# District Wide Housing Needs Assessment

# Newark and Sherwood District Council

## Final Report

### December 2020

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**Please note that in this report some of the tables include rounded figures. This can result in some column or row totals not adding up to 100 or to the anticipated row or column 'total' due to the use of rounded decimal figures. We include this description here as it covers all tables and associated textual commentary included. If tables or figures are to be used in-house then we recommend the addition of a similarly worded statement being included as a note to each table used.**

# Executive Summary

## Introduction

The Newark and Sherwood District Council Housing Needs Assessment (HNA) 2020 provides the up to date evidence to inform the strategies, policies and decisions of the council and its partners. The study has included a major household survey completed by 2,143 households (16.2% response rate), a survey of stakeholders and review of relevant secondary (published) data.

## Dwelling stock

There are 57,392 dwellings and 53,115 households across Newark and Sherwood district. The vacancy rate is 2.4% which is the same for England. Most dwellings are houses (74.4%), 17% are bungalows, 6.9% are flats and 1.7% are other property types including caravans. 70.6% of households are owner occupiers, 15% live in affordable housing and 14.4% rent privately. There are around 300 intermediate (affordable home ownership) properties in the district.

Most households were satisfied with the state of repair of their home and 6.5% were dissatisfied, particularly those who rent privately and from a social housing provider.

## Future market mix and development priorities

The HNA has carefully considered the future population and household projections over the period 2019 to 2033, the range of dwellings lived in by different households and their dwelling aspirations (likes) and expectations. This helps to determine an appropriate mix of dwellings to inform future development priorities to better reflect the housing needs of communities across the district.

The study has also calculated a need for 243 affordable homes each year across the district, with shortfalls in all sub-areas. This compares with an average of 109 being built over the past 5 years to 2018/19.

The current local plan has set a target for 454 dwellings each year. It is recommended that the current target for 70% market and 30% affordable dwellings is maintained, with the affordable housing split between 60% rented and 40% intermediate (affordable home ownership).

Figure ES1 summarises the recommendations for development by tenure and number of bedrooms. Overall, the focus of development should be 2 and 3-bedroom dwellings. For market housing, there is a particular need for 2 and 3-bedroom dwellings. For affordable rented housing a broad mix is needed with just over half of need being for 1 and 2-bedroom dwellings. For intermediate (affordable home ownership) strongest need is for properties with 3 or more bedrooms.

Analysis of dwelling type (Figure ES2) identifies strongest need for houses but a considerable need for bungalows which reflects the needs, aspirations and expectations of the aging

population across the district both for market and affordable homes. Over 30% of new dwellings across all tenures except intermediate should be bungalows.

**Figure ES1    Future dwelling mix and future development priorities: tenure and number of bedrooms**
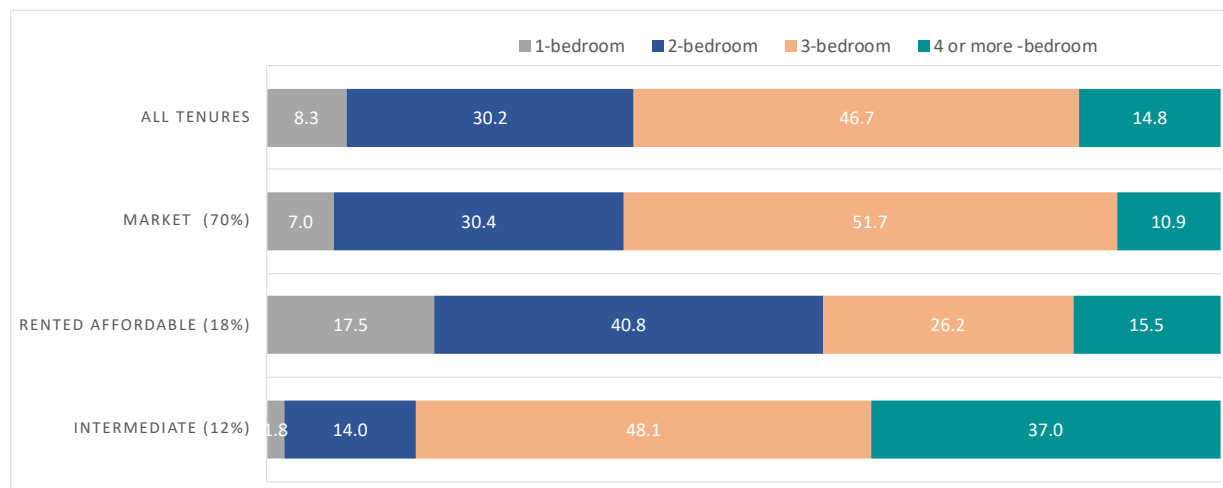


**Figure ES2    Future dwelling mix and future development priorities: tenure and dwelling type**
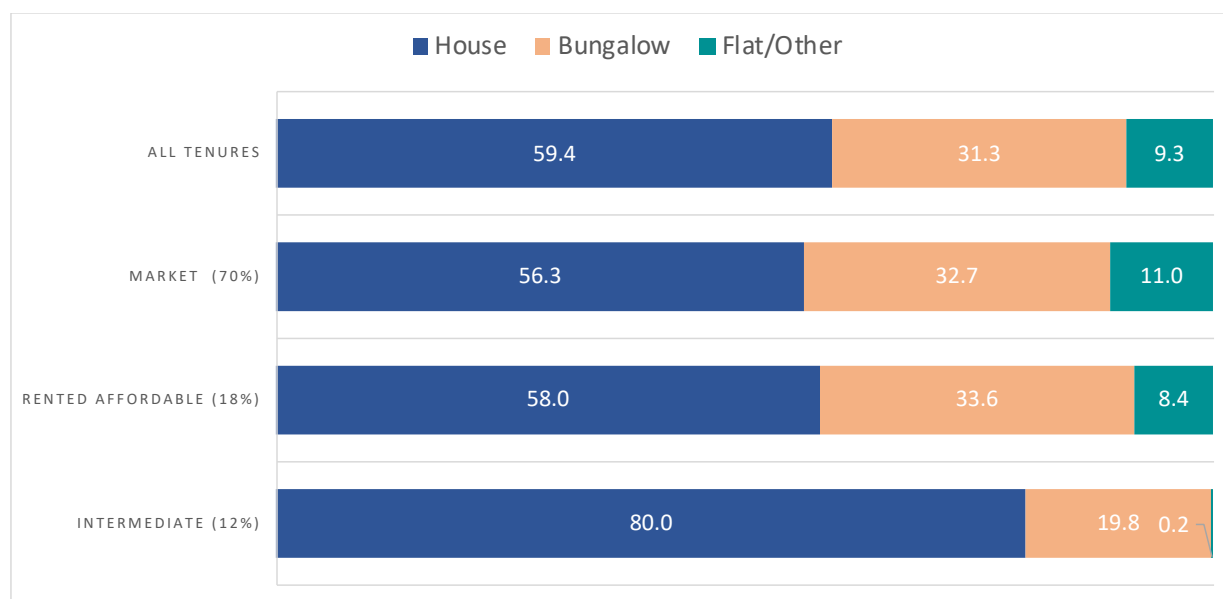


## Housing needs of different groups

Particular needs which have been recognised in the HNA include:

- an additional supply of 1,344 units specialist older person accommodation needed by required by 2033;

- a minimum of 1% of new dwellings should be built to M4(3) wheelchair accessible standard; and a minimum of 23% all new dwellings should be built to M4(2) accessible and adaptable standard;

- over the period 2019 to 2035[1], there are expected to be an additional 2,418 people aged 65 and over with a mobility problem;

- 12.9% of black and minority ethnic (BAME) households are in some form of housing need compared with 9.9% of all households; and

- a need for 118 additional authorised Gypsy and Traveller pitches over the period 2013 to 2033.

The HNA has also evidenced a range of adaptations and home improvements needed by households. This includes more insulation (45.6%), better heating (34%), double glazing (27.1%), bathroom adaptations (20.2%), internal handrails (16.1%), external handrails (13.3%), improved ventilation (12.2%) and adaptations relating to sensory needs (10.1%).

## Key strategic messages

- New development needs to reflect the needs of an ageing population whilst continuing to develop housing for younger age groups and a range of income groups to support economic growth ambitions. The overall focus needs to be on delivering 2 and 3–bedroom dwellings and a marked increase in the delivery of bungalows is needed.

- There is a need to improve the delivery of affordable housing to address identified need. The current 30% target remains ambitious although in recent years the level of affordable delivery has improved. Affordable home ownership options for key workers should also be considered given the affordability challenges across the district.

- The majority of older people want to remain in their own home with help and support when needed. There is therefore a need to improve support services available to older people across all tenures. Additionally there is a need to increase the specialist older persons housing provision, for instance extra care and retirement housing.

- There is a need to regularly review the needs of different groups and the impact of physical disability and mental health on housing need. There is a specific need to deliver 1% of new dwellings to M4(3) wheelchair accessible standard and a minimum of 23% of new homes to M4(2) accessible and adaptable standard.

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[1] Note data not modelled to 2033

# Newark and Sherwood District Council Housing Needs Assessment

## 1.   Introduction

### Background and purpose

1.1   The Newark and Sherwood District Council Housing Needs Assessment (HNA) 2020 provides the council with up to date evidence of the housing requirements, housing needs and demands in the district for the period 2019-2033. Specifically, the HNA will be used to inform the production and review of the Development Plan and new housing policies. The evidence base for the housing needs assessment (HNA) is prepared in accordance with the requirements of the February 2019 National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG).

### Aims

1.2   The aims of the HNA are to bring the evidence together and provide analysis and estimates of the following:

- the current stock of housing;

- the dynamics of the district's housing market and its relationship with neighbouring authorities;

- a review of the demographic and economic context;

- the role of the private rented sector;

- housing requirements of all tenures, including affordable housing and indicating appropriate tenure and dwelling type mixes at sub-area level;

- affordability analysis including scenario testing for all tenures; and

- the housing requirements of specific household groups.

1.3   Data is presented for the council area as a whole and broken down into eight defined sub-areas.

### National Planning Policy Framework

1.4   The evidence base needs to take account of the requirements of the National Planning Policy Framework (NPPF). The latest version was published in February 2019 and supported by Planning Practice Guidance (PPG). The NPPF 2019 sets out the government's planning policies for England and how these are expected to be applied. Paragraph 10 of the NPPF states that plans, and decisions should apply a *'presumption in favour of sustainable development'*. As part of this, in relation to plan-making, it sets

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out that this means *that 'strategic policies should, as a minimum, provide for objectively assessed needs for housing…'.*

1.5    Paragraph 59 provides an important context to the policy for housing delivery, as follows:

*'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'*

1.6    Paragraphs 60 and 62 relate to the evidence base requirements which underpin this study:

*Paragraph 60: 'To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need Figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.'*

*Paragraph 61: 'the size, type and tenure of housing need for different groups in the community, should be assessed and reflected in planning policies including but not limited to:*

- *those who require affordable housing;*

- *families with children;*

- *older people;*

- *students;*

- *people with disabilities;*

- *service families;*

- *travellers;*

- *people who rent their homes; and*

- *people wishing to commission or build their own homes.'*

*Paragraph 62: 'where a need for affordable housing is identified, planning policies should specify the type of affordable housing required'..*

1.7    The NPPF 2019 (Paragraph 65) requires that:

*'strategic policy-making authorities should establish a housing requirement Figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.'*

1.8     The Localism Act 2010 introduced the 'Duty to Co-operate' as a replacement for Regional Spatial Strategy and this requirement is also established in National Planning Policy (NPPF 2019, paragraphs 24-27). Section 110 requires local authorities and other bodies, including Local Enterprise Partnerships to co-operate in maximising the effectiveness of strategic matters within development plan documents. The provision of housing development is a strategic priority and the council will have to ensure that it is legally compliant with the Localism Act at local plan examination.

1.9     The NPPF 2019 sets out affordable housing definitions which are presented at Appendix A.

## Local Policy Context

1.10    The council has a Community Plan[2] which sets out what it intends to achieve up to 2033 to improve residents' quality of life and enable those who live, work and invest in the district to prosper and fulfil their potential. One of the plan's objectives is to

        '*Create more and better quality homes through our roles as landlord, developer and planning authority.'*

1.11    One of the ways this objective will be met is by maintaining an up to date evidence base of housing need.

1.12    The Newark and Sherwood Amended Core Strategy 2019[3] was adopted in March 2019. It sets out the framework for future growth and development and contains a range of locally specific planning policies. It forms part of the Development Plan for the district and is used in decision making on new development and the use of land.

1.13    The first paragraph of the overall vision for Newark and Sherwood, contained in the Core Strategy is that the district will become:

        *'An area providing a high quality of life, made up of thriving sustainable urban and rural communities where people want to and can, live and work. These sustainable, balanced communities will feature good quality housing with a mix of different sizes, types and tenures which will address local needs'.*

1.14    The Core Strategy contains 14 objectives. Objective 6 and 8 relate directly to housing:

   • to manage the release of land for new housing, employment and other necessary development to meet the Objectively Assessed Need (OAN) of the district to 2033 integrated with the provision of new supporting infrastructure; and

   • to support the development of balanced communities by ensuring that new, well designed residential development helps to satisfy the housing needs of the district, providing a mix of types, sizes and tenures, including:

        - affordable and social housing;

        - local needs housing; and

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[2]https://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/strategiesandpolicies/pdfs/20190308CommunityPlan2019to23.pdf

[3] https://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/corestrategy/ACS2019.pdf

- special needs housing.

1.15    Core Policy 1 in the Core Strategy (2019) sets out that the council *'will seek to secure 30% of new housing development on qualifying sites as Affordable Housing, but in doing so will consider the nature of the housing need in the local housing market; the cost of developing the site; and the impact of this on the viability of any proposed scheme'*. It goes on to state that the tenure mix of Affordable Housing should reflect a mix of 60% social/affordable rented and 40% affordable home ownership products (intermediate tenure).

1.16    Newark and Sherwood 's previous adopted Core Strategy (2011) contained an overall housing requirement of 14,800 for the period 2006-2026, and an annual target of 740 dwellings. A Strategic Housing Market Assessment (SHMA) was undertaken in 2015 to establish a revised housing need figures for the Housing Market Area. The objectively assessed need (OAN) figure for Newark and Sherwood, produced by the SHMA, was 454 dwellings per annum. This equates to 9,080 dwellings for the period 2013 to 2033. This figure forms the requirements for the Amended Core Strategy (2019), Spatial Policy 2.

## Geography

1.17    Newark and Sherwood is a district of the county of Nottinghamshire, located in the East Midlands region of England. The district is made up of 3 principal urban areas, Newark, Ollerton and Boughton, and Southwell along with a number of principal villages and smaller parishes/settlements. The cities of Nottingham and Lincoln are within half an hour's travel of Newark itself and Newark has two railway stations including an East Coast Main Line Railway station. The A1 national highway runs through the east of district.

1.18    Newark and Sherwood is positioned on the eastern edge of Nottinghamshire. To the east of the district lies neighbouring Lincolnshire districts; West Lindsey, North Kesteven and South Kesteven. To the south of the district is a small border with the Leicestershire district of Melton. The remaining Newark and Sherwood borders are with neighbouring Nottinghamshire districts, Bassetlaw to the north, Mansfield, Ashfield and Gedling to the west and Rushcliffe to the south.

1.19    The resident population of the district was estimated to be 121,556[4] in 2018.

1.20    The diverse district includes eight sub-areas:

- Collingham;
- Mansfield Fringe;
- Newark;
- Nottingham Fringe;
- Rural South;
- Sherwood;

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[4] ONS 2018 mid-year population estimate

- Southwell; and

- Sutton on Trent.

1.21 These have formed the basis of outputs for the HNA (Map 1.1). Table 1.1 sets out the settlements located in each of the sub-areas.

1.22 The HNA also presents some data at Lower Super Output Area (LSOA) level to provide a fine-grained analysis of selected household and housing market data.

## Research methodology

1.23 A multi-method approach has been adopted, which comprises:

- a household survey based upon a random sample of 13,266 households from which 2,143 responses were received (16.2% response rate);

- an online survey of stakeholders which included 15 representatives from the council, parish and town councils, neighbouring councils, and estate and letting agents;

- a review of relevant secondary data including the 2011 Census, house price trends, ONS sub-national population projections, 2014 MHCLG household projections, CORE lettings data and MHCLG statistics;

- modelling of data; and

- review of particular client groups relevant to NPPF Paragraph 61, including hard to reach and vulnerable groups.

1.24 Further information on the research methodology is presented at Appendix B.

## Presentation of data

1.25 Data presented in this HNA is based on the 2020 household survey unless otherwise stated. Where possible, data are 'triangulated' which means several sources are drawn upon to establish a robust output.

1.26 It is important to note that survey responses are weighted to correct for response bias and then grossed up to reflect the total number of households and this process is explained in Appendix B. All survey information in this report is of weighted and grossed responses which are rounded up to the nearest whole number or 1 decimal place where appropriate.

**Map 1.1**      **Newark and Sherwood District and its sub-areas**
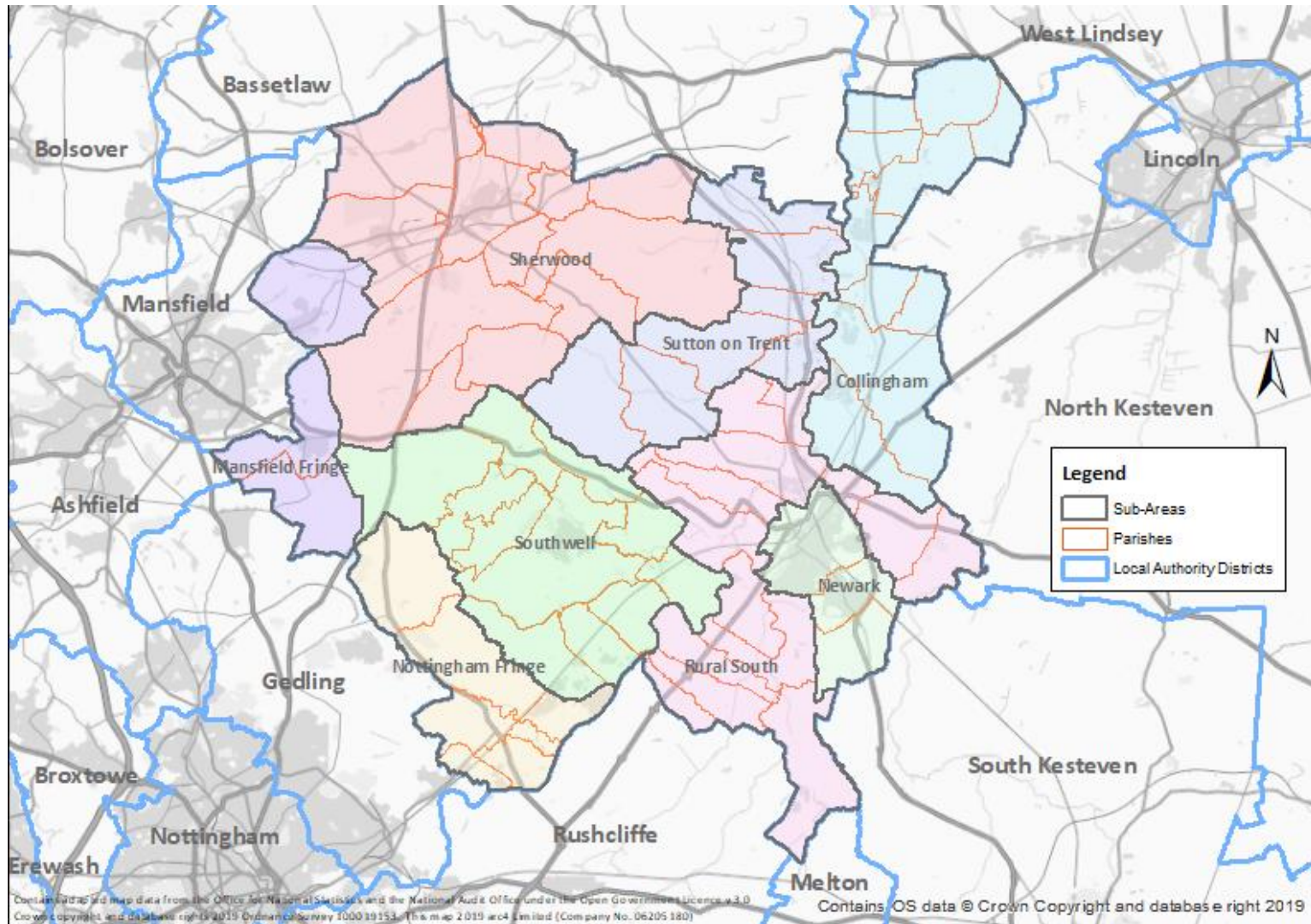
| Table 1.1 | Towns and villages located in each sub-area | | | | | | |
|---|---|---|---|---|---|---|---|
| **Collingham** | **Mansfield Fringe** | **Newark** | **Nottingham Fringe** | **Rural South** | **Sherwood** | **Southwell** | **Sutton on Trent** |
| Besthorpe | Blidworth | Balderton | Bulcote | Alverton | Bilsthorpe | Bleasby | Carlton On Trent |
| Collingham | Clipstone | Fernwood | Caythorpe | Averham | Boughton | Edingley | Caunton |
| Girton | Kings Clipstone | Newark | Epperstone | Barnby in the Willows | Eakring | Farnsfield | Cromwell |
| Harby | Rainworth | | Gonalston | Bathley | Edwinstowe | Fiskerton | Grassthorpe |
| Holme | | | Gunthorpe | Coddington | Egmanton | Halam | Maplebeck |
| Langford | | | Hoveringham | Cotham | Kersall | Halloughton | Norwell |
| Meering | | | Lowdham | East Stoke | Kirton | Hockerton | Ossington |
| North Clifton | | | Oxton | Elston | Kneesall | Kirklington | Sutton On Trent |
| South Clifton | | | | Farndon | Laxton and Moorhouse | Rolleston | Weston |
| South Scarle | | | | Hawton | Ollerton | Southwell | Winkburn |
| Spalford | | | | Kelham | Ompton | Thurgarton | |
| Thorney | | | | Kilvington | Perlethorpe | Upton | |
| Wigsley | | | | Little Carlton And South Muskham | Rufford | | |
| | | | | North Muskham | Walesby | | |
| | | | | Staunton | Wellow | | |
| | | | | Staythorpe | | | |
| | | | | Syerston | | | |
| | | | | Thorpe | | | |
| | | | | Winthorpe | | | |

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## Housing target

1.27    The HNA takes account of the target delivery of 454 dwellings each year as currently set out in the Amended Core Strategy (2019)[5] for 2013-2023.

## Report structure

1.28    The Newark and Sherwood HNA 2020 report is structured as follows:

- **Chapter 2** considers the housing market key drivers focusing on dwelling stock, demographic drivers, household characteristics including income, economic drivers, migration and travel to work trends;

- **Chapter 3** presents analysis of house prices, rents and affordability;

- **Chapter 4** considers the needs of different groups as referenced in NPPF and includes analysis of the need for property adaptations;

- **Chapter 5** focuses on overall housing need, affordable need and  dwelling mix; and

- **Chapter 6** concludes the report with a summary of findings and a consideration of strategic issues.

1.29    The report includes a technical appendix, which provides detailed material that underpins the core outputs of the HNA. The technical appendix material includes:

- Affordable housing definitions (Appendix A)

- Research methodology (Appendix B);

- Affordable housing need calculations (Appendix C);

- Dwelling type and mix modelling (Appendix D); and

- Stakeholder consultation responses (Appendix E).

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[5] https://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/corestrategy/ACS2019.pdf

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# 2.  Housing market and key drivers

## Introduction

2.1   This chapter provides a detailed background to dwelling stock and tenure and the underlying economic, demographic and household drivers across the District.

## Dwelling stock, vacant stock and household estimates

2.2   Current estimates of dwelling stock, vacant stock and households from multiple sources are presented in Table 2.1. For the purposes of the 2020 HNA, the total dwelling stock base is assumed to be **57,392** and the number of households as **53,115.**

2.3   According to council tax statistics, there are an estimated 1,363 vacant dwellings (representing 2.4% of the total dwelling stock). This is the same as the national rate of 2.4%. The vacancy rate in the district is just below the 'transactional vacancy level' of 3%, which is the proportion of stock normally expected to be vacant to allow movement within the market. The council statistics also show that 804 (59%) dwellings have been vacant for less than 6 months, 349 (25.6%) between 6 months and 2 years and 210 (15.4%) more than 2 years.

| Table 2.1 | Current dwelling stock and household estimates | |
| --- | --- | --- |
| **Data** | **Dwellings** | **Source** |
| 2019 Valuation Office Agency (all dwellings) | 54,440 | VOA Table C.TSOP3.0 |
| 2019 Valuation Office Agency (excluding annex and unknown categories) | 52,300 | VOA Table C.TSOP3.0 |
| 2018 MHCLG Dwelling Stock Estimates | 53,780 | MHCLG Live Tables on Dwelling Stock Table 100 |
| 2020 Council Tax Address File | **57,392** | Newark and Sherwood |
| **Data** | **Households** | **Source** |
| 2014-based DCLG Household Projections 2020 data | **53,115** | DCLG (now MHCLG) |
| 2016-based ONS Household Projections 2020 data | 53,211 | ONS |
| 2020 Council Tax Address File (occupied dwellings only) | 54,508 | Newark and Sherwood |

2.4   Baseline dwelling and household statistics for each of the sub-areas is set out in Table 2.2.

| Table 2.2 | Dwelling stock by sub-area | |
|---|---|---|
| **Sub-area** | **Dwellings** | **Households** |
| Collingham | 2,792 | 2,584 |
| Mansfield Fringe | 7,816 | 7,233 |
| Newark | 20,421 | 18,899 |
| Nottingham Fringe | 2,502 | 2,316 |
| Rural South | 4,082 | 3,778 |
| Sherwood | 11,298 | 10,456 |
| Southwell | 6,856 | 6,345 |
| Sutton on Trent | 1,625 | 1,504 |
| **Newark and Sherwood** | **57,392** | **53,115** |

Source: Households: 2020 household survey, Dwellings: 2020 Council Tax Address File

## Dwelling size and type

2.5    Map 2.1 illustrates the predominant dwelling type and size by ONS Lower Super Output Area (LSOA) based on 2019 Valuation Office Agency (VOA) data. It shows the predominance of 4-bedroom detached houses in the district and in neighbouring areas, particularly to the east.

2.6    Based on the 2020 household survey:

- the majority (74.4%) of occupied dwellings are houses, of which;

    - 30.8% are detached;

    - 31.6% are semi-detached;

    - 12% are terraced or town houses;

- 17% are bungalows;

- 6.9% are flats or apartments or maisonettes; and

- 1.7% are other dwelling types including caravans and specialist housing.

2.7    Figure 2.1 shows occupied dwelling type information for the each of the sub-areas and the district as a whole. The Figure shows that several sub-areas have above or below-average concentrations of particular property. Of particular note:

- 54.3% of occupied dwelling stock in Nottingham Fringe is detached houses;

- 31.2% of occupied dwelling stock in Mansfield Fringe is semi-detached houses;

- 17.9% of occupied dwelling stock in Newark is terraced houses;

- 12.1% of occupied dwelling stock in Newark is flats; and

- 26.5% of occupied dwelling stock in Sherwood is bungalows.

2.8    Of all occupied dwellings, 6.9% have one bedroom, 23.6% two bedrooms, 45.8% three bedroom and 23.7% four or more bedrooms (Table 2.3).

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**Map 2.1**     **Predominant dwelling type and size by built-up areas within LSOAs: Newark and Sherwood**
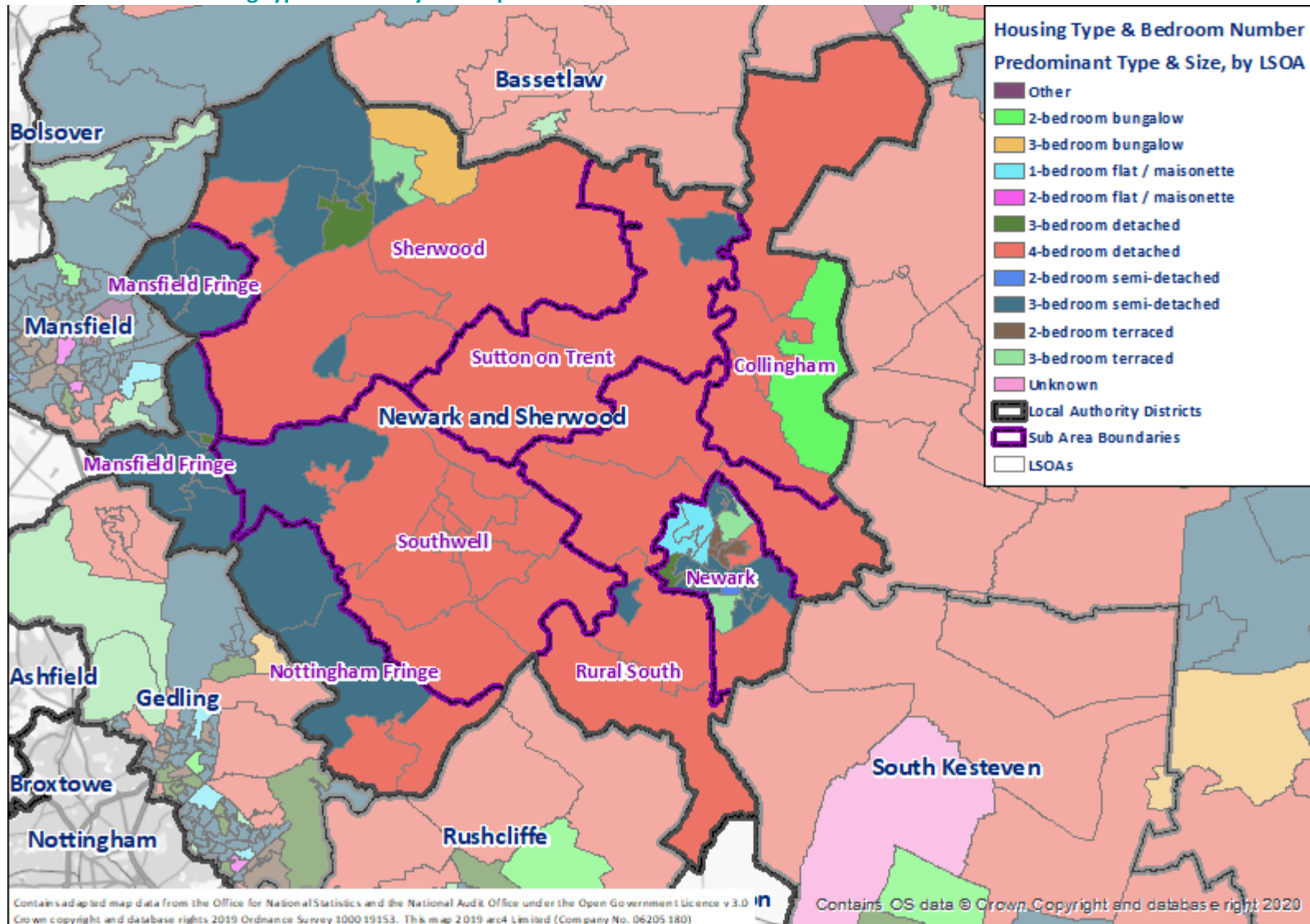


Source: 2019 VOA

**Figure 2.1       Dwelling type by sub-area**



| | Collingham | Mansfield Fringe | Newark | Nottingham Fringe | Rural South | Sherwood | Southwell | Sutton on Trent | Newark and Sherwood |
|---|---|---|---|---|---|---|---|---|---|
| ■ Other | 0.5 | 0.0 | 0.5 | 0.4 | 0.7 | 0.0 | 1.4 | 0.3 | 0.4 |
| ■ Caravan/Park Home | 0.0 | 2.2 | 1.8 | 0.4 | 0.0 | 1.4 | 0.0 | 0.6 | 1.3 |
| ■ Flat/apartment | 2.2 | 4.5 | 12.1 | 3.5 | 0.4 | 5.9 | 2.2 | 1.1 | 6.7 |
| ■ Maisonette | 0.0 | 0.0 | 0.6 | 0.0 | 0.0 | 0.0 | 0.2 | 0.0 | 0.2 |
| ■ Bungalow | 25.9 | 20.5 | 9.4 | 12.4 | 23.8 | 26.5 | 13.1 | 18.9 | 17.0 |
| ■ Terraced house/town house | 5.0 | 16.2 | 17.9 | 2.6 | 7.9 | 7.1 | 8.8 | 3.9 | 12.0 |
| ■ Semi-detached house | 17.3 | 31.2 | 40.1 | 26.4 | 17.9 | 34.6 | 18.5 | 26.8 | 31.6 |
| ■ Detached house | 49.1 | 25.5 | 17.5 | 54.3 | 49.2 | 24.5 | 55.7 | 48.4 | 30.8 |

Source: 2020 household survey

| Table 2.3 | Number of bedrooms of dwelling stock (2019) (% by sub-area) | | | | | |
|---|---|---|---|---|---|---|
| **Sub-areas** | **1-bedroom** | **2-bedrooms** | **3-bedrooms** | **4-bedrooms** | **Total** | **Total count** |
| Collingham | 2.9 | 26.2 | 42.7 | 28.2 | 100.0 | 2,584 |
| Mansfield Fringe | 3.7 | 22.5 | 65.1 | 8.7 | 100.0 | 7,233 |
| Newark | 9.4 | 27.3 | 55.6 | 7.6 | 100.0 | 18,899 |
| Nottingham Fringe | 3.5 | 18.0 | 42.0 | 36.5 | 100.0 | 2,316 |
| Rural South | 6.3 | 27.1 | 41.3 | 25.3 | 100.0 | 3,778 |
| Sherwood | 4.2 | 20.2 | 62.2 | 13.3 | 100.0 | 10,456 |
| Southwell | 5.3 | 20.7 | 40.2 | 33.8 | 100.0 | 6,345 |
| Sutton on Trent | 3.0 | 20.9 | 42.3 | 33.8 | 100.0 | 1,504 |
| Newark and Sherwood | 5.8 | 23.8 | 51.0 | 19.4 | 100.0 | **53,115** |

Source: 2020 household survey

## The age and condition of Newark and Sherwood's housing

2.9    The age profile of the dwelling stock in the district is summarised in Table 2.4. More than two out of five dwellings (40.7%) were built between 1945 and 1982. 30% of dwellings were built since 1982.

| Table 2.4 | Age of dwelling | |
|---|---|---|
| **Age of Dwellings** | **Number** | **%** |
| pre-1919 | 8,110 | 15.4 |
| 1919-44 | 7,320 | 13.9 |
| 1945-64 | 10,390 | 19.7 |
| 1965-82 | 11,090 | 21.0 |
| 1983-99 | 3,490 | 6.6 |
| post 1999 | 12,340 | 23.4 |
| **Total** | 52,740 | 100.0 |
| **Unknown** | 1,680 | |
| **Newark and Sherwood** | 54,420 | |

Source: VOA 2019

2.10    Estimates relating to stock condition can be derived from the English Housing Survey which produces national data on stock condition. Applying national trends to the stock profile of Newark and Sherwood would suggest that around 18.0% of dwelling stock is non-decent, which is below the national average of 20.6% (Table 2.5). The number of dwellings likely to fail the minimum standard of decent homes criteria is estimated to be 10.3% which is below the national figure (11.9%).

2.11    A full definition of what constitutes a decent home is available from MHCLG[6] but in summary a decent home meets the following four criteria:

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[6] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7812/138355.pdf

a.    it meets the current statutory minimum for housing under the housing health and safety rating system (HHSRS);

b.    it is in a reasonable state of repair;

c.    it has reasonably modern facilities and services; and

d.    it provides a reasonable degree of thermal comfort.

| Table 2.5 | Dwelling stock condition estimates | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Newark and Sherwood** | | | **Fails decent homes criteria (estimate of number)** | | | | **All dwellings** | |
| **Dwelling age (EHS)** | **Dwelling age (VOA)** | **Non-decent** | **Minimum standard** | **Repair** | **Modern facilities and services** | **Thermal comfort** | **In group (number)** | **% dwellings** |
| pre-1919 | pre-1919 | 3,254 | 2,327 | 908 | 313 | 968 | 8,110 | 15.4 |
| 1919-44 | 1919-44 | 1,761 | 959 | 553 | 126 | 556 | 7,320 | 13.9 |
| 1945-64 | 1945-64 | 1,729 | 827 | 378 | 203 | 594 | 10,390 | 19.7 |
| 1965-80 | 1965-82 | 1,938 | 972 | 203 | 211 | 840 | 11,090 | 21.0 |
| 1981-90 | 1983-1992 | 614 | 165 | * | 33 | 470 | 3,490 | 6.6 |
| post 1990 | Post 1992 | 181 | 181 | * | * | * | 12,340 | 23.4 |
| **Total** | | **9,476** | **5,431** | **2,042** | **884** | **3,428** | **52,740** | 100 |
| **% of all stock** | | **18.0** | **10.3** | **3.9** | **1.7** | **6.5** | | |
| **National %** | | **20.6** | **11.9** | **4.6** | **1.9** | **7.5** | | |

Source: English Housing Survey 2013 data applied to 2019 Valuation Office Agency dwelling stock age
Note '*' indicates sample size too small for reliable estimate

## House condition and repair problems

2.12    The 2020 household survey reviewed the extent to which households were satisfied with the state of repair of their accommodation. Overall:

- 81.3% of respondents expressed satisfaction (40.0% were very satisfied and 41.3% were satisfied);

- 11.7% were neither satisfied nor dissatisfied; and

- 6.5% expressed degrees of dissatisfaction, of whom 4.7% were dissatisfied and 1.8% were very dissatisfied.

2.13    Table 2.6 explores how the level of dissatisfaction with the quality of accommodation varies by tenure, type and age of property. Note that the data relates to perception across the private and affordable rented sectors and this may be more reflective of tenant expectations in landlord responses to repairs. Key findings are:

- around 14% of households in private rented (14.4%) and affordable (14.3%) housing are dissatisfied with their accommodation compared to 3.3% of owner occupiers;

- dissatisfaction was highest amongst households living in maisonettes (91.5%), followed by caravans/park homes (35.6%); and

- of those who know the age of their property, dissatisfaction is highest amongst households in properties built between 1965 and 1984 (7.3%). For households in homes built from 2005 onwards, 0.4% are dissatisfied.

| Table 2.6 | Dissatisfaction with quality of accommodation by tenure, dwelling type and age | | |
|---|---|---|---|
| **Tenure** | **No. dissatisfied** | **% of tenure dissatisfied** | **Base (households)** |
| Owner occupier | 1,228 | 3.3 | 37,526 |
| Private rented | 1,095 | 14.4 | 7,630 |
| Affordable | 1,140 | 14.3 | 7,959 |
| **Total** | **3,463** | **6.5** | **53,115** |
| **Type** | **No. dissatisfied** | **% of type dissatisfied** | **Base (households)** |
| Detached house | 478 | 2.9 | 16,228 |
| Semi-detached house | 1,224 | 7.4 | 16,610 |
| Terraced house / town house | 548 | 8.7 | 6,332 |
| Bungalow | 386 | 4.3 | 8,926 |
| Maisonette | 119 | 91.5 | 130 |
| Flat / apartment | 408 | 11.7 | 3,502 |
| Caravan / park home | 239 | 35.6 | 672 |
| Other | 59 | 25.3 | 233 |
| Missing cases | 2 | 0.4 | 482 |
| **Total (all households)** | **3,463** | **6.5** | **53,115** |
| **Age** | **No. dissatisfied** | **% by age dissatisfied** | **Base (households)** |
| Pre 1919 | 282 | 3.8 | 7,390 |
| 1919 to 1944 | 377 | 6.4 | 5,889 |
| 1945 to 1964 | 292 | 4.0 | 7,310 |
| 1965 to 1984 | 832 | 7.3 | 11,437 |
| 1985 to 2004 | 270 | 3.7 | 7,324 |
| 2005 onwards | 28 | 0.4 | 6,484 |
| Missing cases/don't know | 1,382 | 19.0 | 7,281 |
| **Total (all households)** | **3,463** | **6.5** | **53,115** |

Source: 2020 household survey

2.14    Table 2.7 explores how the level of dissatisfaction with the quality of accommodation varies by the economic activity of the head of household. Households where the HRP is a carer or volunteer, or looking after the home or children, have the highest levels of dissatisfaction; 14.8% and 10.7% respectively.

| Table 2.7 | Dissatisfaction with quality of accommodation by economic activity | | |
|---|---|---|---|
| Economic activity | No. dissatisfied | % Dissatisfied | Base (households) |
| Employed | 2,538 | 9.1 | 28,011 |
| Unemployed | 9 | 1.4 | 637 |
| Retired | 327 | 2.0 | 16,160 |
| Student | - | - | 345 |
| Permanently sick/disabled | 197 | 6.3 | 3,107 |
| Looking after home/children | 119 | 10.7 | 1,110 |
| Carer or volunteer | 156 | 14.8 | 1,052 |
| Missing cases/don't know | 117 | 4.3 | 2,693 |
| **Total** | **3,463** | **6.5** | **53,115** |

Source: 2020 household survey

2.15    The 2020 household survey asked residents to rate their satisfaction towards the district as a place to live, Figure 2.2.

2.16    In every sub-area, more than 60% of households are either 'satisfied' or 'very satisfied' with the district as a place to live. Households living in Newark and Mansfield Fringe have the highest levels of dissatisfaction with the district as a place to live; 10.7% and 9.7% are fairly or very dissatisfied respectively. This is in comparison to 7.8% for Newark and Sherwood as a whole. In Nottingham Fringe, only 2.6% of households reported feeling 'dissatisfied' or 'very dissatisfied' with the district as a place to live.

**Figure 2.2        Satisfaction with Newark and Sherwood as a place to live by sub-area**



| | Collingham | Mansfield Fringe | Newark | Nottingham Fringe | Rural South | Sherwood | Southwell | Sutton on Trent | Newark and Sherwood |
|---|---|---|---|---|---|---|---|---|---|
| Very dissatisfied | 1.0 | 2.3 | 1.8 | 0.2 | 0.7 | 0.0 | 0.8 | 3.0 | 1.2 |
| Fairly dissatisfied | 4.3 | 7.4 | 8.9 | 2.4 | 6.2 | 5.3 | 4.5 | 3.1 | 6.6 |
| Neither satisfied nor dissatisfied | 13.8 | 11.1 | 20.0 | 13.8 | 15.3 | 18.7 | 9.7 | 12.3 | 16.2 |
| Fairly satisfied | 53.5 | 52.7 | 50.3 | 46.4 | 50.6 | 49.4 | 48.1 | 57.9 | 50.4 |
| Very satisfied | 27.4 | 26.4 | 19.0 | 37.1 | 27.2 | 26.6 | 37.0 | 23.7 | 25.5 |

Source: 2020 household survey

## Housing tenure

2.17    The tenure profile of the district is summarised in Figure 2.3 and based on 2011 Census data. Overall, around 70.6% of dwellings are owner-occupied, 14.4% are private rented and 15% are social rented/intermediate tenure. This is comparable to the tenure profile in the 2014 DCA study.

**Figure 2.3          Newark and Sherwood: tenure profile of occupied dwellings**



|  | Owned (no mortgage) | Owned (with mortgage) | Rented privately (unfurnished) | Rented from the council | Rented from a HA | Rented privately (furnished) | Shared ownership etc | Tied accommodation |
|---|---|---|---|---|---|---|---|---|
| Tenure | 43.6 | 27.0 | 13.0 | 10.1 | 4.3 | 0.9 | 0.6 | 0.5 |
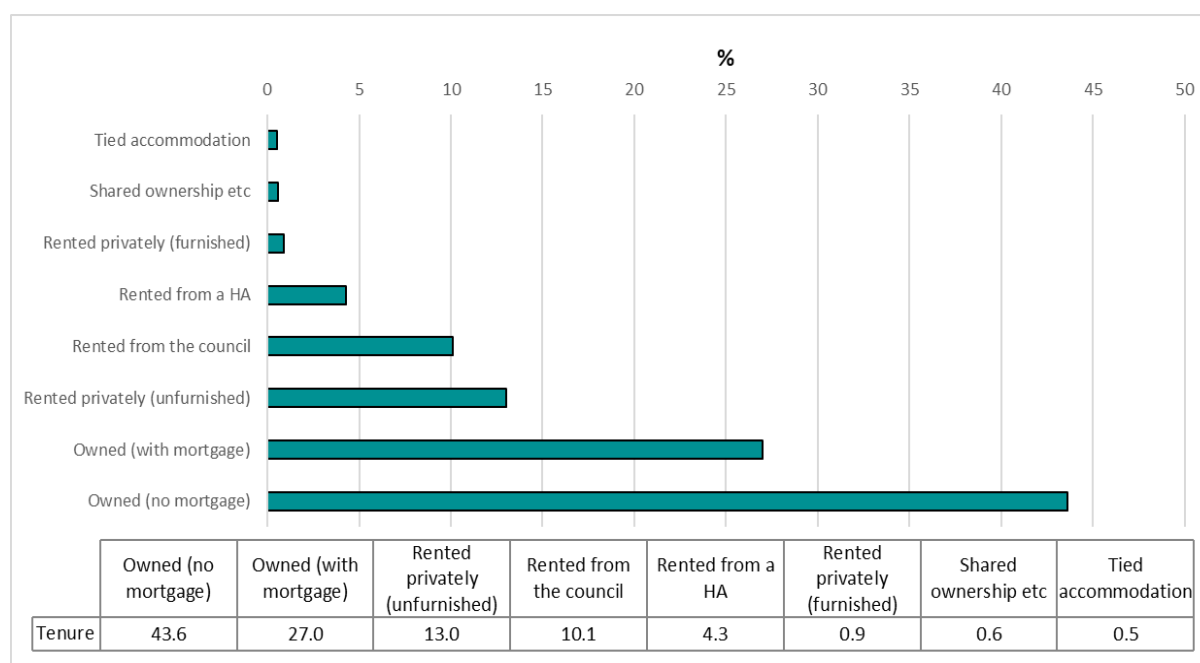
Source: 2020 household survey

2.18    Table 2.8 shows how the tenure profile of occupied dwellings varies by sub-area. Key findings are:

• Nottingham Fringe contains the highest proportion of owner-occupation in the district, 83.3%;

• Nottingham Fringe is the only sub-area with less than 10% of households in private rented dwellings (9.1%);

• Newark has the lowest proportion of owner-occupation and the highest proportion of households living in private rented housing (18.2%); and

• the proportions of households in affordable housing are the highest across three sub-areas, Sherwood (18.0%), Newark (17.9%) and Mansfield Fringe (17.4%).

| Table 2.8 | Tenure split by sub-area | | | | |
|---|---|---|---|---|---|
| | Tenure (%) | | | | |
| Sub-area | Owner occupied | Private rented | Affordable | Total | Base |
| Collingham | 80.7 | 10.5 | 8.8 | 100.0 | 2,584 |
| Mansfield Fringe | 69.7 | 12.9 | 17.4 | 100.0 | 7,233 |
| Newark | 63.8 | 18.2 | 17.9 | 100.0 | 18,899 |
| Nottingham Fringe | 83.3 | 9.1 | 7.6 | 100.0 | 2,316 |
| Rural South | 80.7 | 10.4 | 8.9 | 100.0 | 3,778 |
| Sherwood | 68.6 | 13.4 | 18.0 | 100.0 | 10,456 |
| Southwell | 79.2 | 12.2 | 8.6 | 100.0 | 6,345 |
| Sutton on Trent | 77.3 | 13.0 | 9.8 | 100.0 | 1,504 |
| Newark and Sherwood | 70.7 | 14.4 | 15.0 | 100.0 | 53,115 |

Source: 2020 household survey

## The owner-occupied sector

2.19    Figure 2.4 sets out the general characteristics of households living in the owner-occupied tenure across Newark and Sherwood.

### Stakeholder views on the owner-occupied sector

2.20    A full analysis of the findings of the online stakeholder survey is set out in Appendix E. A short summary for the owner-occupied sector is provided here.

2.21    Stakeholders commented that the district is a desirable place for home ownership however there was a general sense that affordability was an issue for people wanting to get into the housing market. The availability of dwellings for upsizing and downsizing in rural locations was identified as a challenge.

2.22    Although not exclusively connected to the owner-occupied sector, it is of note that several negative comments were made on the subject of new developments with small sized dwellings, high density, insufficient parking and small gardens. Issues with problematic management company arrangements and service agreements were highlighted for current homeowners. Solutions suggested for future developments included not using management companies, the adoption of a build for life policies for housing standards and more awareness of sustainability and local infrastructure.

2.23    Agents had mixed views when asked whether the sales market is reaching its potential in terms of supply volumes and also whether the sales chain was working well in terms of conveyancing. The gaps they identified were freehold private dwellings, dwellings at lower end of the market in the villages and first homes in general. Echoing other responses in the survey, it was also mentioned that there is a surplus of larger/high priced properties and also a surplus of flats for sale.

**Figure 2.4        Characteristics of owner-occupied households and dwellings**



## OWNER OCCUPATION IN NEWARK & SHERWOOD

DWELLING STOCK AND HOUSEHOLD CHARACTERISTICS DERIVED FROM THE 2020 HOUSEHOLD SURVEY

70.7% owner occupiers
43.6% own outright
27.0% with a mortgage

**Owner Occupiers Characteristics**

**Dwelling Type**
- 41.0% Detached
- 31.2% Semi-detached
- 12.0% Terraced
- 1.0% Flats
- 13.2% Bungalows
- 1.6% Other

**Dwelling Size**
- 0.7% 1 bedroom/bedsit
- 14.9% 2 bedrooms
- 52.0% 3 bedrooms
- 32.5% 4 or more bedrooms

**Build Date***
- Pre 1919 15.5%
- 1919-1964 28.7%
- 1965-1984 22.6%
- Post 1985 30.1%

**HRP Employment Status**
- Employed 57.8%
- Retired 37.5%
- Carer/at home 2.6%
- Other 2.3%

**Household Composition****
- 33.4% singles and couples under 65
- 33.9% singles and couples over 65
- 24.7% couples with children
- 4.7% lone parents

**Household Income**
- 5.1% earn up to £10,400
- 15.5% earn £10,400-£20,800
- 36.4% earn £20,801-£39,000
- 42.8% earn over £39,000

Source: Household survey 2020
* 3.2% did not know when their home was built
** These are headline figures and do not total 100%

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## Stakeholder views on the owner-occupied sector

2.24    A full analysis of the findings of the online stakeholder survey is set out in Appendix E. A short summary for the owner-occupied sector is provided here.

2.25    Only one stakeholder responded to the questions relating to developers and housebuilders. They were asked what the main challenges were facing the delivery of new homes and they mentioned:

• insufficient incentives to bring forward difficult and smaller sites in urban areas; and

• a lack of flexibility in the application of levies on development which can affect viability. A hierarchy of which contributions are most pertinent and duly prioritised (by locality) and a revision to traditional s106 was suggested.

2.26    In relation to the types of housing that are in most demand in Newark and Sherwood, the developer/housebuilder mentioned:

• executive housing in urban fringes;

• supported/shared/bungalows for older people in areas most readily accessible to services and public transport; and

• high-quality town centre living.

## The private rented sector

2.27    The Government's Housing Strategy (November 2011), set out plans to boost housing supply. It recognised an increasingly important role for the private rented sector, both in meeting people's housing needs and in supporting economic growth by enabling people to move to take up jobs elsewhere and to respond to changing circumstances.

2.28    The private rented sector in England is growing; the census figures for 2011 estimated that the sector totalled 16.8% of the dwelling stock, an increase from 8.8% in 2001. Increasing house prices pre-2007 and the struggling sales market when the downturn came are both factors that have underpinned the growth of the rental market for both 'active choice' renters and 'frustrated would-be' homeowners. Tenure reform and less accessible social rented housing are also likely to be an increasing factor to the growth in the private rented sector and the sector clearly now plays a vital role in meeting affordable need as well as providing an alternative to homeownership.

2.29    Local authorities have an important enabling and regulatory role in ensuring that the private rented sector meets these requirements. Balancing good quality supply with demand will help to stabilise rents and encouraging good quality management will improve the reputation of the sector and encourage longer term lets and lower turnover. However, this is a challenging task where existing investors need to be encouraged to participate and new investors need to be identified.

2.30    Figure 2.5 sets out the general characteristics of private rented households and dwellings across the district based on the 2020 household survey.

**Figure 2.5          Characteristics of private rented households and dwellings**



## PRIVATE RENT IN NEWARK & SHERWOOD

DWELLING STOCK AND HOUSEHOLD CHARACTERISTICS DERIVED FROM THE 2020 HOUSEHOLD SURVEY

14.4% private rent total
13.9% private rent
0.5% tied accommodation

**Private Rent Characteristics**

**Dwelling Type**
- 12.2% Detached
- 42.2% Semi-detached
- 18.4% Terraced
- 11.9% Flats
- 11.4% Bungalows
- 4.0% Other

**Dwelling Size**
- 12.8% 1 bedroom/bedsit
- 40.9% 2 bedrooms
- 41.8% 3 bedrooms
- 4.5% 4 or more bedrooms

**Build Date***
- Pre 1919 16.9%
- 1919-1964 16.3%
- 1965-1984 23.1%
- Post 1985 17.3%

**HRP Employment Status**
- Employed 74.1%
- Retired 9.2%
- Carer/at home 6.0%
- Sick/disabled 5.2%
- Other 5.5%

**Household Composition****
- 50.3% singles and couples under 65
- 13.2% singles and couples over 65
- 20.0% couples with children
- 15.5% lone parents

**Household Income**
- 22.9% earn up to £10,400
- 39.8% earn £10,400-£20,800
- 24.1% earn £20,801-£39,000
- 13.1% earn over £39,000

Source: Household survey 2020
* 26.4% did not know when their home was built
** These are headline figures and do not total 100%

## Stakeholder views on the private rented sector

2.31 A full analysis of the findings of the online stakeholder survey is set out in Appendix E. A short summary of stakeholder perceptions of the private rented sector is provided here.

2.32 Stakeholders had generally negative comments on the private rented sector although letting agents believed that the market is buoyant and popular. One stakeholder considered that there are too many houses owned by private sector landlords with more enforcement and accreditation needed. Rogue landlords were identified as an issue by another respondent.

2.33 A gap was identified in smaller 2 or 3-bedroom family homes for rent especially for new families and there was a comment that more could be done to utilise the space above commercial properties to convert them into residential properties.

2.34 In terms of improvements to the market, there was a suggestion to zone specific areas to limit types of housing that are excessive i.e. private rental/HMO and to encourage specified types. Also, a change to how much landlords can charge for rent '*as over inflated rent prices mean landlords are making huge profits on tenants'*.

2.35 No local authority staff responded to the questions on the main challenges with the existing housing (private rented) stock.

2.36 Letting agents identified surplus of rooms following a recent large rise in the number of house shares across the town [the respondent did not specify which town] and an oversupply of flats to rent. In terms of gaps they identified a lack of good quality rentals that should be priced at under £600 per month.

2.37 Private landlords were asked, based on their experience, what type of dwellings are most in demand and in which areas. Their response was 2 or 3-bedrooms with parking. The dwellings which landlords struggle to let are 1 and 2-bedrooms flats in town, because of the lack of parking and the road works.

2.38 In relation to advantages and challenges of investing in, or letting properties, in the district, one stakeholder mentioned advantages such as the huge rental market, affluent consumers and local companies employing people. The challenges were considered to relate to sorting out the empty shops in the town centre.

2.39 In regard to Build to Rent, stakeholders believed that there may possibly be a market for this type of development. Comments included:

- *'potentially yes, but build costs and land prices make it a difficult equation to bring property to market at sensible rental levels yielding say 6% gross;*

- *I think there is potential on a small scale for starting in the area;*

- *yes, I think there is a market for it for good quality affordable accommodation; and*

- *the market exists for decent council housing. There are lots of tenants struggling in private rent accommodation who need to be in council properties but can't get any. It leads them into arrears and evictions and then emergency housing'.*

## Affordable housing

2.40    There are around 8,233 affordable dwellings across the district. The 2019 Statistical Data Return[7] (SDR) reports a total of 2,767 affordable dwellings (2,479 affordable/social rented and 288 local cost home ownership tenure) which are owned by housing associations. The 2018/19 Local Authority Housing Statistics[8] (LAHS) reports 5,466 council dwellings across the district.

2.41    Figure 2.6 sets out the general characteristics of affordable housing households and dwellings across the district based on the 2020 household survey.

### Stakeholder views on affordable housing

2.42    A full analysis of the findings of the online stakeholder survey is set out in Appendix E. A short summary for the affordable sector is provided here.

2.43    The main theme identified was that there is not enough supply to meet demand but an acknowledgement that supply is increasing. In terms of the location of affordable housing it was thought that more needs to be done to increase supply outside of the main conurbations. A further theme was around a need for more intermediate housing to be used for households to move on from social housing, as opposed to schemes which focus on 'starter homes'.

2.44    Only one stakeholder responded to the questions relating to registered providers. They were asked about their main concerns surrounding affordable housing provision. The stakeholders responded that *'the pressures of the Spare Room Subsidy have changed the character and population of premises with smaller units - decreasing the viability of targeted services for older people and those with disabilities AND discouraging older singles/couples from relocating from larger premises'.*

2.45    In relation to demand for intermediate housing products, one stakeholder believed that there is 'definitely' demand for these products. They stated that a model should be developed to actively encourage people to vacate premises as their income improves (with incentives and penalties in the system).

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[7] The Statistical Data Return is an annual online survey completed by all private registered providers of social housing in England. It is a National Statistics product and is published by the Regulator of Social Housing

[8] https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2018-to-2019

**Figure 2.6       Characteristics of affordable housing households and dwellings**



AFFORDABLE HOUSING IN NEWARK & SHERWOOD

DWELLING STOCK AND HOUSEHOLD CHARACTERISTICS DERIVED FROM THE 2020 HOUSEHOLD SURVEY

15.0% affordable total
10.1% rented from council
4.3% rented from HA
0.6% other tenures

Affordable Housing Characteristics

**Dwelling Type**
0.1% Detached
23.1% Semi-detached
6.2% Terraced
30.2% Flats
40.4% Bungalows
0.0% Other

**Dwelling Size**
31.0% 1 bedroom /bedsit
48.2% 2 bedrooms
20.1% 3 bedrooms
0.6% 4 or more bedrooms

**Build Date***
Pre 1919 4.7%
1919-1964 17.7%
1965-1984 17.4%
Post 1985 17.6%

**HRP Employment Status**
Employed 25.7%
Sick/disabled 30.2%
Retired 28.8%
Carer/at home 11.1%
Unemployed 4.2%

**Household Composition****
37.3% singles and couples under 65
35.8% singles and couples over 65
7.0% couples with children
17.8% lone parents

**Household Income**
44.9% earn up to £10,400
38.4% earn £10,400-£20,800
12.4% earn £20,801-£39,000
4.3% earn over £39,000

Source: Household survey 2020
* 42.6% did not know the build date of their home
**These are headline figures and do not total 100%

## Stakeholder views on market dynamics

2.46    All stakeholders were asked to give their opinion in regard to the strengths and weaknesses of the district's housing market. A full report is provided in Appendix E. Respondents gave a range of views on this, with the main strengths being that Newark and Sherwood has:

- a generally good housing mix and range of housing types;

- sufficient new build supply and social/affordable housing increasing;

- market towns with good facilities and sustainable surrounding village settlements;

- diverse and reasonably strong local employment;

- a large number of EU people coming to the area to take jobs at the large employers such as, KnowHow, Vodaphone, Bakkavor etc. This has a large role in creating a strong housing market;

- a good road and rail infrastructure and is well connected via strategic transport routes, having direct access to the A1 and the East Coast Main Line. This makes the district an attractive location for a wide range of households; and

- good working relationships with the council to help solve local issues.

2.47    The main weaknesses identified were:

- a lot of older properties (Georgian and Victorian era) which have issues around dampness;

- a shortage of houses in the £200-600k range that meets the vision of the future;

- too much reliance on national house builders who all build to a similar house type, a lack of innovative design. Too many schemes coming through that are cramming more houses into too small a space. Building for Life standards need to be adopted to protect Newark's housing developments. Insufficient parking is the biggest challenge where family homes still have space for only one car;

- a general lack of incorporating energy efficiency measures other than those mandated by building regulations. Newark and Sherwood could champion this;

- not enough affordable housing (particularly new build and council rental properties) and developers being allowed to reduce allocation of affordable housing. Current national policy restrictions on affordable housing creates challenges for the delivery of affordable homes, particularly in rural areas where sites tend to be smaller;

- high demand affects affordability in some areas. Areas with rural character create challenges for the delivery of homes to meet local need, with older people seeking to downsize, young people looking to get onto the property ladder, and families needing more space;

- not enough starter homes at a reasonable price however a stakeholder also commented that there are too many starter homes being built in rural areas. A lack of intermediate family homes which aren't being built for the next step up for families (shared ownership in particular);

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- a low-quality town centre offer (Newark); and an insufficient focus on town centre/periphery housing being targeted at older and less ambulant individuals;

- too many houses owned by (and being snapped up by) private sector landlords with more enforcement and accreditation needed. Rogue landlords in the area not trading legally making it harder for the genuine housing providers; and

- Ollerton and Boughton were specifically mentioned as growing areas with lots of dwellings being built however the infrastructure to support this rapid growth isn't there. The growth is also in the private housing sector which for local people is not an option.

## Past trends in housing delivery

2.48    Over the 12 years, 2007/08 to 2018/19 there has been an overall average of 417 completions each year across the district (Table 2.9). Over the past five years, the annual average completion rate has increased to 512. This compares with a target of 454 set out in the 2019 Amended Core Strategy (covering the period from 2013). Over the past 5 years, 21.4% of net completions have been affordable dwellings. These data are summarised further in Figure 2.7.

| Table 2.9 | Dwelling completions 2007/8 to 2018/19 | | | |
|---|---|---|---|---|
| Year | Market | Affordable | Total (net) | Target (from 2013/14) |
| 2007/08 | 298 | 32 | 330 | |
| 2008/09 | 324 | 22 | 346 | |
| 2009/10 | 320 | 83 | 403 | |
| 2010/11 | 339 | 92 | 431 | |
| 2011/12 | 217 | 76 | 293 | |
| 2012/13 | 334 | 32 | 366 | |
| 2013/14 | 244 | 30 | 274 | 454 |
| 2014/15 | 358 | 89 | 447 | 454 |
| 2015/16 | 329 | 67 | 396 | 454 |
| 2016/17 | 424 | 147 | 571 | 454 |
| 2017/18 | 362 | 128 | 490 | 454 |
| 2018/19 | 538 | 116 | 654 | 454 |
| Grand total (12 years) | 4,087 | 914 | 5,001 | |
| Annual average | 341 | 76 | 417 | |
| Grand total (past 5 years) | 2011 | 547 | 2558 | |
| Annual average (past 5 years) | 402 | 109 | 512 | |

**Figure 2.7       Net dwelling completions, compared with the policy target, 2007/08 to 2018/19**
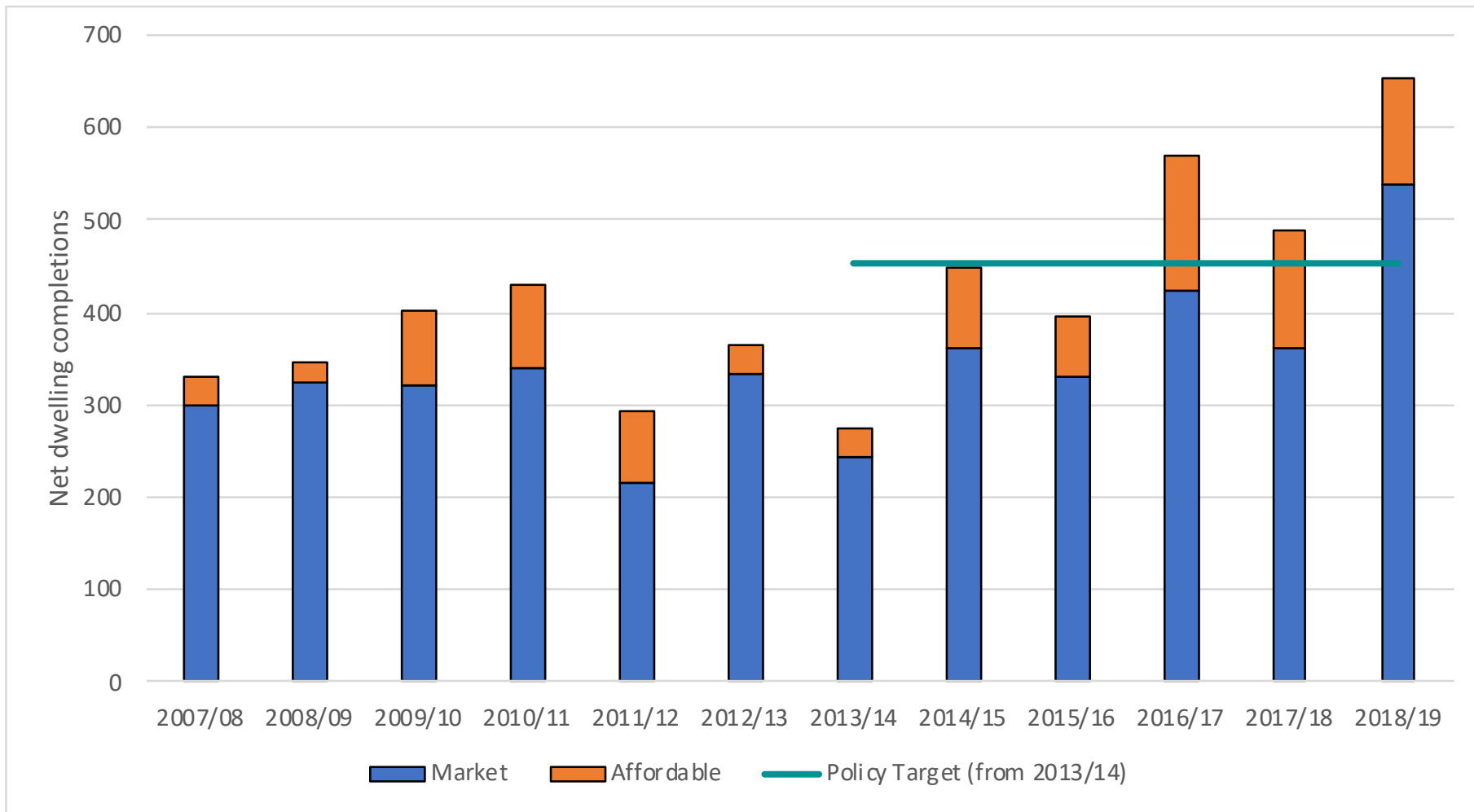


Sources:
Completions:        Newark and Sherwood AMRs
Target:             Newark and Sherwood Amended Core Strategy (2019)

## Demographic drivers: population and households

2.49    The 2018-based ONS population projections report a 2019 population of 122,578 across the district which is expected to increase by 10,616 (8.7%) to 133,194 by 2033 (Table 2.10). There is a projected increase across all age groups. Older age groups are expected to increase the most, with a 30.5% increase in population aged 65 and over overall and a specific 66.1% increase in population aged 85 and over.

| Table 2.10 | Change in population 2019-2033 | | | |
|---|---|---|---|---|
| Age groups | 2019 | 2033 | Change | % change |
| 0-19 | 27,023 | 27,801 | 778 | 2.9 |
| 20-39 | 27,064 | 28,335 | 1,271 | 4.7 |
| 40-54 | 24,536 | 24,750 | 215 | 0.9 |
| 55-64 | 16,962 | 16,986 | 24 | 0.1 |
| 65-74 | 14,854 | 18,092 | 3,238 | 21.8 |
| 75-84 | 8,872 | 11,803 | 2,931 | 33.0 |
| 85+ | 3,268 | 5,427 | 2,160 | 66.1 |
| All Ages | 122,578 | 133,194 | 10,616 | 8.7 |

Source: 2018-based ONS population projections

2.50    According to the 2018-based ONS household projections there are 52,673 households across the district and this is expected to increase by 6,018 (11.4%) to 58,682 by 2033.

2.51    Table 2.11 provides a detailed breakdown of household type by the age of household reference person (HRP). This indicates that over the period 2019 to 2033, the main increases will be in one person, households with two or more adults and households with a household reference person aged 60 and over. These changes are further illustrated in Figure 2.8.

| Table 2.11 | Household type and age of Household Reference Person 2019 to 2033 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Year and household type** | **Age of Household Reference Person** | | | | | | | |
| **2019** | **16-24** | **25-34** | **35-44** | **45-59** | **60-74** | **75+** | **TOTAL** | **%** |
| One Person | 320 | 1,258 | 1,454 | 3,964 | 4,346 | 4,640 | 15,981 | 30.3 |
| Household with 1 dependent child | 357 | 1,365 | 1,789 | 2,685 | 258 | 7 | 6,461 | 12.3 |
| Household with 2 dependent children | 144 | 1,025 | 1,867 | 1,818 | 92 | 9 | 4,954 | 9.4 |
| Household with 3 or more dependent children | 77 | 586 | 789 | 608 | 28 | 2 | 2,089 | 4.0 |
| Other households with two or more adults | 423 | 1,510 | 1,338 | 7,096 | 8,555 | 4,265 | 23,187 | 44.0 |
| **Total** | **1,321** | **5,742** | **7,237** | **16,171** | **13,279** | **8,922** | **52,673** | 100.0 |
| **2033** | **16-24** | **25-34** | **35-44** | **45-59** | **60-74** | **75+** | **TOTAL** | **%** |
| One Person | 346 | 1,256 | 1,825 | 3,586 | 5,125 | 6,603 | 18,741 | 31.9 |
| Household with 1 dependent child | 401 | 1,347 | 2,192 | 2,447 | 313 | 8 | 6,708 | 11.4 |
| Household with 2 dependent children | 156 | 972 | 2,212 | 1,660 | 114 | 12 | 5,125 | 8.7 |
| Household with 3 or more dependent children | 87 | 576 | 956 | 552 | 35 | 2 | 2,208 | 3.8 |
| Other households with two or more adults | 453 | 1,496 | 1,609 | 6,048 | 10,135 | 6,169 | 25,911 | 44.1 |
| **Total** | **1,443** | **5,647** | **8,794** | **14,292** | **15,722** | **12,794** | **58,692** | **100.0** |
| **Change 2019-2033** | **16-24** | **25-34** | **35-44** | **45-59** | **60-74** | **75+** | **TOTAL** | **%** |
| One Person | 26 | -2 | 372 | -378 | 779 | 1,963 | 2,760 | 47.6 |
| Household with 1 dependent child | 44 | -18 | 403 | -238 | 55 | 1 | 246 | 7.1 |
| Household with 2 dependent children | 12 | -53 | 345 | -159 | 22 | 4 | 170 | 4.3 |
| Household with 3 or more dependent children | 10 | -10 | 167 | -55 | 7 | 1 | 118 | 1.7 |
| Other households with two or more adults | 30 | -13 | 271 | -1,049 | 1,580 | 1,903 | 2,723 | 39.3 |
| **Total** | **121** | **-96** | **1,557** | **-1,879** | **2,443** | **3,872** | **6,018** | **100** |

Source: 2018-based ONS household projections

**Figure 2.8          Profile of households by age of Household Reference Person 2019 and 2033**



| | 16-24 | 25-34 | 35-44 | 45-59 | 60-74 | 75+ |
|---|---|---|---|---|---|---|
| 2019 | 1,321 | 5,742 | 7,237 | 16,171 | 13,279 | 8,922 |
| 2033 | 1,443 | 5,647 | 8,794 | 14,292 | 15,722 | 12,794 |
| Change | 121 | -96 | 1,557 | -1,879 | 2,443 | 3,872 |
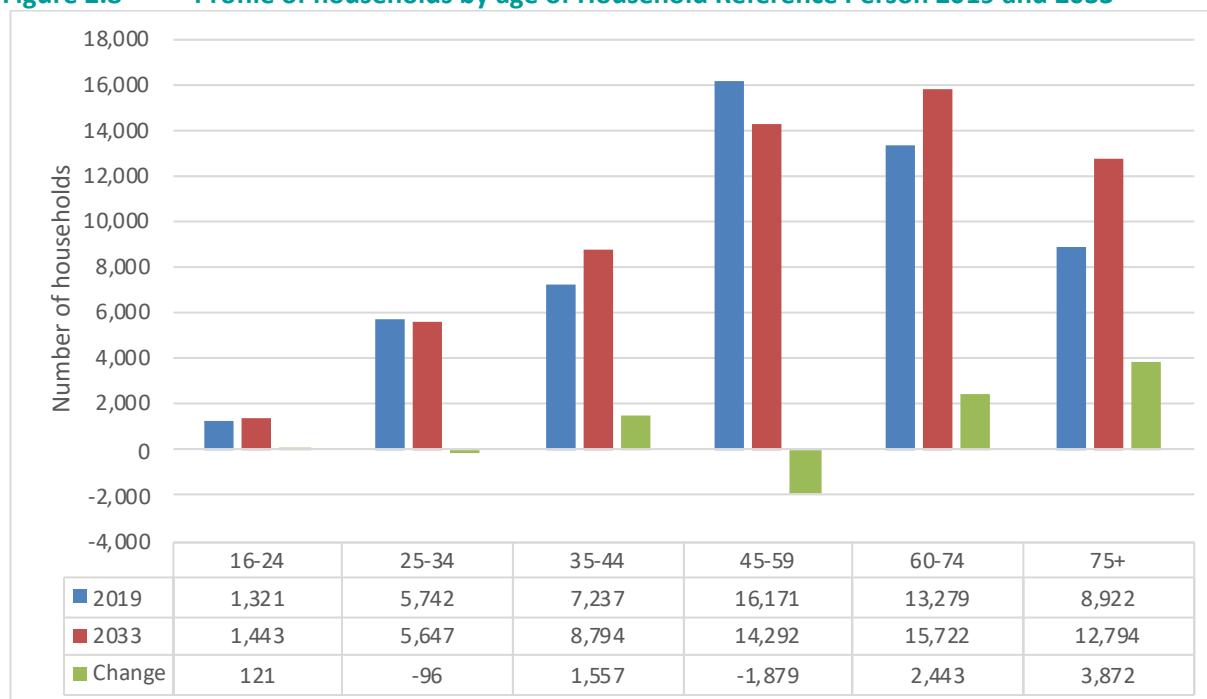
Source: 2018-based ONS household projections

## Household income

2.52    There are a range of income data sources available to inform this study which are now summarised. The 2020 household survey[9] and CAMEO income data provide range, quartile and average data of gross household income by sub-area. ONS Annual Survey of Hours and Earnings data provides gross earnings of economically active residents and the ONS publishes average household income estimates at the MSOA level[10].

2.53    Table 2.12 summarises gross income by sub-area from the 2020 household survey[11] and indicates a district-wide lower quartile household income of £16,900 and a median of £32,500. This is gross income from all sources for all households. Table 2.13 summarises gross income by sub-area using CAMEO UK data and indicates a district-wide lower quartile household income of £15,000 and a median of £25,000. This is gross income from all sources for all households.

2.54    The 2020 household survey[12] indicates a broader range of household incomes, particularly higher income groups, compared with the CAMEO UK data.

2.55    The ONS average household income data[13] reports an average gross income of £43,577 and net income of £36,038 across the district. This data also shows net equivalised

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[9] Household survey achieved 2,093 responses, representing 2.6% of all households and a district level sample error of +/-2.1%

[10] ONS income estimates for small areas 2017/2018

[11] Household survey achieved 2,093 responses, representing 2.6% of all households and a district level sample error of +/-2.1%

[12] Household survey achieved 2,093 responses, representing 2.6% of all households and a district level sample error of +/-2.1%

[13]https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/datasets/smallareaincomeestimatesformiddlelayersuperoutputareasenglandandwales

income before and after housing costs which takes account of household composition as well as income. Net equivalised annual income before housing costs is £32,392 and after housing costs it is £31,354.

2.56    The 2019 Annual Survey of Hours and Earnings resident-based data indicates lower quartile earnings are £19,875 and median earnings are £26,734 across the district.

2.57    For the purposes of data analysis, the CAMEO UK data have been used to consider the relative affordability of different tenure options. These data tend to show lower levels of household income which is a reasonable proxy for the cost of living.

**Table 2.12      Gross household income by sub-area (2020 household survey data)**

| Gross household income (annual) | Sub-area (%) | | | | | | | | Newark and Sherwood Total |
|---|---|---|---|---|---|---|---|---|---|
| | Collingham | Mansfield Fringe | Newark | Nottingham Fringe | Rural South | Sherwood | Southwell | Sutton on Trent | |
| Under £10,400 | 9.0 | 9.4 | 20.1 | 3.6 | 6.8 | 12.2 | 7.3 | 4.1 | 12.9 |
| £10,400 to under £20,800 | 19.2 | 27.0 | 23.4 | 15.6 | 19.1 | 26.0 | 13.9 | 20.5 | 22.3 |
| £20,800 to under £26,000 | 9.2 | 17.2 | 10.3 | 8.4 | 16.7 | 14.2 | 10.4 | 10.7 | 12.4 |
| £26,000 to under £39,000 | 23.6 | 15.7 | 18.9 | 23.0 | 21.5 | 16.6 | 22.2 | 21.5 | 19.1 |
| £39,000 to under £49,400 | 8.1 | 11.0 | 10.1 | 15.5 | 8.1 | 6.3 | 13.2 | 13.4 | 9.9 |
| £49,400 to under £59,800 | 9.9 | 11.1 | 6.6 | 5.9 | 8.1 | 10.5 | 7.5 | 6.9 | 8.3 |
| £59,800 or more | 20.9 | 8.6 | 10.6 | 28.0 | 19.8 | 14.3 | 25.4 | 22.9 | 15.1 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Gross household income (annual) | Sub-area (£) | | | | | | | | Newark and Sherwood Total |
| | Collingham | Mansfield Fringe | Newark | Nottingham Fringe | Rural South | Sherwood | Southwell | Sutton on Trent | |
| Lower quartile | £19,500 | £16,900 | £11,700 | £24,700 | £19,500 | £16,900 | £22,100 | £22,100 | £16,900 |
| Median | £32,500 | £24,700 | £24,700 | £32,500 | £32,500 | £24,700 | £32,500 | £32,500 | £32,500 |
| Average | £39,066 | £31,951 | £30,606 | £45,996 | £39,329 | £34,779 | £44,115 | £41,981 | £35,241 |

Note: Survey asked to indicate the total Gross Income of the highest income earner (and partner if applicable)

This is income from all sources before tax and National Insurance

Source: 2020 household survey[14]

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[14] Household survey achieved 2,093 responses, representing 2.6% of all households and a district level sample error of +/-2.1%

| Gross household income (annual) | Sub-area (%) | | | | | | | | Newark and Sherwood Total |
|---|---|---|---|---|---|---|---|---|---|
| | Collingham | Mansfield Fringe | Newark | Nottingham Fringe | Rural South | Sherwood | Southwell | Sutton on Trent | |
| Less Than £10,000 | 2.7 | 2.4 | 5.5 | 1.1 | 3.0 | 3.7 | 0.7 | 0.8 | 3.3 |
| £10,000 to under £20,000 | 7.0 | 47.7 | 34.9 | 1.7 | 9.3 | 31.6 | 3.8 | 3.2 | 23.9 |
| £20,000 to under £30,000 | 16.7 | 27.5 | 30.5 | 7.9 | 17.4 | 35.7 | 10.3 | 21.4 | 24.5 |
| £30,000 to under £40,000 | 27.4 | 14.1 | 18.8 | 10.2 | 28.9 | 15.5 | 17.7 | 25.4 | 18.7 |
| £40,000 to under £50,000 | 25.3 | 5.5 | 7.2 | 24.3 | 26.7 | 7.5 | 26.0 | 24.6 | 14.4 |
| £50,000 to under £75,000 | 20.4 | 2.4 | 3.1 | 41.8 | 12.6 | 4.1 | 33.7 | 23.8 | 12.7 |
| £75,000 to under £100,000 | 0.5 | 0.3 | 0.0 | 10.7 | 1.9 | 1.6 | 6.9 | 0.8 | 2.2 |
| £100,000 or more | 0.0 | 0.0 | 0.0 | 2.3 | 0.4 | 0.4 | 1.0 | 0.0 | 0.4 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Gross household income (annual) | Sub-area (£) | | | | | | | | Newark and Sherwood Total |
| | Collingham | Mansfield Fringe | Newark | Nottingham Fringe | Rural South | Sherwood | Southwell | Sutton on Trent | |
| LQ (midpoint) | £25,000 | £15,000 | £15,000 | £45,000 | £25,000 | £15,000 | £35,000 | £25,000 | £15,000 |
| Median (midpoint) | £35,000 | £15,000 | £25,000 | £62,500 | £35,000 | £25,000 | £45,000 | £35,000 | £25,000 |

Table 2.13    Gross household income by sub-area (CAMEO UK data)

Source: CAMEO UK (note data are banded and midpoints are shown. In some cases LQ and Median incomes are in the same band)

## Household migration and travel to work

2.58    The previous HNA conducted by consultants DCA in 2014, found that of those who had moved home in the previous three years, less than half (45.7%) had previously lived in the district. The 2020 household survey found that 56.9% of those who had moved in the previous five years had previously lived in the district. The survey also revealed that 80% of households that planned to move home in the next 5-years planned to remain resident in the district.

2.59    The 2011 Census identified 43,713 economically active residents in Newark and Sherwood. 52.4% lived and worked in Newark and Sherwood (including working from home) and 41.8% worked elsewhere in the East Midlands, the remainder 5.8% worked elsewhere in the UK. The district has strong economic linkages with Nottingham with over 3,400 residents commuting to work there and Mansfield District where over 3,000 Newark and Sherwood residents commute. When flows of workers living outside Newark and Sherwood but working within it are taken into account, there is a net loss of 2,324 workers to the City of Nottingham, the second largest net loss is to Ashfield District with a loss of 728 workers.

2.60    Mansfield District provides the largest number of workers to Newark and Sherwood (3,596) and Mansfield along with Lincoln and North Kesteven make up the three largest net-inflow districts; each with between 400 and 500 more workers commuting into Newark and Sherwood than those commuting out.

2.61    In terms of defining market areas, the ONS provides a definition of Travel to Work (TTW) areas as follows:

*'The current criterion for defining TTWs is that generally at least 75% of an area's resident workforce in the area and at least 75% of the people who work in the area also live in the area…however, for areas with a working population in excess of 25,000, self-containment rates as low as 66.7% are accepted'*[15]

2.62    This would suggest that the district is not considered to be a self-contained travel to work area and the district experiences notable economic interaction with the wider East Midlands region.

## Summary

2.63    Across Newark and Sherwood there are an estimated 57,392 dwellings and 53,115 households and 2.4% of dwellings are vacant.

2.64    In terms of occupied dwelling stock:

- 70.6% of occupied dwellings are owner occupied, 14.4% are private rented and 15.0% are affordable (including social/affordable renting and shared ownership).

- 74.4% of dwellings are houses (30.8% are detached, 31.6% semi-detached and 12% terraced), 17% are bungalows and 6.9% are flats/apartments.

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[15]https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/articles/commutingtoworkchangestotraveltoworkareas/2001to2011

- Most dwellings have 2 or 3 bedrooms, with 6.9% having 1 bedroom, 23.6% 2 bedrooms, 45.8% 3 bedrooms and 23.7% 4 or more bedrooms.

- 29.4% of dwellings were built before 1945, 40.7% between 1945 and 1982 and 29.9% since 1982. An estimated 18% of all dwelling stock is non-decent.

2.65   Over the past 12 years an annual average of 417 dwellings have been built across the district and in the past five years the average has increased to 512 compared with a target of 454 set in the 2019 Amended Core Strategy.

2.66   Based on migration and travel to work data, the district cannot be described as a highly self-contained housing market area. There are strong economic interactions with Nottinghamshire and the wider East Midlands region.

2.67   The population in 2019 was 122,578 and this is due to increase by 10,616 to 133,194 by 2033, with the largest increases across older age groups (21.8% increase in people aged 65-74 and 41.9% 75 and over). Latest 2018-based ONS projections suggest an increase of around 6,018 households by 2033, with largest increases in one person and other households with two or more adults, and households with a household reference person aged 60 and over.

2.68   The 2019 Annual Survey of Hours and Earnings resident-based data indicates lower quartile earnings are £19,875 and median earnings are £26,734 across the district. The 2020 household survey reports an overall lower quartile household income of £16,900 and median as £32,500. CAMEO UK income data reports a lower quartile income of £15,000 and median of £25,000.

# 3.    Prices, rents and affordability

## Introduction

3.1     This chapter sets out the cost of buying and renting properties across the district. The affordability of tenure options is then considered with reference to local incomes along with the incomes of key workers and households on minimum/living wages.

## House price trends

3.2     Figure 3.1 shows how house prices in the district have changed over the years 2000 to 2019, based on full-year Land Registry price paid data. This is compared with the East Midlands and England.

3.3     Tables 3.1 and 3.2 show how price change in Newark and Sherwood compares with its neighbouring areas, the region and England. The table is ranked in order of the largest to smallest percentage increases over the time period. Overall, median prices have increased from £63,000 in 2000 to £181,750 in 2019, an increase of 188.5%. Newark and Sherwood has the fourth lowest percentage increase amongst the comparison areas and is similar to the increase across England of 189.0%. The East Midlands has notably experienced the largest increase over this period and with an increase of 311.3% which is 81.9 percentage points higher than Mansfield District which saw the second largest increase in prices.

**Figure 3.1    Median house price trends 2000 to 2019: Newark and Sherwood, the East Midlands and England**
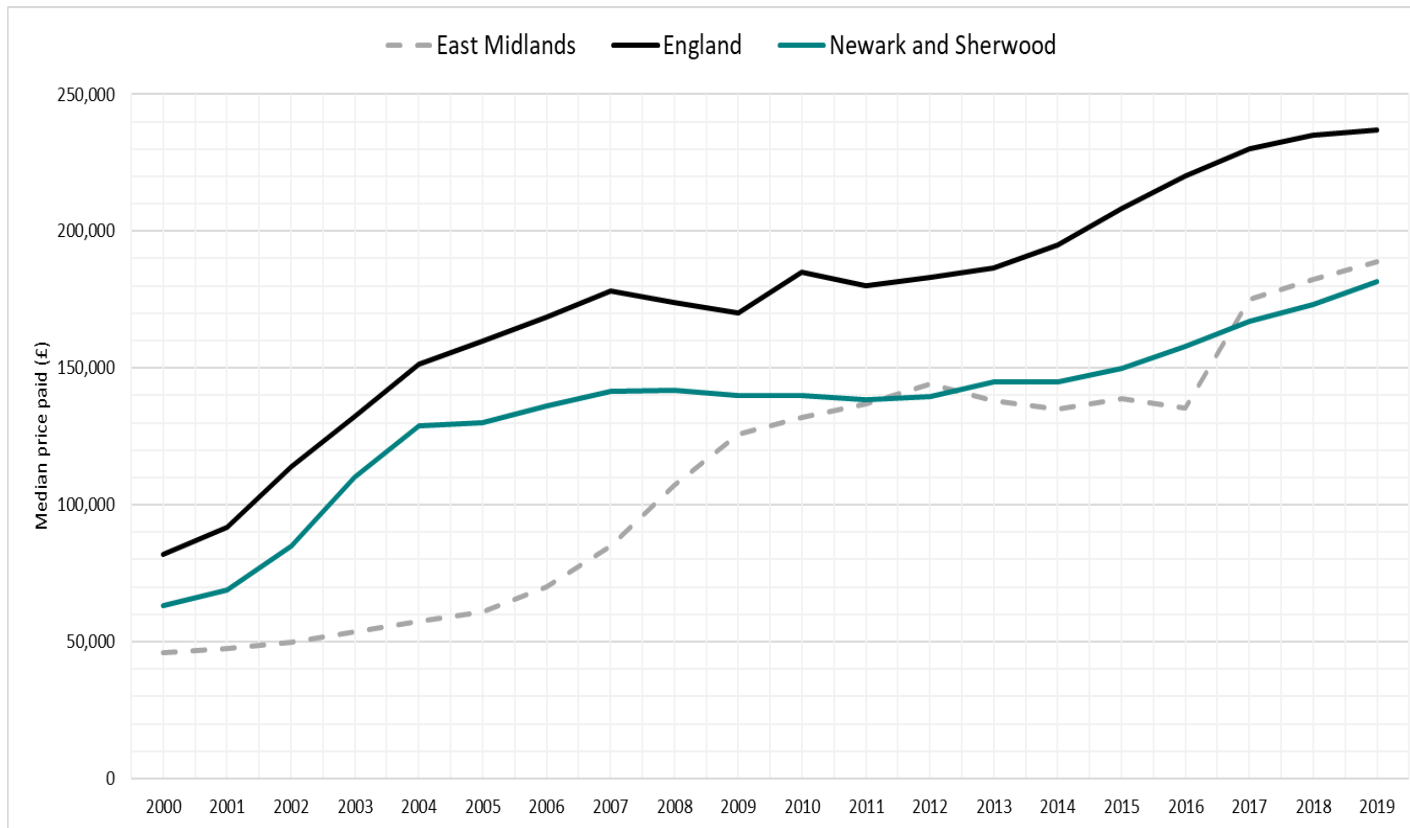


**Key messages**
Median house prices in Newark and Sherwood have been consistently below English prices since 2000 and the gap has widened over time. In 2019 local median prices were 30% below English prices. The gap was narrowest in 2004 at 17.4%.

Median prices were higher than the region between 2000 and 2011, when prices converged. For the last three years, local house prices have been below those of the region. The only other time this occurred since the year 2000 was in 2012.

Source: MHCLG (to 2010) and Land Registry Price Paid © Crown copyright 2019 (2011 onwards)

**2000 to 2007**
Over the period 2000-2007, median house prices more than doubled rising from £63,000 in 2000 to £141,500 in 2007.

**2008 to 2012**
The next five years saw price stagnation, with prices between £142,000 and £138,500. This is in contrast to a regional increase over the same period.

**2013 to 2019**
There has been growth each year since 2014, from £145,000 to £181,750.

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3.4    Table 3.2 examines lower quartile (LQ) prices. Overall, LQ prices more than tripled from £41,000 in 2000 to £127,500 in 2019 (a 211.0% increase). The district is ranked higher than for median prices; fifth largest percentage increase out of the 12. Again, the East Midlands experienced the highest increase by some margin and Mansfield is ranked second. The LQ increase is higher than that experienced by England as a whole (+181.5).

| Table 3.1 Comparative median house price change 2000-2019 with neighbouring districts, the East Midlands and England | | | |
|---|---|---|---|
| **Location** | **Median price (£)** | | **% Change 2000-2019** |
| | 2000 | 2019 | |
| **East Midlands** | **45,950** | **188,995** | **311.3** |
| Mansfield | 44,000 | 144,950 | 229.4 |
| North Kesteven | 65,000 | 199,995 | 207.7 |
| Gedling | 60,000 | 183,995 | 206.7 |
| Melton | 72,500 | 220,000 | 203.4 |
| West Lindsey | 58,000 | 174,000 | 200.0 |
| South Kesteven | 71,000 | 210,000 | 195.8 |
| **England** | **82,000** | **237,000** | **189.0** |
| **Newark and Sherwood** | **63,000** | **181,750** | **188.5** |
| Ashfield | 49,978 | 140,000 | 180.1 |
| Rushcliffe | 99,950 | 277,498 | 177.6 |
| Bassetlaw | 55,000 | 150,000 | 172.7 |

| Table 3.2 Comparative lower quartile (LQ) house price change 2000-2019 with neighbouring districts, the East Midlands and England | | | |
|---|---|---|---|
| **Location** | **LQ price (£)** | | **% Change 2000-2019** |
| | 2000 | 2019 | |
| **East Midlands** | **35,000** | **138,000** | **294.3** |
| Mansfield | 30,000 | 100,000 | 233.3 |
| North Kesteven | 49,950 | 159,950 | 220.2 |
| South Kesteven | 50,000 | 158,000 | 216.0 |
| **Newark and Sherwood** | **41,000** | **127,500** | **211.0** |
| Melton | 54,950 | 169,000 | 207.6 |
| West Lindsey | 39,950 | 120,000 | 200.4 |
| Bassetlaw | 36,950 | 110,000 | 197.7 |
| Gedling | 46,984 | 138,000 | 193.7 |
| Ashfield | 36,000 | 104,000 | 188.9 |
| **England** | **54,000** | **152,000** | **181.5** |
| Rushcliffe | 74,000 | 205,000 | 177.0 |

Source: Data produced by Land Registry © Crown copyright 2019

3.5    Table 3.3 examines the changes in house prices over the past 20 years and what this means in terms of income to service a mortgage. In the year 2000, a household income of £10,543 was required to service a 90% loan based upon the lower quartile price. By 2019 this had increased to £32,786. In comparison, a household income of £16,200 was

required for a median priced dwelling to be affordable in the year 2000 compared with £46,736 in 2019.

| Table 3.3 | Newark and Sherwood lower quartile and median price and income required to service a mortgage | | | |
|---|---|---|---|---|
| | House price (£) | | Income* required (£) | |
| | 2000 | 2019 | 2000 | 2019 |
| Lower quartile | 41,000 | 127,500 | 10,543 | 32,786 |
| Median | 63,000 | 181,750 | 16,200 | 46,736 |

*Assuming a 3.5x income multiple and a 10% deposit

3.6     Table 3.4 sets out the change in house prices by sub-area over the period 2007 to 2019[16]. Median prices increased by 51.2% overall. All eight sub-areas experienced an increase ranging between 15.5% (Sutton on Trent) and 55.3% (Nottingham Fringe). Table 3.4 also sets out LQ data for the same period, with an overall increase of 19.3%. Again, all eight sub-areas saw an increase in LQ prices over this period with Nottingham Fringe experiencing an increase of over 43% and Sherwood experiencing the smallest increase (17.0%). Both sub-areas which experienced the highest percentage increases also report the highest LQ (Nottingham Fringe, £273,000) and median (Southwell (£348,000) sale prices.

| Table 3.4 | Comparative lower quartile and median house price change 2007-2019 for Newark and Sherwood and sub-areas | | | | | |
|---|---|---|---|---|---|---|
| Sub-areas | LQ house price (£) | | | Median house price (£) | | |
| | 2007 | 2019 | % change | 2007 | 2019 | % change |
| Collingham | 149,995 | 208,498 | 39.0 | 220,000 | 279,437 | 27.0 |
| Mansfield Fringe | 90,000 | 118,748 | 31.9 | 110,000 | 167,333 | 52.1 |
| Newark | 105,000 | 124,000 | 18.1 | 124,000 | 175,601 | 41.6 |
| Nottingham Fringe | 189,950 | 273,000 | 43.7 | 248,750 | 386,193 | 55.3 |
| Rural South | 148,375 | 185,000 | 24.7 | 199,975 | 262,120 | 31.1 |
| Sherwood | 94,000 | 110,000 | 17.0 | 122,950 | 171,864 | 39.8 |
| Southwell | 186,250 | 240,000 | 28.9 | 250,000 | 348,226 | 39.3 |
| Sutton on Trent | 142,500 | 197,000 | 38.2 | 230,950 | 266,852 | 15.5 |
| **Newark and Sherwood** | **106,850** | **127,500** | **19.3** | **140,000** | **211,644** | 51.2 |

Source: Data produced by Land Registry © Crown copyright 2019

3.7     Map 3.1 provides an illustration of median prices using Lower Super Output Areas (LSOAs). The map shows two notable areas of the lowest priced dwellings. The first area is in the north-west of the district in Mansfield Fringe and the second area is in the

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[16] Note Land Registry small area analysis is only possible from 2007

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south-east, in Newark. In the centre of the district, higher prices dominate, particularly in Southwell. Here around half of LSOAs report a median sale price of above £335,000.

3.8    Map 3.2 explores real house price change over a 13-year period 2007 to 2019, in the district. Put simply it adjusts house prices removing inflation rates. It uses the Treasury Gross Domestic Product (GDP) deflator. The map indicates mixed values across the district. Most areas which have experienced a real decline in prices of between 8% and 23% are located in the eastern half of the district, however, there is also an area in the north-west in Mansfield Fringe and Sherwood. Newark is the only sub-area with a 'hot spot' where prices have increased by over +57% in real terms.

## Relative affordability

3.9    The ONS produces national data on the ratio of earnings to house prices. Two sets of data are available: workplace-based and resident-based. For each, lower quartile and median ratios are produced. The data are based on Land Registry Price Paid data and ONS Annual Survey of Hours and Earnings data.

3.10   Table 3.5 sets out the 2019 lower quartile and median affordability ratios for Newark and Sherwood and compares these with neighbouring authorities, the East Midlands and England. Using workplace-based median ratios to illustrate the data, Newark and Sherwood is the fourth most expensive of the comparator districts behind Rushcliffe, Melton and South Kesteven. Ratios are higher than England and the East Midlands.

| Table 3.5        Relative affordability of lower quartile and median prices by local authority area, the East Midlands and England (workplace-based and residence-based) | | | | |
|---|---|---|---|---|
| | 2019 Lower Quartile | | 2019 Median | |
| **Locality** | **Workplace-based** | **Residence-based** | **Workplace-based** | **Residence-based** |
| Ashfield | 5.65 | 5.78 | 5.74 | 5.56 |
| Bassetlaw | 5.74 | 5.62 | 6.35 | 5.64 |
| Gedling | 6.83 | 6.74 | 6.25 | 6.18 |
| Mansfield | 5.81 | 5.83 | 6.26 | 6.05 |
| Melton | 8.96 | 9.00 | 8.61 | 8.41 |
| **Newark and Sherwood** | **7.38** | **6.54** | **8.09** | **6.99** |
| North Kesteven | 8.18 | 8.32 | 7.56 | 7.14 |
| Rushcliffe | 9.92 | 8.24 | 9.45 | 7.93 |
| South Kesteven | 7.58 | 7.50 | 8.42 | 7.41 |
| West Lindsey | 5.85 | 5.64 | 6.43 | 5.95 |
| East Midlands | 6.97 | 6.90 | 6.86 | 6.73 |
| England | 5.58 | 7.27 | 7.83 | 7.83 |

Source: ONS Ratio of house price to workplace-based earnings

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**Map 3.1**        **Median house prices 2019 within the LSOAs of Newark and Sherwood**
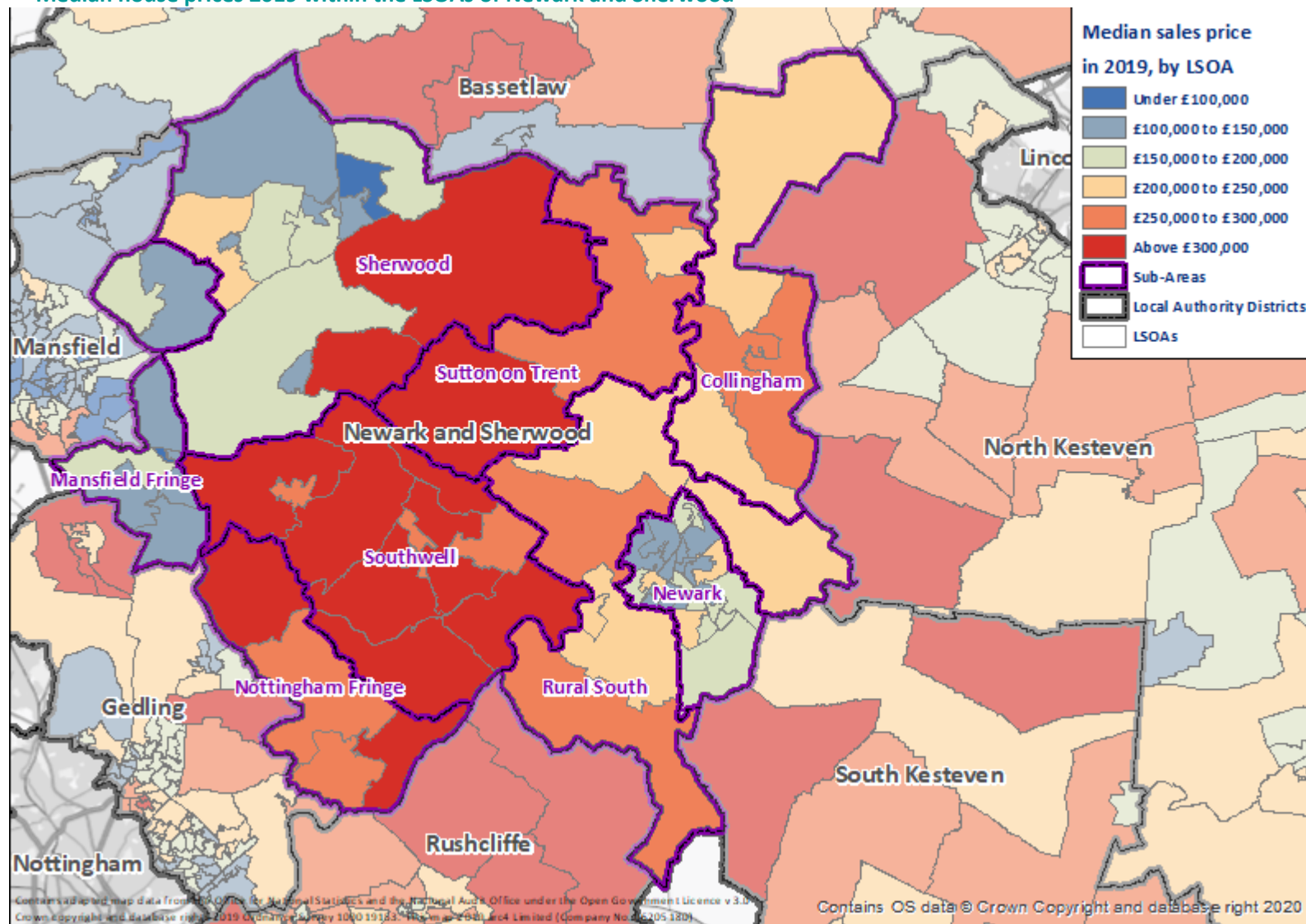
**Map 3.2**      **Median real-term house price percentage change, 2007 to 2019, within the LSOAs of Newark and Sherwood**
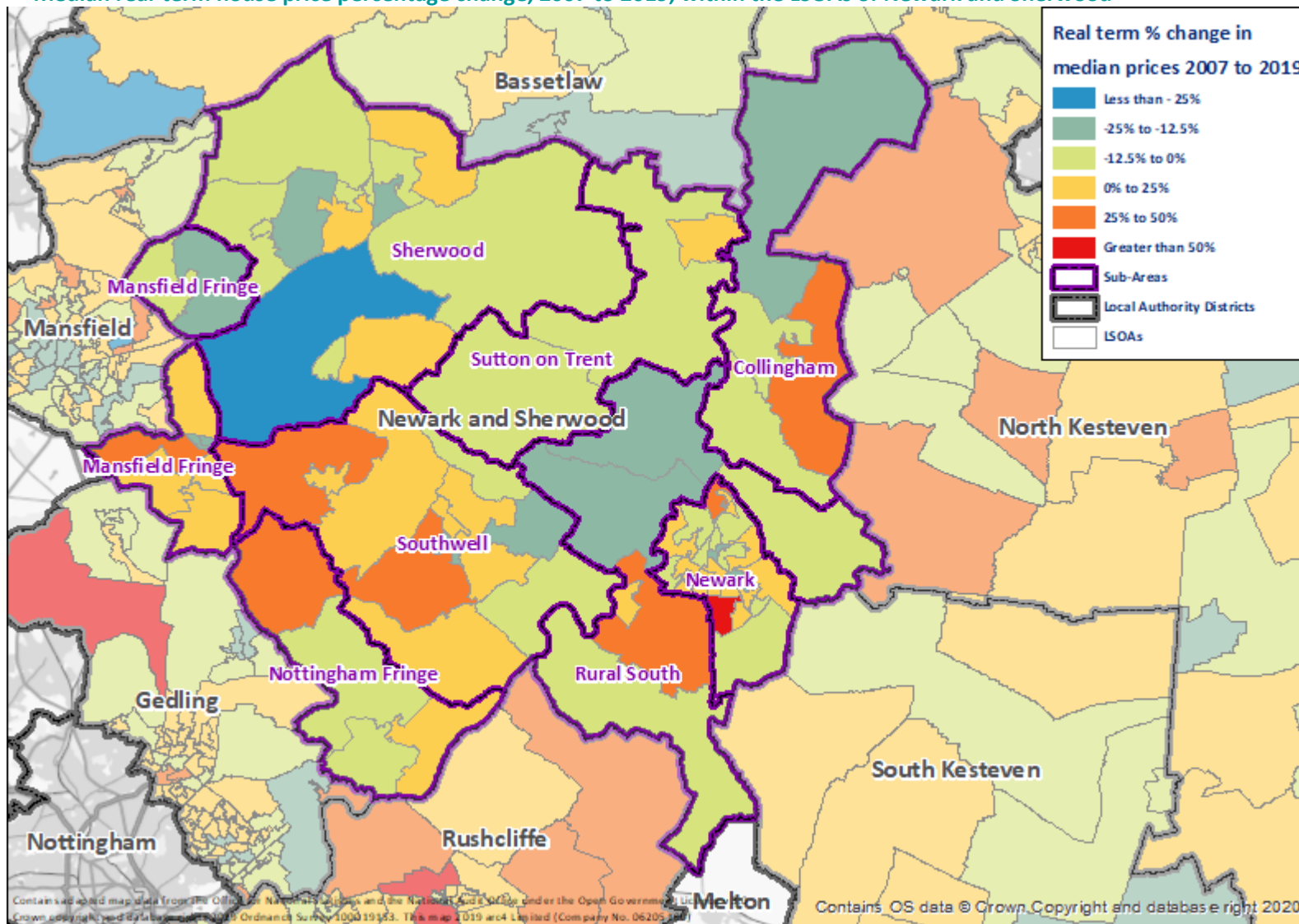
## Private renting

3.11    Table 3.6 provides an overview of the cost of renting privately in Newark and Sherwood in 2010 and 2019. The table indicates that median and upper quartile rental prices have all increased by more than 15% over the ten-year period examined. Lower quartile prices have seen the smallest increase at 11.7%.

| Table 3.6 | Comparative median rental price 2010-2019 | | |
|---|---|---|---|
| | Price by year (£) | | % change 2010-2019 |
| Location | 2010 | 2019 | |
| Upper quartile | 572 | 674 | +17.8 |
| Median | 494 | 576 | +16.6 |
| Lower quartile | 446 | 498 | +11.7 |

Source: Zoopla PPD 2019

3.12    Table 3.7 shows lower quartile and median rents in 2019 alongside percentage change since 2010 by sub-area. The data indicates that Nottingham Fringe experienced the highest rents in the area at both the lower quartile and median level. Southwell experienced the largest percentage increase in lower quartile and median rents; 50.8% and 62.3% respectively.

3.13    Newark sub-area has the lowest monthly rental prices in Newark and Sherwood District at the lower quartile level and the increases at both the lower quartile and median level have been below the district averages. All sub-areas experienced price rises over the period except for Rural South which saw median rental prices drop by 2.5%.

| Table 3.7 | Lower quartile and median rents by sub-area, 2019 | | | |
|---|---|---|---|---|
| | Lower Quartile | | Median | |
| Sub-area | £ each month | % change (2010-2019) | £ each month | % change (2010-2019) |
| Collingham | 594 | +20.2 | 685 | +14.5 |
| Mansfield Fringe | 550 | +23.3 | 594 | +20.2 |
| Newark | 485 | +8.7 | 550 | +11.3 |
| Nottingham Fringe | 674 | +27.4 | 789 | +22.1 |
| Rural South | 576 | +5.5 | 676 | -2.5 |
| Sherwood | 494 | +10.8 | 550 | +16.5 |
| Southwell | 594 | +50.8 | 724 | +62.3 |
| Sutton on Trent | 650 | +45.7 | 685 | +22.5 |
| **Newark and Sherwood** | **498** | **+11.7** | **576** | **+16.6** |

Source: Zoopla PPD 2019

3.14    Further details on median rents within sub-areas at Lower Super Output Area level can be found in Map 3.3 to illustrate variation in price across the district.

3.15    The private rented sector houses a proportion of low-income households that are eligible for assistance with rental costs. The amount that can be claimed is capped to a local allowance that varies by area. The cap is estimated by the VOA and published in the form of a Local Housing Allowance (LHA) rate for a broad rental market area (BRMA).

3.16    The Local Housing Allowance rates applicable to Newark and Sherwood are presented in Table 3.8. Four BRMA's are applicable.

| Table 3.8 | Weekly Local Housing Allowance rates for Newark and Sherwood, April 2020 | | | |
|---|---|---|---|---|
| **Number of Bedrooms** | **BRMA weekly rate (£)** | | | |
| | **Grantham and Newark** | **Lincoln** | **North Nottingham** | **Nottingham** |
| Shared accommodation | 85.00 | 66.25 | 66.50 | 80.55 |
| One-bedroom | 86.30 | 97.81 | 80.55 | 108.16 |
| Two-bedroom | 111.62 | 117.37 | 103.56 | 126.58 |
| Three-bedroom | 132.33 | 132.33 | 109.32 | 143.84 |
| Four-bedroom | 182.96 | 172.60 | 155.34 | 184.11 |

Source: VOA 2020

**Map 3.3**　　　**2019 median rents across Newark and Sherwood within LSOAs**
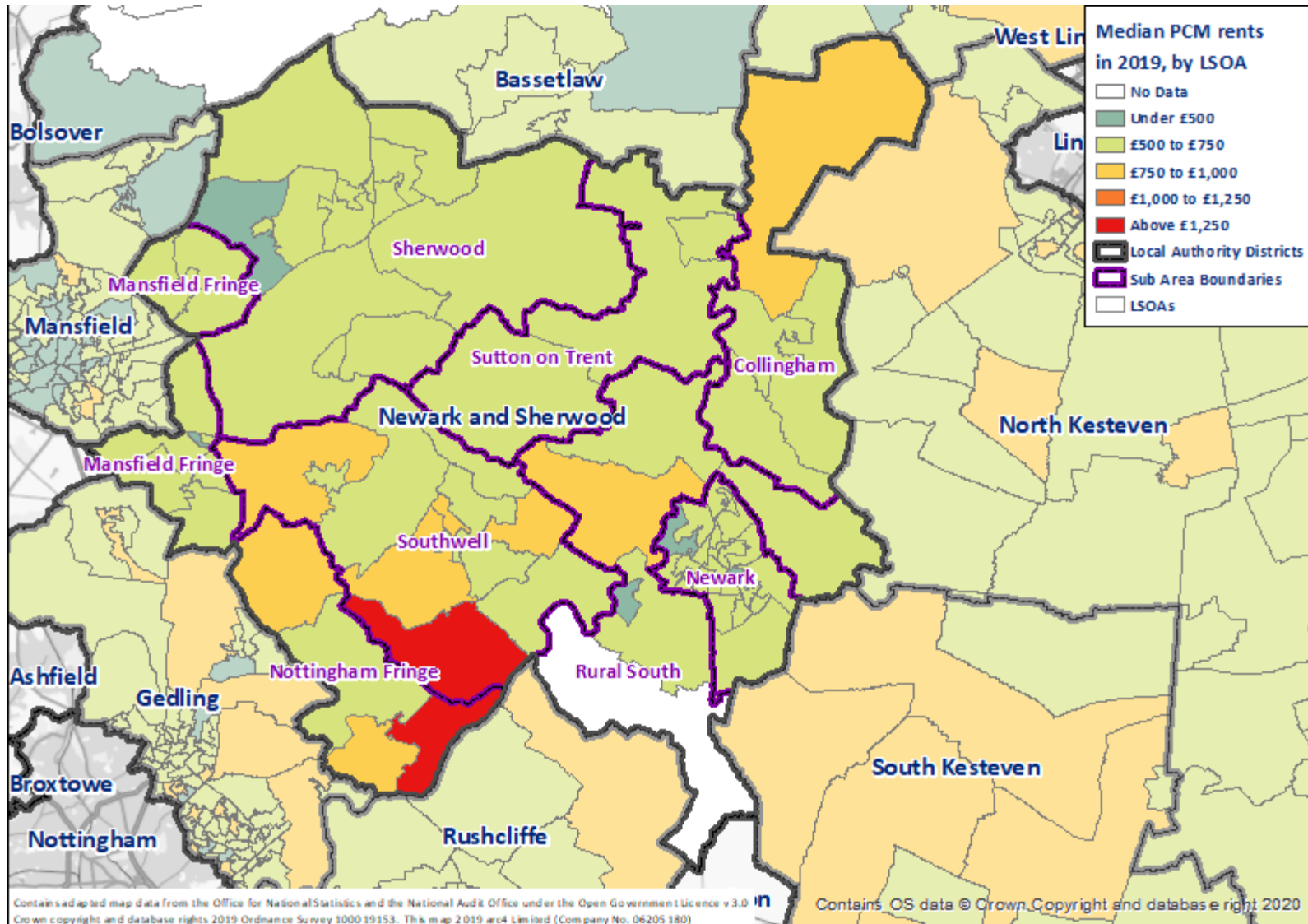


Source: Zoopla

## Relative affordability of housing tenure options and defining genuinely affordable housing

3.17    The relative cost of alternative housing options across the district and sub-areas has been considered from two perspectives. Firstly, analysis considers prevailing prices at sub-area level across a range of market and affordable tenures and the incomes required to afford these dwellings. Secondly, analysis considers what is <u>genuinely affordable</u> to households based on local incomes and assumptions around the proportion of income that should be spent on renting and the multiples of income for buying. The analysis of what is genuinely affordable also considers the incomes of selected key workers and those on minimum and living wages.

3.18    The thresholds for what is affordable and not affordable are as follows:

- For renting, 25% of gross household income is used as the 'tipping point' for affordability, with properties not affordable if more than 25% of income is spent on rent. There is no official guidance on what proportion of income should be used. Former CLG SHMA Practice Guidance (2007) recommended 25% and Shelter suggest using 35% of net income; and

- for buying, affordability is based on a 3.5x gross household income multiple. Former CLG SHMA Practice Guidance (2007) recommended a 3.5x multiple for a household with a single earner and 2.9x for a dual earner.

3.19    Information is summarised in Figure 3.2 and Tables 3.9 to 3.12 below.

### Key findings – relative affordability

3.20    There is variation in the cost of servicing housing costs of alternative tenure options by sub-area. For example, the annual income required to service 50% shared ownership dwelling in Southwell sub-area, based upon a price of £170,000 for the 50% share (Table 3.10) is £64,094 (Table 3.11).  Similarly, the purchase price of a 100% purchase of a LQ priced dwelling in Sherwood sub-area is £110,000 and the income required is £28,286. Put simply, the income required to purchase the average entry level dwelling in the Sherwood sub-area is 58.3% of the level required to fund a 50% share of a dwelling in Southwell.

3.21    However, it is worth noting that average household income also varies by sub-area.

3.22    Household income needed for market sale dwellings drop considerably when deposits over 10% are available. Whereas a 10% deposit on a lower quartile priced dwelling requires a household income of £32,786 a 30% deposit reduces the income required to £25,500 (Table 3.12).

3.23    Figure 3.2 summarises the relative affordability of alternative tenures at the district level, setting out the incomes and deposits required for different options set against prevailing lower quartile and median earnings.

3.24    This indicates that households on lower quartile incomes can afford social rent but not any other tenure option or product at the current district prices. Lower quartile

household income across the district is £15,000 and the income required to service a social rent is £14,198.

3.25    For households on median incomes, affordable rent and lower quartile market rent becomes affordable, in addition to social rent. Median incomes are on average £25,000 across the district, however the income requirement for median market rent is £27,648, for shared ownership (25%) £29,007, and for lower quartile priced market sale £32,786.

3.26    This comparison of local incomes with the cost of local house prices and rents illustrates the affordability challenge faced by residents within the district. It shows the particular problem faced by households who do not have either equity in their existing home or savings.

**Figure 3.2** **Summary of the affordability of various tenure options using district average household income and housing costs**
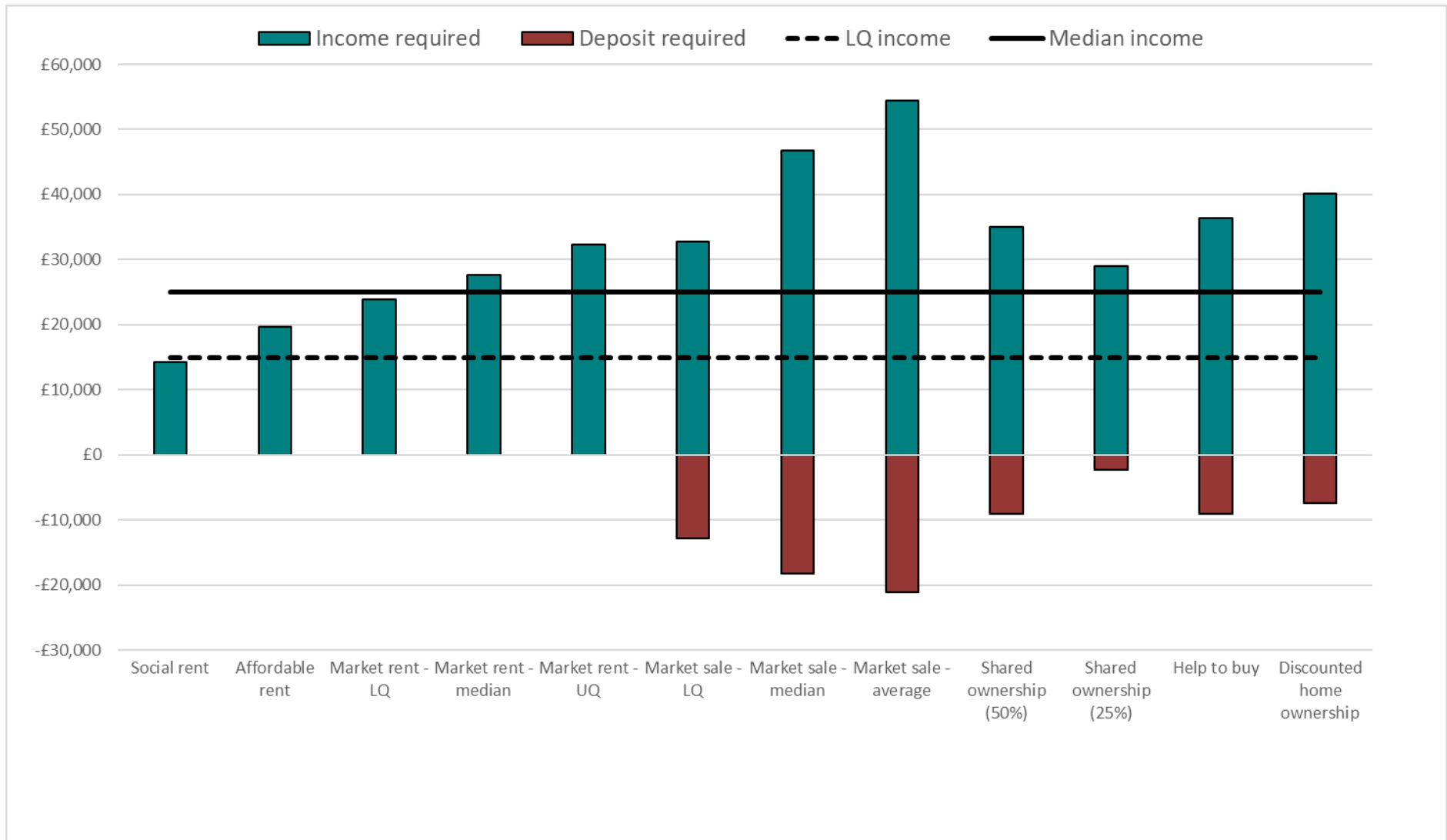


Source: Data produced by Land Registry © Crown copyright 2019, Zoopla 2019, MHCLG, RSH SDR 2019, CAMEO 2019.

## Tables for relative affordability analysis

3.27    Table 3.9 sets out the range of market and affordable tenures considered in the analysis and all assumptions relating to the cost of servicing loans and or rentals.

| Table 3.9 | Summary of price assumptions and data sources | |
|---|---|---|
| **Tenure** | **Tenure price assumptions** | **Data Source** |
| Social rent | 2019 prices | Regulator of Social Housing Statistical Data Return 2019 |
| Affordable rent | Affordable homes based on 80% of median market rent | Zoopla 2020 |
| Market Rent – lower quartile | 2019 prices | Zoopla 2020 |
| Market Rent – median | 2019 prices | Zoopla 2020 |
| Market Rent – upper quartile | 2019 prices | Zoopla 2020 |
| Market Sale – lower quartile | 2019 prices | Land Registry Price Paid |
| Market Sale – median | 2019 prices | Land Registry Price Paid |
| Market Sale – average | 2019 prices | Land Registry Price Paid |
| Shared ownership (50%) | Total price based on median price and 50% ownership. Mortgage based on 40%. 10% deposit required; annual service charge £395, Annual rent based on 2.75% of remaining equity | Assumptions applied to Land Registry price paid data |
| Shared ownership (25%) | Total price based on median price and 25% ownership. Mortgage based on 20%. 5% deposit required, annual service charge £395. Annual rent based on 2.75% of remaining equity | Assumptions applied to Land Registry price paid data |
| Help to buy | Total price based on median price. Mortgage based on 75% equity. 20% loan and deposit of 5%. Loan fee of 1.75% in year 6 of outstanding equity loan increasing annually from yr7 at RPI+1% | Assumptions applied to Land Registry price paid data |
| Discounted home ownership | 70% of average price (note this is comparable to the proposed FirstHome tenure options) | Assumptions applied to Land Registry price paid data |

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| Table 3.10 | Cost of alternative tenures by sub-area based upon sub-area price levels | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Tenure option** | **Collingham** | **Mansfield Fringe** | **Newark** | **Nottingham Fringe** | **Rural South** | **Sherwood** | **Southwell** | **Sutton on Trent** | **Newark and Sherwood** |
| | **Price (2019)** | | | | | | | | |
| Social rent per calendar month (PCM) | £331 | £331 | £331 | £331 | £331 | £331 | £331 | £331 | £331 |
| Affordable rent (PCM) | £548 | £475 | £440 | £631 | £541 | £440 | £579 | £548 | £461 |
| Market rent - lower quartile (PCM) | £594 | £550 | £485 | £674 | £576 | £494 | £594 | £650 | £498 |
| Market rent – median (PCM) | £685 | £594 | £550 | £789 | £676 | £550 | £724 | £685 | £576 |
| Market rent - upper quartile (PCM) | £793 | £676 | £624 | £1,547 | £772 | £624 | £945 | £849 | £674 |
| Market sale - lower quartile | £208,498 | £118,748 | £124,000 | £273,000 | £185,000 | £110,000 | £240,000 | £197,000 | £127,500 |
| Market sale – median | £262,500 | £147,995 | £155,000 | £322,000 | £225,000 | £140,000 | £340,000 | £244,000 | £181,750 |
| Market sale – average | £279,437 | £167,333 | £175,601 | £386,193 | £262,120 | £171,864 | £348,226 | £266,852 | £211,644 |
| Shared ownership (50%) | £131,250 | £73,998 | £77,500 | £161,000 | £112,500 | £70,000 | £170,000 | £122,000 | £90,875 |
| Shared ownership (25%) | £65,625 | £36,999 | £38,750 | £80,500 | £56,250 | £35,000 | £85,000 | £61,000 | £45,438 |
| Help to buy | £262,500 | £147,995 | £155,000 | £322,000 | £225,000 | £140,000 | £340,000 | £244,000 | £181,750 |
| Discounted home ownership | £195,606 | £117,133 | £122,921 | £270,335 | £183,484 | £120,305 | £243,758 | £186,796 | £148,151 |

Source: Data produced by Land Registry © Crown copyright 2019, Zoopla 2019, MHCLG, RSH SDR 2019.

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| Table 3.11 | Gross household income required to fund alternative tenure options by sub-area[17] based upon sub-area price levels | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Collingham | Mansfield Fringe | Newark | Nottingham Fringe | Rural South | Sherwood | Southwell | Sutton on Trent | Newark and Sherwood |
| **Tenure option** | **Gross household income required (2019)** | | | | | | | | |
| Social rent | £14,198 | £14,198 | £14,198 | £14,198 | £14,198 | £14,198 | £14,198 | £14,198 | £14,198 |
| Affordable rent | £23,469 | £20,366 | £18,857 | £27,034 | £23,177 | £18,857 | £24,823 | £23,469 | £19,749 |
| Market rent - lower quartile | £28,512 | £26,400 | £23,280 | £32,352 | £27,648 | £23,712 | £28,512 | £31,200 | £23,904 |
| Market rent - median | £32,856 | £28,512 | £26,400 | £37,848 | £32,448 | £26,400 | £34,752 | £32,856 | £27,648 |
| Market rent - upper quartile | £38,064 | £32,448 | £29,952 | £74,256 | £37,032 | £29,952 | £45,360 | £40,752 | £32,352 |
| Market sale - lower quartile | £53,614 | £30,535 | £31,886 | £70,200 | £47,571 | £28,286 | £61,714 | £50,657 | £32,786 |
| Market sale - median | £67,500 | £38,056 | £39,857 | £82,800 | £57,857 | £36,000 | £87,429 | £62,743 | £46,736 |
| Market sale - average | £71,855 | £43,029 | £45,155 | £99,307 | £67,402 | £44,194 | £89,544 | £68,619 | £54,423 |
| Shared ownership (50%) | £49,868 | £28,848 | £30,134 | £60,790 | £42,984 | £27,380 | £64,094 | £46,471 | £35,044 |
| Shared ownership (25%) | £41,149 | £23,932 | £24,985 | £50,095 | £35,510 | £22,730 | £52,801 | £38,367 | £29,007 |
| Help to buy | £52,500 | £29,599 | £31,000 | £64,400 | £45,000 | £28,000 | £68,000 | £48,800 | £36,350 |
| Discounted home ownership | £53,093 | £31,793 | £33,364 | £73,377 | £49,803 | £32,654 | £66,163 | £50,702 | £40,212 |
| **CAMEO 2019 income data for information** | | | | | | | | | |
| LQ gross household income | £25,000 | £15,000 | £15,000 | £45,000 | £25,000 | £15,000 | £35,000 | £25,000 | £15,000 |
| Median gross household income | £35,000 | £15,000 | £25,000 | £62,500 | £35,000 | £25,000 | £45,000 | £35,000 | £25,000 |

Source: Data produced by Land Registry © Crown copyright 2019, Zoopla 2019, MHCLG, RSH SDR 2019, CAMEO 2019.

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[17] Table 4.14 sets out the indicative incomes required based on rental property being affordable if up to 25% of household income is spent on rent; and owning being affordable based on a 3.5x household income multiple. The analysis also assumes deposits of up to 10%.

| Table 3.12 Impact of alternative deposit levels on income required for open market benchmark prices (price paid using district wide average prices) | | | | | |
|---|---|---|---|---|---|
| **Market sale price** | **Amount of deposit** | | | | **Newark and Sherwood average price** |
| | **10%** | **20%** | **30%** | **40%** | |
| Market sale - lower quartile | £114,750 | £102,000 | £89,250 | £76,500 | £127,500 |
| Market sale - median | £163,575 | £145,400 | £127,225 | £109,050 | £181,750 |
| Market sale - average | £190,480 | £169,315 | £148,151 | £126,986 | £211,644 |
| **Household income required (3.5x multiplier)** | **10%** | **20%** | **30%** | **40%** | |
| Market sale - lower quartile | £32,786 | £29,143 | £25,500 | £21,857 | |
| Market sale - median | £46,736 | £41,543 | £36,350 | £31,157 | |
| Market sale - average | £54,423 | £48,376 | £42,329 | £36,282 | |
| **Household income required (5x multiplier)** | **10%** | **20%** | **30%** | **40%** | |
| Market sale - lower quartile | £22,950 | £20,400 | £17,850 | £15,300 | |
| Market sale - median | £32,715 | £29,080 | £25,445 | £21,810 | |
| Market sale - average | £38,096 | £33,863 | £29,630 | £25,397 | |

Source: Data produced by Land Registry © Crown copyright 2019

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### Genuinely affordable housing in the Newark and Sherwood District context

3.28    Having considered the minimum household income needed to afford alternative tenures, consideration is now given to the actual incomes of households across the district and how this relates to 2019 prices and rent levels. This analysis helps to establish what is genuinely affordable based on reasonable income multipliers for renting and buying. The analysis takes into account:

- sub-area 2019 lower quartile and median household incomes from CAMEO data;

- 2019/20 entry-level incomes from a range of key worker occupations; and

- income at April 2020 minimum and living wage levels using single, dual income and 1.5x household configurations[18].

3.29    The analysis estimates how much households could afford to spend on market rents by considering the percentage of gross household income spent on housing on the basis of differing proportions of income used to fund rental costs. This is then compared with what lower quartile and median market rents actually were in 2019 to determine what is affordable to households. This information describes the extent to which affordable rental options are genuinely affordable to households.

3.30    The analysis then estimates the extent to which households could afford home ownership options based on multiples of gross household income starting at 3.5x, assuming a 10% deposit is paid. The analysis does go up to a 7.5x income multiple.  This is to illustrate the affordability challenges of home ownership although it is recognised that obtaining a mortgage would not be possible on such a multiple of income.

#### *Genuinely affordable rents by sub-area*

3.31    Table 3.13 sets out the affordability of private rents by sub-area and considers lower quartile and median rents with lower quartile and median incomes. For instance, in Collingham, the average LQ rent in 2019 was £594 per calendar month (PCM) and LQ gross household income was £2,083 (PCM) meaning a household would have to spend 28.5% of income on rent. The table also shows what rent would be affordable based on 25% of lower quartile and median incomes. Overall, lower quartile rents are only affordable (based on no more than 25% of income spent on rent) in two sub-areas and median rents are affordable in 5 sub-areas. The Mansfield Fringe sub-areas is the least affordable based on this analysis. The analysis also indicates that a lower quartile rent of £313 each month would be affordable to households on a lower quartile income (ranging between £313 and £938 across the sub-areas). A median rent would be £521 (ranging between £521 and £1,302 across the sub-areas).

#### *Genuinely affordable rents for selected key workers and those on minimum and living wages*

3.32    The extent to which open market rents are affordable to selected keyworkers and those on minimum and living wages are explored in Table 3.14.

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[18] Full time is classed as 37 hours each week. Part-time is classed as 18.5 hours each week

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3.33    District-wide lower quartile rents are affordable to a range of key workers and based on the selected key worker salaries, the income spent on a lower quartile price ranges between 19.2% and 33.2%. However, in some areas, this ratio will be higher. For households on minimum/living wage, less than 25% of household income would be spent on lower quartile and median rents meaning these rents are affordable. Lower quartile rents are slightly above 25% for those on 1xfull/1xpart-time salaries but for single earner households, renting is not affordable and would require at least 38.1% of income to be spent on rent.

| Table 3.13 | Affordability of private rents by sub-area | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | **LQ Rent and Income** | | | | | **Median rent and income** | | | |
| Sub-area | Actual LQ rent 2019 | LQ Gross household income 2018 (Monthly £) | % LQ income required to be spent on LQ rent | What would be an affordable rent based on actual LQ income | Sub-area | Actual Median rent 2019 | Median Gross household income 2019 (Monthy £) | % median income required to be spent on median rent | What would be an affordable rent based on actual median income |
| Collingham | £594 | £2,083 | 28.5 | £521 | Collingham | £685 | £2,917 | 23.5 | £729 |
| Mansfield Fringe | £550 | £1,250 | 44.0 | £313 | Mansfield Fringe | £594 | £1,250 | 47.5 | £313 |
| Newark | £485 | £1,250 | 38.8 | £313 | Newark | £550 | £2,083 | 26.4 | £521 |
| Nottingham Fringe | £674 | £3,750 | 18.0 | £938 | Nottingham Fringe | £789 | £5,208 | 15.1 | £1,302 |
| Rural South | £576 | £2,083 | 27.6 | £521 | Rural South | £676 | £2,917 | 23.2 | £729 |
| Sherwood | £494 | £1,250 | 39.5 | £313 | Sherwood | £550 | £2,083 | 26.4 | £521 |
| Southwell | £594 | £2,917 | 20.4 | £729 | Southwell | £724 | £3,750 | 19.3 | £938 |
| Sutton on Trent | £650 | £2,083 | 31.2 | £521 | Sutton on Trent | £685 | £2,917 | 23.5 | £729 |
| Newark and Sherwood | £498 | £1,250 | 39.8 | £313 | Newark and Sherwood | £576 | £2,083 | 27.6 | £521 |

Key:

| | |
|---|---|
| 41.9 | Rent costs more than 35% of gross income |
| 26.4 | Rent costs between 25% and 35% of gross income |
| 24.1 | Rent costs less than 25% of gross household income |

Source: Zoopla 2019, CAMEO 2019.

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| Occupation | Gross household income 2019 (Annual £) | Gross household income 2019 (Monthly £) | % income required for LQ rent (monthly) £498 | % income required for median rent (monthly) £576 | Genuinely affordable rent (monthly) |
|---|---|---|---|---|---|
| **Table 3.14    District-wide market rents and affordability to key worker and other household configurations** | | | | | |
| **Police officer** | | | | | |
| Pay Point 0 | £20,880 | £1,740 | 28.6 | 33.1 | £435 |
| Pay Point 2 | £25,269 | £2,106 | 23.6 | 27.4 | £526 |
| Pay Point 4 | £27,471 | £2,289 | 21.8 | 25.2 | £572 |
| **Nurse** | | | | | |
| Band 1 | £18,005 | £1,500 | 33.2 | 38.4 | £375 |
| Band 3 | £19,337 | £1,611 | 30.9 | 35.7 | £403 |
| Band 5 | £24,907 | £2,076 | 24.0 | 27.8 | £519 |
| **Fire officer** | | | | | |
| Trainee | £23,366 | £1,947 | 25.6 | 29.6 | £487 |
| Competent | £31,144 | £2,595 | 19.2 | 22.2 | £649 |
| **Teacher** | | | | | |
| Unqualified (min) | £17,687 | £1,474 | 33.8 | 39.1 | £368 |
| Main pay range (min) | £24,373 | £2,031 | 24.5 | 28.4 | £508 |
| **Minimum/Living Wage** | | | | | |
| **Age 21-24** | | | | | |
| Single household | £14,760 | £1,230 | 40.5 | 46.8 | £308 |
| 1xfull-time, 1xpart-time | £22,140 | £1,845 | 27.0 | 31.2 | £461 |
| Two working adults | £29,520 | £2,460 | 20.2 | 23.4 | £615 |
| **Age 25 and over** | | | | | |
| Single household | £15,696 | £1,308 | 38.1 | 44.0 | £327 |
| 1xfull-time, 1xpart-time | £23,544 | £1,962 | 25.4 | 29.4 | £491 |
| Two working adults | £31,392 | £2,616 | 19.0 | 22.0 | £654 |

Key:

| | |
|---|---|
| 41.9 | Rent costs more than 35% of gross income |
| 26.4 | Rent costs between 25% and 35% of gross income |
| 24.1 | Rent costs less than 25% of gross household income |

Source: Zoopla 2019, CAMEO 2019.

*Genuinely affordable market house prices by sub-area*

3.34    Table 3.15 considers the affordability of market prices and shows the cost of buying a lower quartile and median-priced property compared with household income levels. It also shows what could be afforded based on 3.5x household income multiple.

3.35    Across four sub-areas, lower quartile house prices are greater than 5x lower quartile household income and in only two areas (Nottingham Fringe and Southwell) prices are less than 3.5x household income. Median prices are affordable to households on median incomes in four sub-areas. Across Newark and Sherwood, the overall lower quartile income multiple required for a lower quartile priced property is 7.2x and for a median property, the median income multiple is 4.9x.

*Genuinely affordable market sales for selected key workers and those on minimum and living wages*

3.36    The extent to which open market sales are affordable to selected keyworkers and those on minimum and living wages are explored in Table 3.16.

3.37    The selected key workers would require an income multiple of between 3.7x and 5.9x to buy a lower quartile priced property. For a median priced property, income multiples of between 5.3x and 9.2x would be required. For households on the minimum/living wage, lower quartile prices are just over a3.5x income multiple for dual earning households. For single or single/part-time earner households, lower quartile properties are not affordable. For median priced properties, income multiples of between 5.2x and 11.1x would be required.

| Table 3.15 | Affordability of open market prices | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Sub-area | Actual LQ price 2019 | LQ Gross household income 2019 (Annual £) | Income multiple required (assumes 10% deposit) | What would be an affordable property based on a 3.5x income multiple | Actual median price 2019 | Median Gross household income 2019 (Annual £) | Income multiple required (assumes 10% deposit) | What would be an affordable property based on a 3.5x income multiple |
| Collingham | £208,498 | £25,000 | 7.5 | £87,500 | £262,500 | £35,000 | 6.8 | £122,500 |
| Mansfield Fringe | £87,000 | £15,000 | 5.2 | £52,500 | £110,000 | £15,000 | 6.6 | £52,500 |
| Newark | £105,000 | £15,000 | 6.3 | £52,500 | £136,000 | £25,000 | 4.9 | £87,500 |
| Nottingham Fringe | £125,000 | £45,000 | 2.5 | £157,500 | £167,500 | £62,500 | 2.4 | £218,750 |
| Rural South | £106,375 | £25,000 | 3.8 | £87,500 | £135,000 | £35,000 | 3.5 | £122,500 |
| Sherwood | £120,500 | £15,000 | 7.2 | £52,500 | £143,500 | £25,000 | 5.2 | £87,500 |
| Southwell | £131,250 | £35,000 | 3.4 | £122,500 | £172,000 | £45,000 | 3.4 | £157,500 |
| Sutton on Trent | £110,000 | £25,000 | 4.0 | £87,500 | £130,000 | £35,000 | 3.3 | £122,500 |
| Newark and Sherwood | £120,000 | £15,000 | 7.2 | £52,500 | £135,000 | £25,000 | 4.9 | £87,500 |

Key:

| | |
|---|---|
| 5.2 | Price is more than 4.5x household income (assuming 10% deposit |
| 3.9 | Price is between 3.5x and 4.5x household income (assuming 10% deposit) |
| 3.1 | Price is less than 3.5x salary (assuming 10% deposit) |

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| Table 3.16 Incomes of key workers and households on minimum/living wage and open market prices | | | | |
|---|---|---|---|---|
| **Benchmark incomes** | **Gross Household Income 2019 (£)** | **Lower quartile price £127,500** — With 10% deposit deducted: **£114,750** — Income multiple required | **Median price £181,750** — With 10% deposit deducted: **£163,575** — Income multiple required | **Genuinely affordable price (3.5 income multiple)** |
| **Police officer** | | | | |
| Pay Point 0 | £20,880 | 5.5 | 7.8 | £73,080 |
| Pay Point 2 | £25,269 | 4.5 | 6.5 | £88,442 |
| Pay Point 4 | £27,471 | 4.2 | 6.0 | £96,149 |
| **Nurse** | | | | |
| Band 1 | £18,005 | 6.4 | 9.1 | £63,018 |
| Band 3 | £19,337 | 5.9 | 8.5 | £67,680 |
| Band 5 | £24,907 | 4.6 | 6.6 | £87,175 |
| **Fire officer** | | | | |
| Trainee | £23,366 | 4.9 | 7.0 | £81,781 |
| Competent | £31,144 | 3.7 | 5.3 | £109,004 |
| **Teacher** | | | | |
| Unqualified (min) | £17,687 | 6.5 | 9.2 | £61,905 |
| Main pay range (min) | £24,373 | 4.7 | 6.7 | £85,306 |
| **Minimum/Living Wage** | | | | |
| **Age 21-24** | | | | |
| Single household (21-24) | £14,760 | 7.8 | 11.1 | £51,660 |
| 1xfull-time, 1xpart-time | £22,140 | 5.2 | 7.4 | £77,490 |
| Two working adults | £29,520 | 3.9 | 5.5 | £103,320 |
| **Age 25 and over** | | | | |
| Single household (25 and over) | £15,696 | 7.3 | 10.4 | £54,936 |
| 1xfull-time, 1xpart-time | £23,544 | 4.9 | 6.9 | £82,404 |
| Two working adults | £31,392 | 3.7 | 5.2 | £109,872 |

Note: Red cells indicate dwelling is not affordable to buy; Green cells indicate is affordable; Yellow is nearly affordable.

Source: Data produced by Land Registry © Crown copyright 2019, CAMEO 2019

Key

| | |
|---|---|
| | More than 4.5x income multiple required |
| | Between 3.5x and 4.5x income multiple required |
| | Less than 3.5x income multiple required |

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## The affordability of affordable housing options

3.38    The final section of analysis considers the extent to which affordable housing options are genuinely affordable to households across Newark and Sherwood. This analysis does not factor in benefits which may be available to households.

3.39    For social and affordable rented tenures, Table 3.17 shows that social renting would be affordable to all of the selected households except for single minimum-wage earner households. Affordable rent would be affordable to all the key workers except for police officers and households with more than a single minimum or living wage earner.

3.40    Table 3.17 also shows the basic income multiples associated with the equity components of alternative affordable purchase options. The analysis specifically considers the relative affordability of the equity components of intermediate tenure options and therefore does not take into account any rental component. The data indicates that help to buy and discounted home ownership is a less realistic option except where substantial deposits can be made.

3.41    This analysis clearly demonstrates that social and affordable renting remains the most affordable tenure option available to households. The affordability of the equity components of intermediate tenures is highly variable and the ability to access this market is challenging for the selected key workers and wage earners considered in analysis. Although the definitions in the NPPF have been widened to include a broader range of intermediate tenure options, these only remain affordable to a minority of households.

**Table 3.17    Affordable rented and affordable home ownership options and affordability to key workers and household configurations**

| | | | Social Rent (monthly cost) | Affordable Rent (monthly cost) | Shared ownership (50%) | Shared ownership (25%) | Help to buy | Discounted home ownership (30%) | Discounted home ownership (25%) | Discounted home ownership (20%) |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | £331 | £461 | £90,875 | £45,438 | £136,313 | £127,225 | £136,313 | £145,400 |
| | Gross household income 2019 (Annual £) | Gross household income 201 (Monthly £) | Household income required (assuming 25% spent on rent is affordable) | | Income multiple required for equity component (Excluding deposit) | | | | | |
| Occuption/Wage | | | £1,324 | £1,844 | | | | | | |
| **Police officer** | | | | | | | | | | |
| Pay Point 0 | £20,880 | £1,740 | £1,740 | £1,740 | 4.4 | 2.2 | 6.5 | 6.1 | 6.5 | 7.0 |
| Pay Point 2 | £25,269 | £2,106 | £2,106 | £2,106 | 3.6 | 1.8 | 5.4 | 5.0 | 5.4 | 5.8 |
| Pay Point 4 | £27,471 | £2,289 | £2,289 | £2,289 | 3.3 | 1.7 | 5.0 | 4.6 | 5.0 | 5.3 |
| **Nurse** | | | | | | | | | | |
| Band 1 | £18,005 | £1,500 | £1,500 | £1,500 | 5.0 | 2.5 | 7.6 | 7.1 | 7.6 | 8.1 |
| Band 3 | £19,337 | £1,611 | £1,611 | £1,611 | 4.7 | 2.3 | 7.0 | 6.6 | 7.0 | 7.5 |
| Band 5 | £24,907 | £2,076 | £2,076 | £2,076 | 3.6 | 1.8 | 5.5 | 5.1 | 5.5 | 5.8 |
| **Fire officer** | | | | | | | | | | |
| Trainee | £23,366 | £1,947 | £1,947 | £1,947 | 3.9 | 1.9 | 5.8 | 5.4 | 5.8 | 6.2 |
| Competent | £31,144 | £2,595 | £2,595 | £2,595 | 2.9 | 1.5 | 4.4 | 4.1 | 4.4 | 4.7 |
| **Teacher** | | | | | | | | | | |
| Unqualified (min) | £17,687 | £1,474 | £1,474 | £1,474 | 5.1 | 2.6 | 7.7 | 7.2 | 7.7 | 8.2 |
| Main pay range (min) | £24,373 | £2,031 | £2,031 | £2,031 | 3.7 | 1.9 | 5.6 | 5.2 | 5.6 | 6.0 |
| **Minimum/Living Wage** | | | | | | | | | | |
| **Age 21-24** | | | | | | | | | | |
| Single household | £14,760 | £1,230 | £1,230 | £1,230 | 6.2 | 3.1 | 9.2 | 8.6 | 9.2 | 9.9 |
| 1xFull-time, 1xPart-time | £22,140 | £1,845 | £1,845 | £1,845 | 4.1 | 2.1 | 6.2 | 5.7 | 6.2 | 6.6 |
| Two working adults | £29,520 | £2,460 | £2,460 | £2,460 | 3.1 | 1.5 | 4.6 | 4.3 | 4.6 | 4.9 |
| **Age 25 and over** | | | | | | | | | | |
| Single household | £15,696 | £1,308 | £1,308 | £1,308 | 5.8 | 2.9 | 8.7 | 8.1 | 8.7 | 9.3 |
| 1xFull-time, 1xPart-time | £23,544 | £1,962 | £1,962 | £1,962 | 3.9 | 1.9 | 5.8 | 5.4 | 5.8 | 6.2 |
| Two working adults | £31,392 | £2,616 | £2,616 | £2,616 | 2.9 | 1.4 | 4.3 | 4.1 | 4.3 | 4.6 |

Note: income requirements for rental options assumes 25% of household income is affordable.

Source: Data produced by Land Registry © Crown copyright 2019, Zoopla 2019, CAMEO 2019, RSH SDR 2019

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## Concluding comments

3.42    This chapter has explored the current housing market dynamics affecting and influencing the housing market within the district. It has provided detail on the current profile of dwellings by type, tenure and size along with house condition and prices.

3.43    During 2019, median prices across the district were £181,750, compared with £188,995 across the East Midlands and £237,000 across England. Affordability ratios for Newark and Sherwood District are higher than those of England and the region.

3.44    This chapter has considered the affordability of housing options in considerable detail. Analysis has established the levels of income required to afford open market prices and rents and affordable tenure options. These have then been tested against local incomes and the incomes of selected key workers and those on minimum and living wages. The analysis raises concerns over the relative affordability of accommodation across most tenures within the district. Arguably, the ability of households to enter the general market without substantial deposits is restricted.

3.45    Using the evidence presented in this chapter, it is possible to establish what would be a genuinely affordable rent and purchase price across the district (Table 3.18). This is based on local incomes and assumes that no more than 25% of income is spent on rent and a household income multiple of 3.5x is applied to local household incomes.

| Table 3.18 | Genuinely affordable rents and purchase prices by sub-area | | | |
|---|---|---|---|---|
| Sub-area | LQ rents (25% of income) | Median rents (25% of income) | LQ purchase (3.5x income multiple) | Median purchase (3.5x income multiple) |
| Collingham | £521 | £729 | £87,500 | £122,500 |
| Mansfield Fringe | £313 | £313 | £52,500 | £52,500 |
| Newark | £313 | £521 | £52,500 | £87,500 |
| Nottingham Fringe | £938 | £1,302 | £157,500 | £218,750 |
| Rural South | £521 | £729 | £87,500 | £122,500 |
| Sherwood | £313 | £521 | £52,500 | £87,500 |
| Southwell | £729 | £938 | £122,500 | £157,500 |
| Sutton on Trent | £521 | £729 | £87,500 | £122,500 |
| **Newark and Sherwood** | **£313** | **£521** | **£52,500** | **£87,500** |

Source: Data produced by Land Registry © Crown copyright 2019, Zoopla 2019

# 4.   The needs of different groups

## Introduction

4.1   Paragraph 61 of the NPPF refers to housing needs for different groups in the community and these fall into two broad groups: housing for people with additional needs and housing for specific household types. Affordable need is considered in Chapter 5.

## Housing for people with additional needs

4.2   This group includes older people and accommodation for people with disabilities which are further sub-divided into those with health-related and life-experience related needs as summarised in Figure 4.1.

4.3   The evidence base has been established around these broad principles:

- people with additional needs are generally accommodated in mainstream housing and provided with care and support when needed;

- some people will have complex and multiple needs and therefore may fall into several different categories of need;

- some people require long-term accommodation to provide support for ongoing needs; and some require short-term supported housing which aims to support people for a period of time before moving on/back into mainstream housing; and

- most people with additional needs will not need specialist supported housing but they may need adaptations to their homes and/or care and support provided in other ways.

4.4   Figure 4.1 begins to explore our understanding of the various elements of specialist housing need and population groups which should be considered.

4.5   **Age-related housing need** – this concerns the position of particular age groups in the housing market due to life events and the demand this creates for accommodation units of a certain size or affordability.

4.6   **Health-related housing need** – a household's health may be a determining factor in the type of accommodation they require or the support they need to receive. For most in this group the need for specialist accommodation or support is likely to be a lifelong need.

4.7   **Life-experience related housing need** – supported accommodation may be needed by those affected by life experiences which may have disadvantaged their ability to live independently. The support required here may be shorter term with the intention of promoting independence in the longer term.

4.8   **Cultural heritage related housing need** – for those from a minority ethnic background there may be cultural heritage or religion related determined needs which impact on the type of accommodation required.

4.9   A link to homelessness and rough sleeping is also made. Homelessness and rough sleeping can be a failure outcome of not providing appropriate accommodation for residents, along with an often-complex interplay of one or more of the following:

poverty, unemployment and life events. Homelessness goes beyond the presence of households rough sleeping, reflecting the broad statutory definitions of homelessness to include those in inadequate or inappropriate accommodation who may be hidden from society's view.

**Figure 4.1        Establishing need associated with age, health and life experience**
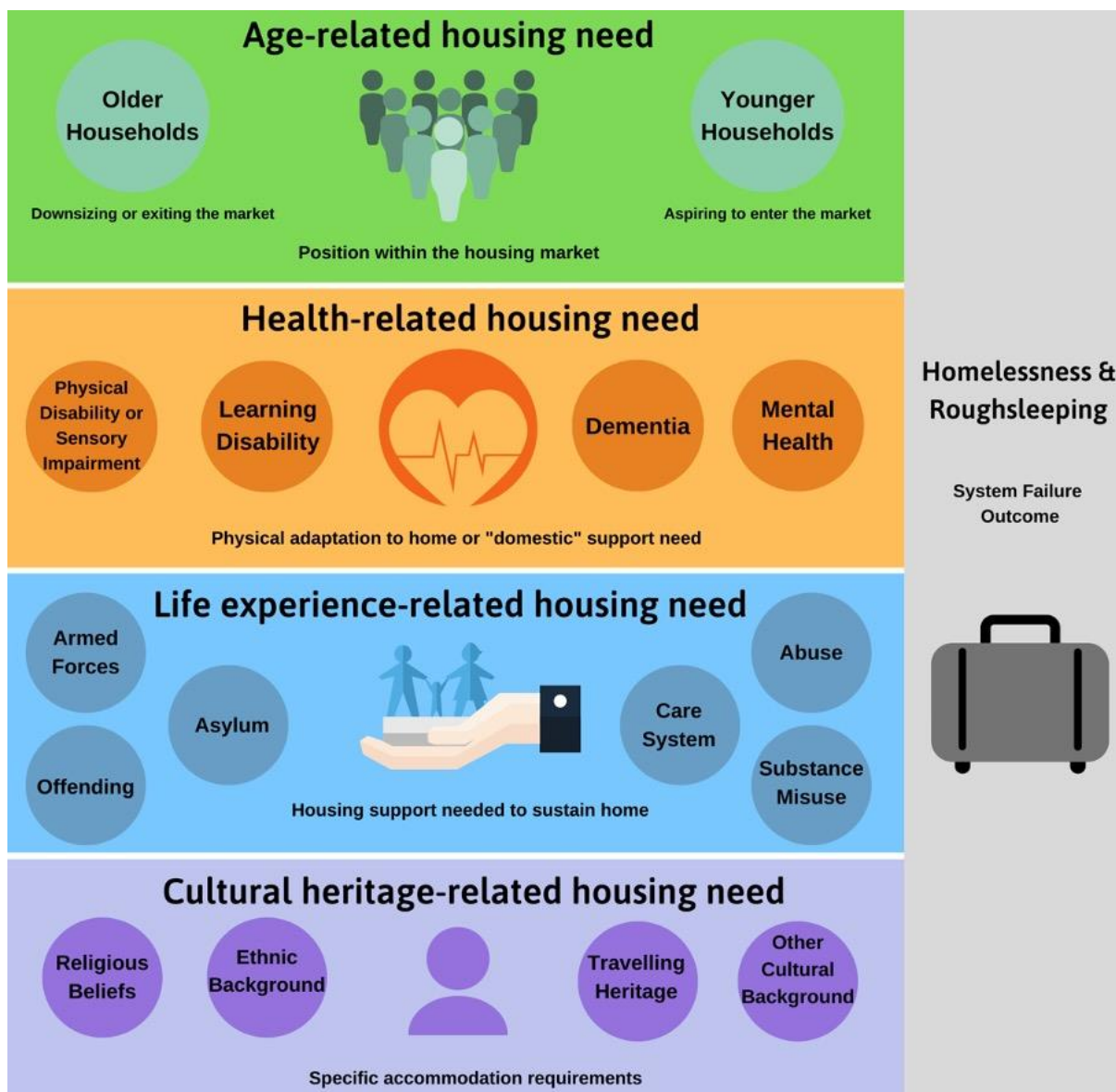


4.10    This is a complex area of work and key findings are presented in this chapter. Our primary focus has been to fulfil the requirements of the PPG, hence greater detail being given on the needs of older person households and those with physical disabilities.

## Age-related housing need

4.11    Age-related housing need relates to the needs of specific age groups in the housing market due to life events and the impact this has on the need for dwellings of particular sizes/types and affordability. For older households this includes 'rightsizing' and

adaptation of existing dwellings. For younger households, affordability is a particular concern, and this has been considered elsewhere in the report. For this chapter we therefore focus upon the needs of older persons for particular unit types.

## Housing for older people

4.12    The NPPF Annex 2 defines older people as 'people over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing can encompass accessible, adaptable general needs housing through to the full range of retirement and specialist housing for those with care and support needs.'

4.13    PPG recommends the following are considered in an assessment of older persons need:

- the future need for specialist accommodation (including but not restricted to age-restricted general market housing, retirement living or sheltered accommodation, extra-care or housing with care), broken down by type and tenure;

- the need for care in residential care and nursing homes (C2);

- the need for co-housing communities; and

- the role of general housing and in particular bungalows and homes that can be adapted to meet a change in needs.

4.14    PPG notes that '*plan-making authorities will need to count housing provided for older people against their housing requirement*'[19].

4.15    Table 4.1 shows how the number of people in older age groups is expected to increase over the period 2019 to 2033. For example, the number of people aged 85 and over is expected to increase by 66.1%.The number of households headed by someone aged 60 and over is expected to increase by 28.4% between 2019 and 2033[20].

| Table 4.1 | Change in the population of older people | | | |
|---|---|---|---|---|
| | **2019-2033** | | | |
| **Age group** | **2019** | **2033** | **Change (no.)** | **Change (%)** |
| All Older 65+ | 26,994 | 35,322 | 8,328 | 30.9 |
| All Older 75+ | 12,140 | 17,230 | 5,090 | 41.9 |
| All Older 85+ | 3,268 | 5,427 | 2,160 | 66.1 |

Source: ONS 2018-based Subnational Population Projections

4.16    Regarding the number of older person households (where the HRP is aged 65 or over) and types of dwelling occupied, the 2020 household survey indicates that:

- older person households account for 29.3% of all households;

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[19] PPG June 2019 Paragraph: 016 Reference ID: 63-016-20190626

[20] 2016-based ONS household projections

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- over half (51.3%) of older person households live in two sub-areas; Newark (31.0%) and Sherwood (20.3%);

- older person households are most likely to live in 3-bedroom houses (31.6%) followed by 4 or more-bedroom houses (18.5%) and 2-bedroom flats (18.1%).

4.17   The Institute of Public Care / Oxford Brooks University Projecting Older People Population Information System (POPPI) predicts in 2019 around 7,122 older people will experience a fall annually (820 resulting in a hospital admission) rising dramatically to 10,246 by 2035 (1,305 hospital admissions). POPPI also reports 6,469 people in 2019 having a limited long-term illness that affects their day to day activities a lot rising to 9,495 in 2035.

4.18   15.2% (1,835) of older person households were planning to move in the next 5 years and 4.1% (502) would like to move but felt unable to (mainly due to affordability issues).

4.19   Of those who were planning on moving in the next five years most intended to stay in the district (80.1%).

4.20   The difference in older households' current accommodation, their aspirations and their expectations are shown in Figure 4.2. The 2020 household survey data indicates that older people are mostly living in 3 or 4-bedroom houses and 2 or 3-bedroom bungalows. Of those who intend to move home in the next five years, these households have strong aspirations and expectations to move to bungalows with 2 and 3 or more-bedrooms. Given the anticipated increase in older person households, it is important that the council recognises the impact this will have on the range of dwelling types and sizes being developed over the plan period.

4.21   According to the household survey the main reason for wanting to move home was wanting to live closer to the shops or doctors (23.7%). This is followed by 15.7% who stated that the house/garden is too big, and 14.1% who reported the main reason was that the stairs or lack of level access cause problems. The house and or garden being too big was a particular problem for those aged between 75 and 84 (34.1%).

4.22   Health problems or the need for housing suitable for an older or disabled person was the main reason for wanting to move by 7.1% of respondents and this rose to 66.2% in the 85 years and over group.

4.23   In terms of moving home, over half households seeking to move home (60.4%), expected to move to a dwelling with fewer bedrooms. 31.6% expected to move to a dwelling with the same number of bedrooms and 8.0% expected to move to a greater number of bedrooms.

4.24   When asked what would help or encourage a move to a more suitable home, over two-thirds (68.4%) selected, 'information about what types of housing are available'; this rose to 82.5% in Sherwood. Over three out of five older people (63.4%) chose 'help with moving to a new property type' and this rose to 81.2% in Newark. Note respondents were able to select multiple responses.

4.25   The overall impact of older persons housing need is considered in the dwelling type and mix analysis in Chapter 5.

**Figure 4.2** **Current dwellings types compared to aspirations and expectations (over 65s)**



| | 1-bedroom house | 2-bedroom house | 3-bedroom house | 4 or more-bed house | 1-bedroom flat | 2-bedroom flat | 3 or more-bedroom flat | 1-bedroom bungalow | 2-bedroom bungalow | 3 or more-bedroom bungalow | 1-bedroom other | 2-bedroom other | 3 or more-bedroom other |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Current | 0.4 | 8.2 | 31.6 | 18.5 | 3.5 | 3.9 | 0.3 | 3.0 | 18.1 | 10.1 | 0.6 | 1.6 | 0.1 |
| Aspiration | 0.0 | 5.6 | 13.7 | 5.3 | 1.8 | 1.7 | 5.3 | 0.0 | 35.0 | 31.3 | 0.0 | 0.0 | 0.4 |
| Expectation | 1.0 | 4.9 | 13.4 | 4.0 | 7.1 | 6.4 | 0.0 | 4.2 | 31.0 | 26.7 | 1.0 | 0.0 | 0.5 |
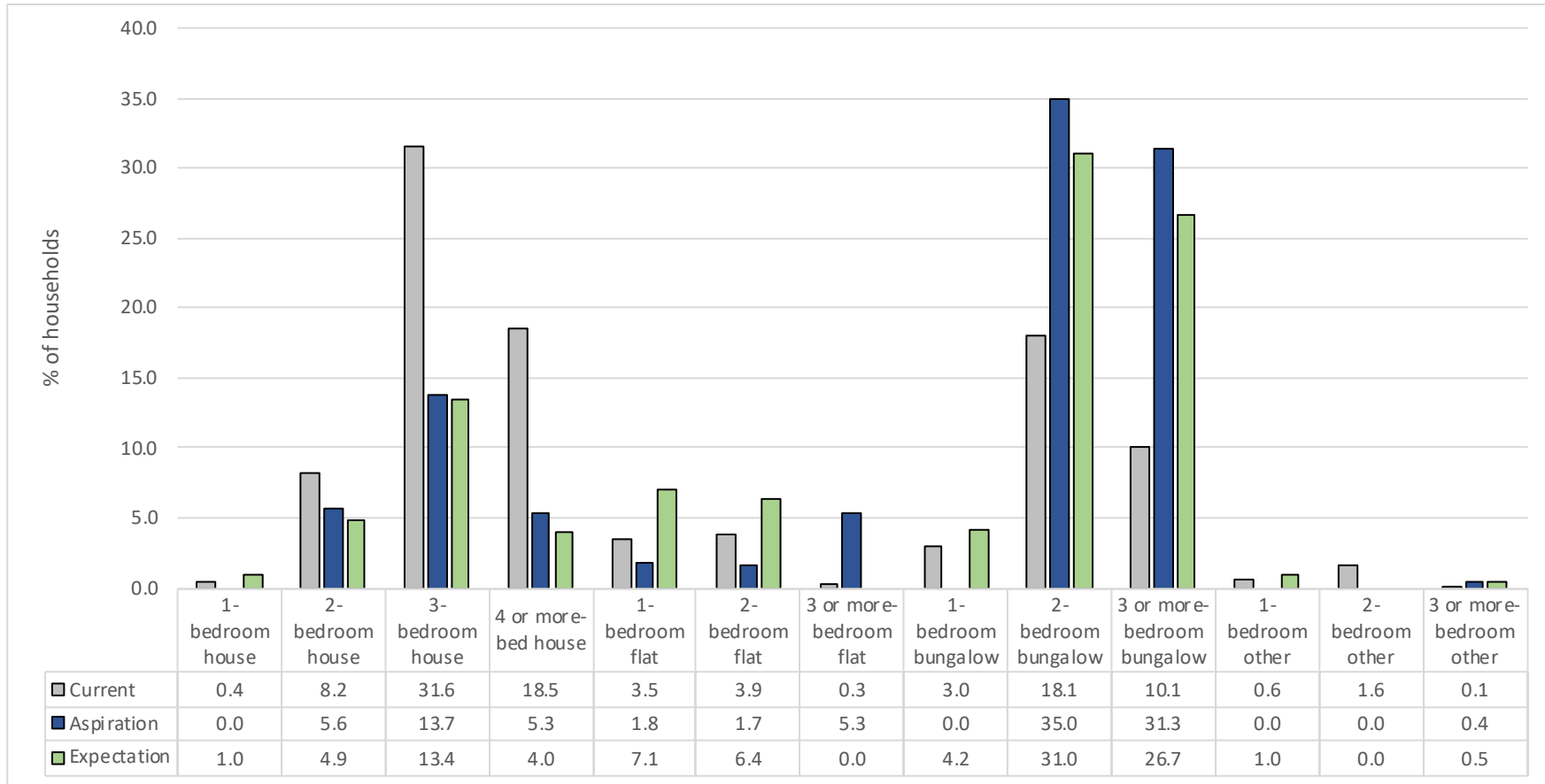
Source: 2020 household survey

*Assistance in the home*

4.26    Growing older can come with an increased need for help and support within the home. Survey data captured the responses from households by age group on the type of support or assistance they may need now or in the near future (Table 4.2) including older age groups. Overall, the main assistance needed is with repair/maintenance of the home, gardening and cleaning. The proportion of households needing assistance generally increases with age, particularly those aged 85 and over.

## Future need for specialist older person accommodation and residential care provision

4.27    Across the district, there are around 3,206 units of specialist older persons accommodation. This includes 1,047 units of residential care (C2 planning use class) and 2,159 units of specialist older person accommodation (C3 planning use class)[21].

4.28    The following map (4.1) depicts the location of specialist accommodation according to the Elderly Accommodation Counsel's (sic) database.

4.29    Given the ageing of the population, the need for specialist older person accommodation is expected to increase. Table 4.3 considers the ratio of older people to current provision and then applies this ratio to future household projections. Based on population projections to the year 2033[22,] there is an additional need for 1,344 units of specialist older persons' accommodation. The HNA does not specify the precise nature of specialist older person dwellings to be built. This is to allow flexibility in delivery and PPG states that 'any single development may contain a range of different types of specialist housing'[23].

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[21] EAC database 2019

[22] ONS 2018-based Subnational Population Projections

[23] PPG June 2019 Paragraph: 010 Reference ID: 63-010-20190626

| Table 4.2 Type of assistance required (%) either now or in next five years by age group | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Age group of household reference person and when help is needed | | | | | | | | | | | | | | |
| | Under 65 | | | 65-74 | | | 75-84 | | | 85+ | | | All | | |
| Type of assistance | Need now | Need in 5 years | Total need | Need now | Need in 5 years | Total need | Need now | Need in 5 years | Total need | Need now | Need in 5 years | Total need | Need now | Need in 5 years | Total need |
| Help with repair and maintenance of home | 6.7 | 18.0 | 24.6 | 7.8 | 32.3 | 40.1 | 9.6 | 39.5 | 49.0 | 28.9 | 27.4 | 56.4 | 7.8 | 22.6 | 30.4 |
| Help with gardening | 6.3 | 9.7 | 16.0 | 10.1 | 27.8 | 37.9 | 16.1 | 37.7 | 53.7 | 49.6 | 34.7 | 84.3 | 9.1 | 16.0 | 25.1 |
| Help with cleaning home | 5.1 | 10.0 | 15.1 | 8.8 | 20.1 | 28.9 | 10.5 | 31.8 | 42.3 | 43.5 | 28.9 | 72.4 | 7.3 | 14.2 | 21.5 |
| Help with other practical tasks | 3.0 | 7.6 | 10.6 | 5.7 | 16.0 | 21.8 | 8.3 | 29.5 | 37.8 | 34.0 | 28.4 | 62.4 | 4.9 | 11.6 | 16.5 |
| Help with personal care | 2.6 | 6.9 | 9.5 | 5.3 | 11.3 | 16.6 | 2.6 | 23.5 | 26.1 | 25.5 | 22.4 | 47.9 | 3.7 | 9.6 | 13.4 |
| Want company / friendship | 3.1 | 5.2 | 8.3 | 3.3 | 8.1 | 11.3 | 3.3 | 17.5 | 20.9 | 18.4 | 9.2 | 27.6 | 3.6 | 6.9 | 10.5 |
| Base (total households) | 36,325 | | | 8,621 | | | 4,539 | | | 1,527 | | | 51,012 | | |

Source: 2020 Household Survey

## Future need for specialist older person accommodation and residential care provision

| Table 4.3 | Analysis of future need for specialist older person accommodation | | | |
|---|---|---|---|---|
| Current provision (and planning use class) | Number of units 2020 | Number aged 75 and over 2019 | Number aged 75 and over 2033 (projected) | Change in need |
| | | 12,140 | 17,230 | |
| | | Ratio of population to current provision | Ratio applied to 2030 population | |
| Specialist older person(C3) | 2,159 | 0.1778 | 3,064 | 905 |
| Residential Care (C2) | 1,047 | 0.0862 | 1,486 | 439 |
| Total | 3,206 | | 4,550 | 1,344 |

Source: EAC database 2020, ONS 2016-based Subnational Population Projections

### Need for specialist older person housing evidenced in the household survey

4.30    The 2020 household survey also captured data on older persons need for specialist housing. The survey asks, '*If you think it is relevant to you, which of the following older persons' housing options would you seriously consider either now or in the next 5 years?*' Table 4.4 reports the number of households who would consider different older persons' housing options (respondents could tick more than one option) across the district.

4.31    Overall, of households aged 65 and over, 73.9% were planning to continue to live in their current home with support when needed. 22.5% stated they would consider renting sheltered accommodation, and 21.2% stated they would consider renting extra care housing.

4.32    Table 4.5 illustrates housing preferences by which sub-area they currently live in. Whilst there is variation at sub-area level, given the high proportion of older households who want to continue living in their own home, the provision of home-based assistance, support and care is an increasingly important issue in the meeting of housing needs for older people. The key challenge for local authorities is the funding of services for growing numbers of older people.

**Map 4.1          Elderly persons specialist accommodation**



Source Elderly Accommodation Counsel 2019
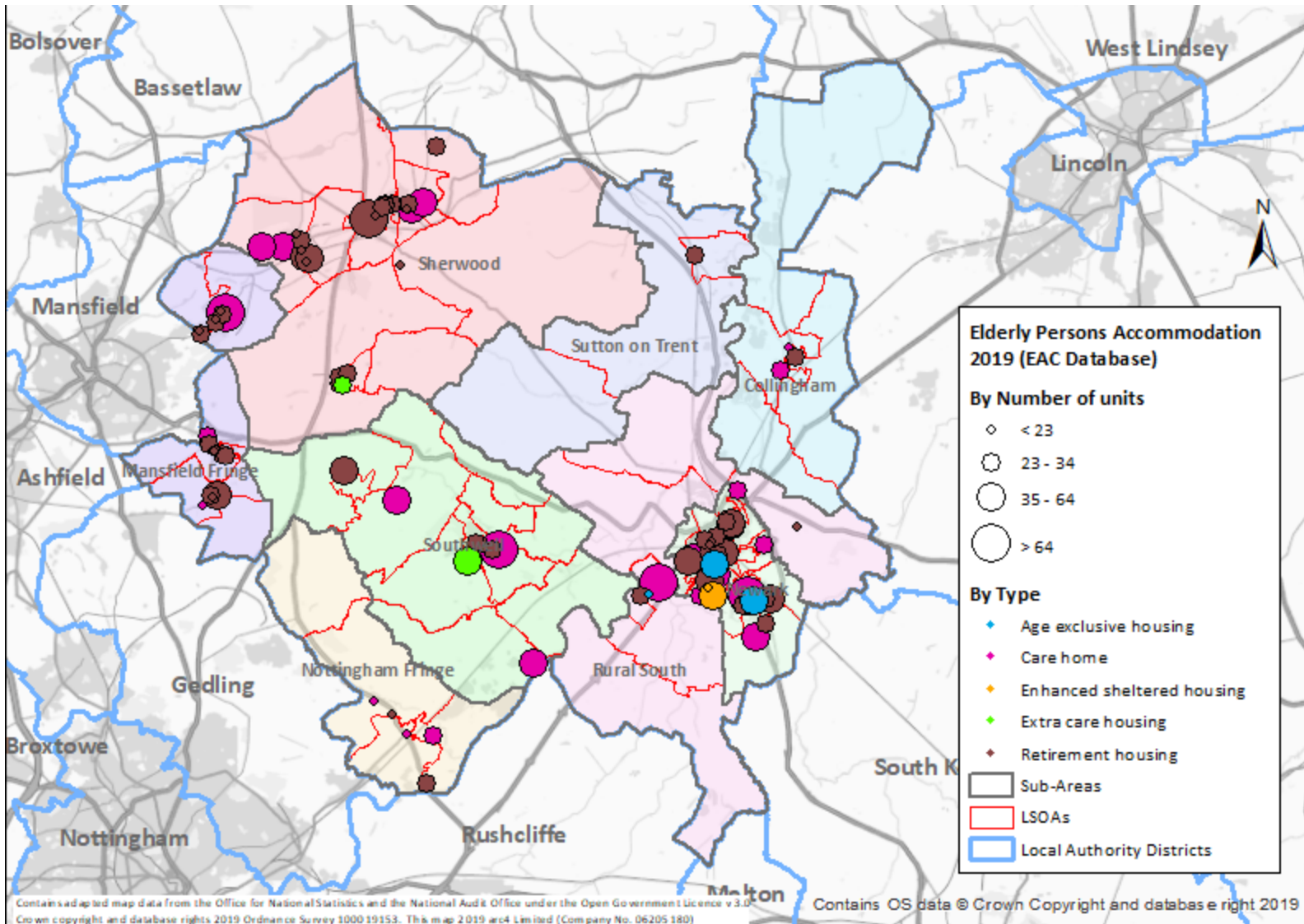
| Table 4.4 | Older persons' housing preferences by age group | | | |
|---|---|---|---|---|
| **Housing option** | **65-74 (%)** | **75-84 (%)** | **85+ (%)** | **All 65+ (%)** |
| Continue to live in current home with support when needed | 69.5 | 76.9 | 87.9 | 73.9 |
| Buying a dwelling on the open market | 20.6 | 12.2 | 4.8 | 16.2 |
| Rent a dwelling from a private landlord | 1.2 | 1.1 | 0.9 | 1.1 |
| Rent from housing association | 17.8 | 4.9 | 9.3 | 12.6 |
| Rent from the council | 18.4 | 14.0 | 17.9 | 16.9 |
| Sheltered accommodation - to rent | 24.5 | 23.8 | 7.1 | 22.5 |
| Sheltered accommodation - to buy | 21.1 | 17.5 | 6.9 | 18.4 |
| Sheltered accommodation - part rent part buy | 6.7 | 7.0 | 0.9 | 6.2 |
| Extra care housing - to rent | 22.9 | 19.3 | 18.1 | 21.2 |
| Extra care housing - to buy | 13.5 | 13.2 | 5.8 | 12.6 |
| Extra care housing - part rent part buy | 4.1 | 5.2 | 0.0 | 4.1 |
| Supported housing for people with learning disabilities and autism | 0.6 | 0.0 | 0.0 | 0.3 |
| Supported housing for mental health needs | 1.2 | 0.6 | 0.9 | 1.0 |
| Residential care home | 9.7 | 12.4 | 20.1 | 11.7 |
| Co-housing | 12.1 | 6.0 | 1.7 | 9.0 |
| Go to live with children or other relatives or friends | 3.9 | 6.7 | 4.7 | 5.0 |
| Other | 2.7 | 2.4 | 0.0 | 2.3 |
| *Base (total households responding)* | **2,994** | **1,808** | **537** | **5,339** |

Source: 2020 household survey

Note: This shows the percentage of households who would consider this option. Respondents could tick more than one option. The table therefore adds up to more than 100% of respondents. Note base data relates to households who stated the age of respondent. This base is different to Table 4.5 which is based on location of response

| Table 4.5 | Older persons' housing preferences by current sub-area of residence | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Sub-area | | | | | | | | |
| **Housing option** | Collingham | Mansfield Fringe | Newark | Nottingham Fringe | Rural South | Sherwood | Southwell | Sutton on Trent | Newark and Sherwood |
| Continue to live in current home with support when needed | 83.8 | 62.8 | 77.9 | 77.3 | 75.6 | 58.4 | 87.4 | 76.3 | 74.1 |
| Buying a dwelling on the open market | 12.7 | 0.0 | 23.4 | 22.1 | 9.2 | 14.4 | 23.2 | 16.0 | 16.7 |
| Rent a dwelling from a private landlord | 1.6 | 0.0 | 0.0 | 5.2 | 3.3 | 0.0 | 1.3 | 5.7 | 1.1 |
| Rent from housing association | 4.5 | 3.4 | 18.8 | 13.0 | 5.4 | 21.9 | 3.3 | 4.1 | 11.9 |
| Rent from the council | 8.2 | 18.5 | 27.4 | 15.5 | 8.1 | 25.1 | 4.6 | 8.8 | 17.2 |
| Sheltered accommodation - to rent | 10.9 | 33.8 | 37.3 | 21.2 | 6.2 | 13.5 | 14.5 | 18.0 | 21.2 |
| Sheltered accommodation - to buy | 22.0 | 9.3 | 23.4 | 17.9 | 8.1 | 18.6 | 24.2 | 14.4 | 19.0 |
| Sheltered accommodation - Part rent, part buy | 8.0 | 0.0 | 13.3 | 9.7 | 2.3 | 2.1 | 4.3 | 2.6 | 5.9 |
| Extra care housing - to rent | 6.6 | 16.3 | 37.3 | 17.3 | 11.0 | 17.7 | 16.0 | 16.0 | 20.5 |
| Extra care housing - to buy | 15.6 | 0.0 | 23.4 | 13.9 | 5.8 | 6.2 | 17.3 | 9.3 | 13.0 |
| Extra care housing - part rent part buy | 6.4 | 0.0 | 10.0 | 5.5 | 1.2 | 0.0 | 7.3 | 5.2 | 4.8 |
| Supported housing for people with learning disabilities and autism | 3.7 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 2.1 | 0.3 |
| Supported housing for mental health needs | 2.9 | 0.0 | 0.0 | 1.5 | 0.0 | 2.1 | 1.0 | 0.0 | 0.9 |
| Residential care home | 14.6 | 3.4 | 23.9 | 15.8 | 12.7 | 3.1 | 15.5 | 6.7 | 13.0 |
| Co-housing | 12.5 | 0.0 | 17.2 | 13.3 | 14.0 | 6.2 | 10.9 | 5.2 | 10.6 |
| Go to live with children or other relatives or friends | 6.4 | 3.4 | 3.3 | 9.4 | 1.2 | 2.1 | 10.6 | 4.6 | 4.9 |
| Other | 4.8 | 0.0 | 0.0 | 2.7 | 3.7 | 2.1 | 4.9 | 0.0 | 2.2 |
| Base | 377 | 583 | 1,357 | 330 | 520 | 1,207 | 1,097 | 194 | 5,666 |

Source: 2020 household survey. Note base relates to weighted responses received to this question which is different to the responses based on age group in table 4.4

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## Senior co-housing communities

4.33    Senior co-housing is specifically mentioned in PPG as a housing option for older people: '*Senior co-housing communities are created and run by residents, based on the intention to live with a group of people of a similar age. The sites often consist of self-contained private homes as well as shared community space. Some communities offer an additional option of informal care.*

4.34    The household survey identified a total of 480 older person households interested in co-housing.

4.35    Of households who were interested:

- the majority were owner occupiers (65.5%), followed by those in affordable accommodation (31.2%) and private rent (3.3%); and

- 20.2% earn up to £10,400, 20.4% earn between £10,400 and up to £20,800, 35.1% earn between £20,800 and up to £39,000. The remaining 24.3% earn more than £39,000.

## The role of general housing and in particular bungalows and homes that can be adapted to meet a change in needs

4.36    The provision of appropriate adaptations can help people lead independent lives. Given that the majority of older people want to remain in their own homes with help and support when needed, the extent to which their housing needs to be adapted requires careful consideration. Additionally, the need to adapt properties for people aged under 65, and for families with children with adaption needs has also to be considered. Local authorities will therefore need to identify the role that general housing may play as part of their assessment.

4.37    There are around 8,900 bungalows in the district accounting for 17% of overall stock and 3,600 flats accounting for 6.9% of stock some of which will be providing accommodation for older people[24]. Further analysis of the extent to which existing bungalow stock meets future needs is considered in Chapter 5 and shows a particular need for bungalows across the district.

4.38    Table 4.6 shows data from the household survey 2020. It shows how many homes in each sub-area have already been adapted, whether care and support are required and whether there is sufficient space for a carer to stay overnight if needed. In summary the Mansfield Fringe and Sutton on Trent sub-areas have the highest proportion of households who answered positively for having adapted homes. Mansfield Fringe is the only sub-area where over 10% of households stated they require care or support to stay at home. In Newark just over half of households have space for a carer compared to more than three out of four in Nottingham Fringe, Rural South and Southwell.

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[24] VOA 2019

| Table 4.6 | Adaptations, support requirements and space for carer to stay by sub-area | | | |
|---|---|---|---|---|
| Sub-area | Current home has been adapted or purpose-built for a person with a long-term illness, health problem or disability<br>% yes | You or other members of your household require care or support to enable you/them to stay in this home<br>% yes | Sufficient space in your home for a carer to stay overnight, if this was needed, is available<br>% yes | Number of households |
| Collingham | 6.8 | 4.5 | 70.4 | 2,584 |
| Mansfield Fringe | 9.0 | 13.1 | 64.5 | 7,233 |
| Newark | 6.7 | 4.8 | 53.1 | 18,899 |
| Nottingham Fringe | 2.8 | 4.4 | 78.4 | 2,316 |
| Rural South | 5.7 | 9.4 | 76.3 | 3,778 |
| Sherwood | 8.8 | 7.9 | 64.6 | 10,456 |
| Southwell | 8.3 | 6.4 | 75.9 | 6,345 |
| Sutton on Trent | 9.8 | 4.5 | 69.4 | 1,504 |
| Newark and Sherwood | 7.4 | 7.0 | 63.7 | 53,115 |

Source: 2020 household survey

4.39    PPG which asks councils to consider the extent to which existing dwelling stock can help meet the needs of older people[25], the household survey asked questions on the adaptations and home improvements needed for older people and households in general. Detailed analysis is presented by age group (Table 4.7).

4.40    When asked about adaptations and home improvements required in the home now, households aged under 60 years focused more on the house itself, specifically, more insulation, better heating and double glazing.

4.41    Households aged over 60 years needed assistance in the home, including adaptions to bathrooms, stair lifts and community alarm services. A greater proportion of those aged over 85 years selected internal and external handrails, adaptions relating to sensory needs and adaptions to kitchens, than the other age categories. These requirements are self-determined by residents responding to the household survey and may not necessarily reflect actual requirements following an independent assessment in the home.

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[25] PPG 2019 Paragraph: 017 Reference ID: 2a-017-20190220

| Table 4.7 | Adaptations and home improvements required now by age group | | | |
|---|---|---|---|---|
| Adaptation/improvement required | Age group (% of households) | | | arc4 |
| | Under 60 years | 60-84 | 85+ | Total |
| More insulation | 50.3 | 40.2 | 9.0 | 45.6 |
| Better heating | 42.8 | 19.3 | 12.1 | 34.0 |
| Double glazing | 33.3 | 16.3 | 16.4 | 27.1 |
| Adaptations to bathroom | 17.8 | 22.5 | 44.6 | 20.2 |
| Internal handrails and or grab rails | 18.2 | 9.8 | 38.1 | 16.1 |
| External handrails and or grab rails | 14.8 | 9.6 | 22.9 | 13.3 |
| Improved ventilation | 17.1 | 4.1 | 0.0 | 12.2 |
| Adaptations relating to sensory needs | 10.3 | 9.4 | 14.9 | 10.1 |
| Downstairs toilet | 10.2 | 8.4 | 1.9 | 9.3 |
| Increase the size of dwelling | 12.1 | 3.0 | 0.0 | 8.7 |
| Adaptations to kitchen | 8.1 | 6.3 | 13.9 | 7.7 |
| Stair lift or vertical lift | 3.1 | 10.8 | 27.2 | 6.4 |
| Improvements to access | 5.1 | 4.4 | 4.6 | 4.8 |
| Wheelchair adaptations | 3.5 | 6.7 | 8.7 | 4.7 |
| Community alarm service | 1.1 | 10.1 | 13.6 | 4.5 |
| Room for a carer | 3.5 | 2.4 | 1.9 | 3.1 |
| Lever door handles | 1.8 | 2.7 | 1.9 | 2.1 |
| Base | 6,474 | 3,387 | 232 | 10,184 |

Source: 2020 household survey

4.42   Council financial resources for aids and adaptations remain limited, particularly for households in the private sector (owner occupation or privately rented accommodation) seeking Disabled Facilities Grants. However, as mentioned above in respect of support requirements, the provision of appropriate adaptations is essential to older households in maintaining independent living. Alternative sources of funding, such as equity loans, could be considered to finance remedial measures required by older person households. It should be pointed out that whilst local authorities will assess anyone's needs, assistance is currently means tested and some older person households will self-fund.

## Estimating future need for adaptations

4.43   The 2020 household survey indicates that 7.5% of households live in dwellings that have been adapted or purpose built for those with an illness/disability. Analysis of demographic data[26] would suggest that the number of generally adapted dwellings will need to increase by 427 over the period 2019 to 2033. This figure has been derived from data on the number of households with adaptations by age group of the Household Reference Person (HRP); how the number of households by HRP age group is expected to change; and applying the proportion of adapted properties to future household numbers by age group.

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[26] MHCLG 2014-based household projections

4.44    The volume of adaptations needed, and their cost is significant and in the long-term adoption of accessibility standards would help to reduce the need for adaptations.

## Stakeholder views on older persons' housing

4.45    A theme which emerged from the online stakeholder survey was gaps in the provision older person's housing both to meet the needs of an ageing population and to free up family homes. It was noted that it was a challenge for older people to downsize, particularly in the more rural areas but agents also commented that retirees, including incomers, are strong drivers in the market.

4.46    Developers and housebuilders stated that supported/shared/bungalows for older people in areas, most readily accessible to services and public transport, are in high demand in the district and there are gaps in the retirement sector in villages.

## Health-related housing need

4.47    A range of sources can be drawn upon to establish the overall scale of disability/support needs across the district. The extent to which specific accommodation for different groups may be required is then explored using available data and specific gaps in understanding are also highlighted.

4.48    The 2011 Census reported that across the district:

- 80.0% were in very good or good health, 14.4% were in fair health and 5.6% in bad/very bad health (there is a clear age-related gradient to this). A total of 22,528 residents (20.0%) were in fair/bad/very bad health which compares with 18.3% across England; and

- 8.9% of residents reported that their daily activities were limited 'a lot' and 10.8% 'a little' which compares with 8.3% and 9.3% respectively across England.

4.49    The Department of Work and Pensions (DWP) publishes district level information about the number of people receiving Disability Living Allowance (DLA) by age group and the conditions associated with the claim[27]:

- 3.5% of the population receive DLA; 39.8% of claimants are 65 years and over and 24.9% are aged under 16 years;

- the most prevalent conditions for claimants are learning difficulties and arthritis.

4.50    The ONS Family Resources Survey provides national data on the number of people with disabilities by age group. This can be applied to population projections to establish the potential number of residents who have a disability at the start of the plan period in 2019. The data can be modelled to see how this is likely to change over the period up to 2033 (Table 4.8). It is estimated that in 2033, 24.6% of the population will have a disability and this equates to an increase of 4,703 people. The number of people identified does not necessarily translate to a specific housing need, although it provides a further insight into the likely level of disability experienced by residents in the district.

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[27] Data related to November 2018

| Table 4.8 | Estimate of the number of people with a disability | | |
|---|---|---|---|
| | **Year** | | **Change** |
| | **2019** | **2033** | |
| Total in households with disability | 27,993 | 32,697 | 4,703 |
| % of population with disability | 22.9 | 24.6 | |
| *Base* | *122,400* | *132,900* | |

Source: ONS Family Resources Survey 2016/17 and ONS 2016-based population projections

4.51    The 2020 household survey invited respondents to provide data on any illness or disability present in their current household. Table 4.9 shows the results for the number of people stating an illness or disability and the type of condition. The most frequently mentioned illness or disability was older age-related illness or disability (10.7%) followed by physical/mobility impairment (7.7%). Overall, 26.3% of the population reported an illness or disability in the 2020 household survey and this compares to 22.1% in the 2014 DCA housing needs survey.

| Table 4.9 | Number of people stating illness/disability | |
|---|---|---|
| **Illness/disability** | **Number of people** | **% of population** |
| Physical or mobility impairment | 9,460 | 7.7 |
| Learning disability difficulty | 1,787 | 1.5 |
| Mental health issue | 1,580 | 1.3 |
| Visual impairment | 5,838 | 4.8 |
| Hearing impairment | 2,494 | 2.0 |
| Long standing illness or health condition | 4,994 | 4.1 |
| Older age-related illness or disability | 13,146 | 10.7 |
| Other | 2,495 | 2.0 |
| *Base (Number of people with illness/disability)* | **32,274** | **26.3** |
| *ONS 2016-based Subnational Population Projections for 2020* | | *122,600* |

Source: 2020 household survey

4.52    POPPI and PANSI data provide data on the likely prevalence of different health-related issues and future change to the year 2035 (note data for 2033 are not available). These are set out in the following Tables 4.10 and 4.11.

## Physical disability or sensory impairment

| Table 4.10 Physical disability prevalence | | |
|---|---|---|
| Disability (age group) | 2019 | 2035 |
| Impaired mobility (18-64) | 4,156 | 4,096 |
| Mobility (unable to manage at least one activity on own) (65+) | 4,838 | 7,256 |
| Moderate or serious personal care disability (18-64) | 2,996 | 2,924 |
| Serious visual impairment (18-64) | 46 | 46 |
| Moderate or severe visual impairment (65+) | 2,340 | 3,404 |
| Moderate, severe or profound hearing impairment (18-64) | 7,616 | 7,268 |

Source: POPPI/PANSI

## Learning disability, mental health and dementia

| Table 4.11 Learning disability, mental health and dementia prevalence | | |
|---|---|---|
| Learning disability (age group) | 2019 | 2035 |
| Total (18-64) | 1,713 | 1,733 |
| Total (65+) | 567 | 789 |
| Moderate or severe (18-64) | 389 | 398 |
| Moderate or severe (65+) | 77 | 103 |
| People with LD living with a parent (18-64) | 136 | 142 |
| Downs syndrome (18+) | 45 | 45 |
| Challenging behaviour (18-64) | 32 | 32 |
| Autistic spectrum disorders (18-64) | 706 | 708 |
| Autistic spectrum disorders (65+) | 257 | 358 |
| **Mental health** | **2019** | **2035** |
| Common mental disorder | 13,390 | 13,358 |
| Borderline personality disorder | 1,700 | 1,696 |
| Antisocial personality disorder | 2,369 | 2,370 |
| Psychotic disorder | 496 | 495 |
| Psychotic disorders (2 or more) | 5,098 | 5,090 |
| Depression 65+ | 2,318 | 3,203 |
| Severe depression (65+) | 725 | 1049 |
| **Dementia** | **2019** | **2035** |
| Early onset dementia (30-64) | 35 | 34 |
| Dementia (65+) | 1,833 | 2,908 |

Source: POPPI/PANSI

## Optional accessibility and wheelchair standard housing

4.53    PPG states that, '*where an identified need exists, plans are expected to make use of the optional technical housing standards (footnote 46 of the NPPF). To help bring forward an adequate supply of accessible housing. In doing so planning policies for housing can set out the proportion of new housing that will be delivered to the following standards:*

- *M4(1) Category 1: Visitable dwellings (the minimum standard that applies where no planning condition is given unless a plan sets a higher minimum requirement);*

arc⁴

- *M4(2) Category 2: Accessible and adaptable dwellings; and*

- *M4(3) Category 3: Wheelchair user dwellings.*

*'Planning policies for accessible housing need to be based on evidence of need, viability and a consideration of site-specific factors.*[28]

4.54   Optional accessibility standards for dwellings were introduced by the government in 2015 to provide a mechanism for improving accessibility of housing for those with additional needs. National standards have been established and contained within Part M Volume 1 of the Building Regulations[29] as set out in Table 4.12. The M4(1) visitable dwelling is the mandatory minimum standard applied to all new dwellings. Only one accessible housing standard can apply to any dwelling. The M4(2) accessible and adaptable dwelling standard is based on, and in 2015 effectively replaced, the 'Lifetime Homes' standard. The optional standards are now being proposed by local authorities in their local plans.

| Table 4.12 | Summary of accessible housing standards | | |
|---|---|---|---|
| **Standard Label** | **Standard title** | **Level of accessibility provided** | **Mandatory or optional** |
| M4(1) | Visitable dwellings | Level access not necessarily provided into the dwellings – few accessibility features | Mandatory |
| M4(2) | Accessible and adaptable dwellings | Level access is provided into the dwelling – easy to adapt to make more accessible – not suitable for most wheelchair users | Optional |
| M4(3) | Wheelchair user dwellings | Dwellings suitable for wheelchair users: either wheelchair accessible or wheelchair adaptable | Optional |

4.55   The household survey has indicated that residents in 495 households (0.9%) require wheelchair adapted dwellings either now or within the next five years in 2019 (Table 4.13). Over the plan period, this number is expected to increase by a further 51 resulting in an overall need for 545 wheelchair adapted dwellings. This will be achieved through the adaptation of existing properties and through newbuild housing. It is important to consider that some dwellings will not be capable of adaptation or are situated in an area that is unsuitable for people with disabilities. For example, dwellings that are built on a hill, have poor vehicular access, or are located some distance from health care, support and retail facilities.

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[28] PPG June 2019 Paragraph: 009 Reference ID: 63-009-20190626

[29]https://www.planningportal.co.uk/info/200135/approved_documents/80/part_m_-_access_to_and_use_of_buildings

| Table 4.13 | Future need for wheelchair adapted dwellings | | | | | | |
|---|---|---|---|---|---|---|---|
| Age Group | Year | | | % dwellings needing wheelchair adaptations | Number of wheelchair adapted dwellings required by age group | | |
| | 2019 | 2033 | change | | 2019* | 2033 | Change |
| 16-24 | 1,395 | 1,615 | 220 | 0.0 | 0 | 0 | 0 |
| 25-34 | 6,067 | 5,556 | -511 | 0.0 | 0 | 0 | 0 |
| 35-44 | 7,479 | 8,881 | 1,402 | 1.5 | 114 | 136 | 21 |
| 45-59 | 15,550 | 13,842 | -1,708 | -0.8 | 118 | 105 | -13 |
| 60-74 | 13,513 | 15,153 | 1,640 | 1.2 | 158 | 177 | 19 |
| 75-84 | 6,347 | 8,593 | 2,246 | 0.5 | 32 | 44 | 11 |
| 85+ | 2,320 | 4,441 | 2,121 | 1.8 | 43 | 81 | 39 |
| Total | 52,671 | 58,081 | 5,410 | 0.9 | 495 | 545 | 51 |
| Source | MHCLG 2014-based household projections | | | 2020 household survey | *2020 survey applied to MHCLG 2014-based household projections | | |

4.56    In order to establish an appropriate target for M4(3) dwellings, Table 4.14 sets out a series of assumptions regarding wheelchair use and the resulting annual need for new-build wheelchair adapted properties.

| Table 4.14 | Wheelchair use assumptions and resulting annual need | |
|---|---|---|
| Assumption | % requirement | Number each year (based on target of 454) |
| Wheelchair use from the English Housing Survey 2014/15 – households using wheelchair all the time | 1% | 5 |
| Wheelchair use from the English Housing Survey 2014/15 – households using wheelchair either indoors or outdoors | 3.6% | 16 |
| Aspire report on wheelchair accessible housing[30] | 10% | 45 |
| District need over plan period[31] | 1% | 5 |

4.57    According to PPG[32] *'Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling.'* This would imply that the onus on wheelchair accessible housing delivery is with the Local Authority/Registered Providers. Any final targets should be set within the context of likely levels of delivery.

4.58    Given the ageing population in the district and the identified levels of disability amongst the population, it is recommended that a policy to provide new homes built to

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[30] Wheelchair Accessible Housing: Waiting for appropriate housing in England, Aspire October 2014 recommends that the national government should set a minimum requirement of 10% of all new build properties across all tenures to be wheelchair accessible

[31] This is based on a need for 545 wheelchair accessible dwellings needed over the plan period 2019 to 2033 (14 years). This represents 1% of households (545*100/53,114). Given that some existing dwellings are likely to be converted, modelling assumes that a similar ratio of 1% of new build dwellings should be wheelchair accessible

[32] Paragraph: 009 Reference ID: 56-009-20150327

accessibility standards is included in the local plan. On the basis of available evidence, it is therefore suggested:

- that a minimum of 1% of new dwellings are built to M4(3) wheelchair accessible standard; and

- a minimum of 23% of new dwellings are built to M4(2) standard based on the proportion of households in the district who would currently benefit from M4(2) accessible housing.

4.59    Evidence indicates that 22.9% of residents in households are estimated to have a disability and 19.7% of residents in households have their activities limited in some way. The 2020 household survey indicates that 26.3% of residents in households have an illness or disability. An average of these three figures establishes the 23% requirement.

4.60    When setting a target for M4(3) standard housing, the council should be mindful of PPG which states that Local Plan policies for wheelchair accessible homes should be applied only to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling[33]. It should also be noted that any percentage requirements for accessible housing are subject to cumulative viability testing. It is also recommended that needs are monitored closely given the ageing population over the plan period.

## Stakeholder views on specialist housing

4.61    The stakeholder survey did not receive many responses about specialist housing and no responses were received from specialist housing providers. One stakeholder reported that there is a gap in housing for older people, in particular specialist housing with better access for people with mobility constraints. In terms of new build standards, a comment received was that all premises should be capable of adaptation without significant cost i.e. door widths, (electrical) plug heights and space for mobility vehicles.

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[33] Paragraph: 009 Reference ID: 56-009-20150327 Housing Optional Technical Standards

## Life experience-related housing need

4.62    Supported accommodation in its broadest sense is generally provided for those individuals or households who are vulnerable to tenancy failure. For many this will be due to life experiences which may have disadvantaged their ability to live independently. These may include time in an institution or care, asylum or a history of abuse. The support required here may be shorter term with the intention of promoting independence in the longer term.

4.63    Limited information was available from the stakeholder survey but data relating to substance misuse is provided by PANSI (Table 4.15).

| Table 4.15      Life-experience related issues | | |
|---|---|---|
| **Substance Misuse** | **2019** | **2035** |
| Alcohol-related problems (18-64) | 3,185 | 3,138 |
| Drug dependence (18-64) | 2,319 | 2,381 |

Source: PANSI

## Armed forces veterans

4.64    Data has been compiled by the Ministry of Defence which estimates the size of the veteran population living in households in 2016. This estimates that 4.32% of people living in Nottinghamshire have served in the armed forces and applying this proportion to the population on Newark and Sherwood suggests a veteran population of around 5,300. The wider ex-service community includes adult and child dependents of ex-military personnel. The Royal British Legion estimates that in England in 2012, 1.5% of the population were children of ex-service personnel, and 3.2% of the population were adult dependents of ex-service personnel.  The council is a signatory of the armed forces covenant and encourages local communities in supporting the armed forces community.

4.65    There are around 723 households who contain someone who has served in the armed forces within the past five years. The proportion of these households in some form of housing need is 13.6%. All households in need state that the main reason for their housing need is that their accommodation is too difficult to maintain.  This suggests that at least some of this group would benefit from moving to more suitable accommodation.

4.66    The following dwelling mix analysis provides further insight into the current range of dwellings occupied by veterans and their future aspirations and expectations.  This information is summarised in Table 4.16.  The majority of veteran households live in 3 and 4-bedroom houses (87.3%), with the main aspiration being for 2-bedroom bungalows. The move from a 3 or 4-bedroom house to a 2-bedroom bungalow corresponds with the households who are in need and finding it difficult to maintain their current property.

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| Table 4.16 | Veteran households' housing aspirations and expectations (all tenures) | | |
|---|---|---|---|
| Current accommodation | Current accommodation profile (%) | Aspirations (%) | Expectations (%) |
| 1-bedroom house | 0.0 | 0.0 | 0.0 |
| 2-bedroom house | 3.9 | 0.0 | 0.0 |
| 3-bedroom house | 32.8 | 40.5 | 50.3 |
| 4 or more-bedroom house | 54.5 | 29.5 | 42.2 |
| 1-bedroom flat | 0.0 | 0.0 | 0.0 |
| 2-bedroom flat | 0.0 | 0.0 | 0.0 |
| 3 or more-bedroom flat | 0.0 | 0.0 | 0.0 |
| 1-bedroom bungalow | 0.0 | 0.0 | 0.0 |
| 2-bedroom bungalow | 8.8 | 30.0 | 0.0 |
| 3 or more-bedroom bungalow | 0.0 | 0.0 | 7.6 |
| 1-bedroom other | 0.0 | 0.0 | 0.0 |
| 2-bedroom other | 0.0 | 0.0 | 0.0 |
| 3 or more-bedroom other | 0.0 | 0.0 | 0.0 |
| **Total** | 100.0 | 100.0 | 100.0 |
| **Base** | 723 | 151 | 105 |

Source: 2020 household survey

4.67    Apart from future dwelling size and type, there is the potential for some of the veteran households to need adaptations, either to their current or in a future accommodation. The data suggests around 26.0% of veteran households contain someone with a disability, around 90.0% contain a single person with a disability and 10.0% contain two people with a disability.

4.68    Around 29.6% of veteran households containing someone with a disability already have some form of adaptation in their current accommodation. 14.8% of veteran households stated that they will require adapted accommodation in the future due to their injuries.

## Homelessness

4.69    Ministry of Housing, Communities and Local Government (MHCLG) homelessness statistics for the year 2017/18 indicate that a total of 124 decisions were made on households declaring themselves as homeless in the district and claiming assistance under the Act (Table 4.17). Of these households, 88 (71.0%) were classified as homeless and in priority need. The percent accepted as homeless has declined over the eight time periods presented. The 2017/18 figure is the lowest recorded. Over the eight years reported, the average acceptance rate has been 83.8%.

| Table 4.17 | Homelessness applications and acceptances 2010/11 to 2017/18 | | | | | |
|---|---|---|---|---|---|---|
| Year | Total decisions | Accepted as homeless | Homeless but not priority | Eligible but not homeless | Intentionally homeless | % acceptances |
| 2010-11 | 103 | **96** | 3 | 3 | 1 | 93.2 |
| 2011-12 | 124 | **110** | 2 | 8 | 4 | 88.7 |
| 2012-13 | 131 | **119** | 1 | 6 | 5 | 90.8 |
| 2013-14 | 145 | **127** | - | 8 | 6 | 87.6 |
| 2014-15 | 139 | **121** | - | 10 | - | 87.1 |
| 2015-16 | 128 | **94** | - | 18 | - | 73.4 |
| 2016-17 | 131 | **104** | - | - | 15 | 79.4 |
| 2017-18 | 124 | **88** | -- | -- | 22 | 71.0 |
| **Total** | **1,025** | 859 | **6** | 53 | 53 | 83.8 |
| Annual Average | 128.1 | 107.4 | 2.0 | 8.8 | 8.8 | |

Source: Ministry of Housing, Communities and Local Government (MHCLG) Homelessness Statistics

4.70    The 2020 household survey identifies 396 (2.4%[34]) households who had been previously homeless or living in temporary accommodation and had moved to their present accommodation in the past five years.

4.71    Table 4.18 presents a range of information relating to the characteristics of previously homeless households or those living in temporary accommodation and the dwelling choices that they have made.

| Table 4.18 | Characteristics of households previously homeless | | | |
|---|---|---|---|---|
| **Household type** | **%** | **Current dwelling  type** | **%** | |
| Single adult (under 65) | 81.5 | House | 6.8 | |
| Single adult (65 or over) | 9.7 | Flat | 25.9 | |
| Couple only (both under 65) | 4.1 | Bungalow | 67.3 | |
| Couple only (one or both over 65) | 2.8 | | | |
| Couple with 3 or more children under 18 | 2.0 | | | |
| Total | 100.0 | Total | 100.0 | |
| **Current tenure** | **%** | **Previous location** | **%** | |
| Owner occupied | 8.8 | Within the district | 44.6 | |
| Private rented | 37.2 | Outside the district | 55.4 | |
| Affordable | 54.0 | Abroad / varies | 0.0 | |
| Total | 100.0 | Total | 100.0 | |
| **Current income (gross weekly)** | **%** | **Current number of bedrooms** | **%** | |
| Under £150 | 0.0 | 1-bedroom | 77.0 | |
| £150 to <£350 | 91.1 | 2-bedroom | 14.1 | |
| £350 to <£750 | 8.8 | 3 or more-bedrooms | 8.9 | |
| Total | 100.0 | Total | 100.0 | |

Base: 1,395 households previously homeless or living in temporary accommodation
Source: 2020 household survey

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[34]396 out of 16,322 (total respondents to this question)

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## Cultural heritage related housing need

4.72    For those from a black and minority ethnic (BAME) background there may be cultural heritage or religion related determined needs which impact on the type of accommodation required. This would include the specific needs of particular BAME[35] households as well as those from travelling communities.

## BAME households

4.73    The 2020 household survey found that 96.4% of Household Reference People (HRP) in Newark and Sherwood District described themselves as White British and 3.6% describe themselves as having other ethnicities.

4.74    Respondents to the stakeholder survey commented that the district has large employers which attract of Eastern European (EU) workers to the district and this has contributed to the strength of the housing market. One agent reported that customers were probably an even split of Eastern European people and locals.

4.75    The following chart (Figure 4.3) summarises ethnic groups excluding White British. Almost half of BAME households (49.3%) live in the Newark sub-area and a further 17.6% live in the Sherwood sub-area.

4.76    In terms of housing need, 12.7% of all BAME households were in some form of housing need compared with 9.9% of all households (Table 4.19) and overall, 4.5% of all households in need were BAME. The only reason for BAME households being in need was major disrepair or unfitness.

**Figure 4.3        Percentage of households by ethnic group other than White British**



| | White - Central and Eastern European | Mixed or multiple ethnic group (e.g. White & Black Caribbean / African / Asian) | White - other | Asian or Asian British (Indian, Pakistani, Bangladeshi, Chinese) | White - Irish | Black / African / Caribbean / Black British |
|---|---|---|---|---|---|---|
| ■ Ethnic group | 2.2 | 0.5 | 0.5 | 0.2 | 0.2 | 0.0 |
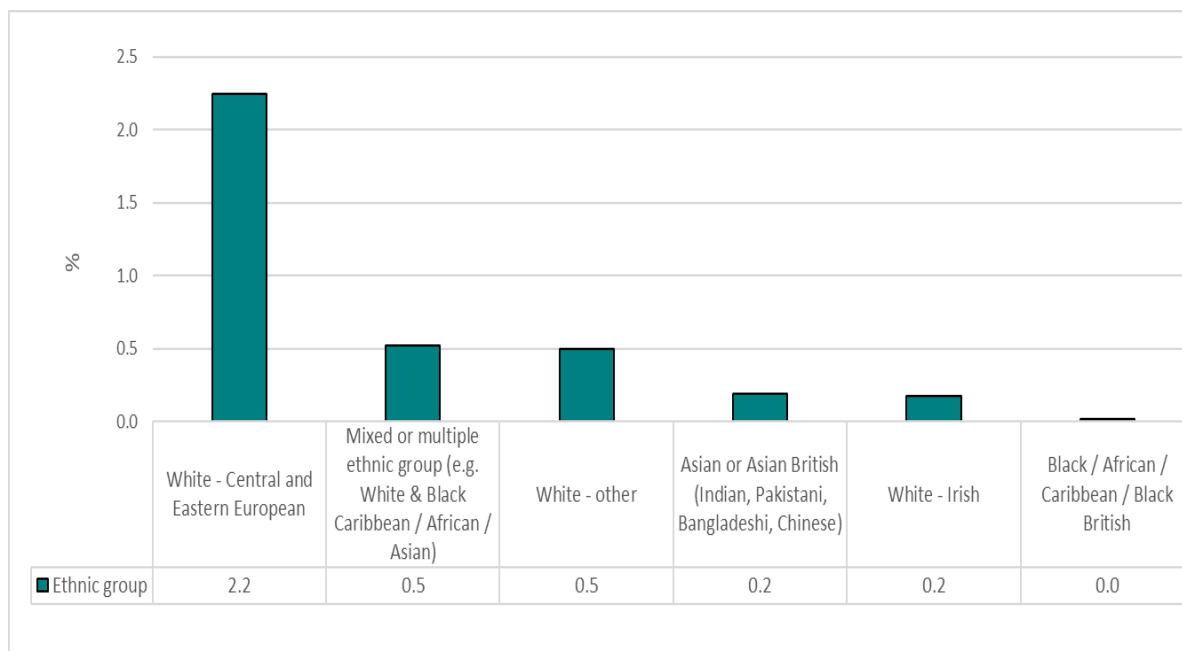
Source: 2020 household survey

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[35] Households not identifying as 'White British'

| Table 4.19      Housing need across BAME and all households | | |
| --- | --- | --- |
| **Reason for housing need** | **BAME (%)** | **All Households (%)** |
| N1 Under notice | 0.0 | 5.9 |
| N2 Too expensive | 0.0 | 11.5 |
| N3 Overcrowded | 0.0 | 16.9 |
| N4 Too difficult to maintain | 0.0 | 27.2 |
| N5 Sharing facilities | 0.0 | 0.0 |
| N6 Mobility/special need and unsuitable | 0.0 | 17.6 |
| N7 Lacks amenities | 0.0 | 1.6 |
| N8 Major disrepair | 100.0 | 7.9 |
| N9 Harassment/threats of harassment | 0.0 | 11.3 |
| **% with one or more housing need** | 12.7 | 9.9 |
| Base (all households with one or more housing need) | 239 | 5,265 |
| *Base* | *1,881* | *53,115* |

Source: 2020 household survey

4.77    Figure 4.4 presents the characteristics of BAME households derived from the household survey.

## Asylum seeker and refugees

4.78    According to the latest Home Office data, there have been 65 refugees resettled to the district under the Vulnerable Persons Resettlement Scheme since 2014. The first resettlements occurred between October and December 2016 and there has been an average of five each calendar quarter between October 2016 and December 2019.

4.79    Since reporting began in March 2014, Home Office data has reported 0 asylum seekers in receipt of Section 95 support in Newark and Sherwood. This is support for asylum seekers who have an asylum claim or appeal outstanding and failed asylum seekers who had children in their household when their appeal rights were exhausted, and includes those in receipt of:

- **Dispersed accommodation** - those in receipt of accommodation only, or both accommodation and subsistence; and

- **Subsistence only** - whereby the applicant receives cash to support themselves but who have found their own accommodation

**Figure 4.4          Characteristics of BAME households in Newark and Sherwood District**

## BAME HOUSEHOLDS

BAME CHARACTERISTICS DERIVED FROM THE 2020 HOUSEHOLD SURVEY

### Current home been adapted to suit the needs of someone with a disability?

- BAME: 8.5
- ALL: 7.6

● Yes %

### Satisfaction with repair %

| | BAME % | ALL % |
|---|---|---|
| Very Satisfied | 25.9 | 40.2 |
| Satisfied | 47.9 | 41.5 |
| Neither | 7.1 | 11.7 |
| Dissatisfied | 17.8 | 4.8 |
| Very Dissatisfied | 1.6 | 1.8 |

● BAME %     ● ALL %

### Tenure %

| | BAME % | ALL % |
|---|---|---|
| Owner Occupation | 39.9 | 70.7 |
| Private Rent | 42.1 | 14.4 |
| Affordable | 18.1 | 15 |

● BAME %     ● ALL %

### Income %

| | BAME % | ALL % |
|---|---|---|
| Under £300 p/w | 11.4 | 24.6 |
| £300 - £500 p/w | 36.7 | 23 |
| £500 - £750 p/w | 8.6 | 19.1 |
| Over £750 p/w | 43.3 | 33.3 |

● BAME %     ● ALL %

| TYPE | BAME % | ALL % |
|---|---|---|
| Single adult < 65 | 23.2 | 15.4 |
| Single adult > 65 | 0.0 | 11.7 |
| Couple only < 65 | 34.3 | 21.0 |
| Couple only > 65 | 7.8 | 19.6 |
| Couple 1/2 children < 18 | 26.2 | 12.8 |
| Couple 3+ children < 18 | 2.0 | 1.6 |
| Couple with children > 18 | 1.8 | 7.0 |
| Lone parent with 1/2 children < 18 | 0.4 | 4.0 |
| Lone parent with 3+ children < 18 | 0.0 | 0.9 |
| Lone parent with children > 18 | 2.2 | 3.3 |
| Other types | 2.0 | 2.8 |

| TYPE | BAME % | ALL % |
|---|---|---|
| 1/2 bedroom detached house | 0.0 | 1.0 |
| 3 bedroom detached house | 6.7 | 10.2 |
| 4+ bedroom detached house | 5.9 | 19.6 |
| 1/2 semi detached house | 31.7 | 6.0 |
| 3 bedroom semi detached house | 19.9 | 23.1 |
| 4+ bedroom semi detached house | 0.0 | 2.5 |
| 1/2 bedroom terraced house | 7.5 | 4.8 |
| 3 bedroom terraced house | 4.3 | 6.7 |
| 4+ bedroom terraced house | 0.0 | 0.6 |
| 1 bedroom flat | 6.4 | 3.7 |
| 2 bedroom flat | 4.0 | 3.2 |
| 3+ bedroom flat | 0.0 | 0.1 |
| 1/2 bedroom bungalow | 10.6 | 10.3 |
| 3+ bedroom bungalow | 0.4 | 6.4 |
| Other | 2.6 | 1.7 |

Source: 2020 household survey

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### Gypsy and Traveller Households

4.80     The district has a large Gypsy and Traveller population compared to many other local authorities. The 2011 Census identified 253 residents and 71 households.

4.81     The MHCLG Traveller Caravan Count (July 2019) identified a total of 283 caravans in Newark and Sherwood. All are identified as being on authorised sites (with planning permission) and are private rather than socially rented. 12 out of the 283 caravans have temporary planning permission. For three out of the seven counts prior to July 2019 there have been records of caravans on unauthorised sites, all of which have been classified as 'not tolerated'.

4.82     The MHCLG count of Travelling Showpeople caravans (undertaken annually every January) has recorded no Travelling Showpeople caravans in Newark and Sherwood between January 2014 and 2019.

4.83     A new Gypsy and Traveller Accommodation Assessment for the district has been produced and issued in February 2020. This recorded 379 existing pitches and identified a future need for 118 pitches between 2013-33 for households who meet the planning definition of a traveller. In addition 30 pitches to meet the needs of those households who did not meet the planning definition, and a potential further 21 pitches for undetermined households were also projected over the same time period.

## Other groups with particular housing requirements

4.84     This chapter concludes with a summary of the other household groups who have particular housing requirements in Newark and Sherwood.

### People who rent their homes

4.85     Chapter 2 presents a range of data on the characteristics of households who rent their homes – either privately or from a social housing provider.

### Younger people

4.86     The needs of younger people are considered in the overall affordable need and market mix analysis. Of all existing households in need, 4.6% have an HRP aged under 35. Affordable housing needs analysis indicates a household formation rate of 786 each year and 21.1% require affordable housing.  The breakdown by number of bedrooms needed for all newly forming households is: 14.9% 1-bedroom, 29.9% 2-bedroom, 46.8% 3-bedroom, 8.4% 4 or more-bedroom.

4.87     The dwelling mix analysis provides an insight into the current range of dwellings occupied by younger people and their aspirations and expectations.  This material is summarised in Table 4.20.  The majority of younger households live in 2 and 3-bedroom houses (70.7%), and although there is an aspiration towards 4-bedroom dwellings households are realistically expecting to move to a 3-bedroom house.

| Table 4.20 | Dwelling mix and younger households (all tenures) | | |
|---|---|---|---|
| | **16-34 Age Group** | | |
| **Dwelling type/no. of bedrooms** | **Current stock profile (%)** | **Aspirations (%)** | **Expectations (%)** |
| 1-bedroom house | 0.2 | 0.4 | 11.9 |
| 2-bedroom house | 31.1 | 12.2 | 14.2 |
| 3-bedroom house | 39.6 | 36.1 | 45.9 |
| 4 or more-bedroom house | 17.2 | 45.2 | 28.0 |
| 1-bedroom flat | 0.0 | 0.0 | 0.0 |
| 2-bedroom flat | 5.9 | 0.0 | 0.0 |
| 3 or more-bedroom flat | 0.0 | 0.0 | 0.0 |
| 1-bedroom bungalow | 5.8 | 0.0 | 0.0 |
| 2-bedroom bungalow | 0.0 | 0.0 | 0.0 |
| 3 or more-bedroom bungalow | 0.2 | 6.1 | 0.0 |
| 1-bedroom other | 0.0 | 0.0 | 0.0 |
| 2-bedroom other | 0.0 | 0.0 | 0.0 |
| 3 or more-bedroom other | 0.0 | 0.0 | 0.0 |
| **Total** | 100.0 | 100.0 | 100.0 |
| **Base** | 4,596 | 1,956 | 2,002 |

Source: 2020 household survey

## First time buyers

4.88    Analysis in Chapter 4 provided detailed information on the incomes of different types of household which will include first time buyers. The household survey also provides evidence of the range of dwellings moved into by first-time buyers. Most moved to 2- and 3-bedroom houses: 26.8% 2-bedroom, 46.8% 3-bedroom, with 8.2% moving to a 1-bedroom bungalow. 76.8% had a household income of at least £39,000 and 42.5% and income of between £23,400 up to £39,000.

## Self-build and custom housebuilding

4.89    The National Planning Policy Framework (NPPF) 2019 set out that the government wants to enable more people to build their own homes and wants to make this form of housing a mainstream housing option. The Self-Build and Custom Housebuilding Act 2015 and subsequent Self-Build and Custom Housebuilding (Register) Regulations 2016 require authorities to maintain a register of those who have expressed an interest in buying serviced plots. Local authorities are under a duty to have regard to these registers in carrying out their planning function. The 2020 household survey found that of newly forming households, 14.1% would be interested in a self-build scheme.

4.90    An anonymous copy of the council's register was analysed and contained 31 applications registered between 17th December 2018 and 24th November 2019. The effective number of applications is likely to be smaller due to:

* applicants currently living outside the district (9);

* applicants seeking plots outside the district or a location either inside or outside the district (4); and

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- applicants that state they already own plots (4).

4.91  All applicants were housed except one and all lived in houses, other than 2 who currently lived in a flat.

4.92  Questions related to plot size were completed only by 12 applicants and ranged from 600sqm to 8,000+sqm

4.93  The number of bedrooms being considered were:

- 4 or more bedrooms = 14;
- 2 or 3 bedrooms = 14;
- 1 bedroom = nil; and
- unsure = 3

4.94  It is difficult to assess the preferred location of plots as some applicants had wide areas of choice others were more selective. Of those seeking plots solely in the district, 8 applicants stated anywhere in the district and others stated a large selection of rural settlements. Southwell was the built-up area that featured in most of the applications that were seeking a number of areas but not anywhere in the district.

4.95  We examined a snapshot of planning applications for the erection of single dwellings over the period February to early May 2020 and found 24 applications, 2 of which were identified in the register.  We have no way of knowing whether these were registered self or custom build projects but it if this number is extrapolated to an annual rate (24x3=72), it is clear that plots do exist across the district and are potentially available to self or custom builders. Further, we visited websites to support self-builders and those selling land.  Our snapshot of websites revealed 6 suitable plots on offer as of May 2020.  Many more plots are listed but were discounted because of their existing use e.g. agricultural use, woodland and grassland.

4.96  In conclusion we find that there is no significant implication for the housing requirement as all but one applicant is currently housed.  Looking at the choice of location and preferred dwelling type and applicants project aims, the motivation for seeking a self or custom build plot can be described as aspirational.

4.97  Given the diversity of locational preferences and the relatively small number of applications some of which already have plots, the evidence does not exist to justify site allocations.  However, it is likely that plots at Southwell, if offered, would prove popular.

## Student housing need

4.98  In the 2011 Census there were 5,261 students in Newark and Sherwood District and 390 households where the HRP was a full-time student. No student households were identified in the 2020 household survey. Respondents to the stakeholder survey stated that the student market in Newark and Sherwood is very small.

4.99  Lincoln College has a campus in Newark which offers a small number of 'career degrees' validated by the University of Hull. Nottingham Trent University has Brackenhurst Campus to the south of Southwell and there has been investment in teaching and accommodation since 1999. The Core Strategy states that

*'The District Council will work with Nottingham Trent University and other partners to support the development of new educational and research facilities and additional student accommodation at the Brackenhurst Campus' (SOAP 2).'*

4.100  Several other universities are within a commutable radius such as the University of Nottingham, Nottingham Trent University and the University of Lincoln.

## Conclusion

4.101  In accordance with PPG, the HNA has considered the future need for specialist accommodation, the need for residential care and considered the role of general housing in meeting needs, in particular bungalows and homes that can be adapted to meet a change in needs.

4.102  The number of households headed by someone aged 60 or over is expected to increase by 27.1% between 2019 and 2033. According to household survey data the majority of older people aged 65 and over (73.9%) wanted to continue to live in their current homes with help and support when needed. 15.2% were planning to move in the next five years. Information from the household survey reveals a need to build smaller dwellings, particularly flats and bungalows for older people in the general market and specialist older persons' housing provision.

4.103  Across the district, there are currently around 3,206 units of specialist older persons accommodation. It is estimated that an additional 1,344 units of specialist older person accommodation will be needed by 2033. The HNA does not specify the precise nature of specialist older person dwellings to be built. This is to allow flexibility in delivery and PPG states that 'any single development may contain a range of different types of specialist housing'[36].

4.104  A key conclusion is that there needs to be a broader housing offer for older people across the district and the HNA has provided evidence of the scale and range of dwellings needed.

4.105  A wealth of information has been assembled from various sources which helps to scope out the likely level of disability across the district's population. Although it is a challenge to quantify the precise accommodation and support requirements, the HNA has helped to scope out where needs are arising and has provided indicators of specific needs across various needs groups.

4.106  Regarding housing for people with a health or disability related need, the 2020 household survey indicates that 22.9% of all residents have an illness or disability. This compares with 20.0% residents having fair/bad/very bad health reported in the 2011 Census. Around 7.5% of households live in dwellings that have either been purpose-built or adapted for someone with an illness or disability. There is expected to be an increase of around 427 dwellings needing major adaptation across all households to 2033.

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[36] PPG June 2019 Paragraph: 010 Reference ID: 63-010-20190626

4.107	Given the ageing population of the district and the identified levels of disability amongst the population, it is recommended that 1% of new dwellings are built to wheelchair accessible M4(3) standard and a minimum of 23% all new dwellings are built to M4(2) accessible and adaptable standard.

# 5. Overall housing need, affordable need and recommendations for dwelling type and mix

## Overall housing need

5.1   The target for housing delivery is 454 dwellings each year as presented in the Amended Core Strategy of March 2019. In comparison, the government's standard method calculation indicates a minimum need of 493 dwellings each year and the revised standard method currently out for consultation increases the need to 764 each year.

## Affordable housing need

5.2   A detailed analysis of affordable housing need in accordance with PPG is presented at Appendix C. This establishes an overall gross affordable need of 617 and after taking into account existing supply, affordable lettings and newbuild the net shortfall is 243 affordable dwellings each year. This number is higher than the 152 reported in the 2014 HNA.

5.3   Analysis confirms an affordable tenure split of 60% affordable rented and 40% affordable home ownership remains appropriate for Newark and Sherwood.

5.4   The overall mix of affordable housing (rented and affordable home ownership) is summarised in Table 5.1. A full breakdown of need and a detailed analysis of affordable need is presented at Appendix C.

| Table 5.1   Dwelling type and number of bedroom mix for affordable rented and intermediate tenures | | |
|---|---|---|
| Dwelling type/no. of bedrooms | Affordable/Social Rented | Intermediate |
| 1 or 2-bedroom house | 19.1 | 6.0 |
| 3-bedroom house | 23.7 | 36.6 |
| 4 or more-bedroom house | 15.5 | 36.6 |
| 1-bedroom flat | 5.9 | 0.0 |
| 2 or 3-bedroom flat | 0.1 | 0.2 |
| 1-bedroom bungalow | 9.9 | 1.3 |
| 2-bedroom bungalow | 21.0 | 8.3 |
| 3 or more-bedroom bungalow | 2.5 | 11.0 |
| Other | 2.3 | 0.0 |
| Total | 100.0 | 100.0 |

5.5   The recommended profile of new affordable/social rented dwellings based on gross need by sub-area is shown in Table 5.2 (number of bedrooms) and Table 5.3 (dwelling type and number of bedrooms).

**Table 5.2        Gross annual imbalance of affordable dwellings by sub-area and number of bedrooms (number)**

| Number of bedrooms | Sub-Area | | | | | | | | Newark and Sherwood |
|---|---|---|---|---|---|---|---|---|---|
| | Collingham | Mansfield Fringe | Newark | Nottingham Fringe | Rural South | Sherwood | Southwell | Sutton on Trent | |
| One | 3 | 12 | 69 | 0 | 7 | 14 | 0 | 2 | 108 |
| Two | 16 | 16 | 100 | 2 | 26 | 54 | 27 | 11 | 252 |
| Three | 7 | 48 | 38 | 13 | 3 | 22 | 27 | 4 | 162 |
| Four | 5 | 36 | 50 | 0 | 0 | 0 | 0 | 4 | 95 |
| Total | 31 | 112 | 258 | 15 | 35 | 90 | 54 | 21 | 617 |

**Table 5.3        Affordable dwelling type and number of bedrooms (%)**

| Dwelling type/size | Sub-Area | | | | | | | | Newark and Sherwood |
|---|---|---|---|---|---|---|---|---|---|
| | Collingham | Mansfield Fringe | Newark | Nottingham Fringe | Rural South | Sherwood | Southwell | Sutton on Trent | |
| 1 or 2-bedroom house | 58.6 | 0.0 | 11.7 | 0.0 | 71.0 | 42.5 | 0.0 | 27.2 | 19.1 |
| 3-bedroom house | 21.6 | 42.5 | 14.8 | 79.0 | 8.3 | 17.3 | 42.3 | 0.0 | 23.7 |
| 4 or more-bedroom house | 16.6 | 32.2 | 19.5 | 0.0 | 0.0 | 0.0 | 0.0 | 17.9 | 15.5 |
| 1-bedroom flat | 0.0 | 11.0 | 7.1 | 0.0 | 0.0 | 6.5 | 0.0 | 0.0 | 5.9 |
| 2 or 3-bedroom flat | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 3.7 | 0.1 |
| 1-bedroom bungalow | 0.0 | 0.0 | 19.8 | 0.0 | 0.0 | 8.9 | 0.0 | 9.7 | 9.9 |
| 2-bedroom bungalow | 3.1 | 14.2 | 27.1 | 12.2 | 20.7 | 17.9 | 23.6 | 23.2 | 21.0 |
| 3 or more-bedroom bungalow | 0.0 | 0.0 | 0.0 | 8.8 | 0.0 | 6.8 | 7.7 | 18.2 | 2.5 |
| Other | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 26.4 | 0.0 | 2.3 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Gross annual need | 31 | 112 | 258 | 15 | 35 | 90 | 54 | 21 | 617 |

## Future dwelling mix and development priorities

5.6 Having considered the overall housing need, affordable need and the needs of particular groups, this chapter establishes an overall dwelling type, size and tenure mix for Newark and Sherwood District. The detailed analysis underpinning this chapter is presented in Appendix D and covers the period 2019-2033.

5.7 In summary, the analysis uses the following data sources:

- household projections;

- dwelling stock information;

- data identifying the relationships between households and dwellings derived from the 2020 household survey; and

- data from the affordable housing need calculation.

5.8 The analysis considers overall dwelling type and mix under three scenarios:

- a **current demographic** scenario which assumes the relationship between households and the dwellings they occupy remains the same over the period;

- an **aspirations** scenario which looks at the aspirations of households by age group and household type; and

- an **expectations** scenario which considers what households expect to move to by age group and household type.

5.9 Figure 5.1 explores future dwelling mix and development priorities under these scenarios. Data relating to houses has been grouped into smaller 1 to 3 bedroom houses and larger 4 or more bedroom houses, recognising that most of the smaller houses built will have 2 or 3 bedrooms.

5.10 Under the current demographic scenario, strongest need is for 2 to 3 -bedroom houses and 2-bedroom bungalows. Analysis of household aspirations and expectations suggests a similar profile of need but an increasing emphasis on the need for bungalows and reduced need for 4 or more-bedroom houses.

**Figure 5.1      Summary of dwelling types in current stock (all tenures  under the current baseline demographic, aspiration and expectation scenarios**



| | 1 or 2-bedroom house | 3-bedroom house | 4 or more-bedroom house | 1 bedroom flat | 2 or more bedrom flat | 1 bedroom bungalow | 2 bedroom bungalow | 3 or more bedroon bungalow | Other |
|---|---|---|---|---|---|---|---|---|---|
| Demographic | 7.7 | 36.9 | 14.8 | 5.9 | 2.0 | 1.5 | 20.2 | 9.6 | 1.4 |
| Aspiration | 4.9 | 33.7 | 11.2 | -1.8 | 9.2 | 0.1 | 20.9 | 21.1 | 0.8 |
| Expection | -3.8 | 15.6 | 6.7 | 9.8 | 0.3 | 4.0 | 25.9 | 36.3 | 5.3 |
| Current stock | 11.9 | 40.0 | 22.7 | 3.7 | 3.3 | 1.9 | 8.4 | 6.4 | 1.7 |

**Dwelling type and size**
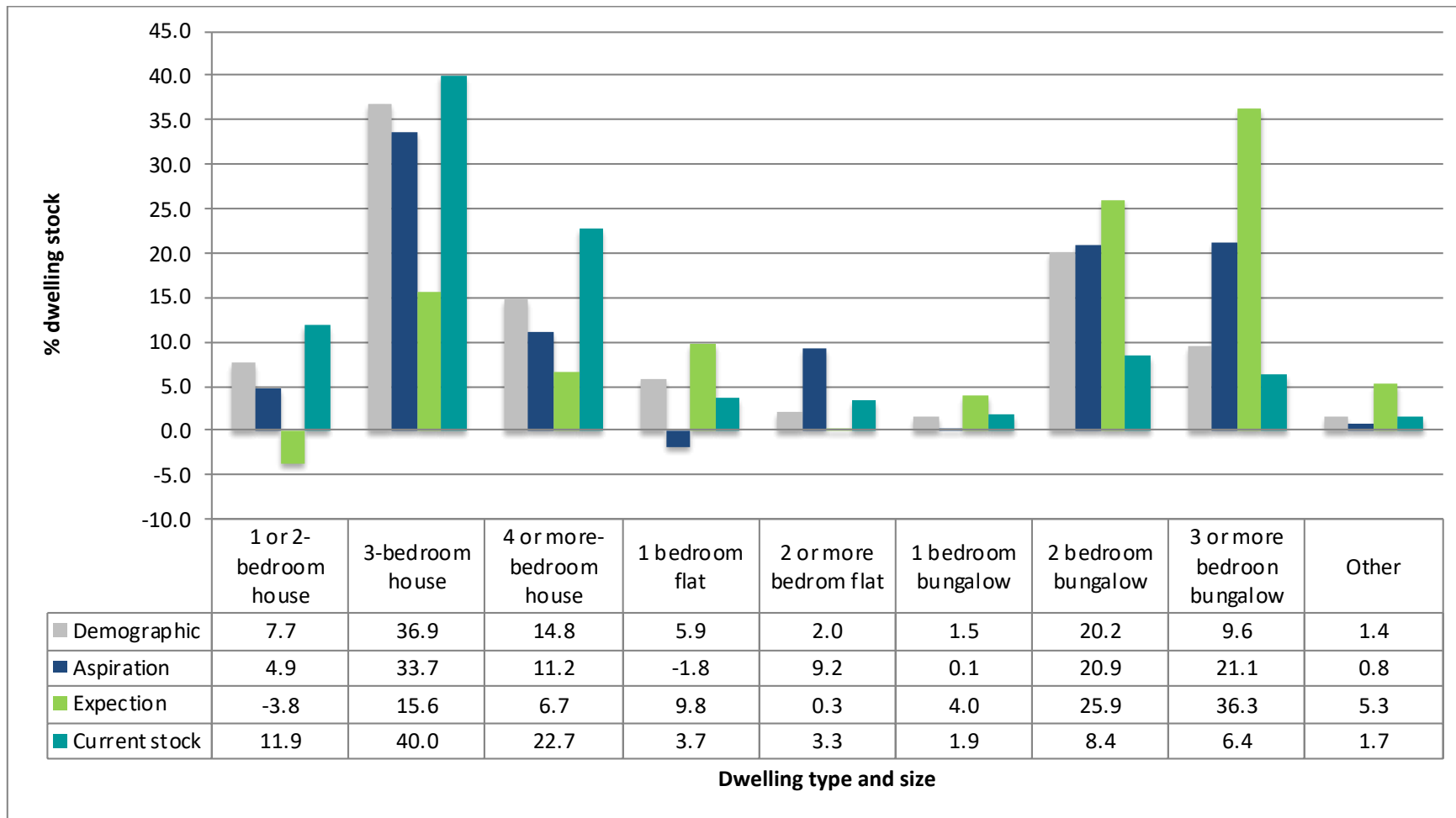
Source: 2020 household survey

## Summary of scenarios

5.11    Table 5.4 summarises the outputs of the dwelling type/mix scenario analysis.

| Table 5.4 | Summary of dwelling type/mix scenarios (all tenures) 2019-2033 | | | |
|---|---|---|---|---|
| **Dwelling type and number of bedrooms** | **Scenario** | | | **Current stock (%)** |
| | **Demographic baseline (%)** | **Aspiration (%)** | **Expectation (%)** | |
| 1 or 2-bedroom house | 7.7 | 4.9 | -3.8 | 11.9 |
| 3-bedroom house | 36.9 | 33.7 | 15.6 | 40.0 |
| 4 or more-bedroom house | 14.8 | 11.2 | 6.7 | 22.7 |
| 1-bedroom flat | 5.9 | -1.8 | 9.8 | 3.7 |
| 2 or more- bedroom flat | 2.0 | 9.2 | 0.3 | 3.3 |
| 1-bedroom bungalow | 1.5 | 0.1 | 4.0 | 1.9 |
| 2-bedroom bungalow | 20.2 | 20.9 | 25.9 | 8.4 |
| 3 or more-bedroom bungalow | 9.6 | 21.1 | 36.3 | 6.4 |
| Other | 1.4 | 0.8 | 5.3 | 1.7 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |
| **Dwelling type** | **Demographic baseline (%)** | **Aspiration (%)** | **Expectation (%)** | **Current stock (%)** |
| House | 59.4 | 49.8 | 18.4 | 74.6 |
| Flat | 7.9 | 7.3 | 10.0 | 7.0 |
| Bungalow | 31.3 | 42.0 | 66.3 | 16.7 |
| Other | 1.4 | 0.8 | 5.3 | 1.7 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |
| **Number of bedrooms** | **Demographic baseline (%)** | **Aspiration (%)** | **Expectation (%)** | **Current stock (%)** |
| 1 | 8.3 | -3.5 | 16.6 | 7.1 |
| 2 | 30.2 | 32.6 | 24.8 | 23.6 |
| 3 | 46.7 | 60.7 | 51.9 | 46.5 |
| 4 | 14.8 | 10.2 | 6.7 | 22.7 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |

Note: Minus figures indicate there is sufficient supply of a particular dwelling type under the scenario
Source: 2020 household survey

## Overall dwelling mix and development priorities by tenure 2019-2033

5.12    Table 5.5 summarises dwelling type/size mix based on the demographic scenario. This analysis assumes the Amended Core Strategy annual target of 454 dwellings based over the period 2019-2033, an overall affordable housing delivery of around 18% and intermediate of 12%. This is in line with current planning policy, tenure split recommendations and factors in the dwelling type/size analysis carried out as part of the affordable housing need calculation.  The table shows the overall dwelling mix by tenure.

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**Table 5.5    Overall dwelling type and number of bedrooms by and tenure mix under baseline demographic scenario, 2019-2033 (Tenure%)**

| Dwelling type and number of bedrooms | Tenure | | | Total |
|---|---|---|---|---|
| | Market | Affordable Rented | Intermediate | |
| 1 or 2-bedroom house | 5.0 | 19.1 | 6.0 | 7.7 |
| 3-bedroom house | 40.4 | 23.5 | 37.0 | 36.9 |
| 4 or more-bedroom house | 10.9 | 15.5 | 37.0 | 14.8 |
| 1-bedroom flat | 6.9 | 5.9 | 0.0 | 5.9 |
| 2 or more-bedroom flat | 2.8 | 0.1 | 0.2 | 2.0 |
| 1-bedroom bungalow | -0.6 | 9.9 | 1.3 | 1.5 |
| 2-bedroom bungalow | 22.1 | 21.0 | 7.4 | 20.2 |
| 3 or more-bedroom bungalow | 11.2 | 2.7 | 11.1 | 9.6 |
| Other | 1.5 | 2.3 | 0.0 | 1.4 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |
| **Dwelling type** | Market | Affordable Rented | Intermediate | Total |
| House | 56.3 | 58.0 | 80.0 | 59.4 |
| Flat | 9.6 | 6.0 | 0.2 | 7.9 |
| Bungalow | 32.7 | 33.6 | 19.8 | 31.3 |
| Other | 1.5 | 2.3 | 0.0 | 1.4 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |
| **Number of bedrooms** | Market | Affordable Rented | Intermediate | Total |
| 1 | 7.0 | 17.5 | 1.8 | 8.3 |
| 2 | 30.4 | 40.8 | 13.2 | 30.2 |
| 3 | 51.7 | 26.2 | 48.1 | 46.7 |
| 4 | 10.9 | 15.5 | 37.0 | 14.8 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |

Source: 2020 household survey

## Sub-area dwelling mix and development priority analysis

5.13    Having established an overall dwelling mix by type and size for the district as a whole, this section considers the sub-area dwelling mix and development priorities.

5.14    This is complementary analysis to the district-level analysis. Because detailed demographic projection data is not available at sub-area level, this analysis focuses on:

- the aspirations/expectations of market housing for households planning to move at the sub-area level;

- the need for affordable rented housing based on the findings of sub-area housing need analysis; and

- the need for affordable home ownership housing based on the district-wide need (this is used because the samples considering affordable home ownership at the sub-area level are too low for meaningful results).

5.15    Table 5.6 summarises the current dwelling stock profile by sub-area and Tables 5.7 to
        5.14 set out future development priorities by tenure each specific sub-areas.

| Table 5.6 | Profile of current dwelling type and number of bedrooms by sub-area and district expressed as proportions of the total stock | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | **Sub-areas** | | | | | | | | |
| **Dwelling type/number of bedrooms** | Collingham | Mansfield Fringe | Newark | Nottingham Fringe | Rural South | Sherwood | Southwell | Sutton on Trent | **District** |
| 1 to 2-bedroom house | 9.2 | 9.3 | 19.2 | 6.3 | 9.1 | 3.4 | 11.6 | 10.6 | 11.8 |
| 3-bedroom house | 30.9 | 41.8 | 44.2 | 32.7 | 30.8 | 46.3 | 29.0 | 30.5 | 40.0 |
| 4 or more-bedroom house | 31.5 | 21.7 | 12.0 | 44.8 | 34.7 | 17.2 | 42.8 | 37.7 | 22.7 |
| 1-bedroom flat | 0.3 | 2.3 | 6.2 | 0.7 | 0.0 | 4.6 | 1.3 | 1.1 | 3.7 |
| 2 or more-bedroom flat | 1.9 | 2.1 | 6.6 | 2.8 | 0.4 | 1.4 | 1.1 | 0.0 | 3.3 |
| 1-bedroom bungalow | 0.9 | 0.0 | 2.4 | 0.5 | 2.4 | 3.2 | 0.5 | 4.3 | 1.9 |
| 2-bedroom bungalow | 11.5 | 13.6 | 4.4 | 4.8 | 10.8 | 12.6 | 6.3 | 7.5 | 8.4 |
| 3 or more-bedroom bungalow | 13.3 | 6.9 | 2.6 | 6.5 | 11.0 | 9.7 | 6.1 | 7.3 | 6.4 |
| Other | 0.5 | 2.2 | 2.3 | 0.8 | 0.8 | 1.5 | 1.4 | 1.0 | 1.7 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| **Dwelling type** | | | | | | | | | |
| House | 71.6 | 72.9 | 75.4 | 83.8 | 74.6 | 66.9 | 83.3 | 78.8 | 74.5 |
| Flat | 2.2 | 4.4 | 12.8 | 3.6 | 0.4 | 6.0 | 2.4 | 1.1 | 7.0 |
| Bungalow | 25.8 | 20.5 | 9.5 | 11.9 | 24.2 | 25.6 | 12.8 | 19.1 | 16.8 |
| Other | 0.5 | 2.2 | 2.3 | 0.8 | 0.8 | 1.5 | 1.4 | 1.0 | 1.7 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| **Number of bedrooms** | | | | | | | | | |
| 1 | 2.0 | 3.5 | 11.4 | 1.7 | 3.6 | 8.6 | 2.5 | 7.1 | 7.1 |
| 2 | 22.3 | 25.5 | 29.8 | 14.4 | 19.9 | 18.2 | 19.7 | 17.3 | 23.6 |
| 3 | 44.2 | 49.3 | 46.8 | 39.2 | 41.8 | 56.0 | 35.1 | 37.8 | 46.5 |
| 4 | 31.5 | 21.7 | 12.0 | 44.8 | 34.7 | 17.2 | 42.8 | 37.7 | 22.7 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Base (2020 household survey) | 2,565 | 7,156 | 18,569 | 2,272 | 3,688 | 10,235 | 6,220 | 1,467 | 52,172 |

Source: VOA 2019

| Table 5.7 | Dwelling mix and future development priorities : Collingham | | | |
|---|---|---|---|---|
| Dwelling type and number of bedrooms | Current stock profile (%) | Market need profile (%) | Affordable rented need profile (%) | Intermediate need profile (%) |
| 1 to 2-bedroom house | 9.2 | 4.9 | 58.6 | 6.0 |
| 3-bedroom house | 30.9 | 46.8 | 21.6 | 35.8 |
| 4 or more-bedroom house | 31.5 | 17.9 | 16.6 | 35.8 |
| 1-bedroom flat | 0.3 | 0.0 | 0.0 | 0.0 |
| 2 or more-bedroom flat | 1.9 | 1.9 | 0.0 | 0.4 |
| 1-bedroom bungalow | 0.9 | 2.0 | 0.0 | 2.4 |
| 2-bedroom bungalow | 11.5 | 12.6 | 3.1 | 7.9 |
| 3 or more-bedroom bungalow | 13.3 | 13.9 | 0.0 | 11.7 |
| Other | 0.5 | 0.0 | 0.0 | 0.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |

| Table 5.8 | Dwelling mix and future development priorities: Mansfield Fringe | | | |
|---|---|---|---|---|
| Dwelling type and number of bedrooms | Current stock profile (%) | Market need profile (%) | Affordable rented need profile (%) | Intermediate need profile (%) |
| 1 to 2-bedroom house | 9.3 | 12.0 | 0.0 | 6.0 |
| 3-bedroom house | 41.8 | 26.9 | 42.5 | 35.8 |
| 4 or more-bedroom house | 21.7 | 34.3 | 32.2 | 35.8 |
| 1-bedroom flat | 2.3 | 2.5 | 11.0 | 0.0 |
| 2 or more-bedroom flat | 2.1 | 0.0 | 0.0 | 0.4 |
| 1-bedroom bungalow | 0.0 | 0.0 | 0.0 | 2.4 |
| 2-bedroom bungalow | 13.6 | 3.5 | 14.2 | 7.9 |
| 3 or more-bedroom bungalow | 6.9 | 20.7 | 0.0 | 11.7 |
| Other | 2.2 | 0.0 | 0.0 | 0.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |

| Table 5.9 | Dwelling mix and future development priorities: Newark | | | |
|---|---|---|---|---|
| Dwelling type and number of bedrooms | Current stock profile (%) | Market need profile (%) | Affordable rented need profile (%) | Intermediate need profile (%) |
| 1 to 2-bedroom house | 19.2 | 19.5 | 11.7 | 6.0 |
| 3-bedroom house | 44.2 | 30.7 | 14.8 | 35.8 |
| 4 or more-bedroom house | 12.0 | 25.5 | 19.5 | 35.8 |
| 1-bedroom flat | 6.2 | 4.0 | 7.1 | 0.0 |
| 2 or more-bedroom flat | 6.6 | 4.9 | 0.0 | 0.4 |
| 1-bedroom bungalow | 2.4 | 0.0 | 19.8 | 2.4 |
| 2-bedroom bungalow | 4.4 | 7.4 | 27.1 | 7.9 |
| 3 or more-bedroom bungalow | 2.6 | 6.7 | 0.0 | 11.7 |
| Other | 2.3 | 1.3 | 0.0 | 0.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |

| Table 5.10 | Dwelling mix and future development priorities: Nottingham Fringe | | | |
|---|---|---|---|---|
| Dwelling type and number of bedrooms | Current stock profile (%) | Market need profile (%) | Affordable rented need profile (%) | Intermediate need profile (%) |
| 1 to 2-bedroom house | 6.3 | 9.1 | 0.0 | 6.0 |
| 3-bedroom house | 32.7 | 46.7 | 79.0 | 35.8 |
| 4 or more-bedroom house | 44.8 | 22.7 | 0.0 | 35.8 |
| 1-bedroom flat | 0.7 | 0.0 | 0.0 | 0.0 |
| 2 or more-bedroom flat | 2.8 | 3.3 | 0.0 | 0.4 |
| 1-bedroom bungalow | 0.5 | 0.0 | 0.0 | 2.4 |
| 2-bedroom bungalow | 4.8 | 7.5 | 12.2 | 7.9 |
| 3 or more-bedroom bungalow | 6.5 | 9.2 | 8.8 | 11.7 |
| Other | 0.8 | 1.5 | 0.0 | 0.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |

| Table 5.11 | Dwelling mix and future development priorities: Rural South | | | |
|---|---|---|---|---|
| Dwelling type and number of bedrooms | Current stock profile (%) | Market need profile (%) | Affordable rented need profile (%) | Intermediate need profile (%) |
| 1 to 2-bedroom house | 9.1 | 15.5 | 71.0 | 6.0 |
| 3-bedroom house | 30.8 | 20.2 | 8.3 | 35.8 |
| 4 or more-bedroom house | 34.7 | 35.8 | 0.0 | 35.8 |
| 1-bedroom flat | 0.0 | 0.0 | 0.0 | 0.0 |
| 2 or more-bedroom flat | 0.4 | 1.2 | 0.0 | 0.4 |
| 1-bedroom bungalow | 2.4 | 0.0 | 0.0 | 2.4 |
| 2-bedroom bungalow | 10.8 | 14.4 | 20.7 | 7.9 |
| 3 or more-bedroom bungalow | 11.0 | 12.9 | 0.0 | 11.7 |
| Other | 0.8 | 0.0 | 0.0 | 0.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |

| Table 5.12 | Dwelling mix and future development priorities: Sherwood | | | |
|---|---|---|---|---|
| Dwelling type and number of bedrooms | Current stock profile (%) | Market need profile (%) | Affordable rented need profile (%) | Intermediate need profile (%) |
| 1 to 2-bedroom house | 3.4 | 0.0 | 42.5 | 6.0 |
| 3-bedroom house | 46.3 | 45.2 | 17.3 | 35.8 |
| 4 or more-bedroom house | 17.2 | 27.9 | 0.0 | 35.8 |
| 1-bedroom flat | 4.6 | 4.3 | 6.5 | 0.0 |
| 2 or more-bedroom flat | 1.4 | 1.1 | 0.0 | 0.4 |
| 1-bedroom bungalow | 3.2 | 0.0 | 8.9 | 2.4 |
| 2-bedroom bungalow | 12.6 | 15.3 | 17.9 | 7.9 |
| 3 or more-bedroom bungalow | 9.7 | 6.2 | 6.8 | 11.7 |
| Other | 1.5 | 0.0 | 0.0 | 0.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |

| Table 5.13 | Dwelling mix and future development priorities: Southwell | | | |
|---|---|---|---|---|
| Dwelling type and number of bedrooms | Current stock profile (%) | Market need profile (%) | Affordable rented need profile (%) | Intermediate need profile (%) |
| 1 to 2-bedroom house | 11.6 | 6.6 | 0.0 | 6.0 |
| 3-bedroom house | 29.0 | 33.3 | 42.3 | 35.8 |
| 4 or more-bedroom house | 42.8 | 24.0 | 0.0 | 35.8 |
| 1-bedroom flat | 1.3 | 0.0 | 0.0 | 0.0 |
| 2 or more-bedroom flat | 1.1 | 5.6 | 0.0 | 0.4 |
| 1-bedroom bungalow | 0.5 | 0.0 | 0.0 | 2.4 |
| 2-bedroom bungalow | 6.3 | 14.8 | 23.6 | 7.9 |
| 3 or more-bedroom bungalow | 6.1 | 15.2 | 7.7 | 11.7 |
| Other | 1.4 | 0.5 | 26.4 | 0.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |

| Table 5.14 | Dwelling mix: Sutton on Trent | | | |
|---|---|---|---|---|
| Dwelling type and number of bedrooms | Current stock profile (%) | Market need profile (%) | Affordable rented need profile (%) | Intermediate need profile (%) |
| 1 to 2-bedroom house | 10.6 | 8.4 | 27.2 | 6.0 |
| 3-bedroom house | 30.5 | 34.3 | 0.0 | 35.8 |
| 4 or more-bedroom house | 37.7 | 37.5 | 17.9 | 35.8 |
| 1-bedroom flat | 1.1 | 0.0 | 0.0 | 0.0 |
| 2 or more-bedroom flat | 0.0 | 1.1 | 3.7 | 0.4 |
| 1-bedroom bungalow | 4.3 | 0.0 | 9.7 | 2.4 |
| 2-bedroom bungalow | 7.5 | 3.4 | 23.2 | 7.9 |
| 3 or more-bedroom bungalow | 7.3 | 15.2 | 18.2 | 11.7 |
| Other | 1.0 | 0.0 | 0.0 | 0.0 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |

## Conclusions

5.16    The purpose of this chapter has been to explore the relationship between households and dwellings occupied to establish an indication of appropriate dwelling mix and future development priorities for Newark and Sherwood District over the period ending in 2033.

5.17    Analysis concludes there is an ongoing need for a range of types and sizes of dwelling across the district. Overall dwelling mix analysis which informs future development priorities indicates a particular need for 3-bedroom houses and 2 or more bedroom bungalows (Table 5.5). There also remains a need for 4 or more-bedroom houses (although more 2-bedroom bungalows are needed than 4 or more bedroom houses). Within the affordable/social rented sector, modelling indicates a particular need for 1 to 3-bedroom houses and 1 and 2-bedroom bungalows. Affordable home ownership need is mainly for 2, 3 and 4 bedroom houses and 2 or more -bedroom bungalows.

5.18    When household aspirations and what people would expect are considered, there is a stronger emphasis on bungalows/level access accommodation.

5.19    Sub-area analysis has considered appropriate profiles of market, affordable rented and affordable homeownership based on local evidence and help inform future development priorities.

5.20    Having established future household change and the implications this has for dwelling type, number of bedrooms and tenure mix, the council can make an informed strategic decision on the type and bedroom profile of dwellings that will need to be built to meet need over the plan period.

# 6.    Conclusion: policy and strategic issues

## Introduction

6.1    This document has been prepared to equip the council and their partners with robust, defensible and transparent information to help inform strategic decision-making and the formulation of appropriate housing and planning policies. The work also takes account of government policy and planning practice guidance.

6.2    The Newark and Sherwood HNA 2020 will help the council plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

6.3    A clear aim of this HNA is to provide a nuanced understanding of the future housing requirement in accordance with PPG.  It is clear that the principal policy challenge is to address the quantity of demographically driven need.  Within this are significant changes in the demographic profile of future need.

6.4    This concluding chapter summarises key messages from the research findings, structured around a commentary on the current and future housing markets and key local strategic issues.

## Housing market and key drivers

6.5    Across Newark and Sherwood there are an estimated 57,392 dwellings and 53,115 households and 2.4% of dwellings are vacant. In terms of dwelling stock:

- 70.6% of occupied dwellings are owner occupied, 14.2% are private rented and 15% are affordable (14.4% rented from council or housing association and 0.6% affordable home ownership);

- 74.4% of dwellings are houses (30.8% detached, 31.6% semi-detached and 12% terraced), 17% are bungalows and 6.9% are flats and 1.7% are other types of property including caravans;

- most dwellings have 2 or 3 bedrooms, with 5.8% having 1 bedroom, 23.8% 2 bedrooms, 51.0% 3 bedrooms and 19.4% 4 or more bedrooms;

- 29.3% of dwellings were built before 1945 and 30% has been built since 1982; and

- an estimated 18% of all dwelling stock is non-decent.

6.6    The population in 2019 was 122,578 and this is due to increase by 10,616 to 133,194 by 2033 (or by 8.7%). The population is projected to increase across all age groups with the largest increases across older age groups (21.8% increase of people aged 65-74, 33% aged 75-84 and 66.1% aged 85+). Latest 2018-based ONS projections suggest an increase of around 6,000 households over the period 2019 to 2033, with an increase of around 6,300 households with a household reference person aged 65 or over and a decline of around 300 households with a household reference person aged under 65.

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## Prices, rents and affordability

6.7     In 2019, lower quartile house prices were £127,500 (East Midlands £138,000, England £152,000) and median prices were £181,750. Lower quartile private rents in 2019 were £498 and median rents were £576.

6.8     Across the district, the minimum income required for entry-level/lower quartile renting was £23,904. For buying an entry-level/lower quartile property, the minimum income required was is £32,786. These calculations assumed that a rent is affordable if no more than 25% of household income is spent on rent and if buying, a property should cost no more than 3.5x household income and a 10% deposit is available.

6.9     Across most sub-areas, households had to spend at least 25% of income on rent. Across the district, lower quartile income households had to spend 39.8% of income on a lower quartile rent; and median income households had to spend 27.6% on a median rent. This indicates affordability pressures at the lower end of the private rented market.

6.10    For open market purchase, the ratio of lower quartile income to price was 7.2x and for median income to median price it was 4.9x. Both ratios are above the benchmark 3.5x and without substantial deposits the ability to buy is a challenge to many households.

6.11    Key workers on entry-level grades are generally having to spend more than 25% of their income on rent. Private renting was generally affordable to households with multiple minimum/living wages. For buying, analysis assumed that a 10% deposit was available but indicated that income multiples in excess of 3.5x were generally needed for key workers and those on minimum/living wages who wanted to buy.

## The needs of different groups

6.12    Particular needs which have been recognised in the HNA include:

- an additional supply of 1,344 units specialist older person accommodation needed by required by 2033;

- a minimum of 1% of new dwellings are built to M4(3) wheelchair accessible standard; and a minimum of 23% all new dwellings are built to M4(2) accessible and adaptable standard;

- over the period 2019 to 2035[37], there are expected to be an additional 2,418 people aged 65 and over with a mobility problem, 1,064 with a moderate or serious visual impairment, 1,075 with dementia and 3,026 more older people with a limiting long-term illness;

- there are 2,280 people within a learning disability across the borough and this is projected to increase to 2,522 by 2035[38];

- there are around 5,600 people with one or more psychotic disorders (which produce disturbance in thinking and perception enough to distort perception of reality);

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[37] Note data not modelled to 2033

[38] Note data not modelled to 2033

- 12.9% of black and minority ethnic (BAME) households are in some form of housing need compared with 9.9% of all households; and

- a need for 118 additional authorised Gypsy and Traveller pitches over the period 2013 to 2033.

6.13    The HNA has also evidenced a range of adaptations and home improvements needed by households. This includes more insulation (45.6%), better heating (34%), double glazing (27.1%), bathroom adaptations (20.2%), internal handrails (16.1%), external handrails (13.3%), improved ventilation (12.2%) and adaptations relating to sensory needs (10.1%).

## Overall housing need, affordable need and dwelling mix

6.14    The target for housing delivery across Newark and Sherwood is 454 each year over the period 2019-2033 as set out in the Amended Core Strategy (March 2019).  Over the period 2007/8 to 2018/19 an annual average of 417 dwellings have been built and in the past 5 years 2014/15 to 2018/19 the annual average has increased to 512, of which 21.4% have been affordable.

6.15    The gross annual need for affordable housing is 617 and the net need 243 each year based on a clearance of existing (backlog) need over a 5 year period. If the net need is cleared over a 10 year period, the annual need is 86 and if cleared over the period to 2033 the need is 55.

6.16    An overall tenure split of 70% market and 30% is reasonable based on this evidence, with an affordable tenure split of 60% social/affordable rented housing and 40% affordable home ownership options as defined in the NPPF.  The affordable tenure split is based on the tenure preferences of households in affordable need and what they could afford and supports current policy and confirms that the split evidenced in the previous 2014 housing needs survey remains appropriate.

6.17    Table 5.5 sets out recommended future development priorities by tenure, property type and number of bedrooms across Newark and Sherwood.

6.18    Overall dwelling mix analysis which informs future development priorities indicates a particular need for 3 bedroom houses and 2 or more bed bungalows. There also remains a need for 4 or more-bedroom houses (although more 2-bedroom bungalows are needed than 4 or more-bedroom houses). Within the affordable/social rented sector, modelling indicates a particular need for 1 to 3-bedroom houses and 1 and 2-bedroom bungalows. Affordable home ownership need is mainly for 2, 3 and 4-bedroom houses and 2 or more bedroom bungalows.

6.19    When household aspirations and what people would expect are considered, there is a stronger emphasis on bungalows/level access accommodation.

| Table 6.1 | Recommended development priorities by type, size and tenure | | | |
|---|---|---|---|---|
| **Dwelling type/number of bedrooms** | **Tenure** | | | **Total** |
| | **Market** | **Affordable Rented** | **Intermediate** | |
| 1 to 2 -bedroom house | 5.1 | 19.1 | 6.0 | 7.7 |
| 3-bedroom house | 40.5 | 23.5 | 36.6 | 36.9 |
| 4 or more-bedroom house | 10.9 | 15.5 | 36.6 | 14.8 |
| 1-bedroom flat | 6.9 | 5.9 | 0.0 | 5.9 |
| 2 or 3-bedroom flat | 2.8 | 0.1 | 0.2 | 2.0 |
| 1-bedroom bungalow | -0.6 | 9.9 | 1.3 | 1.5 |
| 2-bedroom bungalow | 22.2 | 21.0 | 8.3 | 20.2 |
| 3 or more-bedroom bungalow | 11.2 | 2.7 | 11.0 | 9.6 |
| Other | 1.1 | 2.3 | 0.0 | 1.4 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |
| **Dwelling type** | **Market** | **Affordable Rented** | **Intermediate** | **Total** |
| House | 56.4 | 58.0 | 79.2 | 59.4 |
| Flat | 9.7 | 6.0 | 0.2 | 7.9 |
| Bungalow | 32.8 | 33.6 | 20.6 | 31.3 |
| Other | 1.1 | 2.3 | 0.0 | 1.4 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |
| **Number of bedrooms** | **Market** | **Affordable Rented** | **Intermediate** | **Total** |
| 1 | 7.1 | 17.5 | 1.8 | 8.3 |
| 2 | 30.2 | 40.8 | 14.0 | 30.2 |
| 3 | 51.9 | 26.2 | 47.6 | 46.7 |
| 4 | 10.9 | 15.5 | 36.6 | 14.8 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |

Note: Columns may not sum due to rounding errors

6.20     It is clear that the district's sub-areas have different characteristics in terms of their housing stock, house prices, rentals, household income and characteristics as well as different levels of housing need. The council may wish to consider further how a policy response to the issues identified in this HNA might differ. Whilst this is addressed by the council's settlement hierarchy-based policies, housing needs and requirements and the headroom for meeting these needs in terms of the location and quality of sites and site development viability differ considerably.

6.21     A principal driver of change is the ageing population and the council will face the challenge of working with the HNS and other partners to ensure a co-ordinated response to cover housing, specialist housing, adaptations, care and support needs. Responses will differ in accordance with sub-area characteristics and in particular the ability of some households to self-fund solutions to their future requirements.

6.22     A further challenge that is less easily defined is the demographic change due to changing levels of international migration due to Brexit and the government's emerging policy on immigration. Impact of this is uncertain at this time and potentially distorted by the impact on international travel due to the Covid-19 pandemic.

## Key strategic messages

6.23    Key strategic messages from the HNA include:

- New development needs to reflect the needs of an ageing population whilst continuing to develop housing for younger age groups and a range of income groups to support economic growth ambitions. The overall focus needs to be on delivering 2 and 3–bedroom dwellings and a marked increase in the delivery of bungalows is needed.

- There is a need to improve the delivery of affordable housing to address identified need. The current 30% target remains ambitious although in recent years the level of affordable delivery has improved. Affordable home ownership options for key workers should also be considered given the affordability challenges across the district.

- The majority of older people want to remain in their own home with help and support when needed. There is therefore a need to improve support services available to older people across all tenures. Additionally there is a need to increase the specialist older persons housing provision, for instance extra care and retirement housing.

- There is a need to regularly review the needs of different groups and the impact of physical disability and mental health on housing need. There is a specific need to deliver 1% of new dwellings to M4(3) wheelchair accessible standard and a minimum of 23% of new homes to M4(2) accessible and adaptable standard.

# List of Technical Appendices

- Technical Appendix A:      Affordable housing definitions (page 124)

- Technical Appendix B:      Research methodology (page 125);

- Technical Appendix C:      Affordable housing need (page 127);

- Technical Appendix D:      Dwelling type and mix analysis (page 144);

- Technical Appendix E:      Stakeholder consultation responses (page 156)

# Technical Appendix A: Affordable housing definitions

## Affordable housing definitions

Definitions relating to affordable housing are presented in the NPPF 2019 (Annex 2):

**Affordable housing**: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a)      **Affordable housing for rent**: meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for social rent or affordable rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes, affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b)      **Starter homes**: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c)      **Discounted market sales housing** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d)      **Other affordable routes to home ownership** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to government or the relevant authority specified in the funding agreement.

# Technical Appendix B: Research methodology

## Overall approach

B.1     A multi-method approach was adopted in order to prepare a robust and credible HNA for Newark and Sherwood which included:

- a survey of households across the district. 13,266 households in the district were selected using structured random sampling to complete a questionnaire in February and March 2020. 2,143 valid questionnaires were returned and used in data analysis. This represents a 16.2% response rate overall resulting in a district-level sample error of +/-2.1%;

- an online survey of key stakeholders including representatives from the council and neighbouring council's district and county councils, councillors, housing associations, house builders, voluntary groups and some independent representatives; and

- a review of relevant secondary data including the 2011 Census, house price trends, CORE lettings data and MHCLG Statistics.

## Baseline dwelling stock information and Household Survey sample errors

B.2     Table B.1 summarises total dwelling stock, the achieved responses and sample errors by survey area.

| Table B.1 | Survey responses and sampling error by sub-area | | | |
|---|---|---|---|---|
| **Sub-area** | **Households numbers (2020 address data)** | **Sample Achieved** | **Sampling error** | |
| | | | *Result* | |
| Collingham | 2,584 | 286 | ± | 5.5% |
| Mansfield Fringe | 7,233 | 176 | ± | 7.3% |
| Newark | 18,899 | 214 | ± | 6.7% |
| Nottingham Fringe | 2,316 | 300 | ± | 5.3% |
| Rural South | 3,778 | 333 | ± | 5.1% |
| Sherwood | 10,456 | 223 | ± | 6.5% |
| Southwell | 6,345 | 322 | ± | 5.3% |
| Sutton on Trent | 1,504 | 289 | ± | 5.2% |
| **Newark and Sherwood District** | **53,115** | **2,143** | **±** | **2.1%** |

Source: Council Tax Data 2020
Sample error is based on the 95% confidence interval which is the industry standard to establish result accuracy.

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## Weighting and grossing

B.4    In order to proceed with data analysis, it is critical that survey data is weighted to take into account response and non-response bias and grossed up to reflect the total number of households. Weighting for each survey area was based on:

- **Tenure** (the proportion of affordable (social rented and intermediate tenure) and open market dwellings based on 2011 Census data);

- **Age of Household Reference Person** based on the proportions of household reference people aged under 65 and 65 or over living in affordable and open market provision derived from the 2011 Census; and

- **Council Tax occupied dwellings** based on the number of occupied dwellings and used as a grossing factor in the weighting to ensure that there is a suitable uplift on the Census 2011 data.

B.5    Ultimately, the survey element of the assessment is sufficiently statistically robust to undertake detailed analysis and underpin core outputs of the study down to the survey areas presented in Table B.1. Furthermore, the survey findings are enhanced and corroborated through analysis of secondary data and stakeholder consultation.

# Technical Appendix C: Affordable housing need calculations

## Introduction

C.1    The purpose of this section is to set out the affordable housing need calculations for the district of Newark and Sherwood using the framework for analysis established in the PPG 2019.

C.2    All households whose needs are not met by the market can be considered (to be) in affordable housing need[39]. PPG 2019 then considers how affordable housing need should be calculated:

*'Strategic policy-makers will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).'[40]*

C.3    The 2020 household survey together with council data provide an appropriate source of data from which a robust assessment of need can be calculated.

C.4    Affordable housing need analysis and modelling has been prepared in accordance with PPG guidance at the district and sub-area level. In summary, the model reviews in a stepwise process:

Stage 1:      Current housing need (gross backlog);
Stage 2:      Newly arising need;
Stage 3:      Likely future affordable housing supply; and
Stage 4:      Total and annual need for affordable housing

C.5    Table C.1 provides an overall summary of needs analysis and a description of each stage of the model is then discussed in detail in this appendix. Table C.2 provides a comparison of the analysis with previous Newark and Sherwood data from 2014. Table C.3 includes the total and annual need for affordable housing at 5 years, 10 years and over the life of the plan and finally Table C.4 provides the affordable need analysis at sub-area level.

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[39] PPG 2019 Paragraph: 018 Reference ID: 2a-018-20190220

[40] PPG 2019 Paragraph: 019 Reference ID: 2a-019-20190220

| Table C.1 | Affordable housing need calculation for Newark and Sherwood District Council | | |
|---|---|---|---|
| Step | Stage and Step description | Calculation | Total |
| | | Total households | 53,115 |
| **Stage1: CURRENT NEED** | | | |
| **1.1** | Total existing households in need | Total | 5,265 |
| **1.2** | **In need who cannot afford open market (buying or renting)** | **(30% affordability)** | 49.4% |
| **1.2a** | **In need who cannot afford open market (buying or renting)** | **Number** | 2,603 |
| **Stage 2: FUTURE NEED** | | | |
| 2.1 | New household formation (Gross per year) | Based on national rate | 786 |
| 2.2 | % of new households requiring affordable housing | % based on actual affordability of households forming | 21.1 |
| 2.2a | Number of new households requiring affordable housing | Number cannot afford | 166 |
| 2.3 | Existing households falling into need | Annual requirement | 138 |
| **2.4** | **TOTAL newly arising housing need (gross each year)** | **2.2a + 2.3** | 304 |
| **Stage 3: AFFORDABLE HOUSING SUPPLY** | | | |
| 3.1 | Affordable dwellings occupied by households in need | Based on 1.1 | 715 |
| 3.2 | Surplus stock | Vacancy rate <2% so no surplus stock assumed | 0 |
| 3.3 | Committed supply of new affordable units | Annual average | 354 |
| 3.4 | Units to be taken out of management | Annual average | 32 |
| 3.5 | Total affordable housing stock available | 3.1+3.2+3.3-3.4 | 1,037 |
| 3.6 | Annual supply of social re-lets (net) | Annual supply (3-year average) | 350 |
| 3.7 | Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels | Annual supply (3-year average) | 24 |
| **3.8** | **Annual supply of affordable housing** | **3.6+3.7** | 374 |
| **Stage 4: ESTIMATE OF ANNUAL HOUSING NEED** | | | |
| 4.1 | Total backlog need | 1.2a-3.5 | 1,566 |
| 4.2 | Quota to reduce over plan period | Annual reduction | 20% |
| 4.3 | Annual backlog reduction | Annual requirement | 313 |
| 4.4 | Newly arising need | 2.4 | 304 |
| 4.5 | Total annual affordable need (gross need) | 4.3+4.4 | 617 |
| 4.6 | Annual affordable supply | 3.8 | 374 |
| **4.7** | **NET ANNUAL SHORTFALL (4.5-4.6)** | **NET** | 243 |

Source: 2020 Household survey, RP Core Lettings and Sales data. Table subject to minor rounding errors

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| Table C.2 | Final housing need comparison 2014 and 2020 | | | |
|---|---|---|---|---|
| **Stage 4: ESTIMATE OF ANNUAL HOUSING NEED** | | **FINAL STAGE** | **2020** | **2014** |
| 4.1 | Total backlog need | 1.2a-3.5 | **1,566** | **677** |
| 4.2 | Quota to reduce over plan period | Annual reduction | **20%** | **20%** |
| 4.3 | Annual backlog reduction | Annual requirement | **313** | **135** |
| 4.4 | Newly arising need | 2.4 | **304** | **602** |
| 4.5 | Total annual affordable need (gross need) | 4.3+4.4 | **617** | **737** |
| 4.6 | Annual affordable supply | 3.8 | **374** | **585** |
| **4.7** | **NET ANNUAL SHORTFALL (4.5-4.6)** | **NET** | **243** | **152** |

Source: 2020 Household survey, RP Core Lettings and Sales data, 2014 Newark and Sherwood Housing Need Report

C.6    The main variances between the 2014 affordable need data and the current data are  a higher total backlog need who require affordable housing  and lower level of newly-arising need because market prices are affordable to around 80% of newly-forming households (this excludes households falling into need who are included in the newly-arising need figure).

| Table C.3 | Final annual affordable housing need 2020 to 2033 using different assumptions for clearing the backlog of need | | | | |
|---|---|---|---|---|---|
| **Stage 4: ESTIMATE OF ANNUAL HOUSING NEED** | | | **Backlog clearance period** | | |
| | | **FINAL STAGE** | **5 years** | **10 years** | **to 2033** |
| 4.1 | Total backlog need | 1.2a-3.5 | 1,566 | 1,566 | 1,566 |
| 4.2 | Quota to reduce over plan period | Annual reduction | **20%** | **10%** | **8%** |
| 4.3 | Annual backlog reduction | Annual requirement | 313 | 157 | 125 |
| 4.4 | Newly arising need | 2.4 | 304 | 304 | 304 |
| 4.5 | Total annual affordable need (gross need) | 4.3+4.4 | 617 | 461 | 429 |
| 4.6 | Annual affordable supply | 3.8 | 374 | 374 | 374 |
| **4.7** | **NET ANNUAL SHORTFALL (4.5-4.6)** | **NET** | **243** | **86** | **55** |

Source: 2020 Household survey, RP Core Lettings and Sales data

## Table C.4        Affordable housing need calculation by sub-area

| Step | Stage and Step description | Sub-Area | Collingham | Mansfield Fringe | Newark | Nottingham Fringe | Rural South | Sherwood | Southwell | Sutton on Trent | Newark and Sherwood Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | **Stage1: CURRENT NEED** | | | | | | | | | | |
| 1.1 | Total in need | | 189 | 536 | 2,007 | 173 | 350 | 1,243 | 594 | 173 | 5,265 |
| 1.2 | % in need who cannot afford open market (buying or renting) | (%) | 51.9 | 62.7 | 62.1 | 28.2 | 34.4 | 34.6 | 37.9 | 56.8 | 49.4 |
| 1.2a | TOTAL in need and cannot afford open market (buying or renting) | **Total** | 98 | 336 | 1,246 | 49 | 121 | 430 | 225 | 98 | 2,603 |
| | **Stage 2: FUTURE NEED** | | | | | | | | | | |
| 2.1 | New household formation (Gross per year) | Based on national rate | 38 | 107 | 280 | 34 | 56 | 155 | 94 | 22 | 786 |
| 2.2 | Number of new households requiring affordable housing | (%) | 51.0 | 17.0 | 11.2 | 24.6 | 23.3 | 30.1 | 27.4 | 14.0 | 21.1 |
| 2.2a | Number of new households requiring affordable housing | Number | 20 | 18 | 31 | 8 | 13 | 47 | 26 | 3 | 166 |
| 2.3 | Existing households falling into need | Annual requirement | 0 | 55 | 55 | 0 | 7 | 15 | 3 | 3 | 138 |
| 2.4 | **Total newly-arising housing need (gross each year)** | 2.2a + 2.3 | 20 | 73 | 87 | 8 | 20 | 62 | 28 | 6 | 304 |
| | **Stage 3: AFFORDABLE HOUSING SUPPLY** | | | | | | | | | | |
| 3.1 | Affordable dwellings occupied by households in need | (based on 1.1) | 16 | 112 | 311 | 16 | 19 | 162 | 67 | 12 | 715 |
| 3.2 | Surplus stock | Vacancy rate <2% so no surplus stock assumed | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3.3 | Committed supply of new affordable units | Current supply | 24 | 33 | 93 | 0 | 25 | 131 | 33 | 15 | 354 |
| 3.4 | Units to be taken out of management | Annual estimate | 1 | 4 | 16 | 1 | 1 | 5 | 2 | 2 | 32 |
| 3.5 | Total affordable housing stock available | 3.1+3.2+3.3-3.4 | 39 | 141 | 388 | 15 | 43 | 288 | 98 | 25 | 1,037 |
| 3.6 | Annual supply of social re-lets (net) | Annual Supply (3 year average) | 10 | 55 | 149 | 8 | 15 | 83 | 24 | 6 | 350 |
| 3.7 | Annual supply of intermediate affordable housing available for re-let or resale at sub-market levels | Annual Supply (3 year average) | 1 | 4 | 10 | 1 | 1 | 5 | 1 | 1 | 24 |
| 3.8 | Annual supply of affordable housing | 3.6+3.7 | 11 | 59 | 159 | 9 | 16 | 88 | 25 | 7 | 374 |
| | **Stage 4: ESTIMATE OF ANNUAL HOUSING NEED** | | | | | | | | | | |
| 4.1 | Total backlog need | 1.2a-3.5 | 59 | 195 | 858 | 34 | 78 | 142 | 127 | 73 | 1566 |
| 4.2 | Quota to reduce over 5 years | Annual reduction | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% |
| 4.3 | Annual backlog reduction | Annual requirement | 12 | 39 | 172 | 7 | 16 | 28 | 25 | 15 | 313 |
| 4.4 | Newly-arising need | 2.4 | 20 | 73 | 87 | 8 | 20 | 62 | 28 | 6 | 304 |
| 4.5 | Total annual affordable need | 4.3+4.4 | 31 | 112 | 258 | 15 | 35 | 90 | 54 | 21 | 617 |
| 4.6 | Annual affordable capacity | 3.8 | 11 | 59 | 159 | 9 | 16 | 88 | 25 | 7 | 374 |
| 4.7 | **Net annual imbalance** | **4.5-4.6 NET** | **20** | **53** | **99** | **6** | **20** | **3** | **29** | **14** | **243** |

Source: 2020 household survey, RP Core Lettings and Sales data

## Stage 1:  Current households in affordable housing need

C.7    PPG 2019[41] states that 'strategic policy-making authorities' can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:

- the number of homeless households;

- the number of those in priority need who are currently housed in temporary accommodation;

- the number of households in over-crowded housing;

- the number of concealed households;

- the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and

- the number of households from other tenures in need and those that cannot afford their own homes, either to rent or to own if that is their aspiration.'

C.8    PPG 2019 notes that care should be taken to avoid double-counting and to only include those households who cannot afford to access suitable housing in the market.

C.9    Using evidence from the 2020 household survey, a total of 5,265 households are identified to be in housing need representing 9.9% of all households across the district (arc[4] would expect between 5 and 10% of households in need based on our other studies).

## Homeless households and households in temporary accommodation

C.10   Table C.5 considers trends in decisions and acceptances of homeless households and indicates that an annual average of 107 households have been accepted as homeless over the period 2010/11 to 2017/18.

| Table C.5 | Homeless decisions and acceptances 2010/11 to 2017/18 | |
|---|---|---|
| Year | Decisions made | Accepted as homeless |
| 2010/11 | 103 | 96 |
| 2011/12 | 124 | 110 |
| 2012/13 | 131 | 119 |
| 2013/14 | 145 | 127 |
| 2014/15 | 139 | 121 |
| 2015/16 | 128 | 94 |
| 2016/17 | 131 | 104 |
| 2017/18 | 124 | 88 |
| Total | 1,025 | 859 |
| Annual Average | 128 | 107 |

Source: MHCLG Homelessness Statistics

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[41] Paragraph: 020 Reference ID: 2a-021-20190220

C.11    The 2020 household survey identifies a total of **384** households who are either homeless or living in temporary accommodation.

## Overcrowding and concealed households

C.12    The extent to which households are overcrowded is measured using the 'bedroom standard'. This allocates a standard number of bedrooms to each household in accordance with its age/sex/marital status composition. A separate bedroom is allocated to each married couple, any other person aged 21 or over, each pair of adolescents aged 10-20 of the same sex and each pair of children under 10. Any unpaired person aged 10-20 is paired if possible, with a child under 10 of the same sex, or, if that is not possible, is given a separate bedroom, as is any unpaired child under 10. This standard is then compared with the actual number of bedrooms (including bedsits) available for the sole use of the household.

C.13    The 2020 household survey identifies a total of **1,088** households living in overcrowded conditions (around 2.0% of all households).

## Existing affordable tenants in need

C.14    The 2020 household survey identified a total of **715** affordable tenants in housing need.

## Households in other tenures in need

C.15    The 2020 household survey identified a total of **4,031** other households in need.

## Summary of existing households in need

C.16    Table C.6 provides a summary of the number of existing households in need and after taking into account households with more than one need, the final Figure of 5,265 is established. Note that the components of need do not sum to 5,265 because a household may have more than one need.

| Table C.6 | Reason for housing need |
|---|---|
| **Reason for need** | **Total in need** |
| Homeless household / in temporary accommodation | 384 |
| Overcrowded/concealed | 1,088 |
| Existing affordable tenants in need | 953 |
| Other tenures in need | 4,031 |
| All households in need | 5,265 |

Source: 2020 household survey

C.17    Step 1.2 then considers the extent to which households can afford open market prices or rents, tested against lower quartile prices at sub-area level (Table C.7). This analysis has been based on lower quartile prices for 2019 derived from Land Registry address-level data and private sector rents from lettings reported by Zoopla during 2019.

C.18    This analysis demonstrates that across the district 49.4% of existing households in need could not afford open market prices or rents (2,603 households).

| Table C.7 | Lower quartile house prices and private rent levels by sub-area (2019 data) | |
| --- | --- | --- |
| Sub-Area | Lower quartile price (£) | Lower quartile private rent (£ each month) |
| Collingham | 208,498 | 594 |
| Mansfield Fringe | 118,748 | 550 |
| Newark | 124,000 | 485 |
| Nottingham Fringe | 273,000 | 674 |
| Rural South | 185,000 | 576 |
| Sherwood | 110,000 | 494 |
| Southwell | 240,000 | 594 |
| Sutton on Trent | 197,000 | 650 |
| Newark and Sherwood | 127,500 | 498 |

Source: Data produced by Land Registry © Crown copyright 2019, Zoopla 2019

## Stage 2:  Newly arising affordable need

C.19    The 2019 PPG considers how the number of newly-arising households likely to need affordable housing: '*Projections of affordable housing need will have to reflect new household formation, the proportion of newly forming households unable to buy or rent in the market area, and an estimation of the number of existing households falling into need. This process will need to identify the minimum household income required to access lower quartile (entry level) market housing (strategic policy-making authorities can use current cost in this process but may wish to factor in anticipated changes in house prices and wages). It can then assess what proportion of newly-forming households will be unable to access market housing.*'[42]

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[42] Paragraph: 021 Reference ID: 2a-021-20190220

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### New household formation (gross per year)

C.20    An overall view on household formation can be derived from national estimates and household survey data. The national household formation rate reported in the English Housing Survey is currently 1.48% based on the latest three-year average national rate reported in the English Housing Survey over the period 2015/16 to 2017/18.  Applying this to the district population results in a gross formation rate of **786**.

C.21    The household survey indicated that an average of **383** households have actually formed in the past 5 years but **811** expect to form in the next five years.  The average of all these combined is closest to the national average formation total of 786, therefore, this is the total used in this analysis.

C.22    Household survey income data was analysed to identify the proportion of newly forming households who could afford lower quartile house prices and/or rents based on a 30% affordability calculation.  Overall 21.1% could not afford open market prices or rents (**166** each year).

### Existing households expected to fall into need

C.23    The household survey identified an annual need of **138** households who are likely to fall into need. This is based on the number of households who want to move into social renting from private tenures because they are in need based on survey evidence.

### Total newly arising housing need (gross per year)

C.24    Total newly arising need is calculated to be **304** households each year across the district.

## Stage 3:  Affordable housing supply

C.25    The 2019 PPG states how the current stock of affordable housing supply should be calculated:

- *the number of affordable dwellings that are going to be vacated by current occupiers that are fit for use by other households in need;*

- *suitable surplus stock (vacant properties); and*

- *the committed supply of new net affordable homes at the point of the assessment (number and size).[43]*

C.26    Total affordable housing stock available = Dwellings currently occupied by households in need + surplus stock + committed additional housing stock – units to be taken out of management.

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[43] Paragraph: 022 Reference ID: 2a-022-20190220

## Step 3.1    Affordable dwellings occupied by households in need

C.27    This is an important consideration in establishing the net levels of housing need as the movement of these households within affordable housing will have a nil effect in terms of housing need.

C.28    A total of **715** households are current occupiers of affordable housing in need. Although the movement of these households within affordable housing will have a nil effect in terms of housing need (i.e. they already live in affordable housing), the model assumes that these households will move in the next 5 years to address their housing need.

## Step 3.2    Surplus stock

C.29    A proportion of vacant properties are needed to allow households to move within housing stock. Across the social rented sector, this proportion is generally recognised as being 2%. Stock above this proportion is usually assumed to be surplus stock.  Modelling assumes no surplus social rented stock across the district.

## Step 3.3    Committed supply of new affordable units

C.30    Using council data provided as an as an indication for future supply, it is assumed there is a committed supply of **354** affordable dwellings annually across the district. This is based on the position at 1st April 2019.

## Step 3.4    Units to be taken out of management

C.31    Over the three year period 2017/18 to 2019/20 a total of 96 dwellings have been taken out of management as they have been sold under the right to buy. The model assumes an annual average of **32** units to be taken out of management.

## Step 3.5    Total affordable housing stock available

C.32    The Figure based on the sum of steps 3.1 to 3.4 is **1,037** dwellings.

## Step 3.6    Annual supply of social re-lets

C.33    Over the three period 2016/17 to 2018/19 CORE data recorded a total of 1,051 general lettings made across the district and an annual average of **350.**

## Step 3.7    Annual supply of intermediate re-lets/sales

C.34    Over the period 2016/17 to 2018/19, a total of 72 intermediate tenure dwellings have been built across the district. The model therefore assumes an annual average of **24** intermediate re-lets/sales.

## Summary of Stage 3

C.35 Overall, the model assumes a stock of **1,037** affordable dwellings expected to be available over the next 5 years. In addition, the model assumes there is an annual affordable supply through general lettings and intermediate sales/relets of **374** dwellings.

# Stage 4: Estimate of total annual need for affordable housing

## Overview

C.36 Analysis has carefully considered how housing need is arising within the district by identifying existing households in need (and who cannot afford market solutions), newly forming households in need and existing households likely to fall into need in line with PPG.

C.37 This has been reconciled with the overall supply of affordable dwellings. Based on the affordable need framework model, analysis suggests that **there is an overall annual net imbalance of 243 dwellings each year**.

C.38 Stage 4 brings together the individual components of the needs assessment to establish the total net annual shortfall.

## Step 4.1    Total backlog need

C.39 Step 4.1 is the total backlog need which is derived from the number of households in Step 1.2a minus total affordable housing stock available (Step 3.5). The total backlog need is **1,566**.

## Steps 4.2 to 4.6

C.40 Step 4.2 is a quota to reduce the total backlog need which is assumed to be 20% in this case. However, evidence has also been provided in this report to show affordable need at different time periods.

C.41 Step 4.3 is the annual backlog reduction based on Step 4.2 (**313** each year). The standard CLG recommended model recommendation is to clear the backlog over 5 years (20%).

C.42 Step 4.4 is a summary of newly arising need from both newly forming households and existing households falling into need (**304** each year).

C.43 Step 4.5 is the total annual affordable need based on Steps 4.3 and 4.4 (**617** each year) (*this is also the gross need*).

C.44 Step 4.6 is the annual social/affordable rented and intermediate tenure capacity based on Step 3.7 (**374** each year).

## Total gross and net shortfall

C.45    The overall gross shortfall across the district is **617** affordable dwellings each year. After taking into account supply of affordable accommodation, the net shortfall is **243** each year. This justifies a continued need for a robust affordable housing policy.

## Relationship between current housing stock and current and future needs

C.46    The 2019 PPG states that '*Strategic policy-making authorities will need to look at the current stock of different sizes and assess whether these match current and future needs*'[44]. The analysis of affordable housing need therefore includes a review of the dwelling sizes of new affordable units.

C.47    Table C.8 calculates affordable need as a percentage and summarises the gross and net shortfalls by sub-area. Table C.9 breaks down the need by size (number of bedrooms) each year.

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[44] 2019 PPG Paragraph 023 Reference ID: 2a-023030190220

| Table C.8 | Gross annual imbalance of affordable dwellings by sub-area and number of bedrooms percent | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Number of bedrooms** | **Sub-Area** | | | | | | | | **Newark and Sherwood** |
| | Collingham | Mansfield Fringe | Newark | Nottingham Fringe | Rural South | Sherwood | Southwell | Sutton on Trent | |
| One | 11.1 | 11.0 | 26.9 | 0.0 | 18.7 | 15.4 | 0.0 | 9.7 | 17.5 |
| Two | 50.7 | 14.2 | 38.7 | 12.2 | 73.0 | 21.5 | 50.0 | 52.3 | 35.1 |
| Three | 21.6 | 42.5 | 14.8 | 87.8 | 8.3 | 63.1 | 50.0 | 20.0 | 31.9 |
| Four or more | 16.6 | 32.2 | 19.5 | 0.0 | 0.0 | 0.0 | 0.0 | 17.9 | 15.5 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| Gross Need | 31 | 112 | 258 | 15 | 35 | 90 | 54 | 21 | 617 |
| Net Need | 20 | 53 | 99 | 6 | 20 | 3 | 29 | 14 | 243 |

Source: 2020 household survey. Table may have minor rounding errors

| Table C.9 | Net annual imbalance of affordable dwellings by sub-area and number of bedrooms (number) | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Number of bedrooms** | **Sub-Area** | | | | | | | | **Newark and Sherwood** |
| | Collingham | Mansfield Fringe | Newark | Nottingham Fringe | Rural South | Sherwood | Southwell | Sutton on Trent | |
| One | 2 | 6 | 27 | 0 | 4 | 0 | 0 | 1 | 40 |
| Two | 10 | 7 | 38 | 1 | 14 | 1 | 14 | 7 | 93 |
| Three | 4 | 22 | 15 | 6 | 2 | 2 | 14 | 3 | 68 |
| Four | 3 | 17 | 19 | 0 | 0 | 0 | 0 | 2 | 42 |
| Total | 20 | 53 | 99 | 6 | 20 | 3 | 29 | 14 | 243 |

Source: 2020 household survey;

C.48 Table C.10 compares the current supply of affordable housing with the net annual shortfall. This suggests that the profile of need is broadly reflective of the existing stock. The greatest imbalances are in 1 bedroom stock (annual net need is below the level of stock) and there is a notable need for larger 4 or more bedroom dwellings compared with supply. Overall, most need (67.8%) is for two and three bedroom dwellings and 72.7% of existing stock has two or three bedrooms. Therefore, the existing affordable stock profile is broadly supporting the range of need evidenced in this HNA.

| Table C.10 | Comparison between current affordable stock and estimated annual net affordable need | | | | | |
|---|---|---|---|---|---|---|
| Number of bedrooms | Current stock (RP) | Current stock (Council) | All affordable stock | % | Annual net affordable need % | Variance |
| 1-bedroom | 632 | 1,282 | 1,914 | 25.1 | 17.3 | -7.8 |
| 2-bedroom | 859 | 2,116 | 2,975 | 38.9 | 35.2 | -3.7 |
| 3-bedroom | 633 | 1,948 | 2,581 | 33.8 | 32.6 | -1.2 |
| 4 or more-bedroom | 50 | 120 | 170 | 2.2 | 14.9 | 12.7 |
| Total | 2,174 | 5,466 | 7,640 | 100.0 | | |
| Missing data | 305 | | 305 | | | |
| Grand Total | 2,479 | 5,466 | 7945 | | | |

Source (current supply): Regulator of Social Housing Statistical Data Return 2019, 2018/19 Local Authority Housing Statistics. Note data on the number of bedrooms for 305 dwellings is not available in the SDR

## Comparison with housing register

C.49 Table C.11 compares the findings from the 2020 household survey-based analysis of housing need with the housing register. The register indicates a majority of need is for one-bedroom dwellings but the 2020 household survey suggests a broader range of affordable need.

| Table C.11 | Comparison between housing register and household survey evidence of affordable need by number of bedrooms (proportion (%) need according to each source | |
|---|---|---|
| Number of bedrooms | Housing Register 2018/19 | 2020 Household Survey |
| 1-bedroom | 69.5 | 17.3 |
| 2-bedroom | 23.7 | 35.2 |
| 3-bedroom | 6.7 | 32.6 |
| 4 or more-bedroom | 0.1 | 14.9 |
| Total | 100.0 | 100.0 |
| Base | 2,864 | 306 |

Source: Local Authority Housing Statistics 2018/19; 2020 Household Survey

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## Dwelling type and size

C.50    Table C.12 shows the type and size requirements of affordable housing based on the annual gross imbalance. This analysis is based on what existing households in affordable need expect to move to along with the type/size of dwelling newly forming households moved to. This would suggest an overall dwelling mix of 61% houses, 30.5% bungalows, 5.3% flats and 3.1% other accommodation types including specialist housing. This analysis also feeds into the overall market mix analysis of the HMA.

| Dwelling type/size | Collingham | Mansfield Fringe | Newark | Nottingham Fringe | Rural South | Sherwood | Southwell | Sutton on Trent | Newark and Sherwood |
|---|---|---|---|---|---|---|---|---|---|
| **Table C.12** | **Affordable dwelling type and number of bedrooms (%)** | | | | | | | | |
| 1 or 2-bedroom house | 58.6 | 0.0 | 11.7 | 0.0 | 71.0 | 0.0 | 0.0 | 27.2 | 16.9 |
| 3-bedroom house | 21.6 | 42.5 | 14.8 | 79.4 | 8.3 | 62.9 | 41.8 | 0.0 | 25.5 |
| 4 or more-bedroom house | 16.6 | 32.2 | 19.5 | 0.0 | 0.0 | 0.0 | 0.0 | 17.9 | 17.3 |
| 1-bedroom flat | 0.0 | 11.0 | 7.1 | 0.0 | 0.0 | 6.5 | 0.0 | 0.0 | 5.3 |
| 2 or 3-bedroom flat | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 3.7 | 0.2 |
| 1-bedroom bungalow | 0.0 | 0.0 | 19.8 | 0.0 | 0.0 | 8.9 | 0.0 | 9.7 | 8.7 |
| 2-bedroom bungalow | 3.1 | 14.2 | 27.1 | 12.2 | 20.7 | 21.5 | 23.6 | 23.2 | 20.7 |
| 3 or more-bedroom bungalow | 0.0 | 0.0 | 0.0 | 8.4 | 0.0 | 0.2 | 8.2 | 18.2 | 2.2 |
| Other | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 26.4 | 0.0 | 3.1 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 | 100.0 |
| | 20 | 53 | 99 | 6 | 20 | 3 | 29 | 14 | 243 |

Source: 2020 household survey

## Tenure split

C.51    In order to consider an appropriate affordable housing tenure split, the analysis considers the expressed tenure preferences of existing households in need and newly forming households and the relative affordability of alternative tenure options.

C.52    The NPPF states that 10% of dwellings on larger sites should be made available for affordable home ownership.

C.53    Table C.13 sets out the tenure split based on the tenure preferences of existing and newly forming households. Whilst some sub-areas show more of an imbalance in tenures, the average overall for the district is 55% social/affordable rented and 45% intermediate tenure. This tenure mix is in line with the district's recommendations in the Adopted Core Strategy 2019 of 60% affordable and 40% intermediate.

C.54    When the data is split into existing household and newly forming household's preference, the results shows slightly different results. Overall the tenure split amongst existing households is 64.5% affordable and 35.5% intermediate. For newly forming households the split is 45.8% affordable and 54.2% intermediate.

| Table C.13 | Affordable tenure split by sub-area | | |
|---|---|---|---|
| | **Tenure** | | |
| **Settlement** | Affordable/social rented | Intermediate tenure | Total |
| Collingham | 57.2 | 42.8 | 100.0 |
| Mansfield Fringe | 84.0 | 16.0 | 100.0 |
| Newark | 57.5 | 42.5 | 100.0 |
| Nottingham Fringe | 43.0 | 57.0 | 100.0 |
| Rural South | 74.3 | 25.7 | 100.0 |
| Sherwood | 28.0 | 72.0 | 100.0 |
| Southwell | 74.9 | 25.1 | 100.0 |
| Sutton on Trent | 56.4 | 43.6 | 1000 |
| Newark and Sherwood | 55.2 | 44.8 | 100.0 |

Source: 2020 household survey

C.55    Further tests of affordability (Tables C.14 and C.15) confirms a range of affordable and intermediate tenure options are affordable to both existing and newly forming households.

| Table C.14 | Intermediate tenure options | | |
|---|---|---|---|
| **Intermediate product** | **Newark and Sherwood price*** | **% existing households can afford** | **% newly forming households can afford** |
| Discounted home ownership | £140,743 | 32.0 | 11.2 |
| Help to buy | £127,225 | 37.0 | 18.6 |
| 50% Shared ownership | £81,788 | 38.9 | 22.2 |
| 25% Shared ownership | £43,166 | 47.8 | 23.3 |

Source: 2020 household survey – *prices based on mortgage required/rent payments minus 10% deposit

| Table C.15 | Affordable tenure options | | |
|---|---|---|---|
| **Affordable Product** | **Income required** | **% existing households can afford** | **% newly forming households can afford** |
| Social rent | £14,198 | 77.7 | 64.1 |
| Affordable rent | £19,749 | 63.8 | 51.5 |

Source: 2020 household survey

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# Technical Appendix D:  Dwelling mix and modelling

## Introduction

D.1     This technical appendix describes the method used by arc[4] to establish future dwelling type and size mix across the district. It presents the baseline data used as a starting point for the analysis and how data are interpreted to establish a reasonable view on dwelling type and mix.

## Starting points

D.2     There are four main data sources which underpin the analysis:

- household projections;

- dwelling stock information;

- data identifying the relationships between households and dwellings derived from the 2020 household survey; and

- data derived from affordable housing need analysis.

### Household projections

D.3     These are used to establish the number of households by Household Reference Persons (HRP) and household type using the 2014-based data, and how this is expected to change over the plan period 2019 to 2033.

D.4     The change in the number of households over these periods can be established and, assuming that the dwelling needs of these households do not change significantly over the plan period, the potential impact on type and number of bedrooms of future dwellings can be determined.

### Dwelling stock

D.5     This is based on the 2019 household survey.

### Relationship between households and dwellings

D.6     The relationship between the age of Household Reference Person, household type and dwellings occupied by type and size can be derived from the 2020 household survey.

D.7     The data available is summarised in Table D.1. For each age group, the proportion of Household Reference Persons (HRPs) by household type living in different type/size and size of dwelling has been estimated.

D.8     The 2020 household survey also provides data on household aspirations and what households would expect to move to. This data can also be broken down by HRP age group and household type.

D.9    By combining this range of data, it is possible to model the likely change in dwelling type/size requirements with reference to:

- the current relationship between HRP/household type and dwelling type/size and this remaining constant over the plan period (demographic baseline);

- household aspirations by HRP/household type (aspirations); and

- what households would expect by HRP/household type (expect).

| Table D.1 | Age groups, household type and dwelling types used | | |
|---|---|---|---|
| Age group of Household Reference Person | Household type | Dwelling type | Number of bedrooms |
| 16 to 24 | One-person household | 1-bedroom house | 1-bedroom |
| 25 to 34 | Couple only household | 2-bedroom house | 2-bedrooms |
| 35 to 44 | Household with 1 or 2-child(ren) | 3-bedroom house | 3-bedrooms |
| 45 to 59 | Households with 3-children | 4 or more-bedroom house | 4 or more-bedrooms |
| 60 to 84 | Other multi-person household | 1-bedroom flat | All |
| 85+ | All | 2-bedroom flat | |
| All | | 3 or more-bedroom flat | |
| | | 1 or 2-bedroom bungalow | |
| | | 3 or more-bedroom bungalow | |
| | | All | |

Source: Household survey 2019

## Applying the data at district level 2019-2033

D.10   Applying the data at district level is done in a systematic way. Firstly, the change in the number of households by age group and household type is established from household projections. Assuming that the dwelling needs of these households do not change over the plan period, the overall impact on type/size of dwellings can be determined.

D.11   This is further explained by a worked hypothetical example.

- In 2019, 32.9% of couples (650) with an HRP aged 25-34 lived in a two-bedroom house and there was a total of 1,977 households in this age and HRP cohort. By 2033, the number of households in this cohort is expected to decline slightly to 1,623 and assuming that 32.9% live in a two-bedroom house, there will be 534 living in two-bedroom houses. There will be a net decrease in need by 116 from this particular cohort for two-bedroom houses.

- In contrast, the number of couples aged 60-84 is expected to increase from 12,089 in 2019 to 14,607 in 2033. In 2019, 13.9% (1,680) lived in two-bedroom houses and this would increase to 2,030 in 2033. There would be a net increase in need of 350 from this particular cohort for two-bedroom dwellings.

D.12    Tables D.2A and D.2B present the baseline demographic data for the district. The total number of households is expected to increase by around 5,409 over the period 2019-2033 using 2014-based MHCLG household projections. Growth is mainly expected across older age cohorts, with absolute declines in HRPs aged 25-34 and 45-59. Figure D1 illustrates how the number of households by HRP age is expected to change 2019-2033.

**Figure D.1        Change in HRP age groups 2019 to 2033**



| | 15_24 | 25_34 | 35_44 | 45_59 | 60_84 | 85+ |
|---|---|---|---|---|---|---|
| Change in HRP Age Groups 2019 to 2033 | 218 | -510 | 1,402 | -1,708 | 3,886 | 2,120 |
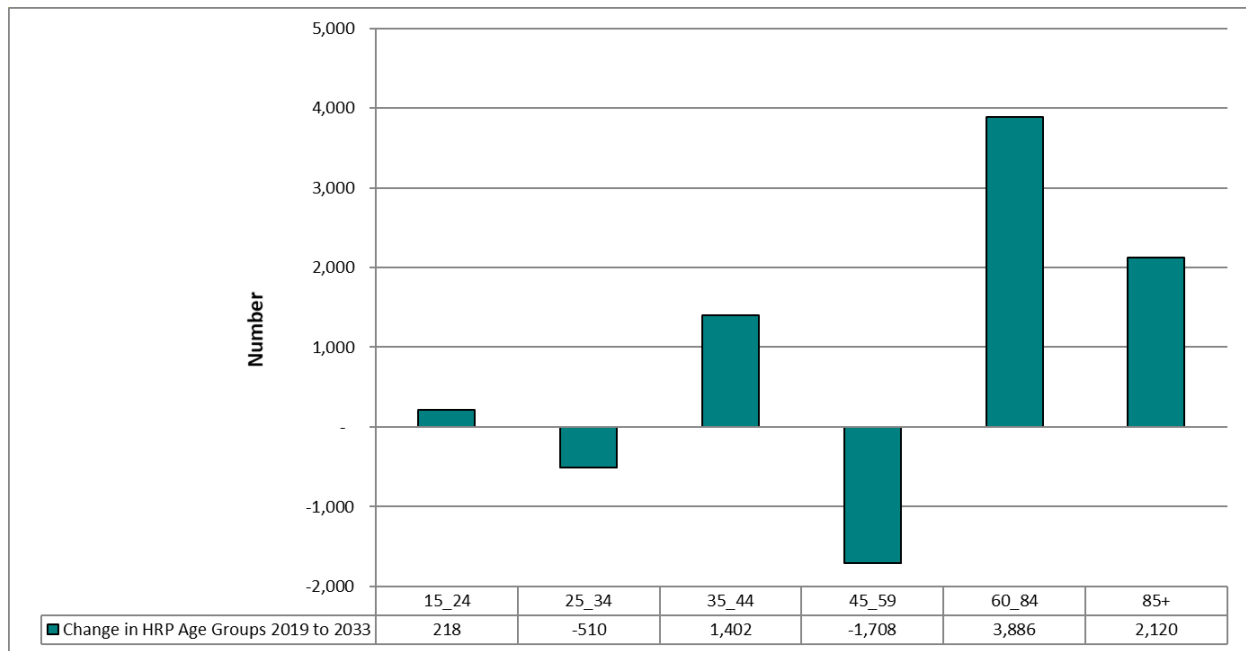
Source: 2014-based MHCLG household projections

| Table D.2A | Change in number of households by age group 2019-2033 | | | |
|---|---|---|---|---|
| **Age group** | **Household (HH) Type** | **Year** | | **Change in households 2019-2033** |
| | | 2019 | 2033 | |
| **16-24** | One person | 317 | 311 | -6 |
| | Couple only | 260 | 267 | 7 |
| | Household with 1 or 2-children | 628 | 809 | 181 |
| | Household with 3-children | 37 | 39 | 2 |
| | Other multi-person household | 153 | 187 | 34 |
| | **Total** | **1,395** | **1,613** | **218** |
| **25-34** | One person | 1,306 | 1,251 | -55 |
| | Couple only | 1,219 | 968 | -251 |
| | Household with 1 or 2-children | 2,408 | 2,076 | -332 |
| | Household with 3-children | 631 | 604 | -27 |
| | Other multi-person household | 502 | 657 | 155 |
| | **Total** | **6,066** | **5,556** | **-510** |
| **35-44** | One person | 1,397 | 1,925 | 528 |
| | Couple only | 752 | 745 | -7 |
| | Household with 1 or 2-children | 4,114 | 4,950 | 836 |
| | Household with 3-children | 890 | 937 | 47 |
| | Other multi-person household | 326 | 324 | -2 |
| | **Total** | **7,479** | **8,881** | **1,402** |
| **45-59** | One person | 3,688 | 3,681 | -7 |
| | Couple only | 3,608 | 2,203 | -1,405 |
| | Household with 1 or 2-children | 4,686 | 4,901 | 215 |
| | Household with 3-children | 602 | 693 | 91 |
| | Other multi-person household | 2,965 | 2,363 | -602 |
| | **Total** | **15,549** | **13,841** | **-1,708** |
| **60-84** | One person | 7,042 | 7,561 | 519 |
| | Couple only | 10,195 | 12,961 | 2,766 |
| | Household with 1 or 2-children | 304 | 441 | 137 |
| | Household with 3-children | 22 | 33 | 11 |
| | Other multi-person household | 2,296 | 2,749 | 453 |
| | **Total** | **19,859** | **23,745** | **3,886** |
| **85+** | One person | 1,546 | 2,724 | 1,178 |
| | Couple only | 521 | 1,136 | 615 |
| | Household with 1 or 2-children | 5 | 6 | 1 |
| | Household with 3-children | 0 | 0 | 0 |
| | Other multi-person household | 249 | 575 | 326 |
| | **Total** | **2,321** | **4,441** | **2,120** |

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| Table D.2B | Change in number of households 2019-2033 (all ages) | | | |
|---|---|---|---|---|
| **Age group** | **Household Type** | **Year** | | **Change in households 2019-2033** |
| | | **2019** | **2033** | |
| **ALL** | One person | 15,298 | 17,452 | 2,154 |
| | Couple only | 16,555 | 18,281 | 1,726 |
| | Household with 1 or 2-children | 12,146 | 13,185 | 1,039 |
| | Household with 3-children | 2,181 | 2,307 | 126 |
| | Other multi-person household | 6,491 | 6,856 | 365 |
| | **Total** | **52,672** | **58,081** | **5,409** |

Source: MHCLG 2014-based household projections (subject to rounding)

D.13    Table D.3 summarises the change in the number of households by age group.

| Table D.3 | Change in number of households by age group 2019-2033 | | | | | | |
|---|---|---|---|---|---|---|---|
| **Year and Household Type** | **Household Reference Person Age Group** | | | | | | |
| **2019** | **16_24** | **25_34** | **35_44** | **45_59** | **60_84** | **85+** | **Total** |
| One person | 317 | 1306 | 1397 | 3688 | 7042 | 1546 | 15,298 |
| Couple only | 260 | 1,219 | 752 | 3,608 | 10,195 | 521 | 16,555 |
| Household with 1 or 2-child(ren) | 628 | 2,408 | 4,114 | 4,686 | 304 | 5 | 12,146 |
| Household with 3-children | 37 | 631 | 890 | 602 | 22 | 0 | 2,181 |
| Other multi-person household | 153 | 502 | 326 | 2,965 | 2,296 | 249 | 6,491 |
| Total | 1,395 | 6,066 | 7,479 | 15,549 | 19,859 | 2,321 | 52,672 |
| **2033** | **16_24** | **25_34** | **35_44** | **45_59** | **60_84** | **85+** | **Total** |
| One person | 311 | 1,251 | 1,925 | 3,681 | 7,561 | 2,724 | 17,452 |
| Couple only | 267 | 968 | 745 | 2,203 | 12,961 | 1,136 | 18,281 |
| Household with 1 or 2-child(ren) | 809 | 2,076 | 4,950 | 4,901 | 441 | 6 | 13,185 |
| Household with 3-children | 39 | 604 | 937 | 693 | 33 | - | 2,307 |
| Other multi-person household | 187 | 657 | 324 | 2,363 | 2,749 | 575 | 6,856 |
| Total | 1,613 | 5,556 | 8,881 | 13,841 | 23,745 | 4,441 | 58,081 |
| **Change 2019-33** | **16_24** | **25_34** | **35_44** | **45_59** | **60_84** | **85+** | **Total** |
| One person | -6 | -55 | 528 | -7 | 519 | 1,178 | 2,154 |
| Couple only | 7 | -251 | -7 | -1,405 | 2,766 | 615 | 1,726 |
| Household with 1 or 2-child(ren) | 181 | -332 | 836 | 215 | 137 | 1 | 1,039 |
| Household with 3-children | 2 | -27 | 47 | 91 | 11 | 0 | 126 |
| Other multi-person household | 34 | 155 | -2 | -602 | 453 | 326 | 365 |
| Total | 218 | -510 | 1,402 | -1,708 | 3,886 | 2,120 | 5,409 |

Source: MHCLG 2014-based household projections (subject to rounding)

D.14    Table D.4 applies household survey data on dwelling occupancy to the demographic trends across the district over the period 2019-2033. The two right hand columns indicate the likely change in demand for dwelling types and sizes and how this translates to an overall percentage change in dwelling requirement. Based on the demographic model, the need will be for 3-bedroom dwellings (46.7%) followed by 2-bedroom (30.2%), 4-bedroom (14.8%) and 1-bedroom (8.3%). Regarding dwelling type, analysis suggests a broad split of 59.4% houses, 31.3% bungalows (or level-access

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accommodation), 7.9% flats, and 1.4% other property types (for instance older persons specialist accommodation).

| Table D.4 | Impact of change in households by age group on dwellings occupied, 2019 – 2033 | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Age group of Household Reference Person | | | | | | | % change |
| Dwelling type/size | 16-24 | 25-34 | 35-44 | 45-59 | 60-84 | 85+ | Total | |
| 1-bedroom house | 2 | 0 | 0 | -2 | 58 | 0 | 59 | 1.1 |
| 2-bedroom house | 98 | -144 | 147 | -167 | 342 | 81 | 357 | 6.6 |
| 3-bedroom house | 89 | -200 | 855 | -721 | 1,329 | 644 | 1,996 | 36.9 |
| 4 or more-bedroom house | 29 | -92 | 247 | -478 | 937 | 159 | 801 | 14.8 |
| 1-bedroom flat | 0 | 0 | 13 | -70 | 117 | 259 | 318 | 5.9 |
| 2-bedroom flat | 0 | -37 | 38 | -65 | 93 | 70 | 99 | 1.8 |
| 3 or more-bedroom flat | 0 | 0 | 0 | 0 | 8 | 0 | 8 | 0.1 |
| 1-bedroom bungalow | 0 | -36 | 0 | -2 | 113 | 6 | 82 | 1.5 |
| 2-bedroom bungalow | 0 | 0 | 18 | -80 | 482 | 670 | 1,090 | 20.2 |
| 3 or more-bedroom bungalow | 0 | -1 | 84 | -82 | 319 | 201 | 521 | 9.6 |
| 1-bedroom other | 0 | 0 | 0 | -26 | 16 | 0 | -10 | -0.2 |
| 2-bedroom other | 0 | 0 | 0 | -10 | 70 | 30 | 89 | 1.7 |
| 3 or more-bedroom other | 0 | 0 | 0 | -5 | 4 | 0 | -1 | 0.0 |
| **Total** | 218 | -510 | 1,402 | -1,708 | 3,886 | 2,120 | 5,408 | 100.0 |
| | Age group of Household Reference Person | | | | | | | % change |
| Number of Bedrooms | 16-24 | 25-34 | 35-44 | 45-59 | 60-84 | 85+ | Total | |
| 1 | 2 | -36 | 13 | -99 | 303 | 265 | 448 | 8.3 |
| 2 | 98 | -181 | 203 | -323 | 987 | 850 | 1,635 | 30.2 |
| 3 | 89 | -201 | 939 | -808 | 1,659 | 846 | 2,524 | 46.7 |
| 4 or more | 29 | -92 | 247 | -478 | 937 | 159 | 801 | 14.8 |
| **Total** | 218 | -510 | 1,402 | -1,708 | 3,886 | 2,120 | 5,408 | 100.0 |

Note totals by age group may vary slightly due to rounding errors

Source: MHCLG 2014-based household projections and 2020 household survey

## The aspiration scenario

D.15    Under the aspiration scenario, the relationship between HRP/household type and dwelling type/size is based on the aspirations of households who are intending to move in the next 5 years. The profile of dwellings is applied to changes in HRP/household type over the plan period. The impact of this on overall dwelling type/mix is shown in Table D.5. Analysis indicates a greater need for 3-bedroom dwellings (60.7%) when compared to the baseline scenario. This is followed by a need for 2-bedroom dwellings (32.6%), and 4-bedroom dwellings (10.2%). 1-bedroom dwellings show negative number (-3.5%) which means a sufficient supply under this scenario. Regarding dwelling type, analysis suggests a marked shift away from houses and towards bungalow/level access accommodation, with broad split of 28.5% houses, 8.1% flats, 63.3% bungalows (or level-access accommodation) and 0.1% for other property types (for instance older persons specialist accommodation).

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| Table D.5 | Impact of change in households by age group on dwellings occupied: aspirations | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Dwelling type/size** | **Age group of Household Reference Person** | | | | | | **Total change** | **% change** |
| | **16-24** | **25-34** | **35-44** | **45-59** | **60-84** | **85+** | | |
| 1-bedroom house | 10 | 0 | 0 | -63 | 0 | 0 | -53 | -1.0 |
| 2-bedroom house | 0 | -68 | 0 | -186 | 272 | 0 | 18 | 0.3 |
| 3-bedroom house | 142 | -171 | 522 | -530 | 692 | 369 | 1,024 | 18.9 |
| 4 or more-bedroom house | 65 | -237 | 746 | -243 | 222 | 0 | 553 | 10.2 |
| 1-bedroom flat | 0 | 0 | 0 | -125 | 31 | 0 | -94 | -1.7 |
| 2-bedroom flat | 0 | 0 | 0 | -14 | 451 | 0 | 437 | 8.1 |
| 3 or more-bedroom flat | 0 | 0 | 0 | 0 | 93 | 0 | 93 | 1.7 |
| 1-bedroom bungalow | 0 | 0 | 0 | -58 | 16 | 0 | -43 | -0.8 |
| 2-bedroom bungalow | 0 | 0 | 0 | -347 | 1,298 | 356 | 1,307 | 24.2 |
| 3 or more-bedroom bungalow | 0 | -34 | 135 | -143 | 804 | 1,395 | 2,156 | 39.9 |
| 1-bedroom other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 |
| 2-bedroom other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 |
| 3 or more-bedroom other | 0 | 0 | 0 | 0 | 8 | 0 | 8 | 0.1 |
| **Total** | **218** | **-510** | **1,402** | **-1,708** | **3,886** | **2,120** | **5,408** | **100.0** |
| **Number of Bedrooms** | **Age group of Household Reference Person** | | | | | | **Total change** | **% change** |
| | **16-24** | **25-34** | **35-44** | **45-59** | **60-84** | **85+** | | |
| 1 | 10 | 0 | 0 | -246 | 47 | 0 | -189 | -3.5 |
| 2 | 0 | -68 | 0 | -547 | 2,021 | 356 | 1,762 | 32.6 |
| 3 | 142 | -205 | 656 | -673 | 1,597 | 1,764 | 3,281 | 60.7 |
| 4 or more | 65 | -237 | 746 | -243 | 222 | 0 | 553 | 10.2 |
| **Total** | **218** | **-510** | **1,402** | **-1,708** | **3,886** | **2,120** | **5,408** | **100** |

Note totals by age group may vary slightly due to rounding errors

Source: MHCLG 2014-based household projections and 2020 household survey

## The expectation scenario

D.16 Under the expectation scenario, the relationship between HRP/household type and dwelling type/size is based on what households would expect to move to if they are intending to move in the next 5 years. The profile of dwellings is applied to changes in HRP/household type over the plan period. The impact of this on overall dwelling type/mix is shown in Table D.6. Analysis indicates again a greater need towards 3-bedroom dwellings (51.9%), compared to the baseline scenario. This is followed by a need for 2-bedroom dwellings (24.8%), 1-bedroom dwellings (16.6%) and 4-bedroom dwellings (6.7%). Regarding dwelling type, analysis continues to suggest a shift away from houses, with broad split of 18.4% houses, 10.0% flats, 66.3% bungalows (or level-access accommodation) and 5.3% other property types (principally older persons specialist accommodation).
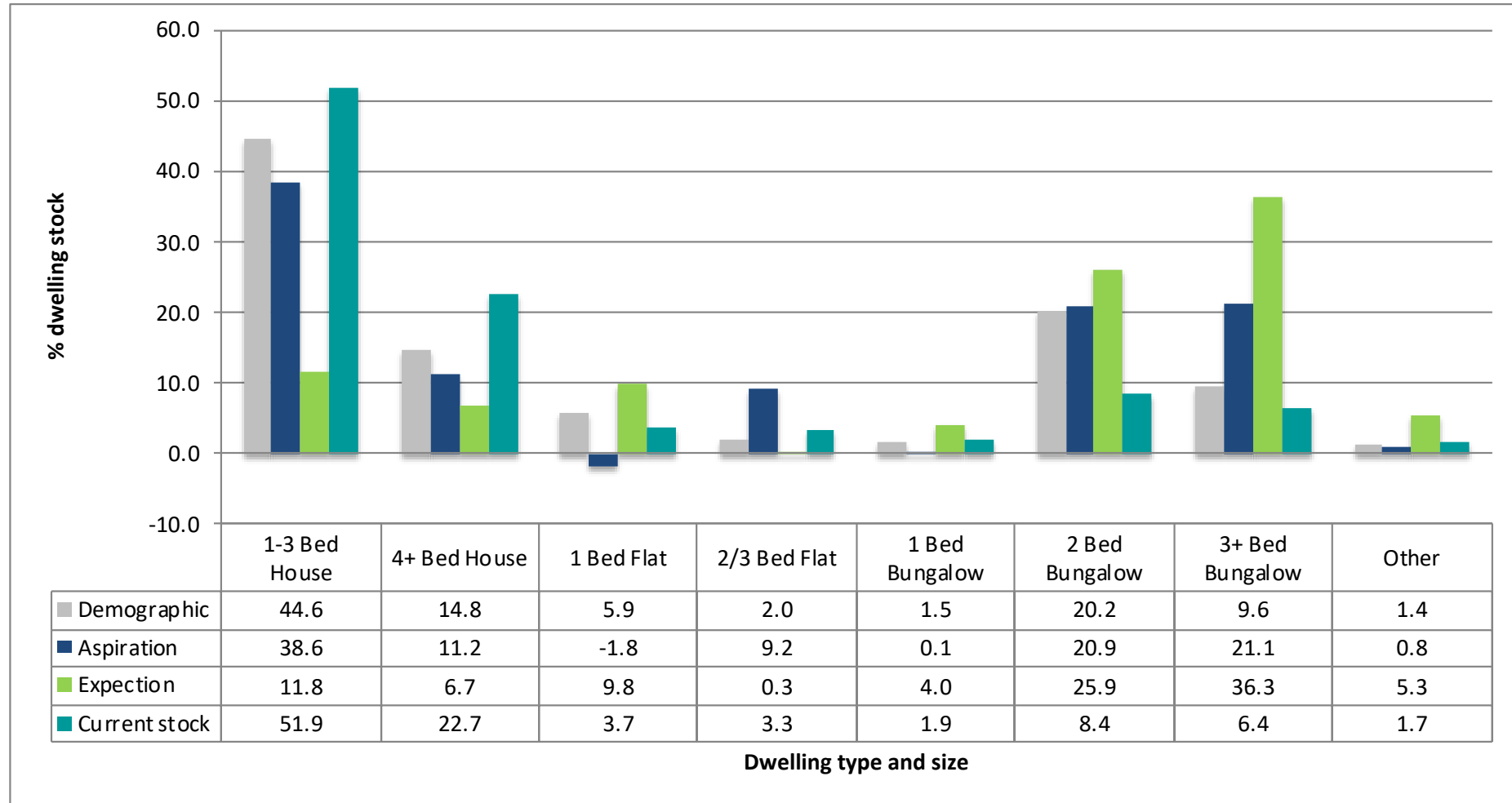
| Table D.6 | Impact of change in households by age group on dwellings occupied: expectations | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Dwelling type** | **Age group of Household Reference Person** | | | | | | **Total change** | **% change** |
| | **16-24** | **25-34** | **35-44** | **45-59** | **60-84** | **85+** | | |
| 1-bedroom house | 0 | -66 | 0 | -73 | 16 | 0 | -124 | -2.3 |
| 2-bedroom house | 149 | -49 | 32 | -480 | 264 | 0 | -83 | -1.5 |
| 3-bedroom house | 69 | -240 | 702 | -357 | 668 | 0 | 842 | 15.6 |
| 4 or more-bedroom house | 0 | -155 | 625 | -304 | 194 | 0 | 361 | 6.7 |
| 1-bedroom flat | 0 | 0 | 0 | 0 | 528 | 0 | 528 | 9.8 |
| 2-bedroom flat | 0 | 0 | 0 | -101 | 120 | 0 | 20 | 0.4 |
| 3 or more-bedroom flat | 0 | 0 | 0 | -5 | 0 | 0 | -5 | -0.1 |
| 1-bedroom bungalow | 0 | 0 | 0 | -65 | 284 | 0 | 219 | 4.0 |
| 2-bedroom bungalow | 0 | 0 | 0 | -186 | 1,403 | 187 | 1,403 | 26.0 |
| 3 or more-bedroom bungalow | 0 | 0 | 42 | -72 | 400 | 1,592 | 1,963 | 36.3 |
| 1-bedroom other | 0 | 0 | 0 | -65 | 0 | 341 | 276 | 5.1 |
| 2-bedroom other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0 |
| 3 or more-bedroom other | 0 | 0 | 0 | 0 | 8 | 0 | 8 | 0.1 |
| **Total** | 218 | -510 | 1,402 | -1,708 | 3,886 | 2,120 | 5,408 | 100.0 |
| **Number of Bedrooms** | **Age group of Household Reference Person** | | | | | | **Total change** | **% change** |
| | **16-24** | **25-34** | **35-44** | **45-59** | **60-84** | **85+** | | |
| 1 | 0 | -66 | 0 | -203 | 828 | 341 | 900 | 16.6 |
| 2 | 149 | -49 | 32 | -767 | 1,788 | 187 | 1,340 | 24.8 |
| 3 | 69 | -240 | 744 | -434 | 1,076 | 1,592 | 2,808 | 51.9 |
| 4 or more | 0 | -155 | 625 | -304 | 194 | 0 | 361 | 6.7 |
| **Total** | 218 | -510 | 1,402 | -1,708 | 3,886 | 2,120 | 5,408 | 100 |

Note totals by age group may vary slightly due to rounding errors

Source: MHCLG 2014-based household projections and 2020 household survey

D.17    Figure D.2 provides a further illustration of the variance between current stock and the alternative dwelling mix scenarios.

**Figure D.2**   **Summary of dwelling types in current stock and under baseline demographic, aspiration and expectation scenarios**



| | 1-3 Bed House | 4+ Bed House | 1 Bed Flat | 2/3 Bed Flat | 1 Bed Bungalow | 2 Bed Bungalow | 3+ Bed Bungalow | Other |
|---|---|---|---|---|---|---|---|---|
| Demographic | 44.6 | 14.8 | 5.9 | 2.0 | 1.5 | 20.2 | 9.6 | 1.4 |
| Aspiration | 38.6 | 11.2 | -1.8 | 9.2 | 0.1 | 20.9 | 21.1 | 0.8 |
| Expection | 11.8 | 6.7 | 9.8 | 0.3 | 4.0 | 25.9 | 36.3 | 5.3 |
| Current stock | 51.9 | 22.7 | 3.7 | 3.3 | 1.9 | 8.4 | 6.4 | 1.7 |

**Dwelling type and size**

Source: MHCLG 2014-based household projections and 2020 household survey

## Summary of scenarios

D.18    Table D.7 summarises the outcome of the dwelling type/mix scenario analysis. Data relating to houses has been grouped into smaller 1 to 3 bedroom houses and larger 4 or more bedroom houses, recognising that most of the smaller houses built will have 2 or 3 bedrooms. Under the baseline demographic scenario, strongest need is for 2 to 3-bedroom houses and 2-bedroom bungalows. Analysis of household aspirations and expectations suggests a similar profile of need but an increasing emphasis on the need for bungalows and reduced need for 4 or more bedroom houses.

| Table D.7 | Summary of dwelling type/mix scenarios (all tenures) 2019-2033 | | | |
|---|---|---|---|---|
| **Dwelling type and number of bedrooms** | **Scenario** | | | **Current stock (%)** |
| | **Demographic baseline (%)** | **Aspiration (%)** | **Expectation (%)** | |
| 1 or 2-bedroom house | 7.7 | 4.9 | -3.8 | 11.9 |
| 3-bedroom house | 36.9 | 33.7 | 15.6 | 40.0 |
| 4 or more-bedroom house | 14.8 | 11.2 | 6.7 | 22.7 |
| 1-bedroom flat | 5.9 | -1.8 | 9.8 | 3.7 |
| 2 or 3- bedroom flat | 2.0 | 9.2 | 0.3 | 3.3 |
| 1-bedroom bungalow | 1.5 | 0.1 | 4.0 | 1.9 |
| 2-bedroom bungalow | 20.2 | 20.9 | 25.9 | 8.4 |
| 3 or more-bedroom bungalow | 9.6 | 21.1 | 36.3 | 6.4 |
| Other | 1.4 | 0.8 | 5.3 | 1.7 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |
| **Dwelling type** | **Demographic baseline (%)** | **Aspiration (%)** | **Expectation (%)** | **Current stock (%)** |
| House | 59.4 | 28.5 | 18.4 | 74.6 |
| Flat | 7.9 | 8.1 | 10.0 | 7.0 |
| Bungalow | 31.3 | 63.3 | 66.3 | 16.7 |
| Other | 1.4 | 0.1 | 5.3 | 1.7 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |
| **Number of bedrooms** | **Demographic baseline (%)** | **Aspiration (%)** | **Expectation (%)** | **Current stock (%)** |
| 1 | 8.3 | -3.5 | 16.6 | 6.9 |
| 2 | 30.2 | 32.6 | 24.8 | 23.8 |
| 3 | 46.7 | 60.7 | 51.9 | 46.6 |
| 4 | 14.8 | 10.2 | 6.7 | 22.7 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |

Source: 2020 household survey

## Overall dwelling mix by tenure

D.19    Table D.8 summarises dwelling type/size mix based on the demographic scenario. This analysis assumes an annual target of 454 dwellings based over the period 2019-2033, an overall affordable housing delivery of around 18% and intermediate of 12%. This is

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in line with current planning policy, tenure split recommendations and factors in the dwelling type/size analysis carried out as part of the affordable housing need calculation. Note the table shows Table % data and indicates, for instance, 28.3% of new housing should be 3-bedroom market houses, 15.5% 2-bedroom market bungalows and 7.6% 1-3 bedroom affordable rented houses.

| Table D.8 Overall dwelling type and number of bedrooms by and tenure mix under baseline demographic scenario, 2019-2033 (Table %) | | | | |
|---|---|---|---|---|
| **Dwelling type and number of bedrooms** | **Tenure** | | | |
| | **Market (70%)** | **Affordable Rented (18%)** | **Intermediate (12%)** | **Total** |
| 1 or 2-bedroom house | 3.5 | 3.4 | 0.7 | 7.7 |
| 3-bedroom house | 28.3 | 4.2 | 4.4 | 36.9 |
| 4 or more-bedroom house | 7.6 | 2.8 | 4.4 | 14.8 |
| 1-bedroom flat | 4.8 | 1.1 | 0.0 | 5.9 |
| 2 or 3-bedroom flat | 1.9 | 0.0 | 0.0 | 2.0 |
| 1-bedroom bungalow | -0.4 | 1.8 | 0.2 | 1.5 |
| 2-bedroom bungalow | 15.5 | 3.8 | 0.9 | 20.2 |
| 3 or more-bedroom bungalow | 7.8 | 0.5 | 1.3 | 9.6 |
| Other | 1.0 | 0.4 | 0.0 | 1.4 |
| Total | 70.1 | 18.0 | 11.9 | 100.0 |
| **Dwelling type** | **Market (70%)** | **Affordable Rented (18%)** | **Intermediate (12%)** | **Total** |
| House | 39.4 | 10.4 | 9.5 | 59.4 |
| Flat | 6.7 | 1.1 | 0.0 | 7.9 |
| Bungalow | 22.9 | 6.1 | 2.4 | 31.3 |
| Other | 1.0 | 0.4 | 0.0 | 1.4 |
| Total | 70.1 | 18.0 | 11.9 | 100.0 |
| **Number of bedrooms** | **Market (70%)** | **Affordable Rented (18%)** | **Intermediate (12%)** | **Total** |
| 1 | 4.9 | 3.1 | 0.2 | 8.3 |
| 2 | 21.3 | 7.3 | 1.6 | 30.2 |
| 3 | 36.2 | 4.7 | 5.7 | 46.7 |
| 4 | 7.6 | 2.8 | 4.4 | 14.8 |
| Total | 70.1 | 18.0 | 11.9 | 100.0 |

Source: 2020 household survey

D.20   Table D.9 presents the data as a column % to show the breakdown of sizes and types by tenure. It shows, for instance, that for market housing 40.4% of new dwellings should be houses with 3 bedrooms.

| Table D.9   Overall dwelling type and number of bedrooms by tenure under baseline demographic scenario, 2019-2033 (Column %) | | | | |
|---|---|---|---|---|
| **Dwelling type and number of bedrooms** | **Tenure** | | | **Total** |
| | **Market** | **Affordable Rented** | **Intermediate** | |
| 1 or 2 bedroom house | 5.0 | 19.1 | 6.0 | 7.7 |
| 3 bedroom house | 40.4 | 23.5 | 37.0 | 36.9 |
| 4 or more-bedroom house | 10.9 | 15.5 | 37.0 | 14.8 |
| 1-bedroom flat | 6.9 | 5.9 | 0.0 | 5.9 |
| 2 or 3- bedroom flat | 2.8 | 0.1 | 0.2 | 2.0 |
| 1-bedroom bungalow | -0.6 | 9.9 | 1.3 | 1.5 |
| 2-bedroom bungalow | 22.1 | 21.0 | 7.4 | 20.2 |
| 3 or more bedroom bungalow | 11.2 | 2.7 | 11.1 | 9.6 |
| Other | 1.5 | 2.3 | 0.0 | 1.4 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |
| **Dwelling type** | **Market** | **Affordable Rented** | **Intermediate** | **Total** |
| House | 56.3 | 58.0 | 80.0 | 59.4 |
| Flat | 9.6 | 6.0 | 0.2 | 7.9 |
| Bungalow | 32.7 | 33.6 | 19.8 | 31.3 |
| Other | 1.5 | 2.3 | 0.0 | 1.4 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |
| **Number of bedrooms** | **Market** | **Affordable Rented** | **Intermediate** | **Total** |
| 1 | 7.0 | 17.5 | 1.8 | 8.3 |
| 2 | 30.4 | 40.8 | 13.2 | 30.2 |
| 3 | 51.7 | 26.2 | 48.1 | 46.7 |
| 4 | 10.9 | 15.5 | 37.0 | 14.8 |
| Total | 100.0 | 100.0 | 100.0 | 100.0 |

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# Technical Appendix E: Stakeholder consultation responses

## Stakeholder survey responses

### General stakeholder responses summary

E.1    Stakeholders were invited to participate in a general questionnaire survey aimed at identifying a range of information, including establishing the key perceived housing market issues in Newark and Sherwood. Stakeholders were asked to respond to any of the questions within the survey that they felt related to their area of knowledge or experience and certain sections of the survey related to certain stakeholder groups. A total of 15 separate responses to the stakeholder consultation were obtained. This is a qualitative summary of the views expressed by stakeholders responding to the online survey and is split into the different stakeholder groups.

E.2    86.7% of stakeholders responding to the survey stated that they work within the Newark and Sherwood Council area and 26.7% stated that they work outside Newark and Sherwood Council area. Respondents could choose more than one answer.

## All stakeholders

E.3    All stakeholders responding to the survey were asked to give their opinion in regard to the strengths and weaknesses of Newark and Sherwood's housing market. Stakeholders gave a range of views on this, which are outlined below.

Strengths:

- A generally good housing mix/range of housing types.

- Well facilitated market towns; sustainable surrounding village settlements served by a good road and rail infrastructure.

- Local employment is diverse and reasonably strong.

- Sufficient new build supply; social/affordable housing increasing.

- Newark and Sherwood is well connected via strategic transport routes, having direct access to the A1 and the East Coast Main Line, making the district an attractive location for a wide range of households.

- There are good working relationships with the council to help solve local issues.

- The housing market is strong in large part due to the large number of EU people coming to the town to take jobs at the large employers such as, KnowHow, Vodaphone, Bakkavor etc.

Weaknesses:

- There is a shortage of houses in the £200-600k range that meets the vision of the future; sustainable, energy efficient and closer to passive house criteria as aspired in national policy statements – Newark and Sherwood could champion this.

- There is too much reliance on national house builders who all build to a similar house type, a lack of innovative design and a general lack of incorporating energy efficiency measures other than those mandated by building regulations.

- Not enough affordable housing; Developers being allowed to reduce allocation of affordable housing.

- The district is an attractive location for a wide range of households and in turn, this affects affordability in some areas.  It is also quite rural in character and this creates challenges for the delivery of homes to meet local need, with older people seeking to downsize, young people looking to get onto the property ladder, and families needing more space.  Given current national policy restrictions on affordable housing this creates challenges for the delivery of affordable homes, particularly in rural areas where sites tend to be smaller.

- Too many starter homes being built in rural areas. There is also a requirement for intermediate family homes which aren't being built for the next step up for families.

- Low quality town centre offer (Newark); insufficient high quality housing at a lower density; insufficient focus on town centre/periphery housing being targeted at older and less ambulant individuals; too many houses in (and being snapped up by) private sector landlords with more enforcement and accreditation needed.

- Lack of private and social housing stock makes it harder to address peoples housing needs. Also we have some rogue landlords in the area that need dealing with as they are not trading legally making it harder for the genuine housing providers.

- There are a lot of older properties (Georgian and Victorian era) which have issues around damp.  Lack of affordable, new build properties.

- Not enough starter homes at a reasonable price. Not enough shared ownership properties. Insufficient council rental properties.

- The weaknesses aren't at local level - it's government policy that undermines things.

- Too many schemes coming through that are cramming more houses into too small a space.  Building for Life standards need to be adopted to protect Newark's housing developments.   Insufficient parking is the biggest challenge where family homes still have space for only one car.

- Ollerton and Boughton is a growing area with lots of properties being built however the infrastructure to support this rapid growth isn't there. The growth is also in the private housing sector which for local people is not an option.

E.4    Stakeholders were asked whether there are any gaps in supply of types of housing in Newark and Sherwood. Some stakeholders believed there are shortages of all types of property, however specifically mentioned gaps in supply relate to:

- 2, 3 and 4 bedroom homes, traditional in design and sustainable in construction standards in smaller non-estate settlements.

- Good quality, innovative design, energy efficient housing.

- Not enough affordable housing.

- Intermediate 3 and 4 bedroom family homes whether semi-detached or detached.

- Older persons – sheltered, shared, small unit and bungalow 'Premium' – larger homes on larger plots within urban boundaries and extensions.

- Eco-friendly houses.

- Starter homes are in short supply.

- Housing for older people, in particular specialist housing with better access for people with mobility constraints. Affordable homes for first time buyers and well-proportioned family homes which provide adequate space.

- There is not enough smaller 2/3 bed family homes for rent especially for new families.

- More could be done to utilise the space above commercial properties to convert them into residential properties.

- Huge demand is needed for social and affordable housing, especially in Ollerton and Boughton area. There should also be help for people to buy as people want to buy but can't get on the ladder.

E.5    Stakeholders were asked what can be done to improve the housing market in Newark and Sherwood. Stakeholders identified a wide range of improvements, including:

- Consider opening up 3 to 8 unit schemes in villages with a good housing mix.

- The District Council could dictate what type of housing is built instead of the builders deciding; tougher planning measures to ensure what is built is good quality and not just high density, low quality.

- Add intermediate houses into locations designated for affordable housing. Relax rural building restrictions to allow non-starter homes to be built. Families in starter homes do not have anywhere to move on to in villages as there is little intermediate housing stock available.

- Zone specific areas to limit types of housing that are excessive i.e. private rental/HMO and to encourage specified types. Accept s106 contributions for affordable housing as commuted sums to enable development where needed and to sustain services and public transport. Actively encourage contaminated land, brownfield and 'paused' permissions to come forward. Consider more neighbourhood plans/Area action plans to 'uplift' existing neighbourhoods and stimulate regeneration.

- Build more affordable homes throughout the district, not just in the larger conurbation areas.

- Planning policies need to ensure that the right type and mix of homes are delivered throughout the district. This should be backed up by robust evidence.

- Reduce the amount of larger 4/5 bed properties as these are for the few. Work more closely in helping agents help tenants.

- Improve the infrastructure and facilities around the town to ensure that future growth is sustainable and doesn't end up choking the town.

- Ensure that empty homes become occupied. Use derelict sites for building.

- Access to resident parking in the centre of town could be better.

- Lobby for an easier buying/selling process.

- More social housing, schemes where landlords/councils and tenants come together to purchase and rent properties, help to buy schemes. Change how much the landlord can charge for rent - over inflated rent prices mean landlords are making huge profits on tenants.

E.6     Stakeholders were then asked what they think the council needs to consider when assessing the future requirements and need for market, affordable and specialist housing in the district. Stakeholders provided a range of answers to this question, which include:

- Relax rural housing restrictions so a broader spread of housing can be added in rural locations. The Rural Housing Exemption policy is not fit for purpose in the 2020's.

- Population trends. The need to congregate 'types' and sectors of people to sustain local services and local economies. Assess affordability by the ability to step into the housing market and progress – encouraging freeing up social housing where affordability is improved. Increase smaller units appropriate to older people in particular to free up larger premises.

- Local amenities, shops, schools, pubs, parks etc.

- Public transport provision is declining at an alarming rate. Modern villages without a shop no longer work for families without private transport. This is particularly significant for young families with daily, and diverse, transport needs; and for elderly householders who may need access to health care facilities as well as access to the usual shops.

- Secondary data (ONS, POPPY, Housing Lin etc).  Primary data from sources such as Nottinghamshire County Council, CCG/NHS, N&S monitoring data (housing and planning).

- The council needs to look closer at the demographic make-up of the town and provide more of the homes for smaller families to encourage younger families to move to the area, also price them accordingly as the prices are starting to become unaffordable for the average worker.

- Improve local social housing areas to reduce anti-social behaviour and encourage more local unity.

- Look at the end users. Do you anticipate growth in the warehouse workforce (flats) or more towards an older generation (bungalows)? The majority of house shares cater for working tenants and maybe look at whether there is a need for shared houses for those that are unemployed.

- Approve building plans rather keep knocking plans back.  Make sure that we have schools and doctor's surgeries that can handle the numbers residents in the town.

- NHS capacity, education and library provision. Green Spaces – pleasant open and safe areas for walking, cycling etc and safe for kids. Parking and traffic congestion.

- Understanding the local area and demographic. Ollerton and Boughton – the area is expanding but the infrastructure cannot support it (schools, GPs, dentist, transport, roads etc). The plans already agreed are not designed to meet the needs of the local community. Profit should not be the driver.

E.7    Stakeholders were then asked what should be considered when setting future housing standards, such as accessibility, size and quality for new housing in the district. Considerations include:

- Newark and Sherwood is uniquely placed geographically and it should aim to inspire and encourage development ranging from small starter units, mid-life family homes and retirement homes enabling long term retention of active residents in the community.

- The government space standards should be adopted as soon as possible, there are too many houses being built that are below minimum standards, this leads to a constant churning of properties. Alternative energy sources, photovoltaics, ground source heat pumps should be, at the very least, offered on all new housing as an optional extra if they can't be 'built in' as part of the price.

- Local services, bus routes and amenities. In our village we have no shops and limited amenities for young families and the elderly alike. This means needing a car to access shops, post office, etc as the bus service to these can be restrictive.

- All premises should meet high energy efficiency ratings (potentially energy generation and type if not prohibitive). All premises should be capable of adaptation without significant cost i.e. door widths, plug heights. Minimum sizes for rooms in private rental/HMO proposals should meet the national requirement including a greater space requirement for bedrooms where amenity space is shared or communal - the Decent Homes Standard should not be for formal social housing provision only. All urban developments should provide for future-proof spaces to accommodate waste, cycles, charging points for vehicles and mobility vehicles. A minimum amount of outdoor space should be provided (for each premise, potentially communal) notwithstanding public space provision.

- Affordability and sustainability (eco-friendly).

- The current trend is for smaller private gardens, but some such provision is necessary. Parks and local authority recreational areas, if any, are not the same. Budget problems are restricting the provision, maintenance and improvement of such facilities.

- National policy and guidance. Housing and planning monitoring data.

- More aware of local infrastructure before deciding on more buildings try using more brown site areas, build smaller cheaper homes for first time buyers, and take advantage of the brilliant location Newark is to the major roads and rails links.

- Be an example to others in the country and look to exceed housing standards rather than simply meet them. New build properties are shrinking all the time. Things like parking are such a big (and dangerous) issue in places like Fernwood.

- Building for life policy to be adopted. Sustainable infrastructure. Sufficient parking for average households. Garages that are large enough for a modern car.

- Make sure there is parking and a reasonable sized garden. Tiny houses with handkerchief sized gardens do not sell, let or age well.

- Traffic assessments to be updated before further housing developments are planned.

- Understanding realistically what is needed. Sadly we live in a world where people have unrealistic or high expectations due to social media and a changing world. For example, take the villas at Center Parcs which have villas for 6 people (3 bedrooms) which are gorgeous, spacious and people pay over £1000 a week to stay in. Why can't these types of buildings be built for people to live in? They should however be built to be affordable in terms of energy efficiency.

E.8    The next part of the survey instructed stakeholders to either go through all of the questions in the consultation or to move through specific sections targeted at particular stakeholder groups.

## Registered providers

E.9    Only one stakeholder responded to the questions relating to registered providers. They were asked about their main concerns surrounding affordable housing provision. Specifically, whether there is enough, too much or whether it is of the right size, and whether it is of good quality and in the right location. The stakeholders responded:

- That the pressures of the Spare Room Subsidy have changed the character and population of premises with smaller units - decreasing the viability of targeted services for older people and those with disabilities AND discouraging older singles/couples from relocating from larger premises.

E.10   In relation to demand for intermediate housing products, one stakeholder believed that there is 'definitely' demand for these products. They stated that a model should be developed to actively encourage people to vacate premises as their income improves (with incentives and penalties in the system).

E.11   Stakeholders were asked what they think needs to happen to improve the provision of affordable housing for rent and sale in Newark and Sherwood. No responses to this question were received.

## Developers and housebuilders

E.12   Only one stakeholder responded to the questions relating to developers and housebuilders. They were asked what the main challenges were facing the delivery of new homes in Newark and Sherwood. They mentioned:

- The multiple 'taxes' and levies and their inability to be finessed versus viability. There must be a hierarchy of which contributions are most pertinent and duly prioritised (by locality) and a revision to traditional s106 - for example libraries which are unlikely to exist as we understand them whereas open space and schools will. There are insufficient incentives to bring forward difficult and smaller sites in urban areas.

E.13    In relation to the types of housing that are in most demand in Newark and Sherwood, the stakeholder mentioned:

- executive in urban fringes;
- supported/shared/bungalows for older people in areas most readily accessible to services and public transport; and
- high-quality town centre living.

E.14    No responses were received for the following questions relating to significant housing developments, typical customers and whether these customers are looking for rent or sale, the role and main issues of Build to Rent housing products, and any suggestions about what would help developers/housebuilders to deliver new homes across the Newark and Sherwood housing market.

## Specialist housing providers

E.15    No responses were received from stakeholders for questions relating to specialist housing providers.

## Newark and Sherwood Local Authority staff

E.16    No responses were received from stakeholders for questions relating to Newark and Sherwood local authority staff.

## Neighbouring or adjacent local authority staff

E.17    Two stakeholders, from Bassetlaw and Central Lincolnshire, stated that they are reviewing their Local Plan. The timetables for review are as follows:

- An Issues and Options consultation took place 06.06.2019 - 18.07.2019.   A Draft Plan had been scheduled for summer 2020 with anticipated adoption in 2021, but this had been delayed taking account of the climate emergency; and
- Bassetlaw consulted on the Reg 18 Plan in January - February 2020. Publication Plan (Reg 19) is proposed for consultation in the late summer of 2020 with submission by December 2020. Examination is anticipated to be in April 2021 with adoption in October 2021.

E.18    Both stakeholders stated that they are undertaking a new or updated SHMA/HNS to support the new plan.

E.19    In terms of major housing commercial or infrastructure projects that may impact on the Newark and Sherwood local authority area, one stakeholder commented:

- Bassetlaw has recently (Jan 2020) consulted on the allocation of two large strategic sites which are located on the A57 and A1, adjacent to the Apleyhead junction (known as Five Lane End). This includes a new settlement at Morton (for approximately 750 new homes by 2037 and a further 3250 beyond 2037) and a large

strategic employment site at Apleyhead (the gross area is approximately 189 hectares). The council has also consulted on an Energy Hub/employment allocation (approximately 60 hectares (gross)) at the former High Marnham Power Station site.

E.20    These are then included in their response to whether there are any significant housing developments, infrastructure developments and regeneration projects near to the boundary of the Newark and Sherwood Council area.

E.21    In relation to proposals to develop or extend accommodation based special care facilities for adult social care or young people, no such proposals were mentioned.


## Selling and lettings agents

E.22    Stakeholders were asked whether the sales market is reaching its potential in terms of supply volumes. A mixed response was given:

- No demand is strong in the types referred to in smaller scale clusters meeting higher standards of sustainability.

- Yes, I think so.

- We don't carry out sales though I would say from keeping an eye on the market that the demand for properties in Newark exceeds the supply. We often speak with landlords that are struggling to find suitable properties.

- Yes - outside of planning issues.

E.23    In terms of gaps in supply, some stakeholders believed there were no gaps whilst others thought there were gaps in:

- The starter and retirement sector in villages i.e. modern barn style and cottage style dwellings.

- Most properties being built are large expensive properties and we are missing building for the smaller family/single occupancy properties for the people on lower wages.

E.24    Stakeholders were then asked whether they consider that there are any gaps or surplus supply in the market. Stakeholders commented:

- Gaps to serve in Trent Valley, Southwell surroundings and A46 corridor especially south of Newark.

- Gaps in supply at the local villages for supporting the lower end of the market forcing people to move out for example Southwell, Farndon and Muskham etc. not much in the way of starter homes. I feel we have a surplus of the new larger properties being advertised at Middlebeck.

- For letting, I think we have seen a large rise in the number of house shares across the town in the recent years and feel that there is currently an over-supply of rooms.

- The Middlebeck development will be a problem in 10 years or so and Fernwood's a problem now.

E.25    In terms of supply and demand issues, stakeholders gave mixed responses. Some thought that there were no such issues and others believed that there were. Specifically mentioned was a lack of good quality family properties under £600 per month.

E.26    All stakeholders believed that the rental market is buoyant and popular. One stakeholder mentioned that a factor at play is the lack of affordability / supply for small better quality units local to the place where renters grew up and work.

E.27    Again, there was a mixed response to the question regarding whether the sales market is blocked in specific areas and ways such that conveyancing chains are slow to complete. Responses included:

- Yes. The time from sale agreed to exchange is now close to four months; twenty years ago 21/28 days was commonplace.

- Depends on the solicitors as some are quicker than others.  We have completed on properties in less than 4 weeks.

- No - that's dependent upon using good contractors.

E.28    Stakeholders believed that to speed things up the following should be done, faster searches, more digitised connected data and a better motivated efficient legal system.

E.29    The types of housing recognised to be in short or over supply were:

- Freehold private dwellings and good quality long term private rental.

- Oversupply of flats for the area for sales and rent. Short supply of first homes in both markets.

- House shares are in an oversupply.

- Fernwood - owners offloading in droves.  The values aren't holding up because of the service agreements.

E.30    In relation to the locations that are most popular and the types of housing that is most popular, stakeholders mentioned:

- Lower density, less estate type housing which is part of a traditional community settlement. This will only get stronger in the wake of the current crisis where people will seek a home in a place where they belong and feel safe and secure for the medium long term, as opposed to more faceless high density low grade housing schemes.

- We find that the streets of the town centre Lime Grove, Hatton gardens etc are most desirable for rent and sales, specifically well maintained terraces for the room sizes.

- Between the town centre and McDonalds is popular with those working at Knowhow and generally they are after 2 or 3 bed properties. Sometimes house shares.

- Sales - the villages, for obvious reasons.  Lettings - top choice is always 2 bed terrace. 3 bed family housing next.

E.31    The areas covered by the stakeholders responding to the questions relating to selling and letting agents are as follows:

- Nottinghamshire in the village and country property market (large and small) primarily with a niche representation in the small scale development sector.

- NG24, NG23, NG22 & NG25 in places.

- NG23, NG24, NG25, NG17, NG18, NG19, NG13, NG14, NG1, NG2, NG5 and NG8.

- Newark out to Bingham, north to Gainsborough including Southwell, Lincoln and Grantham.

E.32 The survey asked stakeholders what dwelling type, number of bedrooms and location would they suggest for any future new build being considered. Responses included:

- 2, 3, 4 bed and houses with an annex for extended family arrangements reflecting social care issues of the future and a perceived move in society for families to live together and help manage working life, child raising and old age together.

- More smaller family homes, in more central locations.

- Two bed quarter houses are popular. Two bed properties with off street parking or a garage.

- Large prestige housing in Southwell.  Small developments - under 10 homes for the town area and villages.

E.33 The next question asked respondents whether their customers are mostly local people or incomers. Responses include:

- Incomers 20% plus. Trend of people working from home and commuting to London / across the UK for two plus days a week. Buyers in both active career phase seeking a better work life balance and retirees have been identified as quite strong drivers in the market, sometimes at the expense of local buyers who cannot compete.

- Probably an even split of Eastern European people and locals.

- I would estimate 10% would be incomers to the area. They come from all over. People moving from down south to retire/downsize. People moving to the area for work. Graduates starting their careers.

- 70% EU citizens.

E.34 The factors that bring incomes to the area or retain local people in the area include:

- Schooling, infrastructure and market town life.

- Employment is the main factor; large employers of foreign workers, as well as reasonable wages for the area.

- Employment. Road and rail links.

- Jobs.  Returning to Family.

E.35 The survey asked stakeholders whether investors/landlords are active locally or are they local investors or absentee landlords from outside the local authority area. Stakeholders believed that there is a mix.

E.36 Stakeholders were then asked what, if any, is the impact of Brexit on the local housing market. Responses included:

- Brexit stalled the market but pre Coronavirus there was evidence of a significant shortage of supply vs strong demand.

- Not much noticeable change a very small amount of Eastern Europeans leaving but very small.

- I think Newark would be hugely affected if some of the large businesses reduce their workforce locally. This would lead to lower demand and a fall in prices.

- All the uncertainty was a disaster.  Now it's sorted, there's been a small drop in EU people renting, but an increase in settled status citizens purchasing now that they've been here long enough to get a mortgage.

E.37    In regard to Build to Rent, stakeholders believed that there may possibly be a market for this type of development. Comments included:

- Potentially yes but build costs and land prices make it a difficult equation to bring property to market at sensible rental levels yielding say 6% gross.

- I think there is potential on a small scale for starting in the area.

- Yes I think there is a market for it for good quality affordable accommodation.

- The market exists for decent council housing.  There are lots of tenants struggling in private rent accommodation who need to be in council properties but can't get any. It leads them into arrears and evictions and then emergency housing.

E.38    No stakeholders could mention whether there are any areas/localities that are subject to an Article 4 direction.

E.39    Three stakeholders were unsure or were not aware of a local landlord group or forum, however one stakeholder commented that there is a Sherwood landlords private Facebook group though this is very small. We are trying to create a forum in Newark for landlords to seek advice.

E.40    Stakeholders stated that the student market in Newark and Sherwood is very small.

## Newark and Sherwood Council Elected Members

E.41    The survey asked stakeholders what they think the key strengths are of the housing market, if any, and the types of housing available in the stakeholders' specific ward. Comments included:

- Bilsthorpe – We have had very little new housing actually built in the ward although there are planning consents in place for around 450 new houses on 4 separate developments not yet started.
- Beacon Ward – a diverse ward.  Beacon Hill – a good community spirit and sense of identity.  London Road (and some streets adjoining) – retention of character Sheltered housing/supported housing – in good locations near to convenience stores and public transport.
- There is a good mix of housing in the smaller villages in Collingham's Ward but they have few facilities and need to be sustainable. This requires better transport provision, at least into Collingham, and more investment in social and community groups. Villages such as South Scarle and Spalford require the use of a car for everything.  Affordable homes are needed in the villages.

- It could be seen that in Ollerton and Boughton the strength is that it is a growing area with lots of properties being built however the infrastructure to support this rapid growth isn't there. The growth is also in the private housing sector which for local people is not an option. At the current time there are only 5 properties, all 3 beds, available to rent privately and these are all over £575 a month. There are over 700 people alone on the waiting list for social housing in the Ollerton and Boughton area and no properties for them to move to.

E.42   The survey then asked stakeholders what challenges, if any, face their ward and its residents. Responses included:

- Bilsthorpe Ward is classed as a being in a 'deprived area' and doesn't attract CIL money. The type of houses offered on the applications already approved are mixed dependant on which end of the village they will be built in. Low cost housing is required in some parts but not low quality and regrettably the two seem to go together.
- Retro-fitting insulation to existing premises (London Road area especially) are attractive by virtue of their character (red brick with lintels and detailing). Many are single skin. Will people accept a reduction in room size for internal insulation or is there a need to subsidise the existing external replica products? Affordability will be an issue for these residents due to increased costs of the products required. Similarly, age profiling would indicate that a 'pay back' period probably won't be an incentive.  HMOs and private rental - there is a heavy concentration on the Barnby Gate/Road area and these are often older premises, some with historic character. Will landlords afford, or be compelled, to retrofit insulation and energy sources? In particular if properly enhanced space, amenity and outdoor spaces are also required.  Generally, a 'pepper pot' approach which prohibits the ability to get scale to the costs of product and fitting - we must be tenure and income 'blind' but have regard instead to neighbourhoods and localities.  Electric vehicles – a lot of Beacon Ward is comprised of terraced housing, some of which have residential parking and insufficient spaces for each house. Mobility - too few pavements are narrow or parked on, this is already causing issues for residents that have mobility aids and/or vehicles - planning for the future must recognise that there will be an increase in these vehicles - and the need to store them securely.  Affordability is only an issue in parts of the ward as the traditional 'first home' that residents might move into are rarely taken to market and are increasingly becoming private rental so there is a shortage of entry-level private and shared-ownership homes.
- Transport, into Collingham from the smaller Collingham Ward villages, and into the hospitals at Newark and Kings Mill Hospitals from all villages.
- Ollerton and Boughton wards – property prices to buy are too high for many local residents as too are private rentals. There are few private rentals available (5 at the moment).  There are over 700 people on the social housing waiting list and not enough properties for them. This is an area of high deprivation and all the properties being built are for people to buy.

E.43   Stakeholders were then asked how they believe these challenges are best met. Responses included:

- Bilsthorpe Ward – one of the ways our area can lift itself out of the 'deprived' label is by encouraging better quality housing that will attract more people into the area, whilst also ensuring some affordable housing is included in the mix.

- Beacon Ward – intervention to aggregate home-owners for retro-fit schemes with the probable need to generate a financial package of loan or subsidy. Limiting levels of private rental (especially conversion) to HMO might be considered and/or a quality standard that is assessed and prosecuted. Neighbourhood schemes to limit through-traffic and improve parking (for charging vehicles and improved accessibility) and to improve air quality/street planting. Zoning any appropriate existing facilities and development sites in specific areas i.e. Barnby Gate/Sherwood Avenue to congregate people with specific needs closer to public services and transport and make such services viable going forward and accessible to those most in need. Town Centre traffic flows - Beacon Ward contains at least 3 means of access from A roads and is a 'rat-run' for those cutting through to get to Balderton. Road safety and air quality are an increasing issue, as are on-street parking needs in areas that have no alternative - Bowbridge Road, Charles Street, Newton Street and Harcourt Street, Winchilsea Avenue, Hatton Gardens and Earp Avenue all being examples of immediate need.

- Review of local transport plans and community support groups.

- Ollerton and Boughton – they are not being met at all. Social housing is not a priority as any investment needs to make a return.

E.44    Finally the survey asked stakeholders to state any other comments about the role of their ward in helping to meet future housing need in the district. Comments included:

- Bilsthorpe Ward – Yes because we are not eligible for CIL money, being zero rated, we haven't done a Neighbourhood Plan. So unless we go down the route of carrying one out, with all the associated cost and time spent, without any financial benefit to the village then we are at the mercy of the big builders who will dictate what we get as a village. I think the CIL rating system should be looked at again and areas like ours re-evaluated. We are an area that can show house price growth if built properly.

- Beacon Ward has opportunity sites for 'resident-type' development that keep people near to services and make home-support more viable - Woods Court, Howes Court, former Massey Street coal-yard. There are also sites that are being given permission which eradicate the ability to provide off-street parking (and charging) solutions i.e. Jubilee Street and possible Woods Court. Bowbridge Road will be arterial once the SLR is developed and, in the meantime, is almost the only route for the Phase 1 Middlebeck development. Solutions must be designed in before the opportunity is lost or the costs inflate.

- I would like to actively participate in any future housing planning policy relating to the HNA and would like to see better engagement with the parish councils.

- Ollerton and Boughton – needs are being met well in this area for people wanting to buy.

## Private Landlords

E.45    One stakeholder replied to the question relating to how many properties respondents let in Newark and Sherwood district, to which the respondent replied '400-500 at any one time'.

E.46    Stakeholders were asked, based on experience, what type of properties are most in demand and in which areas, to which one stakeholder responded:

- 2 or 3 beds, with parking.

E.47    Reported properties that private landlords struggle to let included:

- 1 and 2 bed flats in town – because of the lack of parking and the road works.

E.48    In relation to advantages and challenges of investing in, or letting properties, in the district, one stakeholder mentioned advantages such as the huge rental market, affluent consumers and local companies employing people. The challenges were considered to relate to sorting out the empty shops in the town centre.

E.49    Stakeholders were asked in what ways, if any, could Newark and Sherwood's private rental sector do more to meet housing need and demand in the district and how could the council help to this end. One stakeholder responded with the idea that the PRS needs to be unshackled by the national government.  Social housing is the council's responsibility - not the PRS's.

E.50    Finally, the survey asked stakeholders, if known, who would they say are the typical customer groups who rent their properties, to which one respondent stated:

- working adults; and

- young families.

## Summary

E.51    From all of the challenges facing the Newark and Sherwood housing market, stakeholders were asked what the key priority is for themselves or their organisation. The key priorities identified were:

- To ensure that management companies are not used for new developments in Fernwood. To try to improve on the current management company arrangements that are in Fernwood Central which put the residents at a disadvantage when selling their homes.

- Build more intermediate 3 and 4 bedroom family properties as a stepping stone away from affordable properties. There is plenty of affordable property in our village but nothing to move up to meaning families have to move away again. Until we get a mix of affordable and intermediate property (both open market and 'affordable') then we will not support any planning application for starter homes only.

- Local affordable housing.

- Provision of housing for younger people, thereby to help to keep local schools, shops, and pubs etc; and reduce the development of dormitory enclaves.

- Sustainable, affordable houses.  Building for life principles.  Sufficient green space permeable surfaces.  Grants to retrofit houses for environmentally sustainable properties.

- Staying in business in spite of all the unnecessary regulations that we are having to work with from a national government level.  Keep local government off our backs – no more red tape and box ticking.

- Ensuring sufficient housing to meet demand whilst protecting the homes and residents already there: parking, traffic, open spaces and environmentally economic homes, that are affordable.

E.52    Further comments were made by stakeholders responding to the survey, including:

- Affordable housing is supposed to cater for a range of occupants. It is aimed at people, especially couples and families to return to rural areas they may have grown up in. That is fine but when they need to move to bigger property there is none and they move away again to suit their needs. Until NSDC allow more larger properties then this unsatisfactory incessant build of affordable bungalows will continue. This survey needs to reflect a general need for the district as a whole.