



CAUNTON

HOUSING NEEDS

SURVEY

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

May 2009



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



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Executive Summary

Midlands Rural Housing completed a Housing Needs Survey in Caunton during March/April 2009, 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.

Caunton is a popular and pleasant place to live. The current housing stock is predominantly family housing and there is a high incidence of home ownership. There is very little small housing available for young starters and families, or the elderly. There is a low level of rented property available and almost no social rented housing. Consequently, house prices are expensive.

Caunton has a high percentage of young people under 16 years of age and the lack of starter homes will have an impact on their ability to remain in the parish. In the longer term this could affect the sustainability of the parish. Those respondents who feel there is a lack of affordable housing available cited starter homes as the main requirement.

However, although the response rate was excellent and in spite of the concerns outlined above, the Housing Needs Study has identified only a low level of affordable housing need, with just two respondents expressing an interest. Both are young people requiring their first independent homes in the parish, which backs up the surveys findings. Both are interested in the Homebuy option in preference to renting.

The resulting breakdown is:-

2 x 2 bed houses for Homebuy

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



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 Nottingham Community Housing Association are partners of the Trent Valley Partnership. In Newark & Sherwood, during the period 2005 to 2011, they 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 Caunton Parish. Caunton currently has a population of 465, in 193 households (2001 Census). 210 survey forms were produced for distribution to households throughout the parish.

During March 2009, 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 20th April 2009 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 Caunton, in order to provide Newark & Sherwood District Council with the information it requires to meet local housing needs.

3. Housing Costs

Property Values: Oct - Dec 2008 - Newark & Sherwood

	Av Detached	Av Semi	Av Terrace	Av Flat	Av Overall Price	No. Of Sales
East Midlands	£ 230,826	£ 134,634	£ 112,688	£ 106,521	£ 156,665	10,194
Nottinghamshire	216,508	122,930	98,857	95,162	145,562	1,831
Newark & Sherwood	234,886	119,602	107,653	93,112	153,938	283

Source: Land Registry

The table above provides a comparison of the property prices across the East Midlands Region, the County of Nottinghamshire and Newark & Sherwood District. A family wanting to purchase an average terrace house in Newark & Sherwood would need to be earning approximately £32,000 per annum to secure a mortgage.

There is insufficient evidence of any recent property sales in Caunton, so it is not possible to identify property values within the parish. However, they are unlikely to be lower than the average for Newark & Sherwood and will be 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 210 questionnaires distributed and returned during April 2009, in Caunton Parish.

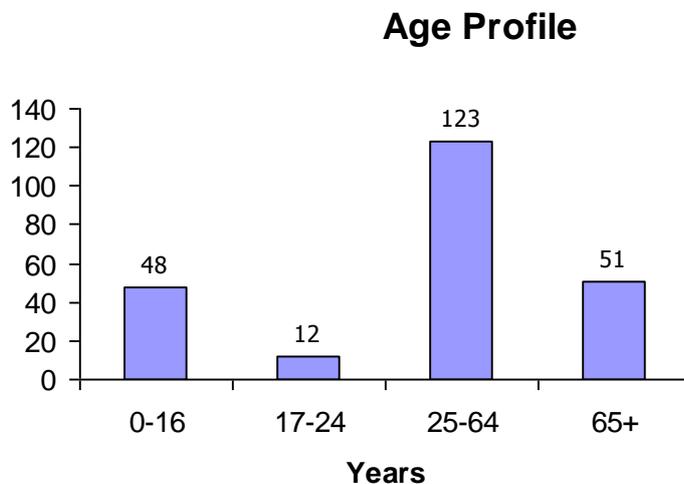
Respondents individual details have been kept confidential and any identifiable attributes have not been included in the results. Any comments that have been made may also have been edited so as not to identify individual circumstances.

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 93 survey forms were received giving a return rate of 44%. This is an excellent 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.

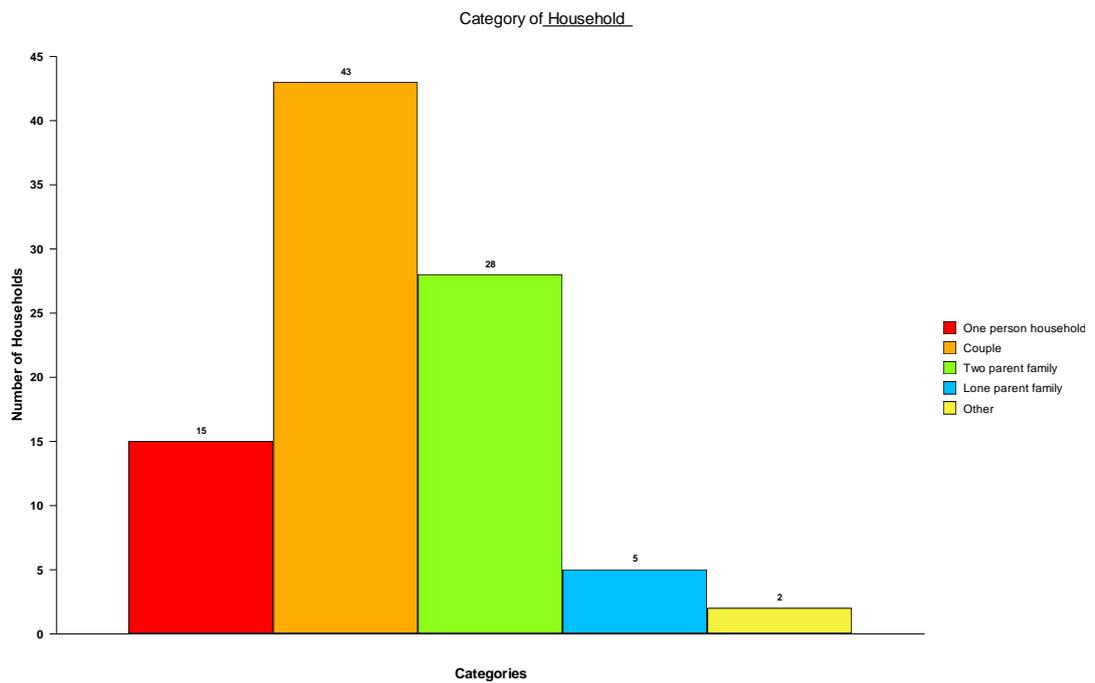
6.1. Age Profile

The chart overleaf shows the age profile of the 234 people captured on the 93 survey forms returned. The responses show that the largest single group of the population in Caunton, representing 53%, are adults of working age. Almost 21% of the population are children under 16 and this group may have difficulty finding affordable housing within the parish, in the future.



6.2. Household Size and Mix

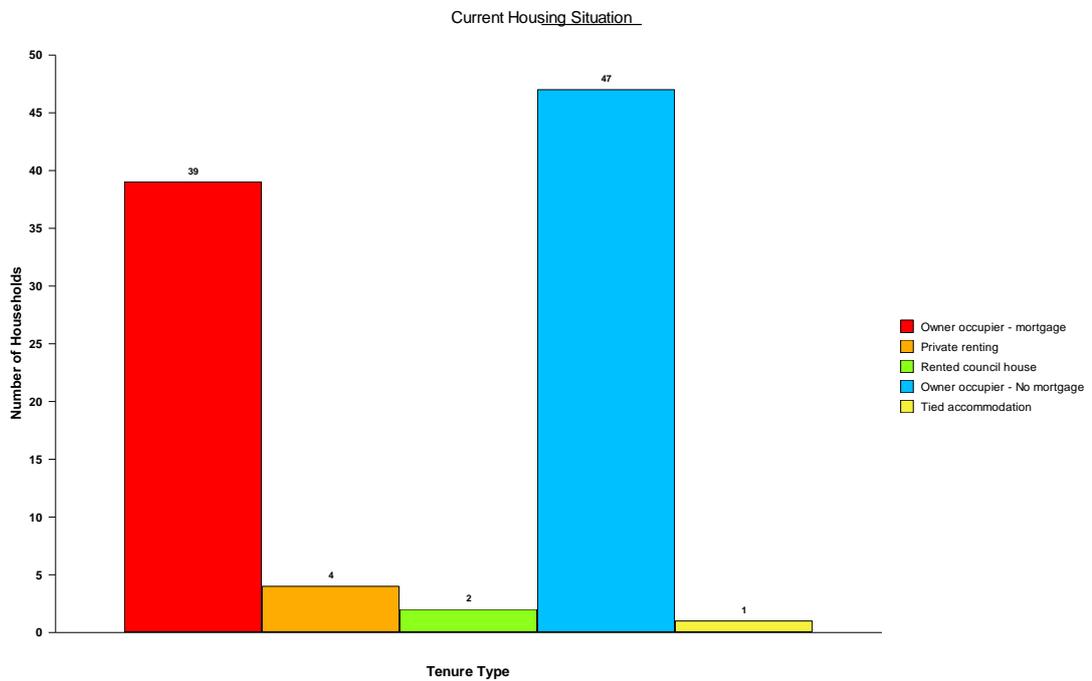
The following chart shows the number of households in each size/mix category. The largest group, at 46% of total households, are those properties occupied by two people. Households containing families with children accounted for 35% of total households.



6.3. Tenure of all Respondents

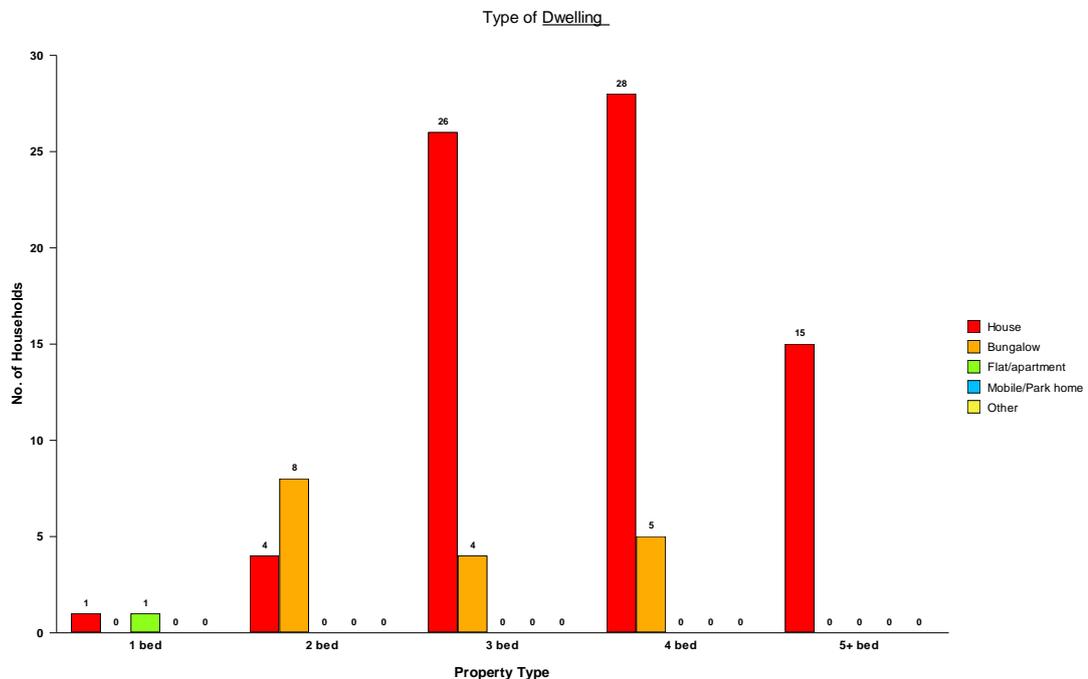
The following chart shows current household tenure of all respondents. Owner-occupiers make up 92% of households, of whom 55% have no mortgage.

Rented accommodation makes up the remaining 8% of total households, although only 2% of total properties are social rented.



6.4. Property Types

The following chart shows that although there is a range of houses and bungalows available in Caunton, the majority are medium to large family homes. 75% of properties are 3 -5 bedroom houses and a further 10% are family sized bungalows. Small 1 - 2 bedroom properties make up only 15% of total housing stock.



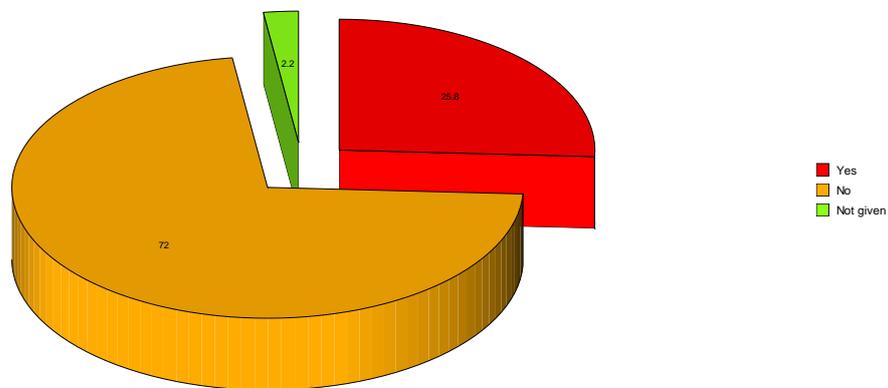
6.5. Ethnicity

Respondents' results showed that the majority of the demographic is White British. This supports a 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. Almost 26% of respondents were aware of somebody who needed to move out to find affordable or suitable accommodation.

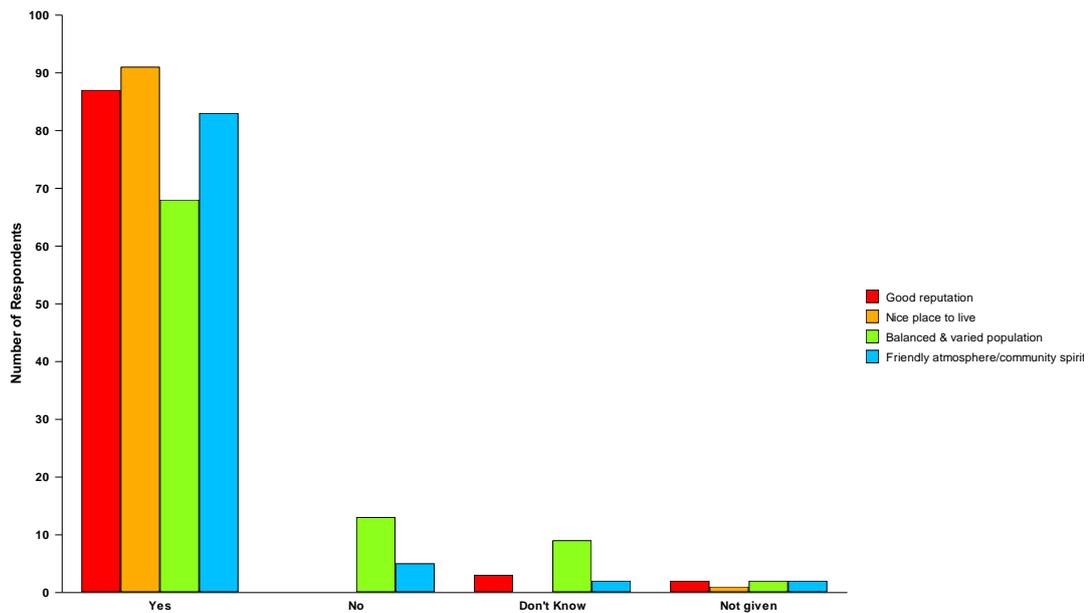
Migration - Leavers in Last 5 Years



7. Sustainability Issues

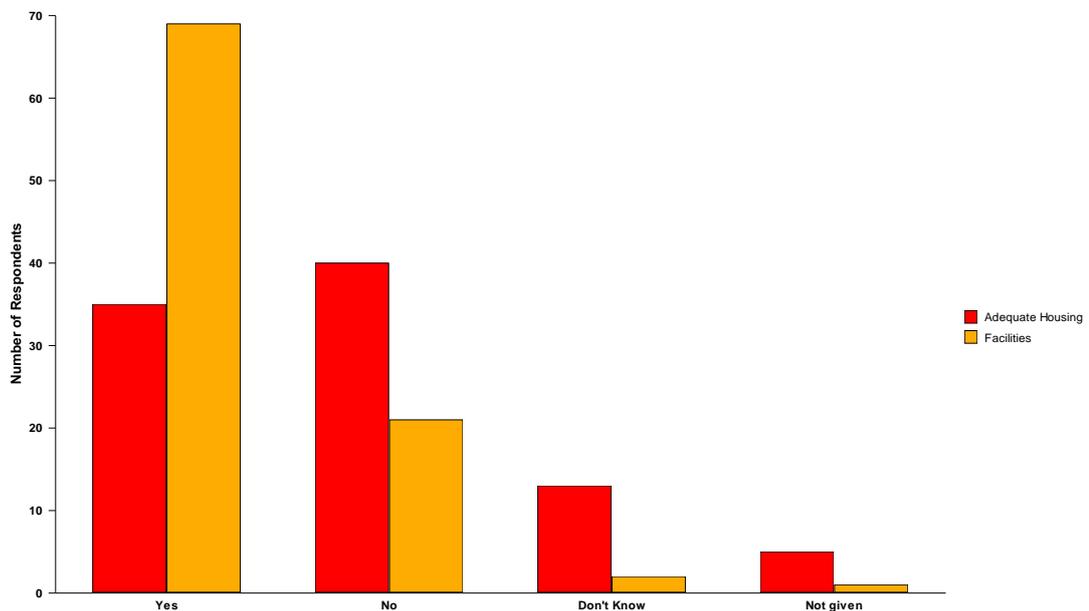
Respondents were asked a series of questions relating to the perceived advantages and disadvantages of living in Caunton. The purpose of these questions is to build-up a picture of life in the parish and to identify any issues that could form a threat to the long-term sustainability of the village. The 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?

Does the Parish Benefit From?



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

Does the Parish Lack?

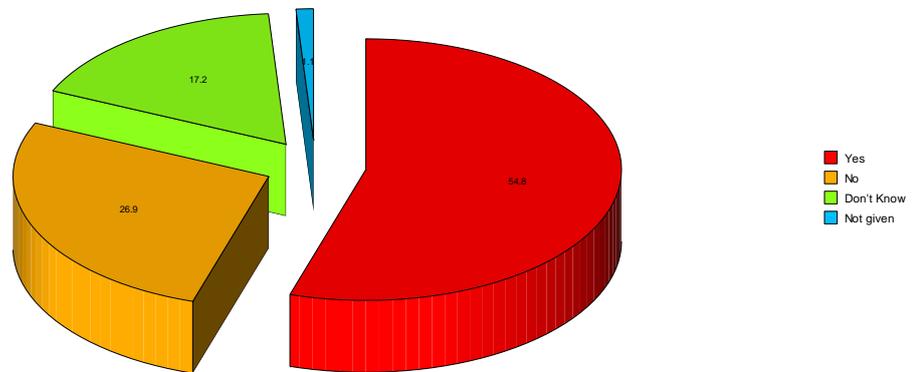


The second chart above shows that approximately one third of respondents feel a lack of adequate housing is an issue in the village. However, 75% of respondents believe that Caunton suffers from a lack of essential facilities.

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 reasonable level of support within the community at almost 55%, with 27% of respondents being against such a scheme.

% In Favour of a Small Scheme



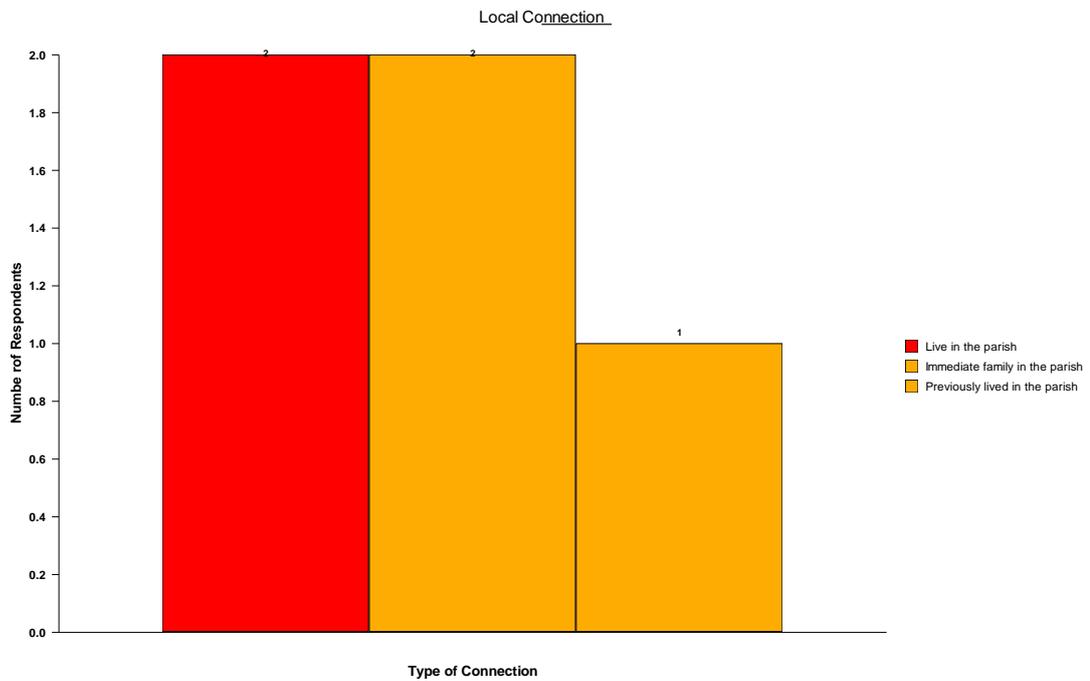
9. Housing Needs Analysis

Out of the 93 returns, 91 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 Caunton 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 2 returns detailing a housing need.

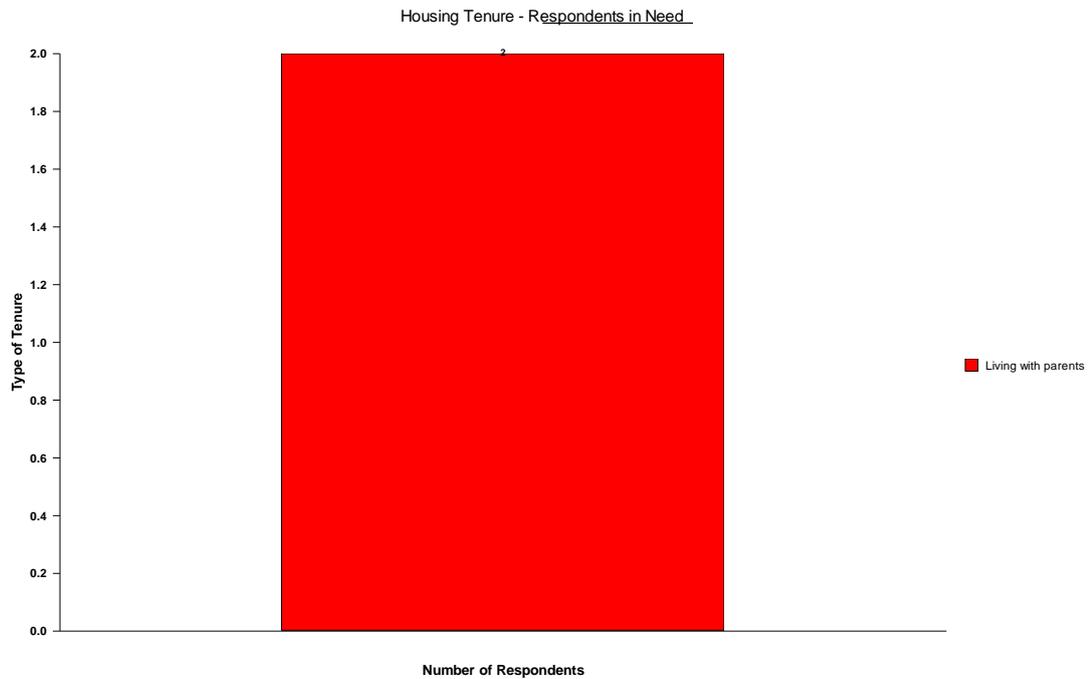
9.1. Local Connection

The graph below shows the type of local connection held by respondents with a specific housing need. There were 2 responses in total, both of whom are currently living in the village and fulfil the criteria for having a strong local connection with the parish.



9.2. Housing Tenure

The chart below shows the housing circumstances of respondents with a specific housing need. Both respondents are currently living with parents.



9.3. 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 PREFERRED	REALITY TENURE
Living with Parents in 4 bed house, requires independent, first home within 2 years. Residency 10 years.	2 bed house. Homebuy.	2 bed house. Homebuy.

Families

RESPONDENT	ACCOMMODATION PREFERRED	REALITY TENURE
Family of three, living with parents in 5 bed property, require independent, first home within 2 years. Child attending local school. Residency 5 years.	3 bed House. Homebuy.	2 bed House. Homebuy.

Therefore the housing needs derived directly from the survey are:

2 x 2-bed houses for Homebuy



10. Conclusions & Recommendations

Midlands Rural Housing, in partnership with Caunton 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 the level of local support for a development to meet local needs.

The response to the Housing Needs Survey in Caunton was particularly good and the results give a good indication of the housing situation in the parish.

Caunton is a pleasant and popular parish to live in. Residents feel that it has a good reputation and a friendly community spirit. The results show that the age of the population is well balanced and in particular, that there is a higher than average percentage of children under 16. There is a general feeling that the parish lacks facilities, but there is only limited concern about a lack of suitable, affordable housing.

The current housing stock is overwhelmingly medium to large family housing, with very few small houses or bungalows available for young starters or the elderly. There is a high incidence of owner-occupation and a low level of properties to rent, particularly social rented housing. There is little evidence of properties being available on the open market, but evidence suggests that prices will be high and will be unaffordable for those on low incomes.

The lack of affordable starter homes is a particular concern, as Caunton has a high percentage of young people who will inevitably find they are unable to afford housing in the village. This, combined with the lack of available facilities, will have a detrimental effect on the long-term sustainability of Caunton.

Although the Housing Needs Survey has only identified a low level of affordable housing need in Caunton, it is not surprising that those respondents claiming a need are young people requiring their first independent home in the parish. Both are interested in the shared ownership 'Homebuy' option.

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



11. Acknowledgements

Midlands Rural Housing would like to thank Mr. Brian Robins, Chairman of Caunton Parish Council and Mr. David Slight, Clerk to Caunton Parish Council, for their time and help in carrying out this Housing Needs Survey.

12. Contact Details

Miles King
Trent Valley Partnership Project Officer
Midlands Rural Housing
1st Floor
10 Cromford Mill
Mill Lane
Cromford
Derbyshire
DE4 3RQ
Tel: 01629 826040
Email: miles.king@midlandsrh.org.uk



Appendix A: Comments Regarding Facilities

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

- A local shop is needed.
- We have no shop and limited public transport.
- There are no shops. We need a bus to Southwell & Nottingham.
- We need a General Store and a Parish Hall.
- Caunton would benefit from better street lighting, improved road maintenance and signage.
- A community shop would be nice.
- We have no shops and a poor bus service.
- Public transport is extremely poor.
- I'm happy with the facilities.
- A shop would not be viable. Transport is good.
- An early evening bus service from Newark would be good.
- Mains gas would be nice!
- There is a lack of facilities and activities for young people, which has led to vandalism recently.
- A Toddler Group.



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.

- We need low cost housing for 1st time buyers.
- Caunton needs starter homes.
- Starter homes – 1 & 2 bed houses for young couples.
- Affordable housing, but only for 'local' young people.
- Caunton needs affordable starter homes to keep young people in the village.
- First time homes for local workers.
- Affordable family homes (with gardens) would be helpful.
- Small housing that is affordable for both young families and elderly people.
- Our children all left the village years ago; we need affordable housing for young people.
- Before we build more houses we need mains drainage and a more reliable electricity supply.
- Cheap, starter homes for 1st time buyers and young families.
- Energy efficient, low maintenance, low cost homes for young people.
- We need both rented and new build Homebuy houses.