



NORWELL

HOUSING NEEDS

SURVEY

Midlands Rural Housing
in partnership with
Newark & Sherwood District Council
and Norwell Parish Council
November 2014



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



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Section 1 – Background

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.

Norwell currently has a population of approx. 500 people in 220 households (2014 Council Tax records). 220 survey forms were produced for distribution to households throughout the parish.

During October 2014, Midlands Rural Housing delivered a Housing Needs Survey form to every household in the village. The return date for the survey was the 20th October 2014 and returns were made via a 'Freepost' envelope directly to Midlands Rural Housing.

Purpose of the Survey

The aim of the survey was to assess the current and future housing needs in the parish of Norwell in order to provide the Parish Council with the information it requires to anticipate future housing requirements.

Housing Costs

Property Values: Newark & Sherwood Sept. 2014

	Av Detached	Av Semi	Av Terrace	Av Flat	Av Overall Price	Annual Sales
East Midlands	£ 258,073	£ 148,693	£ 121,733	£ 117,225	£ 181,302	61,918
Nottinghamshire	220,859	114,614	90,053	96,393	150,648	5,336
Newark & Sherwood	259,218	133,942	116,543	101,062	185,118	1,333
Source: Zoopla.com						

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 prices in Newark & Sherwood are considerably higher than general for Nottinghamshire and are more in line with those for the East Midlands as a whole. A family wanting to purchase an average terrace house with a 20% deposit would require a deposit of £22,000 and annual earnings of £27,000 to secure a mortgage.

There have been six property sales in Norwell in the last 12 months:

- 3 bed semi-detached house £185,000
- 4 bed detached house £498,500
- 4 bed detached house £560,000
- 5 bed semi-detached house £590,000
- 3 bed semi-detached house £137,000
- 4 bed detached house £550,000

There are currently six properties for sale in Norwell. Their details are as follows:

- 6 bed detached house £1,199,995
- 4 bed detached house £410,000
- 4 bed detached house £385,000
- 4 bed detached house £369,950
- 5 bed detached house £349,950
- 3 bed semi-detached cottage £285,000

Making a comparison with the table above, it can be seen that property prices in Norwell are high. There are very few properties available that would be affordable to families on low incomes. The cheapest property available in the last 12 months (3 bed semi-detached £137,000) would require a deposit of £27,400 and annual income £31,000.



Availability of Affordable Housing in Newark & Sherwood

Housing costs in Newark & Sherwood are amongst the highest in the County, 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 10 years to 2007, declined slightly during 2008/09 and have increased again since 2011.

The District's Housing Need, Market and Affordability Study 2009 shows, that not only is open market housing priced prohibitively high, 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 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.

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 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

Section 2 - Respondents' Details

The following sections of this report detail the responses from the questionnaires distributed and returned during October 2014 in Norwell Parish.

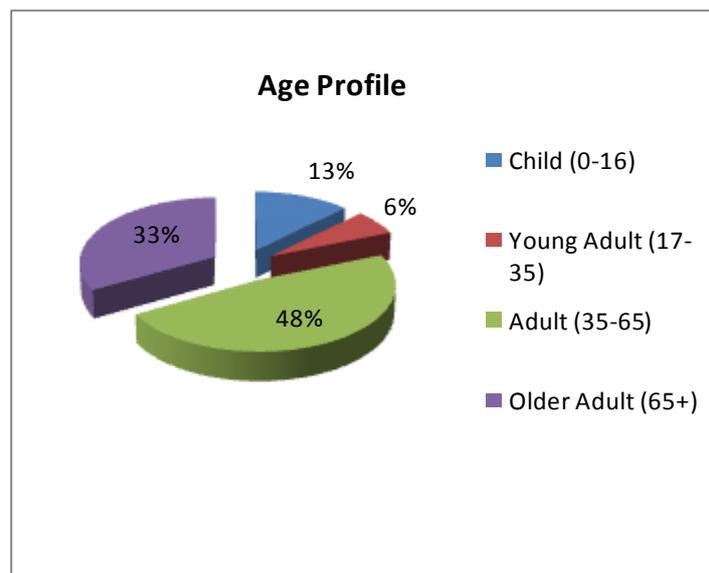
Respondents individual details have been kept confidential and any identifiable attributes have not been included in the results. Any comments that have been made may also have been edited so as not to identify individual circumstances.

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 66 survey forms were received giving a return rate of 30%. This is considered an average 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.

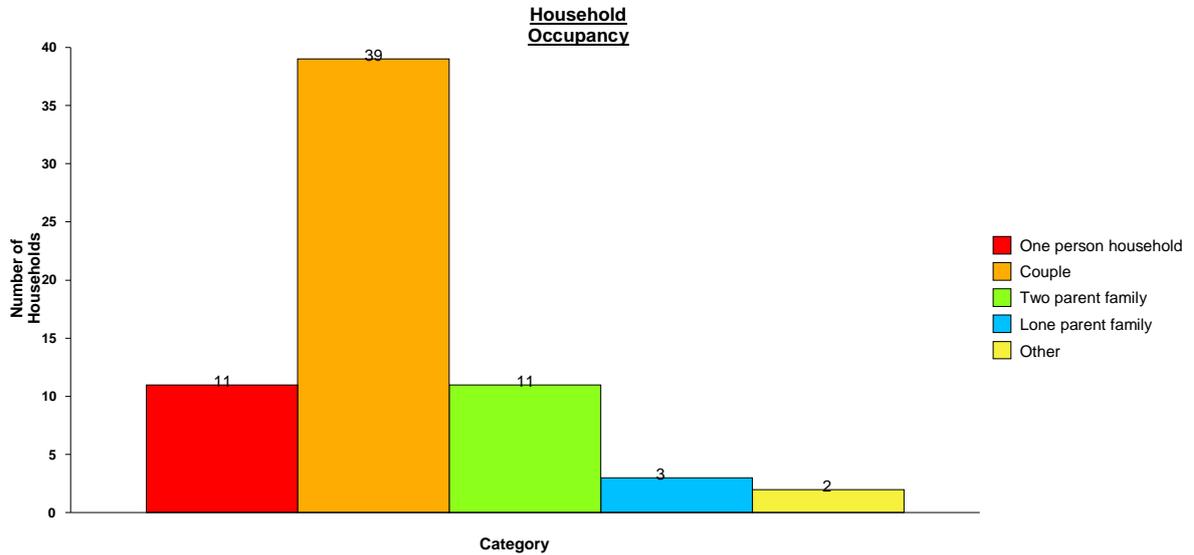
Q1. Age Profile

The chart below shows the age profile of the 144 people captured on the 66 survey forms returned. The responses show that the largest single group of the population in Norwell, representing 48%, are people in the 35-65 years age group. 33% of respondents are aged over 65 years. Children under 16 represent 13% of the population and young adults a further 6%.



Q2. Household Size & Mix

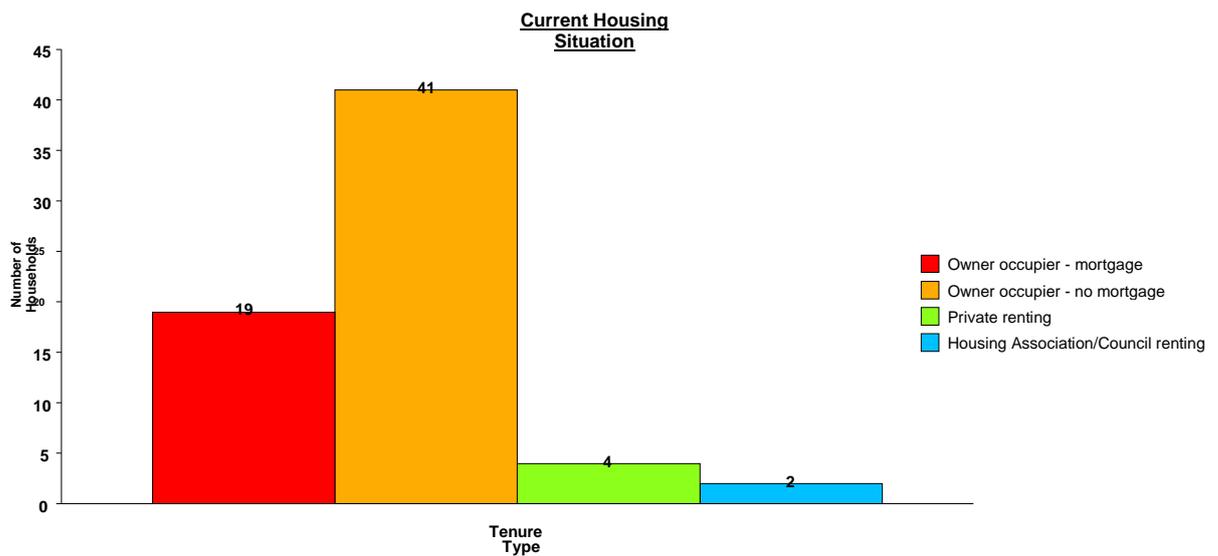
The following chart shows the number of households in each size/mix category. Single people and couples accounted for 76% of total households. Households containing families with children accounted for 21% of the total.



Section 3 - Housing Circumstances

Q3. Tenure of all Respondents

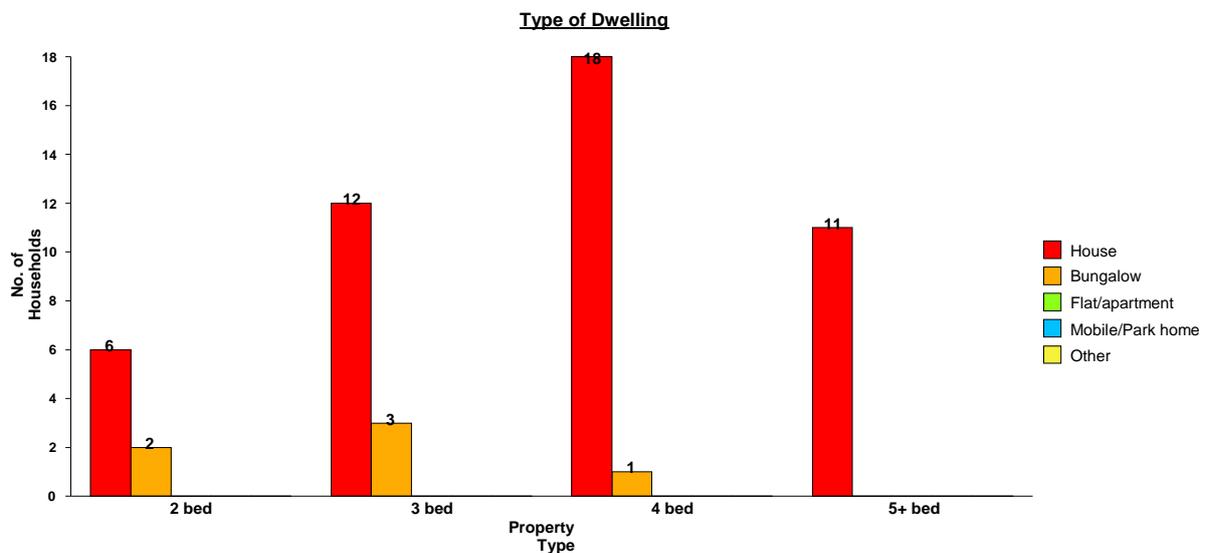
The following chart shows the current household tenure of all respondents. Owner-occupiers make up 91% of households. Private rentals account for 6% and social rented properties account for 3%.



Q4. Property Types

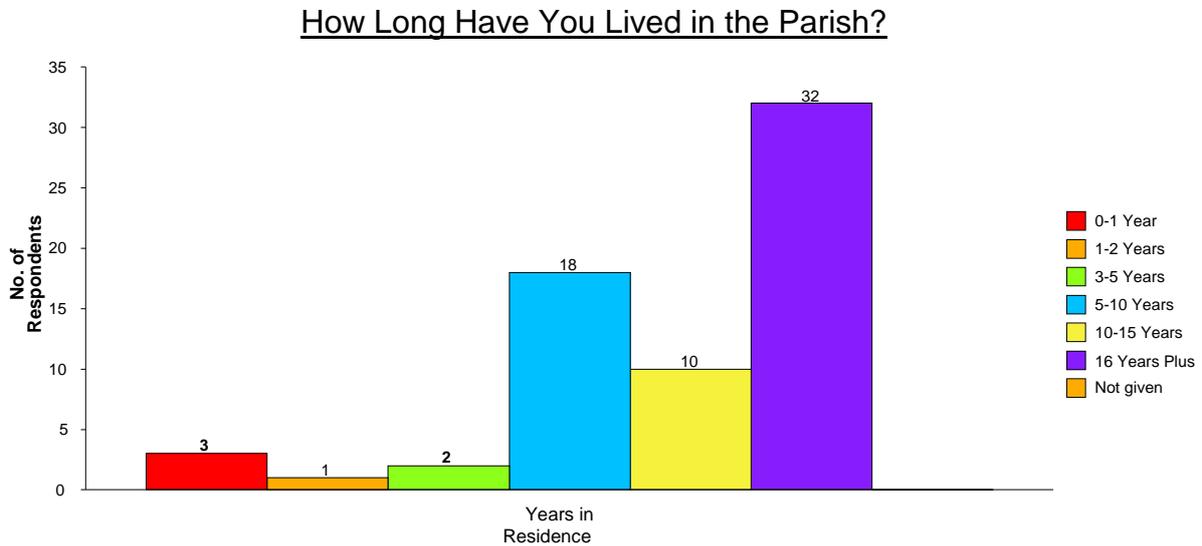
The following chart details the types of property that respondents currently live in. The largest group were occupants of 4 bedroom houses at 27%.

The number of small properties with 1 or 2 bedrooms amounted to 12% of total respondents.



Q5. Residency

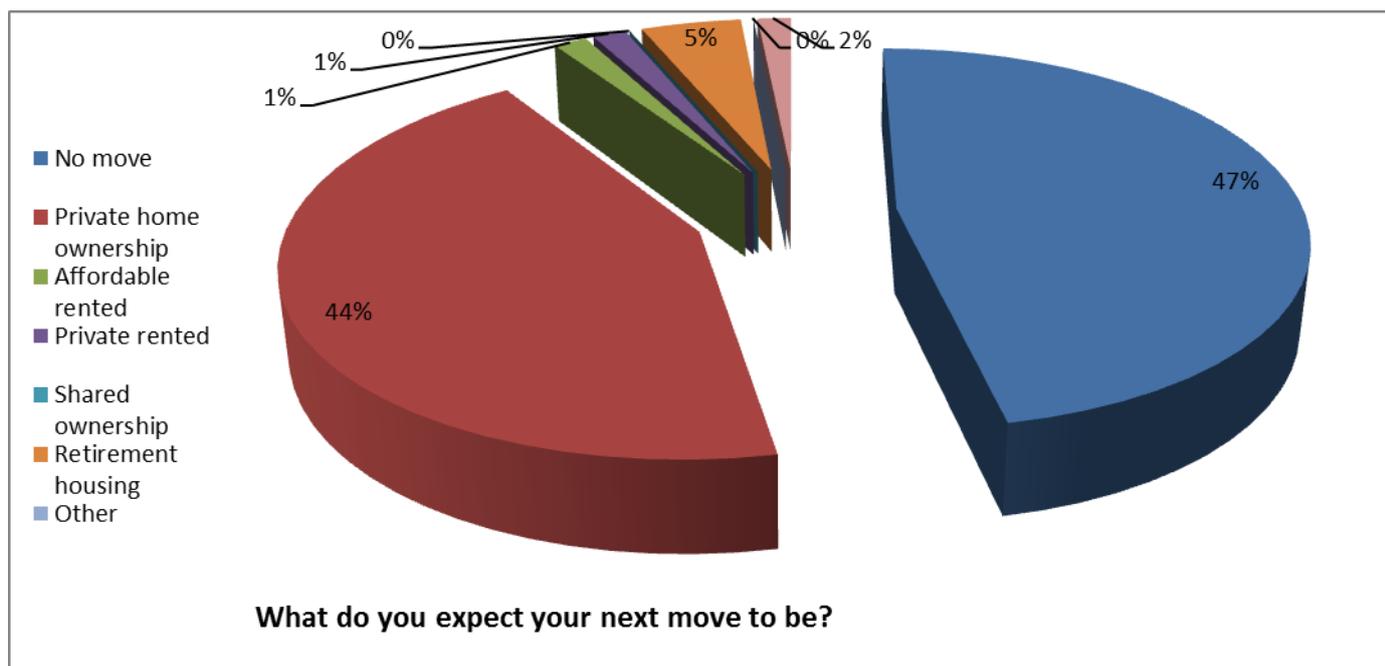
The chart below shows that 94% of respondents have lived in the parish for more than 3 years, with 48% having lived in Norwell for over 15 years.



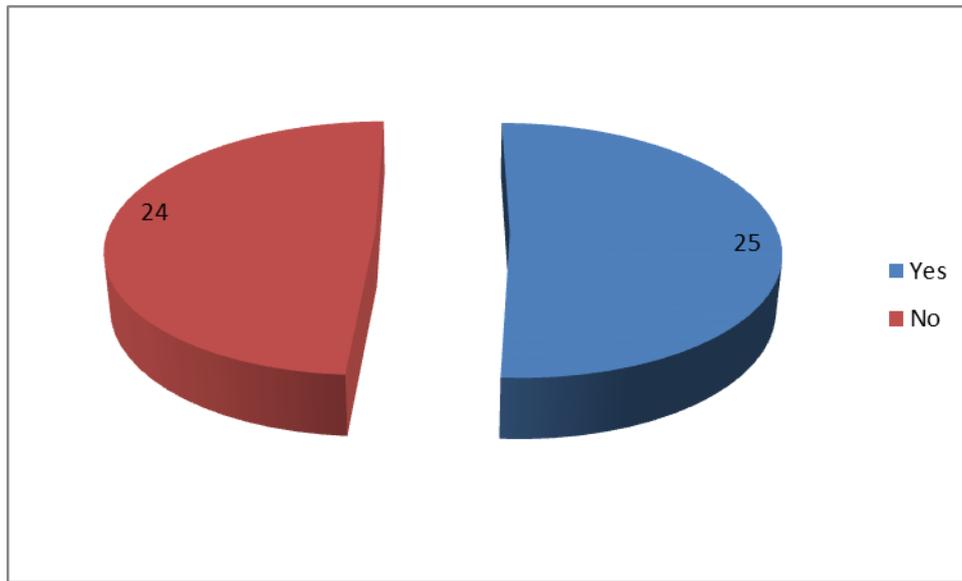
Q6. Migration

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. 47% of respondents do not expect to move.

44% of respondents would prefer to buy their own property on the open market; 5% of respondents expect their next move to be into retirement housing; 1% prefers to move into social rented and 1% into privately rented property.



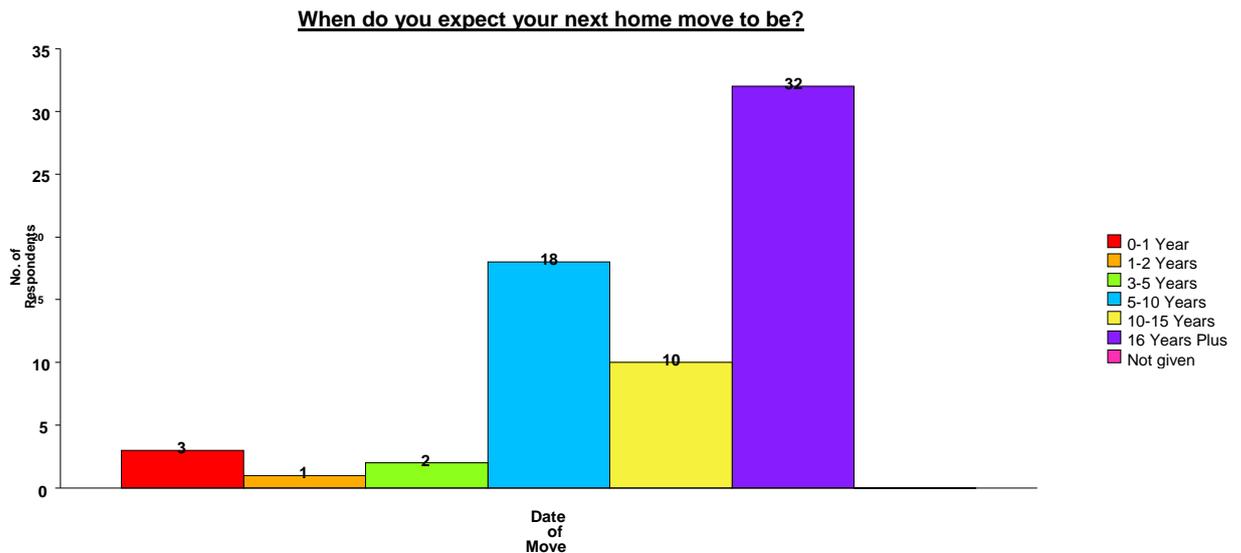
Q7. Do you expect to move within the parish?



The chart above shows that over 50% of those expecting to move in the future would prefer to move within the parish.

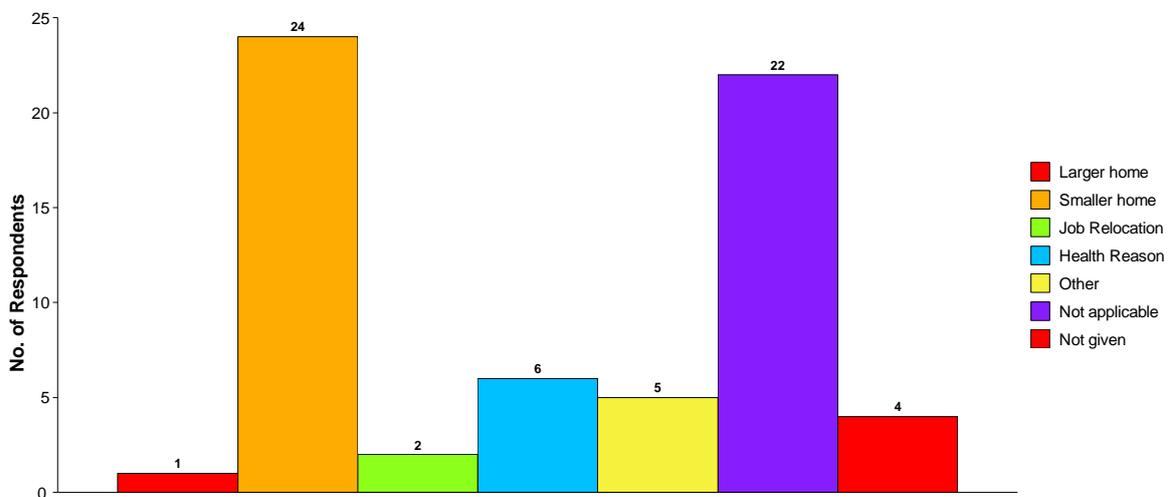
Q8. Timescales

The chart below shows that, of those people expecting to move homes in the future, 6 respondents (less than 10%) are expecting to move within the next five years.



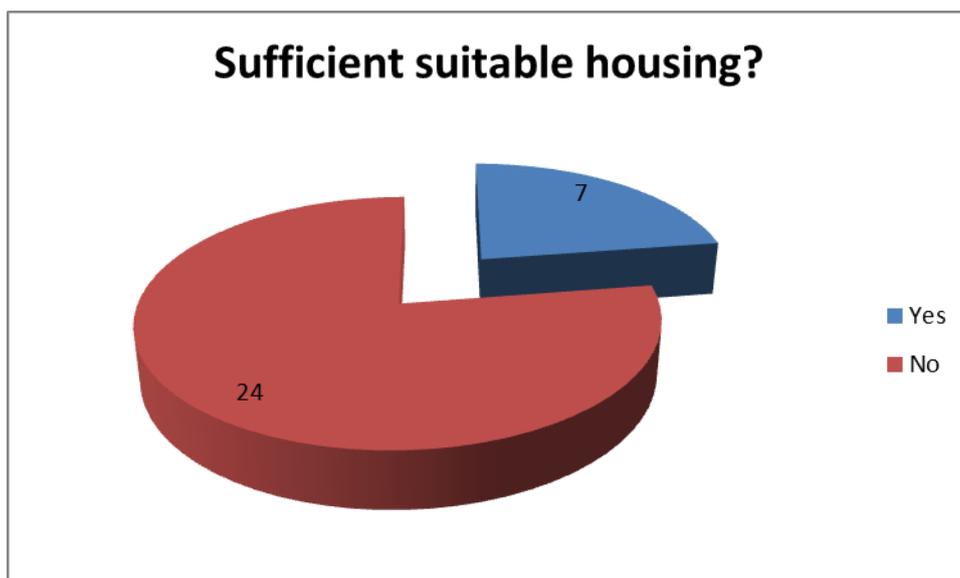
Q9. Reason for Moving

Why do you Need to Move ?



The chart above shows that the most popular reason for moving is the need to downsize to a smaller property.

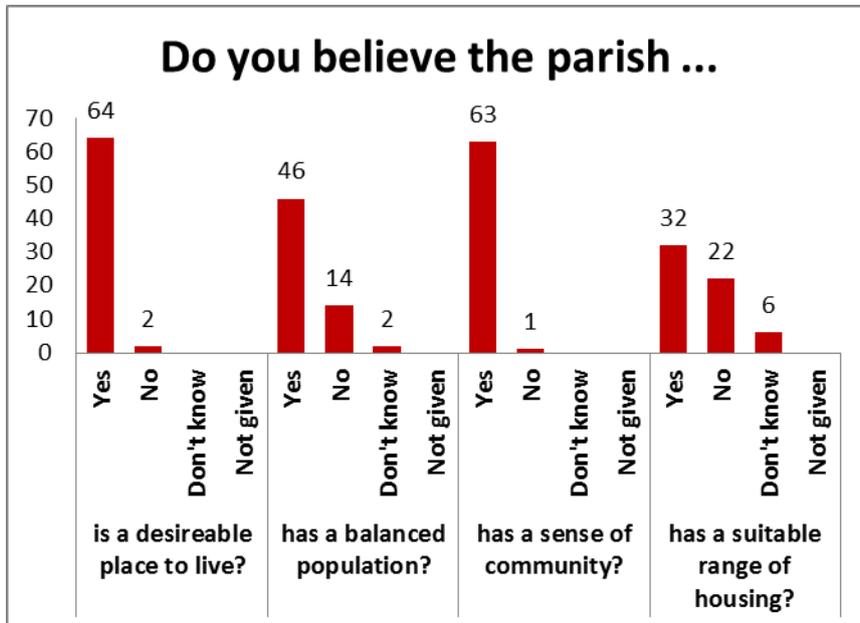
Q10. Will there be sufficient suitable accommodation within the parish to meet your needs?



The responses to this question indicate that the majority of people expecting to move in the future do not expect to find suitable housing within the parish.

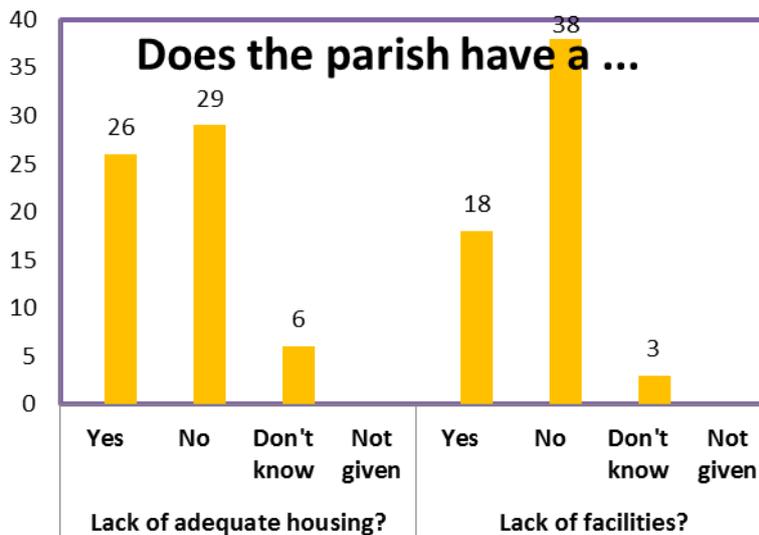
Q11. Life in the Parish

The chart below shows respondents views about life in the parish. The majority of people hold positive views about Norwell, but feelings about the suitability of available housing are more mixed.



Q12. Does the Parish lack adequate housing or facilities?

Whilst the majority of respondents believe Norwell does not lack essential facilities, when it comes to adequate housing there is a fairly even split between those who think there is a lack of adequate housing and those who do not.



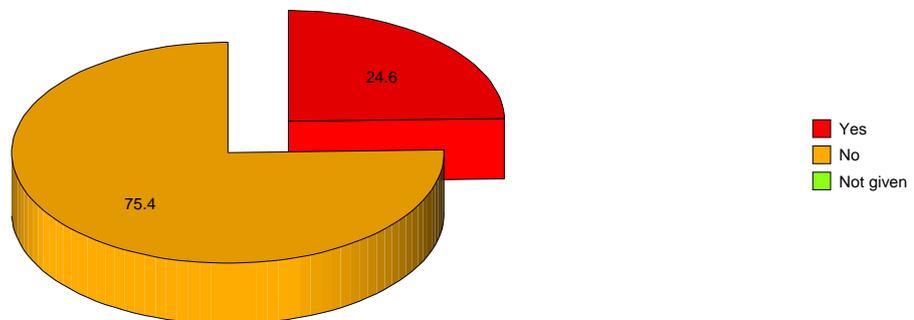
Section 4 – Local Housing

This section of the survey investigates peoples' reasons for migrating out of the parish and seeks opinions on the types of housing development that might be seen as beneficial to the parish.

Q13. Do you know of anyone who has left in the last 5 years because the type of property they required was too expensive?

Almost 25% of respondents answered 'yes' to this question.

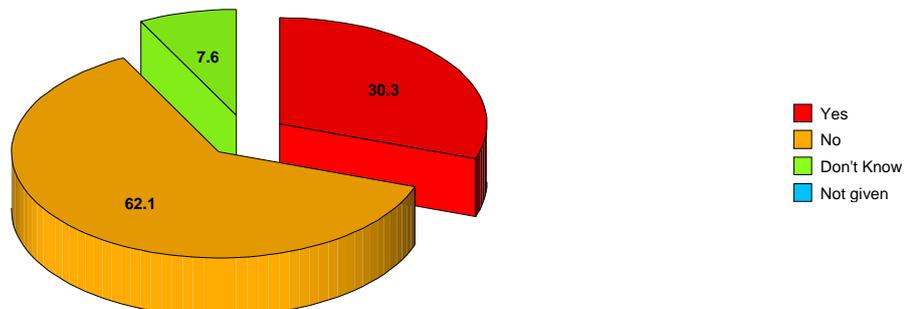
Leavers in Last 5 years - Property Too Expensive



Q14. Do you know of anyone who has left the parish in the last five years because the type of property they required was not available?

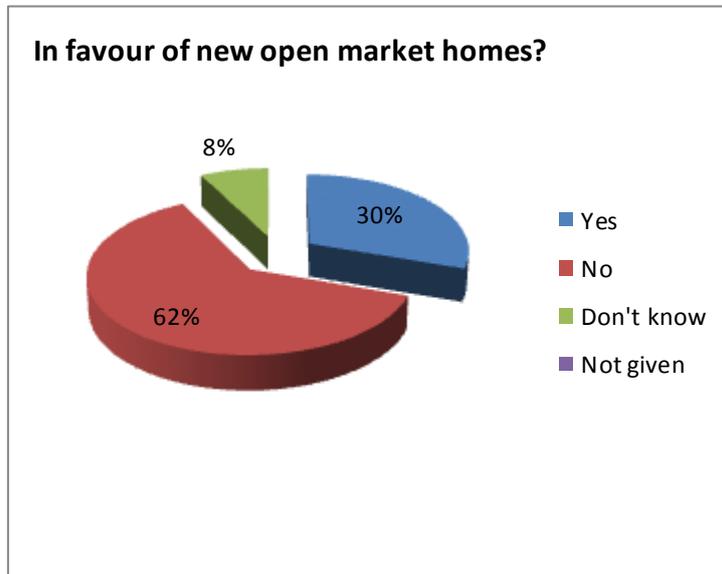
30% of respondents answered 'yes' to this question.

Leavers in Last 5 Years - Property Not Available



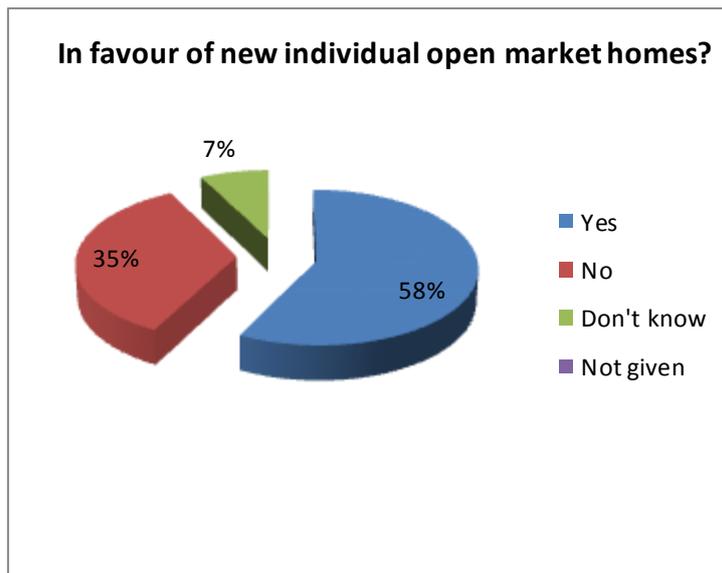
Q15. Would you be in favour of a development of open market homes for sale?

The chart below shows that 30% of respondents would support the development of new homes for sale, but alternatively, 62% would be against such development.



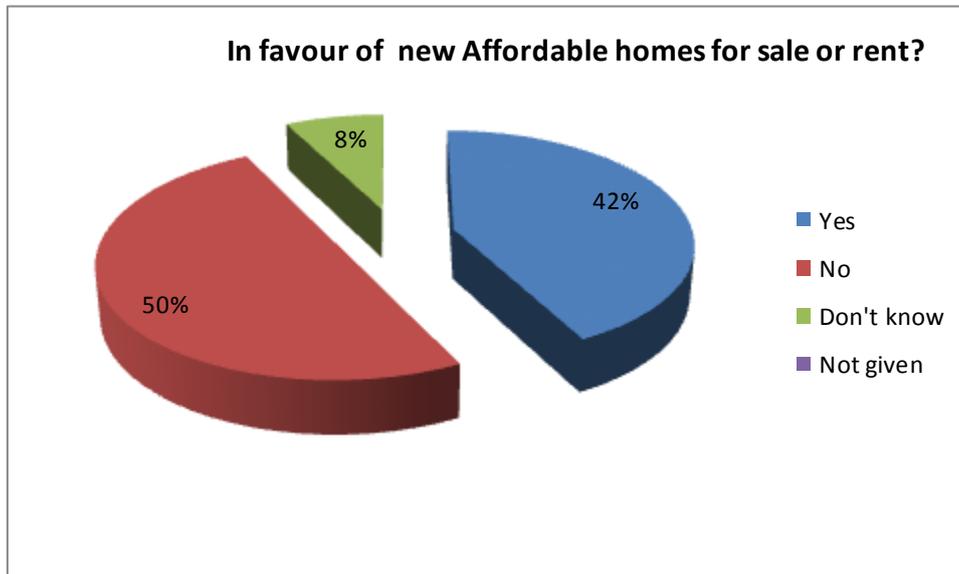
Q16. Would you be in favour of the construction of individual new open market homes for sale?

58% of respondents would support the development of individual new homes and 35% would be against such a proposal.



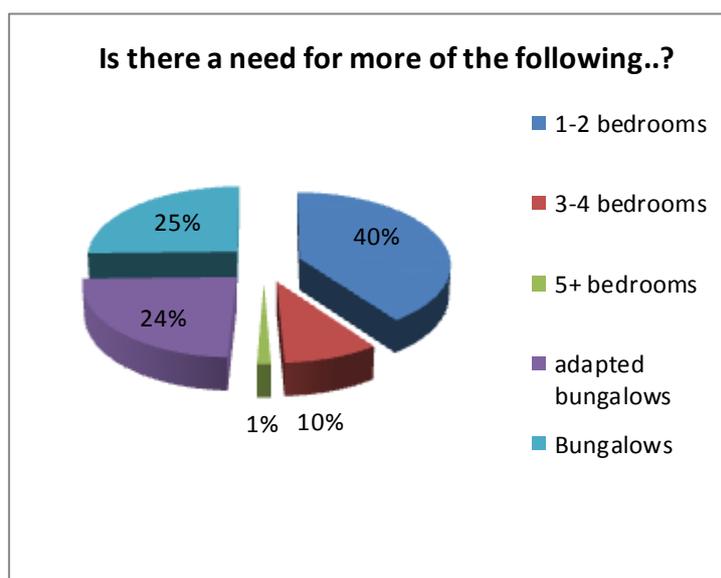
Q17. Would you be in favour of a development of new 'affordable' homes for rent/shared ownership for local people?

42% of respondents would support a development of affordable housing and 50% would be against such development. 8% of people were undecided.



Q18. Is there a need for any more of the following properties in the parish?

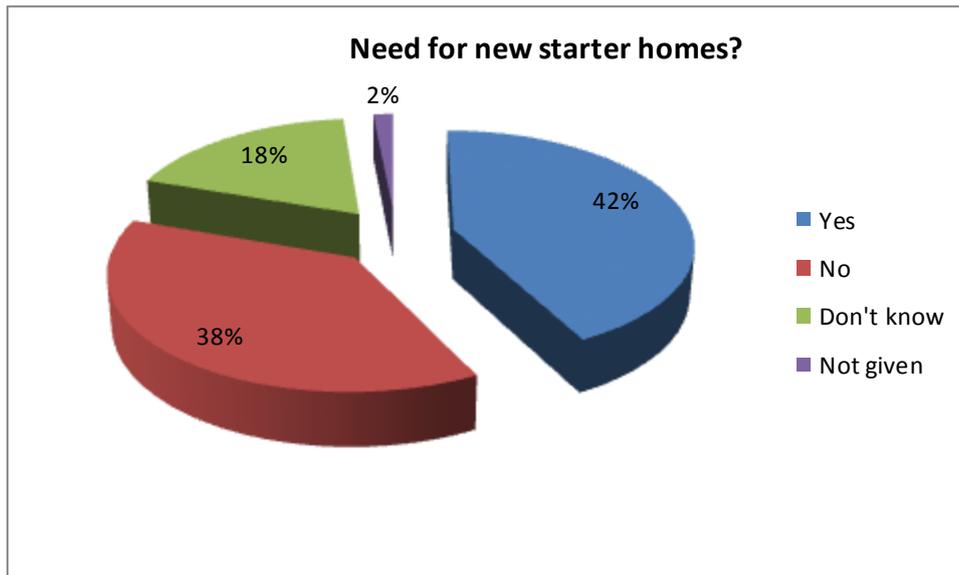
The three categories which people feel are most needed in Norwell are small 1-2 bedroom properties, bungalows, and adapted bungalows.



The questions below give a breakdown of the elements detailed in question 18 above.

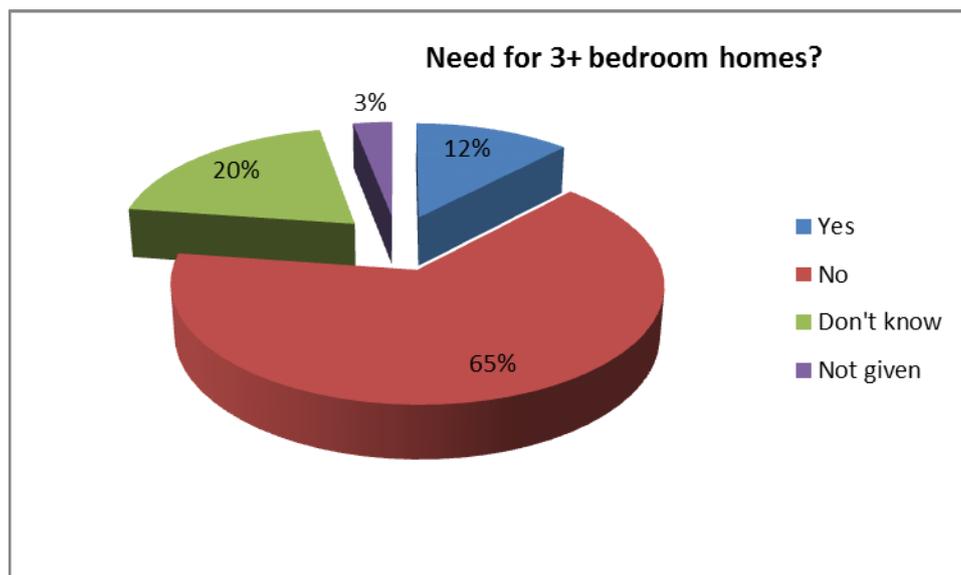
Q19. Is there a need for 1 or 2 bedroom starter homes for sale to help first time buyers?

42% of responses were in favour of this proposal, with 38% being against and 18% undecided.



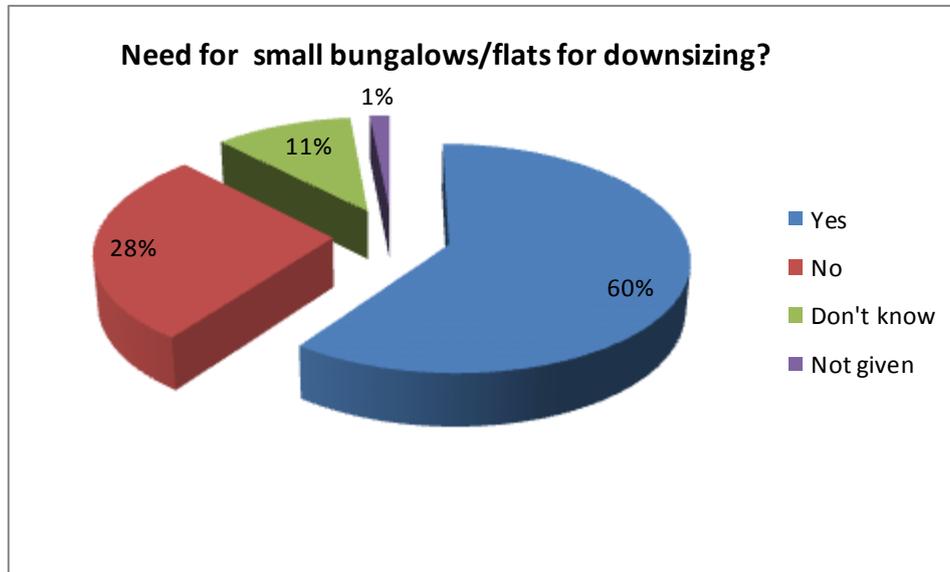
Q20. Is there a need for more 3+ bedroom homes for sale?

65% of responses were against the development of more 3+ bedroom properties, with just 12% being in favour and 20% being undecided.



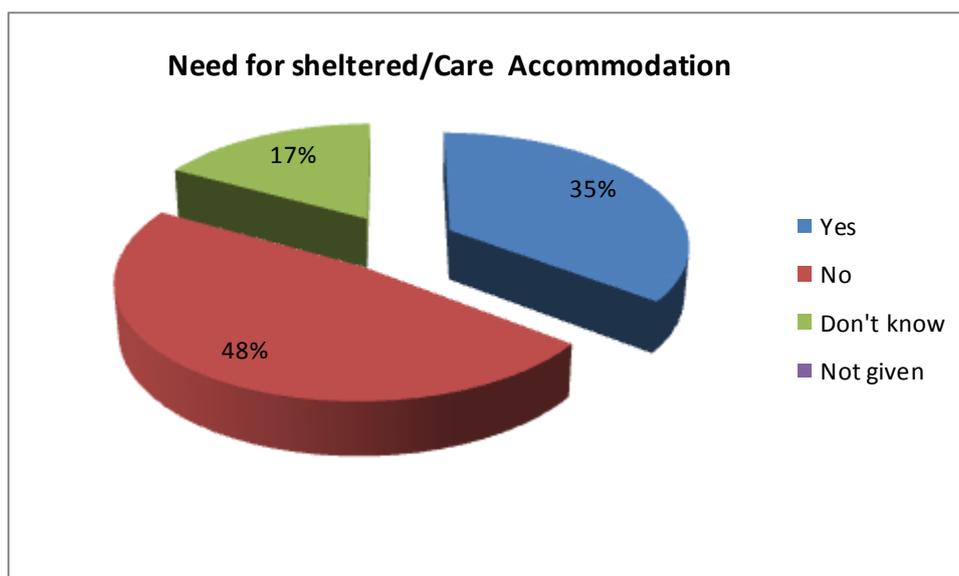
Q21. Is there a need for small bungalows or flats for sale, to help older people wanting to downsize from larger homes?

In response to this question, 60% were in favour, 28% against, and 11% were undecided.



Q22. Is there a need for Sheltered Housing or Care Accommodation for the elderly?

35% of respondents were in favour of this proposal, with 48% believing sheltered/care accommodation is not required and 17% being undecided.





Section 5 - Housing Needs Analysis

Respondents completed a survey form primarily to offer their views on foreseeable future 'local needs' housing requirements in Norwell and to comment on its facilities and future sustainability. As a result of the housing needs survey, the information held in this report will be available to the Parish Council for consideration in any future local/neighbourhood planning project.

Of the 66 returns, 60 were from people who would be considered as adequately housed at present and would not be looking to move to alternative accommodation within the next 5 years. However, 6 respondents will want to move within 5 years and a further 28 will be seeking to move in the following ten year period, making a total of 33 respondents who will require alternative accommodation within the next 15 years.

The survey has shown that the majority of people planning to move home will be seeking to downsize to a smaller property. Over 50% of people planning to move would prefer to remain in Norwell. However, respondents have indicated that the majority do not believe they will be able to find suitable alternative housing in the parish.

The results of the housing needs survey indicate quite clearly that the residents of Norwell believe that to meet future housing needs the following categories of housing will be required:

- Small 1-2 bedroom properties
- Bungalows
- Bungalows adapted for the elderly/disabled.

When it comes to considering housing development, views are more mixed. There is strong support for the development of individual properties e.g. infill sites, and there is a reasonably high level of support for the development of affordable housing. However, only 30% of respondents would support a development of open market housing for sale.

In considering the types of properties that are required to meet future housing need in Norwell, the following types of housing are listed in order of respondents' preference:

- Small bungalows/flats suitable for downsizing.
- Small starter homes for first time buyers.
- Sheltered/Care Accommodation.
- 3+ bedroom homes.



Section 6 - Conclusions & Recommendations

Midlands Rural Housing, in partnership with Norwell 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 future housing development to meet local needs.

Norwell is a small rural parish lying approximately 8 miles north of Newark and 1.5 miles west of the A1 trunk road. It has a population of approximately 500 and has 220 households. Almost 50% of the population are working adults, approximately 33% are over retirement age and the remainder are children and young adults.

Norwell is a historic village based around an old manor house. There is a shop and a pub in the village. It is a sought after and exclusive village which commands higher than average house prices for the area. 91% of properties are owner-occupied, 6% are privately rented and just 3% are social rented.

Housing stock consists largely of family sized properties which are currently selling for prices in excess of £285,000. Only 12% of housing stock consists of small 1-2 bedroom properties. These are rarely available on the open market. There is very little that would be available to people on low incomes.

In contrast, 76% of households are occupied by single people or couples. Only 21% of households contain families. The survey results show that people do not readily move on. 94% of respondents have lived in Norwell for over 3 years and 48% have lived there for over 15 years. This has led to a high degree of under-occupation of family-sized properties and is creating a need for small properties, particularly bungalows, for those people wanting to downsize as they reach retirement age.

The survey results show that the majority of people wanting to move in the future would prefer to remain living in Norwell. However, most do not expect to be able to find suitable housing there. The survey has indicated strong support for the development of individual properties (e.g. on infill sites), to provide small starter homes and retirement homes (particularly bungalows). There is also fairly strong support for the development of some affordable homes for local people, and sheltered/Care Accommodation for the elderly. However, there is little support for the development of more family sized properties, or for a specific open market housing development.

The housing needs survey has provided evidence that up to 33 households will be seeking to move house within the next 15 years, of which 24 will be seeking a smaller property and 6 will need to move for health reasons (e.g. disability, cannot manage stairs).



Our recommendation is that the parish council should seek to give support to the development of:

- Small properties to allow people to downsize.
- Small starter homes for first time buyers trying to enter the housing market.
- Bungalow/adapted bungalow homes for people who need single storey accommodation or have disabilities.



Acknowledgements

Midlands Rural Housing would like to thank Mr. R. J. Ward, Chair of Norwell Parish Council and Mrs. Catherine Millward, Clerk to Norwell Parish Council, for their time and help in carrying out this Housing Needs Survey.

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Appendix A: Comments

The following comments were received from respondents and give a general indication of their concerns. A random selection of comments has been reproduced.

- Developing more properties dilutes the fundamental reason for me living here.
- This is a 'middle class' village. Young and old people can't afford to buy here. Expand the village to include starter homes/retirement homes for local people. 20 new homes would be enough. No entrepreneur builders!
- The balance of the village is fine as it is. The development of single properties maintains the balance. There is no further need for social or large scale development.
- The village has developed during the past 25 years. Community cohesion is more important than further development.
- Although I would be happy to see Sheltered Housing/Care Accommodation, it would be difficult to access a doctor's surgery without a car or improved bus service.
- Historically this village has failed with privately built starter homes which have just been sold as investment properties to landlords, who rent them to anyone.
- The local shop is in danger of closing and the limited bus service makes it difficult for families without their own transport.
- Norwell is a historic village and large developments would have a detrimental impact.
- New building should be focussed on land previously occupied and now lying derelict, rather than existing farmland and precious countryside.
- We moved here because of the school. In order to keep the school viable families with young children need to be able to rent or buy in the village.
- We consider it extremely important for some development to take place to prevent the village from stagnating. Without opportunities for some additional affordable housing, especially starter homes for young families, the population will age, the school will become unviable, the shop will close and the community will wither. Norwell should not be allowed to become an even more exclusive village for wealthy couples. It deserves some modest expansion.



- Norwell needs to continue to grow at a small rate to enable the school, shop, pub to remain viable. There should be no infilling in the village as this has been done enough already.
- The planning rules should be interpreted sensibly to allow some individual and small scale development for villagers. The village should have a much bigger say and not be overridden by District Council.
- I would only be in favour of starter homes/shared ownership etc., if they were available to local people with connections to Norwell. Currently, I am aware of tenanted council properties that are let to anyone. This is unfair when there are villagers who cannot afford to stay here.
- Norwell's facilities are limited by its size, but the village shop must remain viable as a priority.
- The elderly do need to be able to stay in the parish.
- Starter homes must be made available to younger local people and should not be a dormitory for Newark. If the village doesn't grow, it will die, but growth must be sensible and in line with a pleasant and much loved conservation – trust the parishioners!
- Norwell has had 3 developments in the last 10 years and shouldn't grow any bigger. Some modest infill on large garden sites should suffice.
- The beauty of Norwell is its small size. We would benefit from improved broadband rather than more houses.