

REVISED ANALYSIS FOR AFFORDABLE HOMES IN WALESBY, NOTTINGHAMSHIRE.



PRODUCED BY
MIDLANDS RURAL HOUSING
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1. Summary

- In October 2019 Midlands Rural Housing were asked to review and update the current affordable needs requirement for the proposed rural exception site development in Walesby, Nottinghamshire.
- This followed renewed negotiations with the land owner of the proposed exception site development in Walesby.
- Summary of Results

Type of Unit	Open Market Housing	Affordable Rented	Shared ownership	Rent to Buy	Totals
1 Bed home					0
1 Bed house					0
2 Bed house			3	1	4
3 Bed house		2	2	1	5
4 Bed house					0
1 Bed bungalow					0
2 Bed bungalow		6			6
3 Bed bungalow					0
Total	0	8	5	2	15

2. Introduction

Midlands Rural Housing (MRH) is one of the leading providers of rural housing services in the UK. MRH works with government organisations, developers, architects, builders, parish councils, local authorities, and housing providers, to assess the needs for, as well as enable access to excellent affordable homes in the Midlands. More details of the work of MRH can be found on the web site (www.midlandsrural.org.uk).

In Newark and Sherwood, MRH works on behalf of a collaborative rural housing partnership. The Trent Valley Partnership is guiding the work of Midlands Rural Housing to assess and meet the housing needs of people in the villages across the district. Partners are focused on delivering affordable homes for local people and having a positive impact on our rural areas. The Group is a dedicated formal partnership between the District Council, MRH and the housing association Nottingham Community Housing who help fund enabling work in the district to investigate housing needs and bring forward affordable housing schemes where they are needed.

This report was instructed to specifically to evaluate and update further the needs of those who had registered an interest in a potential property on the proposed development off Retford Road, Walesby and to follow on from the previous Housing Needs Survey Report from May 2017, that reported on the needs of the residents of Walesby.

This report is included as part of the rolling '5 year programme' of Housing Needs Surveys that Newark and Sherwood District Council have in place to understand the housing needs of its rural communities.

¹ An exception site is a piece of land outside but touching the village boundary that can be developed as an exception to normal planning policy. Planning permission is only granted on sites where it has been demonstrated that housing is needed and the homes provided will be affordable and reserved for local people as a priority in perpetuity i.e. now and in the future.

3. Methodology

In October 2019 The Tenancy and Estates team from Newark and Sherwood Homes identified that the current need for homes in Walesby taken from the live applications on the housing register were for;

- 2 x 1 bed homes Affordable rented
- 2 x 2 bed houses Affordable rented
- 1 x 3 bed house Affordable rented
- 16 x 2 bed bungalows Affordable rented (adapted)

This information was then combined with the mix agreed with the parish Council in March 2018 and revised slightly in May 2019 following the changes to the NPPF in July 2018. This tenure mix is based upon the needs analysis report Midlands Rural Housing had written and submitted to the local authority in May 2017.

In summary the tenure mix for the scheme consisted of;

2 x 3 bed bungalows	Open market purchase
1 x 3 bed house	Open market purchase
1 x 2 bed house	Open market purchase
3 x 2 bed bungalows	Shared ownership
2 x 2 bed houses	Shared ownership
1 x 3 bed house	Shared ownership
1 x 2 bed bungalow	Affordable rented
2 x 2 bed houses	Affordable rented

To provide the best mix of need on an 18 unit scheme.

PC in support of 3 & 4 bed OMH's

2 x 3 bed bungalows	Open market purchase
1 x 3 bed house	Open market purchase
1 x 2 bed house	Open market purchase
3 x 2 bed bungalows	Shared ownership
2 x 2 bed houses	Shared ownership
1 x 3 bed house	Shared ownership
1 x 2 bed bungalow	Affordable rented
2 x 2 bed houses	Affordable rented

5 extra = 1 x 3 bed OMH
 1 x 4 bed OMH

 1 x 3 bed house AR
 2 x 2 bed bungalows AR (adapted?????)

= 6 OMH (33%)
 = 12 AR

2 x 3 bed bungalows	Open market purchase
1 x 4 bed house	Open market purchase
2 x 3 bed houses	Open market purchase
1 x 2 bed house	Open market purchase
3 x 2 bed bungalows	Shared ownership
2 x 2 bed houses	Shared ownership
1 x 3 bed house	Shared ownership
1 x 2 bed bungalow	Affordable rented
2 x 2 bed bungalows	Affordable rented (supported living)
1 x 3 bed house	Affordable rented
2 x 2 bed houses	Affordable rented

- Firstly the respondents from the February 2019 report who no longer qualified for 'Homesearch' were removed after the revision of their rural allocation policy by RBC in February 2019. The respondents who were removed consisted of 3 single respondents still living in the family home and

looking for their first independent home and 3 families living in privately rented accommodation.

- The 5 respondents who had an evidenced need for shared ownership properties remained the same.
- The 6 older applicants from the housing register were added to needs analysis and it was agreed with the housing strategy team and the housing association that from a practical and financial point of view it would be preferable to build 2 bed bungalows (1 double and one single size bedroom per unit) rather than flats or one bed bungalows. This unit size and tenure type offers the longevity and flexibility that a rural exception scheme needs as it allows for residents to stay in these homes even if their circumstances change i.e. if they need a live in carer. The local authority confirmed that their understanding was that elderly occupants would be exempt from the bedroom tax in a 2 bedroomed bungalow, as would those with a live in carer. This confirms that there would not be any allocation complications in the future for these units.
- It was agreed with the housing strategy team that the 2 bedroom bungalow allocation for the respondent identified as no 1 in the needs analysis from February 2019 was to be removed from the revised tenure mix. It was agreed that the provision of 6 x 2 bed bungalows should adequately provide the number of bungalows required to meet the identified need both now and in the future.
- The 2 x 3 bedroom homes identified from the 'homesearch' housing register have been added into the revised needs analysis.
- 2 'rent to buy'* tenure properties have also been included in the revised needs analysis; 1 x 2 bed house and 1 x 3 bed house in order to meet the needs of those respondents who were identified as being in need but would not qualify for an affordable home through the 'homesearch' housing register following the revision of the rural allocation policy by RBC in February 2019.
- These 'rent to buy' units offer an opportunity for the respondents identified in the report from February 2019 who are either caught in the private rental trap or are youngsters who cannot afford to leave home because of the lack of affordable housing opportunities on offer in the village to remain living in the village and ensure the future sustainability of the village.
- In regards to the evidence base to support these 2 'rent to buy' units there are 6 respondents from the consultation and the targeted mini survey whom would benefit from the inclusion of these 2 units. Of these 6 respondents 4 of

them showed an aspiration to shared ownership in their responses to the survey questions but at the time of the report they were financially assessed as requiring an affordable rented property. It can therefore be argued that if a tenure option of 'rent to buy' had been offered as an option at the time the survey had been carried out, it is highly likely that these respondents would have selected this as an option.

- Rushcliffe Borough Council is happy to support the inclusion of the 'rent to buy' units on the basis they are managed by the housing association along similar lines to the shared ownership properties.

* 'rent to buy' = The Basis of the rent to buy tenure is that the tenant takes the property on for five years as a rental property and then after 5 years they convert to a shared ownership property using the deposit they have saved during the previous 5 years.

The tenure is identified as an affordable housing tenure in Annex 2 (d) July 2018 NPPF. '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.....and rent to buy (which includes a period of intermediate rent).

3. Conclusion

Midlands Rural Housing has conducted a revised analysis of the affordable housing need in Gotham, Nottinghamshire and can conclude that there is an identified need for

15 affordable homes in Gotham for those with a local connection, comprised of the following sizes and tenures;

6 x 2 bed bungalows (affordable rented)

2 x 3 bed Houses (affordable rented)

3 x 2 bed houses (shared ownership)

2 x 3 bed houses (shared ownership)

1 x 2 bed house (rent to buy)

1 x 3 bed house (rent to buy)

This totals a scheme of 15 affordable homes.

Appendix 1 - Housing Need Analysis

i) Respondent analysis

The following table lists details of those respondents who stated that they are in housing need from the February 2019 Needs Analysis report combined with the identified need for the 'Homesearch' housing register' in September 2019.

The supporting needs evidence for the two 'rent to buy' properties is also listed below.

Respondents were asked to identify what they felt they 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.

RESPONDENTS TO THE FEBRUARY 2019 HOUSING NEEDS ANALYSIS WHO HAVE A NEED FOR AFFORDABLE SHARED OWNERSHIP HOMES IN GOTHAM						
Re f	Local Connection	On Housing Register	Household Details	Reasons for Need	Preferred Home and Tenure	Likely Allocation
2	Yes	No	Individuals sharing privately rented home	First independent home	2/3 bed house - Shared ownership	2 bed house - Shared ownership (25%)
4	Yes	Private lettings agency	Family living in privately rented home	Renting but would like to buy	3 bed house/ bungalow - Open market purchase/shared ownership	3 bed house - Shared ownership (50%)
6	Yes	No	4 person family living with family in family home	Present home too small/ First independent home/ Family setting up home together	2 /3 bed house / bungalow - Shared ownership / Affordable rented	2 bed house - Shared ownership (25%)
9	Yes	Housing Register/ Housing Association register	Family living in privately rented home	Need permanent accommodation	3 bed house - Shared ownership	3 bed house - Shared Ownership (50%)
REGISTERED ON THE RBC REGISTER 'HOMESEARCH' AS HAVING AN IMMEDIATE NEED FOR AFFORDABLE RENTED HOUSING IN GOTHAM						
Re f	Local Connection	On Housing Register	Household Details	Likely Allocation		
1H S	Yes	Yes	Elderly couple requiring an affordable rented home	2 bed bungalow Affordable rented		
2H S	Yes	Yes	Elderly couple requiring an affordable rented home	2 bed bungalow Affordable rented		

3H S	Yes	Yes	Elderly couple requiring an affordable rented home	2 bed bungalow Affordable rented
4H S	Yes	Yes	Elderly couple requiring an affordable rented home	2 bed bungalow Affordable rented
5H S	Yes	Yes	Elderly couple requiring an affordable rented home	2 bed bungalow Affordable rented
6H S	Yes	Yes	Elderly couple requiring an affordable rented home	2 bed bungalow Affordable rented
7H S	Yes	Yes	Family requiring an affordable rented home	3 bed house Affordable rented
8H S	Yes	Yes	Family requiring an affordable rented home	3 bed house Affordable rented

EVIDENCE FROM THE FEBRUARY 2019 NEEDS ANALYSIS REPORT THAT SUPPORTS THE TWO 'RENT TO BUY' HOMES.

Re f	Local Connection	On Housing Register	Household Details	Reasons for Need	Preferred Home and Tenure	Likely Allocation
8	Yes	Housing Register/ Housing Association register	Family living in privately rented home	Present home too expensive / too small	2/3 bed house /flat Shared ownership /Affordable rental	3 bed house - Affordable rented
12	Yes	No	Couple living in privately rented home	First independent home / renting but would like to buy/couple setting up home	2/3/4 bed house Shared Ownership	3 bed house - Affordable rented

				together		
11	Yes	No	Family living in privately rented home	Present home too small/ present home too expensive/ Need permanent accommodation/ moved away wish to return /family support	3/4 bed house Affordable rented	3 bed house - Affordable rented
7	Yes	No	Single person living with family in family home	First independent home Couple setting up home together	2/3 bed house Shared ownership /Private rental	2 bed home - Affordable rented
13	Yes	No	Single person living with family in family home	Present home too small/ First independent home /couple setting up home together	2 bed house Affordable /private rented	2 bed home - Affordable rented
14	Yes	No	Single person living with family in family home	First independent home	1 bed house Open market purchase	2 bed home - Affordable rented

Appendix 2 - Contact information

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