



HALAM

HOUSING NEEDS

SURVEY

Midlands Rural Housing
in partnership with
Newark & Sherwood District Council
and Halam Parish Council
April 2012



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



CONTENTS

Executive Summary	4
1. Introduction	5
2. Purpose of the Survey	5
3. Housing Costs	6
4. Availability of Affordable Housing	7
5. Planning Context	7
6. Respondents' Details	8
6.1. Age Profile	9
6.2. Household Size & Mix	9
6.3. Tenure of all Respondents	10
6.4. Property Types	10
6.5. Residency	11
6.6. Migration	11
6.7. Timescales	12
7. Local Support for Affordable Housing	13
8. Housing Needs Analysis	14
8.1. Local Connection	14
8.2. Housing Tenure	15
8.3. Registered for Housing?	15
8.4. When is Housing Required?	16
8.5. How long is it required for?	16
8.6. Reason for Requiring Alternative Housing	17
9. Financial Information	17
9.1. Annual Household Income	17
9.2. Source of Income	18
9.3. Level of Savings	18
10. Respondents in Need – Details	19
10.1. Results of Analysis	19
11. Conclusions & Recommendations	20
12. Acknowledgements	21
13. Contact Details	21
Appendix A: Comments Regarding a Small-Scale Development	22



Executive Summary

Midlands Rural Housing completed a Housing Needs Survey in Halam during February/March 2012 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.

Halam is a small village of around 400 people, situated near to Southwell which provides local shopping, educational and leisure facilities. Employment is provided locally, in Southwell and further afield in Nottingham and Newark.

There is a high proportion of families living in Halam, giving a higher than usual level of children and young adults. Much of the population has lived in Halam for many years and has no plans to move in the future. The number of properties readily available on the market is therefore low. Home ownership levels are high and there are few available rentals. Housing stock generally consists of medium to large family housing. There are a low number of smaller properties. Consequently, property prices are higher than average and are unaffordable for those on low incomes.

As a consequence of the high local property prices and the young nature of the population, there are a number of young adults still living at home with parents, who cannot afford to set up independent homes.

Three respondents have claimed a need for affordable housing. They are all single adults who are currently living in the parish. All have strong local connections to Halam and would like to remain living in the village.

The housing needs derived directly from the survey are:

3 x 2 bed houses for Homebuy (Shared Ownership)

Our recommendation is that a development of three affordable dwellings should be considered. This development will alleviate the current housing needs in Halam, whilst remaining available to the parish in perpetuity, to allow for future requirements which may arise.



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 has identified the Trent Valley Partnership as their preferred partner, for the purpose of undertaking Housing Needs Studies in rural villages and identifying opportunities for the development of affordable housing within the district. Trent Valley Partnership is now undertaking the sixth year of a programme of studies on behalf of Newark & Sherwood District Council.

Halam currently has a population of approx. 400 people. 160 survey forms were produced for distribution to households throughout the parish.

During February 2012, Midlands Rural Housing and Newark & Sherwood District Council worked together to deliver a Housing Needs Survey form to every household in the village. The return date for the survey was the 5th March 2012 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 current and future housing needs in the parish of Halam, in order to provide Newark & Sherwood District Council with the information it requires to formulate plans and anticipate future housing requirements.



3. Housing Costs

Property Values: Oct – Dec 2011 – Newark & Sherwood

	Av Detached	Av Semi	Av Terrace	Av Flat	Av Overall Price	No. Of Sales
East Midlands	£ 229,792	£ 134,416	£ 112,716	£ 105,583	£ 162,393	14,239
Nottinghamshire	219,300	127,051	102,708	104,793	156,398	2,508
Newark & Sherwood	227,410	126,147	111,981	90,755	165,855	349
Source: Land Registry						

The table above provides an indication of the property prices within the East Midlands Region, the county of Nottinghamshire and Newark & Sherwood District.

The table shows that the overall house price in Newark & Sherwood is higher than elsewhere in the region. A family wanting to purchase an average terrace house with a 10% deposit would need to be earning approximately £33,500 per annum to secure a mortgage.

Data available from the Land Registry showing the value of recent sales in Halam (post code areas NG22 8AG, NG22 8AJ) identifies just two properties sold in the last two years.

- 1 x Detached property at £290,000.
- 1 x Semi-detached property at £202,000.

Data available from Rightmove, showing the value of properties currently for sale in Halam, identifies 8 properties as follows:-

- 2 x Detached properties at over £800,000
- 1 x Detached property at over £600,000
- 4 x Detached properties at over £375,000
- 1 x Terraced property at £169,950

Making a comparison with the table above, it can be seen that property prices in Halam are considerably higher than average prices in Newark & Sherwood. A family wanting to buy the lowest priced property available, with a 10% deposit, would need to have an annual household income of around £50,000.



4. Availability of Affordable Housing in Newark & Sherwood

Housing costs in Newark and Sherwood are amongst some of the highest in Nottinghamshire, reflecting the desirability and prosperity of the District. This creates problems of affordability, particularly for new entrants to the housing market.

House prices rose steadily for the ten years to 2007, declined slightly during 2008/09 but increased again by almost 3% during 2011 and there is a predicted a slight decline for 2012, but prices in the district still remain above the regional average.

The District's Housing Need, Market and Affordability Study 2009 shows, that not only is open market housing priced prohibitively highly, but that the levels of rented properties available from the District Council are limited due to the Right to Buy scheme and current demand. Registered Provider stock has only increased marginally in the district.

The District's Housing Need, Market and Affordability Study in 2009 further outlines the need for 553 affordable properties to be built each year throughout the district. The survey indicated that there will be an increase in demand for property to accommodate the needs of an ageing population, particularly in the over 65 age group, which is set to increase by 80% by 2031 and in the over 85 age group there will be an increase of 151%. These are very significant figures and housing an ageing population is a key priority for the District Council.

5. Planning Context

Planning policy at national and local levels imposes restrictions on 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 and Sherwood Core Strategy Development Plan Document (adopted March 2011) 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 District Council in appropriate circumstances will allow Affordable Housing schemes on the edge of existing built up areas of settlements. These schemes are the exception to normal planning policy and only Affordable Housing units will be allowed on these sites. This will help facilitate the provision of local Affordable Housing in rural communities where the level of market housing is restricted to such a level that Affordable Housing cannot be achieved by any other means.



Core Policy 2 refers:-

Core Policy 2

Rural Affordable Housing

The District Council will pro-actively seek to secure the provision of affordable housing, in defined rural parts of the district on rural affordable housing 'exception sites'. Such sites should be or adjacent to, the main built up area of villages and meet the requirements set out in Spatial Policy 3 Rural Areas relating to Scale, Need, Impact and Character of Development. Within the Green Belt Settlements development must be in line with Spatial Policy 4 Green Belt.

The need for such housing must be demonstrated by an appropriately constituted Housing Needs Survey.

The Provision of any housing that may be provided as a result of this survey would be subject to a legal restriction (known as a S106 agreement) being placed on the development. This limits the occupation of the affordable properties to people who have a local connection to the area 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 February/March 2012 in Halam 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.

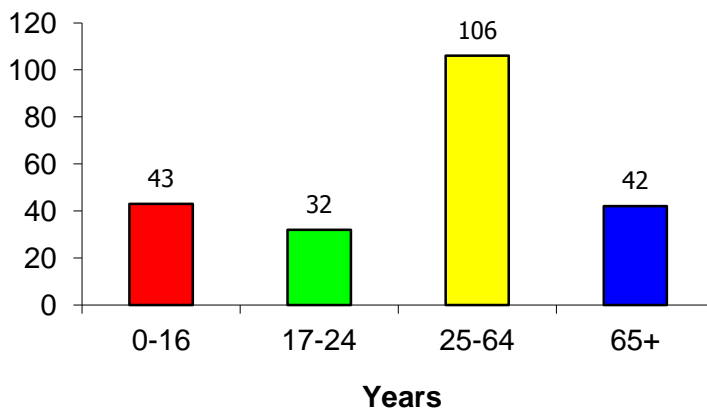
The following results are a snapshot in time and provide the village and Newark & Sherwood District Council with an insight into the parish in terms of current housing need, the desirability of the village as a place to live, and the current level of facilities serving the local community.

A total of 79 survey forms were received giving a return rate of 49%. This is considered a high 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

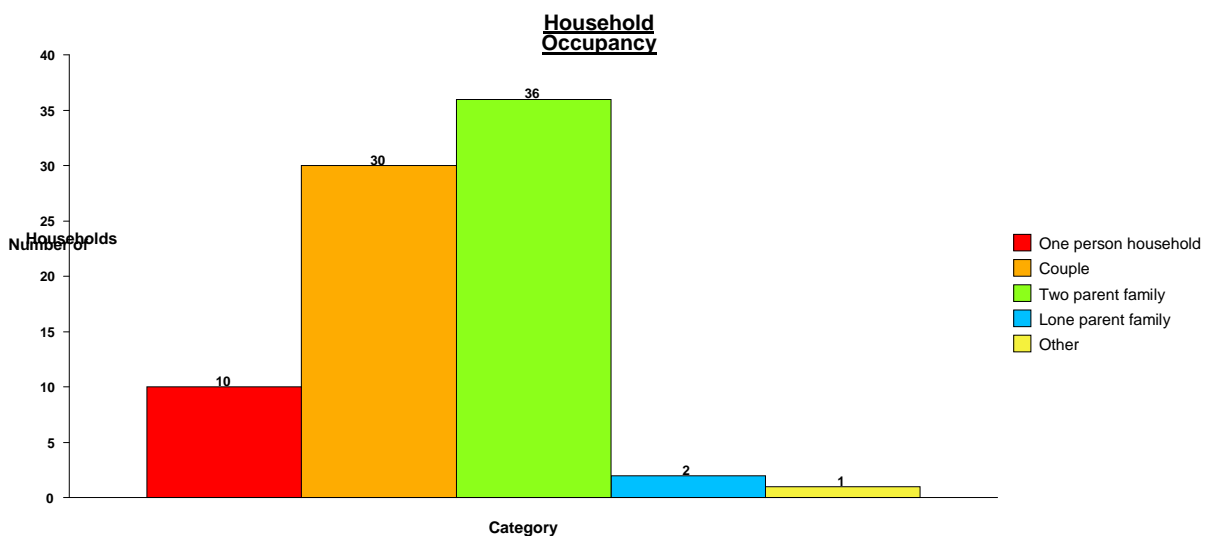
The chart below shows the age profile of the 223 people captured on the 79 survey forms returned. The responses show that the largest single group of the population in Halam, representing 48%, are people in the 25-64 years age group. 19% of respondents are over 65 years of age. Children under 16 represent 19% of the population and young people a further 14%.

Age Profile



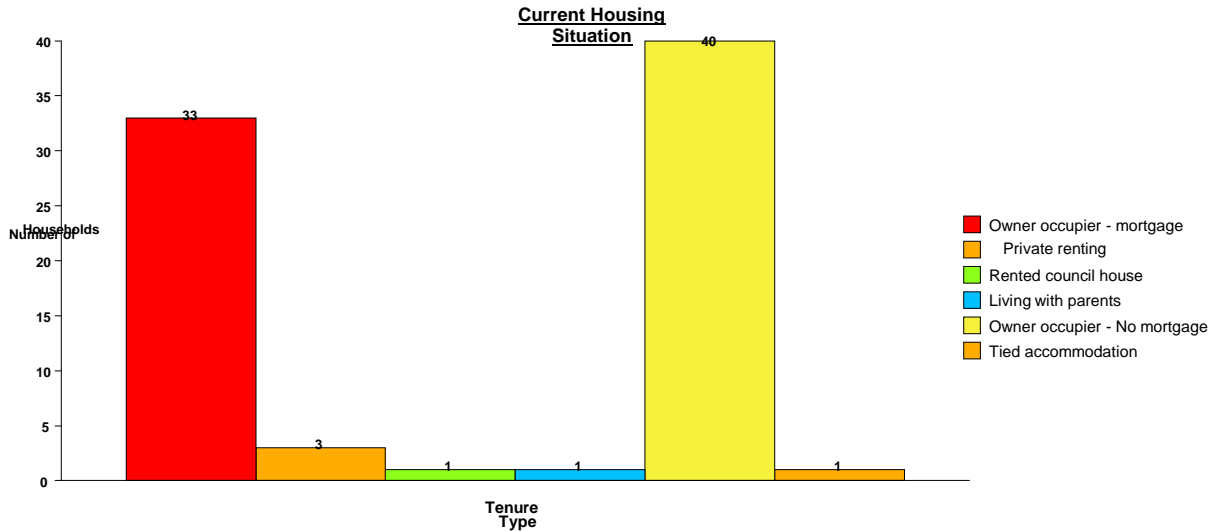
6.2 Household Size & Mix

The following chart shows the number of households in each size/mix category. Single people and couples accounted for 51% of total households. Households containing families with children accounted for 48% of the total.



6.3 Tenure of all Respondents

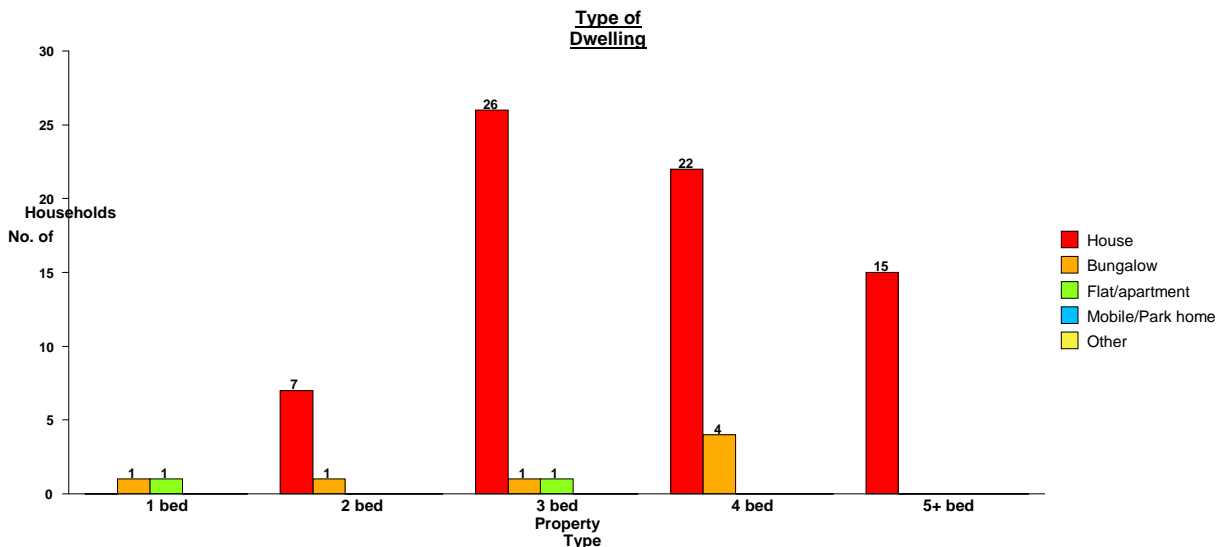
The following chart shows the current household tenure of all respondents. Owner-occupiers make up 94% of households. Private rentals account for 4%, social rented properties account for 1% and tied accommodation, 1%.



6.4 Property Types

The following chart details the types of property that respondents currently live in. The largest group were occupants of 3 bedroom houses at 33%, followed by those in 4 bedroom houses at 28% and 5 bedroom houses at 19%.

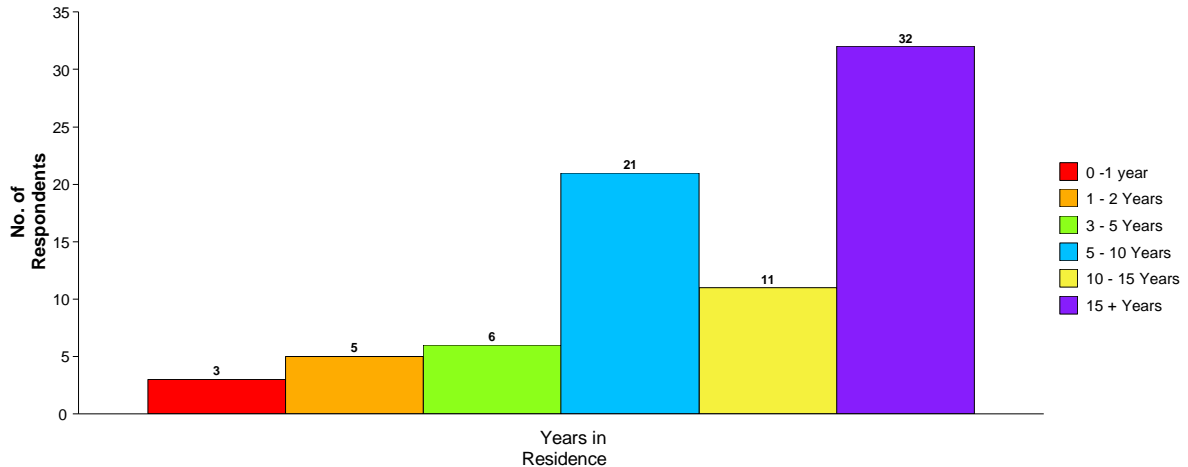
The number of small properties with 1 or 2 bedrooms amounted to 13% of total respondents.



6.5 Residency

The chart below shows that 89% of respondents have lived in the parish for more than 3 years, with 41% having lived in Halam for over 15 years.

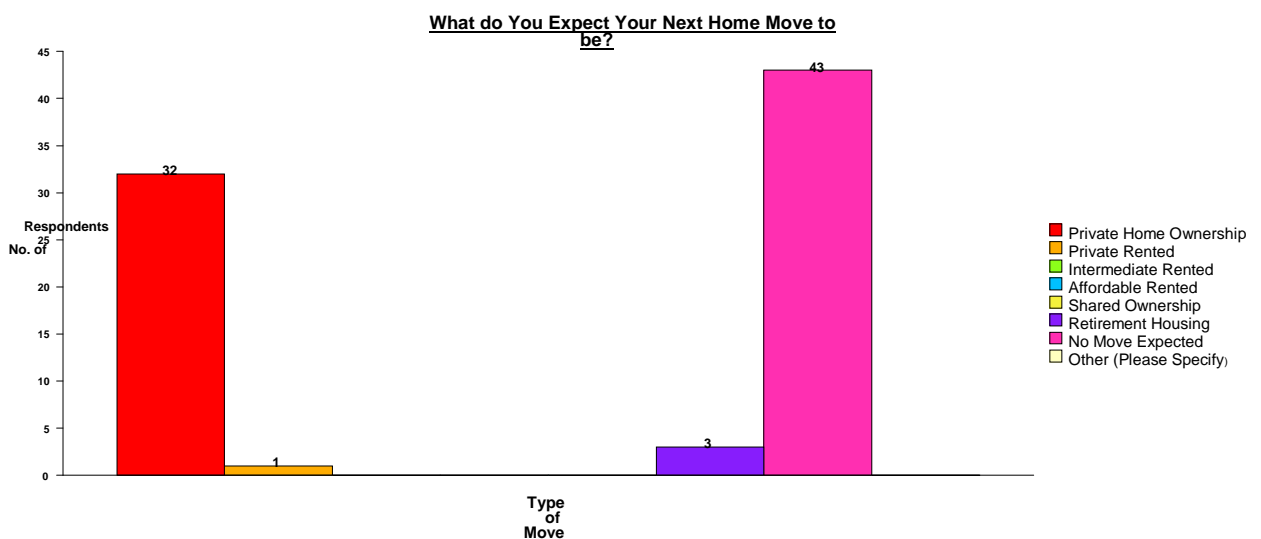
How Long Have You Lived in the Parish?



6.6 Migration

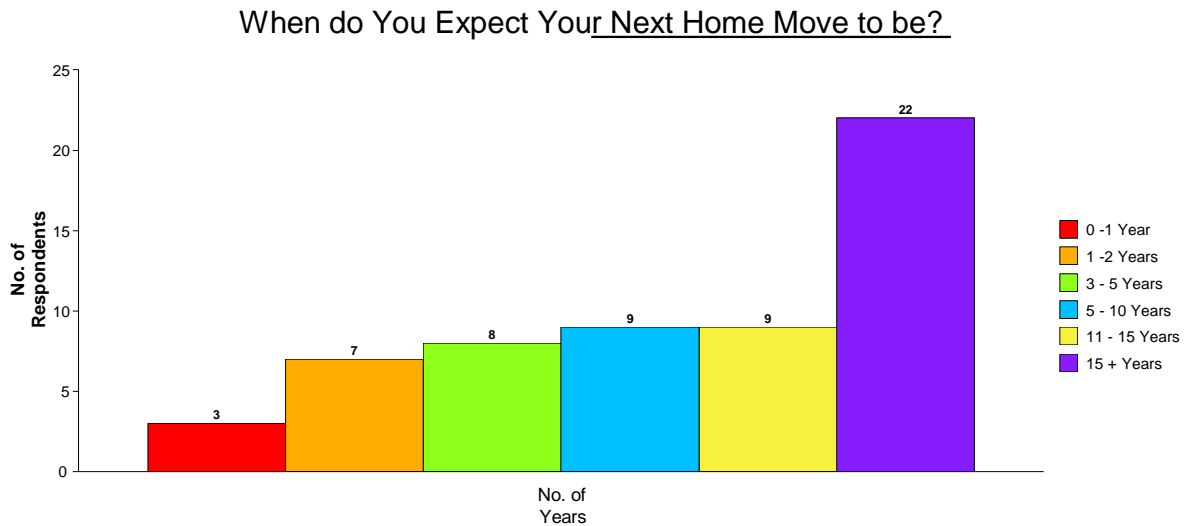
The chart below shows whether respondents are expecting to move house in the future, and if so, what they would prefer their next move to be. 54% of respondents do not expect to move from their present property.

41% of respondents would prefer to buy their own property on the open market. 4% of respondents expect their next move to be into retirement housing and 1% expects to move into privately rented accommodation.



6.7 Timescales

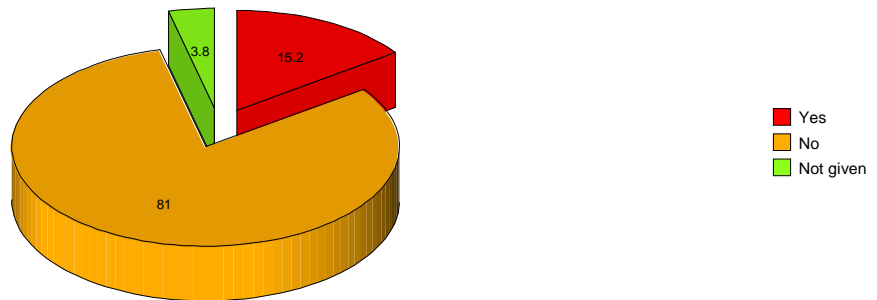
The chart below shows that, of those people expecting to move homes in the future, 31% are expecting to move within the next five years.



7.0 Local Support for Affordable Housing

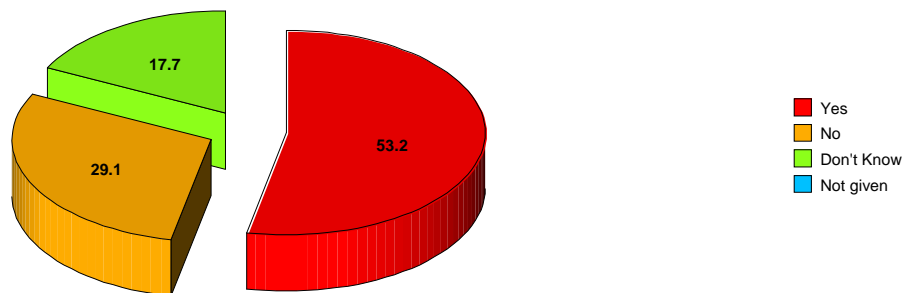
The chart below indicates that a number of local people have had to move out of the village in order to secure suitable housing. 15% of respondents were aware of somebody who needed to move out to find affordable or suitable accommodation.

Migration - % Leavers in Last 5 Years



The second chart, below, shows the level of support for a small development of affordable homes for local people, being built in the parish. 53% of respondents would be in favour and 29% were against such a proposal.

% In Favour of a Small Scheme



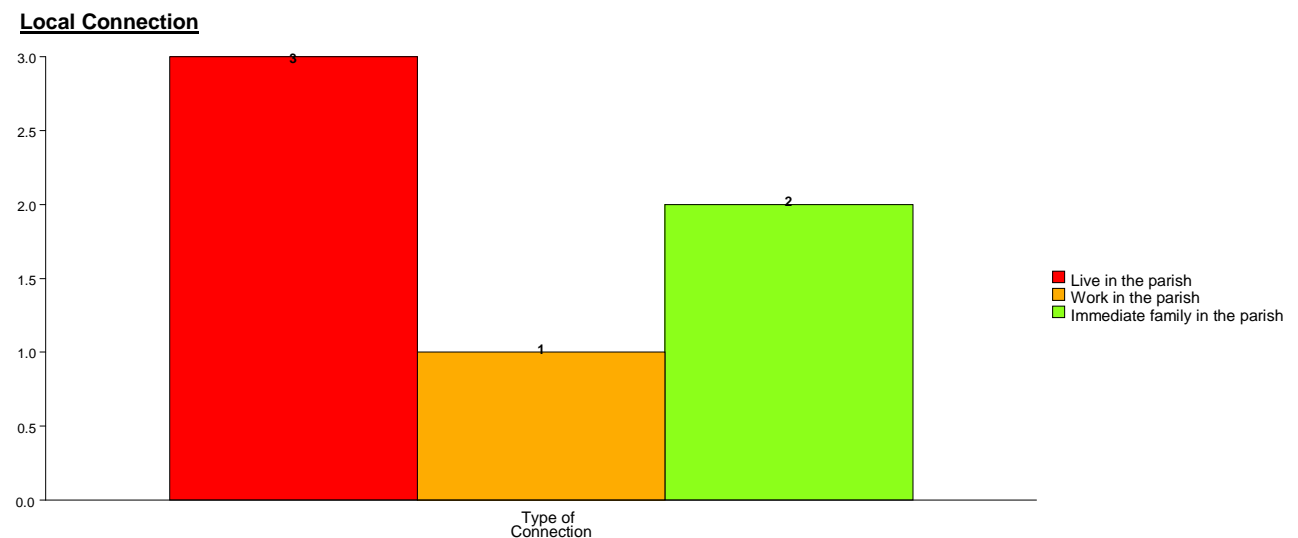
8.0 Housing Needs Analysis

Of the 79 returns, 76 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 Halam 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 3 returns detailing a housing need. Some of these may not be eligible for affordable housing and may need to be discounted from the final result.

8.1. Local Connection

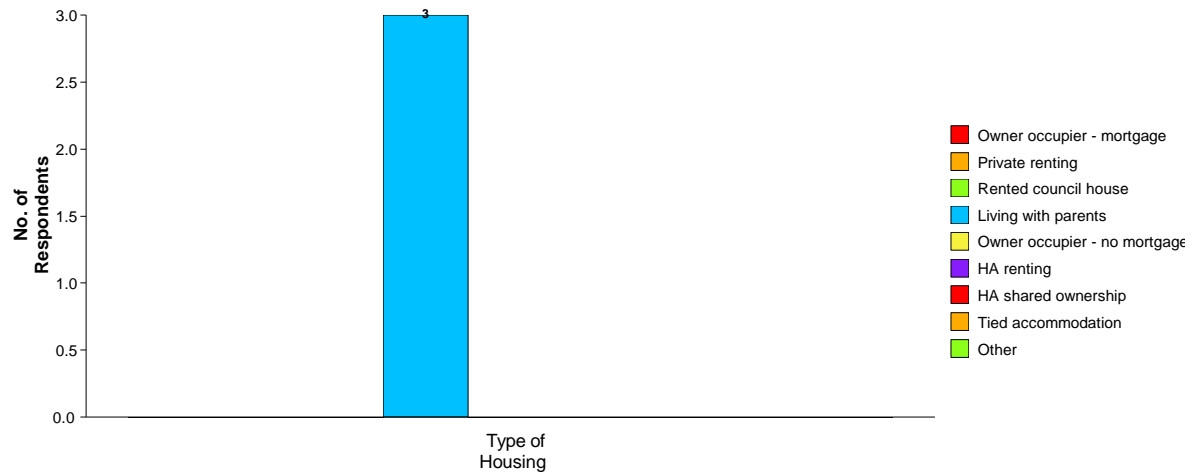
The graph below shows the type of local connection held by the 3 respondents with a specific housing need. All 3 live in the parish, 1 has work in the parish and 2 have immediate family living locally.



8.2 Current Housing Tenure

The chart below shows that all 3 respondents are currently living with parents.

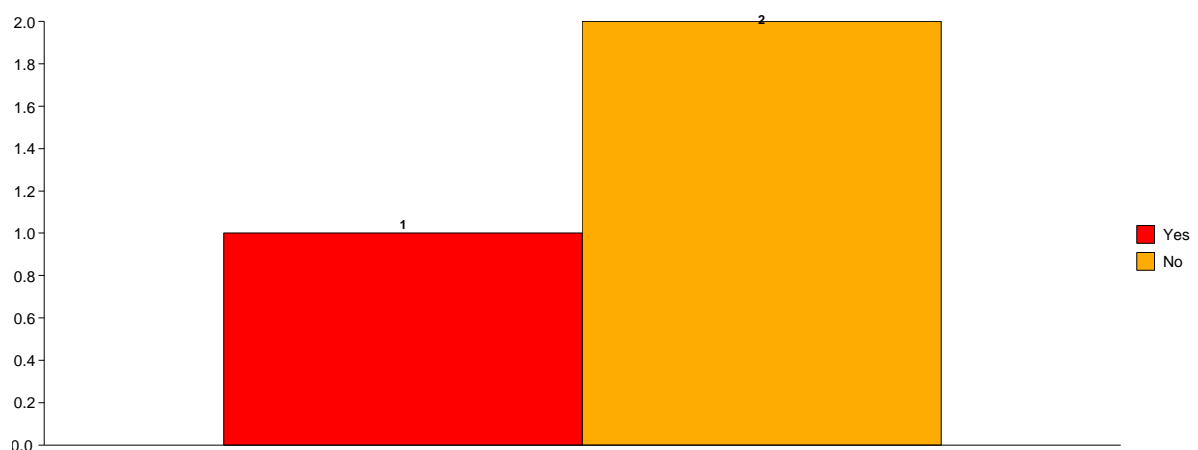
Current housing situation



8.3 Registered for Housing?

The chart below shows that only 1 of the respondents is registered for housing with the local authority.

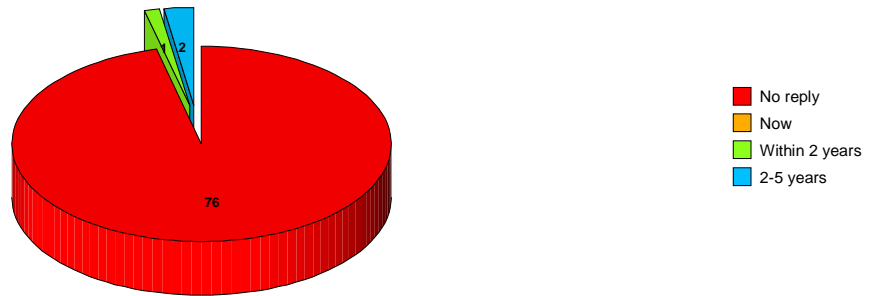
Local Authority Register



8.4 When is Housing Required?

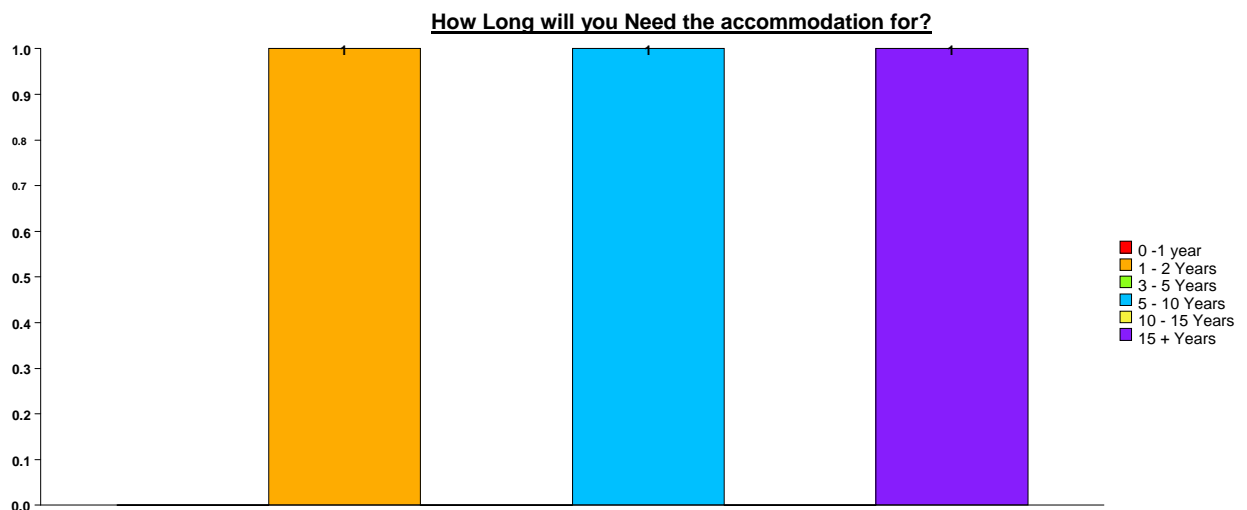
The chart below indicates that one respondent will require alternative housing within 2 years and two within 2-5 years.

When Will You Require Alternative Accommodation?



8.5 How long is it needed for?

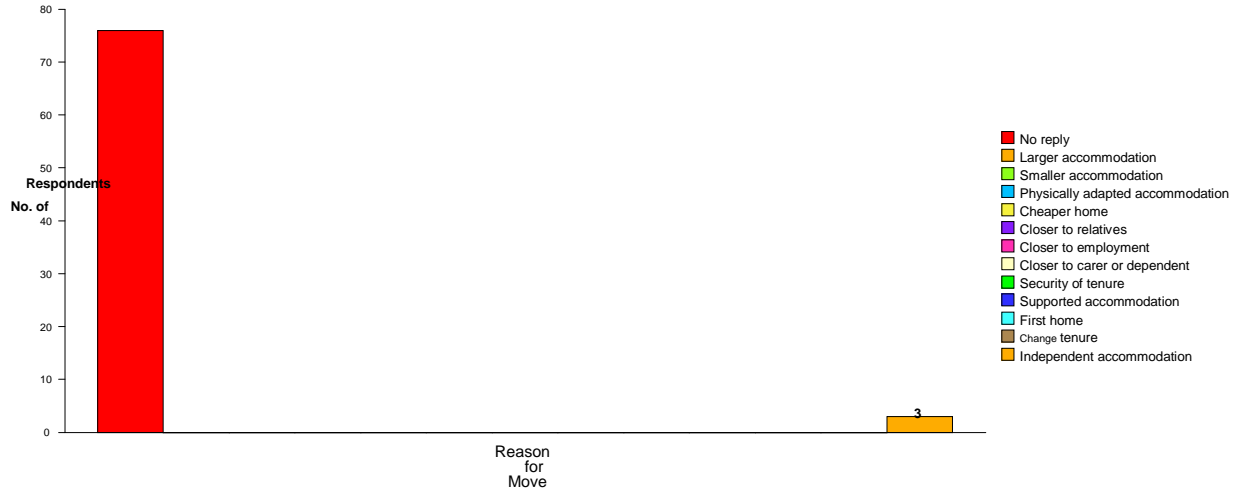
The chart shows that one respondent will need housing for only 1-2 years. The remaining two respondents require housing for a period of over 5 years.



8.6 Reason for Needing Alternative Housing

The chart below shows peoples' reasons for requiring alternative housing.

Why do You Need Alternative Accommodation?

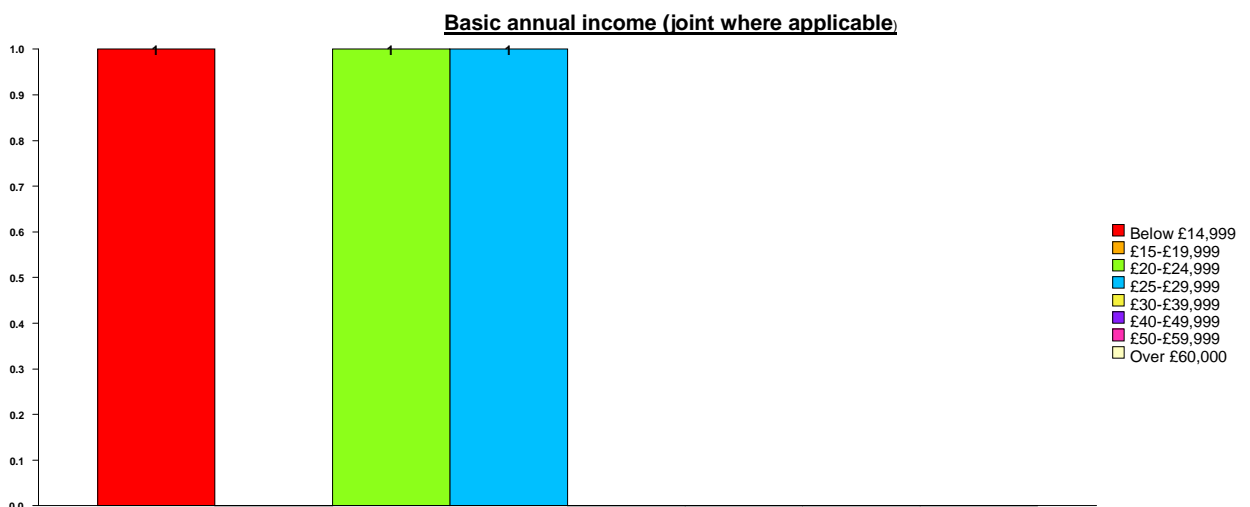


9.0 Financial Information

The charts below indicate the levels of household income, source of income and savings held by respondents claiming a need for housing.

9.1 Household Income

Government guidelines indicate that a household income of £60,000 or less is qualification for consideration for affordable housing. All three respondents have stated an annual income of under £30,000.

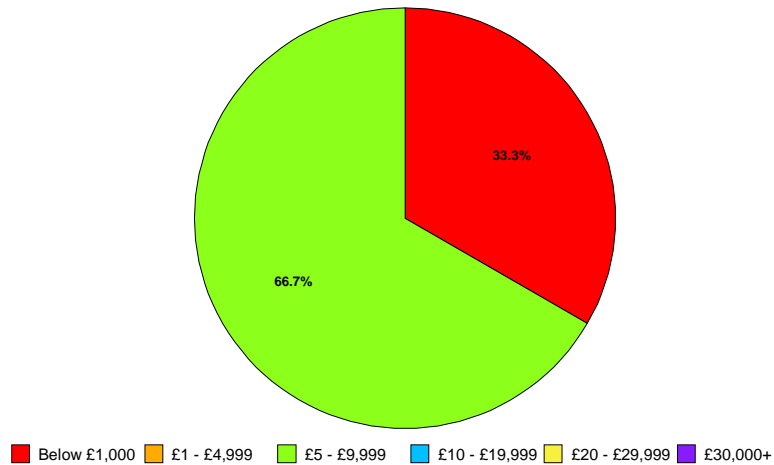


9.2 Source of Income

All three respondents receive their income from salary.

9.3 Level of Savings

Do you have savings?



Two respondents currently have sufficient savings to afford a deposit on a shared ownership property.

10. Respondents in Need - Details

The following tables 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 accommodation within 2-5 years. Residency over 40 years and immediate family in the parish. On housing register.	2 or 3 bed house. Homebuy.	2 bed house. Homebuy.
Living with Parents, requires independent accommodation within 2-5 years. Residency over 2 years. Has permanent work and immediate family in the parish.	2 bed house. Homebuy.	2 bed house. Homebuy.
Living with Parents, requires independent accommodation within 2 years. Residency over 20 years.	2 bed house. Homebuy.	2 bed house. Homebuy.

Elderly

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE

Families

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE

10.1 Results of Analysis

The results show that 3 single people, all aged over 25 and with strong connections to the parish, have been unable to afford to establish independent homes in the parish, even though they are in salaried employment. They are currently dependent on family connections to provide them with housing and would all like the opportunity to gain a foothold on the local housing ladder.

The housing needs derived directly from the survey are:

3 x 2 bed houses for Homebuy (Shared Ownership).

11. Conclusions & Recommendations

Midlands Rural Housing, in partnership with Halam 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.

Halam is a popular residential village, lying in close proximity to the market town of Southwell. There are local employment opportunities in and around Southwell and further afield in Newark and Nottingham which are within commutable distance. There are also good educational facilities available in Southwell and at the nearby Nottingham University. Halam contains a larger than usual proportion of families. Almost 50% of properties contain families with children. Children under 16 form 19% of the population and young people under 24, another 14%.

Medium to large family houses provide the majority of local housing stock, with small one and two bedroom properties providing just 13% of housing. The level of owner-occupation is high at 94%. The supply of private rental property is low and the supply of social housing is negligible at just 1%. People tend to remain living in Halam for long periods and small, affordable properties, in particular, are rarely available on the open market. As a result of these factors, property prices in Halam are higher than the norm for Newark & Sherwood and are unaffordable for those on low incomes. Over half of all respondents would support a development of affordable housing in the village and only 29% were against such a proposal.

Of those people who are likely to move house, almost one third would be looking to move in the next five years. 15% of respondents know of people who have had to move out of the village to find suitable housing, showing that lack of affordable properties is an issue for some members of Halam's population. Almost all prospective movers expressed a preference to buy property privately, on the open market.

Reflecting the high level of young people in the parish and the preference for buying a property, rather than renting, there are three respondents claiming a need for affordable housing. All are single people wishing to set up independent homes, who have expressed an interest in purchasing shared ownership. All three are currently living in the village and have strong local connections to Halam. They all have qualifying levels of income and savings and require housing within the next five years.

The results show that the mix of housing required is:-

3 x 2 bed houses for Homebuy (Shared Ownership)

Our recommendation is that a development of three affordable dwellings should be considered. This development will alleviate the current housing needs in Halam, whilst remaining available to the parish in perpetuity, to allow for future requirements which may arise.



12. Acknowledgements

Midlands Rural Housing would like to thank Mr. S. Bust, Chair of Halam Parish Council, and Mr. P. N. Rickett, Clerk to Halam Parish Council, for their time and help in carrying out this Housing Needs Survey.

13. Contact Details

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Appendix A: Comments Regarding a Small-Scale Development of Affordable Housing 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.

- There is a lack of shops and public transport in Halam which creates a problem for anyone without a car.
- There has previously been difficulty finding people with a local connection to take up rental properties and I am not sure that the housing association will be able to exercise sufficient control.
- There should be affordable housing in Halam.
- In our opinion, affordable housing is essential in order to allow younger and less well off families to live in the village, giving a better balance to the community and giving our children and grandchildren the opportunity to start their own family lives in the village.
- It is important that safeguards are put in place so that the houses remain affordable.
- Keep Halam free from over development and preserve its rural surroundings.
- We do not feel it is right that planning guidelines to protect the environment should be ignored to provide affordable housing.
- New building should not take place on the green, open spaces in the village.
- Local affordable housing should be available for employed key workers as well as local people.