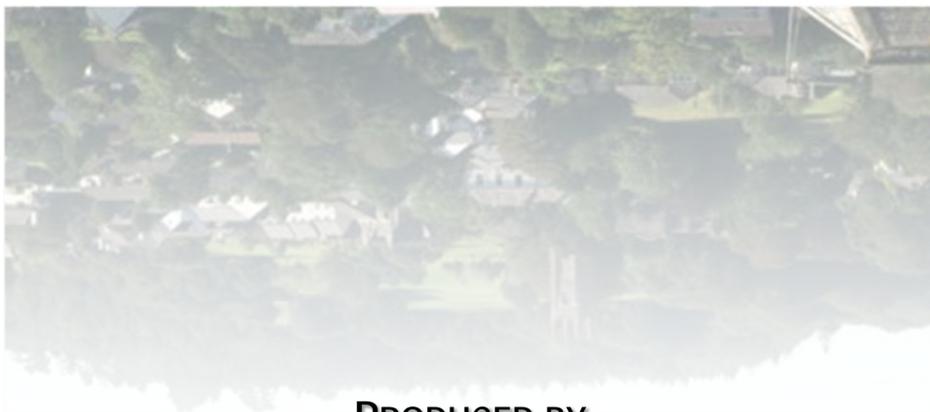


A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF WESTON



PRODUCED BY
MIDLANDS RURAL HOUSING

JUNE 2017



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	5
iii) LENGTH OF RESIDENCY IN PARISH	6
iv) TYPE OF HOUSING REQUIRED IN THE PARISH	7
v) REQUIREMENT FOR NEW HOMES	8
vi) MIGRATION AND REASONS FOR LEAVING	8
vii) SUPPORT FOR HOMES TO MEET LOCAL NEEDS	9
5. LIFE IN THE PARISH	
i) POSITIVE & NEGATIVE FACTORS	10
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	20

1. Summary

- A housing need survey was carried out in the Parish of Weston in May 2017 which received a 25% response rate.
- Results obtained showed there was a demand for up to 10 open market (sale) homes for local people enabling them to be suitably housed within the community.
- These could be developed on an '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 areas¹. 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 earnings². Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community and this may be happening in 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 Weston Housing Needs Survey questionnaires were delivered to every household in the Parish in early May. The return date for the survey was 31st May 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 Weston or had a strong connection to the Parish and wished to complete a form. In total 200 survey forms were distributed.

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

² Halifax Rural Housing Review 2016.

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 Weston 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 200 survey forms were distributed and 49 were received in return, giving a return rate of 25% against the number distributed. In our experience this is an average 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 village residents to indicate the type of household they are.

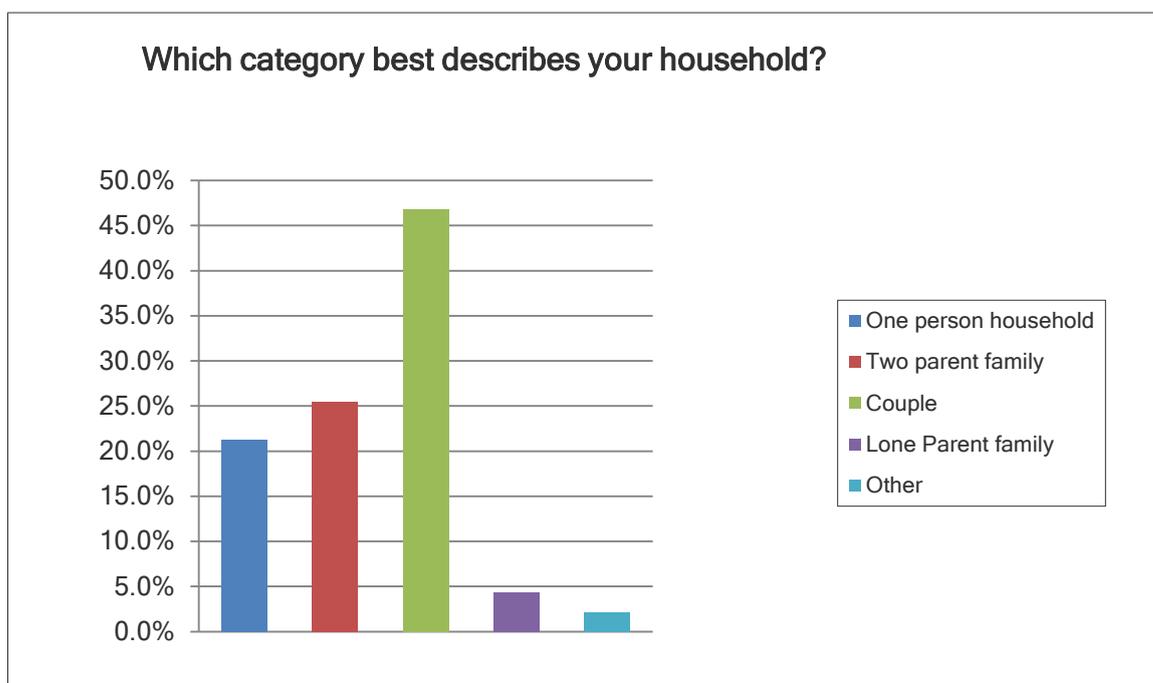


Fig 1.1 - Household type

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.

26% of responses came from two parent family homes and 21% from one person households.

Responses from lone parent families and others made up 6% of returned survey forms.

ii) Tenure of all respondents

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

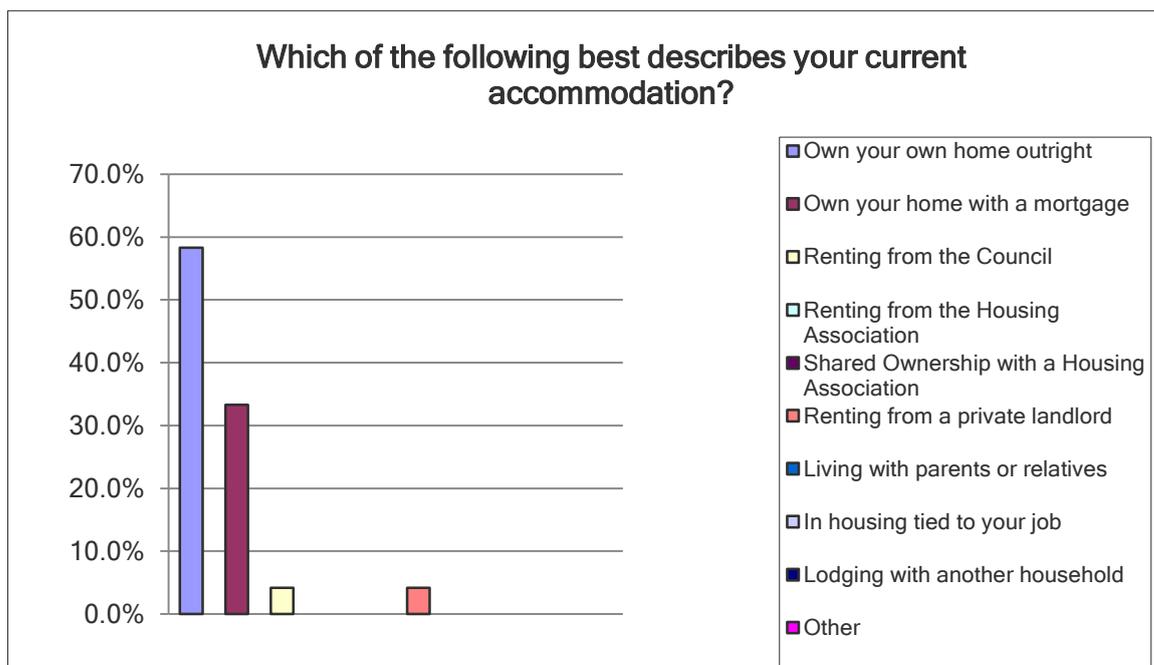


Fig 1.2 - Tenure of respondents

It shows that 'owner-occupiers' were by far the largest tenure group accounting for 92% of replies (58.5% of total survey respondents owned their home outright and 33.5% have a mortgage on their home).

8% of respondents live in rented accommodation.

iii) Property Types

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

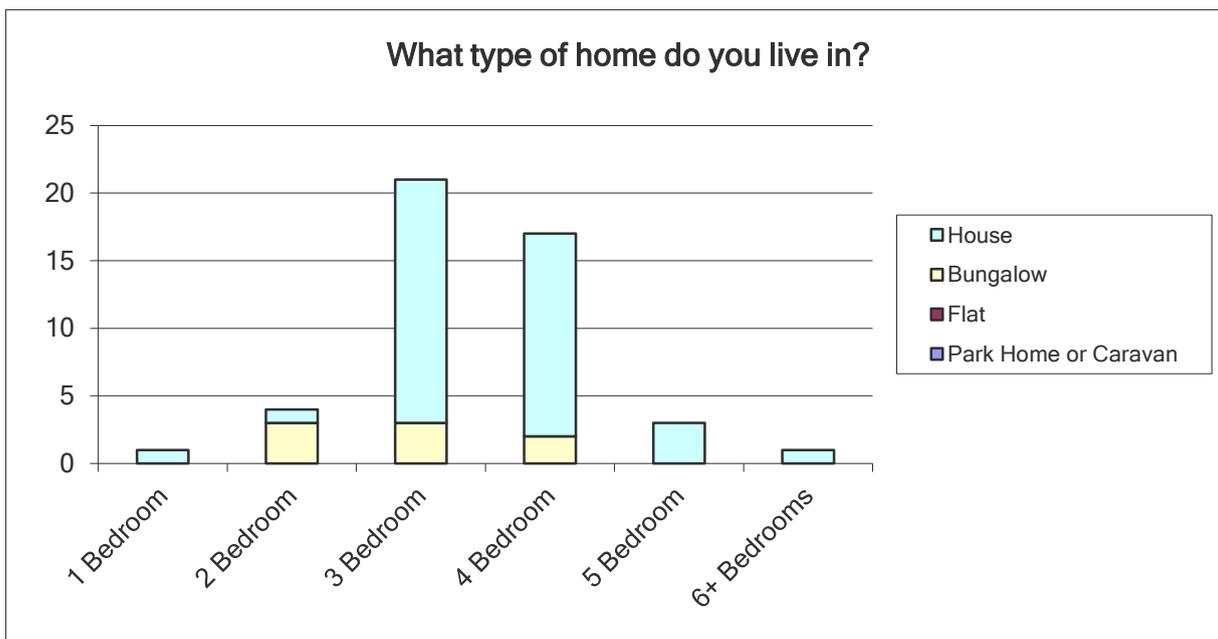


Fig 1.3 - Property types

80% of respondents live in a house; 16% live in a bungalow.

Those living in 3 bedroom houses were the largest group (38% of responses), followed by those living in 4 bedroom houses (32%).

iv) Length of residence in Parish

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

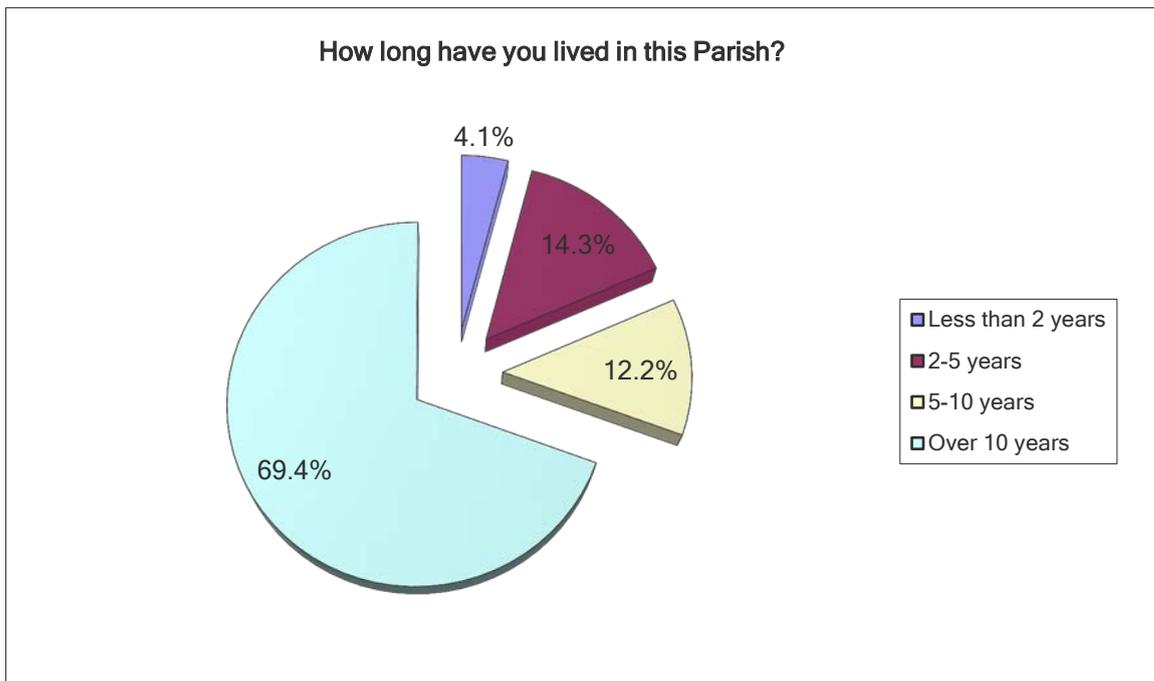


Fig 1.4 - Length of residence in Parish

It shows that 70% of completed surveys came from households that have lived in the Parish for in excess of 10 years.

12% of respondents have lived in Weston for between 5 and 10 years, and 14% have been there for between 2 and 5 years. 4% 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):

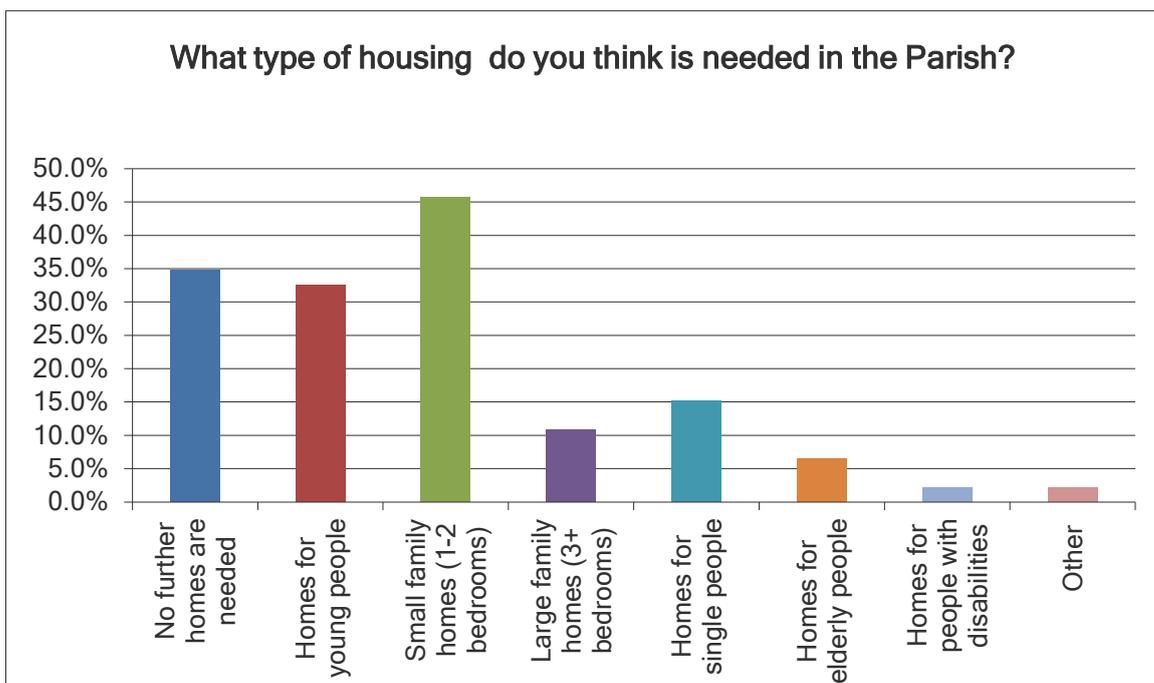


Fig 1.5 - Type of housing needed in Weston

It shows that 35% of respondents thought that no further homes were needed in Weston.

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

- Small family homes
- Homes for young people

vi) Requirements for new homes

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

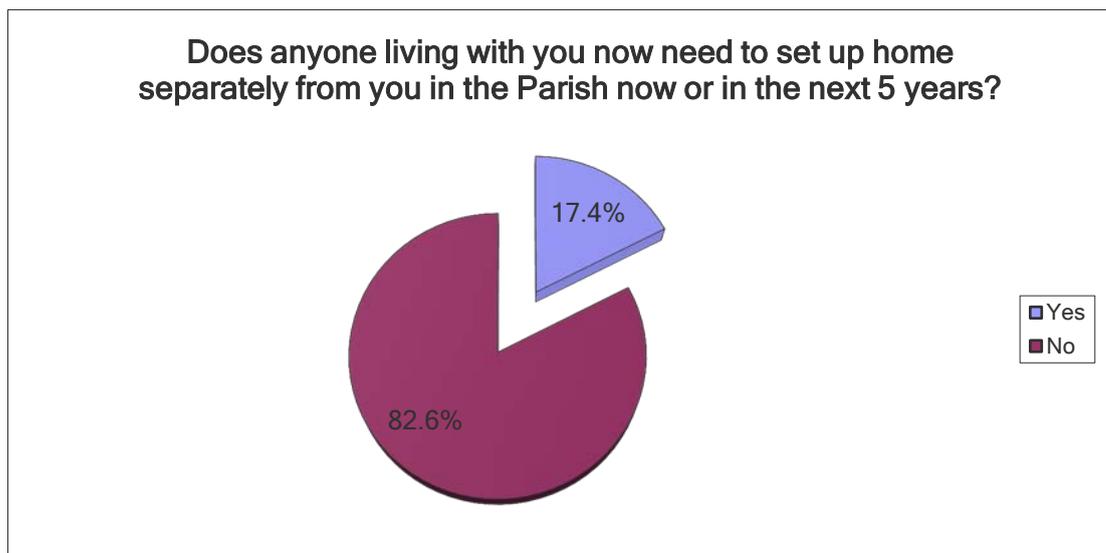


Fig 1.6 -New homes required for people currently living in respondents' home

It can be seen from the chart, above, that 17% 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.

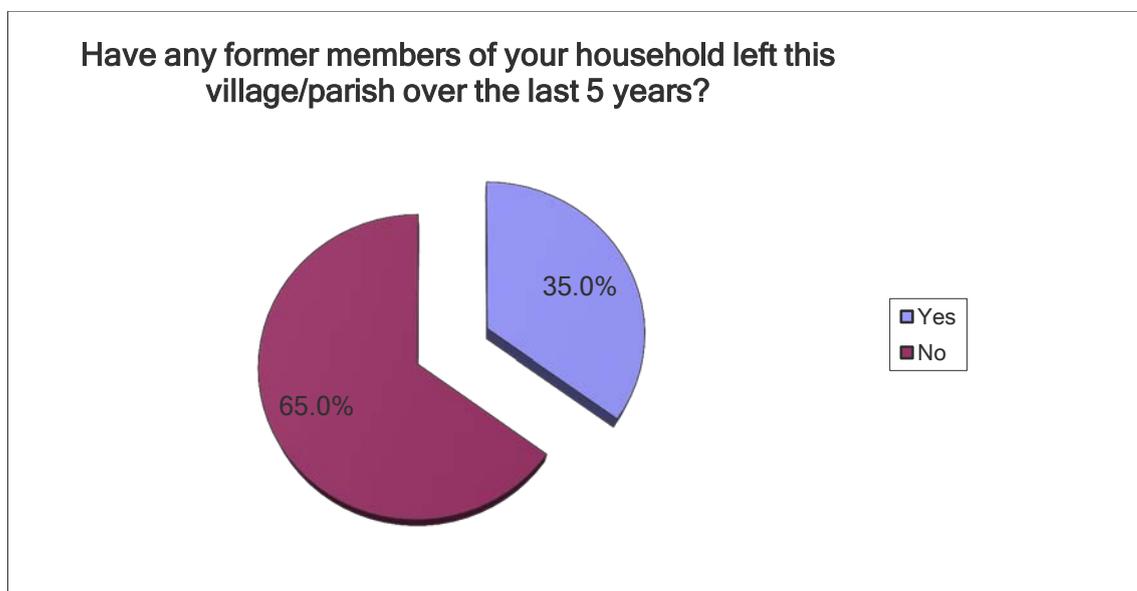


Fig 1.7 - Migration and reasons for leaving

Fig 1.7 shows that 35% of Parish residents who returned questionnaires were aware of others who have had to leave the Parish in the last 5 years.

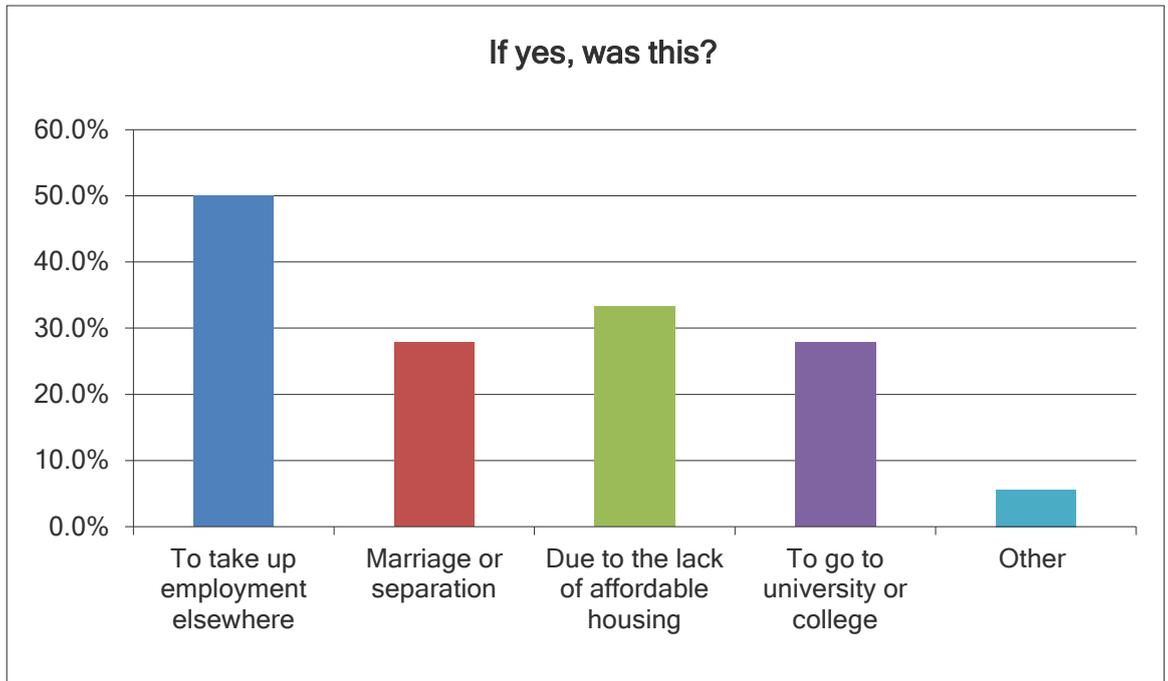


Fig 1.8 - Reasons for leaving the parish

The reasons for members of the households leaving can be seen in the chart above, but it is worth noting that 33% 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.

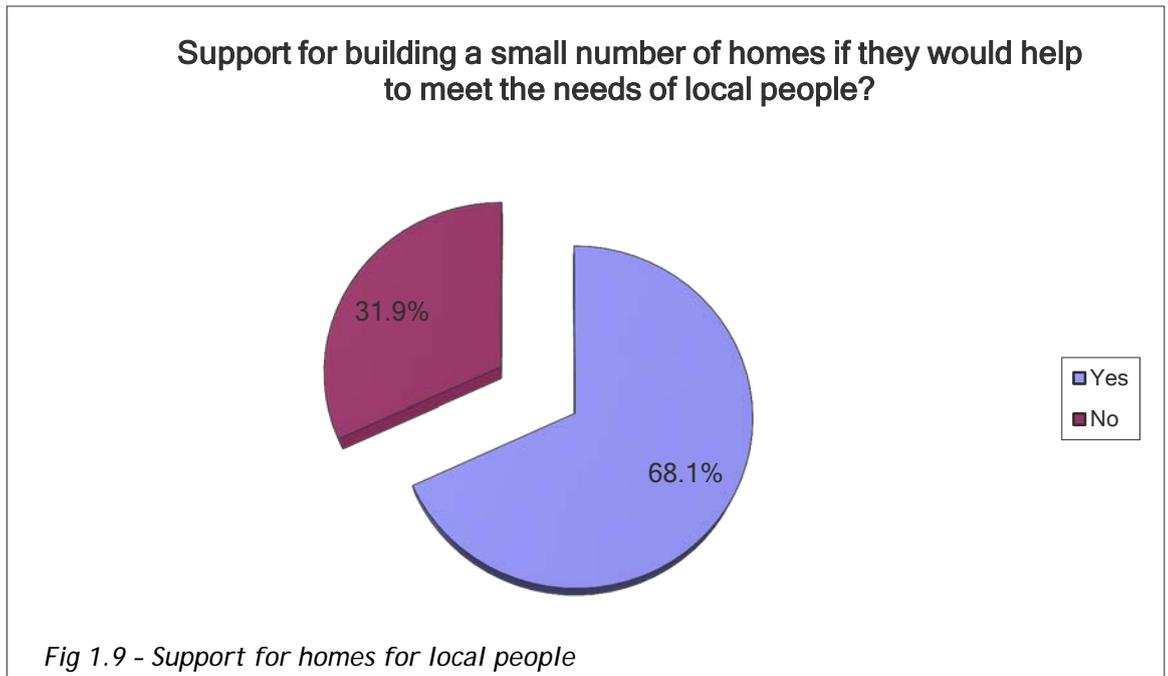


Fig 1.9 - Support for homes for local people

Fig 1.9 shows that 68% of respondents are in support of a small number of homes to meet local peoples' needs, while 32% 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 Weston. 77% believed that the Parish is a desirable place to live; 45% of people believe that Weston enjoys a sense of community; 23% believe it has a balanced and varied population but just 6% believe it is a sought after location.

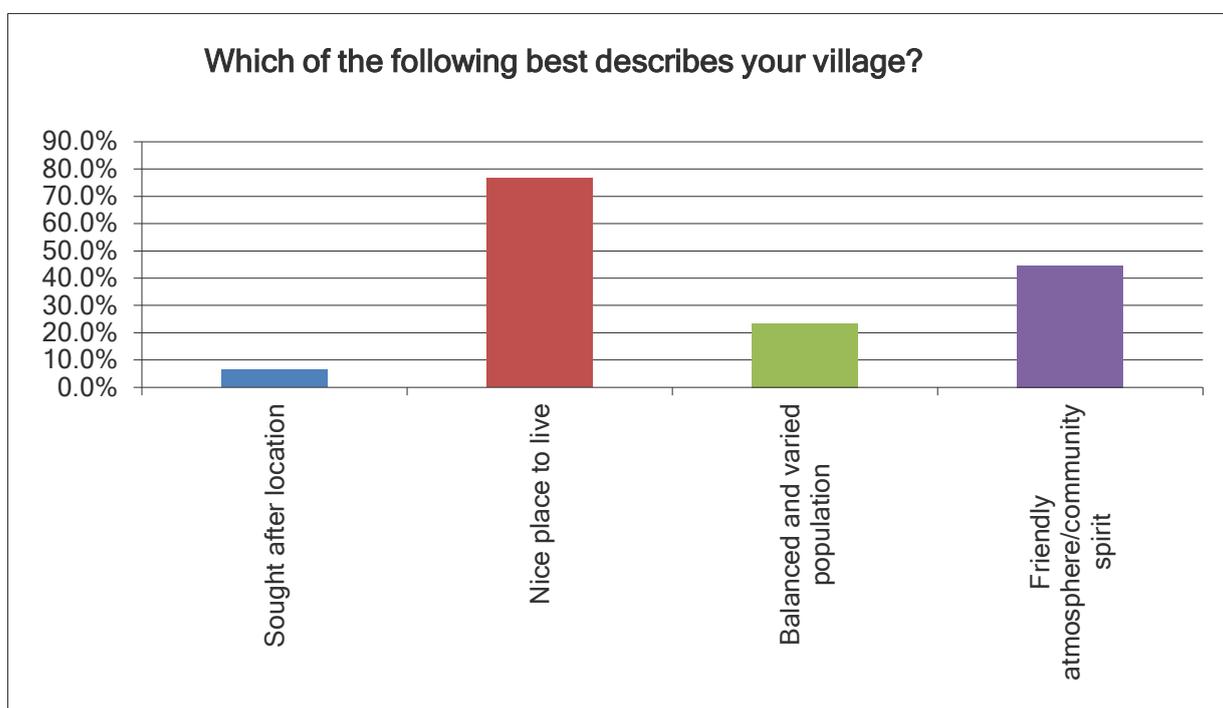


Fig 2.0 - Life in the Parish - positive factors

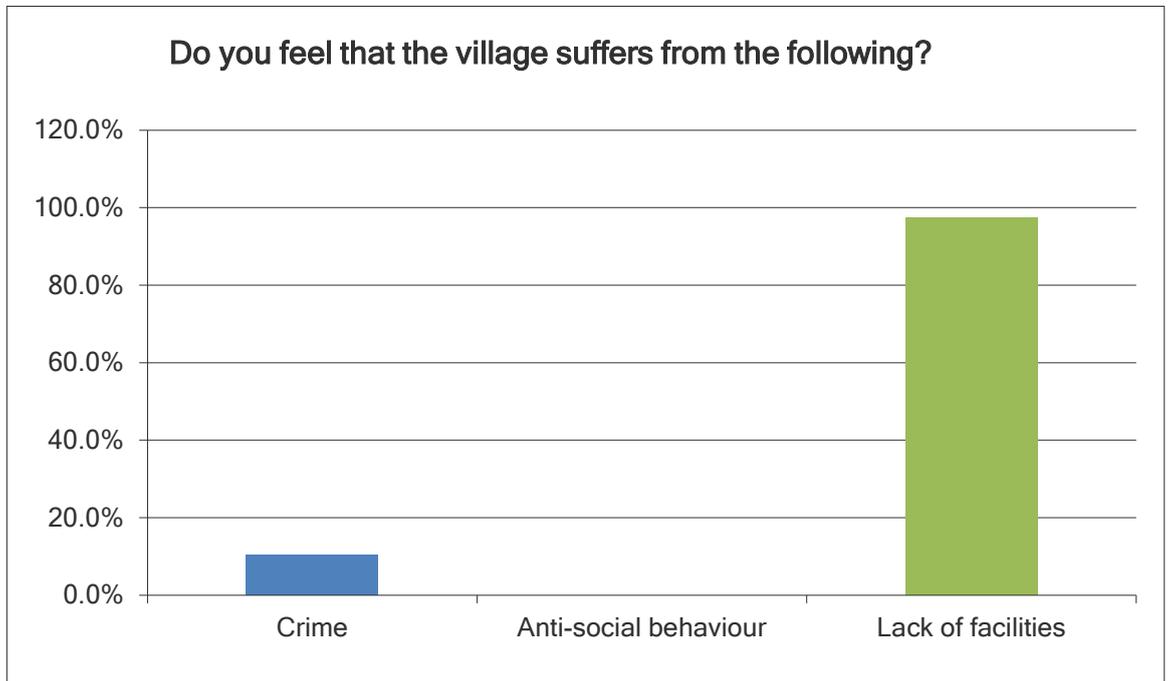


Fig. 2.1 - Life in the parish - negative aspects

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

As can be seen from fig 2.1 above, 97% of respondents believed that Weston suffers from a lack of facilities. 10% perceive that crime is a problem although none believe there is any 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.

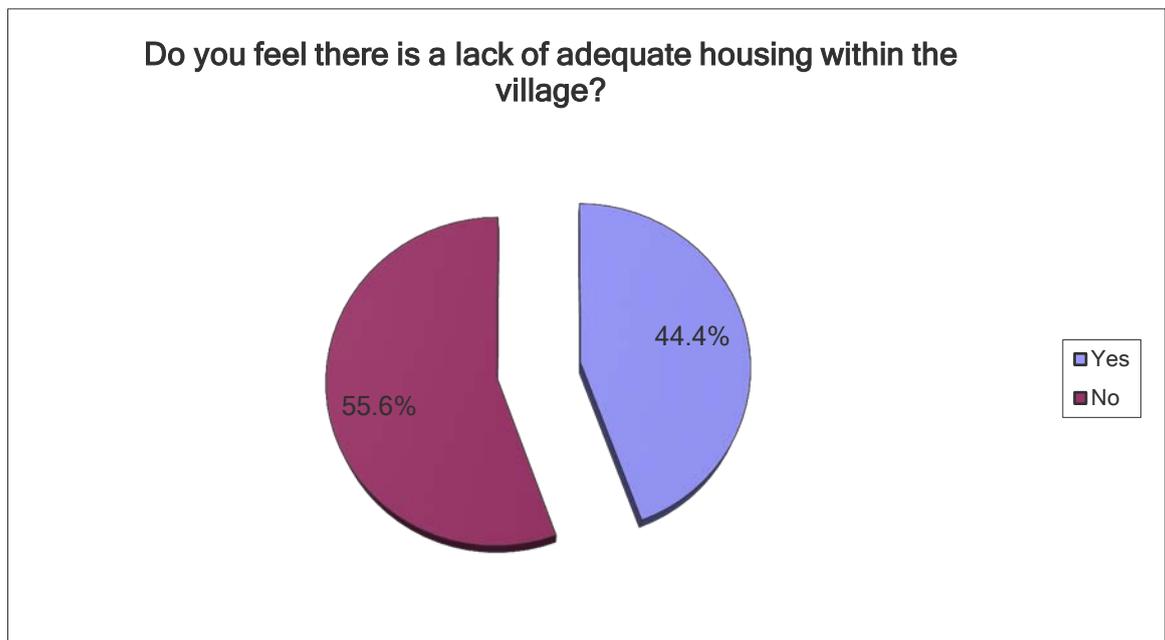


Fig 2.2 -The provision of adequate housing in the village

Fig 2.2 shows that 56% of respondents believe that there is not a lack of adequate housing in Weston. 44% 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.

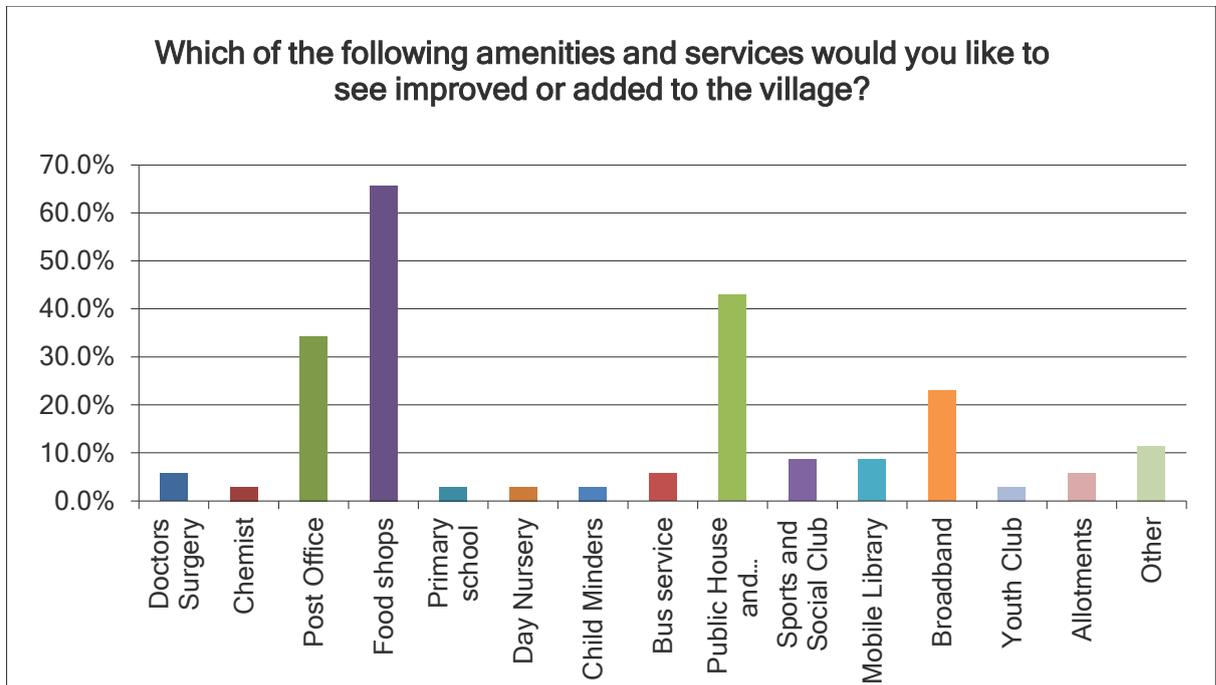


Fig. 2.3 - Amenities and Services that require improvement

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

6. Housing Need Analysis

Of the 49 returns, 39 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, 10 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
7	Over 10 years residency	No	Family of five living in own 3 bed house.	First independent home.	1,2, or 3 bed house or bungalow. Open market purchase.	2 bed house. Open market purchase.
10	Over 10 years residency	No	Family of five living in own 4 bed house.	First independent home.	3 bed house. Open market purchase.	2 bed house. Open market purchase.
16	Over 10 years residency	No	Single person living in own 3 bed house.	Present home too large.	2 bed bungalow. Open market purchase.	2 bed bungalow. Open market purchase.

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
19	Less than 2 years residency	No	Family of six living in own mortgaged 3 bed house.	First independent home.	1 or 2 bed house, bungalow or flat. Shared Ownership.	2 bed house. Open market purchase.
24	Over 10 years residency	No	Family of three living in own mortgaged 4 bed house.	First independent home.	3 bed house. Open market purchase.	2 bed house. Open market purchase.
29	Over 10 years residency	No	Family of two living in own mortgaged 3 bed house.	Family break-up.	2 bed house or bungalow. Renting from the Council.	2 bed house. Open market purchase.
30	2-5 years residency	No	Single person living in own 4 bed house.	Family break-up. Present home too large, too expensive.	2 or 3 bed house. Open market purchase.	2 bed house. Open market purchase.
31	2-5- years residency	No	Couple living in own 2 bed bungalow.	Present home too small.	3 bed bungalow. Open market purchase.	3 bed bungalow. Open market purchase.
36	Over 10 years residency	No	Family of three living in own mortgaged 5 bed house.	Present home too large & too expensive.	2 or 3 bed house. Open market purchase.	3 bed house. Open market purchase.
38	5-10 years residency	No	Family of three living in own mortgaged 4 bed house.	Couple setting up home together.	3 bed house. Open market purchase.	3 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. One person has specifically requested Weston on Trent only.

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

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

NSDC stock

Weston	Number of properties
bungalows	4
houses	4

Figures taken from the Housing Register data show that, in Weston, recent lets of bungalows have attracted an average of 19 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 two people have specified one of their preferences as renting from the Council or shared ownership.

iii) House price data

The table, below (fig 2.5), details the house prices and household type breakdown for the Weston area. They are taken from 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 Weston itself.

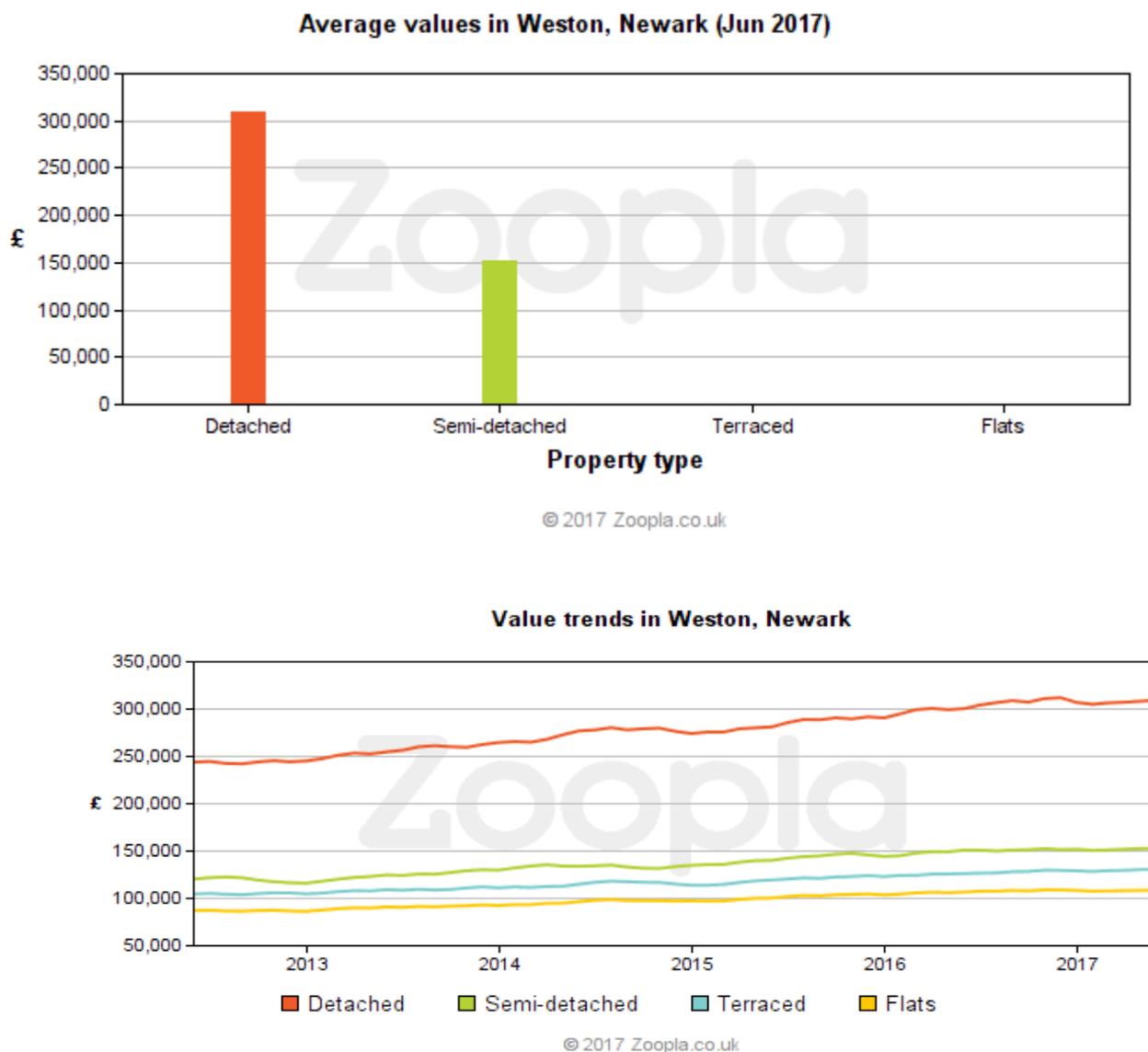


Fig 2.5 - Current average property prices for Weston and value trends 2012 - 2017

The charts above (fig 2.5) show firstly, that house prices are high, with detached properties averaging over £300,000 and semi-detached averaging £150,000. Property prices in Weston have increased significantly over the past 5 years (by an average of £56,251 or 26.14%).

iv) Local context

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

Property	Price (£)	Property	Price (£)
3 bed detached house	475,000		
3 bed detached house	395,000		

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 £59,250 and an income of almost £96,000 per annum to afford the cheapest available house currently available in Weston (3 bed detached house which is on the market for £395,000).

With regard to actual sales, there have been no properties sold in Weston over the past 12 months.

7. Conclusion

MRH has conducted a detailed study of the housing needs of Weston. 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 little or no property available on the private rental market and that properties in Weston do not readily become available to purchase. There have been no properties for sale in the past year and, at the current time; only two properties are on the market.

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 £59,000 and an annual household income of almost £96,000 to afford the lowest priced property on the market.

There appears to be a shortfall in the number of social housing properties available. There are only 8 properties available on Newark & Sherwood's housing stock and recent lettings have attracted an average 19 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 Weston and find housing elsewhere in the district. This is reflected in the charts on page 9 which show that over 17% of respondent households contain people who need to find alternative accommodation in the next 5 years, and 35% know of people who have left the village. 33% of these had left to find alternative affordable housing.

The survey has identified an immediate demand for small open market properties to purchase. There is a clear requirement for starter homes for young people still living with family, and for suitable homes for those wanting to downsize. Two people have expressed an interest in Council/Housing Association affordable properties as an option, although there is little prospect of these being provided, unless as an allocation on a development of more than 10 open market properties. 68% 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 10 respondents who indicated a preference for alternative housing within the next 5 years.

6 x 2 bed houses
2 x 3 bed houses
1 x 2 bed bungalow
1 x 3 bed bungalow

THERE IS AN IDENTIFIED DEMAND FOR UP TO
10 OPEN MARKET HOMES IN WESTON FOR THOSE WITH A
LOCAL CONNECTION



8. Contact information

Midlands Rural Housing

Whitwick Business Centre
Stenson Road
Coalville
Leicestershire
LE67 4JP



t: 01530 278 080
e: miles.king@midlandsrural.org.uk
w: www.midlandsrural.org.uk

 @MidlandsRural

