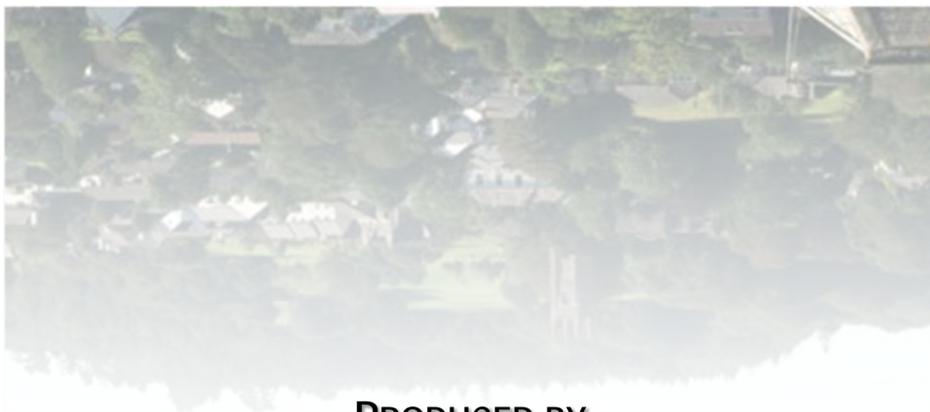


# A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF CARLTON ON TRENT



PRODUCED BY  
MIDLANDS RURAL HOUSING

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# CONTENTS

1.	Summary	2
2.	INTRODUCTION	2
3.	PURPOSE OF THE SURVEY	3
4.	GENERAL INFORMATION – RESPONDENTS’ DETAILS	4
	i) HOUSEHOLD TYPE	4
	i) TENURE	5
	ii) PROPERTY TYPE	6
	iii) LENGTH OF RESIDENCY IN PARISH	7
	iv) TYPE OF HOUSING REQUIRED IN THE PARISH	8
	v) REQUIREMENT FOR NEW HOMES	9
	vi) MIGRATION AND REASONS FOR LEAVING	9
	vii) SUPPORT FOR HOMES TO MEET LOCAL NEEDS	10
5.	LIFE IN THE PARISH	
	i) POSITIVE & NEGATIVE FACTORS	11
	ii) ADEQUATE HOUSING IN THE VILLAGE	12
	iii) AMENITIES & SERVICES	13
6.	HOUSING NEED ANALYSIS	14
	i) RESPONDENT ANALYSIS	14
	ii) LOCAL HOUSING REGISTER ANALYSIS	16
	iii) HOUSE PRICE DATA	17
	iv) LOCAL CONTEXT	18
7.	CONCLUSION	19
8.	CONTACT INFORMATION	21

## 1. Summary

- A housing need survey was carried out in the Parish of Carlton on Trent in June 2017 which received a 31% response rate.
- Results obtained showed there was a demand for up to 5 open market (sale) homes and 3 affordable homes for local people enabling them to be suitably housed within the community.
- These could be developed on an exception site or infill site, if available, and subject to local support.
- The alternative to this is that these homes be developed as part of a larger development.

## 2. Introduction

Average property prices in rural areas are consistently higher than in urban areas<sup>1</sup>. There has been a 30% increase in rural house prices between 2011-2016. This is forcing many people to move away from their towns and villages in order to find suitable and affordable homes.

House prices in the countryside are now up to £42,894 higher than in urban areas. The average rural house price is now £203,535 and is now over 7 times annual earnings<sup>2</sup>. Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community and this may be happening in Weston.

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

The Carlton on Trent Housing Needs Survey questionnaires were delivered to every household in the Parish in early June. The return date for the survey was 30<sup>th</sup> June and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households as well as to those who contacted MRH to say that they had moved away from Carlton on Trent or had a strong connection to the Parish and wished to complete a form. In total 120 survey forms were distributed.

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

<sup>2</sup> Halifax Rural Housing Review 2016.

### 3. Purpose of the Survey

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

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

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

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

## 4. General Information - Respondents' details

A total of 120 survey forms were distributed and 37 were received in return, giving a return rate of 31% against the number distributed. In our experience this is a good level of response for a survey of this kind, as it is only those who have a housing need or are interested in a local needs development and general village life that are likely to respond.

### i) Household type

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

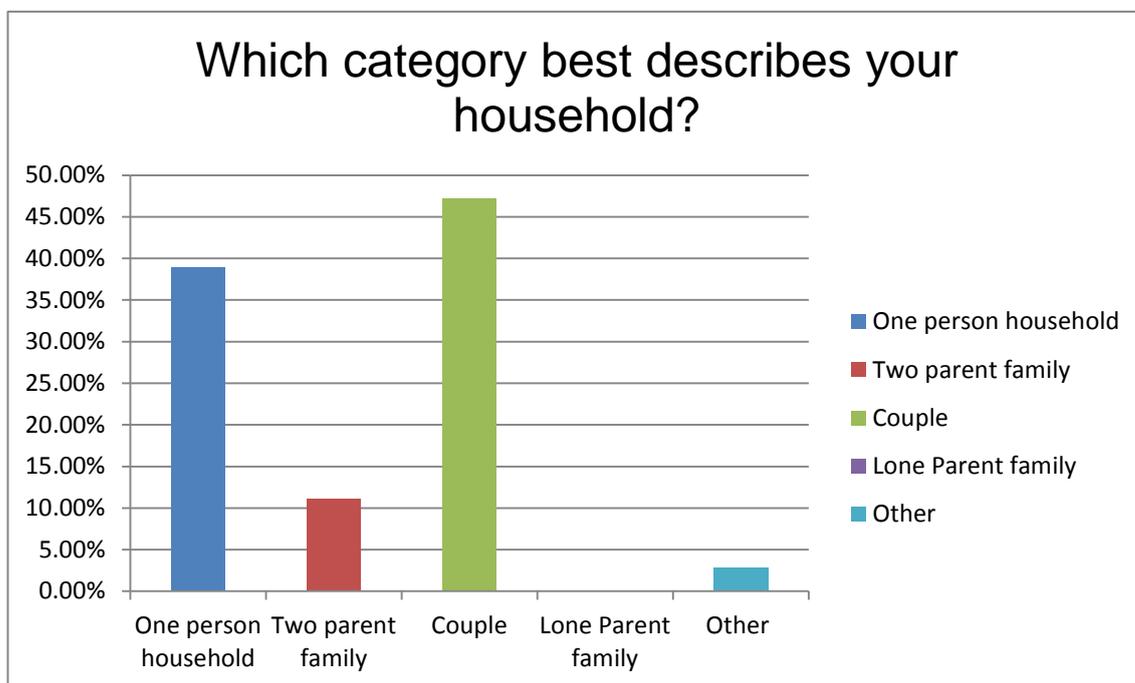


Fig 1.1 - Household type

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

The largest number of responses was from couples; 47% of total responses were received from this type of household.

39% of responses came from one person households and 11% from two parent families.

## ii) Tenure of all respondents

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

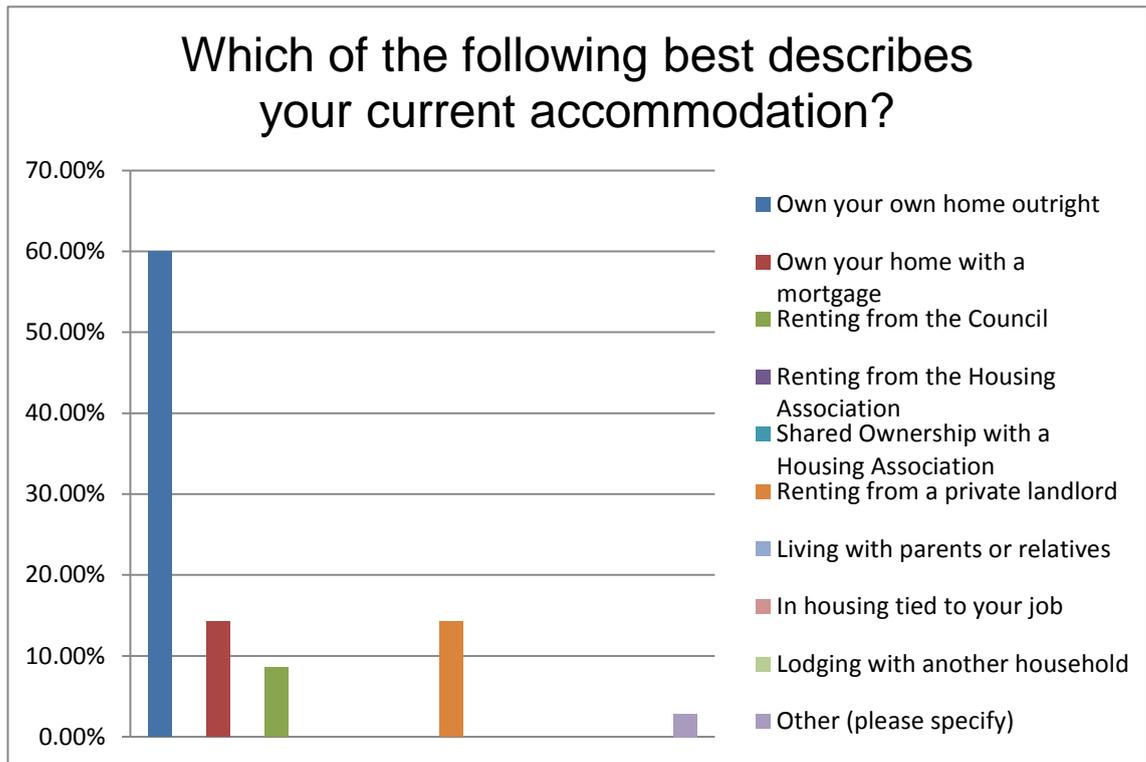


Fig 1.2 - Tenure of respondents

It shows that 'owner-occupiers' were by far the largest tenure group accounting for 74% of replies (60% of total survey respondents owned their home outright and 14% have a mortgage on their home).

Almost 23% of respondents live in rented accommodation, with 14% renting from a private landlord and 9% renting from the Council.

### iii) Property Types

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

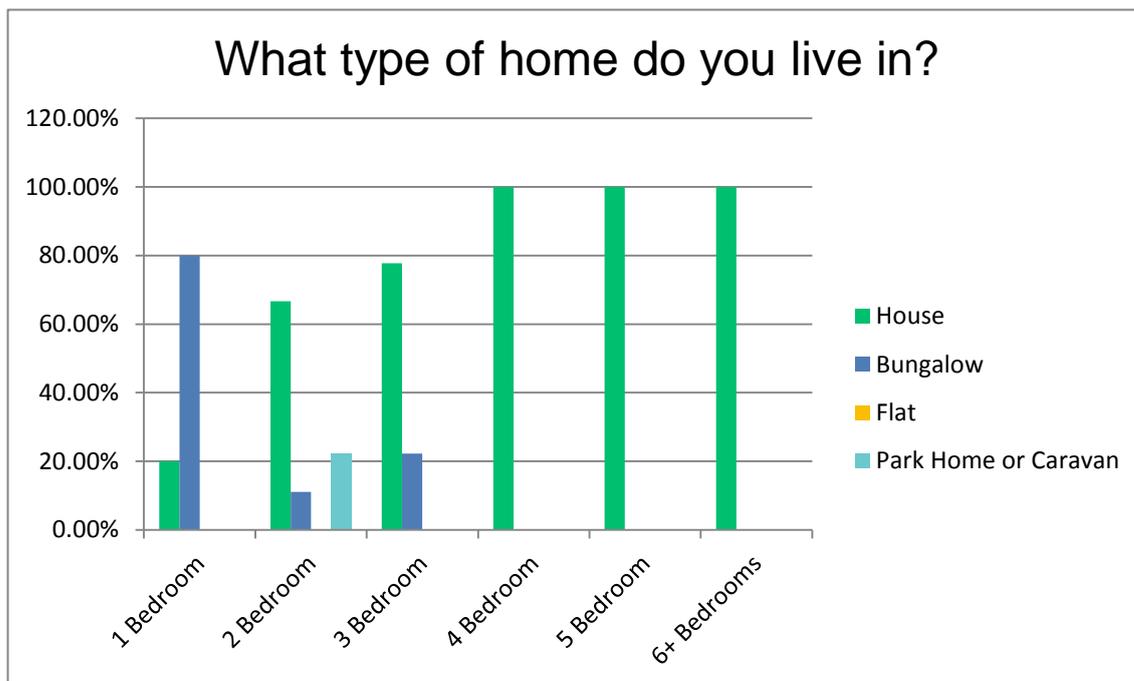


Fig 1.3 - Property types

73% of respondents live in a house; 19% live in a bungalow; 5% live in a park home.

Those living in 4 bedroom homes were the largest group (27% of responses), followed equally by those living in 3 bedroom homes and 2 bedroom homes (24% each).

iv) Length of residence in Parish

The length of time that respondents have lived in Carlton on Trent is given in the chart below (fig 1.4):

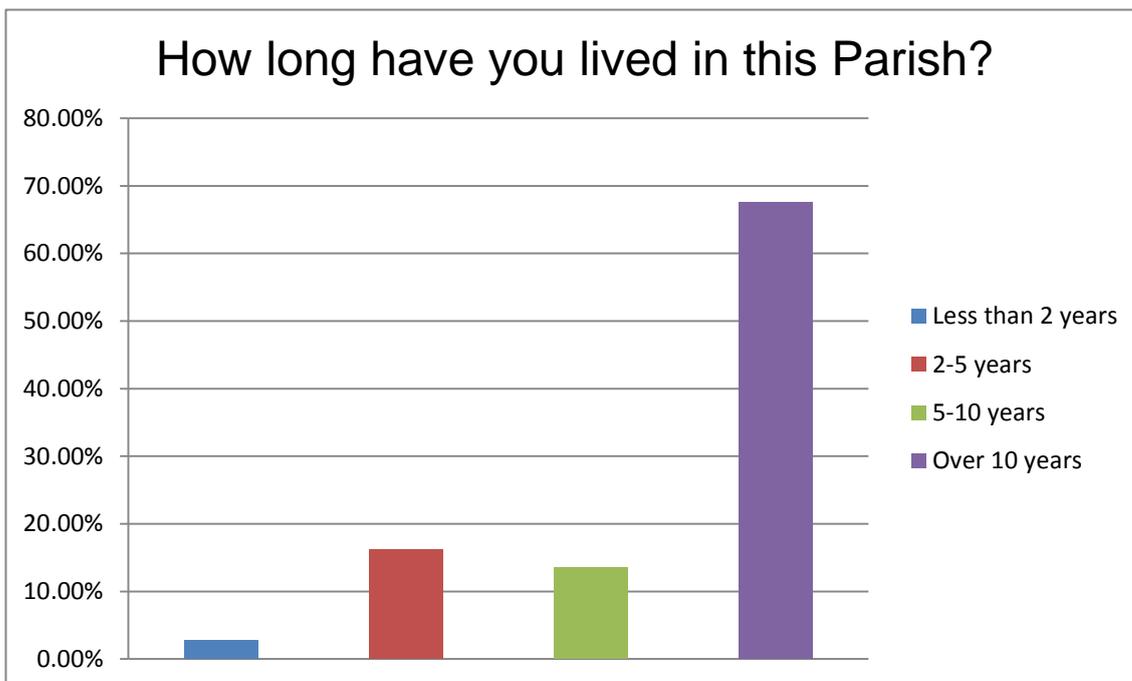


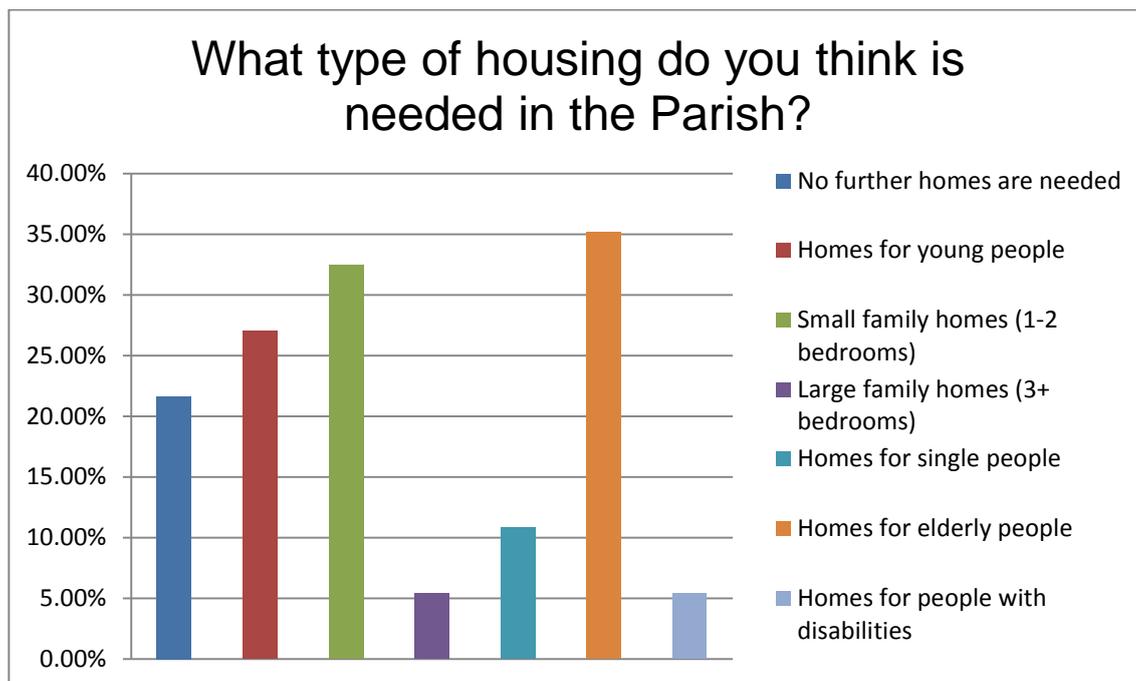
Fig 1.4 - Length of residence in Parish

It shows that 68% of completed surveys came from households that have lived in the Parish for in excess of 10 years.

14% of respondents have lived in Carlton on Trent for between 5 and 10 years, and 16% have been there for between 2 and 5 years. 2% of responses came from those who have lived in the village for less than 2 years.

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

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



*Fig 1.5 - Type of housing needed in Carlton on Trent*

It shows that 22% of respondents thought that no further homes were needed in Carlton on Trent.

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

- Homes for elderly people
- Small family homes
- Homes for young people

vi) Requirements for new homes

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

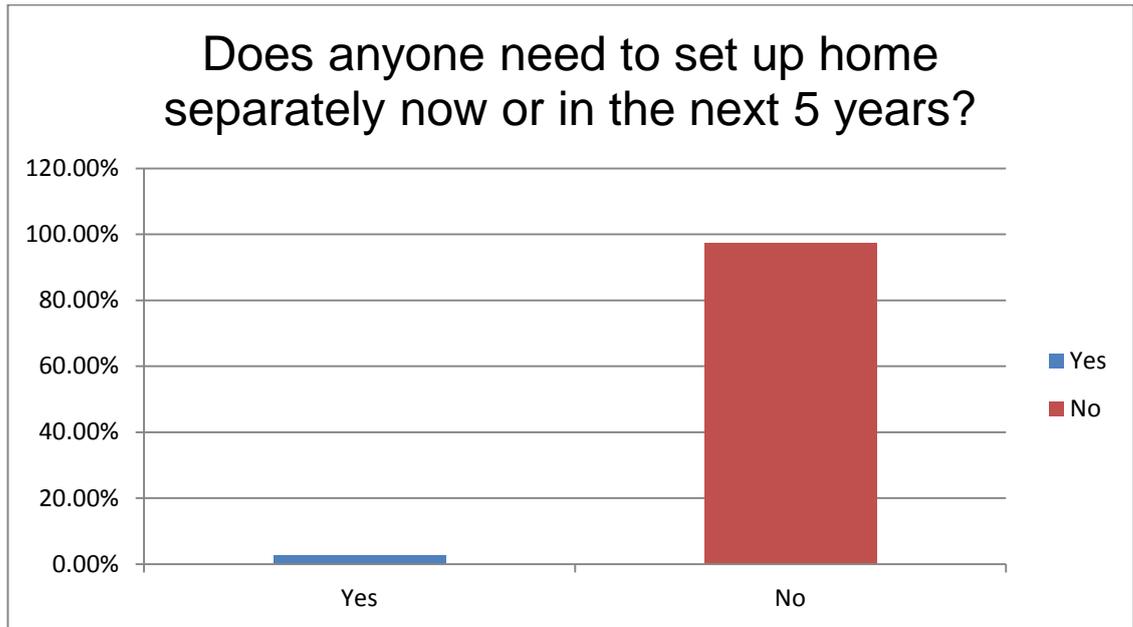


Fig 1.6 -New homes required for people currently living in respondents' home

Less than 3% of responses came from households that contained individual/s who need to set up home separately in the foreseeable future.

vii) Migration and reasons for leaving

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



Fig 1.7 - Migration and reasons for leaving

Fig 1.7 shows that just 7% of Parish residents who returned questionnaires were aware of others who have had to leave the Parish in the last 5 years.

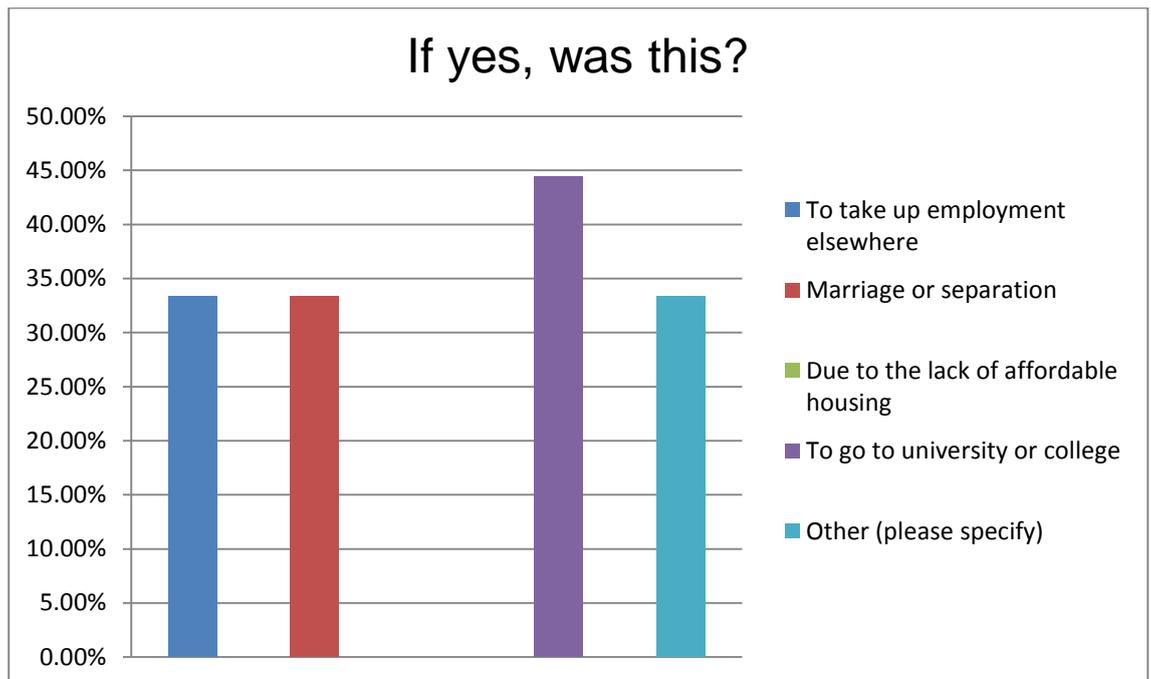


Fig 1.8 - Reasons for leaving the parish

The reasons for members of the households leaving can be seen in the chart above and it is worth noting that none left due to a lack of affordable housing.

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

One of the fundamental questions in the survey is that which asks whether people are in favour of a small number of homes in the village to meet the needs of local people.

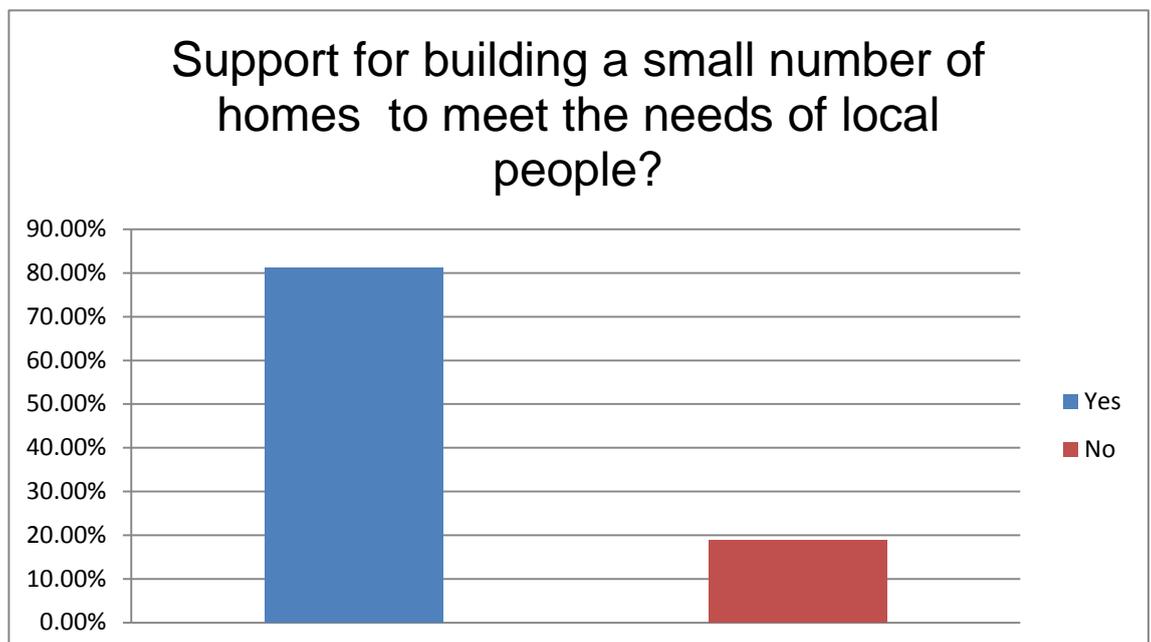


Fig 1.9 - Support for homes for local people

Fig 1.9 shows that 81% of respondents are in support of a small number of homes to meet local peoples' needs, while 19% said that they are not in support.

## 5. Life in the Parish

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

### i) Positive & Negative Factors

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

From fig 2.0, below, it can be seen that many respondents are positive about life in Carlton on Trent. 58% believed that the Parish is a desirable place to live; 53% of people believe that Carlton on Trent enjoys a sense of community; 17% believe it has a balanced and varied population but just 14% believe it is a sought after location.

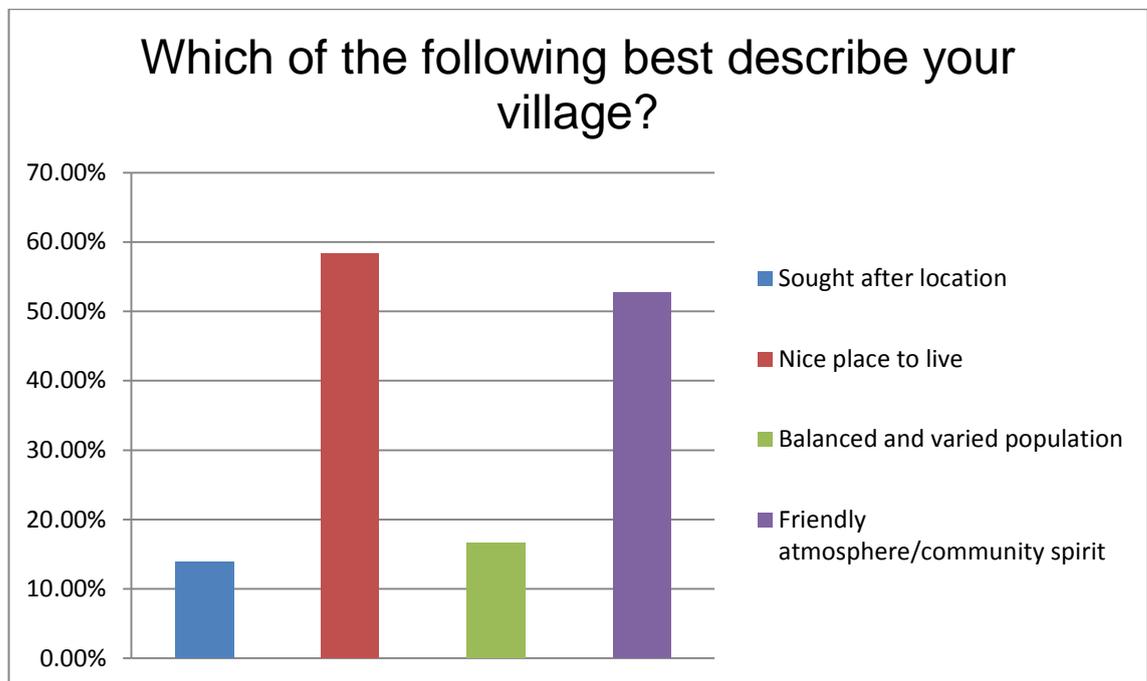


Fig 2.0 - Life in the Parish - positive factors

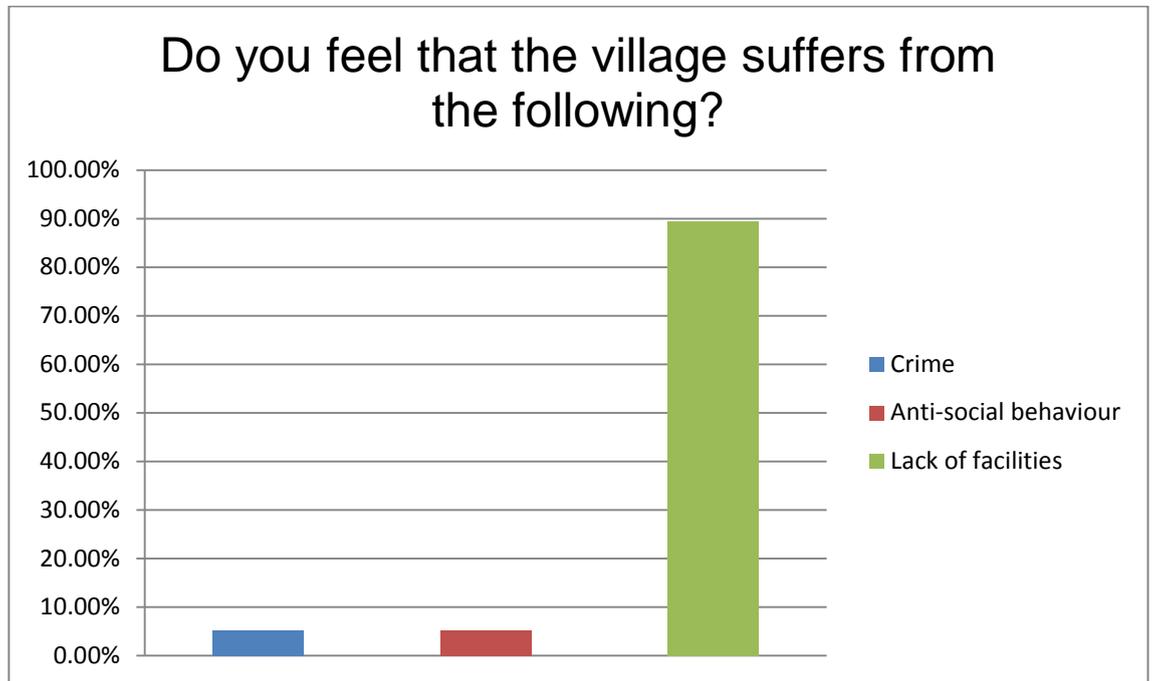


Fig. 2.1 - Life in the parish - negative aspects

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

As can be seen from fig 2.1 above, 89% of respondents believed that Carlton on Trent suffers from a lack of facilities. 5% perceive that crime is a problem and 5% believe there is some anti-social behaviour.

ii) Adequate housing in the village

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

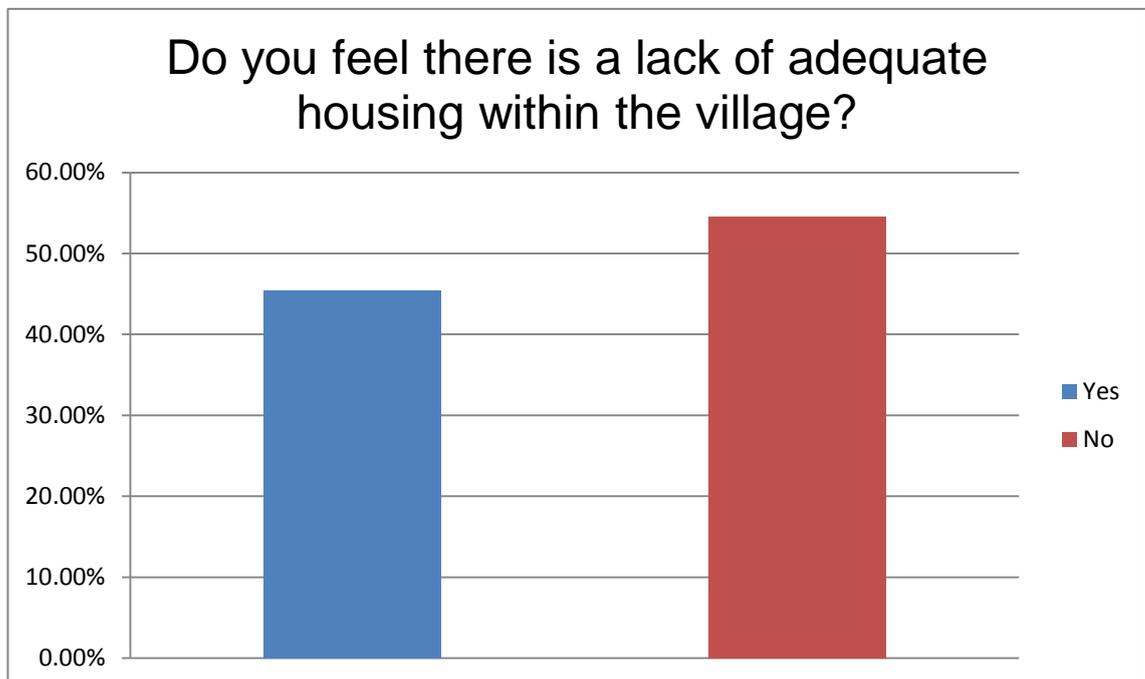


Fig 2.2 -The provision of adequate housing in the village

Fig 2.2 shows that 55% of respondents believe that there is not a lack of adequate housing in Carlton on Trent. 45% of respondents believe that there is a lack of adequate housing.

iii) Amenities & Services

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

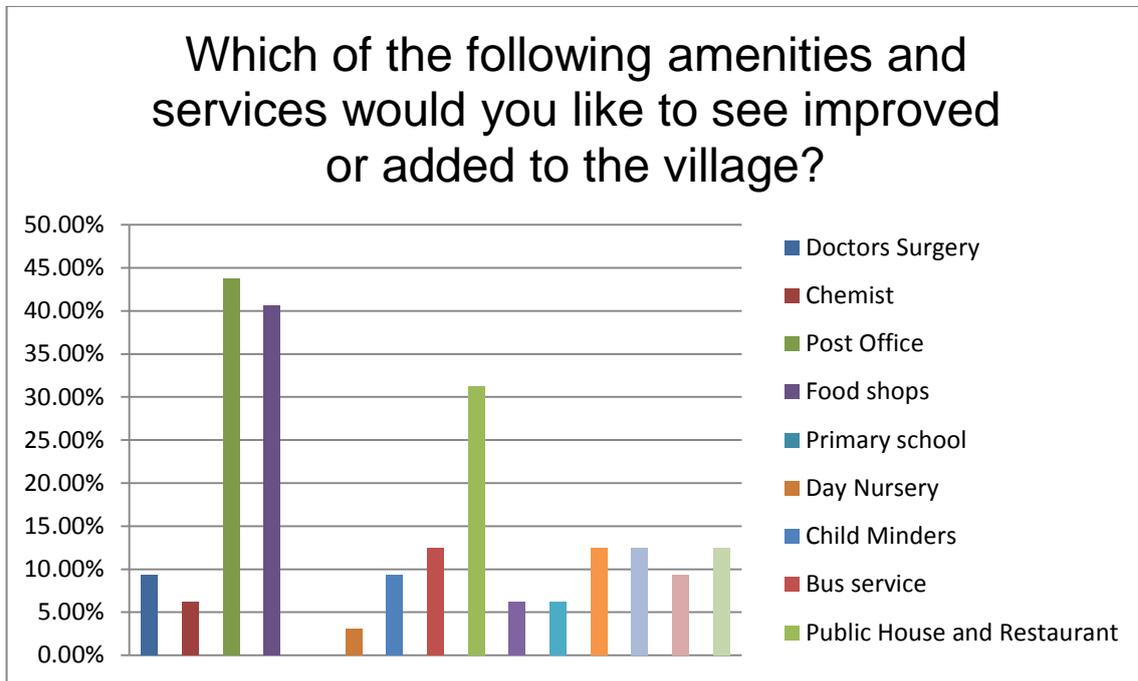


Fig. 2.3 - Amenities and Services that require improvement

The chart above shows that the three most popular improvements would be the addition or improvement of a post office; food shops; public house.

## 6. Housing Need Analysis

Of the 37 returns, 29 were from people who felt that they were adequately housed at present. These respondents completed a form primarily to offer their support, objection or thoughts towards 'local needs' housing as well as to give their comments regarding life in the Parish. These were, therefore, discounted from the rest of the analysis.

As far as the requirement for housing, 8 returns indicated a need for housing.

### i) Respondent analysis

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

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

RESPONDENTS BELOW HAVE A NEED FOR ALTERNATIVE HOUSING IN THE NEXT 5 YEARS						
Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
6	5-10 years residency	No	Couple living in privately rented 3 bed house.	First independent home	3 or 4 bed house. Buying on the open market.	3 bed house. Open market purchase.
9	Over 10 years residency	No	Couple living in own 4 bed house.	Present property too large	2 bed house. Buying on the open market.	2 bed house. Open market purchase.
11	Over 10 years residency	No	Couple living in own 4 bed house.	Present home too large.	Size/type not given. Buying on the open market.	2 bed house. Open market purchase.
29	Over 10 years residency	No	Couple living in own 2 bed park home.	Present home in poor condition.	2 bed house. Renting from the Council.	2 bed house. H.A. Shared Ownership.

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
32	Over 10 years residency	No	Single person living in privately rented 2 bed park home.	Present home in poor condition	2 bed flat. Renting from the Council.	2 bed house. H.A. affordable rent.
33	5-10 years residency	No	Couple living in mortgaged 6 bed house.	Present home too large.	3 bed house or bungalow. Buying on the open market.	3 bed house. Open market purchase.
34	2-5 years residency	No	Couple living in privately rented 3 bed house.	Present home too expensive.	1 or 2 bed bungalow. Renting from the Council or H.A.	2 bed bungalow. H.A. affordable rent.
37	Over 10 years residency	No	Single person living in privately rented 1 bed house.	First independent home. Closer to employment.	2 bed house or bungalow. Buying on the open market.	2 bed house. Open market purchase.

**ii) Newark & Sherwood Housing Register Indicators**

Housing Register - 29 applicants have indicated their preferred area as Weston, Carlton on Trent, Sutton on Trent, Egmanton & Laxton. 7 applicants have specified a preference for Carlton on Trent.

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

The table below shows the amount of housing stock available in Carlton on Trent.

**NSDC stock**

Carlton on Trent	Number of properties
bungalows	12
houses	5

Figures taken from the Housing Register data show that, in Carlton on Trent, recent lets of bungalows have attracted an average of 12 bids each. This indicates that demand for these properties has been high.

None of the respondents identified by the housing needs survey are currently registered on Newark & Sherwood’s Housing Register, although three respondents have specified one of their preferences as renting from the Council or a Housing Association.

### iii) House price data

The table, below (fig 2.5), details the house prices and household type breakdown for the Carlton on Trent area. They are taken from [www.zoopla.co.uk](http://www.zoopla.co.uk). Further local context is given on page 18 with regard to properties that are/have been for sale and rent in Carlton on Trent itself.

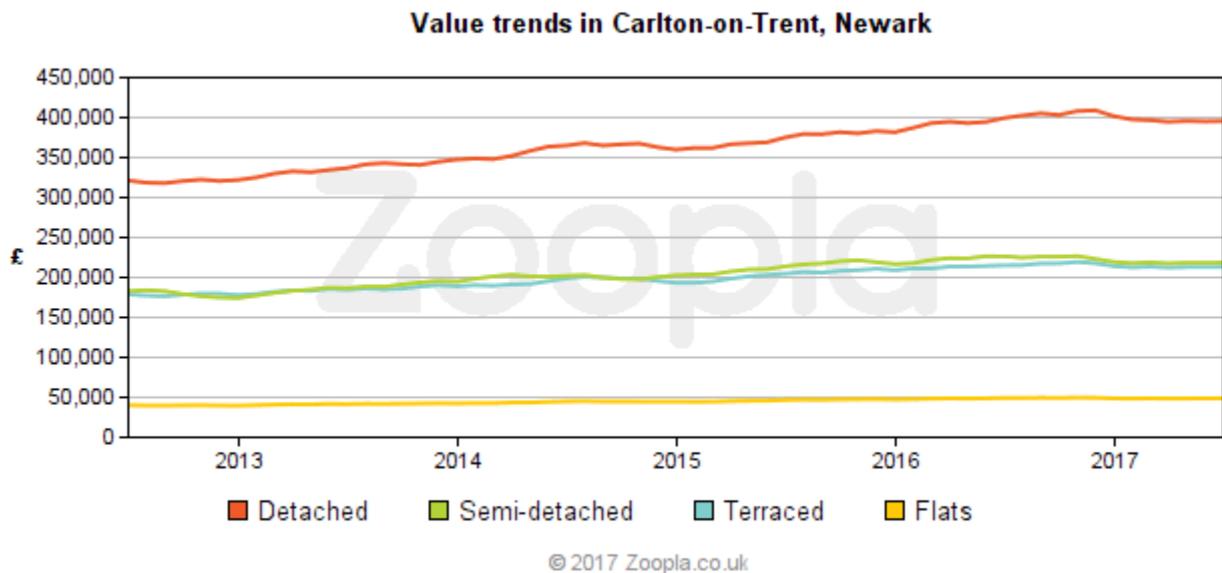
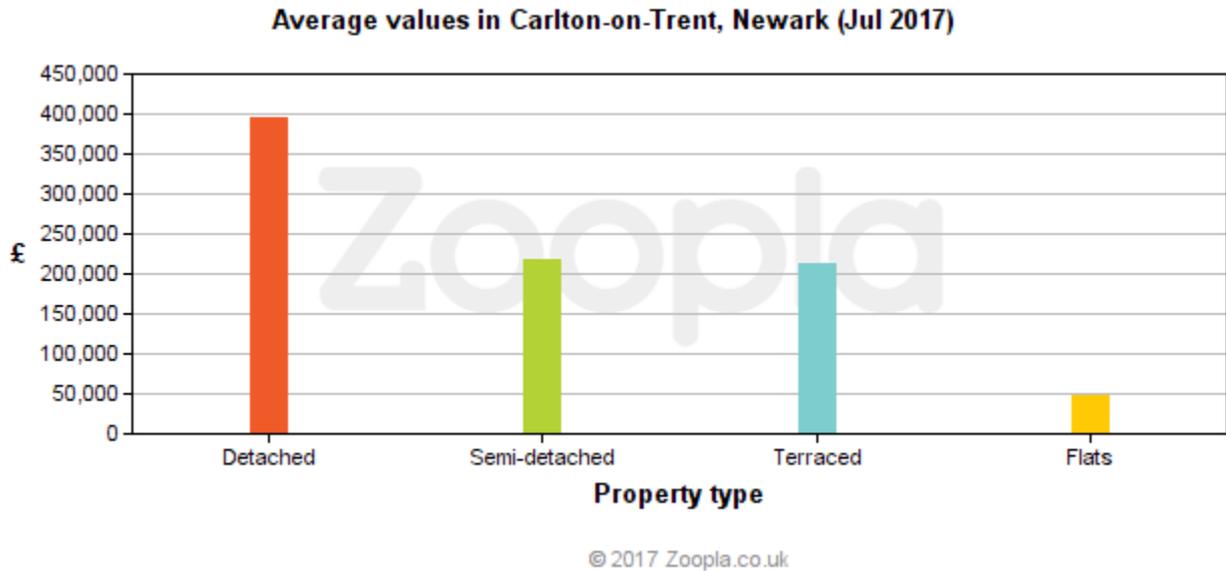


Fig 2.5 - Current average property prices for Carlton on Trent & value trends 2012 - 2017

The charts above (fig 2.5) show firstly, that house prices are high, with detached properties averaging almost £400,000 and semi-detached and terraced properties averaging over £200,000. Property prices in Carlton on Trent have increased significantly over the past 5 years (by an average of £57,566 or 20.39%).

#### iv) Local context

By way of local context, the table below shows prices of properties that were for sale or rent in Carlton on Trent in July 2017 (sources: [www.zoopla.co.uk](http://www.zoopla.co.uk) & [www.rightmove.co.uk](http://www.rightmove.co.uk)).

Property for sale	Price (£)	Property for rent	Price (£)
4 bed detached house	600,000		
4 bed detached house	600,000		
4 bed detached new build	485,000		
5 bed detached house	375,000		
4 bed detached new build	375,000		
4 bed detached new build	375,000		
3 bed detached bungalow new build	350,000		
5 bed barn for conversion	225,000		
3 bed end town house new build	210,000		
3 bed end townhouse new build	210,000		
3 bed mid town house new build	205,000		
2 bed park home	39,995		
2 bed park home	26,500		

There were no properties available for rent on the private rental market.

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

Based on this affordability criteria it would require a deposit of £30,750 and an income of almost £50,000 per annum to afford the cheapest house currently available in Carlton on Trent (3 bed mid town house which is on the market for £205,000).

With regard to actual sales, there has been one property sold in Carlton on Trent over the past 12 months. This was a detached barn conversion property which sold for £189,950.

## 7. Conclusion

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

It is apparent that there is no property currently available on the private rental market and that property in Carlton on Trent does not readily become available to rent or to purchase on the open market. There has been only one property for sale in the past year. Currently, apart from two park homes, the only true properties for sale are priced at a minimum of £375,000. Other properties for sale are new builds being sold off-plan and prices start at £205,000.

Purchase prices are out of reach of most people, particularly those on low to moderate incomes. At the current time it would need a deposit of around £30,000 and an annual household income of almost £50,000 to afford the lowest priced house on the market.

There are a total of 17 properties available on Newark & Sherwood's housing stock. These do not become available very often and, as a result, recent lettings have attracted an average 12 bids per property.

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

The survey has identified an immediate demand for 2 - 3 bedroom properties to purchase on the open market. There is a requirement for starter homes for young people and for suitable homes for those wanting to downsize.

Three people have expressed an interest in Council/Housing Association affordable properties as an option. However, there may be little prospect of these being provided unless as an allocation on a development of more than 10 open market properties. 81% of respondents said they would support the development of a small housing scheme to support the needs of local people.

From the housing needs survey, there were 8 respondents who indicated a preference for alternative housing within the next 5 years.

5 of these have expressed a preference for open market housing as follows:

- 3 x 2 bed houses
- 2 x 3 bed houses

3 have expressed a preference for Council owned or Housing Association affordable housing as follows:

- 1 x 2 bed house for shared ownership
- 1 x 2 bed house for affordable rent
- 1 x 2 bed bungalow for affordable rent



THERE IS AN IDENTIFIED DEMAND FOR UP TO  
5 OPEN MARKET HOMES AND 3 AFFORDABLE HOMES IN  
CARLTON ON TRENT FOR THOSE WITH A LOCAL  
CONNECTION

## 8. Contact information

### Midlands Rural Housing

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