



Farnsfield Housing Need Survey

January 2008

Produced by
Rural Community Action Nottinghamshire



Contents

	Page
Executive Summary	2
Introduction	3
Survey Process	3
Responses	
Section 1 - All Households	4
Section 2 – Households in Need of Accommodation	9
Background	12
Summary of Those in Housing Need	14
Recommendations	16

Executive Summary

This Housing Needs Survey of the parish of Farnsfield took place in November and December 2007. The aim was to assess local housing need. In addition to the questions relating specifically to housing, residents were also asked for their views on life in Farnsfield.

The survey was conducted by Rural Community Action Nottinghamshire, in consultation with Newark and Sherwood District Council and Farnsfield Parish Council.

Farnsfield is a substantial village with road links to the urban centres of Mansfield and Nottingham. It has good community facilities and continues to be a popular place to live. The survey shows that the majority of residents have lived in the village for over 20 years.

The age profile of the village is comparable with other villages of a similar size. It should be noted that around a third of the population is aged over 60 and there are a substantial number of households containing children and young people.

There is a high level of owner-occupation and the comparatively low number of rented accommodation limits the housing options of those on lower incomes.

Housing Need

Thirty-three respondents identified a need for alternative housing, either in Farnsfield or within 10 miles of the village. A further three households stated they required accommodation elsewhere. Nineteen households identified themselves as being in need of accommodation immediately.

Eighteen households would consider renting a property.

Eight would consider shared ownership.

Six would consider both options.

Nineteen respondents would be looking for a house, nineteen would be looking for a bungalow, twelve a flat or apartment and eleven sheltered/retirement accommodation.






Twenty-two respondents wanted 2 bedrooms, seven wanted 3 bedrooms, some would consider a number of options but only one respondent stated he/she wanted 1 bedroom.

Our recommendation is that a mixed housing development of both rented and shared ownership affordable dwellings should be considered to alleviate the current housing needs in Farnsfield.

Introduction

During late November/early December 2007 a survey was carried out to ascertain the needs of people living in Farnsfield. The Parish Council had been concerned for some time that there may be a lack of affordable housing in Farnsfield and that this may cause both young and old people from the village to move elsewhere to find suitable accommodation.

The survey aimed to discover: -

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

This survey uses the following definition of affordable housing as clarified in the latest draft Government guidance entitled 'Planning for Mixed Communities (A Consultation paper on a Proposed Change to Planning Policy Guidance Note 3) : -

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

The information contained in this survey is invaluable and can be instrumental in taking forward any recommends proposed by the Parish and District Councils

Survey Process

The Housing Need Survey was conducted by Rural Community Action Nottinghamshire formerly Nottinghamshire Rural Community Council in consultation and partnership with Farnsfield Parish Council and Newark and Sherwood District Council.

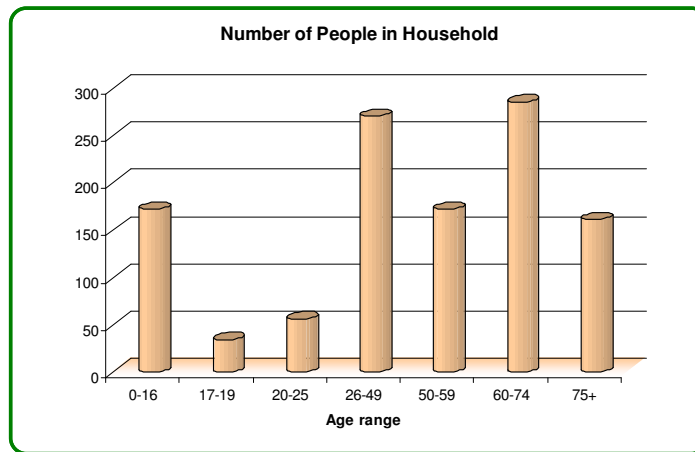
A Housing Needs Questionnaire was delivered by the Parish Council to every house in Farnsfield to ensure that every householder had the opportunity to participate in the survey. -

In total 1186 households received a survey form, with a return rate of 44%

Responses

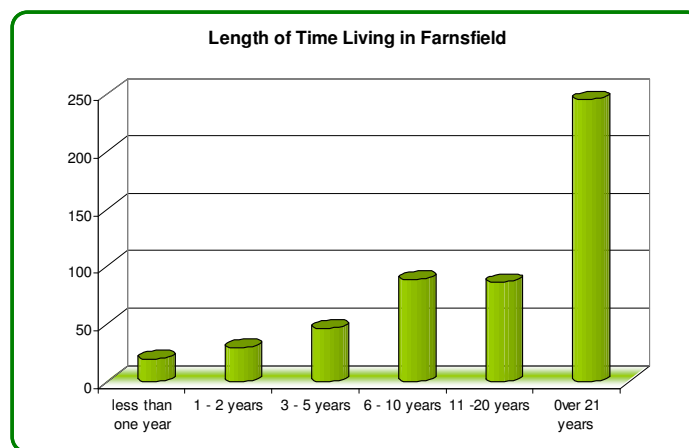
Section 1 – All Households

1. Residents were asked to indicate the number of people living in their household in a range of age groups.



The graph indicates of those that responded, residents in the age ranges 26–49 and 60–75 represent 50% of the population whilst teenagers 17 – 19 make up only 3%.

2. Question 2 asked how long respondents had lived in the village, the graph below shows that the majority of those who answered have lived in Farnsfield for over 25 years.



3. Residents were asked to comment on their likes and dislikes of the village

Likes

The country setting	433	84%
The house you live in	317	61%
Convenience for shopping	235	46%
The community feeling	234	45%
Access to public transport	108	21%
Facilities for children	79	15%
Distance from work / study	70	14%
Other	35	7%

Additional comments indicated that residents liked the size of the village and the facilities it has to offer, a number enjoy being able to live close to family. Some felt 'safe' and that it was a caring community for the elderly.

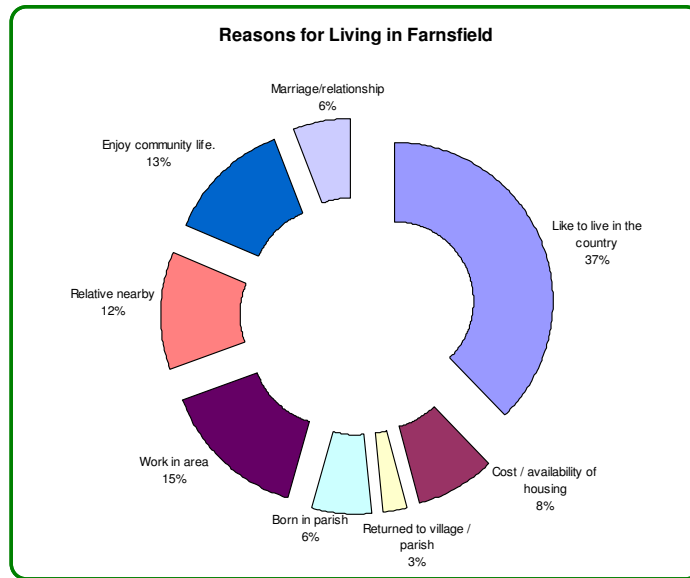
Dislikes

Inaccessibility of public transport	132	26%
Lack of facilities for children	63	12%
Inconvenience for shopping	45	9%
The lack of community feeling	44	9%
Distance from work / study	21	4%
The house you live in	6	1%
Other	122	24%

The major additional dislikes of those respondents were:

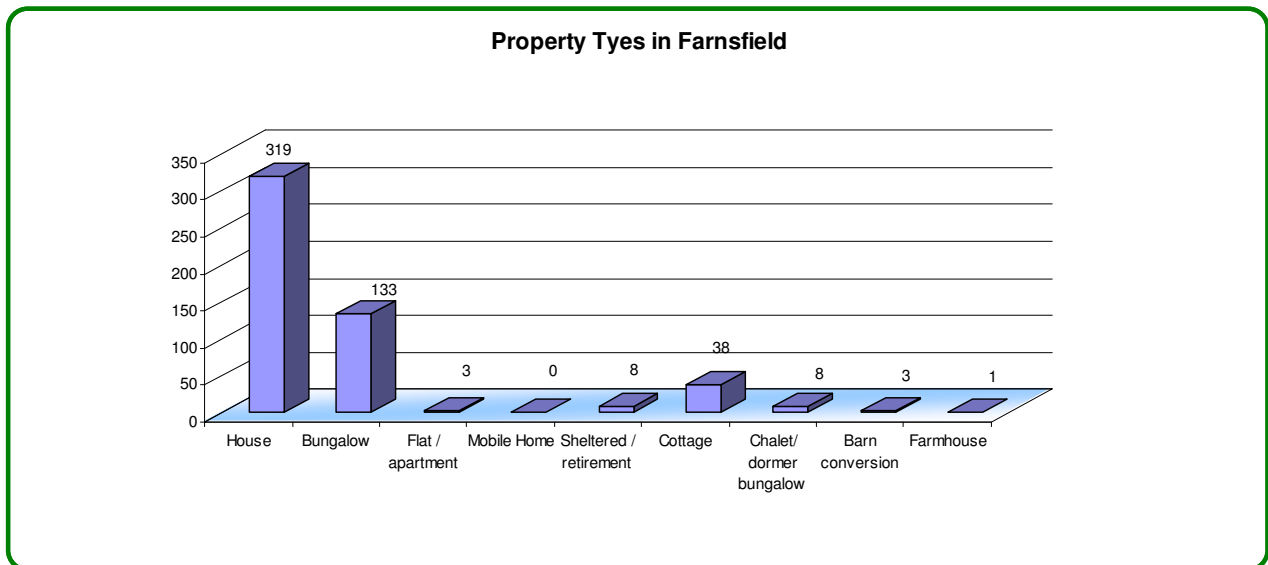
- The lack of car parking facilities especially on Main Street near the shops.
- Speed and volume of traffic through the village
- Infrequency of public transport
- Anti social behaviour of young people however respondents also felt that was a lack of facilities for this group.
- Lack of a police presence and resultant vandalism.
- The condition of the Warwick Arms, respondents viewed it as an eyesore, some felt that with the gradual loss of village shops Farnsfield is beginning to give the impression of being a run down village.
- Worries that the wrong type of housing developments would alter the balance of the community.

4. Residents were asked what was the main reason they chose to live in Farnsfield

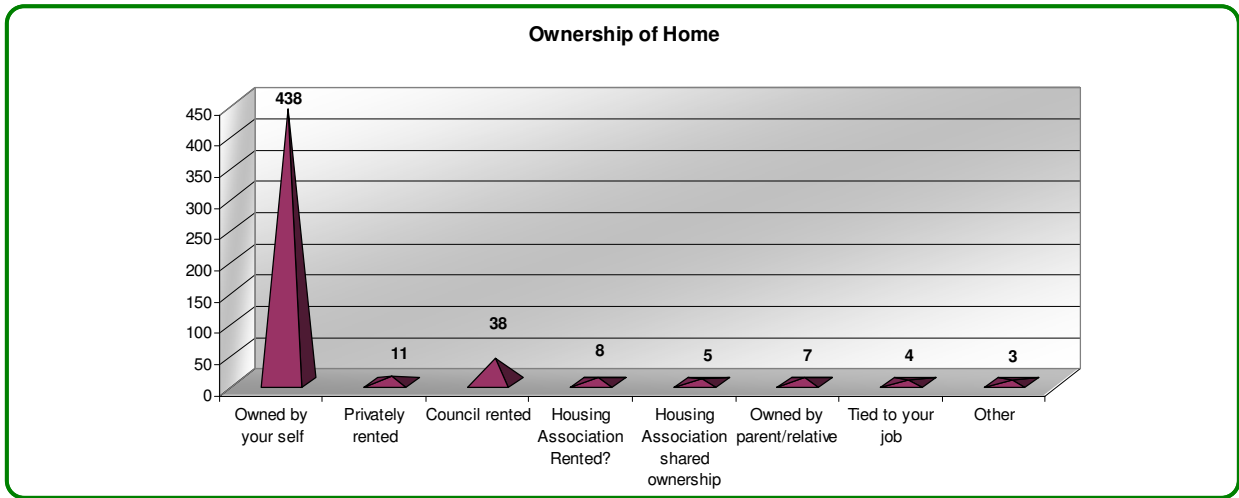


The graph above shows the main reason was its rural location and the least popular option was people returning to Farnsfield.

5. Types and tenures of houses



The two graph shows that Farnsfield is predominated made up of houses and that properties are owner/occupied. On average properties have 3 bedrooms.



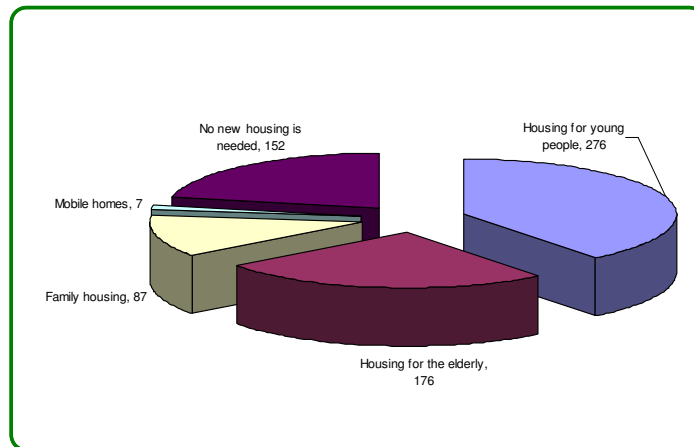
6. Residents were asked if their homes met their needs

Of those that responded 92% were happy with their homes. There were a variety of additional comments some people wanted smaller properties some would like larger properties, some had access issues, gardens were either too big or too small.

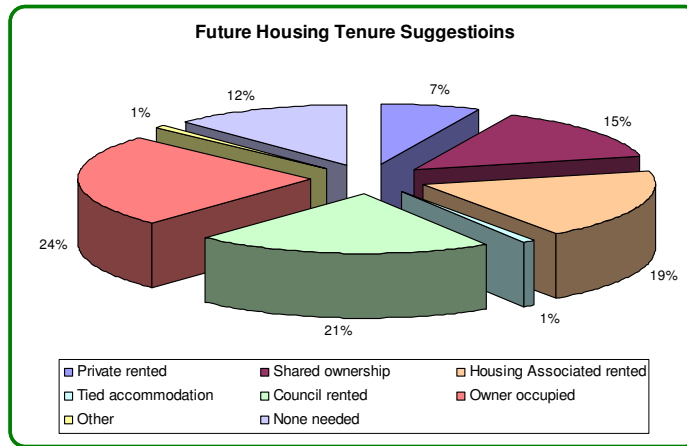
7. Residents were asked if they knew of anyone who had moved away from Farnfield in the last 5 years due to the lack of affordable housing.

Of those that responded only 28% knew of anyone.

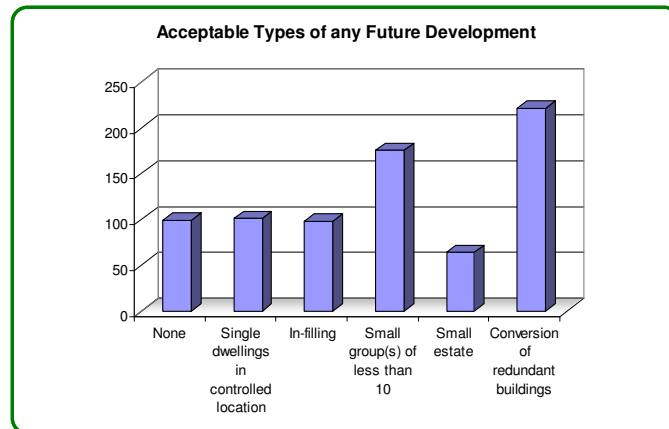
8. Residents were asked about future housing needs.



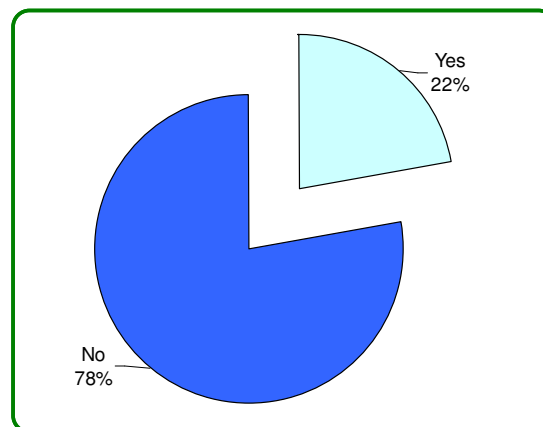
53% would like additional housing for young people, 34% housing for the elderly and 29% felt there was no need for any additional housing.



There was a mixed response to the type of tenure of any future housing.



43% of respondents would like to see redundant buildings converted and 34% would prefer a small development of 10 or less buildings.



Three quarters of respondents would have no objections in principal to a small housing development for local people

Section 2 – Households in Need of Accommodation

1. Of those 36 respondents who answered this section 19 said that they needed alternative accommodation now, 10 within the next 2 years and 7 within the next 3 – 5 years.

6 respondents are registered with the local council, 6 with housing associations and 1 with a private rental agency. 20 respondents are not registered with any agencies.

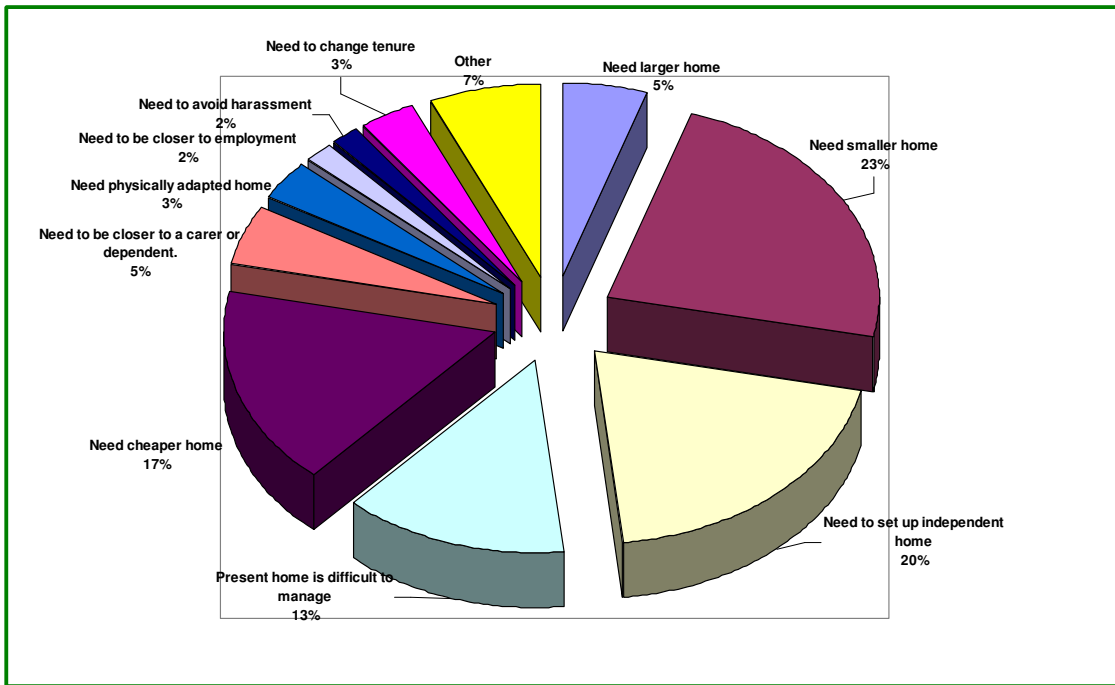
2. Respondents were asked where they would like to move to (and given 3 options) – 31 would like to remain in the village, 9 would be willing to live within 10 miles of Farnsfield and 3 would be looking to move further away.
3. Respondents were asked what type of home they would be looking for.

House	19
Bungalow	19
Flat / apartment	12
Mobile Home	2
Sheltered / retirement accommodation	11
Other	-

18 respondents would consider renting a property, 8 would consider shared ownership and 6 would consider both options.

65% of respondents would be looking for a 2 bedroomed property.

4. Those in housing need were asked what was their main reason for needing to move.



Those in housing need were asked if they were unable to move due to properties being too expensive or from the lack of suitable accommodation those who answered were equally split between the 2 options.

5. Affordability levels

Maximum amount respondents could afford to pay for housing rent or mortgage?

Less than £50 /wk (£200/month)	10	2%
£50 - £99.99/wk (£200 - £399/mth)	16	3%
£100 - £149.99/wk (£400 - £599/mth)	3	1%
£150 - £199.99/wk (£500 - £799/mth)	1	*%
£200 - £250/wk (£800 - £999/mth)	1	*%
More than £250/wk (£1000/mth)	-	-%

Respondents were asked to indicate the total monthly take home income (after deductions) including benefits of everyone responsible for the cost of housing who is planning to move?

Less than £420	4	1%
£420 - £834.99	11	2%
£835 - £1249.99	8	2%
£1250 - £1665.99	4	1%
£1666 - £2499.99	6	1%
£2500 - £3299.99	-	-%
£3300+	-	-%

Background

Farnsfield is a village which enjoys a good range of facilities, the village has 5 or more shops including Post Office provision and 2 public houses. There are a variety of play and sporting activities for all age ranges including tennis and cricket. The educational needs of younger children are catered for by the local primary school. Farnsfield has a number of small to medium sized businesses.

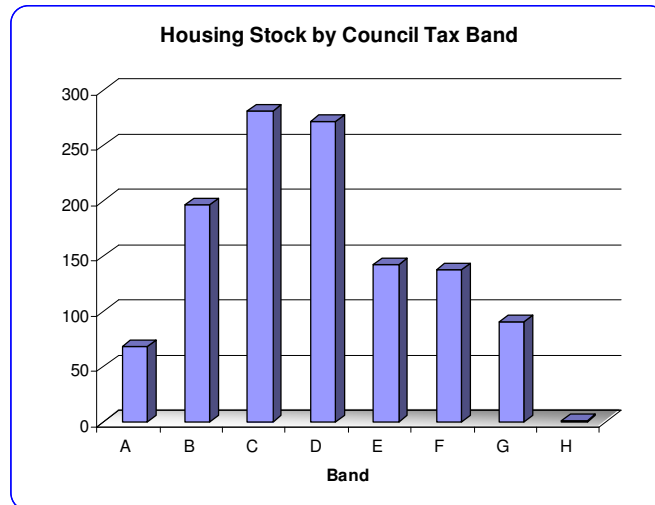
There is an hourly or better weekday public transport service to the nearest town, however residents rely on volunteer or community transport services for people needing to get to hospital and/or GP appointments

The village has some potential for housing development either through in-filling or on the edge of Farnsfield. All land identified in the Local Plan has been allocated, Farnsfield is the subject to an exceptions site policy

Note that under Local Plan Policies 6/14 & 5/5 developments can potentially occur outside settlement envelopes if they are justified by a particular community need. Social housing, with proper justification, may be one such need.

The **2001 Census** tells us there were 1108 households in Farnsfield with a then population of 2681

The graph below depicts the breakdown of the households which now stands at 1188



Band A up to £40,000
Band B £40,001 - £52,000
Band C £52,001 - £68,000
Band D £68,001 - £88,000

Band E £88,001 - £120,000
Band F £120,001 - £160,000
Band G £160,001 - £320,000
Band H £320,000 +

Properties within Farnsfield

The Housing Association total is 15 of which 11 are 2 bed OAP dwellings, there have been 5 RSL letting in the 3 years to March 07

There are 102 ALMO (previously local authority) homes of which

OAP	1 bed / bedsit	23
OAP	2 bed	30
Gen Nds	1 bed / bedsit	0
Gen Nds	2 bed	2
Gen Nds	3 bed	44
Gen Nds	4 bed	3

Number of local authority lettings in 12 months to end March 2007 2 x OAP 2 bed bungalow

The number of owner occupier/private rented/tied accommodation is 1071 (90%) of which 35 were sold in the 12 months to end 2007

The income potential of Farnsfield's residents is

Less than £5,000 pa	1.6
between £5,000 and £9,999	4.3
between £10,000 and £14,999	7.5
between £15,000 and £19,999	9.8
between £20,000 and £29,999	21.1
between £30,000 and £39,999	18.1
over £40,000	37.6

Summary of Those in Housing Needs - Section Two completed.

Age	When needed years	Registered for housing	Where	What	Tenure	Bedrooms
18	3-5	Council	Village Within 10 miles	House Flat/apartment	Rent	2
20	3-5	None	Further away	Flat/apartment	Either	
21	Now	Council	Within 10 miles	House Flat/apartment	Rent	2
22	Now	Council	Village	Flat/apartment	Rent	1 or 2
23	1-2	None	Village	House Mobile home	Shared	2
25	3-5	None	Village	House	Shared	2
25	1-2	None	Village Within 10 miles	House	Shared	3
28	Now	Council Housing A	Village	House Flat/apartment Bungalow Other	Either	2/3
30	Now	Council	Village	House	Rent	3
30	Now	None	Village	Flat/apartment	Rent	2
34	Now	None	Village	House	Rent	3
36 + 30	Now	Council	Village	House	Rent	3
48	Now	Council Housing A	Village	House Shelter/retirement Bungalow	Rent	2
50	Now	None	Village	House	Shared	3
50	Now	Council	Village	House	Rent	2
54		Council Housing A	Village	Flat/apartment Bungalow	Rent	2
57	Now	Council Housing A	Village	Flat/apartment Sheltered/retirement Bungalow	Rent	2
61	3-5	None	Further away	Sheltered/retirement	Rent	2
61	3-5	None	Village	Sheltered/Retirement Bungalow	Any	2
60+	3-5	None	Village	Sheltered	Either	2
60+	Now	Council	Village	Sheltered/retirement	Rent	1
60 + 64	1-2	None	Village	House Bungalow	Neither	2
67	1-2	None	Village	Bungalow	Rent	2

71	Now	Council Housing A	Village	Flat/apartment sheltered/retirement Bungalow	Rent	2
77	1-2	None	Village	Bungalow	Shared	2
82	Now	Council				
91	Now	None	Village	Sheltered/retirement Bungalow	Either	2
	Now		Further away	House		3
	Now	None	Village	House	Rent	3
	Now	Council Housing A	Village	House Flat/apartment Shelter/retirement Bungalow	Either	2
	1-2	Council	Village Within 10 miles	Sheltered/retirement	Rent	2
	Now	None	Village	Flat/apartment	Rent	2
		None	Village Within 10 miles	Bungalow	Shared	2
		Council	Village	House	Shared	3
		None	Village	House Bungalow	Shared	2

Recommendations

This Housing Needs Survey has identified a high level of need for 2 bedroomed properties for young adults and older residents wishing to remain in the village.

Farnsfield Parish Council to work together in partnership with Newark & Sherwood District Council, Rural Community Action Nottinghamshire and the Local Housing Association.

This is a summary report further details will be available from Farnsfield Parish Council.