



HARBY

HOUSING NEEDS

SURVEY

Midlands Rural Housing

APRIL 2012



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



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Executive Summary

Midlands Rural Housing completed a Housing Needs Survey in Harby 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.

Harby is a small residential village in a relatively isolated rural area. It is some distance from the major road networks and from major centres such as Lincoln and Newark which provide employment, shopping and leisure opportunities. In recent years the village has lost many of its amenities. High property prices are forcing young people away from Harby and it is becoming a dormitory village.

Housing stock consists mainly of family sized and large properties. The percentage of small one and two bed properties is relatively low. Owner-occupation is high but private rental stock is low, leading to high rents. Most properties that come on the market for sale are expensive. The level of social housing appears to be high. This may account for many of the smaller properties and elderly persons' properties.

There is no identified need for affordable housing at the current time, although there is an indication, from the evidence gathered and from people's general comments, that Harby does suffer from a lack of low cost starter homes and that it would benefit from a small development.

Our conclusion is that there is currently insufficient evidence that a development of affordable dwellings is required. However, there is evidence that Harby suffers from a lack of low cost housing, particularly for first time buyers. The Parish and District Councils may want to take note of this evidence and take action in order to encourage a sustainable future for Harby.



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.

Harby currently has a population of 289 people in 125 households (2001 census). During February 2012, Midlands Rural Housing posted a Housing Needs Survey form to every household in the parish. The return date for the survey was the 19th 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 Harby, in order to anticipate future housing requirements and identify, in particular, whether there is a need for affordable housing in the parish.



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 Harby (post code areas NG23 7E*) identifies 5 properties sold within the last two years as follows:-

- 3 Detached properties with an average price of £291,000
- 2 Semi-detached properties with an average price of £144,975

Data available from Rightmove showing properties currently on the market in Harby identifies 6 properties for sale, as follows:-

- 4 Detached properties with an average price of £352,000
- 2 Semi-detached properties with an average price of £139,950

Making a comparison with the table above, it can be seen that property prices in Harby are higher than average prices in Newark & Sherwood District. A family wanting to buy an average semi-detached property with a 10% deposit would need to have an annual household income of around £42,000.



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 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 Harby 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 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 55 survey forms were received giving a return rate of 44%. This is considered a good 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

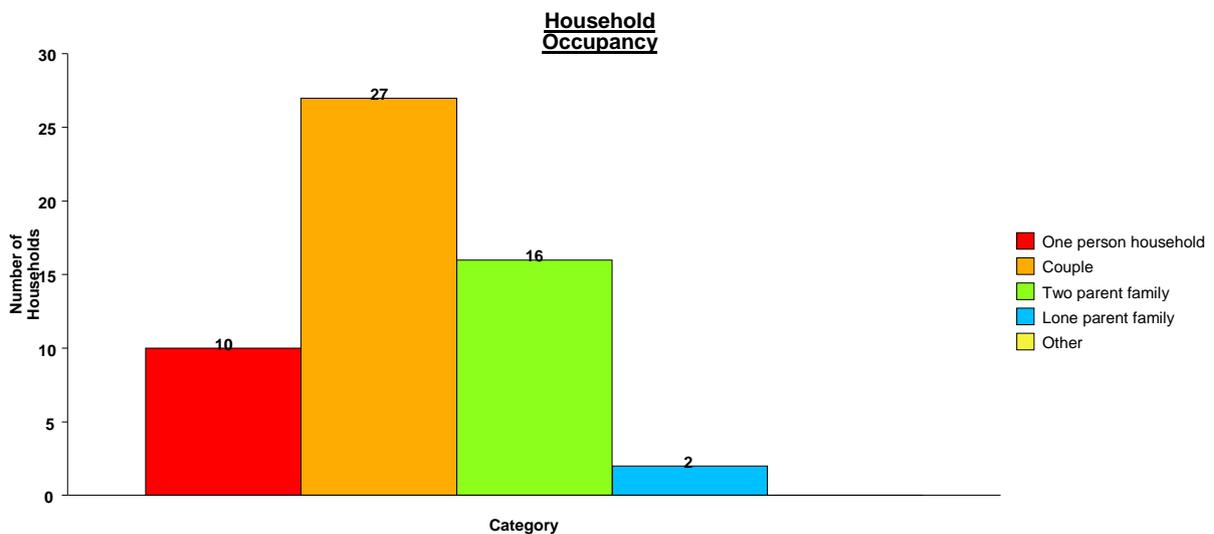
The chart below shows the age profile of the 132 people captured on the 55 survey forms returned. The responses show that the largest single group of the population in Harby, representing 48%, are people in the 25-64 years age group. 27% of respondents are over 65 years of age. Children under 16 represent 17% of the population and young people a further 8%.



6.2 Household Size & Mix

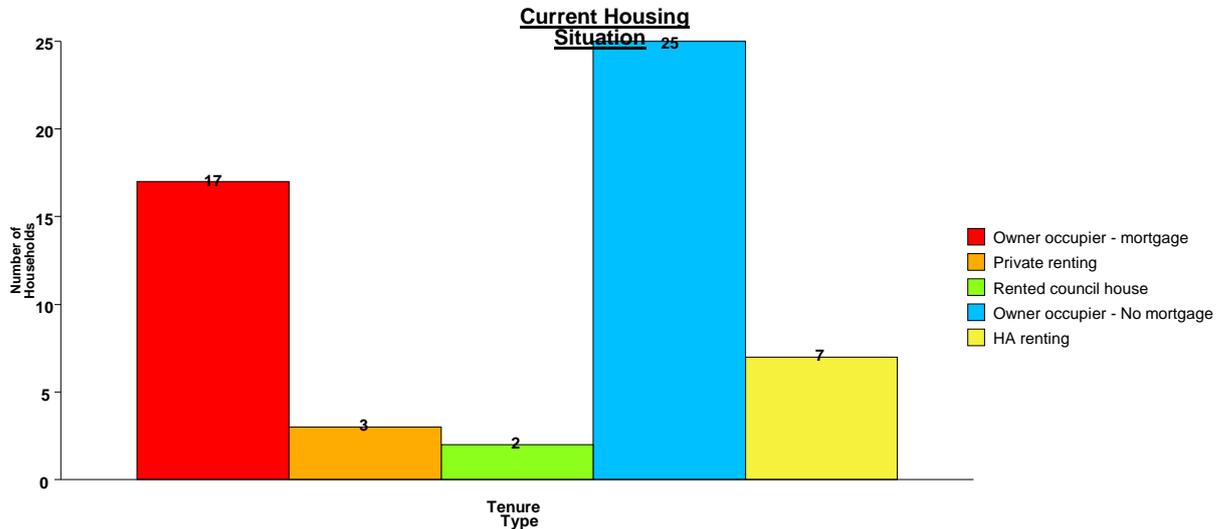
The following chart shows the number of households in each size/mix category. Single people and couples accounted for 67% of total households. Households containing families with children accounted for almost 33% of the total.

Which category best describes your household?



6.3 Tenure of all Respondents

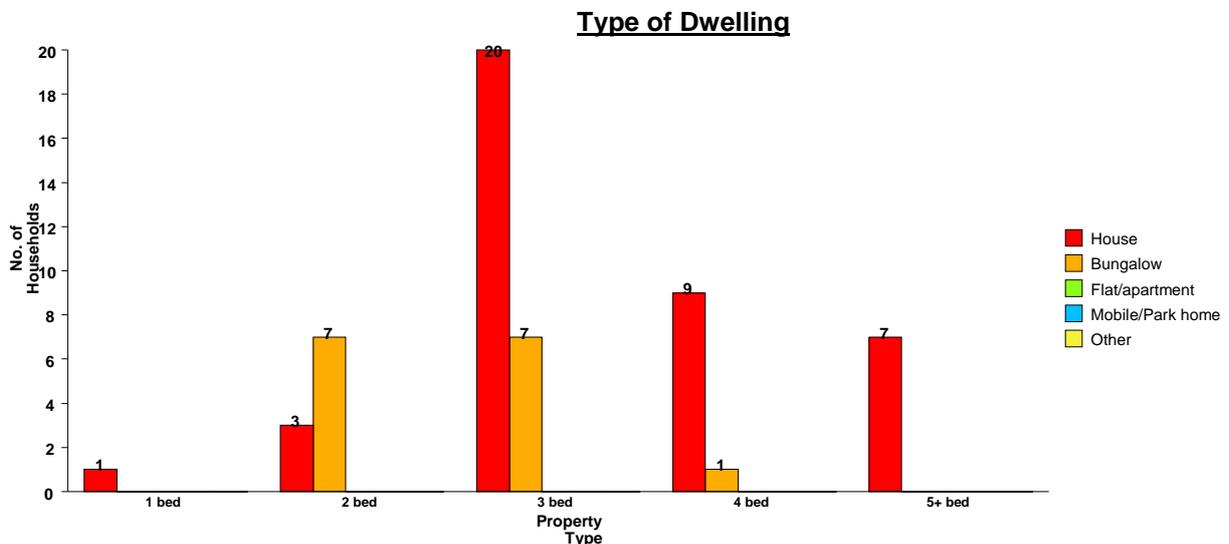
The following chart shows the current household tenure of all respondents. Owner-occupiers make up 78% of households. Private rentals account for 5% and social rented properties account for 17%.



6.4 Property Types

The following chart details the types of property that respondents currently live in. The largest group, at 49%, were occupants of 3 bedroom properties. Four and five bedroom properties accounted for another 31% of total housing stock.

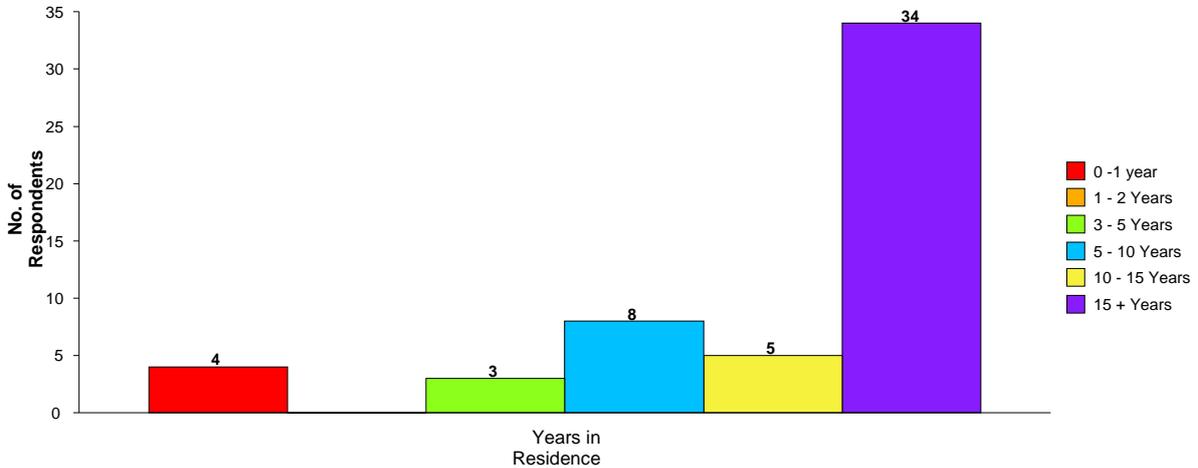
The number of small properties with 1 or 2 bedrooms amounted to 20% of total respondents.



6.5 Residency

The chart below shows that 87% of respondents have lived in the parish for more than 5 years, with 63% having lived in Harby for over 15 years.

How Long Have You Lived in the Parish?

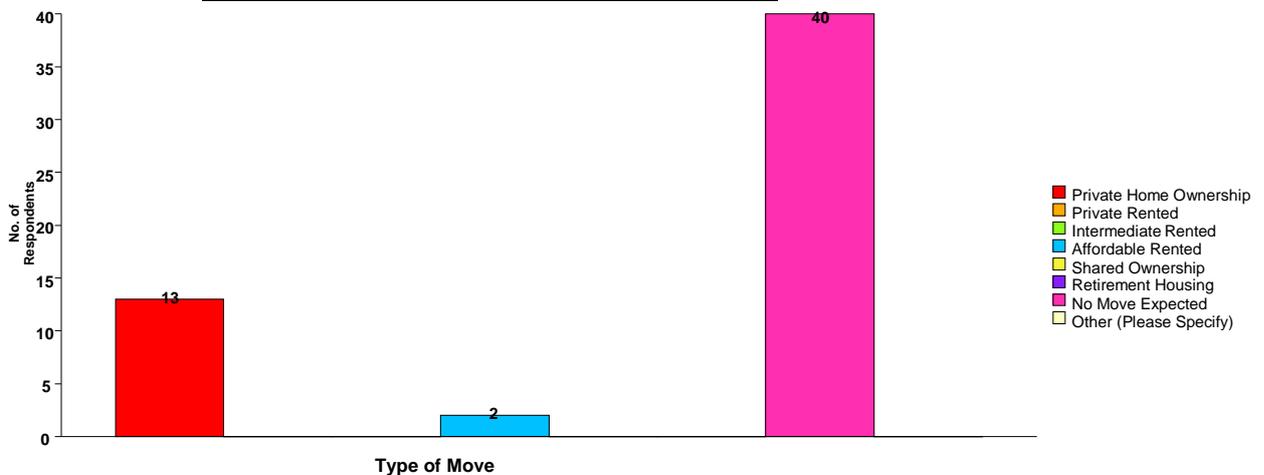


6.6 Migration

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. 72% of respondents do not expect to move from their present property.

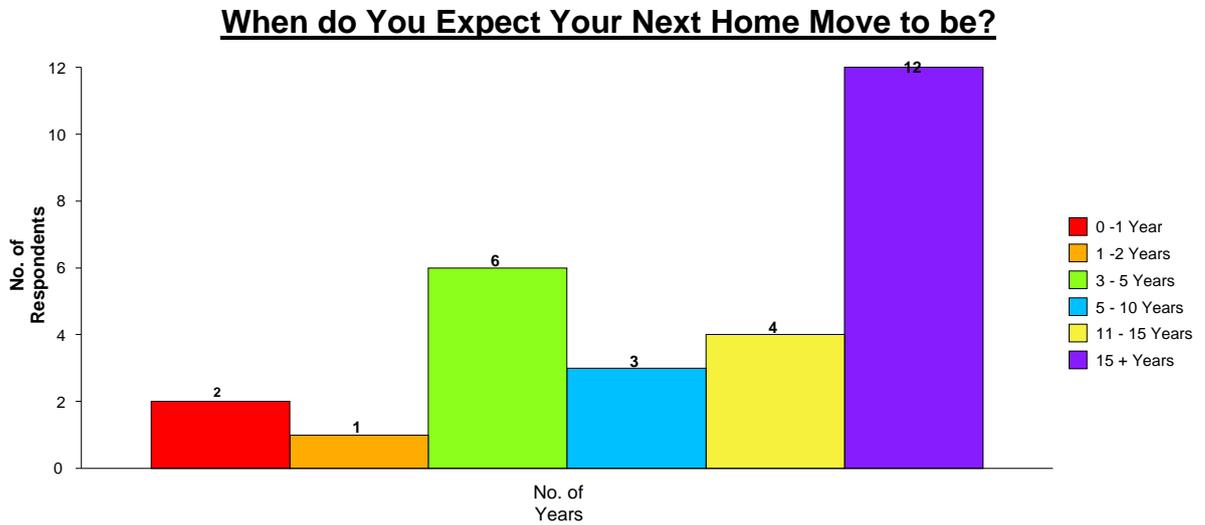
24% of respondents would prefer to buy their own property on the open market. 4% expect to move into affordable rented properties.

What do You Expect Your Next Home Move to be?



6.7 Timescales

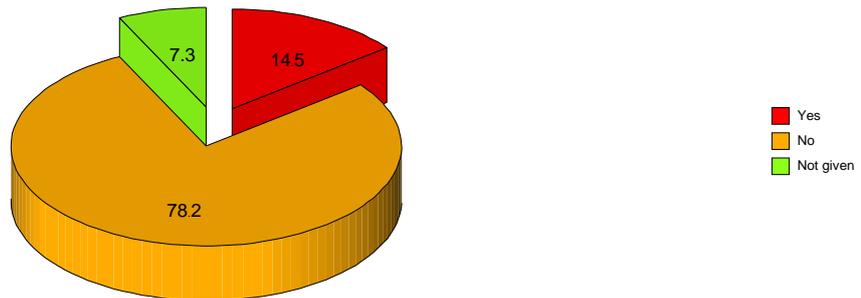
The chart below shows that, of those people expecting to move homes in the future, 32% are expecting to move within the next five years.



7.0 Local Support for Affordable Housing

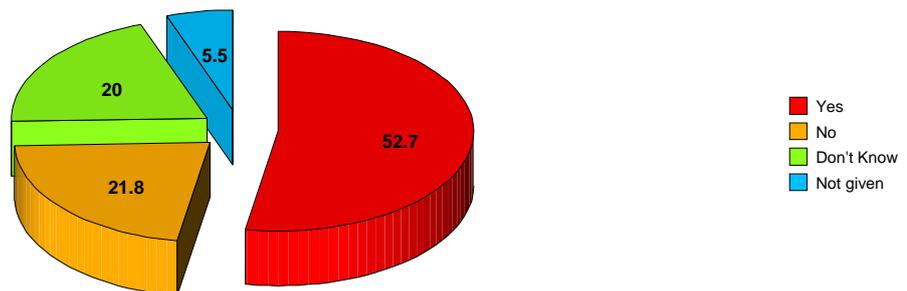
The chart below indicates that a small number of local people have had to move out of the village in order to secure suitable housing. 14.5% of respondents were aware of somebody who needed to move out to find affordable or suitable accommodation.

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. Almost 53% of respondents would be in favour, with only 22% against such a proposal.

% In Favour of a Small Scheme





8.0 Housing Needs Analysis

Of the 55 returns, all were from people who consider themselves as adequately housed. There were no respondents seeking to register an interest in affordable housing within the next 5 years, although 2 respondents did reply that they see themselves moving to affordable rental at some time in the future.

Residents of Harby have 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 Harby and comment on its facilities.

Accordingly, as far as the requirement for affordable housing is concerned, there are no returns detailing a housing need.

9. Conclusions & Recommendations

Midlands Rural Housing 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.

Harby is a small residential village lying in a rural area of Newark and Sherwood District, close to the border with Lincolnshire. It lies mid-way between the A57 Lincoln-Worksop road and the A46 Lincoln-Newark road. Although there are some limited local employment, shopping and leisure opportunities, the major centres of Lincoln, Newark and Worksop are all some distance away.

The population of Harby is reasonably well balanced in terms of age range, with a good number of families with children in the village. However, it is noticeable that the number of 17-24 year olds in the population is severely reduced, indicating that this age group leave the village to find housing and employment elsewhere.

Owner-occupation is fairly high and the stock of private rental properties is low. However, there is a high proportion of social housing available. Social housing does not tend to be readily available and the limited number of available private rental properties will result in rents being high.

The housing stock in the village is inclined towards medium and large properties of 3-5 bedrooms. The stock of smaller 1-2 bedroom properties is relatively low and may be largely made up of social housing stock. It is evident from the figures for recent and current sales, that house prices in Harby are high and would be difficult to afford for people on low incomes.

Whilst nobody has responded with an immediate need for affordable housing, it is apparent from people's comments that the lack of affordable housing is an issue in the parish. Young people have had to move away and people feel that the village is in decline and losing its amenities. 4% of respondents see themselves moving into affordable housing in the future. Several people have commented that a small scheme of low cost starter homes would be an advantage to the village and over 50% of respondents would support the development of a small affordable housing scheme.

Our conclusion is that there is currently insufficient evidence that a development of affordable dwellings is required. However, there is evidence that Harby suffers from a lack of low cost housing, particularly for first time buyers. The Parish and District Councils may want to take note of this evidence and take action in order to encourage a sustainable future for Harby.



10. 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.

- My two children are in their early twenties; both work locally and would like to stay in the village. They can't find anywhere to buy or rent, so will have to move away. This is killing the village as all the young people are moving away.
- There are single people living in multi-bedroomed council accommodation who could benefit from downsizing to smaller properties and release much needed family accommodation.
- The village is in social decline and becoming a dormitory village owing to affluent people buying up the properties. We have lost several sports clubs, youth club, chapel and village shops, over the years. We need people to engage in village life.
- We enjoy living here because of its quiet location. However, we fully appreciate the need to provide housing that is affordable to those wanting to get on the housing ladder. We would have no objection to a small development that is in keeping with a quiet, rural location.
- Two of my children have had to buy property on the edge of Lincoln. They would have liked to stay in Harby but there are no small houses to buy in the village. A development of small houses for first time buyers is needed to allow young couples to settle in the village.
- I would like to see a small number of dwellings which fit in with the surrounding area. However, consideration needs to be given to the cost of living in this area. We have no gas supply and oil is very expensive.