



FISKERTON-cum- MORTON

HOUSING NEEDS

SURVEY

Midlands Rural Housing
in partnership with
Newark & Sherwood District Council,
Nottingham Community Housing Association and
Fiskerton-cum-Morton Parish
April 2006



Thank you to the residents of Fiskerton-cum-Morton Parish for their help and support with this survey.



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Executive Summary

Midlands Rural Housing completed a Housing Needs Survey in Fiskerton-cum-Morton during March 2006, to assess the housing need in the parish. As well as requesting specific housing information, the survey asks some general questions relating to the quality of life in the parish.

House prices in Fiskerton are prohibitively expensive for people on low incomes and there is a clear indication amongst many respondents that they consider there to be a lack of small affordable housing in the parish.

There is some evidence of an imbalance between the housing types available and the needs of the current population, with 59% of properties being large family homes, whilst only 35% of households contain families with children.

Contrary to these factors, the level of need identified is very low, with only three respondents claiming a need for affordable housing and after applying a discounting factor this figure is reduced to two.

The level of support within the community for an affordable housing development, is split almost equally between those in favour and those against, with a further 17% being undecided.

There is a high degree of concern at any proposal to develop further housing in the parish owing to the pressure on the existing infrastructure and the Environment Agency view that Fiskerton lies on a floodplain. There is also an indication that a recent allocation of open market "affordable" housing has remained unsold, leading some respondents to question whether there is a genuine demand.

Analysis of the survey results showed no immediate need for affordable housing, but there is a medium term requirement in 2-5 years time.

The Housing Needs Survey has identified a total of three respondents with a housing need. This figure has been discounted to a final total of two.

The resulting breakdown is:-

1 x 2-bed house for shared ownership

1 x 2-bed house for rent



Our recommendation is that a development of 2 affordable dwellings should be considered to alleviate the current housing needs in Fiskerton-cum-Morton.

In view of the comments received regarding the 2 “affordable homes” which have remained unsold on the recent new development at Village Green, the District Council may wish to investigate whether they would be available to purchase before pursuing development of another site. (See appendix B).



1. Introduction

Midlands Rural Housing works with local authorities and other partners to increase the availability of affordable homes for local people in rural areas. In 2005 MRH established the Trent Valley Partnership to work closely with authorities in the East Midlands region.

Newark & Sherwood District Council and East Midlands Housing Association are partners of the Trent Valley Partnership. In Newark & Sherwood, during the period of 2005 to 2007, the partnership will be working with Midlands Rural Housing and parish councils to undertake Housing Needs Studies in rural parishes and identify opportunities for the development of affordable housing within the district. Rural parishes are those with a population of fewer than 3000 people.

This needs study looks at the shortfall in housing in Fiskerton-cum-Morton Parish. Fiskerton currently has a population of 774 (2001 Census) and 295 survey forms were produced for distribution to residents throughout the parish.

During March 2006, Midlands Rural Housing and Fiskerton Parish Council worked together to deliver a Housing Needs Survey form to every household in the parish. The return date for the survey was 31st March and returns were made via a 'Freepost' envelope directly to Midlands Rural Housing.

2. Purpose of the Survey

The aim of the survey was to assess the housing need in the parish of Fiskerton-cum-Morton, in order to provide Newark & Sherwood District Council with the information it requires to meet local housing needs.

3. Housing Costs

Property Values: Oct -Dec 2005 - Newark & Sherwood

	Av Detached	Av Semi	Av Terrace	Av Flat	Av Overall Price	Total No. of Sales
East Midlands	£ 227,508	£ 132,830	£ 113,279	£ 115,710	£ 155,286	21,593
Nottinghamshire	222,868	123,275	98,488	112,895	149,825	3,604
Newark & Sherwood	255,914	119,421	112,385	114,810	169,394	613

Source: Land Registry 2006

The table above provides a comparison of the property prices across the East Midlands Region, the County of Nottinghamshire and Newark & Sherwood District. It shows that the average overall price in Newark & Sherwood is higher than elsewhere in the region. A family wanting to purchase an average terrace house would need to be earning approximately £30,000 per annum to secure a mortgage.

Data from the Land Registry shows the following average house prices in Fiskerton (Postcode NG25 0**), based on sales between Oct. – Dec. 2005.

Detached - £357,875 (Based on 24 sales)

Semi-Detached – £191,375 (Based on 8 sales)

Terraced – £155,833 (Based on 6 sales)

Flat/Maisonette - £150,545 (based on 11 sales)

Overall - £259,408 (Based on 49 sales)

As can be seen from a comparison with the previous table, house prices in Fiskerton-cum-Morton are substantially higher than in the region as a whole and would be prohibitively expensive for people on low incomes.



4. Availability of Affordable Housing in Newark & Sherwood

The District's Housing Needs Survey 2003 shows that, not only are open market prices becoming prohibitively high, but also that **levels of rented properties available from both the District Council and Housing Associations are falling** due to the Right to Buy scheme.

The District's Housing Needs Survey 2003 outlines the **need for an additional 614 affordable properties per year, throughout the district**. It states that, locally, the proportion of houses and bungalows is over 20% higher than the national average, whilst the supply of terraced properties is almost 10% below and the supply of flats/maisonettes is 12% below the national average.

5. Planning Context

Planning policy at national, regional and local levels imposes strict restraints on new housing development in rural areas. However, it is possible to relax such constraints in exceptional circumstances, e.g.: where new housing would meet a specific, locally identified, need.

Newark & Sherwood Local Plan **Adopted** –March 1999 (Policies H17 and H19) outlines the means by which the District Council can use the planning process to bring about developments that meet 'local' housing needs in rural areas.

The provision of any housing that may be provided as a result of this survey would be subject to a legal restriction (known as an S106 agreement) being placed on the development. This has the effect of limiting occupation of the properties to people with a strong local connection; e.g.

- A person or family currently living in the parish.
- A person or family who has lived in the parish but moved away to find affordable or suitable housing.
- A person or family with work commitments in the parish.
- A household containing an individual who was born in the parish.



6. Respondents' Details

The following sections of this report detail the responses from the questionnaires distributed and returned during March 2006, in Fiskerton Parish.

Respondents individual details have been kept confidential and any identifiable attributes have not been included in the results. Any comments that have been made may also have been edited so as not to identify individual circumstances.

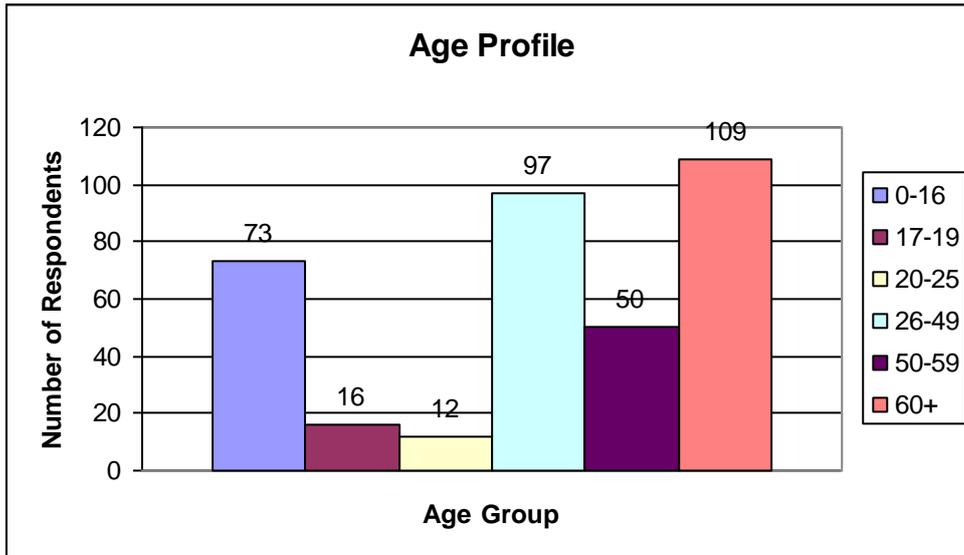
The following results are a snapshot in time and provide the village and Newark & Sherwood District Council with an insight into the parish in terms of current housing need, the desirability of the village and the current level of facilities serving the local community.

A total of 133 survey forms were received giving a return rate of 45%. This is an excellent response, taking into consideration that only people who have a housing need or those who are interested in commenting on local matters are likely to respond.

6.1. Age Profile

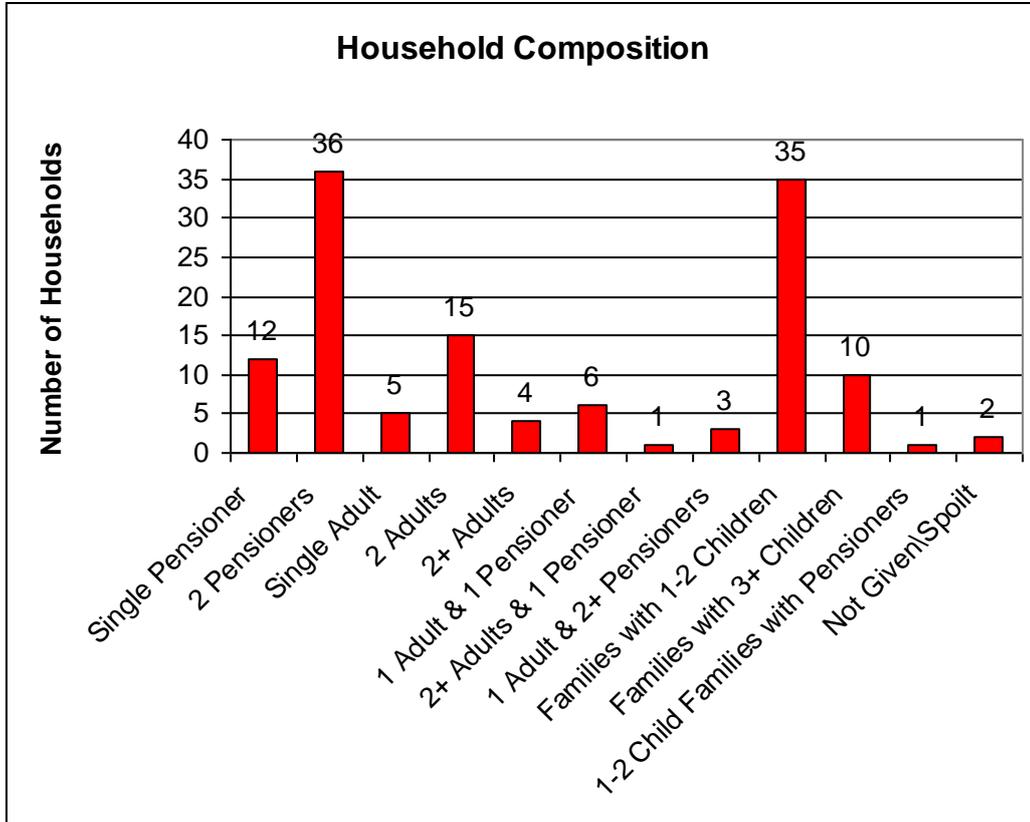
The chart overleaf shows the age profile of the 357 people captured on the 133 survey forms returned. The responses show that the largest single group of the population in Fiskerton, representing **31%, are people over 60 years of age.**

However, there are also a substantial number of families with young children. **Children under 16 form 20% of the population.** This shows that a young generation is up and coming and their ability to remain in Fiskerton in the long-term will almost certainly depend on the availability of affordable housing within the parish.



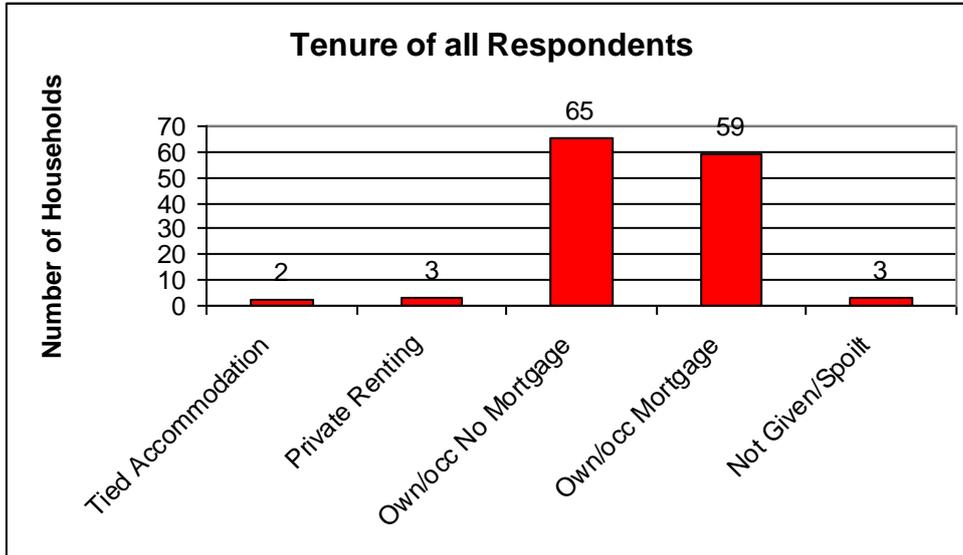
6.2. Household Size and Mix

The following chart shows the number of households in each size/mix category. **Total households with pensioners accounted for 44%**, followed by **those containing families with children accounting for 35%** of respondents. Those households containing only adults accounted for 18% of total households.



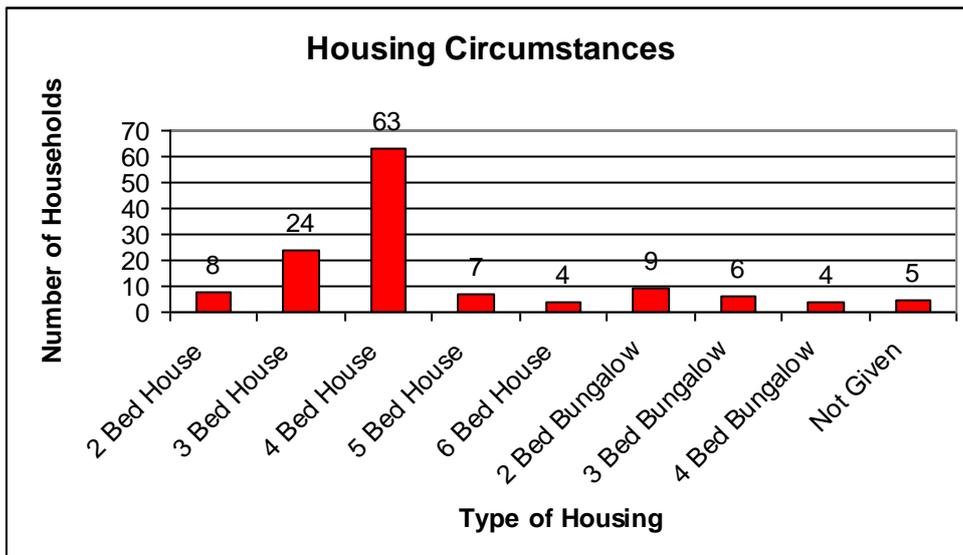
6.3. Tenure of all Respondents

The following chart shows current household tenure of all respondents. **Owner-occupiers make up over 94% of households**, of whom 52% have no mortgage. **Rented accommodation makes up less than 4% of total households.**



6.4. Property Types

The following chart shows that **the largest groups were occupants of 4+ bedroom properties at 59%**, followed by occupants of 3 bedroom properties at 23% and 2 bed properties at 13% respectively.

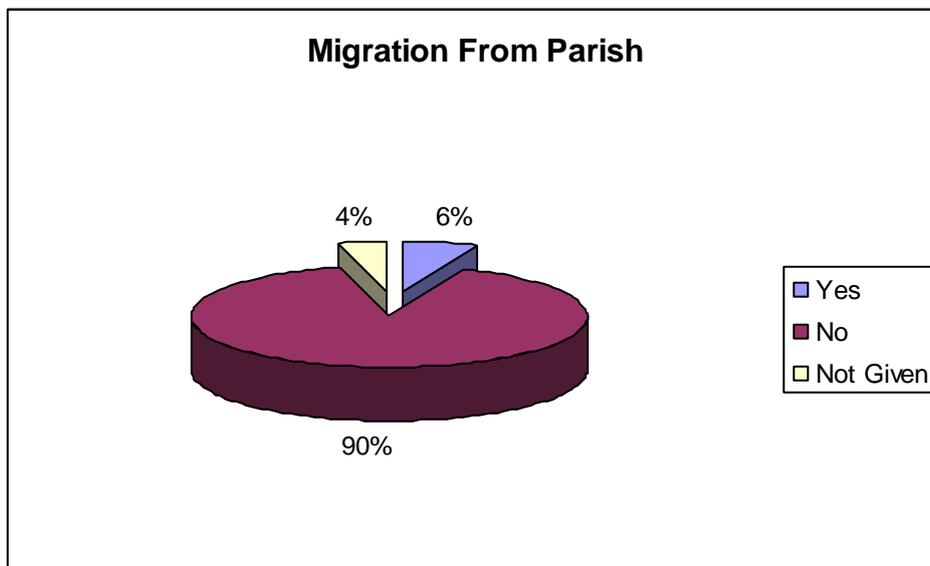


6.5. Ethnicity

Respondents' results showed that the demographic is entirely White British. This supports the recent Countryside Agency report which found that rural settlements had lower levels of Black and Minority Ethnic (BME) residents than that of urban cores and that there were only 136,000 BME residents in rural areas throughout the country.

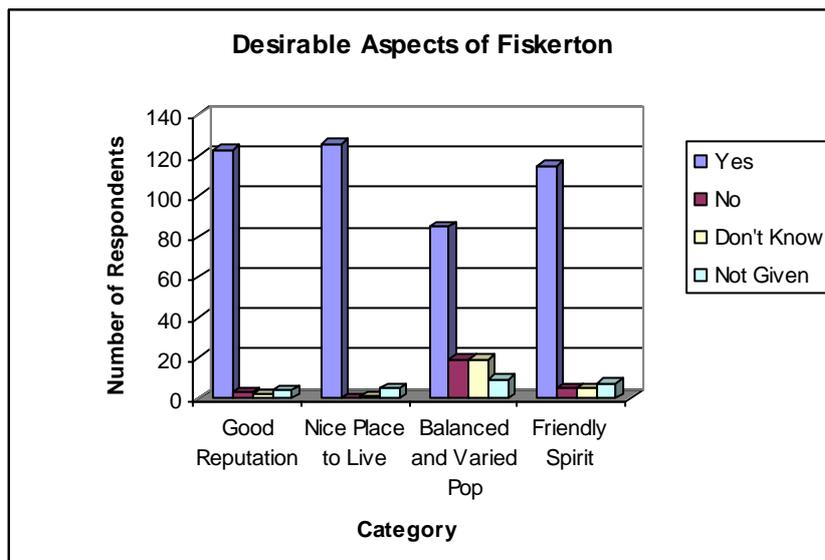
6.6. Migration

The chart below indicates that there have been a small number of local people forced to move out of the village in order to secure suitable housing. 6% of respondents were aware of somebody who needed to move out to find affordable or suitable accommodation.

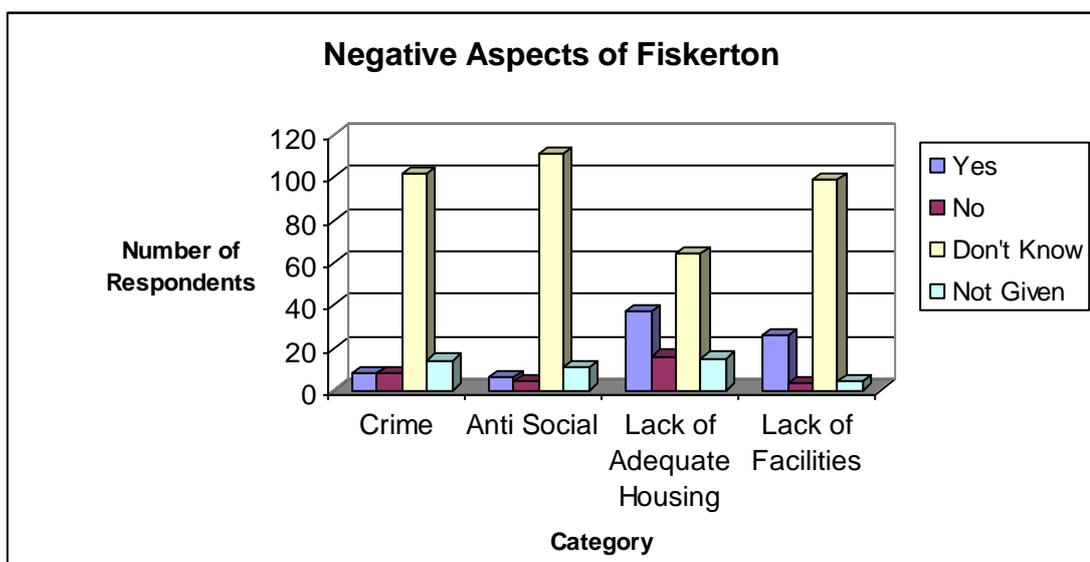


7. Sustainability Issues

Respondents were asked a series of questions relating to the perceived advantages and disadvantages of living in Fiskerton. The purpose of these questions is to build-up a picture of life in the parish and to identify any issues that could form a threat to the long-term sustainability of the village. The following two charts detail respondents' answers, from which we can gain an indication whether any affordable housing provided in the village will be sustainable in the future, i.e. will people want to live there in the future?



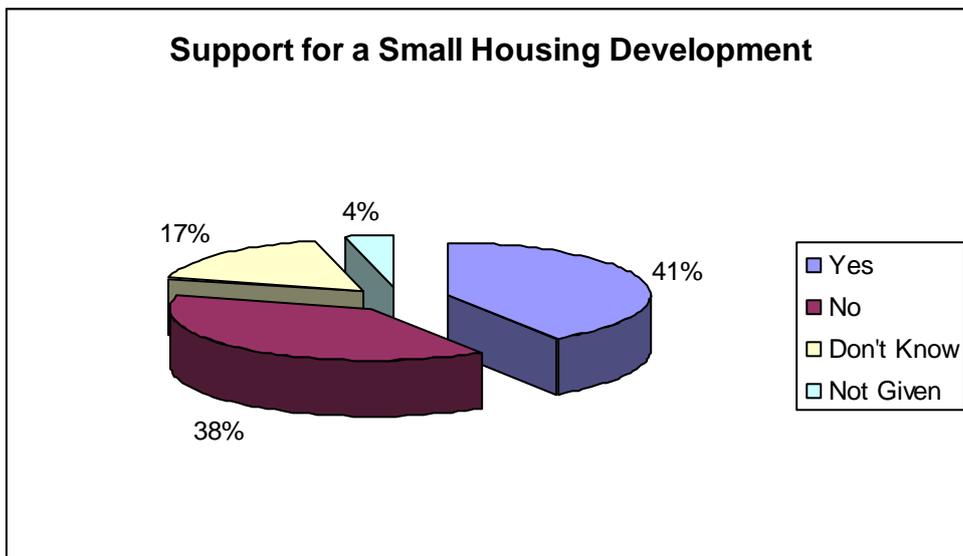
From the chart above it can be seen that the vast majority of residents consider that Fiskerton has a good reputation, is a nice place to live, with a balanced and varied population and friendly community spirit.



The second chart above shows that there is very little crime and anti-social behaviour within the village. However, a number of respondents did feel that there is a lack of adequate housing and facilities. There was an unusually high proportion of 'don't know' answers, suggesting that many respondents were unsure on these topics.

8. Support for a Small Housing Development

The chart below shows the level of support for a small development of affordable homes for local people, being built in the parish. The chart shows **there is a reasonable level of support within the community at 41%**. However, almost an equal number of respondents at **38%, were against such a scheme** and 17% were undecided.



9. Housing Needs Analysis

Out of the 133 returns, 130 were from people who would be considered as adequately housed and would not be looking to move to alternative accommodation within the next 5 years. These respondents completed a survey form primarily to offer their support or objection towards a 'local needs' housing development, as well as to give their comments regarding the sustainability of Fiskerton and comment on its facilities. These were therefore discounted from the rest of the analysis.

Accordingly, as far as the requirement for affordable housing is concerned, there are 3 returns detailing a housing need. Of these, some respondents would potentially have the resources to satisfy their own need and may need to be discounted from the final analysis.

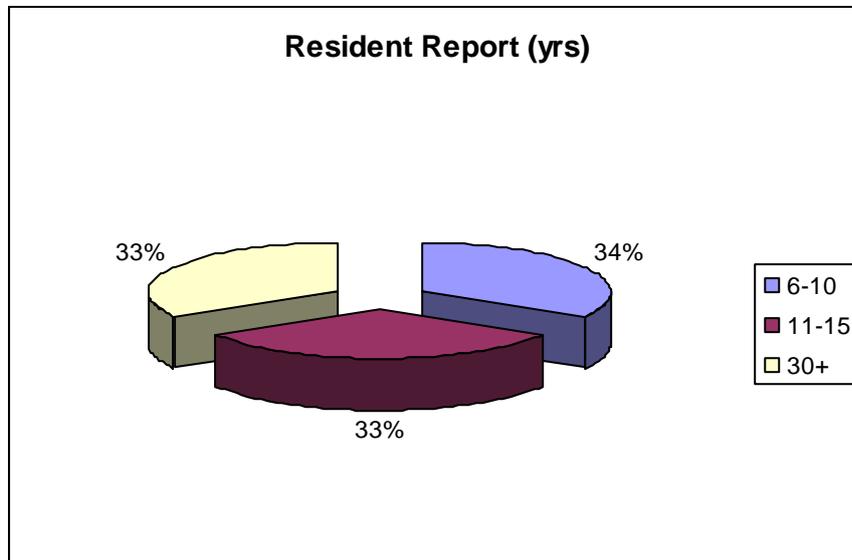
9.1. Local Connection

The graph below shows the type of local connection held by respondents with a specific housing need. There were 3 responses in total, all of whom are currently living in the village and fulfil the criteria for having a strong local connection with the parish.



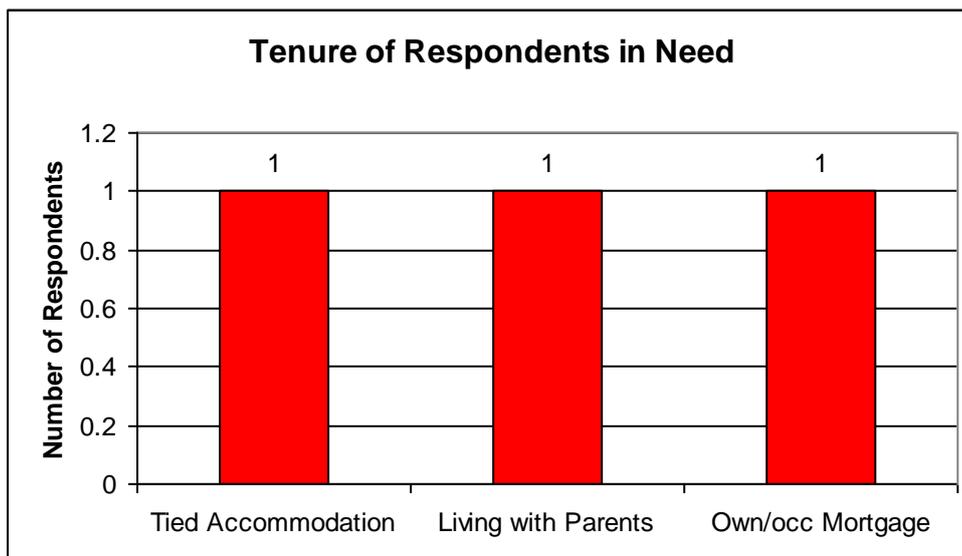
9.2. Residency

The table below gives the number of years that respondents have lived in Fiskerton. All three respondents have lived in Fiskerton for over 5 years and therefore fulfil the criteria for a strong connection through residency.



9.3. Housing Tenure

The chart below shows the housing circumstances of respondents with a need for affordable housing.



9.4. Respondents in Need Details

The tables below list the respondents who have expressed a housing need, what type of housing they would prefer, and our assessment of their need.

Single

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Living with Parents, requires independent, cheaper accommodation close to dependents, within 2-5 years. Residency 14 years.	2 bed house. Shared Ownership.	2 bed house. Shared Ownership.
Living in mortgaged property with family, requires cheaper, independent accommodation, within 2 years. Residency 9 years.	4 bed house. Shared Ownership.	2 bed house. Shared Ownership.

Families

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Family of 2 adults, living in tied accommodation and working in the parish, need independent accom. within 2-5 years. Residency 37 years.	No preference stated.	2 bed house. Rented.

Therefore the housing needs derived directly from the survey are:

2 x 2-bed house for shared ownership

1 X 2-bed house for rent

It is usual practice to apply a discounting factor as part of the scheme proposal process. This is applied because, in the time it takes to bring a scheme to development, some of the respondents will have resolved their own housing needs.

The standard discounting factors, recommended by the Countryside Agency, that are applied are 40% to shared ownership properties and



25% to rented properties. The differing factors reflect the ability of each group to resolve their own housing needs.

The resulting housing needs for Fiskerton Parish are given below:

1 x 2-bed house for shared ownership

1 x 2-bed house for rent

10. Conclusions & Recommendations

Midlands Rural Housing, in partnership with Fiskerton-cum-Morton Parish Council, has conducted a detailed study of the housing needs of the parish. This study has not only investigated the actual housing needs, but has also ascertained residents' views with regard to living in the village, and has identified local support for a development to meet local needs.

There is a low level of need identified, with no immediate need for accommodation in the short-term. The three respondents identified have specified a medium term need of 2-5 years.

There are no elderly or disabled people requiring accommodation.

Two respondents have expressed a requirement solely for shared ownership. One of these is currently an owner/occupier and would not be considered to be on a low income. It is unlikely that this respondent would be considered eligible for affordable housing and this is reflected in the discounting factor.

There is an almost equal split between those respondents in favour and those against an affordable development, with 17% undecided.

There is considerable concern within the community at the prospect of more development on an already overstretched infrastructure and within a floodplain. Several respondents have also pointed out that recently built open market affordable housing remains unsold, questioning whether there is a genuine demand in Fiskerton. These factors would need to be considered by the District Council's Planning Department.

Our recommendation is that a development of 2 affordable dwellings should be considered to alleviate the current housing needs in Fiskerton-cum-Morton.

In view of the comments received regarding the 2 "affordable homes" which have remained unsold on the recent new development at Village Green, the District Council may wish to investigate whether they would be available to purchase, before pursuing development of another site. (See appendix B).



11. Acknowledgements

Midlands Rural Housing would like to thank Councillor R. Morley, Chairman of Fiskerton-cum-Morton Parish Council and Mr. R. Aston, Clerk to Fiskerton-cum-Morton Parish Council, for their time and help in carrying out this Housing Needs Survey.

12. Contact Details

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Appendix A: Comments Regarding Facilities

The following is a list of comments and suggestions on general improvements to the quality of life in the parish, from several respondents to the Housing Needs Survey:

- Rail links could be better; cycle track to Southwell.
- Dog fouling spoils the village green.
- Bus service to Southwell & Newark could be improved.
- Bus service to Nottingham in the evening is inadequate.
- More adequate bus service; better train/bus facilities at peak times.
- Thefts of garden items; petty thefts and break-ins.
- Resurface the pavements; make them more pram/wheelchair friendly.
- More frequent bus service; footpath to rail station essential.
- Need a good shop and pub in the village; regular bus service to Newark and Southwell.
- Bus service to Nottingham; path from rail station to Station Road.



Appendix B: Comments regarding the development of a small-scale affordable housing development for local people.

The following comments were received from respondents and give a general indication of their concerns for and against an affordable housing scheme. A random selection of comments have been reproduced.

- No low cost housing makes it very difficult for first time buyers.
- Lack of social housing/first time buyer housing.
- Small 1st time buyer houses required for locals.
- Not sure there is sufficient building land left, considering this is a floodplain.
- Lack of low cost housing for children to purchase.
- We need homes for youngsters; most are still living with their parents.
- There are no 1-2 bed houses or flats available.
- There's a lack of affordable homes for under 30's.
- I understand the developer of Village Green built 3 affordable homes and 2 still remain unsold. Is there a demand?
- The Environment Agency takes the view that this village is at risk of flooding. I suggest it would be impossible to permit further development.
- There are very few local employment opportunities.
- There are 2 affordable houses on Longmead Drive which have remained empty for over a year. Is there a demand for more?
- I understand that there was some cheaper housing on the new development which I don't think has sold yet.
- How can it be wise to build more homes in a flood risk area? Roads and paths are also inadequate and dangerous.
- We have narrow roads, problems with drainage, sewers and water pressure. Surely this indicates the village is at maximum capacity.
- Too much building will spoil the village.



- Fiskerton is a conservation area and is on the floodplain.
- The Village Green properties should never have been built. There's too much building that is not in keeping with the village.
- There is a lack of bungalows and smaller houses.
- It is interesting to note that the affordable houses on the Bloor development (Village Green) are still unoccupied a year after completion.
- You should increase the size of the building envelope to allow infill and utilise redundant farm buildings.
- The question of affordable housing should have been addressed when Bloor homes were allowed to build. Only one of their three allocated houses appears to be occupied.
- We have just had 28 new homes built completely out of keeping with the rest of the village. Any further development would completely spoil this excellent place to live.
- The village already has too many houses. Any further development will increase traffic on a busy road and could totally ruin the village.
- The recent Bloor development offered 3 affordable homes and only 1 is occupied.