



WALESBY

HOUSING NEEDS

SURVEY

Midlands Rural Housing
in partnership with
Newark & Sherwood District Council,
Nottingham Community Housing Association and
Walesby Parish Council
July 2008



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



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Executive Summary

Midlands Rural Housing completed a Housing Needs Survey in Walesby during May 2008, 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.

Walesby is a popular parish in which to live and some residents, who are keen to retain its village atmosphere, are concerned that it is becoming too densely developed. There is evidence that its population is ageing and that young people are leaving the parish which may affect the future sustainability of its amenities.

Housing stock is well balanced. There is a high level of owner-occupation but the shortage of low-cost rental property may be a factor in young people leaving the parish.

A number of respondents live in Park Homes which influences the results in that levels of small properties and levels of home ownership are higher than would normally be expected. Significantly, several of these respondents are now claiming a need for affordable housing as the Park Homes become unsuited to their future needs.

In total, 15 respondents have claimed a need for suitable affordable housing. A high proportion are elderly and only one is a young, single person, indicating that Walesby may lack other amenities that would attract young people to stay in the village.

The resulting breakdown is:-

- 1x 2-bed house for shared ownership**
- 1X 2-bed house for rent**
- 6x 2-bed bungalows for shared ownership**
- 3x 2-bed bungalows for rent**
- 2x 2-bed bungalows (special needs) for rent**
- 1X 3-bed house for shared ownership**
- 1x 3-bed house for rent**

Our recommendation is that a mixed development of fifteen affordable dwellings should be considered to alleviate the current housing needs in Walesby.



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 and Nottingham Community Housing Association are partners of the Trent Valley Partnership. In Newark & Sherwood, during the period 2005 to 2010, they will be working with Midlands Rural Housing and parish councils to undertake Housing Needs Studies in rural parishes and identify opportunities for the development of affordable housing within the district. Rural parishes are those with a population of fewer than 3000 people.

This needs study looks at the shortfall in housing in Walesby Parish. Walesby currently has a population of 1225 (2001 Census) living in 535 households and 560 survey forms were produced for distribution to residents throughout the parish.

During May 2008, Midlands Rural Housing and Newark & Sherwood District Council worked together to deliver a Housing Needs Survey form to every household in the parish. The return date for the survey was 31st May 2008 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 housing need in the parish of Walesby, in order to provide Newark & Sherwood District Council with the information it requires to meet local housing needs.

3. Housing Costs

Property Values: Jan - Mar 2008 - Newark & Sherwood

	Av Detached	Av Semi	Av Terrace	Av Flat	Av Overall Price	No. Of Sales
	£	£	£	£	£	
East Midlands	249,416	142,325	118,024	116,095	163,668	13,948
Nottinghamshire	238,490	130,392	104,051	106,369	156,775	2,365
Newark & Sherwood	261,430	123,815	118,462	105,530	180,154	353

Source: Land Registry

The table above provides a comparison of the property prices across the East Midlands Region, the County of Nottinghamshire and Newark & Sherwood District. It shows that the average overall price in Newark & Sherwood is higher than elsewhere in the region. A family wanting to purchase an average terrace house would need to be earning approximately £30,000 per annum to secure a mortgage.

Data from the Land Registry shows the following average house prices in Walesby (Postcode NG22 9N*), based on sales between Mar 2007 – Mar 2008.

Detached - £226,200 (Based on 5 sales)

Semi-Detached – £132,500 (Based on 4 sales)

Terraced – £105,995 (Based on 1 sale)

Flat - £124,000 (Based on 1 sale)

Overall - £171,908 (Based on 11 sales)

As can be seen from a comparison with the previous table, house prices in Walesby are not as high as in Newark & Sherwood as a whole but would still be prohibitively expensive for people on low incomes.



4. Availability of Affordable Housing in Newark & Sherwood

The District's Housing Needs Survey 2003 shows that, not only are open market prices becoming prohibitively high, but also that levels of rented properties available from both the District Council and Housing Associations are falling due to the Right to Buy scheme.

The District's Housing Needs Survey 2003 outlines the need for an additional 614 affordable properties per year, throughout the district. It states that, locally, the proportion of houses and bungalows is over 20% higher than the national average, whilst the supply of terraced properties is almost 10% below and the supply of flats/maisonettes is 12% below the national average.

5. Planning Context

Planning policy at national, regional and local levels imposes strict restraints on new 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 & Sherwood Local Plan **Adopted** – March 1999 (Policies H17 and H19) 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 provision of any housing that may be provided as a result of this survey would be subject to a legal restriction (known as an S106 agreement) being placed on the development. This has the effect of limiting occupation of the properties to people with a strong local connection; 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 May 2008, in Walesby Parish.

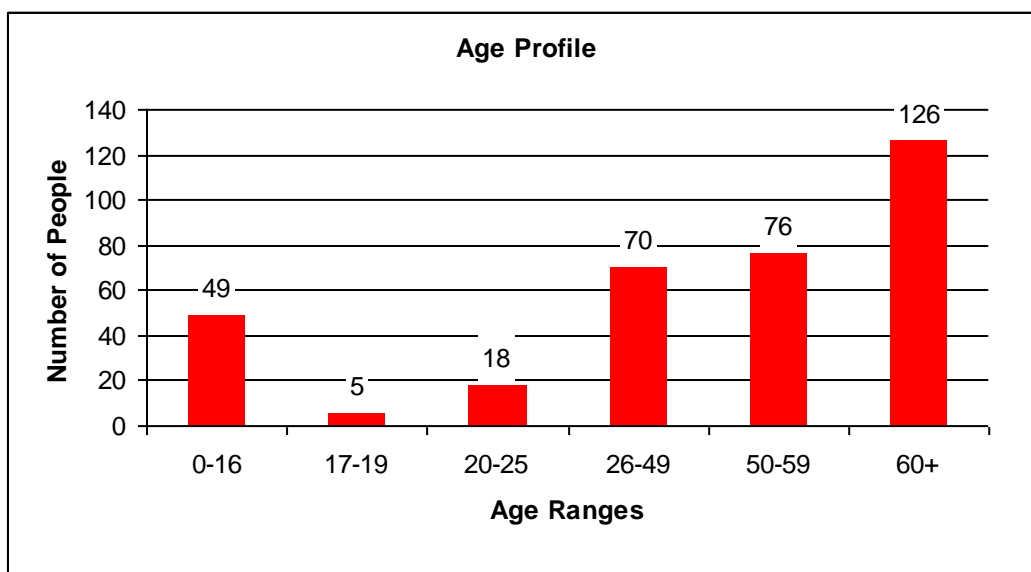
Respondents individual details have been kept confidential and any identifiable attributes have not been included in the results. Any comments that have been made may also have been edited so as not to identify individual circumstances.

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 and the current level of facilities serving the local community.

A total of 152 survey forms were received giving a return rate of 27%. This is a low response that takes into consideration that only people who have a housing need or those who are interested in commenting on local matters are likely to respond.

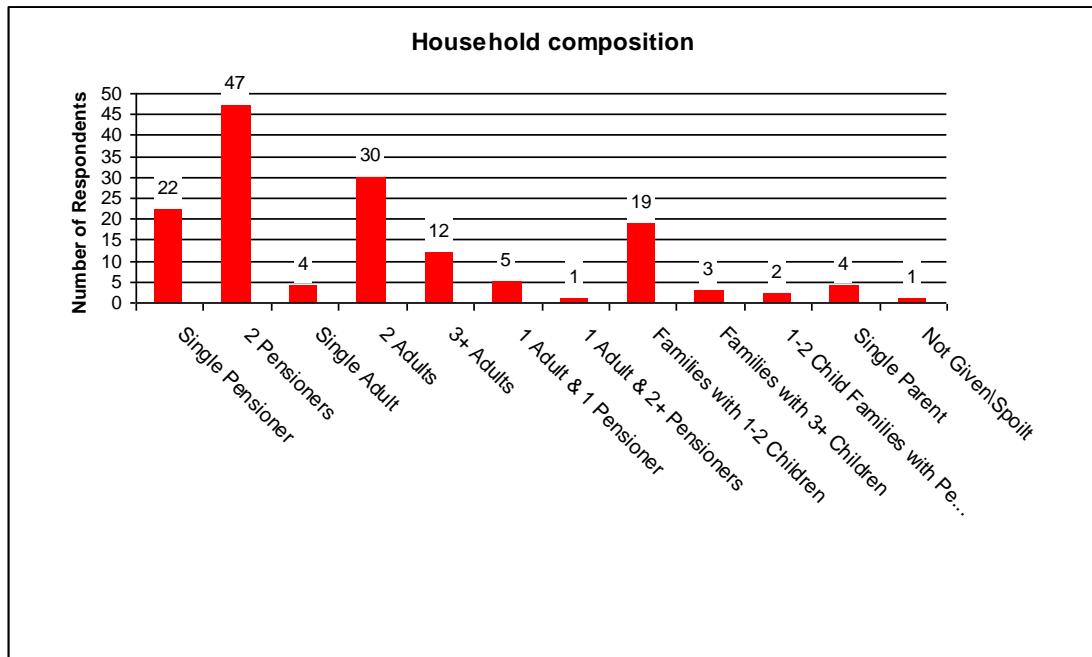
6.1. Age Profile

The chart overleaf shows the age profile of the 344 people captured on the 152 survey forms returned. The responses show that the largest single group of the population in Walesby, representing 37%, are people over 60 years of age. There are a number of families with young children. Children under 16 form 14% of the population.



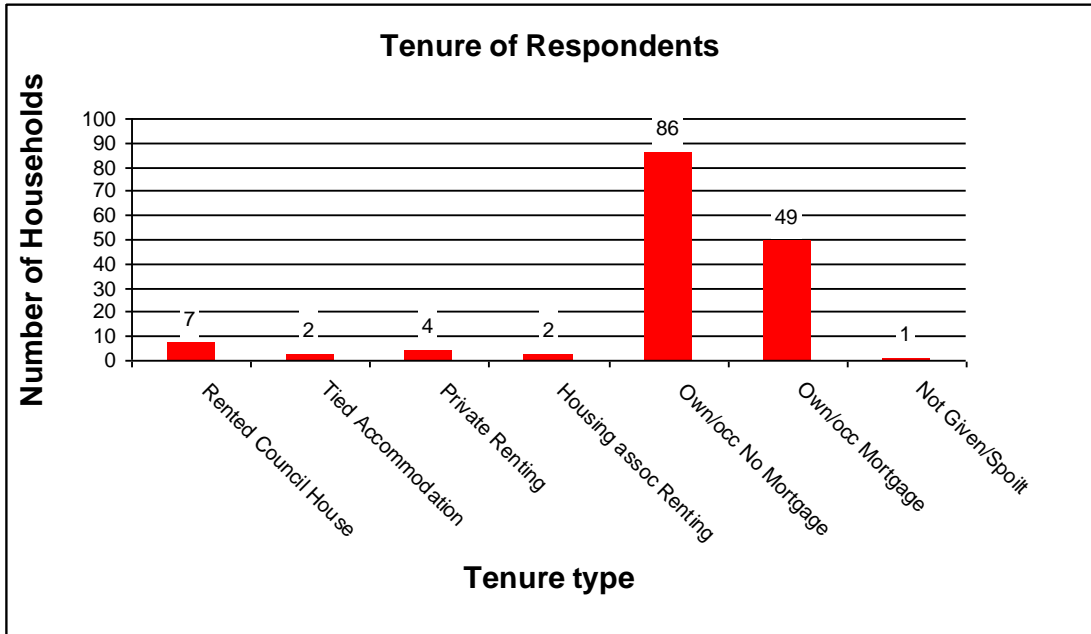
6.2. Household Size and Mix

The following chart shows the number of households in each size/mix category. Total households with pensioners accounted for 51%, followed by those containing only adults accounting for 30%. Households containing families with children accounted for 19% of respondents.



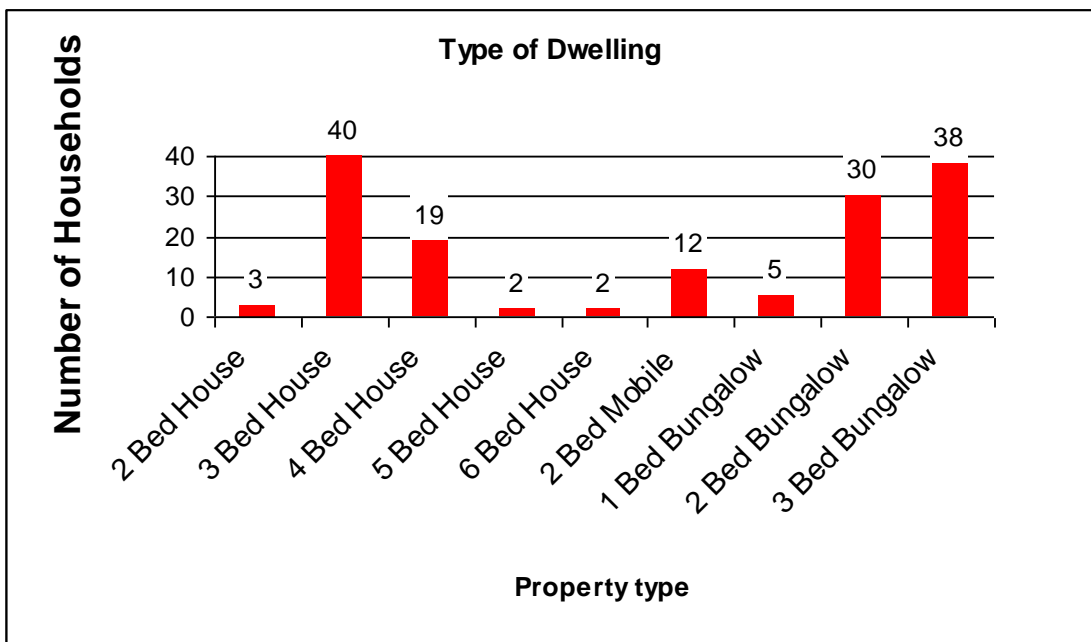
6.3. Tenure of all Respondents

The following chart shows current household tenure of all respondents. Owner-occupiers make up 90% of households, of whom 57% have no mortgage. Rented accommodation makes up 10% of total households, with over 46% of rentals being council houses.



6.4. Property Types

The following chart shows that the largest groups were occupants of 3 bedroom properties at 52%, followed by occupants of 2 bedroom properties at 30%. Mobile Park Homes account for a significant proportion of the 1 and 2 bedroom properties available. Large 4+ bedroom homes account for only 15% of properties.

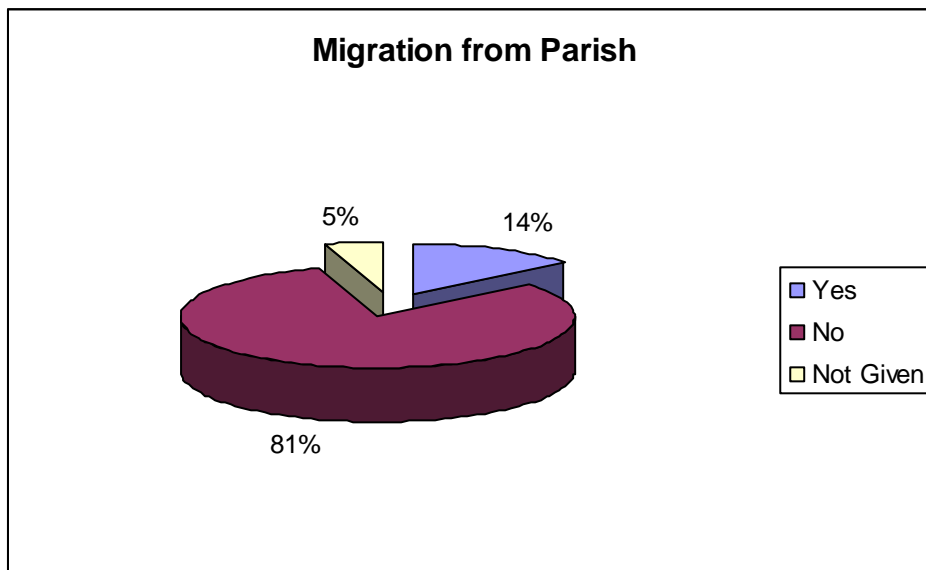


6.5. Ethnicity

Respondents' results showed that the majority of the demographic is White British. This supports the recent Countryside Agency report which found that rural settlements had lower levels of Black and Minority Ethnic (BME) residents than that of urban cores and that there were only 136,000 BME residents in rural areas throughout the country.

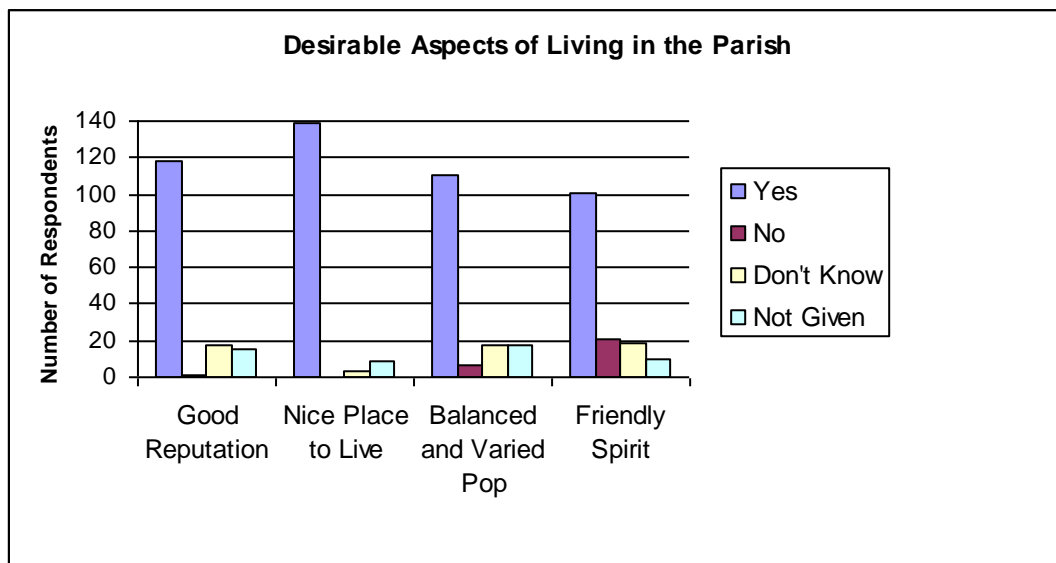
6.6. Migration

The chart below indicates that there have been a number of local people forced to move out of the village in order to secure suitable housing. 14% of respondents were aware of somebody who needed to move out to find affordable or suitable accommodation.

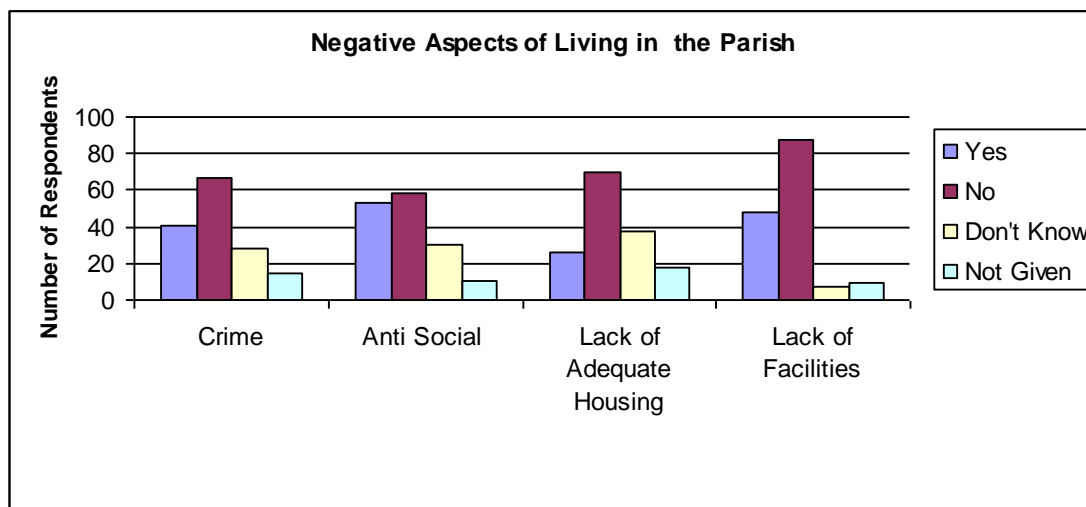


7. Sustainability Issues

Respondents were asked a series of questions relating to the perceived advantages and disadvantages of living in Walesby. The purpose of these questions is to build-up a picture of life in the parish and to identify any issues that could form a threat to the long-term sustainability of the village. The following two charts detail respondents' answers, from which we can gain an indication whether any affordable housing provided in the village will be sustainable in the future, i.e. will people want to live there in the future?



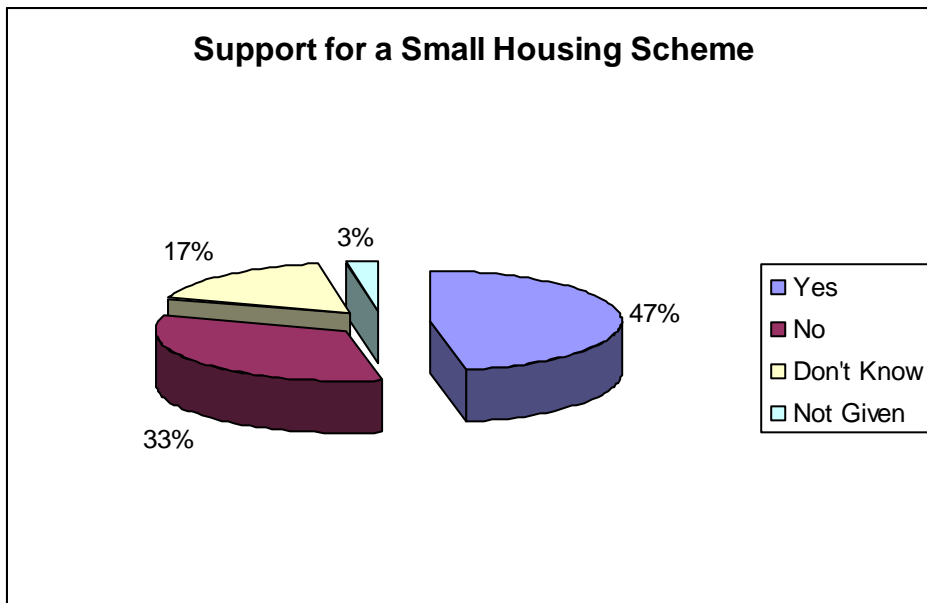
From the chart above it can be seen that the vast majority of residents consider that Walesby has a good reputation, is a nice place to live, with a balanced and varied population and friendly community spirit.



The second chart above shows that a number of respondents consider there is some crime and anti-social behaviour within the village, as well as a lack of general amenities. A smaller number also feel there is a lack of adequate housing.

8. Support for a Small Housing Development

The chart below shows the level of support for a small development of affordable homes for local people, being built in the parish. The chart shows there is a fairly low level of support within the community at 47%. Conversely, 33% of respondents were against such a scheme and a further 17% were unsure.



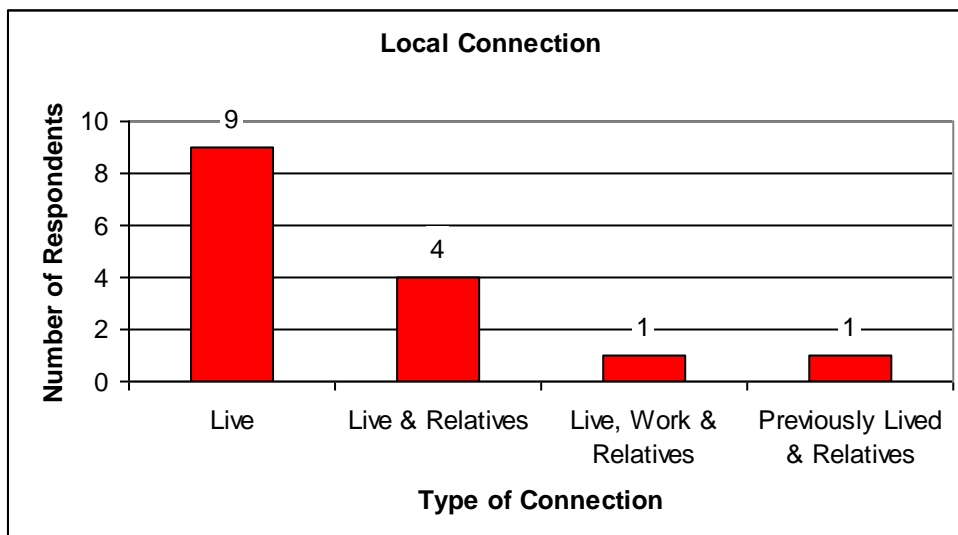
9. Housing Needs Analysis

Out of the 152 returns, 137 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 Walesby 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 15 returns detailing a housing need. Of these, some respondents would potentially have the resources to satisfy their own need and may need to be discounted from the final analysis.

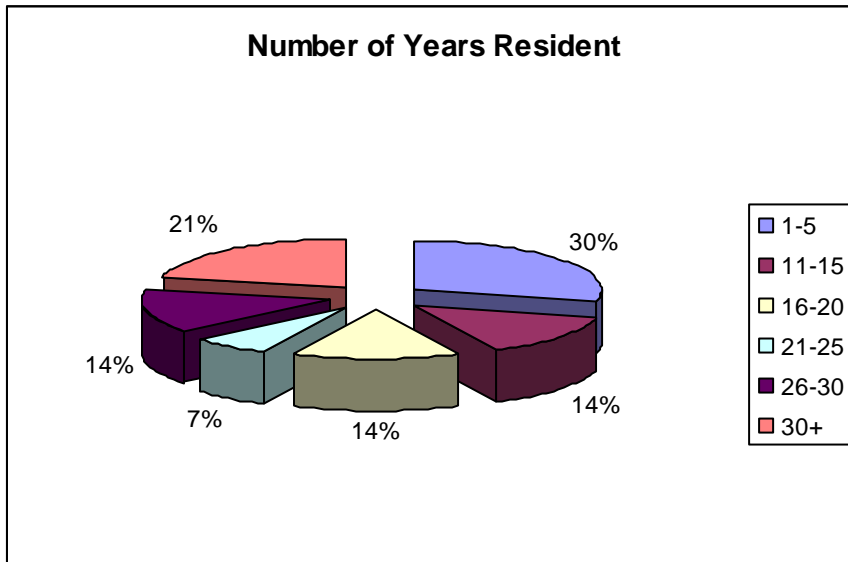
9.1. Local Connection

The graph below shows the type of local connection held by respondents with a specific housing need. There were 15 responses in total, all but one of whom are currently living in the village. All fulfil the criteria for having a strong local connection with the parish.



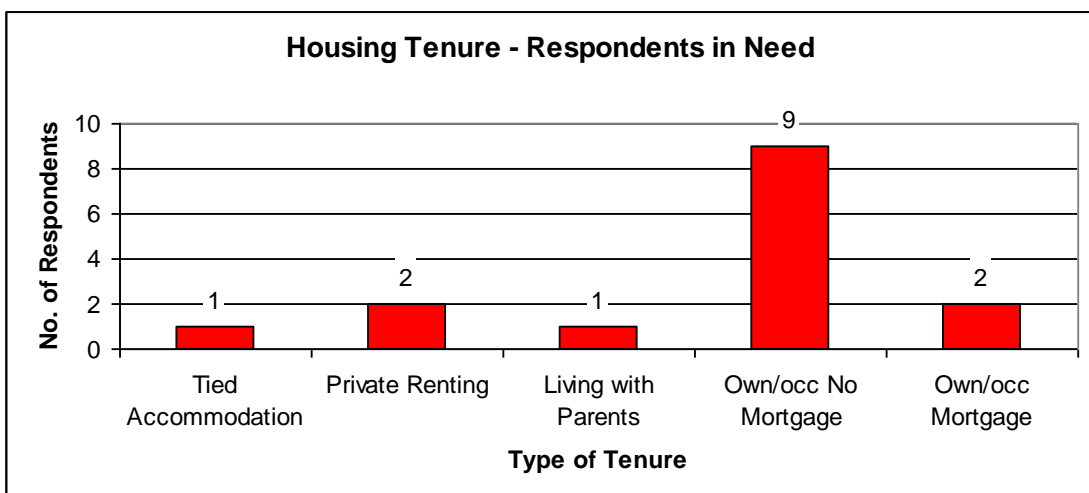
9.2. Residency

The table below gives the number of years that respondents have lived in Walesby. 70% of respondents had lived in Walesby for 5 years or more.



9.3. Housing Tenure

The chart below shows the housing circumstances of respondents with a need for affordable housing. It should be noted that over 50% of owner-occupiers with no mortgage are owners of Park Homes, whose value upon sale would be insufficient to enable the purchase of alternative property on the open market.



9.4. Respondents in Need Details

The tables below 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 accom. within 2 years. Residency 20 years and family in parish.	2 bed house or flat. Shared Ownership.	2 bed house. Shared Ownership.

Families

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Couple living in own 1 bed Park home, need larger accom. within 2-5 years. Residency 1 year.	2 bed house or flat. Rented.	2 bed house. Rented.
Family of 4, living in mortgaged property, out of parish, need to be closer to carer within 2 years. Previous residency 27 years.	3 bed house or bungalow. Buy.	3 bed house. Shared Ownership.
Family of 2, living in rented 3 bed property, requires cheaper accom. within 2-5 years. Residency 30 years.	2/3 bed house or bungalow. Shared Ownership.	2 bed bungalow. Shared Ownership.
Family of 4, living in rented 3 bed property, require cheaper, secure accom., within 2 years. Residency 5 years. On LA register.	3 bed house or bungalow. Shared Ownership or Rent.	3 bed house. Rented.

Elderly

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Couple living in own 2 bed Park home, require change of tenure immediately. Mobility problems. Residency 1 year. On HA register.	2 bed bungalow. Shared Ownership.	2 bed bungalow. Shared Ownership.
Couple living in own 2 bed Park home. Need to be close to a carer or dependent within 5+ years. Residency 1 year. On LA register.	2 bed bungalow. Rented.	2 bed bungalow. Shared Ownership.
Couple living in mortgaged 2 bed property, require cheaper, secure, independent accom. Registered disabled. Residency 2 years. On LA & HA registers.	2 bed bungalow. Rented.	2 bed bungalow. Rented.
Single person living in own 1 bed Park home, requires larger accom. within 5+ years. Residency 20 years.	2/3 bed bungalow. Rented.	2 bed bungalow. Rented.
Couple living in 3 bed tied property, require change of tenure to smaller, cheaper accom. immediately. Residency 65 years, family in the parish. On LA register.	2 bed bungalow. Rented.	2 bed bungalow. Rented.
Single person living in own 3 bed property, requires smaller, single storey accom. close to carer, within 2-5 years. Health and mobility problems. Residency 47 years, family in parish. On LA register.	2 bed bungalow. Shared Ownership or Rent.	2 bed bungalow. Shared Ownership.
Single person living in own 3 bed property, requires smaller accom. immediately. Residency 50 years. On LA & HA registers.	2 bed bungalow. Rented.	2 bed bungalow. Shared Ownership.
Couple living in own 3 bed bungalow, require smaller, physically adapted accom. immediately. Mobility problems. Residency 23 years. On LA register.	2 bed bungalow, adapted. Rented.	2 bed bungalow, Adapted. Rented.



Couple, living in own 4 bed house, require cheaper accom. in 5+ years. Residency 12 years.	3 bed bungalow. Rent.	2 bed bungalow. Shared Ownership.
Couple living in own 2 bed Park home, require physically adapted accom. in 5+ years. Mobility problems. Residency 12 years.	2 bed bungalow, physically adapted. Rented.	2 bed bungalow, physically adapted. Rented.

Therefore the housing needs derived directly from the survey are:

1x 2-bed house for shared ownership

1X 2-bed house for rent

6x 2-bed bungalows for shared ownership

3x 2-bed bungalows for rent

2x 2-bed bungalows (special needs) for rent

1X 3-bed house for shared ownership

1x 3-bed house for rent

10. Conclusions & Recommendations

Midlands Rural Housing, in partnership with Walesby 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.

Walesby is a popular village in which to live. Residents are keen to retain its charm and character and many are concerned that it has over-developed in recent years and its population has become too densely concentrated.

Walesby has an ageing population, with 37% of respondents being over 60 years of age. However, there are a reasonable number of families living in the parish. A respectable 14% of the population are children under 16. This shows there is an up and coming generation who can help to sustain the future of the parish.

There are concerns over a lack of amenities, particularly for children and young people. Several respondents commented on rising levels of petty crime and anti-social behaviour and many felt that there is little to attract young people, or retain them in the village. 14% of respondents knew of people who had moved away. In the long-term this trend will have a detrimental effect on the sustainability of the parish.

The housing stock is well balanced, with a good mix of small and medium sized properties and a significant proportion of bungalows. Some low cost Park Homes are available to purchase and this may be a factor in the high number of owner-occupiers residing in Walesby. Property ownership is at 90%, with only 10% of properties being rented. The lack of low cost rented property available for young people is cited by some respondents as a factor in this group being forced away from the parish.

The housing needs survey has identified 15 respondents claiming a need for affordable housing. Significantly, one third of these respondents are currently living in Park Homes which are unsuited to their future needs.

Reflecting the trend for young people to leave the parish, only one young person has registered an interest in affordable housing, whilst 10 of those claiming a need are elderly and 4 are families. Several respondents are on Local Authority or Housing Association registers but have been unable to obtain suitable social housing in the parish.



Several respondents have an asset in the form of a property to sell which would enable them to part-purchase and this has resulted in over 50% of claimants showing an interest in shared ownership.

Our recommendation is that a mixed development of fifteen affordable dwellings should be considered to alleviate the current housing needs in Walesby.



11. Acknowledgements

Midlands Rural Housing would like to thank Mr. Alan Smith, Chairman of Walesby Parish Council and Mrs. Harriet Waterfield, Clerk to Walesby Parish Council, for their time and help in carrying out this Housing Needs Survey.

12. Contact Details

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Appendix A: Comments Regarding Facilities

The following is a list of comments and suggestions on general improvements to the quality of life in the parish, from several respondents to the Housing Needs Survey:

- Another shop would be useful; another shop; another shop; a village store; more village shops;
- More reliable bus service; a better bus service; a half-hourly bus service; a better bus service is needed;
- Restore the bus service to Worksop on Fridays and Saturdays; Bus service to Mansfield every half hour;
- Too many unsupervised youngsters – no police presence or parental control; large groups of young people causing a nuisance; nothing for youngsters to do; provide a youth club for teenagers;
- Car crime, youths hanging about; some burglaries, crime and anti-social behaviour; more police presence required; youths from outside the village hanging about in park; more beat police; youths drinking in streets/park; car noise/loud music;
- A park with play equipment; more childrens' facilities, playground equipment; childrens' play area;
- A doctor's surgery & chemist; a pharmacy/medical centre;

Appendix B: Comments regarding the development of a small-scale affordable housing development 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 enough housing in Walesby; too much infilling of every little space and garden; enough housing has been built in Walesby;
- The village is growing too big; do not spoil the ambience of the village; affordable housing will change the ambience and may push older residents away;
- I would favour a small development of 10-20 homes in the right location; build some houses that are affordable to young people; the village needs to expand – don't squeeze new development into a small plot;
- There are already housing association properties available; there is already low cost housing; we already have housing association properties but too many go to people with no links to the village; a lot of social housing is not occupied by local people;
- There are not enough social rented properties; not enough low cost rental properties for young people;
- Walesby has a well balanced housing stock and affordable housing must retain that balance;
- We do not need affordable housing for young people – there is nothing to keep them here;
- Family housing and flats would be a help;
- New build properties are always too expensive; there is a lack of cheaper housing for youngsters; 1st time buyers are priced out of the market; there is a lack of housing for young people who have grown up in the village;
- Don't build more houses in open countryside; no more housing on greenbelt;
- There are insufficient 2 bed bungalows for the elderly or starter homes for the young; more retirement bungalows; why can't local residents get a bungalow?