

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF SOUTH CLIFTON



**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
	ii) TENURE	5
	iii) PROPERTY TYPE	6
	iv) LENGTH OF RESIDENCY IN PARISH	7
	v) TYPE OF HOUSING REQUIRED IN THE PARISH	8
	vi) REQUIREMENT FOR NEW HOMES	9
	vii) MIGRATION AND REASONS FOR LEAVING	9
	viii) SUPPORT FOR HOMES TO MEET LOCAL NEEDS	10
5.	Life in the Parish	11
	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	17
	iii) HOUSE PRICE DATA	18
	iv) LOCAL CONTEXT	19
7.	CONCLUSION	20
8.	CONTACT INFORMATION	21

Summary

- A housing need survey was carried out in the Parish of South Clifton in May 2017 which received a 30% response rate.
- Results obtained showed there was a demand for up to twelve open market (sale & rent) homes for local people, enabling them to be suitably housed within the community.
- It is recommended that Newark & Sherwood Planning Team should give consideration to suitable planning applications for a small development of open market properties in the village.

1. Introduction

Average property prices in rural areas are consistently higher than in urban areas¹. Between 2011 and 2016, there has been a 30% increase in rural house prices. 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 South Clifton.

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 South Clifton Housing Needs Survey questionnaires were delivered to every household in the Parish during April 2017. The return date for the survey was 22nd May 2017 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 South Clifton or had a strong connection to the Parish and wished to complete a form. In total 130 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.

2. 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 South Clifton residents. This evidence will be made available to Newark & Sherwood District Council and South Clifton 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.

3. General Information - Respondents' Details

A total of 132 survey forms were distributed and 40 were received in return, giving a return rate of 30% 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 local needs development and general village life, that are likely to respond.

Part 1 of the survey questionnaire asks for general information about the household.

i) Household type

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

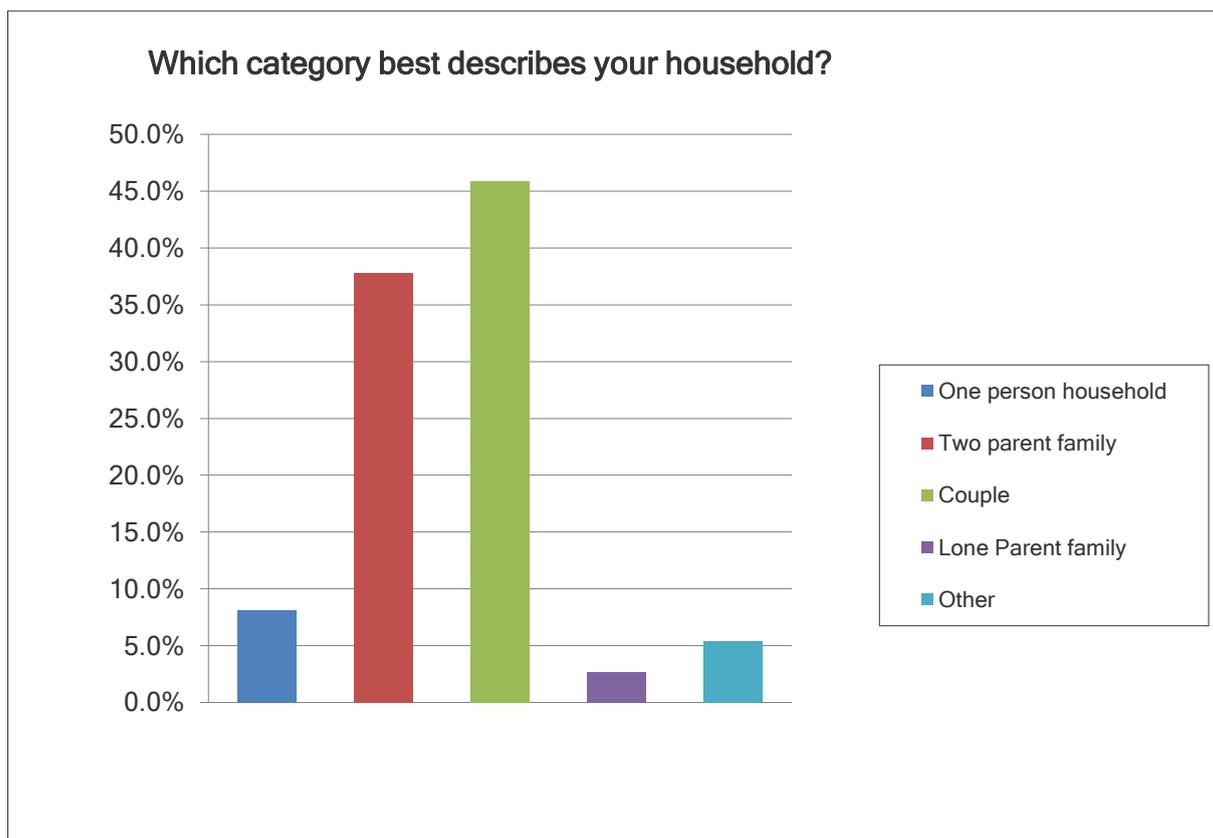


Fig 1.1 - Type of household

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

The largest number of responses was from couples; 46% of total responses were received from this type of household.

38% of responses came from two parent family households.

8% of responses were from one person households; 3% were from lone parent households and other groups made up 5% of the total.

ii) Tenure of all respondents

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

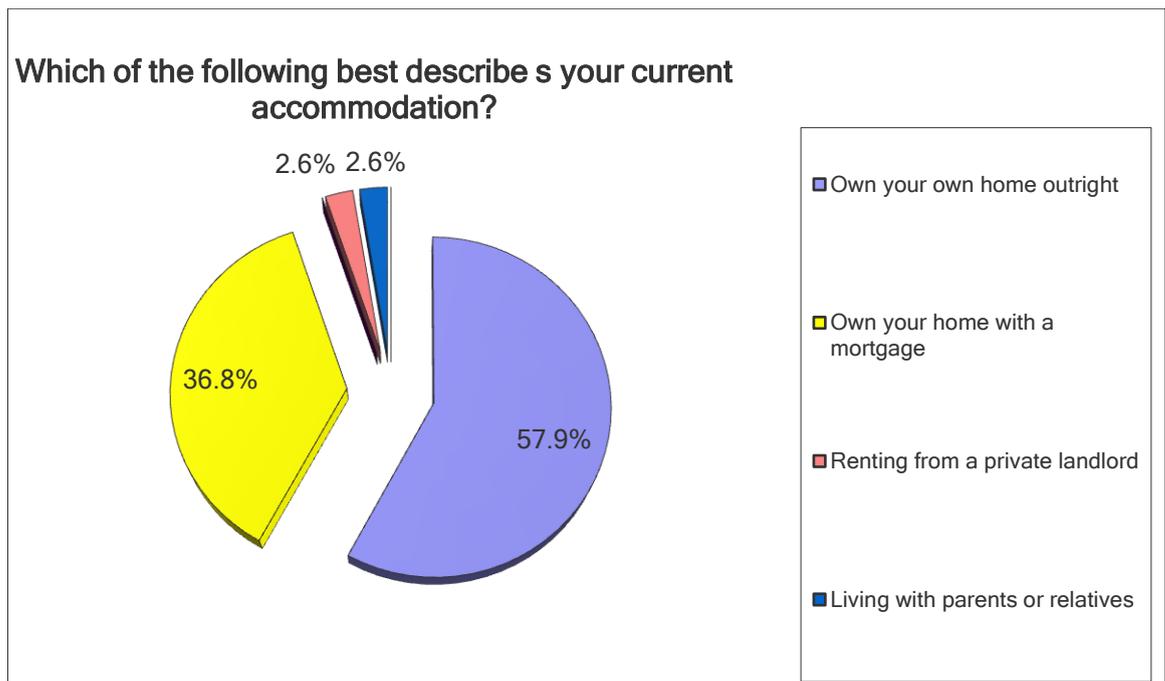


Fig 1.2 - Tenure of respondents

It shows that 'owner-occupiers' were by far the largest tenure group accounting for almost 95% of replies (58% of total survey respondents owned their home outright and 37% have a mortgage on their home).

2.6% of respondents were renting from a private landlord and 2.6% were living with parents or other relatives.

iii) Property Types

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

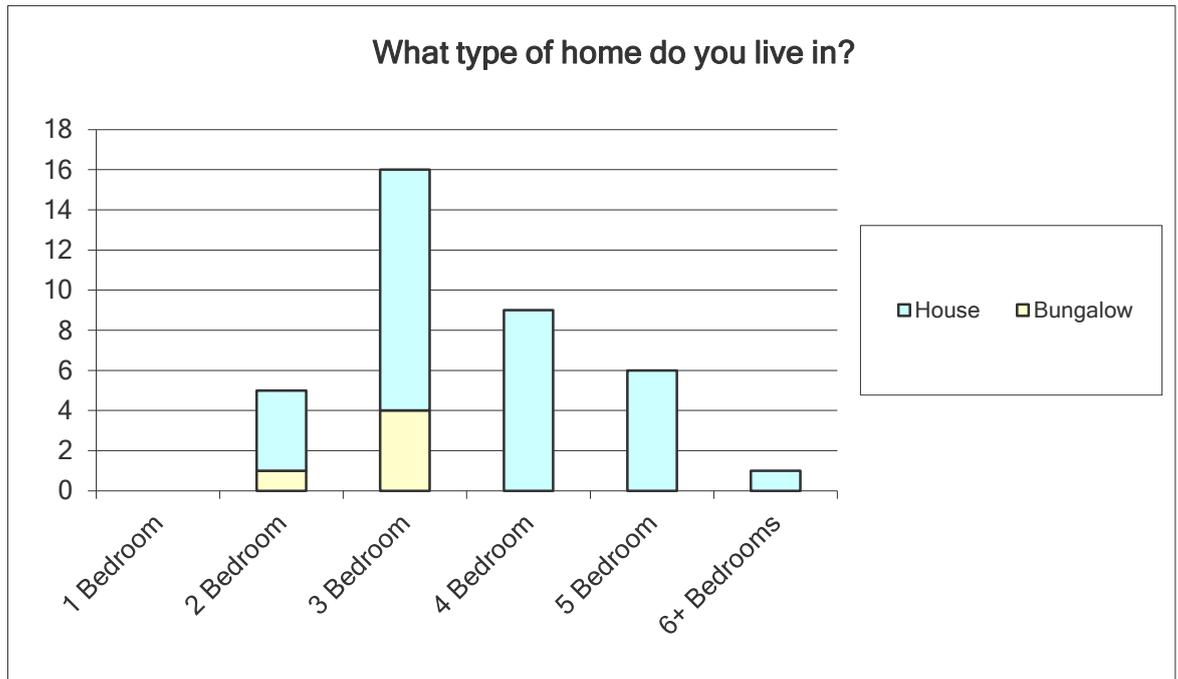


Fig 1.3 - Property types

84% of respondents live in a house; 13% live in a bungalow and the remaining 3% did not respond to this question.

Those living in 3 bedroom houses were the largest group (38% of responses), followed by those living in 4 bedroom houses (24%) and 5 bedroom houses (16%).

3 bedroom bungalows and 2 bedroom houses were equal at 11% each.

iv) Length of residence in Parish

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

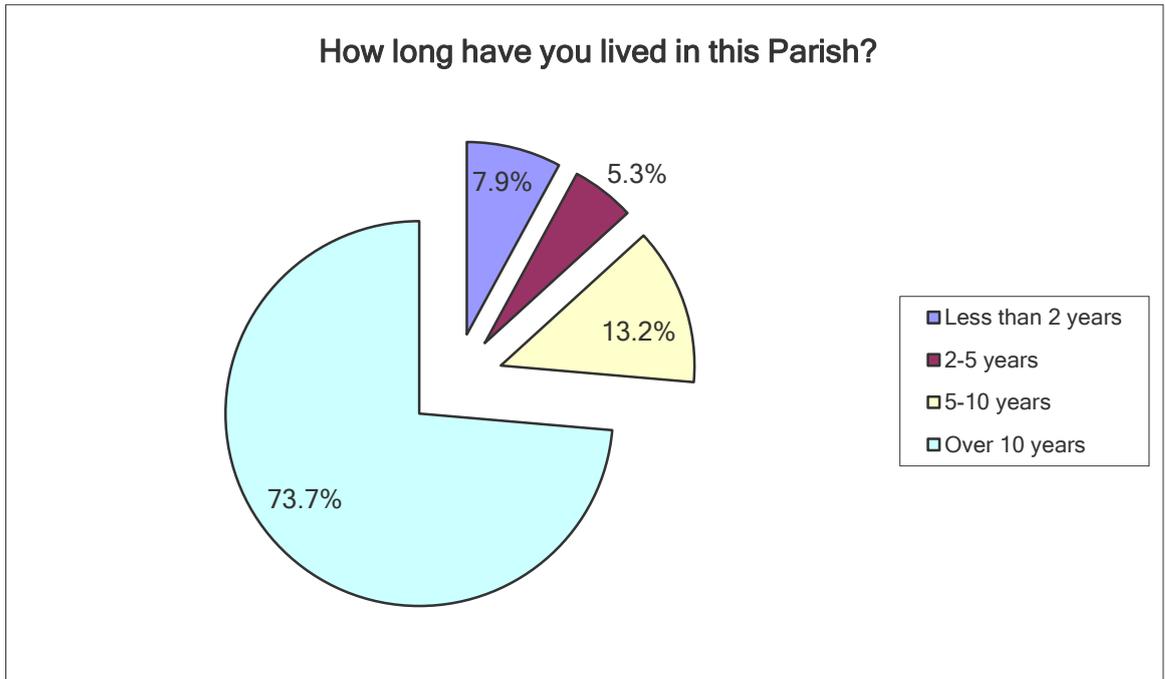


Fig 1.4 - Length of residence in Parish

It shows that 74% of completed surveys came from households that have lived in the Parish for in excess of 10 years.

13% of respondents have lived in South Clifton for between 5 and 10 years, and 5% have been there for between 2 and 5 years. 8% 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 believe is needed in the Parish. The results are given in the chart below (fig 1.5):

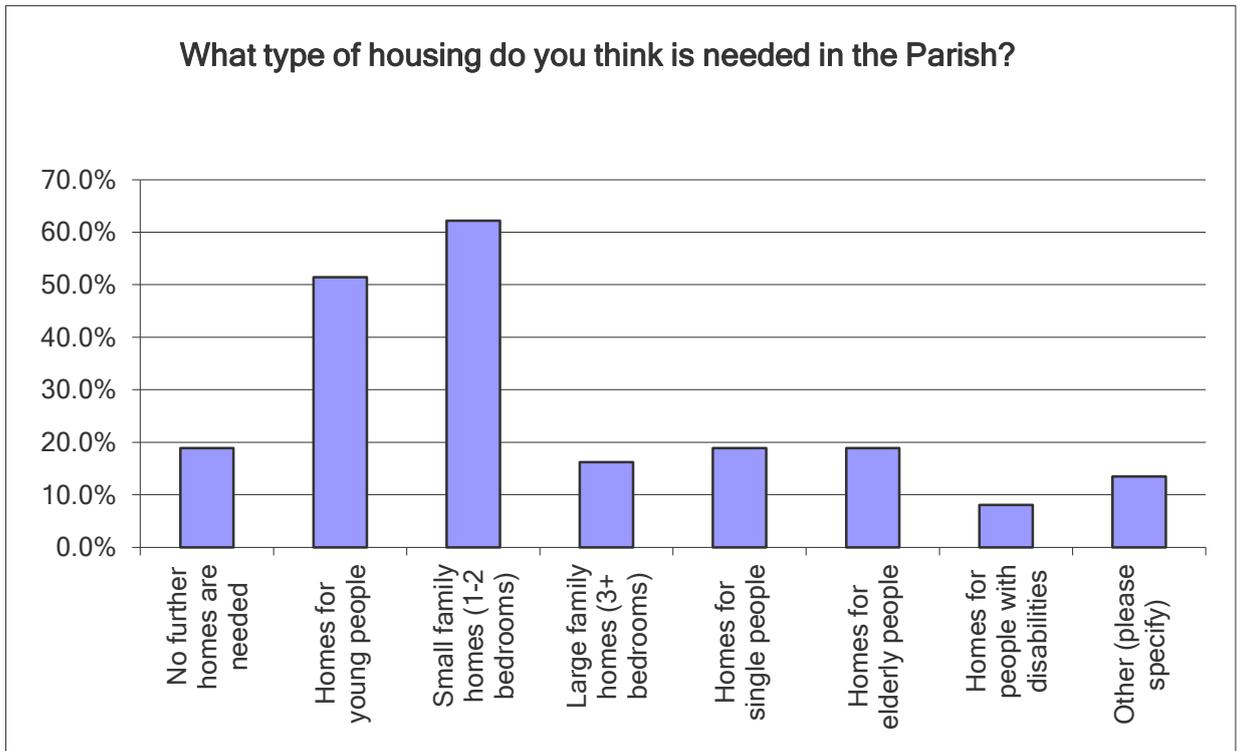


Fig 1.5 - Type of housing needed in South Clifton

It shows that only 19% of respondents thought that no further homes were needed in South Clifton.

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.

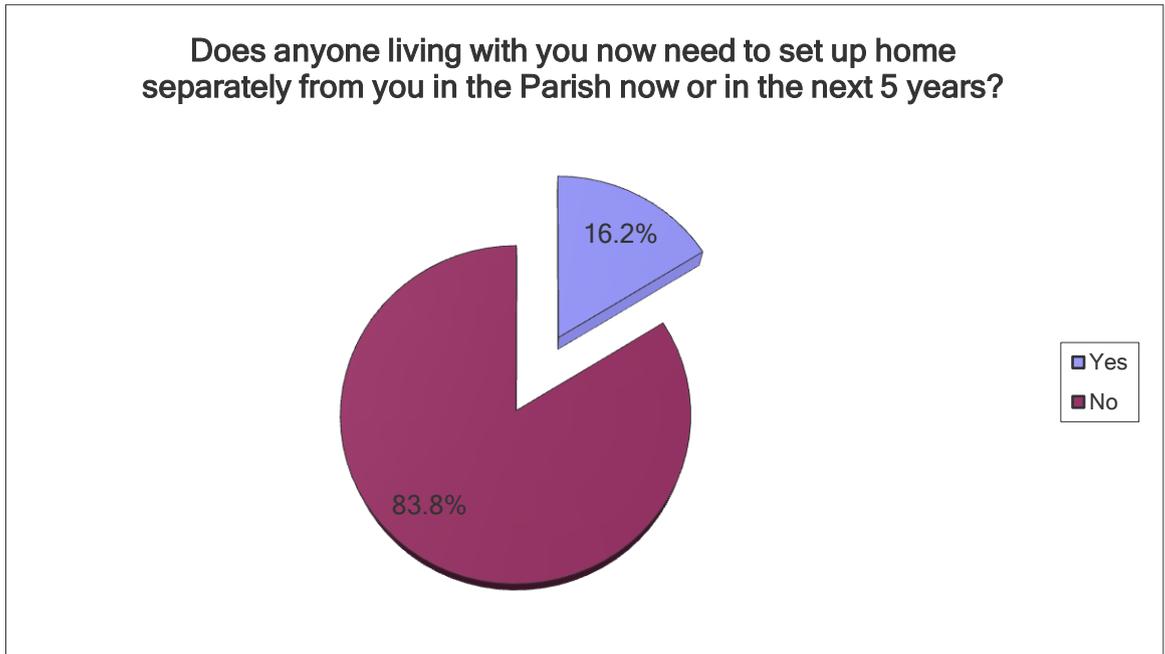


Fig 1.6 -New homes required for people currently living in respondents' home

It can be seen from the chart, above, that over 16% 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 were the reasons for them leaving.

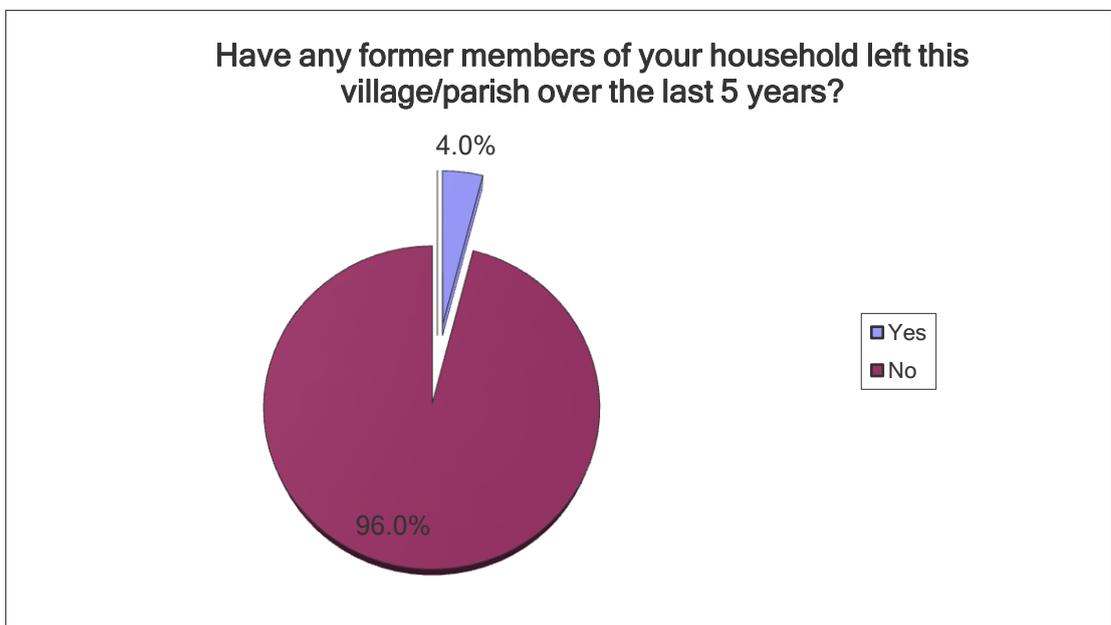


Fig 1.7 - Migration

Fig 1.7 above, shows that just 4% of residents who returned questionnaires were aware of others who have had to leave the Parish in the last 5 years.

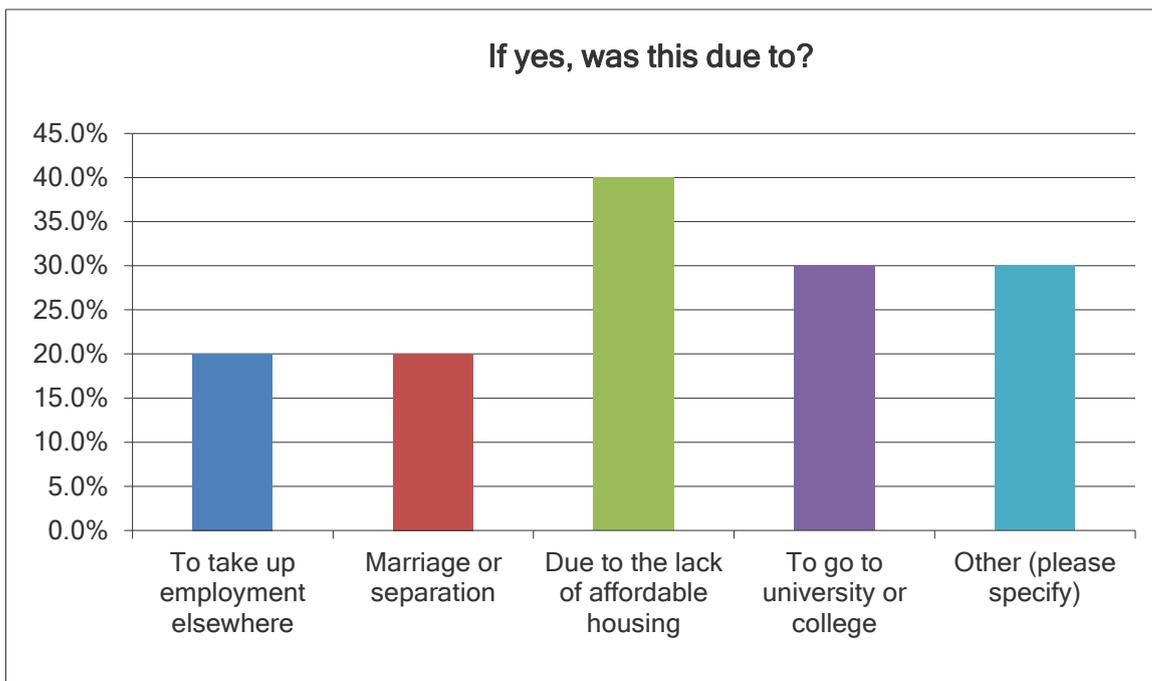


Fig. 1.7 - Reasons for leaving

The reasons for members of the households leaving can be seen in the chart above (Fig. 1.7). It is worth noting that 40% 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 asks whether people are in favour of a small number of homes being developed in the village, to meet the needs of local people.

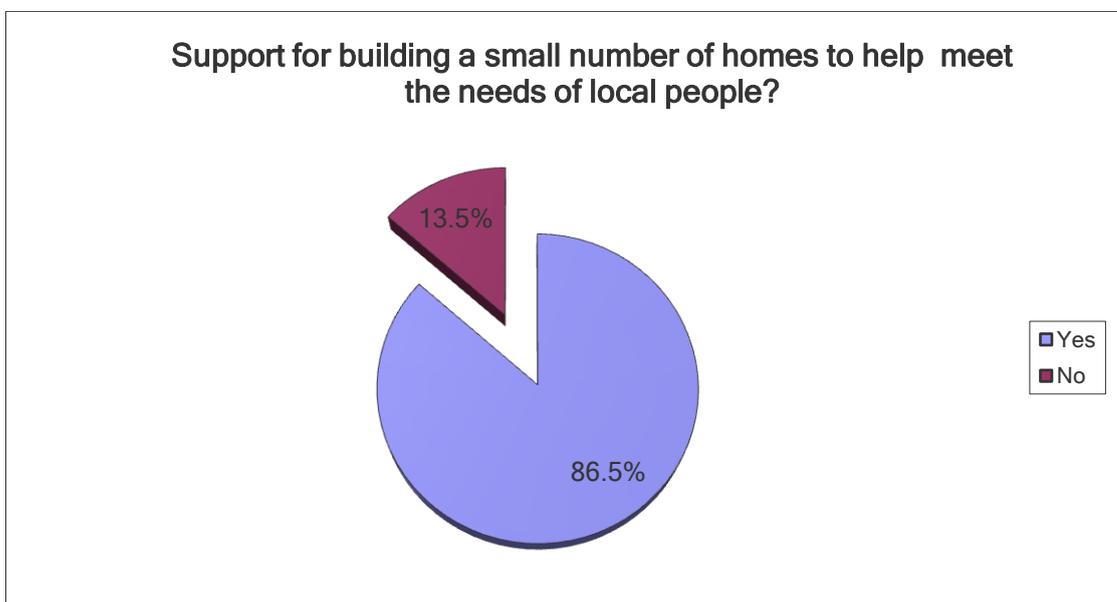


Fig 1.8 - Support for homes for local people

Almost 87% of respondents are in support of a small number of homes to meet local peoples' needs, while almost 14% said that they are not in support.

4. 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 1.9, below, it can be seen that many respondents are positive about life in South Clifton. 60% believed that the Parish is a desirable place to live; 58% of people believe that South Clifton enjoys a sense of community. However, only 21% believe it has a balanced and varied population and just 6% believe it is a sought after location.

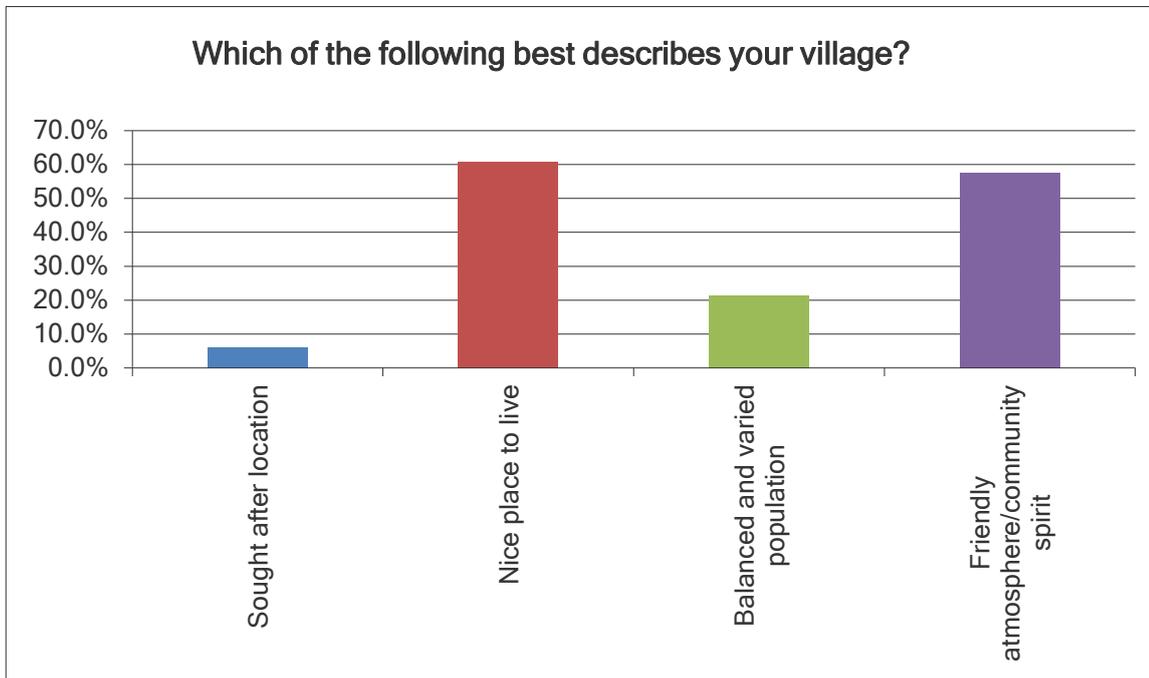


Fig 1.9 - Life in the Parish - positive factors

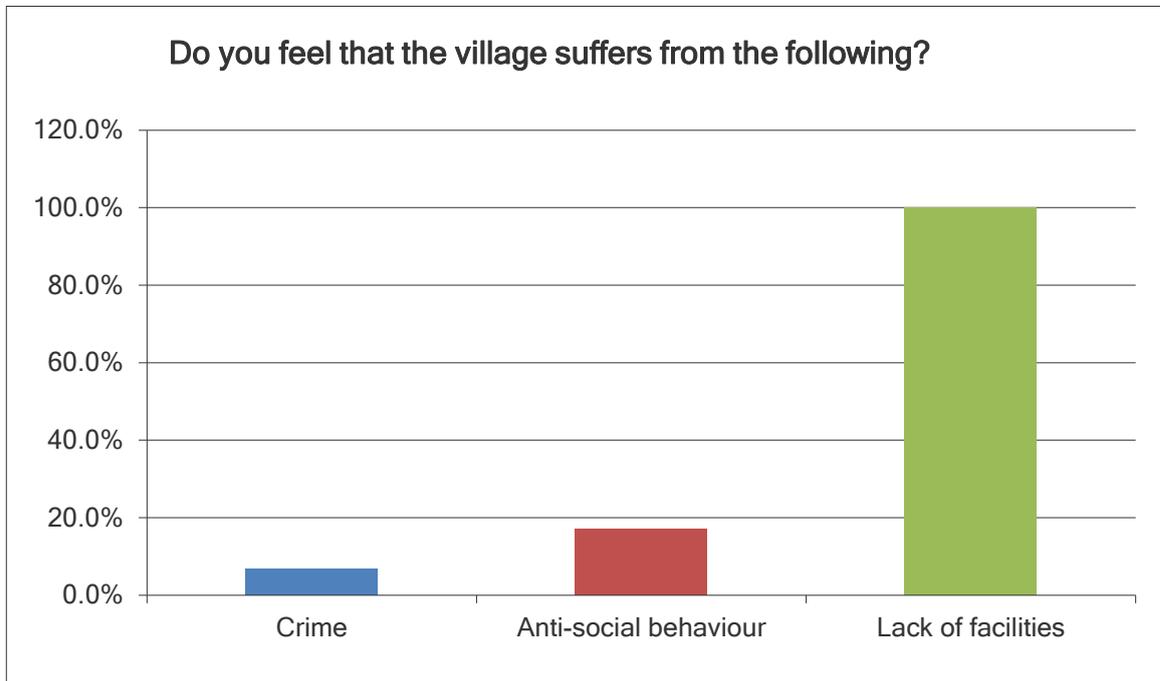


Fig 2.0 - Life in the Parish - negative factors

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

As can be seen from fig 2.0, above, 100% of respondents believed that South Clifton suffers from a lack of facilities. 17% perceive that anti-social behaviour is a problem and 7% believe there is some crime.

ii) Adequate housing in the village

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

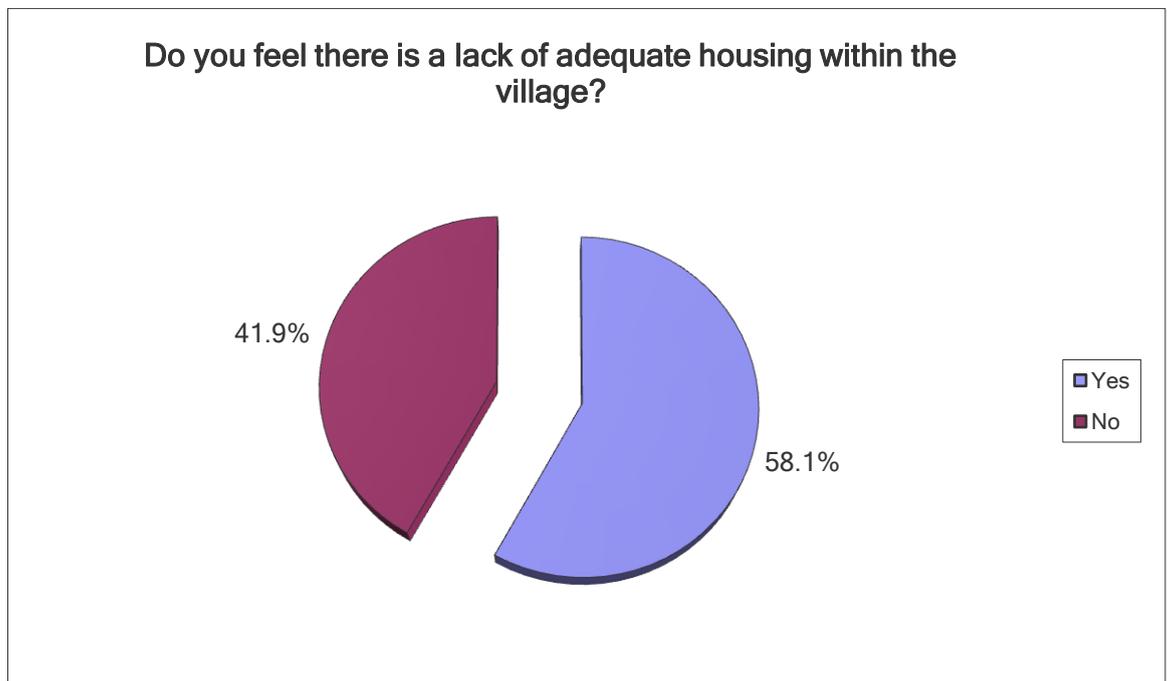


Fig 2.1 - Perceptions on the provision of adequate housing in the village

Fig 2.1 shows that 58% of respondents believe that there is a lack of adequate housing in South Clifton. Almost 42% of respondents believe that there is not 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.

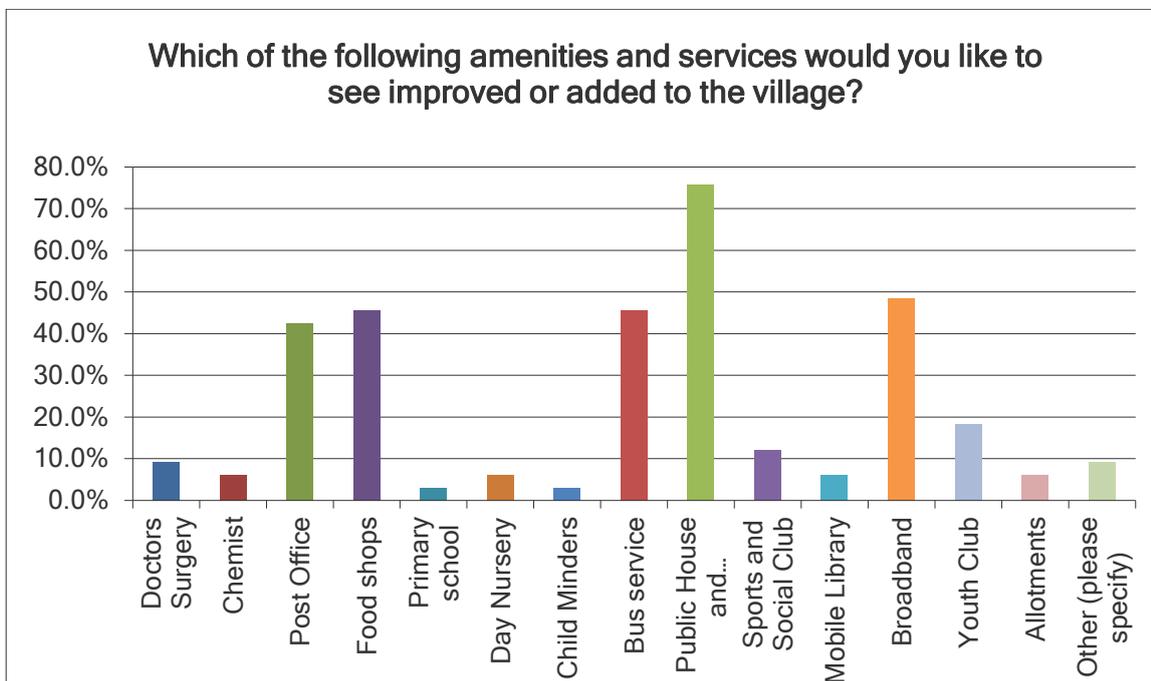


Fig. 2.2 - Amenities and Services that require improvement

The chart above shows that the most popular improvements would be the addition of a public house; broadband; food shops; bus service; post office.

Housing Need Analysis

Of the 40 returns, 28 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, 12 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
1.	5-10 years residency	No	Single person living in own 3 bed house.	First independent home.	2 bed house. Open market purchase or privately renting.	2 bed house. Open market purchase.
2.	Over 10 years residency	No	Couple living in own 5 bed house.	Renting but would like to buy. To be closer to employment.	3 bed house. Open market purchase.	3 bed house. Open market purchase.
3.	Over 10 years residency.	No	Family of four living in mortgaged 3 bed bungalow.	Present home too small.	4 bed house. Open market purchase.	4 bed house. Open market purchase.

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
4.	Over 10 years residency.	No	Family of five living in mortgaged 3 bed house.	Present home too small.	5 bed house. Open market purchase.	5 bed house. Open market purchase.
5.	Over 10 years residency.	No	Single person living in privately rented 2 bed house.	Present home in poor condition, too large and too expensive. Renting but would like to buy.	2 bed flat. Privately renting.	2 bed flat. Privately renting.
6.	Over 10 years residency.	No	Couple living in own 5 bed house.	Present home too large and too expensive.	2 bed bungalow. Open market purchase.	2 bed bungalow. Open market purchase.
7.	Over 10 years residency.	Private lettings agency.	Single young person living with parents in 5 bed house.	First independent home.	2 bed house. Privately renting.	2 bed house. Privately renting.
8.	Over 10 years residency	No	Couple living in mortgaged 6 bed house with lodger and tenants.	Present home too large.	2 or 3 bed bungalow. Open market purchase.	3 bed bungalow. Open market purchase.
9.	Over 10 years residency	No	Single person lodging with couple in 6 bed house.	Renting but would like to buy.	2 or 3 bed house. Open market purchase.	2 bed house. Open market purchase.

Ref	Local Connection?	On Housing Register?	Household details	Reasons for need	Preferred home and tenure	Likely allocation
10	Over 10 years residency	No	Family of four privately renting 2 bed annexe property.	Need permanent accommodation	3 bed house. Open market purchase or privately renting.	3 bed house. Privately renting.
11	Over 10 years residency	No	Family of five living in mortgaged 5 bed house.	First independent home.	2 bed house. Privately renting.	2 bed house. Privately renting.
12	Over 10 years residency	No	Couple living in own 4 bed house.	Present home too expensive. Cannot manage stairs.	3 bed bungalow or flat. Open market purchase.	3 bed bungalow. Open market purchase.

ii) Newark & Sherwood Housing Register Indicators

Lettings & average number of bids

No of lettings/Property type (2016/2017)	Average number of bids (2016/2017)
South Clifton	
1 house	10

Housing Register - 11 applicants have indicated their preferred area as Harby, North Clifton, and South Clifton. We are unable to provide specific demand for South Clifton 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.

NSDC stock

Harby, North Clifton, South Clifton	Number of properties
bungalows	11
houses	19

Properties do not come to the rental market very often, and the indications show that demand for these properties has been high. Although not specific to South Clifton itself, figures taken from the Housing Register data show that in the Harby, North Clifton, South Clifton area during 2016/17, there have been an average of 15 bids for bungalows that have become available and an average of 10 bids on houses that have become available.

In contrast, the NSDC stock level is very low, with just one house being held in South Clifton.

None of the respondents identified by the housing needs survey is currently registered on Newark & Sherwood’s Housing Register. The level of demand demonstrated by the Housing Register data is over and above the demand identified by the survey and it is recommended that consideration should be given to developing a small number of affordable properties in South Clifton to take account of this demand.

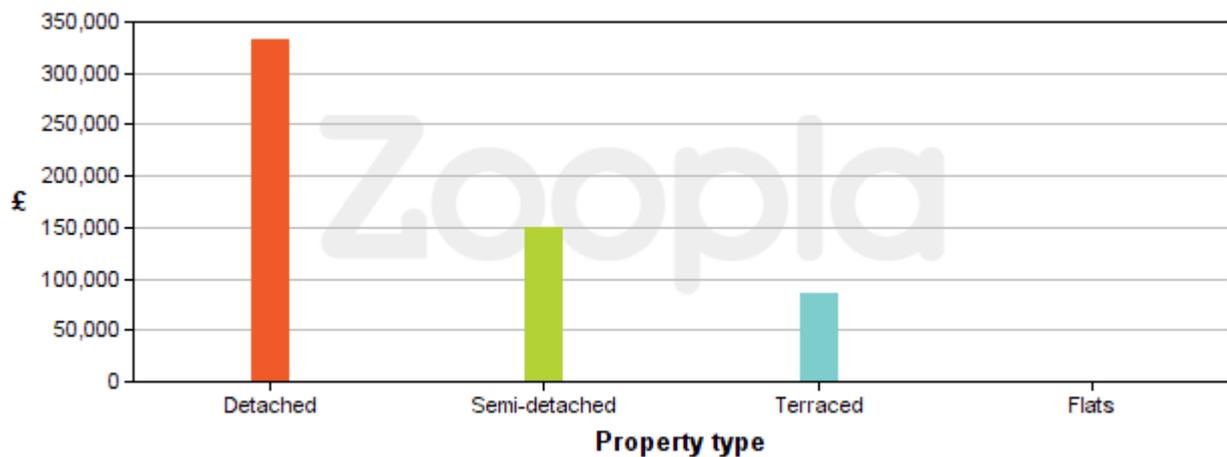
iii) House price data

The tables below (fig 2.5), detail the house prices and household type breakdown for the South Clifton area. They are taken from www.zoopla.co.uk. Further local context is given on pages 18 and 19 with regard to properties that are/have been for sale and rent in South Clifton itself.

Property value data/graphs for South Clifton

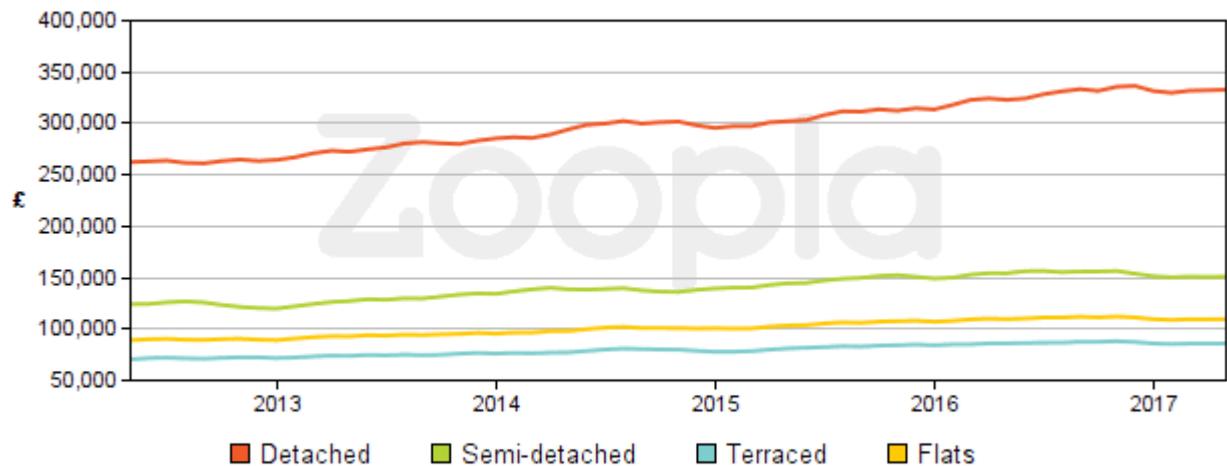
Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£331,798	£161	3.8	£285,800
Semi-detached	£150,036	-	3.2	-
Terraced	£84,975	-	3.1	-
Flats	-	-	-	-

Average values in South Clifton, Newark (May 2017)



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Value trends in South Clifton, Newark



© 2017 Zoopla.co.uk

Fig. 2.5 Values & Price trends in South Clifton - previous 5 years



The charts above (fig 2.5) shows that property prices in South Clifton have steadily increased over the past 5 years (by an average of £58,031 or 24.17%) and those trends are continuing to increase.

iv) Local context

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

Property for Sale	Price (£)	Property for Rent	Price (£)
6 bed detached house	895,000		
5 bed detached house	650,000		
4 bed detached bungalow	359,950		
3 bed detached bungalow	269,950		
3 bed detached bungalow	235,000		

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 £35,250 and an income of over £57,000 per annum to afford the cheapest available house or bungalow currently available in South Clifton (3 bed semi-detached bungalow on the market for £235,000).

The private rental market is currently offering no properties to rent.

With regard to actual sales, the table below gives details of 4 properties that have been sold in South Clifton over the past year (source: www.zoopla.co.uk), with an average selling price of £285,800.

Property	Price (£)
4 bed detached house	360,000
2 bed barn conversion	280,000
3 bed barn conversion	254,200
3 bed detached house	249,000

Using the previous affordability criteria, it would require a deposit of £37,350 and an income of £60,000 per annum to afford the cheapest property sold in the past 12 months (3 bed detached house at £249,000).

7. Conclusion

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

It is apparent that there is very little privately rented property available on the open market and that purchase prices are out of reach of people on low to moderate incomes. It would need a deposit of around £35,000 and an annual income of almost £60,000 to afford the lowest priced properties on the market.

There also appears to be a significant shortfall in the number of social housing properties available to rent.

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 South Clifton and find housing elsewhere in the district.

The survey has identified an immediate demand for open market properties for purchase and rent, although there is no apparent need for affordable housing in the village.

From the housing needs survey, there were 12 respondents who indicated a requirement for housing within the next 5 years.

- **4 were assessed as preferring alternative housing to rent on the open market.**
 - 1 x 2 bed flat
 - 2 x 2 bed houses
 - 1 x 3 bed house
- **8 were assessed as preferring alternative open market housing to purchase.**
 - 1 x 2 bed bungalow
 - 2 x 3 bed bungalows
 - 2 x 2 bed houses
 - 1 x 3 bed house
 - 1 x 4 bed house
 - 1 x 5 bed house

Data obtained from the housing needs survey and from Newark & Sherwood's Housing Register indicates that there may be a hidden need for low cost housing for rent and part purchase in South Clifton. It is recommended that due consideration should be given to developing a small number of properties for affordable rent and for shared ownership.

THERE IS CURRENTLY AN IDENTIFIED DEMAND FOR UP TO
12 OPEN MARKET HOMES IN SOUTH CLIFTON FOR THOSE
WITH A LOCAL CONNECTION.

8. Contact information

Midlands Rural Housing

Whitwick Business Centre
Stenson Road
Coalville
Leicestershire
LE67 4JP



t: 0300 1234 009
e: miles.king@midlandsrural.org.uk
w: www.midlandsrural.org.uk

 @MidlandsRural