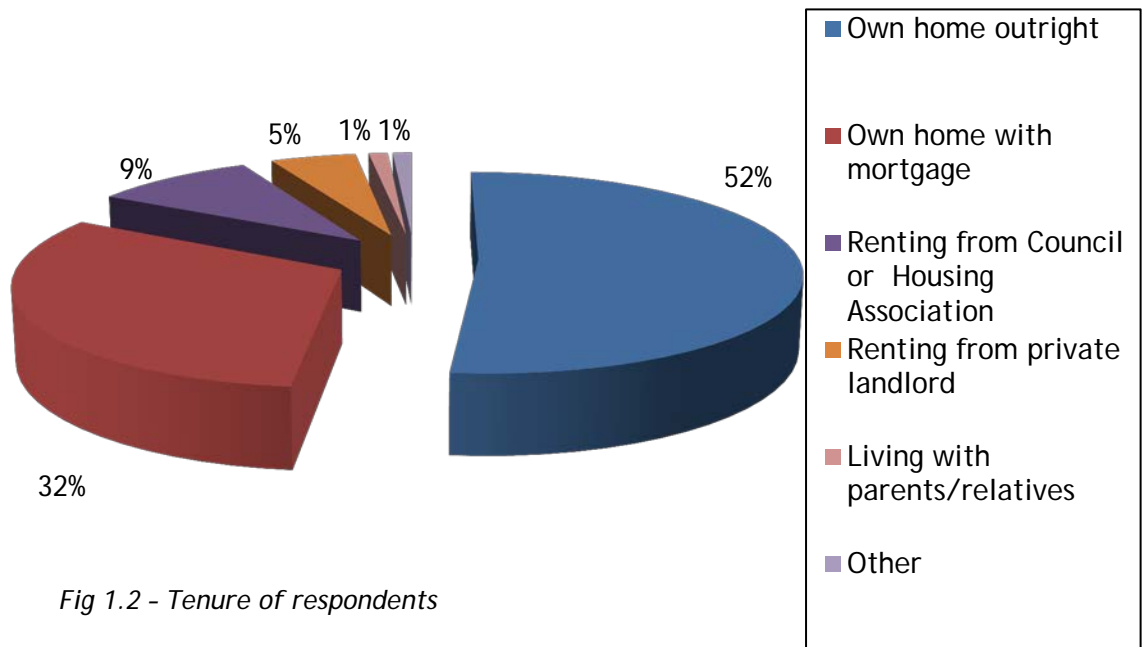


Fig 1.2 - Tenure of respondents

It shows that 'owner-occupiers' were by far the largest tenure group accounting for 84% of replies (52% of total survey respondents owned their home outright and 32% have a mortgage on their home).

9% of respondents live in social rented property and 5% live in privately rented property.

iii) **Property Types**

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

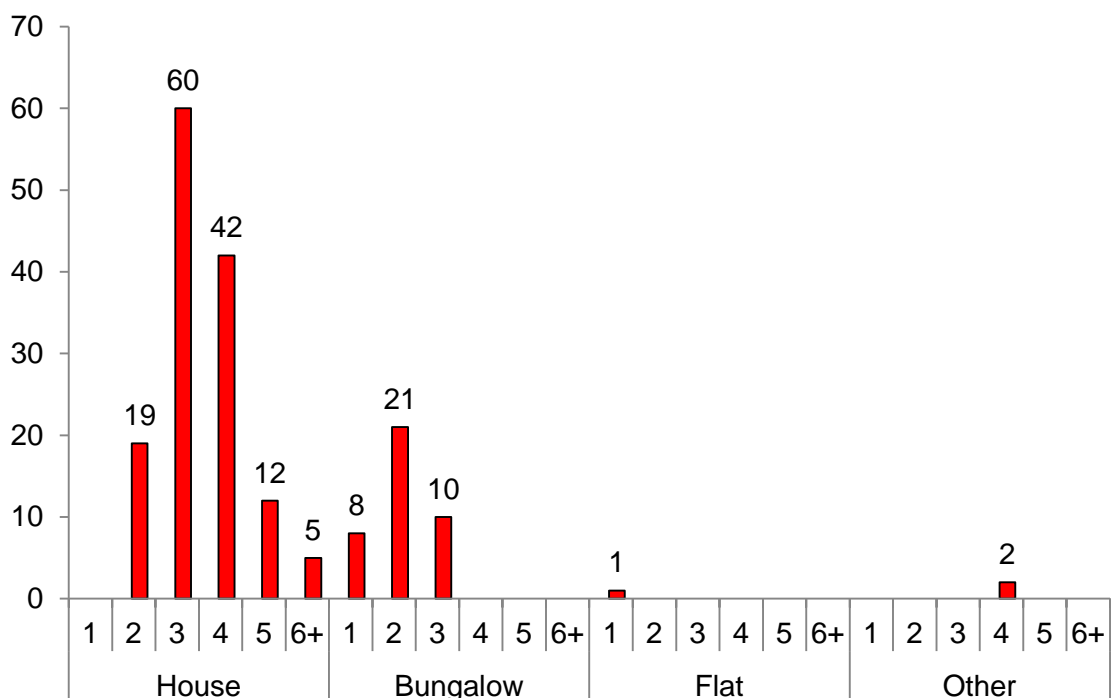
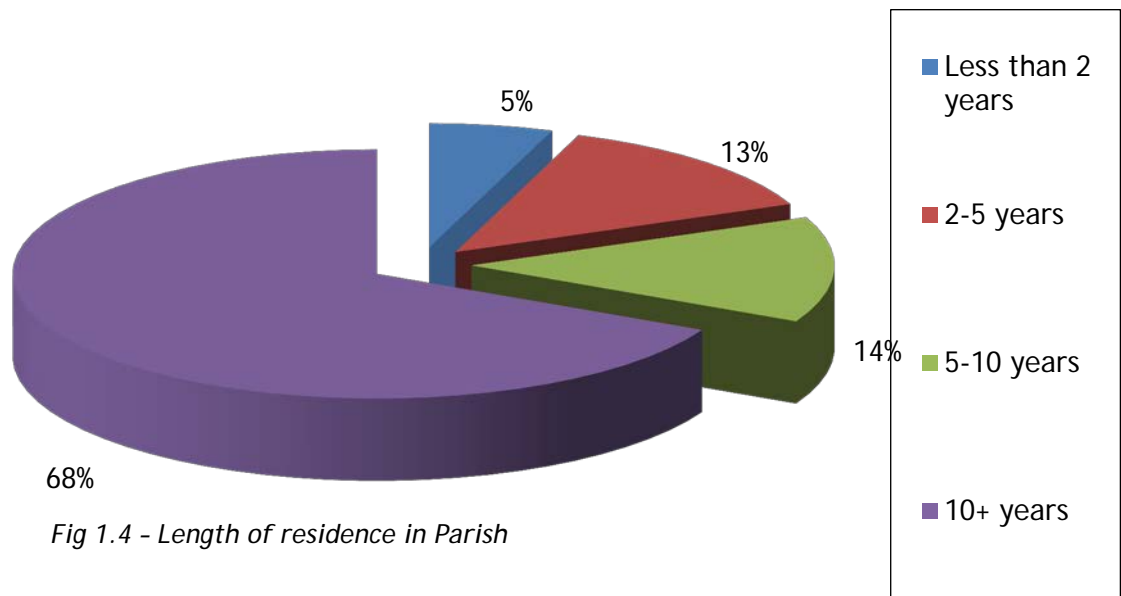


Fig 1.3 - Property types

Those living in 3 bedroom houses were the largest group (32% of responses), followed by those living in 4 bedroom houses (23%).

iv) Length of residence in Parish

The length of time that respondents have lived in Sutton on trent is given in the chart below (fig 1.4):



It shows that 68% of completed surveys came from households that have lived in the Parish for in excess of 10 years.

14% of respondents have lived in Sutton on Trent for between 5 and 10 years, and 13% have been there for between 2 and 5 years. 5% 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 believe is needed in the Parish. The results are given in the chart below (fig 1.5):

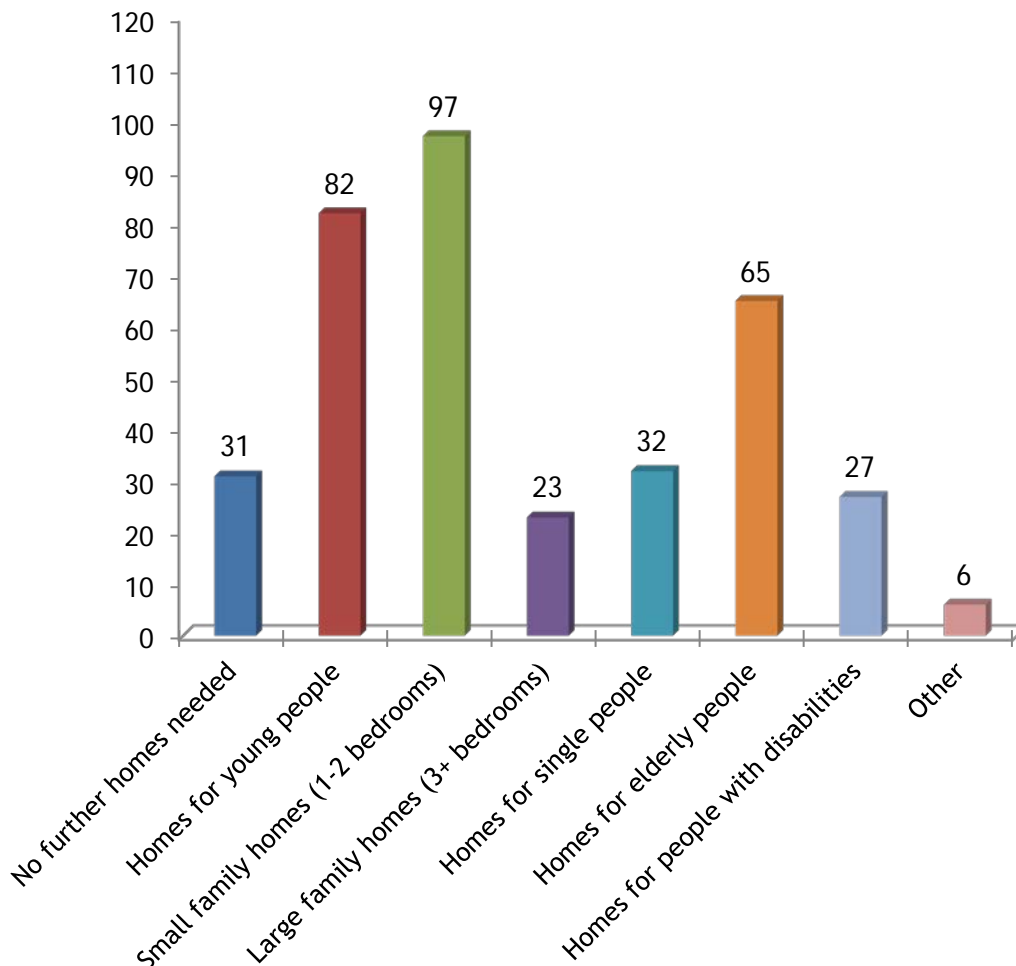


Fig 1.5 - Type of housing needed in Sutton on Trent

It shows that only 31% of respondents thought that no further homes were needed in Sutton on Trent.

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

- Small family homes
- Homes for Young people
- 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.

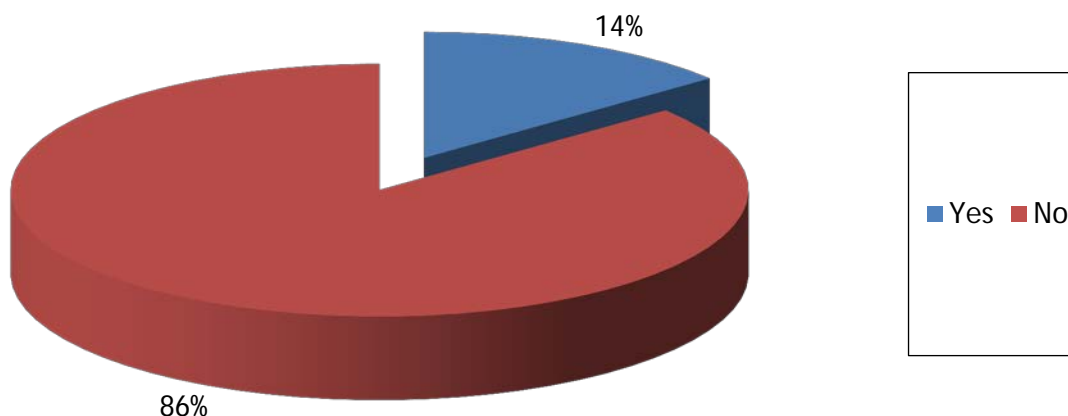


Fig 1.6 -New homes required for people currently living in respondents' home

It can be seen from the chart, above, that 14% 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.

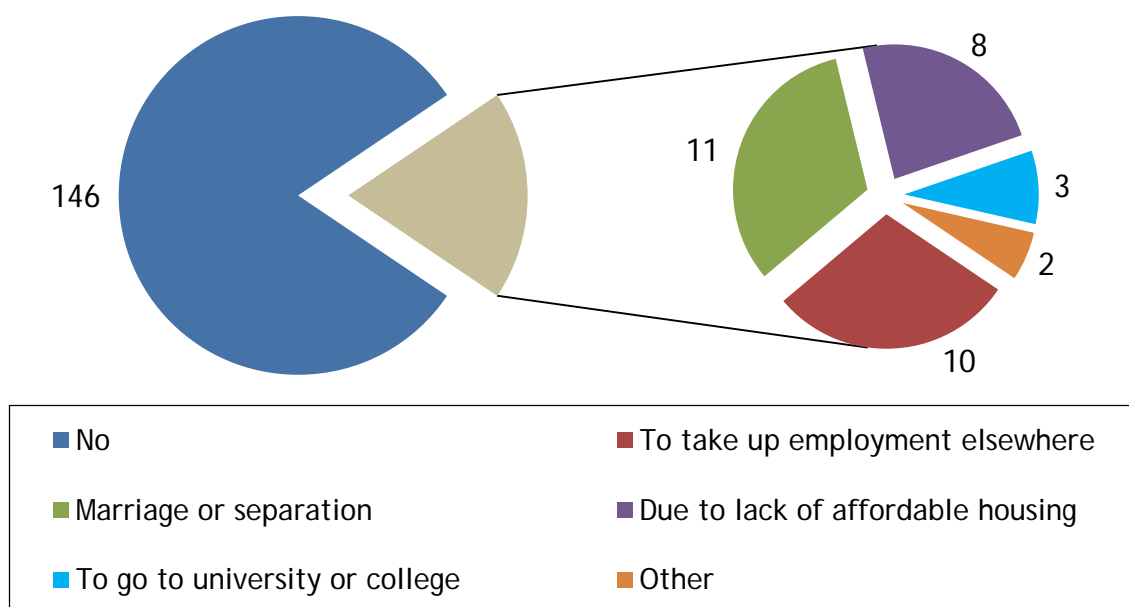


Fig 1.7 - Migration and reasons for leaving

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 8 respondents (24% of leavers) 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.

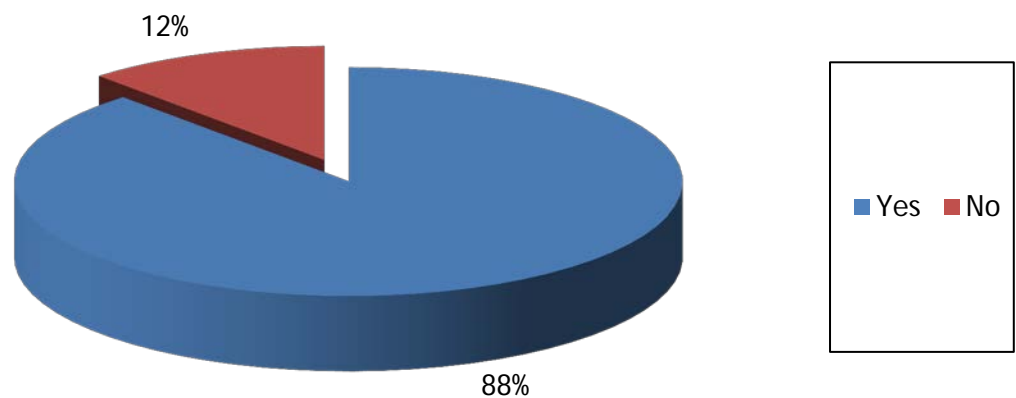


Fig 1.8 - Support for homes for local people

Fig 1.8 shows that 88% of respondents are in support of a small number of homes to meet local peoples' needs, while 12% 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.

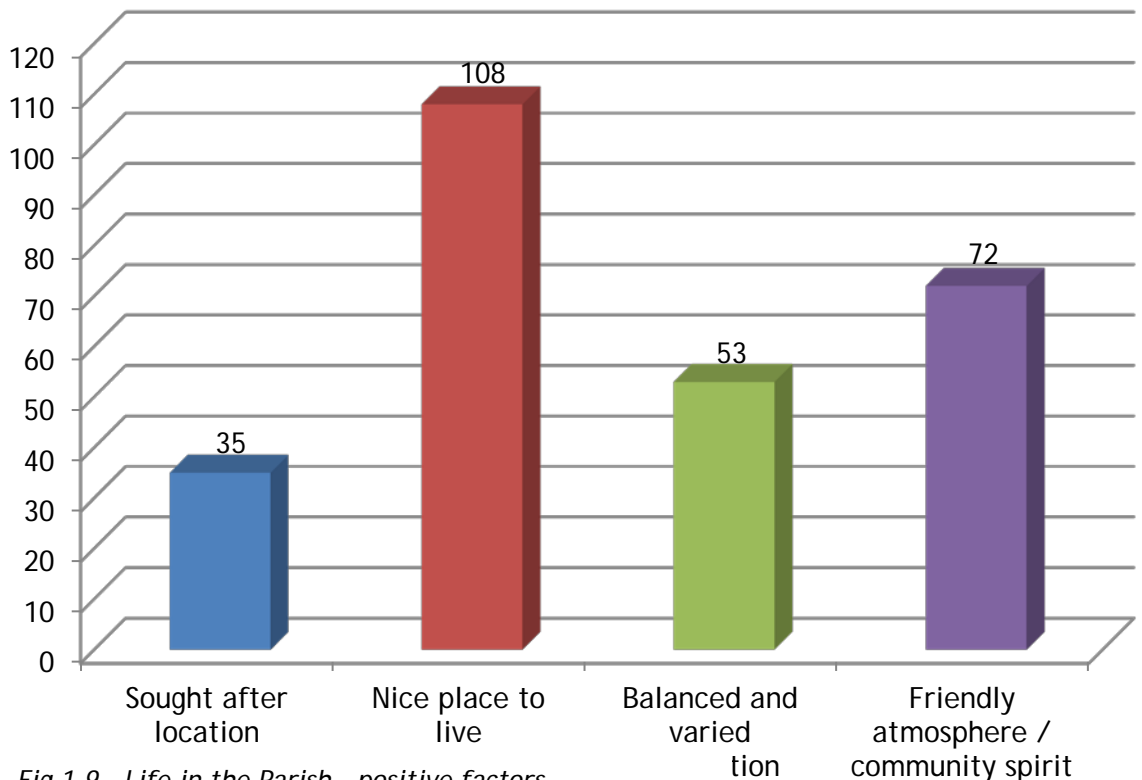


Fig 1.9 - Life in the Parish - positive factors

From fig 1.9, above, it can be seen that the majority of respondents are very positive about life in Sutton on Trent. 58% believed that the Parish is a desirable place to live and 39% believe it has a friendly, community spirit.

29% of completed questionnaires came from those who believed that Sutton on Trent has a balanced population and 19% think it is a sought after place to live.

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

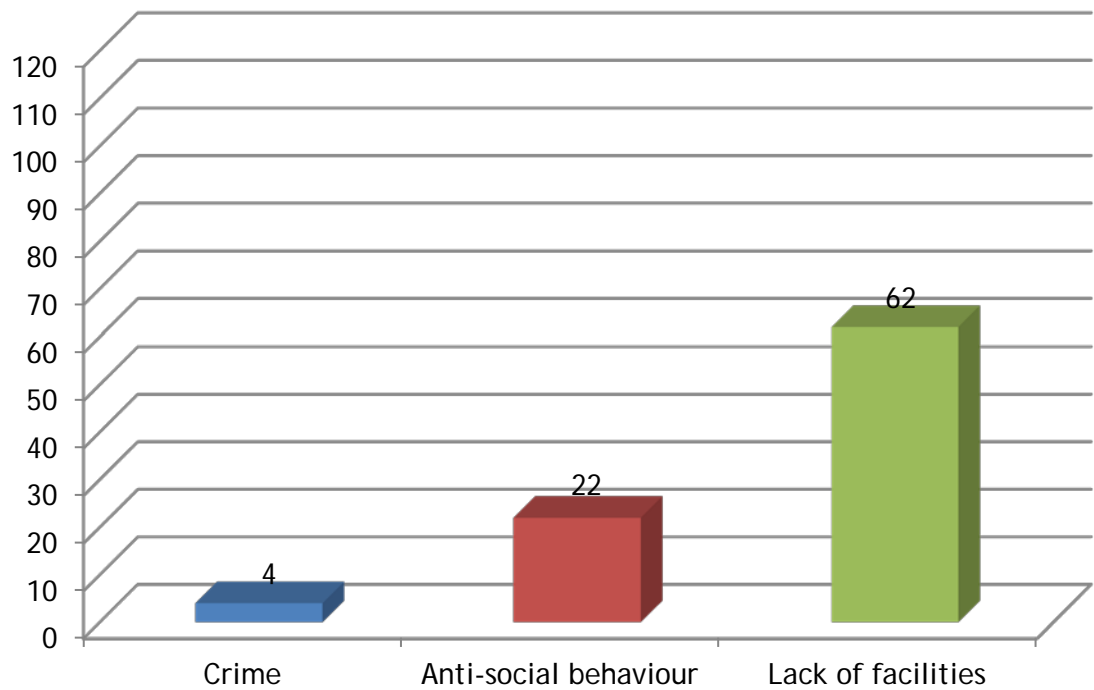


Fig 2.0 - Life in the Parish - negative factors

As can be seen from fig 2.0, above 34% of respondents think Sutton on Trent lacks essential facilities, 12% think it suffers from anti-social behaviour, and just 2% think there is some crime.

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.

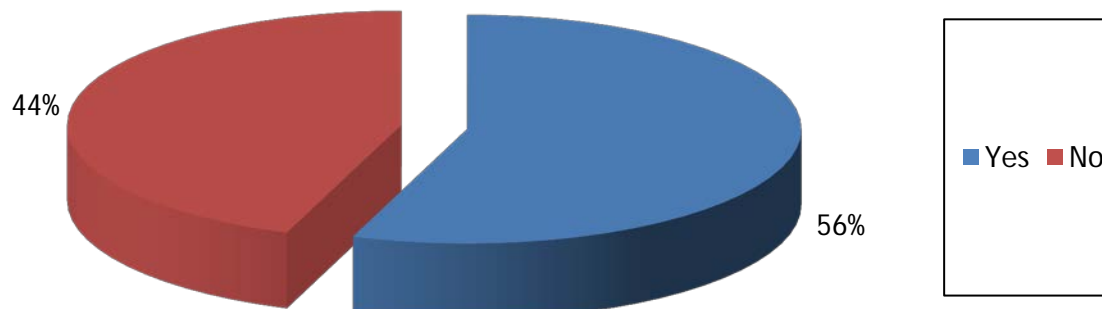


Fig 2.1 - Perceptions on the provision of adequate housing in the village

Fig 2.1, shows that 44% of respondents believe that there is not a lack of adequate housing in Sutton on Trent, while 56% 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.

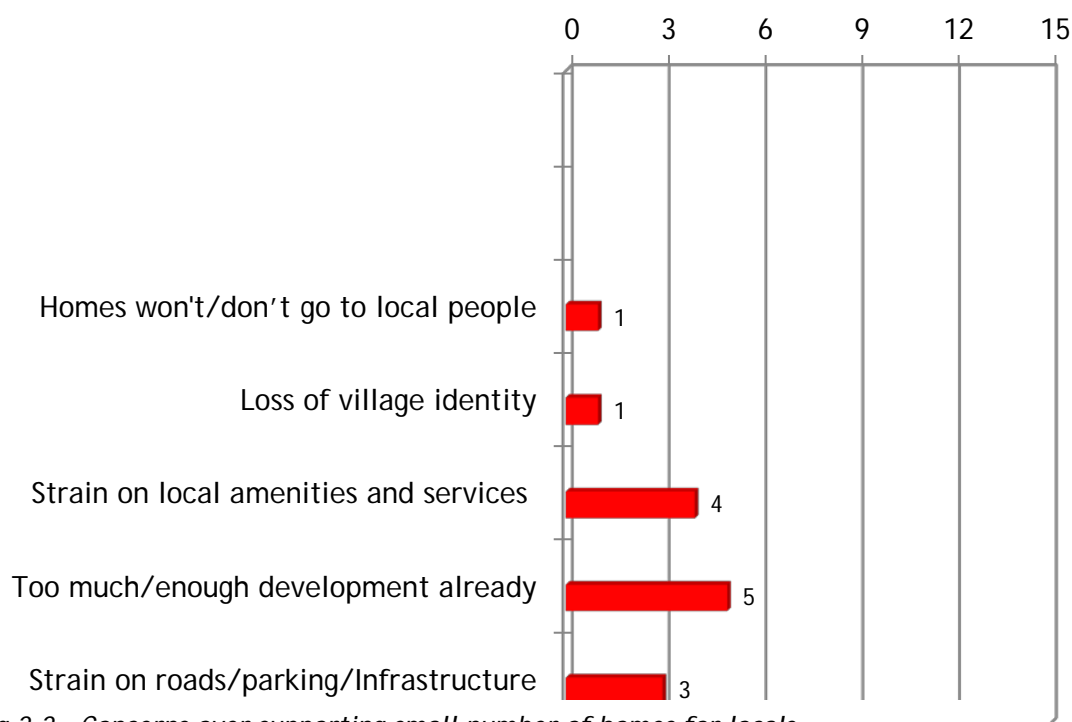


Fig 2.2 - Concerns over supporting small number of homes for locals

Some respondents felt that the village is big enough and has had enough development already. There was also some concern about the additional strain on local amenities and infrastructure that would be caused by additional development.

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?

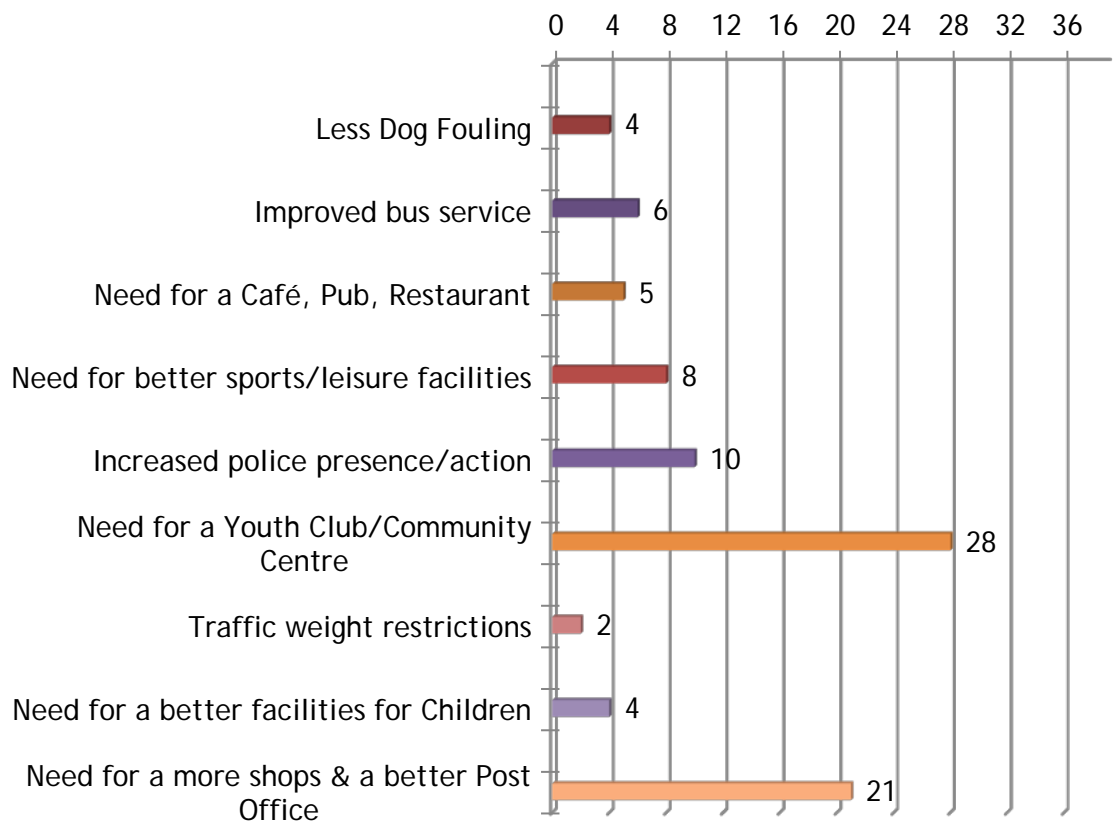


Fig 2.3 - Concerns over issues and improvements deemed necessary

Villagers who made comments felt that the two most important issues were the lack of a community centre or other facility, particularly for young people to meet, and the need for better shopping and post office facilities.

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?

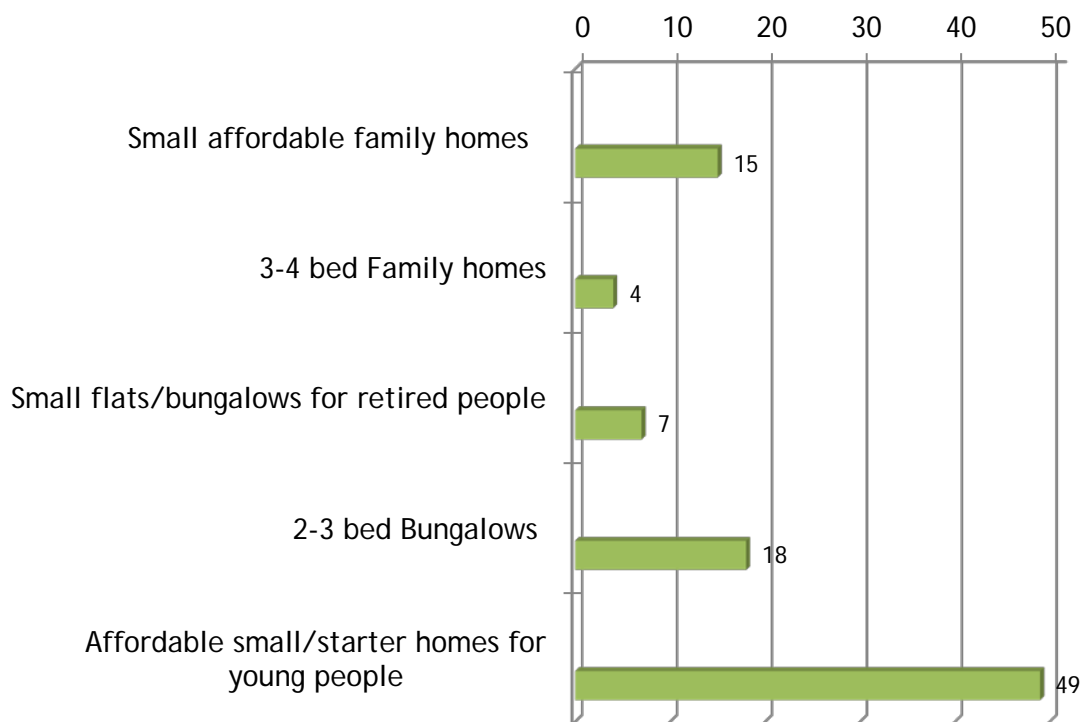


Fig 2.4 - Types of homes that are needed in the village

Respondents who made comment felt strongly 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. Affordable family homes were also mentioned by a number of respondents.

5. Housing Need Analysis

Of the 185 returns, 165 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, 20 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 5 YEARS						
Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
3	Yes. Over 10 years residency.	No	Family of three living in own mortgaged 3 bed house.	Cannot manage stairs	4 bed bungalow. Buying on the open market.	4 bed bungalow. Open market purchase.
4	Less than 2 years residency.	No	Single person living in own 2 bed bungalow.	Present home too expensive	1 bed bungalow or flat. Buying on the open market or shared ownership.	1 bed flat. Open market purchase.
10	Yes. Over 10 years residency.	No	Family of 3, living in own 3 bed house.	Present home too large. Cannot manage stairs.	2 bed bungalow. Buying on the open market.	2 bed bungalow. Open market purchase.

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
11	Yes. Over 10 years residency.	No	Family of 3 living in own 3 bed house.	First independent home. Couple setting up home together.	2-3 bed house. Buying on the open market.	2 bed house. Open market purchase.
16	Yes. Over 10 years residency.	No	Couple living in own 5 bed house.	Present home too large.	3 bed bungalow. Buying on the open market.	3 bed bungalow. Open market purchase.
19	Yes. Over 10 years.	No	Single person living in own 3 bed house.	Present home too large.	1 bed bungalow or flat. Buying on the open market.	1 bed flat. Open market purchase.
45	Yes. Over 10 years residency.	No	Single person living in privately rented 2 bed house.	Present home too small. Couple setting up home together.	3 bed house. Privately renting or renting from Council or Housing Association.	2 bed house. H.A. Affordable rent.
* 59	Yes. 2-5 years residency.	No	Family of three living in H.A. rented 2 bed house	Present home too small. First independent home.	2 or 3 bed house. H.A. renting.	2 bed house. H.A. rented.
64	Less than 2 years.	No	Couple living in privately rented 3 bed bungalow.	Renting but would like to buy.	2 bed house. Buying on the open market.	2 bed house. Open market purchase.
86	Yes. Over 10 years residency.	No	Single person living with parents.	First independent home.	2 bed house. Buying on the open market.	2 bed house. Open market purchase.
88	Yes. Over 10 years residency.	No	Family of 5 living in own mortgaged 3 bed house.	Present home too small.	4 bed house. Buying on the open market.	4 bed house. Open market purchase.

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
107 & 108	Yes. 2-5 years residency.	Yes - N&SDC CBL Register.	Family of 2 living in privately rented 2 bed bungalow.	To be closer to a family member.	2 bed bungalow. Renting from the Council or H.A.	2 bed bungalow. H.A. affordable rent.
114	Yes. 2-5 years residency.	No	Couple living in own 3 bed house.	Disabled, need specially adapted home.	2 bed bungalow. Buying on the open market.	2 bed bungalow. Open market purchase.
123	Yes. Over 10 years residency.	No	Family of 5 living in own 3 bed house.	Other - Investment for the children's future	1 or 2 bed house. Buying on the open market.	2 bed house. Open market purchase.
132	Yes. 2-5 years residency.	Yes - N&SDC CBL Register.	Couple living in privately rented 2 bed house.	Other - Present Garden too big to manage. Cannot manage stairs.	2 bed bungalow. Renting from the Council.	2 bed bungalow. H.A. affordable rent.
135	Yes. Over 10 years residency.	No	Two parent family living in privately rented 3 bed house.	First independent home. Renting but would like to buy. To be closer to employment & family.	4 bed house. Buying on the open market.	4 bed house. Open market purchase.
147	Yes. Over 10 years service.	No	Two parent family living in own mortgaged 3 bed House.	First independent home. Present home too expensive.	2 bed house. Buying on the open market.	2 bed house. Open market purchase.

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
157	Yes. 5-10 years residency.	No	Lone parent family of 2 living in own 2 bed house	Renting but would like to buy.	2 bed house. Buying on the open market.	2 bed house. Buying on the open market.
166	Yes. Over 10 years residency.	No	Two parent family living in own mortgaged 5 bed house.	Present home too expensive. Present home too large.	3 or 4 bed house or bungalow. Buying on the open market.	4 bed house. Open market purchase.
167	Yes. Over 10 years residency.	No	Two parent family living in own mortgaged 4 bed house.	First independent home. Couple setting up home together.	2 bed house. Buying on the open market.	2 bed house. Open market purchase.

Recent checks on Newark & Sherwood District Council's Choice based Lettings Register show that 20 people who have been assessed as being in housing need have expressed an interest in living in Sutton on Trent and, since April 2015, the following number of bids has been received when properties have become available:

Property	Number of bids received from people who have expressed an interest in living in Sutton on Trent.
3 bedroom house	10
1 bedroom bungalow	12
Total	22

This information is only given to demonstrate the wider housing needs; it should be remembered that this survey is only concerned with the housing needs of those with a local connection.

ii) House price data

The table below details the average property values and household type breakdown for the NG23 area. It is taken from www.zoopla.co.uk. Further local context is given on page 21 with regard to properties that are/have been for sale and rent in Sutton on Trent itself.

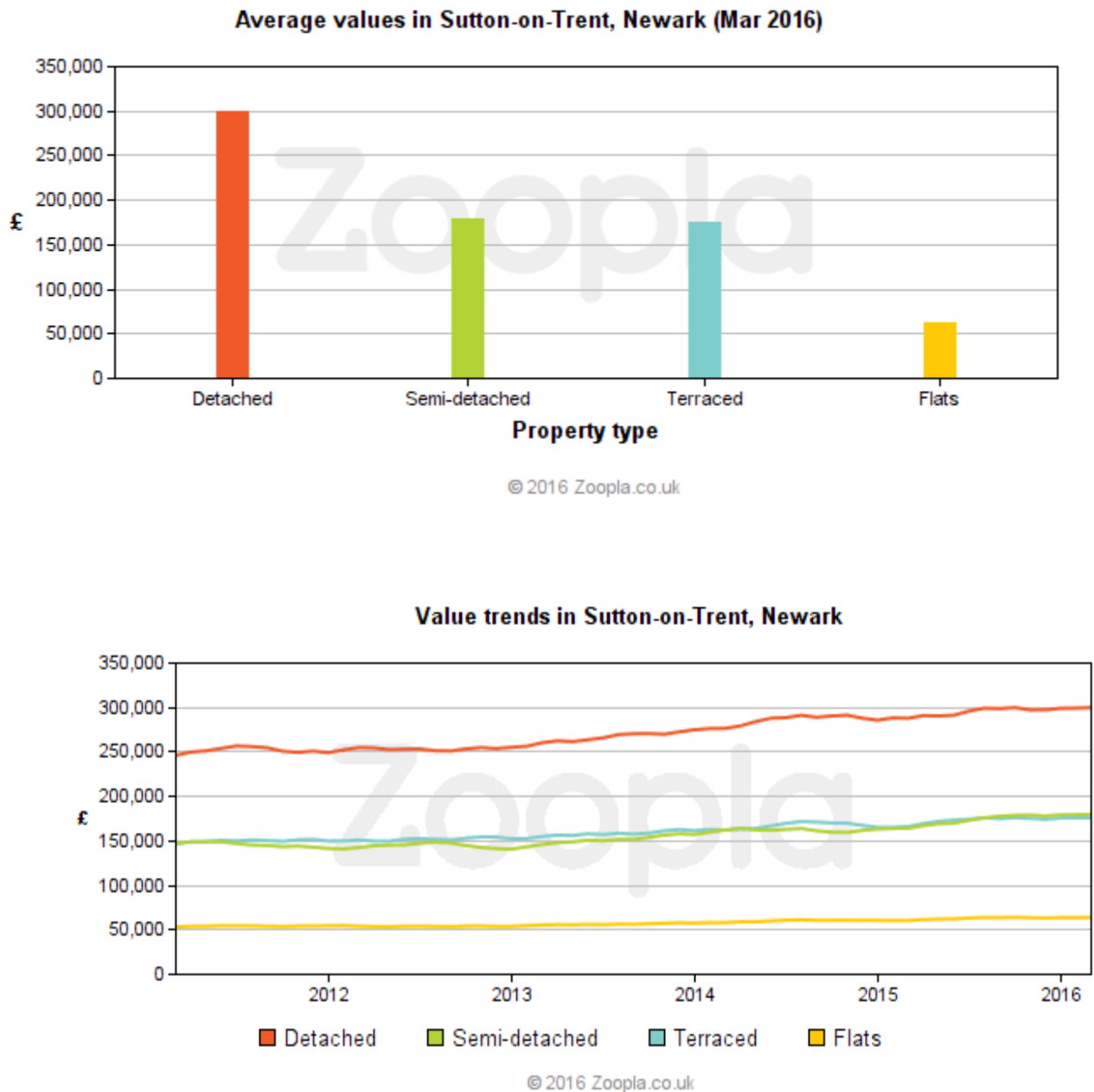


Fig 2.5 - Average property prices for NG23 2011-2016

The chart above (fig 2.5) shows that property prices in NG23 have, overall, increased over the past 5 years by an average of £42,259 or 20.89%.

iii) Local context

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

Property	Price (£)	Property	Price (£)
5 bedroom detached house	579,950	4 bed semi-detached house	975pcm
5 bedroom detached house	374,950		
5 bedroom detached house	365,000		
4 bedroom detached house	475,000		
4 bedroom detached house	385,000		
4 bedroom semi-detached	259,000		
4 bedroom semi-detached	225,000		
3 bedroom detached house	280,000		
3 bedroom semi-detached	199,995		
4 bedroom detached house	199,950		
3 bedroom semi-detached	134,950		
2 bed cottage	127,250		

Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 20% deposit.

Based on this affordability criteria it would require a deposit of £25,450 and an income of almost £30,000 per annum to afford the cheapest available house currently available in Sutton on Trent.

The private rental market is currently only offering one property, priced at £975 per calendar month.

With regard to actual sales, the table below shows properties that 20 properties have been sold in Sutton on Trent during 2015:

Property	Price (£)
Detached House	499,000
Detached House	330,000
3 bed Detached House	315,000
4 bed Detached Cottage	296,000
3 bed Detached House	292,000
3 bed Detached House	279,000
4 bed Detached House	275,000
4 bed Detached House	257,000
3 bed Detached House	235,000
3 bed Detached House	225,000
Detached House	217,750
4 bed Detached House	211,500
Detached House	205,000
2 bed Detached House	152,000
Semi-Detached House	136,950
3 bed Semi-Detached	125,000
3 bed Semi-Detached	124,500
2 bed Semi-Detached	118,000
2 bed Semi-Detached	112,000
Terraced House	83,000

Based on the affordability criteria explained earlier it would require a deposit of almost £17,000 and an income of £19,000 per annum to afford the lowest priced property.

6. Conclusion

MRH has conducted a detailed study of the housing needs of Sutton on Trent. 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 20 respondents who indicated a requirement for housing within 5 years.

- 4 were assessed as being in need of affordable housing for rent and shared ownership
 - 2 x 2 Bed Houses - affordable rented
 - 2 x 2 Bed Bungalows - affordable rented
- 16 were assessed as being in need of open market housing (for local people) to purchase
 - 2 x 1 Bed Flats
 - 7 X 2 Bed Houses - open market
 - 3 x 4 Bed Houses - open market
 - 2 x 2 Bed Bungalows - open market
 - 1 x 3 Bed Bungalow - open market
 - 1 x 4 bed Bungalow - open market


THEREFORE, THERE IS AN IDENTIFIED NEED FOR
4 AFFORDABLE HOMES AND 16 OPEN MARKET HOMES IN
SUTTON ON TRENT FOR THOSE WITH A LOCAL
CONNECTION

7. Contact information

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