

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF NORTH CLIFTON



**PRODUCED BY
MIDLANDS RURAL HOUSING**

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CONTENTS

1.	Summary	2
2.	Introduction	2
3.	Purpose of the Survey	3
4.	General Information - Respondents' Details	4
	i) HOUSEHOLD TYPE	4
	ii) TENURE	5
	iii) PROPERTY TYPE	6
	iv) LENGTH OF RESIDENCY IN PARISH	7
	v) TYPE OF HOUSING REQUIRED IN THE PARISH	8
	vi) REQUIREMENT FOR NEW HOMES	9
	vii) MIGRATION AND REASONS FOR LEAVING	9
	viii) SUPPORT FOR HOMES TO MEET LOCAL NEEDS	10
5.	Life in the Parish	11
	i) POSITIVE & NEGATIVE FACTORS	11
	ii) ADEQUATE HOUSING IN THE VILLAGE	12
	iii) AMENITIES & SERVICES	13
6.	HOUSING NEED ANALYSIS	14
	i) RESPONDENT ANALYSIS	14
	ii) LOCAL HOUSING REGISTER ANALYSIS	15
	iii) HOUSE PRICE DATA	16
	iv) LOCAL CONTEXT	17
7.	CONCLUSION	18
8.	CONTACT INFORMATION	19

Summary

- A housing need survey was carried out in the Parish of North Clifton in May 2017 which received a 17% response rate.
- Results obtained showed there was a demand for up to one open market (sale) homes for local people enabling them to be suitably housed within the community.
- It is recommended that Newark & Sherwood Planning Team should give consideration to suitable planning applications for development of open market properties in the village.

1. Introduction

Average property prices in rural areas are consistently higher than in urban areas¹. Between 2011 and 2016, there has been a 30% increase in rural house prices. This is forcing many people to move away from their towns and villages in order to find suitable and affordable homes.

House prices in the countryside are now up to £42,894 higher than in urban areas. The average rural house price is now £203,535 and is now over 7 times annual earnings².

Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community and this may be happening in North Clifton.

Midlands Rural Housing (MRH) work with local authorities, town and parish councils, registered providers (housing associations/registered social landlords), private developers and local communities in order to investigate the need for, and facilitate, affordable and local needs homes in towns and villages throughout the Midlands. The first step in this research is to undertake a Housing Needs Survey which will give an overview of the current housing situation in a parish and provide details of the need for local housing.

The North Clifton Housing Needs Survey questionnaires were delivered to every household in the Parish during April 2017. The return date for the survey was 22nd May 2017 and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households as well as to those who contacted MRH to say that they had moved away from North Clifton or had a strong connection to the Parish and wished to complete a form. In total 75 survey forms were distributed.

¹ Halifax Rural Housing Review 2016 - a house in a rural area costs 20% more than the typical cost of a property in an urban area.

² Halifax Rural Housing Review 2016.

2. Purpose of the Survey

The survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for North Clifton residents. This evidence will be made available to Newark & Sherwood District Council and North Clifton Parish Council; used to inform Housing Strategy; and provide clarity on what type and tenure of housing is required to meet local needs.

In addition, the information can be used positively in the planning process. It provides a foundation on which to negotiate 'planning gain' opportunities with developers. In short, it gives the planners evidence that can be used to obtain an element of 'local needs' housing in negotiations with house builders, should such possibilities arise in the village.

The information obtained from a Housing Needs Survey is also invaluable at the local level, particularly in relation to local authority and parish council activities. Such information can be acted upon locally and taken on board in the decision making process when housing issues arise.

The survey questionnaire is divided into three sections. Section 1 (questions 1 - 9) seeks to discover general information about household members, their current housing situation, and their connection to the parish. Section 2 (questions 10 - 18) seeks to identify the future housing requirements of the household and their reasons for needing housing in the future. Section 3 (questions 19 - 22) seeks to discover peoples' perceptions of life in the parish and gives an opportunity to make comments.

3. General Information - Respondents' Details

A total of 75 survey forms were distributed and 13 were received in return, giving a return rate of 17% against the number distributed. In our experience this is a low level of response for a survey of this kind, which reflects that it is only those who have a housing need, or are interested in local needs development and general village life, that are likely to respond.

Part 1 of the survey questionnaire asks for general information about the household.

i) Household type

The questionnaire asked village residents to indicate the type of household they are.

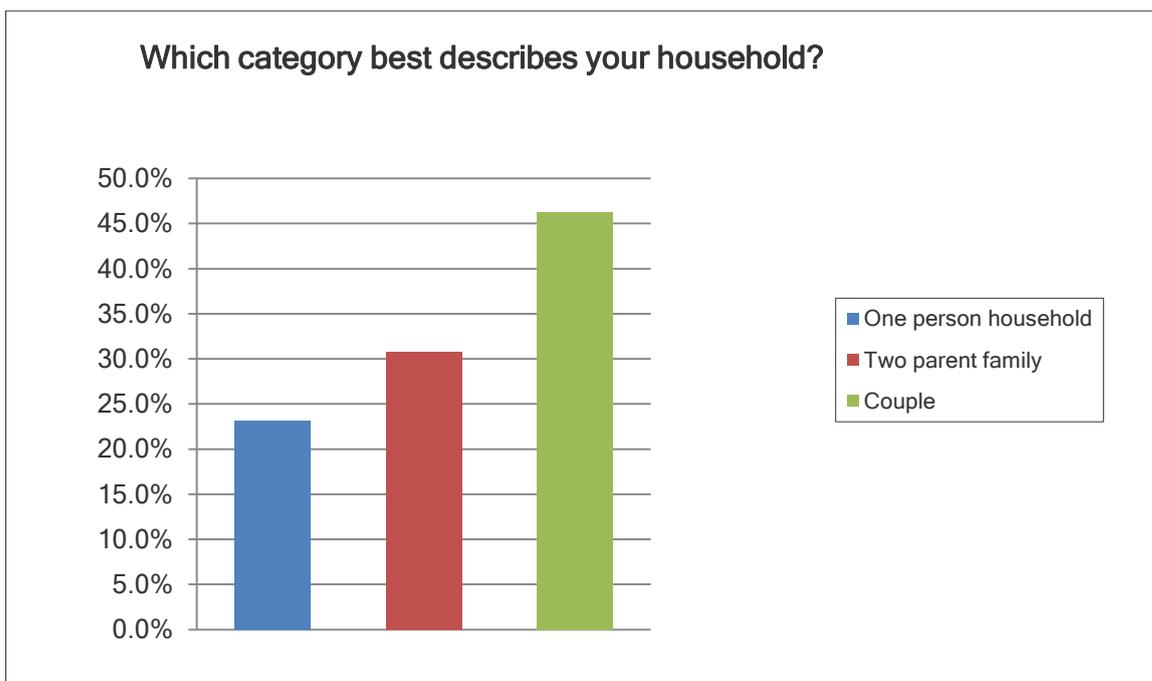


Fig 1.1 - Type of household

The chart above (fig 1.1) shows the breakdown of households that responded to the survey.

The largest number of responses was from couples; 46% of total responses were received from this type of household.

31% of responses came from two parent family households.

23% of responses were from one person households.

ii) **Tenure of all respondents**

The current household tenure of respondents is given in the chart below (fig 1.2):

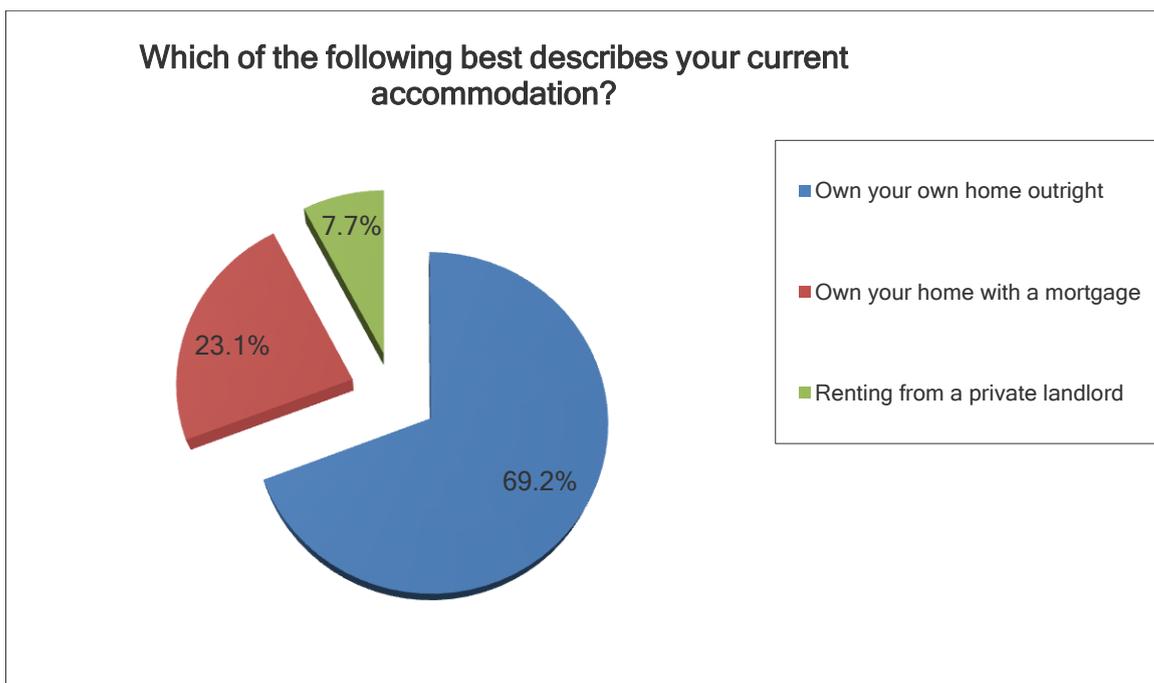


Fig 1.2 - Tenure of respondents

It shows that ‘owner-occupiers’ were by far the largest tenure group accounting for 92% of replies (69% of total survey respondents owned their home outright and 23% have a mortgage on their home).

Almost 8% of respondents were renting from a private landlord.

iii) Property Types

The following chart (fig 1.3) details the type of property that respondents currently reside in:

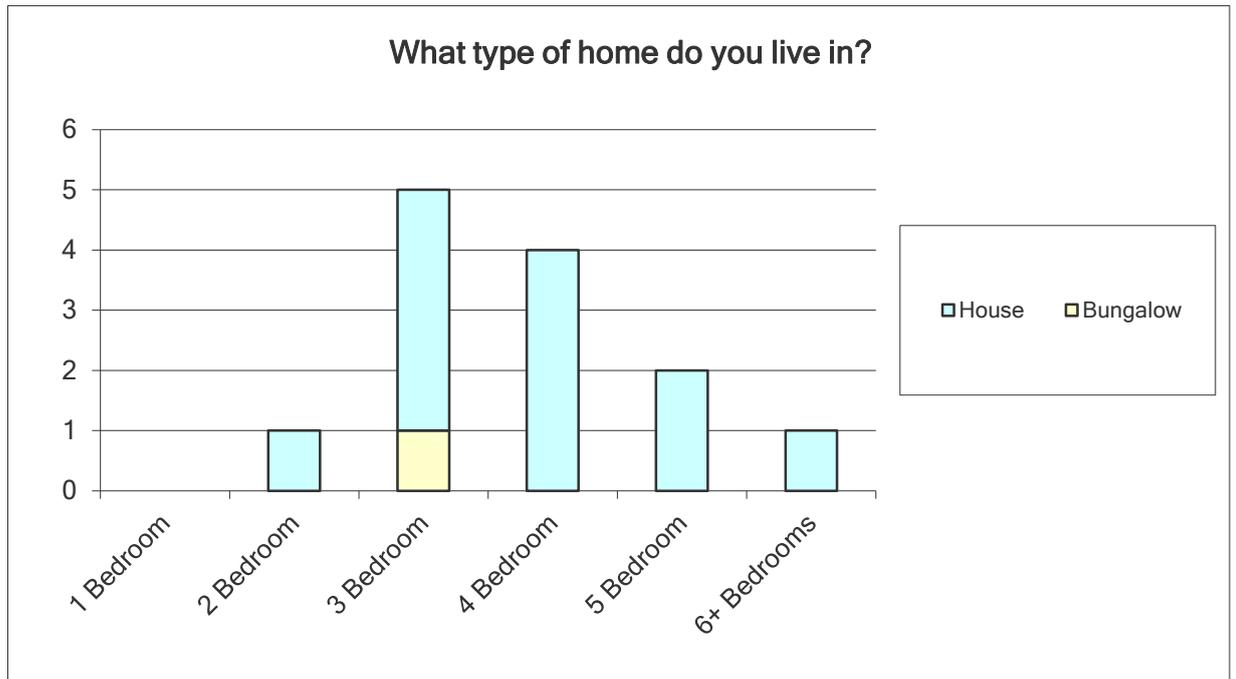


Fig 1.3 - Property types

92% of respondents live in a house; 8% live in a bungalow.

Those living in 3 bedroom houses were the equal largest group (31% of responses), along with those living in 4 bedroom houses (31%). Households living in 5 bedroom houses (16%) were the third largest group.

iv) Length of residence in Parish

The length of time that respondents have lived in North Clifton is given in the chart below (fig 1.4):

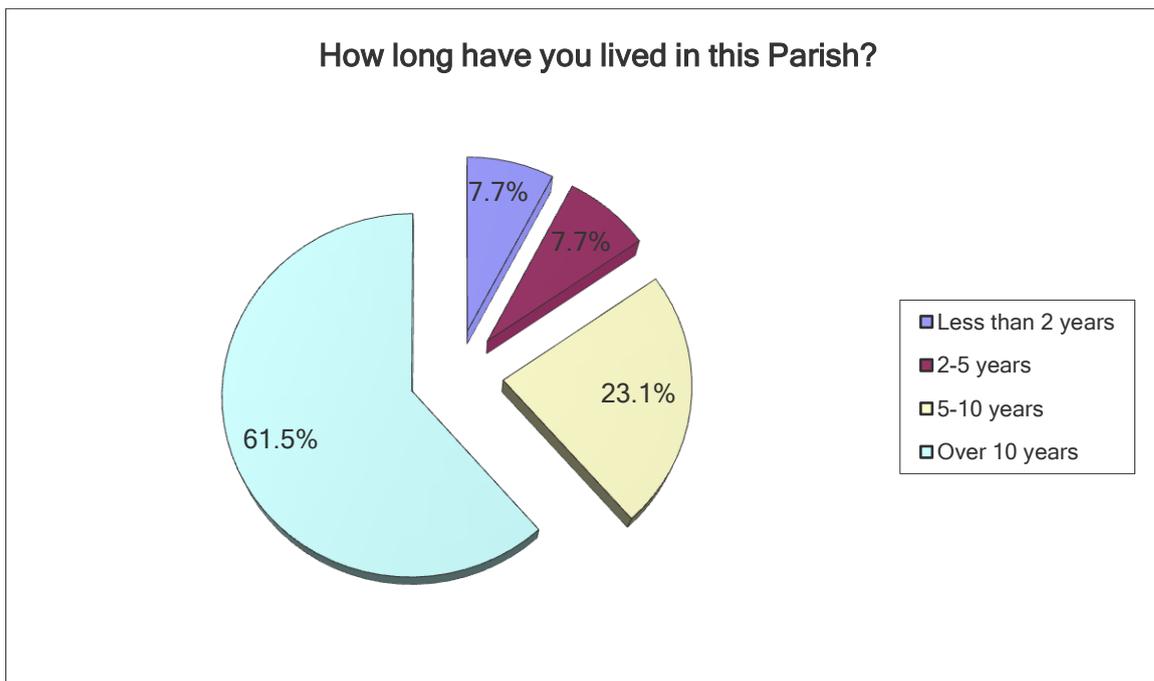


Fig 1.4 - Length of residence in Parish

It shows that almost 62% of completed surveys came from households that have lived in the Parish for in excess of 10 years.

23% of respondents have lived in North Clifton for between 5 and 10 years. Almost 8% have been in the village for between 2 and 5 years, and almost 8% for less than 2 years.

v) **Type of housing required in the Parish**

The questionnaire asked for opinions on the type of housing that respondents believe is needed in the Parish. The results are given in the chart below (fig 1.5):

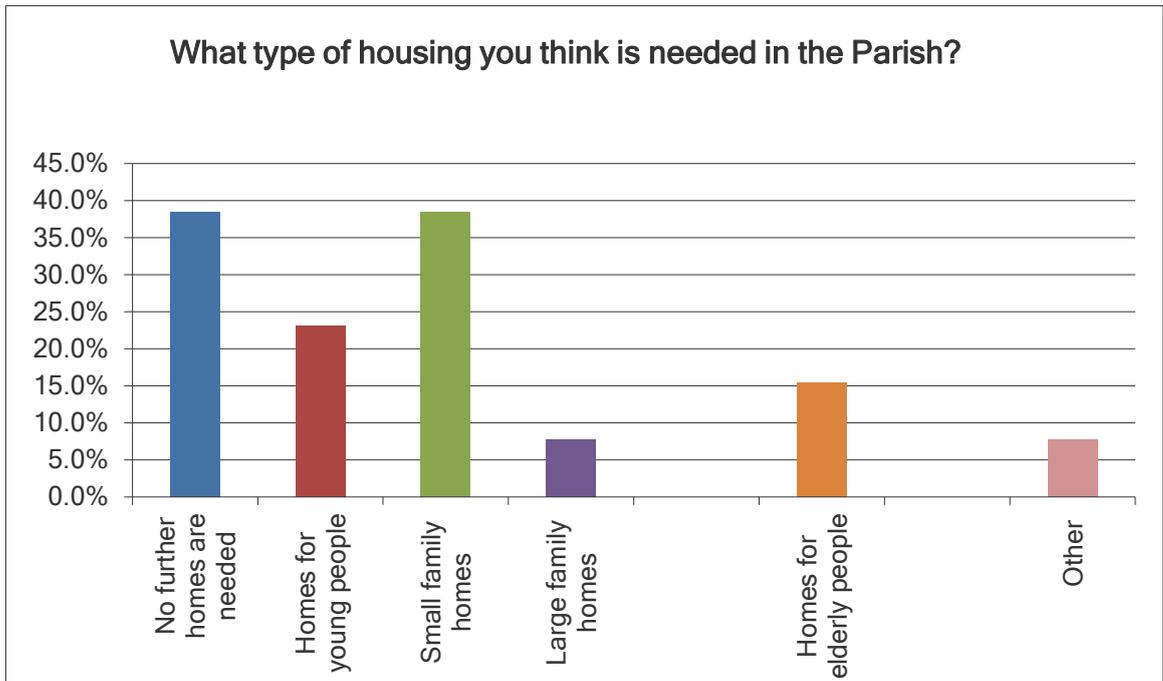


Fig 1.5 - Type of housing needed in North Clifton

It shows that 39% of respondents thought that no further homes were needed in North Clifton.

Of those that believed more homes were needed, the most popular categories were:

- Small family homes
- Homes for young people

vi) Requirements for new homes

Respondents were asked whether anyone living in their household has a need to set up home separately in the Parish in the next 5 years.

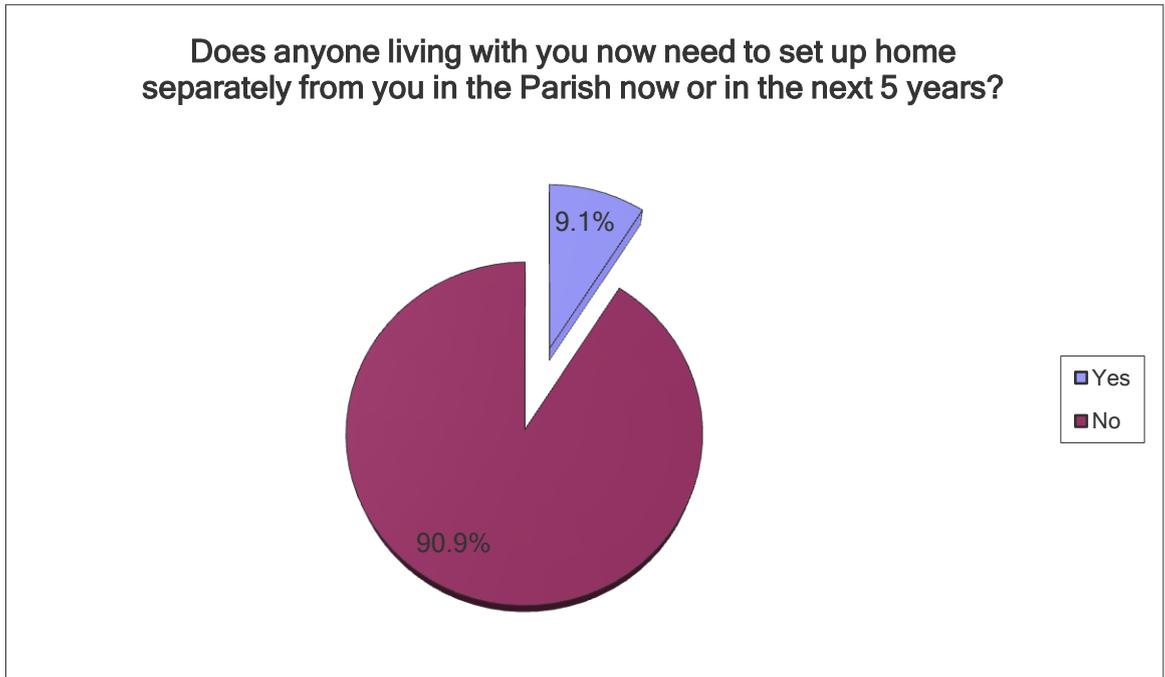


Fig 1.6 -New homes required for people currently living in respondents' home

It can be seen from the chart, above, that over 9% of responses came from households that contained individual/s who need to set up home separately in the foreseeable future.

vii) Migration and reasons for leaving

The survey asked whether respondents had experienced former members of their household leaving the Parish over the last 5 years and, if so, what were the reasons for them leaving.

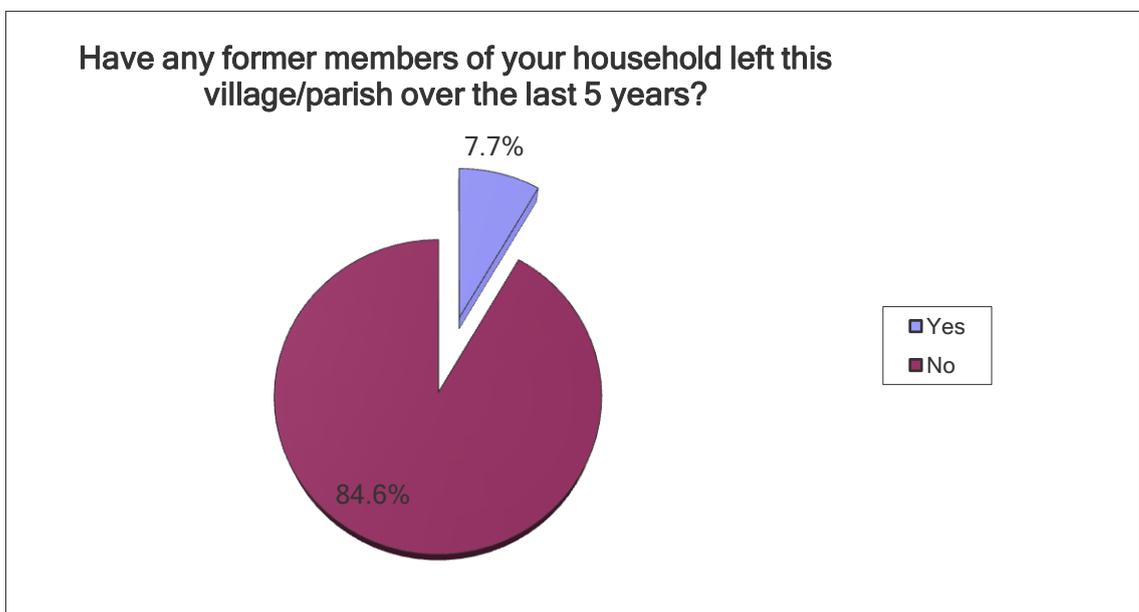


Fig 1.7 - Migration

Fig 1.7 above, shows that almost 8% of residents who returned questionnaires were aware of others who have had to leave the Parish in the last 5 years.

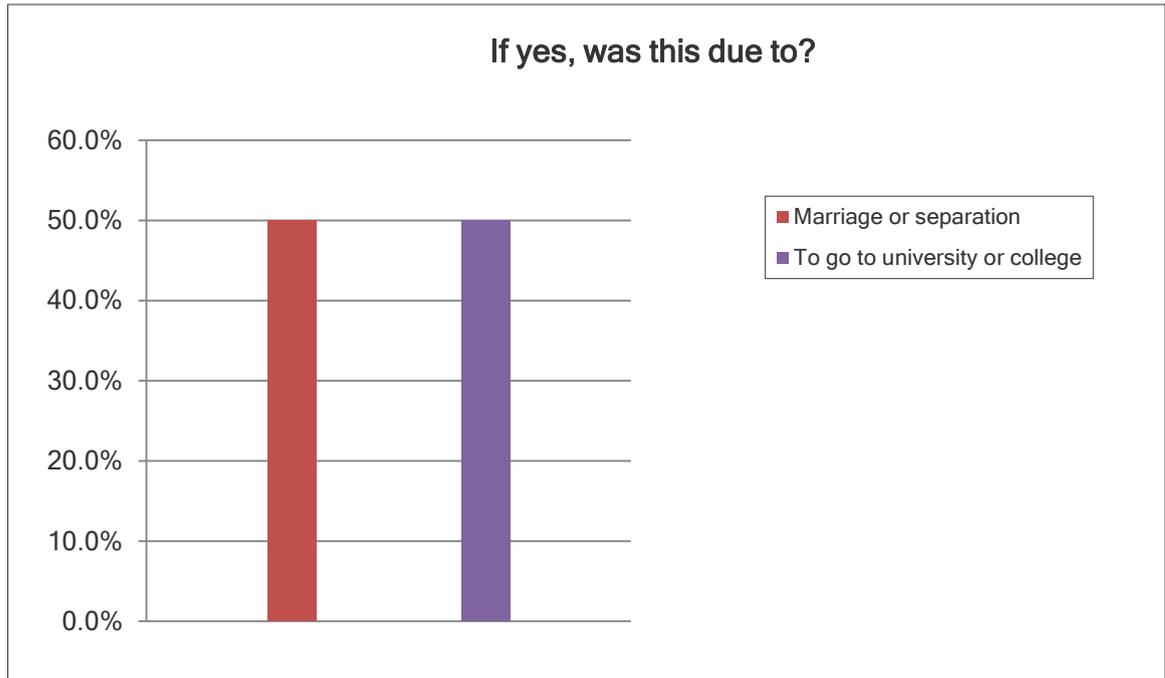


Fig. 1.7 - Reasons for leaving

The reasons for members of the households leaving can be seen in the chart above (Fig. 1.7).

viii) Support for small number of homes to meet local peoples' needs

One of the fundamental questions in the survey asks whether people are in favour of a small number of homes being developed in the village, to meet the needs of local people.

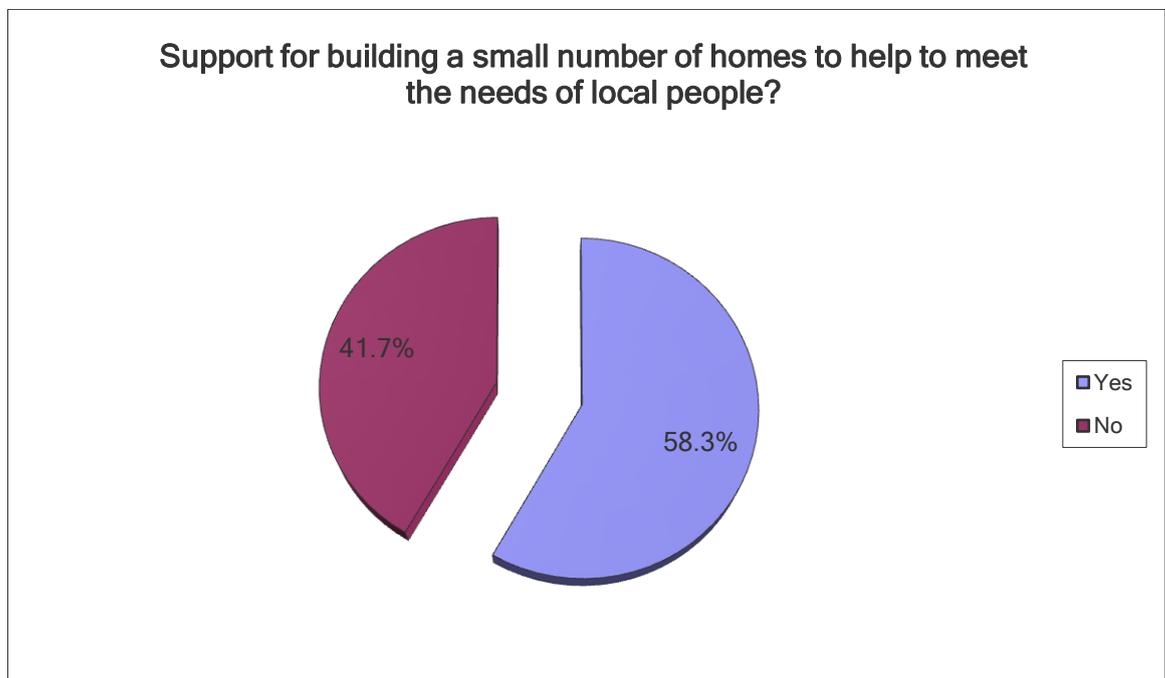


Fig 1.8 - Support for homes for local people

58% of respondents are in support of a small number of homes to meet local peoples' needs, while 42% said that they are not in support.

4. Life in the Parish

Part 3 of the survey questionnaire asks questions relating to people's perception of 'life in the Parish'. The views expressed can help us to assess whether any homes that are subsequently provided in the village will be 'sustainable.' Ensuring that people will want to take up housing and live in a village, both now and in the future, is an important factor when considering the provision of new homes.

i) Positive & negative Factors

Question 20 asked Parish residents how they felt about the 'positive' factors of life in the Parish.

From fig 1.9, below, it can be seen that many respondents are positive about life in North Clifton. 85% believed that the Parish is a desirable place to live; 23% of people believe that North Clifton enjoys a sense of community. However, only 8% believe it has a balanced and varied population and none believe it is a sought after location.

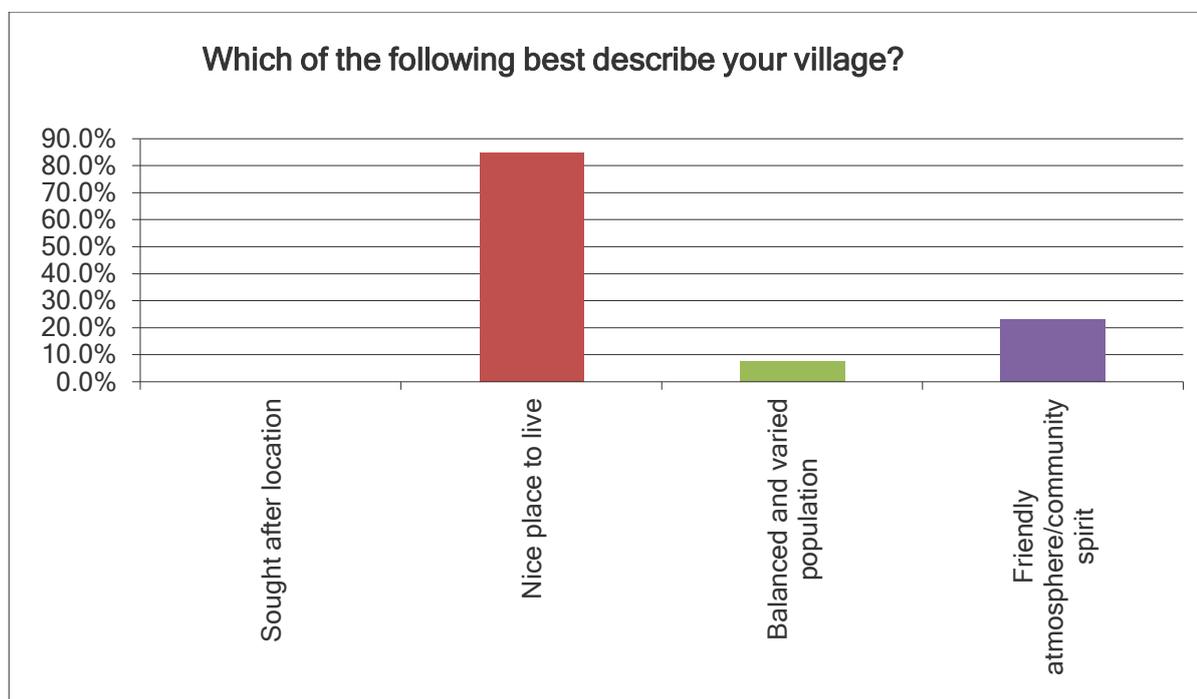


Fig 1.9 - Life in the Parish - positive factors

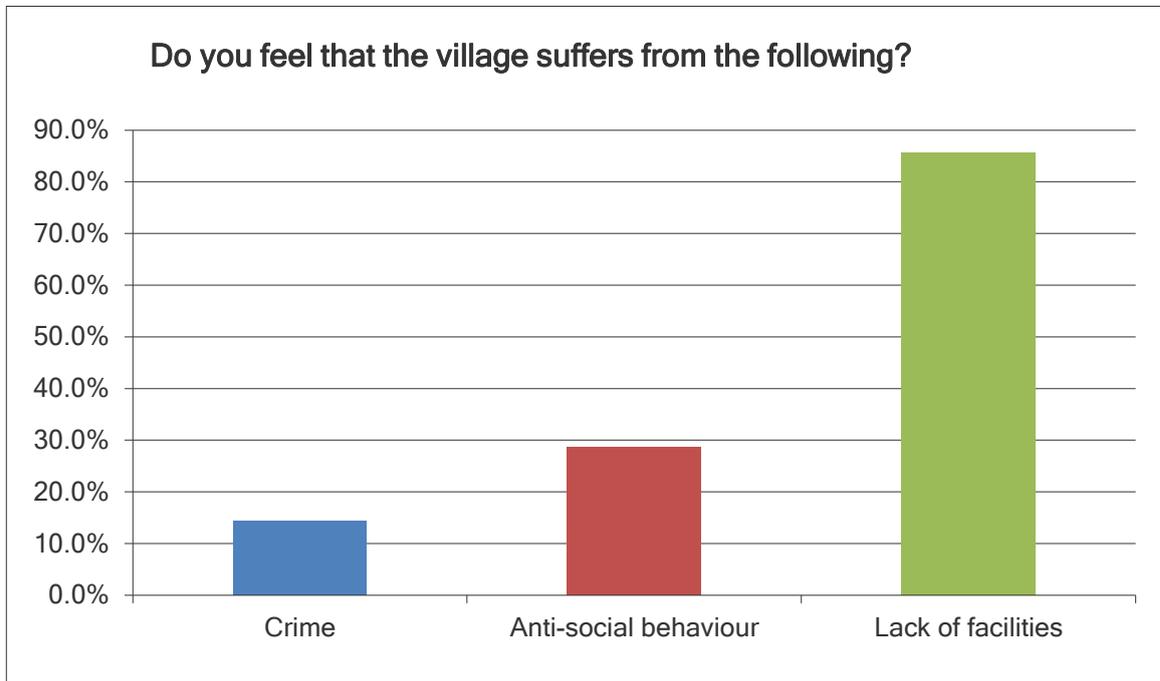


Fig 2.0 - Life in the Parish - negative factors

Question 21 of the survey asks what negative perceptions people may hold.

As can be seen from fig 2.0, above, 86% of respondents believed that North Clifton suffers from a lack of facilities. 29% perceive that anti-social behaviour is a problem and 14% believe there is some crime.

ii) Adequate housing in the village

Respondents were asked if they felt that there was a lack of adequate housing in the village.

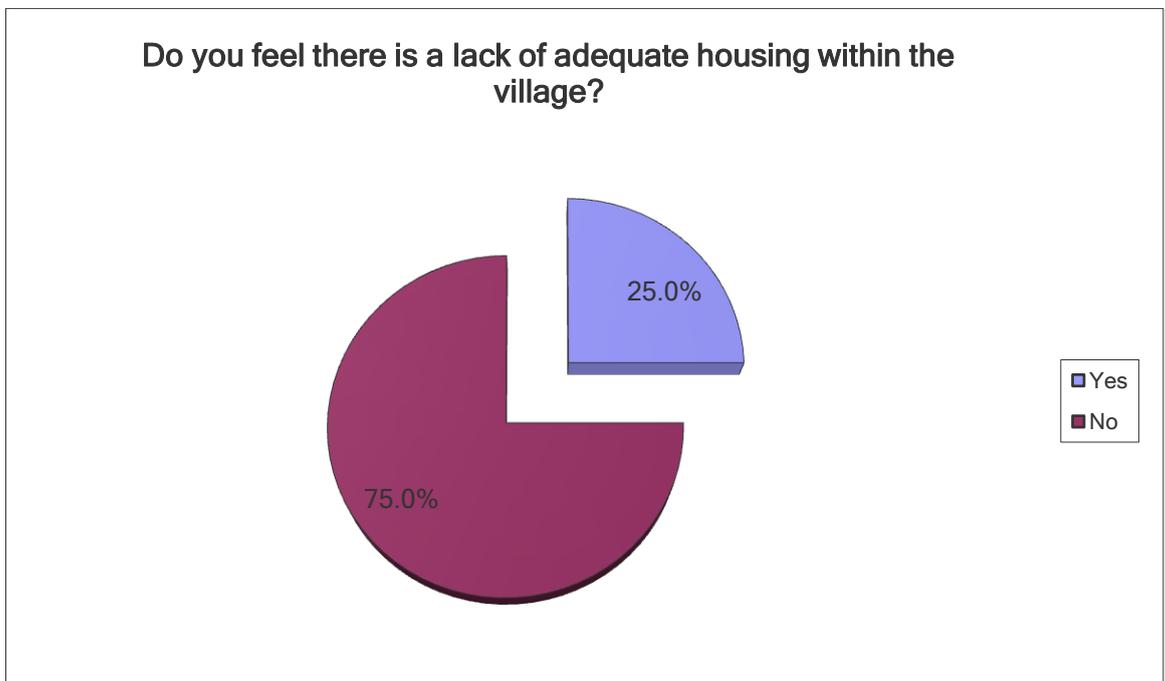


Fig 2.1 - Perceptions on the provision of adequate housing in the village

Fig 2.1 shows that only 25% of respondents believe that there is a lack of adequate housing in North Clifton. 75% of respondents believe that there is not a lack of adequate housing.

iii) Amenities & Services

Respondents were asked what improvements they would like to see applied to amenities and services in their parish.

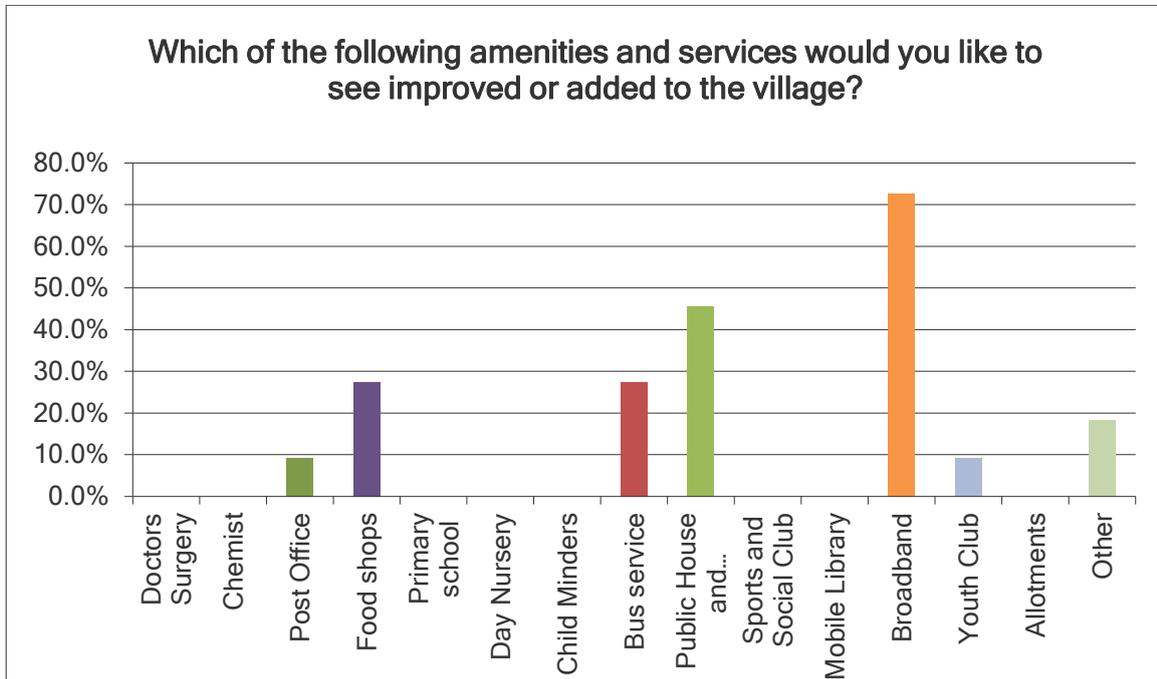


Fig. 2.2 - Amenities and Services that require improvement

The chart above shows that the most popular improvements or additions would be broadband; a public house; food shops; bus service.

Housing Need Analysis

Of the 13 returns, 12 were from people who felt that they were adequately housed at present. These respondents completed a form primarily to offer their support, objection, or thoughts towards 'local needs' housing as well as to give their comments regarding life in the Parish. These were, therefore, discounted from the rest of the analysis.

As far as the requirement for housing, 1 return indicated a need for housing.

i) Respondent analysis

The following table lists details of those respondents who stated that they are in housing need. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred tenure type. In reality it may not be possible to meet the aspirations of each respondent. Incomes and likely property prices are considered in order to ensure that any proposed scheme would indeed meet the needs of those to be housed. Therefore a 'likely allocation' is suggested to outline realistic provision.

Those marked with a * indicate that the respondent is currently housed in Housing Association/Council accommodation which would be available to other people in need on waiting lists if the current residents were able to be re-housed in a more suitable property.

RESPONDENTS BELOW HAVE A NEED FOR ALTERNATIVE HOUSING IN THE NEXT 5 YEARS						
Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
1	2 -5 years residency	No	Couple living in a privately rented 3 bed property.	Renting but would like to buy.	2 bed house. Open market purchase.	2 bed house. open market purchase.

ii) Newark & Sherwood Housing Register Indicators

Lettings & average number of bids

No of lettings/Property type (2016/2017)	Average number of bids (2016/2017)
North Clifton	
1 house	10

Housing Register - 11 applicants have indicated their preferred area as Harby, North Clifton, and South Clifton. We are unable to provide specific demand for North Clifton only.

*Please note this is not a true indicator of need as applicants are only asked preferred area at the first point of applying and applicants often consider the amount of stock in these areas before stating a preference.

NSDC stock

Harby, North Clifton, South Clifton	Number of properties
bungalows	11
houses	19

Properties do not come to the rental market very often, and the indications show that demand for these properties has been high. Although not specific to North Clifton itself, figures taken from the Housing Register data show that in the Harby, North Clifton, South Clifton area during 2016/17, there have been an average of 15 bids for bungalows that have become available and an average of 10 bids on houses that have become available.

In contrast, the NSDC stock level is very low, with just one house being held in North Clifton.

The respondent identified by the housing needs survey is currently not registered on Newark & Sherwood’s Housing Register.

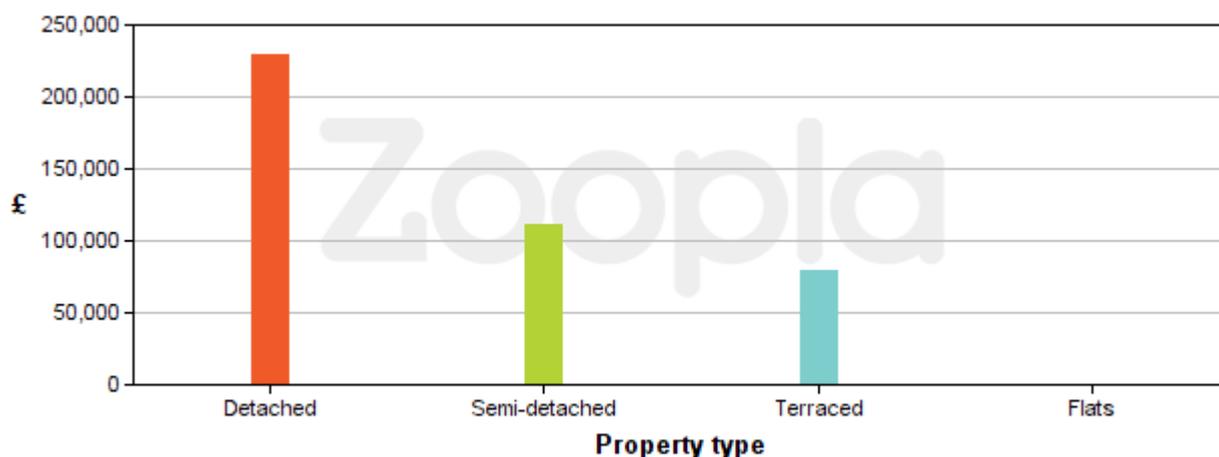
iii) House price data

The tables below (fig 2.5), detail the house prices and household type breakdown for the North Clifton area. They are taken from www.zoopla.co.uk. Further local context is given on pages 18 and 19 with regard to properties that are/have been for sale and rent in North Clifton itself.

Property value data/graphs for North Clifton

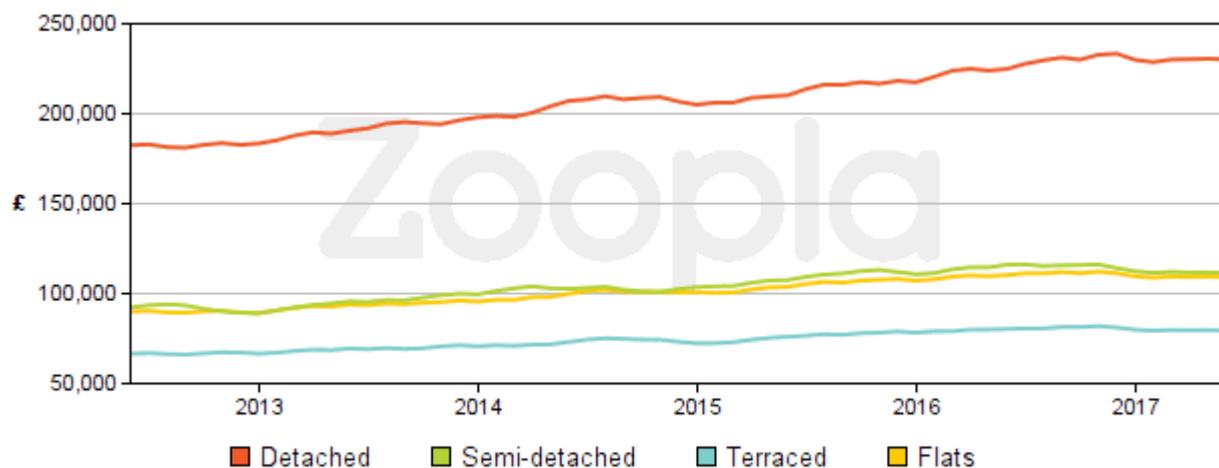
Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£229,688	£151	4.0	£219,000
Semi-detached	£110,938	-	3.0	-
Terraced	£78,984	-	-	-
Flats	-	-	-	-

Average values in North Clifton, Newark (Jun 2017)



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Value trends in North Clifton, Newark



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Fig. 2.5 Values & Price trends in North Clifton - previous 5 years



The charts above (fig 2.5) shows that property prices in North Clifton have steadily increased over the past 5 years (by an average of £37,649 or 21.66%).

iv) Local context

By way of local context, the table below shows prices of properties that were for sale or rent in North Clifton in June 2017 (sources: www.zoopla.co.uk and www.rightmove.co.uk).

Property for Sale	Price (£)	Property for Rent	Price (£)
None		None	

There were no properties available for sale or rent in North Clifton.

With regard to actual sales, the table below gives details of property that has been sold in North Clifton over the past 2 years (source: www.rightmove.co.uk.)

Property	Price (£)
3 bed detached bungalow	202,000
4 bed detached house	219,000
4 bed detached house	350,000

Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 15% deposit.

Using these criteria, it would require a deposit of £30,300 and an income of £49,000 per annum to afford the cheapest property sold in the past 2 years (3 bed detached bungalow at £202,000).

7. Conclusion

MRH has conducted a detailed study of the housing needs of North Clifton. This study has not only investigated the affordable housing need of the Parish, but also the market rent level housing and open market housing need. In addition, the survey ascertained residents' views with regard to living in the Parish and the level of support for local needs housing to help sustain local communities.

It is apparent that there is very little property available on the open market to either purchase or rent, and that purchase prices are out of reach of people on low to moderate incomes.

There also appears to be a significant shortage of social housing available to rent.

All in all, these factors combine to make it extremely difficult for people wanting to get a step on the housing ladder, or for those wanting to downsize. In most cases, people would be forced to leave North Clifton and find housing elsewhere in the district.

The survey has identified an immediate demand for just one open market property - a couple requiring a 2 bed starter home.

Data obtained from Newark & Sherwood District Council's housing register shows that they have only one property available for rent in North Clifton. However, there is little indication of demand for such housing in the village.

In conclusion, although the village would no doubt benefit from the development of some low cost open market homes for young families and first time buyers, there is insufficient evidence of need for such housing development at the current time.

From the housing needs survey, there was one respondent who indicated a requirement for housing within the next 5 years.

- 1 was assessed as having a preference for open market housing to purchase.

1 x 2 bed house

THERE IS AN IDENTIFIED DEMAND FOR ONE
OPEN MARKET HOME IN NORTH CLIFTON FOR THOSE WITH
A LOCAL CONNECTION.

8. Contact information

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