

Housing Needs Analysis

Southwell Area Analysis



Prepared by Newark and Sherwood District Council, October 2005

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Housing Needs Analysis for the town of Southwell

I. Introduction

In May 2003, Newark and Sherwood District Council commissioned David Couttie Associates Ltd., (DCA Ltd), a leading independent consultant, to undertake a comprehensive Housing Needs Survey in the district of Newark and Sherwood. DCA Ltd has now produced an updated Housing Needs Survey for 2005 with the data being re-weighted in accordance with 2005 household numbers and 2001 Census Data. Both surveys are available on Newark and Sherwood District Council's Website. (<http://www.newark-sherwooddc.gov.uk/pp/Gold/ViewGold.asp?ID=3297>)

This housing needs analysis aims to identify key issues for the town of Southwell in relation to housing need and affordability issues, in order to provide integrated, co-ordinated and consistent information.

This area housing analysis uses information from the DCA Housing Needs Survey 2003 and 2005, 2001 Census Data, CACI data and statistics from the Office of the Deputy Prime Minister (ODPM), and other housing related information in order to create a 'picture' of emerging trends in the area.

The aim of this housing needs analysis is to identify key issues for the locality of Southwell. These being to:-

- Identify the affordable housing need in Southwell for concealed and existing households
- Assess the housing market in Southwell to provide current house prices, social and private sector rent levels and to then identify income thresholds required to access open market housing.
-
- Inform the decision making process for the future provision of affordable housing in Southwell.

We hope that this housing needs analysis will provide a comprehensive picture on the affordable housing issues faced by the market town of Southwell.

2. Summary Overview

The housing analysis is a digest of relevant statistics, and as such it is hard to select particular points to extract at the expense of others. However the tables illustrate a town significant for its high property prices and ageing population. It is popular with families due to the reputation of the Minster School.

At 84%, owner occupation rates are well above average and detached houses are a significant part of the housing stock (nearly 50%). The town has an ageing population with nearly 46% of residents over the age of 45. The price of a two-bedroom terrace property is £156,667, which requires an income of £49,600 in order to purchase. 80% of residents earn less than this amount thus making entry to the housing market in Southwell very difficult for most.

3. Background/Scene Setting

Southwell is a small market town in the eastern area of Newark and Sherwood, approximately twelve kilometres northwest of Nottingham situated in an attractive landscape setting and is of outstanding architectural and historic interest. The town has a population of 6565¹ residents.

At its heart stands Southwell Minster, whose existence has greatly influenced the range of building types found in this small market town. Associated with the Minster are many fine buildings, including the Bishop's Palace, and several large prebendal houses. For the most part, the rest of the town is essentially Georgian in character – with a mixture of large town houses and small scale commercial and domestic buildings, which combine to produce a place of considerable character and charm.

To the west of the town there was a substantial amount of house building in the 1950s and 1970s, which saw the Council estate at Norwood Gardens being built. Tenants under the Right to Buy scheme, however, have now purchased many of these properties.

The academic success and popularity of the Southwell Minster School has attracted many families into the area increasing the desirability of Southwell.

Past planning policies have sought to preserve and enhance the historic character of the town, including both its many fine buildings and its setting in the surrounding landscape. There is, however, still a need to encourage appropriate development and/or enhancement schemes at key sites within the town.

¹ Census 2001

4. Population

The town of Southwell comprises three ward areas, East, North and West. In order to give a general overview of Southwell, the figures from each ward have been combined and a mean figure produced. The population spread across the three wards are very similar in profile.

The population from the Census 2001 gives a total for the three wards of 6565 residents, which is 6% of the total residents in the Newark and Sherwood District (106,273). The most significant feature here is the percentage of the population in the over 45 age group, which amounts to 46% with nearly 30% of the total population in the 45 – 64 age group. This concurs with the situation in the rest of the district. Given the resource demands often associated with elderly people, these are significant figures.

The ageing population in the forthcoming decade will have implications for future affordable housing need and provision.

Table 1 (a)
Population Composition in Southwell

All Ages	Total	Males	Females
	6565	3144	3421
Under 16	16.71%	Mean Age 42.52 Density (p.p.ha) n/a	
16 – 17	2.85%		
18 – 24	5.73%		
25 – 44	19.62%		
45 – 64	27.29%		
65+	17.85%		

Source: Census 2001

Southwell Town Council has provided the following breakdown of the age structure for the UK, Newark and Sherwood District (taken from Census 2001):-

Table 1 (b)
Population Breakdown UK, Newark & Sherwood and Southwell

Age Structure: UK, N & S District, Southwell			
Age Group	% UK	% District	% Southwell
Under 16	20.2	20	18.7
16 – 19	4.9	4.5	5.6
20 – 29	12.6	9.9	7.4
30 – 59	41.5	42.9	42.9
60 – 74	13.3	14.6	15.6
75+	7.6	8.1	9.5

- 20 – 29 age group is 41% less than UK average
- 75+ age group is 18% more than UK average

5. Economic Activity

Nearly 67% of the population of Southwell are economically active. Of this figure 46% are employees, 12.05% are self-employed, a further 1.56% are unemployed and 3.75% are students.

The remaining 34.5% are economically inactive and of this figure 18% are retired, nearly 6% are students. 6.59% look after the home/family and 2.62% are disabled and the remaining 5.49% are classified as other.

In summary two thirds of the population are economically active, as highlighted in Table 2.

Table 2
Economic Profile

	Southwell West	Southwell North	Southwell East	Total for Southwell
Economically Active	63.93	67.33	63.35	64.87
Employees	46.57	53.41	46.85	48.94
Self-Employed	12.05	9.03	14.36	11.81
Unemployed	1.56	1.63	1.60	1.59
Students	3.75	3.26	2.54	3.17
Economically Inactive	36.09	32.67	34.67	34.47
Retired	18.56	16.18	19.29	18.01
Students	7.15	4.33	4.79	5.42
Looking after home/family	7.09	6.96	5.73	6.59
Permanently sick/disabled	2.19	3.13	2.54	2.62
Other	1.10	2.07	2.32	5.49

6. Ethnic Breakdown

The BME community represents 1.45% of the whole population of the District and for the three wards of Southwell (which have been combined to produce a mean figure); the ethnic breakdown is consistent across all wards at 1.45%.² of the community. Table 3 shows the ethnic breakdown of the population in Southwell.

The Housing Needs Survey (2003) analysed the needs of the BME community and concludes that all BME household respondents who wish to move said they could not afford to, with 51% of respondents citing the lack of affordable housing being the reason for leaving the district. The majority of the BME respondents also indicated preference for larger accommodation, 3 beds or more.

² 2001 Census

Table 3
Ethnic Breakdown

Ethnic Breakdown	%
White	98.55%
Non-White	1.43%
Mixed: White & Black	0.14%
White & Asian	0.19%
Other	0.17
Indian	0.12
Pakistani	0.04
Bangladeshi	Nil
Black	0.09
Chinese	0.31
Others	0.25

7. Property Tenure

Owner-occupation is the dominant tenure in Southwell accounting for over 83% of properties, of which 47% are mortgage free. This is 10% higher than the average for the district (73.98%)³. The total rented sector for the area accounts for 16% of the total tenure in Southwell, which is less than the area average at 23%. Of this sector, social housing accounts for 9% (includes Council and Registered Social Landlords (RSL'S)) Housing Association properties) and the private rented sector accounts for 7% of the total property in Southwell.

In the past there has been a substantial stock of Council properties but like other areas in the district many of these have been purchased through the Right-to-Buy scheme, leaving reduced access to council-owned rented property. However, there has been an increase in the number of private rented property available in the past five years. Since the DCA Housing needs survey of 2003 the District Council has secured some shared ownership (7) and rented units (35) at the recently built Moorfield Court Frail Elderly Scheme and intends to negotiate further units on future developments.

Table 4
Tenure of property in Southwell
(Base 2019)

<i>OO with mortgage</i>	<i>OO with no mortgage</i>	<i>Private Rented</i>	<i>Council</i>	<i>HA</i>	<i>Shared Ownership</i>	<i>Tied</i>	<i>Other</i>
36%	47%	7%	8%	1%	-	0.5%	0.5%

Source: DCA Housing Needs Survey 2003

8. Property types all tenures

The DCA Housing Needs Survey records that detached properties make up nearly half of all properties in Southwell (48%)⁴ and Semi-detached properties account for 18%. These figures combined constitute 66% of the property in Southwell, making

³ 2001 Census

⁴ DCA Housing Needs Survey 2003

access to the market difficult. The remaining properties combining terraced, bungalow and flats make up the remaining 34% of property in the town.

Much of the property is Georgian and there are small pockets of terraced houses built at the turn of the 20th century. There is also a substantial amount of properties built in the 1960s and 70s. To the west of the district is Norwood Gardens, a council estate built in the early 1950's combining houses and flats many of which have been purchased by tenants through the right to buy scheme.

Table 5
Property Type for all Tenures
(Base 2818)

<i>Semi-Detached</i>	<i>Detached</i>	<i>Terraced</i>	<i>Bungalow</i>	<i>Flat /Maisonette</i>	<i>Bedsit/ Studio/ Room Only</i>	Caravan/ Mobile Home
18%	48%	9%	15%	10%	-	-

Source: DCA Housing Needs Survey 2003

9. Current Social Housing Provision

The District Council has 234 properties (as at 01.04.05) of which 55% are designated elderly accommodation. There are several Registered Social Landlords operating in the area including Anchor Housing and Family First. Total social housing accounts for 9% of all properties in Southwell.

Table 6
Summary of Social Housing in Southwell
(Council Properties and RSLs)

COUNCIL PROPERTIES AS AT 1 APRIL 04											
Bedsits OAP	Bedsits	1bed flats OAP	1 bed flats	1 bed bung OAP	2 bed bung OAP	2 bed flats OAP	2 bed fam	3 bed fam	4 bed fam	5 bed fam	AREA TOTAL
X	X	85	X	12	34	12	14	74	3	X	234
REGISTERED SOCIAL LANDLORD PROPERTIES											
X	X	X	7	40	1	X	1	X	X	X	49
TOTAL Social Housing											
X	X	85	7	52	35	12	15	74	3	X	283

(NB: Confirmation of stock levels in Southwell for some RSL's is ongoing)

10. Average House Prices

House prices in the town of Southwell are well above the average national figure of £182,651 and the district's average of £160,921. The Southwell house price average stands at £246,190 reflecting the desirability of the area and making affordability a key issue.

Table 7
Average House Prices, National, Regional and Local

National	£182,651 ⁵ and below
East Midlands	£149,683
Nottinghamshire	£144,763
Newark and Sherwood	£160,921
Southwell: Average	£246,190 ⁶ and below
Detached	£325,656
Semi-detached	£166,200
Terraced	£169,808
Flat	£109,498
First Time Buyer	£126,130

11. Entry House Prices

Entry to the market is clearly dependent upon availability, a factor which is particularly critical for low income households who can only enter the market in any numbers where there is an adequate supply of affordable housing. First time buyers do not purchase properties at average prices, as they do not have average incomes. Although average prices are useful for comparisons in general they are not the purchase levels used in assessing the ability of households to access local markets.

Entry house prices in Southwell are amongst the highest in the district making access for first time buyers to the market very difficult.

Table 8
Entry Level House Prices in Southwell

1 Bed Flat	£91,800
2 Bed Flat	£93,317
2 Bed Terrace	£156,667
3 Bed Terrace	£162,000
2 Bed Semi	£163,333
3 Bed Semi	£166,650

Source: DCA Updated Housing Needs Survey 2005

12. Entry level Income Required

Table 9 below outlines the lowest income ranges needed to access housing available in reasonable supply in Southwell.

The cheapest entry-level prices of the smallest units were assessed to enable threshold income levels to be calculated. These are based on 95% mortgage availability and 3x gross income-lending ratio.

⁵ (Source: Land Registry Residential property Price Report, 2nd Quarter 2005)

⁶ ODPM: 2005

Table 9
Income Required for Entry Level House Prices in Southwell

Property type	Price	Income required p/a
1 Bed Flat	£91,800	£29,000
2 Bed Flat	£93,317	£29,500
2 Bed Terrace	£156,667	£49,600
3 Bed Terrace	£162,000	£51,300
2 Bed Semi	£163,333	£51,700
3 Bed Semi	£166,650	£52,700

Source: DCA Updated Housing Needs Survey 2005

13. Average Income Bandings

Tables 10 and 11 demonstrate the income of concealed and existing households in Southwell as taken from the Housing Needs Survey 2003. For example, 59% of concealed households earn less than £15,000 per annum and 79% earn less than £20,000. A further 30% earn less than £10,000. For the cheapest one-bedroom property at a cost of £91,800, which requires an income of £29,000, 90% of concealed households cannot afford to purchase.

For existing households the percentages are reduced: 53% of households earn below £23,000 and 33% earn below £15,000 with a further 15% earning beneath £10,000 per annum. For the cheapest property again 59% of existing households cannot afford to purchase.

Table 10
Average Income Banding of Concealed households in Southwell
(Base 114)

Below £10,000	£10,001-£15,000	£15,001-£20,000	£20,001-£23,000	£23,001-£25,000	£25,001-£27,500	£27,501-£30,000	£30,001-£32,500	£32,501-£35,000	£35,001-£40,000	£40,001-£50,000	Above £50,000
30%	29%	20%	-	6%	-	5%	5%	-	-	5%	-

Source: DCA Housing Needs Survey 2003

Table 11
Average Income Banding of Existing Households
(Base 2108)

Below £10,000	£10,001-£15,000	£15,001-£23,000	£23,001-£30,000	£30,001-£40,000	£40,001-£50,000	Above £50,000
15%	18%	20%	6%	16%	9%	16%

Source: DCA Housing Needs Survey 2003

To provide more up-to-date and localised data on income levels in the Southwell area, data has been extracted from CACI tables of 2004, as shown in Table 12.

**Table 12 – Income Banding for households in Southwell – taken from CACI
Data 2004
Base 3009**

Income	0-5k	5-10k	10-15k	15-20k	20-25k	25-30k	30-35k	35-40k	40-45k	45-50k	50k & above
% Of Households	3.7%	5.8%	8.5%	10.0%	10.4%	10.0%	9.0%	7.8%	6.5%	5.5%	22.6%

Table 13 illustrated the percentage of households in Southwell that are unable to purchase entry-level type properties, e.g. for a 2 bed semi detached house, 81.75% of households in Southwell can not afford to purchase and 48.5% of households can not afford to purchase a 1 bedroom flat.

**Table 13
Entry Level House Prices in Southwell**

Property type	Price	Income required	% of Southwell households unable to afford to purchase
1 Bed Flat	£91,800	£29,000	48.5%
2 Bed Flat	£93,317	£29,500	48.5%
2 Bed Terrace	£156,667	£49,600	77.7%
3 Bed Terrace	£162,000	£51,300	81.75%
2 Bed Semi	£163,333	£51,700	81.75%
3 Bed Semi	£166,650	£52,700	81.75%

Source: DCA Updated Housing Needs Survey 2005

14. The Private Rented Sector

Information on the private sector has been obtained through the main private renting agencies in the district and is largely empirical.

**Table 14
Average and entry rent levels in Southwell – July 2005**

Private Housing	Average per month	Entry per month
1 Bed Flat	£383	£350
2 Bed Flat	£459	£450
2 Bed Terrace	£478	£450
3 Bed Terrace	No data	No data
2 Bed Semi-detached	No data	No data
3 Bed Semi-detached	No data	No data

Source; Social Housing RSA data 2004/Private Housing DCA Hsg Needs Update 2005

Table 14 gives the private rented sector average and entry rental costs for Southwell. This ranges from an entry level cost of £350 per month for a 1 bed flat to £450 for a 2-bed terraced property, which is higher than the district average entry level costs of £320 for a 1 bed flat and £412 for a 2 bed terraced property. Average rental costs range from £383 for a 1 bed flat to £478 for a 2 bed terraced house which are also higher than the district average of £353 (1 bed flat) through to £476 (2 bed terraced house).

The cheapest rental prices of the smallest units have been assessed in order to calculate the rental income thresholds. These are based on rent at 25% of gross income (equivalent to 30% of net income). Table 15 below shows the income levels required to enter the private rented market in Southwell.

Table 15
Private sector rental income thresholds 2005

	Income Required to rent	% of households unable to rent
1 Bed Flat	16,800	68.3
2 Bed Flat	21,600	81.4
2 Bed Terrace	21,600	81.4

Based on rent at 25% of gross income (30% of net), a one bed flat in Southwell requires an income of £16,800 per annum, rising to £21,600 for a 2 bed flat or 2 bed terrace property. Table 15 also shows the percentage of households that earn below the income required to rent a property in Southwell. 68.3% of households are unable to afford the minimum rent of £16,800 for a 1 bed flat and a further 81.4% are unable to afford the rent for a 2 bed flat or terraced property. Incomes generally required to rent are similar to or below the Nottinghamshire County average income of £22,727 as found in the Annual Survey of Hours and Earnings 2004 (ASHE).

15. The Social Housing Rented Sector

Under the Government's rent restructuring regime it is intended that rent differentials between local authorities and housing associations will be eliminated by 2010 and a common rent level sought.

Table 16 illustrates the number of households in Southwell who are unable to access social rented property, when taking average earnings into account. (It should be noted that Housing Benefit payments maybe applicable to some of these households to ensure affordability.)

Table 16
Rent Levels for Social and Private Housing in Southwell and Percentage Unable to Rent

Social Housing (Council/HA)	Council (£) per week	Percentage unable to rent	H/A (£) per week	Percentage unable to rent
East Midlands	45.07	9.5	55.41	18.1
Nottinghamshire	N/d	-	55.01	18.1
Newark and Sherwood	57.84	18.1	60.70	18.1
Bedsit	N/d		40.32	9.5
1 Bedroom	35.50	9.5	60.96	18.1
2 Bedroom	40.22	9.5	63.58	18.1
3 Bedroom	49.40	9.5	57.53	18.1
4 Bedroom	54.83	18.1	62.93	18.1

Source; Social Housing RSA data 2004/Private Housing DCA Hsg Needs Update 2005

16. Summary of Accommodation Surpluses/Shortfall

Table 17
Summary of surpluses/shortfall in accommodation in Southwell

Sub-Area	Type	Bedroom Size	Private Sector		Affordable	
			*Shortfall	**Surplus	*Shortfall	**Surplus
Southwell	Flat	1	6	-	98	-
		2	7	-	17	-
		3	-	-	-	-
		4	-	-	-	-
	Bungalow	1	-	-	-	-
		2	65	-	59	-
		3	70	-	21	-
		4	-	-	-	-
	House	1	-	-	-	-
		2	22	-	30	-
		3	12	-	44	-
		4	50	-	14	-
Total			232	0	296	-

Source: DCA Housing Needs Survey 2003: Supply and Demand Analysis

* Shortfall of units – Demand is greater than supply for this type

**Surplus of units – Supply is greater than demand for this type

The data provided in Table 18 data, from the DCA Housing Needs Survey of 2003, shows a summary of surpluses and shortfalls in private sector and affordable housing by each unit type, these details show that: -

- **1-bed property** - there is an overall deficit of 98, 1 bed affordable properties across Southwell, due to shortfalls of flats, and to a lesser extent in the private sector.
- **2-bed property** – a net shortfall of 2-bed accommodation exists across Southwell. 106 units in total. The most predominant deficit of 2-bed stock is for bungalows (59 units) followed by houses (30 units) and finally flats (17 units). General undersupply is also echoed in the private sector with a shortfall of bungalows (65 units) and houses (22 units).
- **3-bedroom property** - there is a net shortfall of 44 3-bed houses across Southwell and to a lesser extend 3-bed bungalows (21 units). The private sector also follows this trend with 3-bed bungalows in short supply (70 units) and houses (12 units).
- **4-bedroom property** - there is a shortfall of 14 affordable properties in the Southwell area and in the private sector this figure is increased to a shortfall of 50 4-bed houses.

In terms of bedroom sizes, there is a net shortfall of 296 affordable properties in the Southwell area. The majority of the shortfall is created by 1-bedroom flats and 2 bedroom bungalows and some 3-bedroom houses. Overall there are no recorded surpluses of units of any type in either the private or the affordable sector in Southwell.

17. Waiting list statistics

In December 2004, the District Council introduced a Choice Based Lettings Scheme⁷ under which applicants are not obliged to state their preference for a particular area. The list below indicates those that have indicated a preference for Southwell, highlighting a need for one and two accommodation.

Table 18
Choice Based Letting Applicants: Preference for Southwell and unit Type
July 05

Unit type	Numbers
OAP List	213
1 Bed List	122
2 Bed list	116
3 Bed list	68

18. Bedrooms Needed

Table 19
Bedrooms Required by Existing and Concealed Households

	One	Two	Three	Four or more
Concealed (Base 136)	51%	35	10%	-
Existing (Base 241)	2%	23%	46%	27%
As a % of ward households in Southwell – 2960	2.5%	3.44%	4.83%	1.61%

Source: DCA Housing Needs Survey 2003

The DCA Housing Needs survey of 2003 revealed that over 50% of concealed households require one bedroom and 35% requested two bedrooms. For existing households only 2% require one bedroom and 23% need two bedrooms with a further 46% required three bedrooms.

19. Tenure Needed

Table 20
Tenure Needed in Southwell by Existing and Concealed Households

	OO	Private Rent	Council	HA	HA Shared Ownership	Tied
Concealed (Base 31)	37%	36%	14.5%	6%	6%	-
Existing (Base 78)	83%	6%	8%	-	-	3%
As a % of ward households (2960)	7.87%	2.06%	1.25%	0.27%	0.27%	6.23%

Source: DCA Housing Needs Survey 2003

⁷ Under the Choice Based Lettings Scheme applicants register name on the housing register and given a banding (1 = Priority, 2 = In housing Need and 3 in general need) and subsequently apply for properties under the Easylet Scheme as when they become ready for occupation.

The tenure required in the DCA Housing Needs Survey of 2003 is very different between concealed and existing households. Concealed households for example prefer renting with 36% of households in Southwell requiring private rent, 14.5% needing a council rented property and a further 6% would rent from a Housing Association. The shared ownership option only attracted 6% of concealed households. For existing households a total of 83% would prefer owner-occupier tenure and the remaining 14% require rented accommodation. A small number of existing households have identified tied accommodation as the tenure required.

20. Type of properties needed

Table 21
Percentage of type of Properties required in Southwell

	Semi-Detached	Detached	Terraced	Flat Maisonette	Bedsit/Studio / Room only	Bungalow	Sheltered Housing	Caravan/ Mobile home
Concealed (Base 136)	19%	13%	20.5%	37%	9.5%	-	-	-
Existing (Base 241)	8%	55%	5%	5%	-	25%	2%	-
As a % of ward households (2960)	1.58%	5.06%	1.38%	2.09%	0.43%	2.06%	0.16%	-

Source: DCA Housing Needs Survey 2003

The type of property needed in the DCA Housing Needs Survey of 2003 varied between concealed and existing households. 37% of concealed households expressed a preference for a flat/maisonette, 20% identified a terraced property and 19% indicated that a semi-detached would be the preferred property type. Existing households acknowledged that a detached property would be the preferred type at 55%, 8% identified semi-detached houses and a further 25% indicated that a bungalow is the preferred type of property needed.

21. New Build Developments in Southwell

Table 22
Recent and Current Developments in Southwell

Name of Site	Housing Requirement	Section 106	Planning Permission	Status
Southwell Frail Elderly Scheme (Moorfield Court)	35 Units for rent and 7 for shared ownership	Yes	Yes	Completed
Halam Road Phase 1	4 units for rent – 2 bed 4 person houses	Yes	Yes	Completed December 03
Halam Road Phase 2	8 Units for rent	Yes	Outline	

22. Summary/recommendations/key points

Southwell is a very attractive, affluent area with a popular school, which is reflected in the demand and high cost of housing, which is the most expensive in the district of Newark and Sherwood. Key issues arising are:-

▪ Housing Market, costs and income

The average price of a property in Southwell is £246,190 compared with the district's average of £160,921. Entry-level house prices are also amongst the highest in the district. To purchase a two bedroom terraced property in Southwell would cost £156,667 requiring an annual income of £49,600 per annum. 77% of all households in Southwell earn less than this and are unable to afford to purchase.

▪ Population

The most significant feature in terms of population is the high percentage of people in the over 45-age group accounting for nearly 50% of the total population of Southwell. By 2010 this group will have reached the legal retirement age. Another prominent figure is the group of people aged 65 and over which accounts for nearly 17% of the total population, which in turn will impact on the levels of care and support needs in the coming years. The 16-24 year olds represent 8% of the population.

▪ Affordable Housing Need Requirements

The total affordable housing need annually in Southwell is for 296 units. In terms of bedroom sizes the majority of the shortfall is seen in 1-bedroom flats (98 units) and 2 bedroom bungalows (59 units), though shortfalls can be identified in all property types. The preferred types of accommodation by concealed households are flats at 37%; terraced properties at 20% and a further 19% prefer a semi-detached. Existing households have indicated a preference for detached properties, with 25% requiring a bungalow, however

their tenure of choice is owner-occupation (85%). The preferred tenure type for new affordable housing in Southwell would be social rented, rather than intermediate housing, due to the relationship between local incomes, house price levels and the additional factors detailed in this analysis.

23. Notes for Developers

The District Council has recently adopted (October 2005) the Interim Policy Note: Planning Provision for Affordable Housing (Copy enclosed) in which item 7 states that “... the District Council will negotiate with prospective developers with a view to securing 30% affordable homes from the total of all suitable sites coming forward for consideration by way of applications for planning permission ...”

With regard to the threshold requirements, item 8.4 of the Interim Policy Note states that the appropriate threshold for Southwell is “5 or more dwellings/0.2 hectares irrespective of the number of dwellings”. The full policy note is available on the Council’s web site at www.newark-sherwooddc.gov.uk

This analysis has identified that there is a demonstratable need for the provision of affordable housing in Southwell. It illustrated that there is a shortfall of 1-bedroom flats and 2 bedroom bungalows. Further consultation is required with Newark and Sherwood District Council’s Strategic Housing Services to confirm the type of units and affordable tenure for each proposed scheme in Southwell.

As a developer you may be required to work with a Registered Social Landlord. The District Council has several preferred partners and a list of these is attached as appendix A. The information is also available on the Council’s web site.

For further information on this document please contact Strategic Housing Services’ Community Housing team:

Address: Community Housing
 Newark and Sherwood District Council
 Kelham Hall
 Newark
 NG23 5QX

Telephone: 01636 655930
 655643
 655544

Fax: 01636 655626

E-mail: strategic-housing.services@nsdc.info

Appendix A

Anchor Trust

100 Bolton Road, Bradford, Yorkshire, BD1 4DH
Tel 01274 381600 Fax 01274 381601
Number of properties in Newark and Sherwood = 74

De Montfort Housing Association

Eastern Shire House, 80 The Parade, Oadby, Leicester, LE2 5BF
0116 2205555
Number of properties in Newark and Sherwood = 18

Framework Housing Association

Ground Floor, Maville House, Beech Avenue, Newark, Notts, NG7 7LS
Tel 01636 650661
Number of properties in Newark and Sherwood = 9

Leicester Housing Association

131 Loughborough Road, Leicester, LE4 5LQ
Tel 0116 266 6123 e-mail belgrave@lha.org.uk
Number of properties in Newark and Sherwood = 198

Longhurst Housing Association

26 – 28 High Pavement, Nottingham, NG1 1HN **OR**
Longhurst Housing Association
Friars House Quaker Lane, BOSTON, Lincolnshire, PE21 6DZ
Tel 0845 30 90 700 01205 366854
Number of properties in Newark and Sherwood = 4

Nottingham Community Housing Association

12 – 14 Pelham Road, Sherwood Rise, Nottingham, NG5 1AP
Tel 0115 9104321 e-mail nottingham@ncha.org.uk
Number of properties in Newark and Sherwood = 1256

Places for People

12 Vivien Avenue, Sherwood Rise, Nottingham, NG5 1AF
Tel 0115 9690206
Number of properties in Newark and Sherwood = 44

The Guinness Trust

31 Clarendon Park, Clumber Avenue, Nottingham, NG1 1AH
Tel 0115 962 8200
Number of properties in Newark and Sherwood = 9

Glossary

Affordable housing	Affordable housing is that provided, with subsidy, for people who are unable to resolve their housing requirements, in the general housing market because of the relationship between local housing costs and incomes. This definition covers housing for social rent, shared ownership, low cost home ownership and the sub-market rent.
Concealed Household	A concealed household is someone living within a household wanting to move to their own accommodation and form a separate household (e.g. adult children living with their parents).
Existing Household	An existing household encompasses the household in its entirety.
Housing Demand	Is the quantity and type/quality of housing which households wish to buy or rent and are able to afford. It therefore takes account of preferences and ability to pay.
Intermediate Housing	Housing at prices or rents above those of social rented but below market prices of rents. This can include sub-market renting or low cost home ownership.
RSL – Registered Social Landlord	A Housing Association or a not for profit company, registered by the housing corporation, providing social housing. SHG can only be paid to an RSL.
Shared Ownership	Housing produced by an RSL, previously, either new or existing properties purchased by an RSL, which the RSL then sells on a part rent/part buy basis. The shared owner buys a percentage of the property, funded by mortgage and/or savings. The remaining percentage is still owned by the RSL who charges a rent on it.