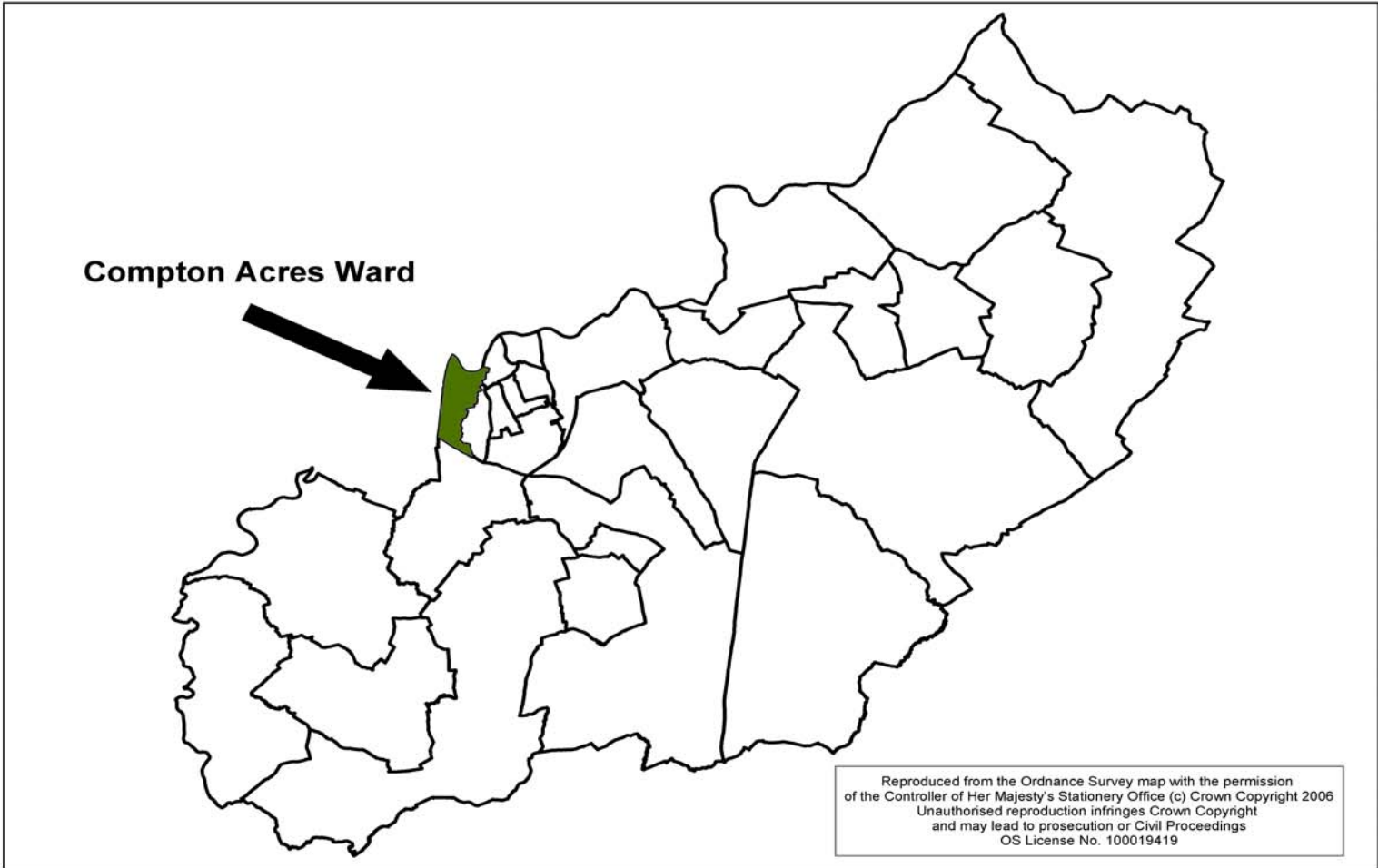


Compton Acres Ward Area Profile



1. Foreword

The Borough of Rushcliffe is located immediately South of the City of Nottingham and has a population of over 100,000 residents. Characterised by attractive villages, rich farmland and rolling countryside the area is perceived to be affluent. However, the affordability of housing is a critical issue for the Borough Council, and this is reflected in the priorities of the Corporate and Housing Strategies and the significant financial investment that the Council is making in the provision of new affordable housing in the Borough.

There is a high level of demand for affordable housing in Rushcliffe due to the following factors:

- Steep house prices, with the average over £70,000 higher than the average for Nottinghamshire at the end of February 2009
- Soaring land prices
- Low levels of affordable housing
- Low turnovers for the existing affordable housing stock
- Buoyant owner occupier sector

The high house prices mean that many people who would elsewhere be in a position to buy property are unable to do so in the Borough, leading to increasing numbers of residents finding themselves in housing need.

The Housing Strategy 2004-07

(http://www.rushcliffe.gov.uk/upload/public/attachments/235/RBC_Housing_Strategy_0407_FINAL.doc) (which achieved 'Fit For Purpose' in May 2006) also highlights the significant challenges the Borough Council is faced with in relation to the high levels of housing need and the problems with trying to develop new affordable housing. Through careful consideration of previous housing needs research and comparing with 'Best Value Near Neighbours' and local neighbours in Nottinghamshire and Leicestershire, the Borough Council set a new affordable housing requirement in 2005, following Cabinet approval.

The Borough Council now seeks an affordable housing requirement of 30% on developments of 15 or more dwellings or 0.5 hectares or more. The Council has taken the view that 30% will be achievable by all developers, whilst not proving such a burden as to discourage housing investment in the Borough in favour of other areas.

The Nottingham Core Strategic Housing Market Assessment, published May 2007, (http://www.blinehousing.info/NottCore_HMA/Nottingham_CORE_SHMA-16-5-07.pdf) detailed, by analysing current data, the affordable housing challenges the Borough currently faces. Through examining the current housing market in terms of the characteristic of the existing supply alongside rental and purchase prices the report concluded that there was a need for an affordable housing requirement of 60% and of this 13% should be intermediate. A viability

assessment of these figures is due to be completed by the end of May to determine whether the affordable housing requirement for the Borough can be increased.

The range of information available in this ward profile is supplementary evidence to the larger Housing Market Assessments, focusing on very localised needs at ward levels.

2. Introduction

Compton Acres ward is one of the eight wards that encompass the West Bridgford urban area (part of the Principal Urban Area of Nottingham but separated from the City by the River Trent). Compton Acres forms the western edge of the West Bridgford urban area and its western border is the boundary between Rushcliffe Borough and the Clifton area of Nottingham City (the only part of the Nottingham City Council area that lies on the Southern side of the River Trent). The ward covers an area of 226 hectares.

The ward benefits from a number of amenities, including a supermarket and a convenience store. Whilst there are no Post Offices in the ward, there are six within a two mile radius.

There is one GP practice and one Dental practice in the area. Compton acres ward also benefits from a close proximity to Nottingham City and access to the local hospitals, Queens Medical Centre and Nottingham City Hospital, which are both within a five miles radius. The NHS Walk in Centre is only two miles away.

There is a comprehensive school in the ward, Becket Catholic Comprehensive. There are no nursery, infant or primary schools in the ward, however, the catchment area extends to other areas of West Bridgford.

There are a number of transport companies who operate regular bus services through the ward providing access to West Bridgford shopping area, Nottingham City and various other locations throughout the Borough. Nottingham train station and coach station are within a three mile distance and East Midlands airport is less than ten miles away from the ward.

There are a number of sport and leisure facilities within the ward, including Rushcliffe Arena, a racquet club, a number of large playing fields and allotment gardens. There is an industrial estate within the ward and a number of pubs, bars and restaurants.

3. Population

Compton Acres ward has a resident population of 4,918 people, as measured in the 2001 Census (4.7% of the Boroughs population).

Age

Table 1: Age of population

Ages	Compton Acres	Rushcliffe	Compton Acres %	Rushcliffe %
All ages	4918	105599	4.7	100
0-4	327	5915	6.7	5.6
5-15	933	14618	19.0	13.8
16-19	255	4598	5.2	4.4
20-44	1963	36257	39.9	34.3
45-64	1058	27091	21.5	25.7
65+	382	17120	7.8	16.2

Source: National Statistics website www.statistics.gov.uk

The average age of Compton Acres population is 33.59 compared to an average of 39.58 for Rushcliffe Borough. Over one quarter of the wards population are under 16 years of age and nearly 8% are aged 65 years of over.

Ethnicity

The table below shows the percentage of Compton Acres and Rushcliffe residents by ethnic category according to the 2001 Census. 88.66% of Compton Acres population is White British, White Irish or White other, which is just over 7% lower than the proportion for Rushcliffe Borough (95.9%). This leaves a Black and Minority Ethnic (BME) population for the Ward of 11.34%, while the proportion of BME residents for Rushcliffe as a whole is less than half of this (4.1%).

The largest BME population are Asian and Asian British which make up 6.87% of the ward population (5.12% of which are Asian and Asian British: Indian). 1.91% is of Mixed Heritage; 1.12% is Black or Black British and 1.44% is either Chinese or from another Ethnic group.

The needs of BME communities will need to be considered alongside other groups in terms of property type and design to reflect cultural and religious diversities.

Table 2: Ethnicity of population

Ethnicity	Compton Acres	Rushcliffe	Compton Acres %	Rushcliffe %
White: British	4189	98486	85.14	93.26
White: Irish	47	942	0.96	0.89
White: Other White	126	1844	2.56	1.75
Mixed: White and Black Caribbean	35	435	0.71	0.41
Mixed: White and Black African	6	86	0.12	0.08
Mixed: White and Asian	33	306	0.67	0.29
Mixed: Other Mixed	20	253	0.41	0.24
Asian or Asian British: Indian	252	1494	5.12	1.41
Asian or Asian British: Pakistani	56	553	1.14	0.52
Asian or Asian British: Bangladeshi	3	43	0.06	0.04
Asian or Asian British: Other Asian	27	157	0.55	0.15
Black or Black British: Caribbean	30	315	0.61	0.3
Black or Black British: African	18	130	0.37	0.12
Black or Black British: Other Black	7	31	0.14	0.03
Chinese	40	267	0.81	0.25
Other ethnic group	31	257	0.63	0.24

Source: National Statistics website www.statistics.gov.uk

Religion

As measured by 2001 Census, 68.3% of Compton Acres population is Christian, slightly lower than the proportion of Rushcliffe residents as a whole. People from other faith groups comprise 8.4% of the ward population which is over twice the proportion of all Rushcliffe residents (3.1%). Almost 16% of the ward population stated they had no religion.

Table 4: Religion of population

Religion	Compton Acres	Rushcliffe	Compton Acres %	Rushcliffe %
Christian	3358	75855	68.3	71.8
Buddhist	11	232	0.2	0.2
Hindu	114	653	2.3	0.6
Jewish	26	395	0.5	0.4
Muslim	127	960	2.6	0.9
Sikh	131	718	2.7	0.7
Other religions	3	261	0.1	0.3
No religion	783	18999	15.9	18.0
Religion not stated	367	7526	7.5	7.1

Source: National Statistics website www.statistics.gov.uk

4. Housing

Prices for Properties for Sale

The table and chart below show that between January and February 2009 the average house price for all types of properties in the Compton Acres ward was £186,071 the 16th highest in the Borough based on 7 sales. This figure is nearly £22,000 lower than the average for all properties in Rushcliffe and over £32,000 higher than the average for England and Wales.

Entry level prices for flats (£107,500) in the Compton Acres ward is higher than the average of entry level prices in Rushcliffe (£92,318) as a whole suggesting that first time buyers and single income households will face additional difficulties in accessing the owner occupied sector. In comparison the average price for flats are considerably lower than the average for England and Wales (£142,406), however, this is likely to have been distorted by the high demand for these property types in the South East.

Table 5: Average price of properties for sale

Accommodation Type	Compton Acres	Rushcliffe	England and Wales
All properties	£186,071	£207,269	£153,512
Detached	£223,000	£270,009	£236,384
Semi detached	£151,500	£175,449	£145,290
Terraced	N/A	£154,767	£118,728
Flats	£107,500	£92,318	£142,406

Source: Land Registry website www.landreg.gov.uk

Chart 1



Source: Land Registry website www.landreg.gov.uk

Prices for Properties for Rent

The table below indicates the average prices for rented accommodation in the ward and Rushcliffe as a whole in March 2009. The average rental price for most types of accommodation available at the time of research in the area is lower than the average for Rushcliffe as a whole. The only exception to this is average rental price for a two bedroom house (£580pcm) which is slightly higher than the Rushcliffe average (£540pcm).

Table 6: Average price of properties for rent

Accommodation Type	Compton Acres	Rushcliffe
1 bed flat, bedsit, maisonette	N/A	£410
2 bed flat or maisonette	£462	£547
2 bed house	£580	£540
3 bed house	£649	£712
4 bed house	£886	£915
5 bed house	£1250	£1509

Source: Rightmove website www.rightmove.co.uk

There are usually high deficits between the cost of the rent and the amount that Local Housing Allowance will award with many local reference rents several hundred pounds lower than the average price of rent in this ward. These deficits are indicative of why families on a low income struggle to afford the private sector and why new affordable housing is in such high demand in the Borough.

Tenure

The table and chart below show tenure by households taken from the 2001 Census.

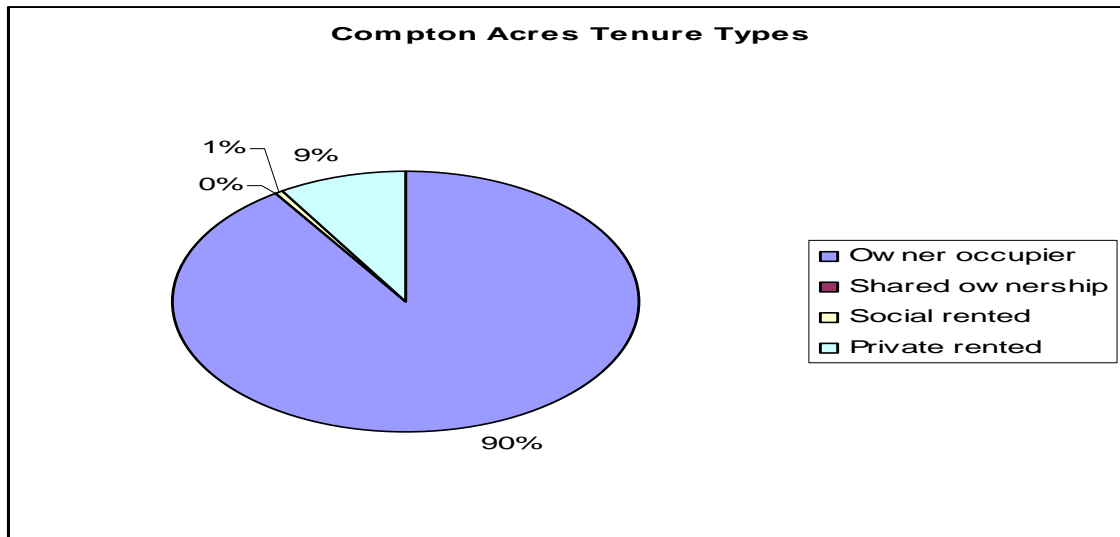
Table 8: Tenure of households

	Compton Acres	Rushcliffe	Compton Acres %	Rushcliffe %
All households	1789	43,670	4.1	100
Owner occupier	1601	34,064	89.5	78.0
Shared ownership (HomeBuy)	0	397	0	0.9
Social rented	11	4311	0.6	9.87
Private tenant	156	4898	8.7	11.2

Source: National Statistics website www.statistics.gov.uk

The Council's housing stock was transferred by Large Scale Voluntary Transfer (LSVT) in January 2003, so there has been a significant shift in tenure in the Borough with the transfer of council rented accommodation increasing the percentage of the Registered Social Landlord (RSL) tenure.

Chart 2



Source: National Statistics website www.statistics.gov.uk

According to 2001 Census data, the proportion of owner occupiers in Compton Acres (89.9%) is higher than both the national average (68.7%) and Rushcliffe average (78.0%). The proportion of private rented properties (8.7%) is lower than both the national and Rushcliffe average levels. The proportion of social rented housing (0.6%) is much lower than both national averages (19.3%) and Rushcliffe averages (9.9%).

The number of socially rented and HomeBuy (formerly shared ownership) may be lower than when recorded in the 2001 Census due to the right to buy and staircasing, therefore there is more up to date information on the number of socially rented and HomeBuy properties in the Borough which can be found in Section 6: Housing Need.

Accommodation Types

The table below shows that Compton Acres Ward has a very high proportion of detached properties (71.2%) compared to Rushcliffe as a whole (46.6%) and nationally (22.5%). By contrast it has much lower levels of semi-detached (14.5%) and terraced properties (3.4%) than we find in the rest of Rushcliffe and England as a whole.

Table 9: Accommodation type of properties

Accommodation Type	Compton Acres	Rushcliffe	Compton Acres %	Rushcliffe %
All household spaces	1872	44877	4.2	100
House or bungalow: Detached	1332	20910	71.2	46.6
House or bungalow: Semi detached:	271	13956	14.5	31.1
House or bungalow: Terraced	63	5090	3.4	11.3
Flat, maisonette or apartment	206	2715	11.0	6.1
Caravan or other mobile or temporary structure	0	405	0	0.9

Source: National Statistics website: www.statistics.gov.uk

The above table needs to be considered alongside tenure of households within the ward which indicates that a high proportion of accommodation within the ward is in the owner occupied sector. The more prevalent property types i.e. family accommodation, therefore, is likely to mask the availability of this type of accommodation, particularly for households who are not able to access the owner occupied sector.

Household Composition

Of the 1789 households in Compton Acres during the 2001 Census, 1207 of these were one family households and 401 are single person households. The highest proportion of households is families with two or more dependent children (27.1%), which is slightly higher than the proportion for Rushcliffe as a whole (18%). The table below gives a more detailed breakdown of household profile groups.

Table 10: Household composition

Household Composition	Compton Acres	Rushcliffe	Compton Acres %	Rushcliffe %
All Households	1789	43670	4.1	100
Single (Male over 65, Female over 60)	131	5778	0.1	13.2
Single (Male under 65, Female under 60)	270	6145	15.1	14.1
Couple (Male over 65, Female over 60)	91	4396	5.1	10.0
Couple (Male under 65, Female under 60)	236	6916	13.2	15.8
Family plus one dependent child	271	4891	15.2	11.2
Family plus two or more dependent children	485	7853	27.1	18.0
Family with children 18+	124	3671	6.9	8.4
Other households: All students	3	245	0.2	0.6
Other households: All pensioner	3	135	0.2	0.3
Other households: Other	63	1280	3.5	2.9

Source: National Statistics website: www.statistics.gov.uk

5. Income & Deprivation

Household Income

The table below shows the income distribution of Compton Acres ward residents from CACI Paycheck data 2008. The mean¹ household income for the ward is £48,236 compared to £34,382 in the United Kingdom, suggesting that the area is relatively affluent. However it must be noted that higher income households often mask pockets of deprivation and households on lower incomes, thereby distorting the overall average household income in the ward.

¹ The mean is calculated by adding up the numbers in a sample and dividing that answer by the sample size. It is the most commonly used average and is the only one that takes into account all the numbers in the sample.

Table 11: Income of households

Income Bracket	Compton Acres	Rushcliffe	Compton Acres %	Rushcliffe %
All households	1903	46909	4.1	100
£0-£5k	13	662	0.7	1.4
£5-£10k	41	1988	2.2	4.2
£10-£15k	81	3495	4.3	7.5
£15-£20k	120	4426	6.3	9.4
£20-£25k	148	4744	7.8	10.1
£25-£30k	163	4634	8.6	9.9
£30-£35k	166	4274	8.7	9.1
£35-£40k	159	3793	8.4	8.1
£40-£45k	147	3278	7.7	7.0
£45-£50k	132	2780	6.9	5.9
£50-£55k	116	2326	6.1	5.0
£55-£60k	101	1926	5.3	4.1
£60-£65k	86	1584	4.5	3.4
£65-£70k	73	1297	3.8	2.8
£70-£75k	61	1057	3.2	2.3
£75-£80k	51	860	2.7	1.8
£80-£85k	42	699	2.2	1.5
£85-£90k	35	567	1.8	1.2
£90-£95k	29	460	1.5	1.0
£95-£100k	24	374	1.3	0.8
£100k plus	113	1680	5.9	3.6

Source: CACI Paycheck data 2008

In relation to other wards within Rushcliffe the Compton Acres ward has the 4th highest mean income and the highest proportion of households (8.7%) earning between £30-35,000 per annum.

Table 12: Average income of households

Mean Income	£48,236
Mode Income	£30-35k
Median Income	£40-45k

Source CACI Paycheck data 2008

Based on the average mean income for the ward of £48,236 and the average entry level flat property price of £107,500 (entry level terraced property prices have not been used due to the lack of sales of terraced properties in the last quarter) a first time buyer would have to be earning 2.0 times their salary. This sum has been calculated by using an average first time deposit of 10% as recommended in the Nottingham Core Strategic Housing Market Assessment

(SHMA) and supported by the Government in light of the recent global economic problems. The Government has also recently recommended that an affordable mortgage should not be more than 3.5 times income. This suggests that first time buyers may afford to buy in the ward. However, if the distortion principle is taken into consideration, the 2.0 ratio of salary is likely to further exacerbate affordability issues for those on lower incomes within the ward. Although there is evidence to suggest that higher income ratios have been used nationally, it is also accepted that with this comes the additional risk of households getting into financial difficulty should outgoings increase leaving limited disposable income to act as a cushion for unexpected household costs.

Economic Activity and Deprivation

The incomes of the resident's economically inactive and claiming benefits will form part of the 'masked' incomes distorted by the high earners in the ward. In 2001 Compton Acres had a lower proportion of economically inactive residents (15.8%) compared to Rushcliffe as a whole (19.7%) as demonstrated in the table below.

Table 13: Economically inactive residents

Economically Inactive	Compton Acres	Rushcliffe	Compton Acres %	Rushcliffe %
All People	505	12877	15.8	19.7
Retired	56	1961	1.8	3.0
Student	165	3530	5.2	5.4
Other	284	7386	8.9	11.3

Source: Official Labour Market Statistics: www.nomisweb.co.uk

In August 2008 the proportion of welfare benefit claimants was lower in the Compton Acres ward (4.6%) compared to Rushcliffe as a whole (7.4%) suggesting that the ward is less deprived than other areas, as demonstrated in the table below. Of those claiming benefits nearly half (48.4%) were claiming incapacity benefit and over 16% claiming job seekers allowance.

Table 14: Benefit claimants

Benefit Claimants	Compton Acres	Rushcliffe	Compton Acres %	Rushcliffe %
Total Claimants	155	4970	4.6	7.4
Carers Allowance	15	430	0.4	0.6
Disability Living Allowance	25	540	0.7	0.8
Incapacity Benefit	75	2430	2.2	3.6
Job Seekers Allowance	25	790	0.7	1.2
Other	15	770	0.4	1.2

Source: Official Labour Market Statistics: www.nomisweb.co.uk

When examining the Indices of Multiple Deprivation 2007 scores for the whole of the Borough on a variety of factors including: crime and disorder, education and skills, employment, income, health deprivation, barriers to housing and living environment, Compton Acres ward is the 4th least deprived area.

6. Housing Need

Over the years, the number of affordable rented and HomeBuy homes available in the Borough has reduced because of the Right to Buy initiatives (649 properties sold between 1995 and 31 March 2005) and the “staircasing” of HomeBuy properties (224) up to full ownership (between 1995 and 31 March 2005).

There is no local authority owned stock in the ward following Rushcliffe Borough Councils LSVT of its housing stock. However a number of RSLs own and manage stock in the Borough:

- Accent Nene
- Anchor Housing Trust
- De Montfort Housing Society
- Derwent Living
- East Midlands Housing Association
- English Rural Housing
- Family First
- FCH Housing and Care
- Leicester Housing Association
- Nottingham Community Housing Association
- Places for People
- Spirita
- Tuntum Housing Association

Spirita (formerly Rushcliffe Homes) are the largest provider of social rented homes in the borough, both for general needs accommodation (89%) and sheltered housing (86.7%), followed by De Montfort Housing Society with 6.6% general needs and 8.3% sheltered housing. The remainder of the social rented stock is distributed fairly evenly between the other RSLs listed above.

Supply and Demand

Rushcliffe has a low level of traditional social rented housing through Registered Social Landlords when compared with the national average and other rural boroughs. The number of people in need far outweighs the very limited available supply, exacerbated further by a significant shortage of social rented housing. People on relatively high incomes may still experience affordability issues and therefore may need to consider the option of renting through RSLs as they are not able to buy a house locally since most properties are priced beyond the reach of those without significant incomes, savings or existing equity resources. The Council is exploring a range of intermediate products to assist households who may not be able to purchase outright, or whose circumstances require more

temporary solutions, but may face indefinite waiting times for social rented accommodation.

Demand: General Needs

There is high demand for general needs accommodation at the end of March 2009 in the West Bridgford urban area (the data is not available on a smaller scale due to the way it is collated and also includes the Gamston area of the Borough), as demonstrated in the table below. It is difficult to establish the exact demand for each area in the Borough as the numbers identify where applicants would be prepared to live in the Borough, with applicants often choosing more than one area. This may in some cases distort overall demand, however, given that the housing needs data is updated on a regular basis this is still considered to provide a general indication of localised needs.

Furthermore, the data provided does not take into account demand from households in urgent housing need due to homelessness or the threat of homelessness who are currently residing in temporary accommodation. In these instances, permanent offers of accommodation may be made outside the applicants preferred area of choice due to the lack of suitable available accommodation in their preferred area.

Table 15: Waiting list figures for general needs accommodation

Waiting List Figures	Compton Acres	Rushcliffe	Compton Acres %	Rushcliffe %
Total on waiting list	424	606	100	100
1 bed flat	230	276	54.2	45.5
1 bed bungalow	2	4	0.5	0.3
2 bed flat	43	64	10.1	10.6
2 bed house	94	159	22.2	26.2
2 bed bungalow	2	4	0.5	0.7
3 bed house	36	74	8.5	12.2
4 bed house	17	25	4.0	4.1

Source: Spirita waiting list figures at 31st March 2009

In terms of accommodation types, some variance in demand for certain types of property may occur due to some households requesting more than one property type in more than one area. To reduce any potential distortion, where households have requested the following property types, adjustments to the waiting list figures have been made to take account of households preferred options only:

- Demand for 1 bedroom flat: Discount demand for bed-sit and upper floor accommodation. Demand based on waiting list figures for 1 bed ground floor accommodation only.

- Demand for 2 bedroom flat: Discount demand for upper floor accommodation. Demand based on waiting list figures for 2 bed ground floor accommodation only for households not eligible for 2 bed house.
- Demand for 1 bedroom bungalow: Accurate indication of demand.
- Demand for 2 bedroom bungalows: Discount demand for 1 bedroom bungalows.
- Demand for 2 bedroom houses: Accurate indication of demand.
- Demand for 3 bedroom houses: Accurate indication of demand.
- Demand for 4 bedroom houses: Accurate indication of demand.

Supply: General Needs

The table below shows the existing supply of general needs social rented properties in the Compton Acres ward. There is no general needs accommodation in this ward, one of only three wards in the Borough to have no supply of general needs stock.

Table 16: Supply of social rented general needs accommodation

Accommodation Types	Compton Acres	Rushcliffe	Compton Acres %	Rushcliffe %
All general needs social rented properties	0	3664	0	100
1 bed flat, bedsit and maisonettes	0	725	0	19.8
1 bed bungalow	0	132	0	3.6
2 bed house	0	411	0	11.2
2 bed flat and maisonettes	0	524	0	14.3
2 bed bungalow	0	451	0	12.3
3 bed house	0	1322	0	36.1
3 bed flat and maisonette	0	5	0	0.1
3 bed bungalow	0	1	0	0.02
4 bed house	0	93	0	2.5

Source: Rushcliffe Affordable Housing Directory 2009

The social rented accommodation that existed when the 2001 Census was undertaken (0.6%) must have been sold under the Right to Buy scheme when Rushcliffe Borough Council transferred all of its stock.

Supply: Sheltered

There are no sheltered housing schemes in this ward, as shown in the table below, one of fourteen wards in the Borough to have no supply of sheltered

housing stock. This suggests that residents may have to move away from the area when they need to access sheltered housing.

It is also accepted that some sheltered housing schemes have high turnovers and low demand due to the lack of facilities available (no lifts, outdoor space and no local amenities within a close proximity).

Table 18: Supply of social rented sheltered housing accommodation

Accommodation Types	Compton Acres	Rushcliffe	Compton Acres %	Rushcliffe %
All sheltered accommodation for older people	40	1030	0	100
1 bed flat and bedsit	19	568	0	55.1
1 bed bungalow	20	104	0	10.1
2 bed flat	1	199	0	19.3
2 bed bungalow	0	159	0	15.4

Source: Rushcliffe Affordable Housing Directory 2009

Demand: HomeBuy

Due to the high entry level property prices and lack of social rented units there is also a demand for HomeBuy properties in the Borough.

The Council is keen to provide a range of intermediate affordable housing types for those households 'whose needs are not met by the market'.² The Council considers that the provision of New Build HomeBuy properties for households with income levels which enable them to purchase open market re-sale homes does not meet target households. In order to achieve a more effective alignment between those households and target groups who are genuinely unable to afford home ownership a greater emphasis is placed on HomeBuy products which enable households to purchase a 25% equity share, particularly given the high property values within Rushcliffe.

During March 2009 there were 50 households who had registered an interest with Spirita (who work alongside East Midlands HomeBuy, the regional 'Zone Agent' for New Build HomeBuy properties) for New Build HomeBuy and shared ownership resale properties in the Borough.

Supply: HomeBuy

There are no HomeBuy properties in the ward as demonstrated in the table below, one of twelve wards to have no supply of HomeBuy stock.

² PPS3 (Planning Policy Statement)

Table 19: Supply of New Build HomeBuy properties

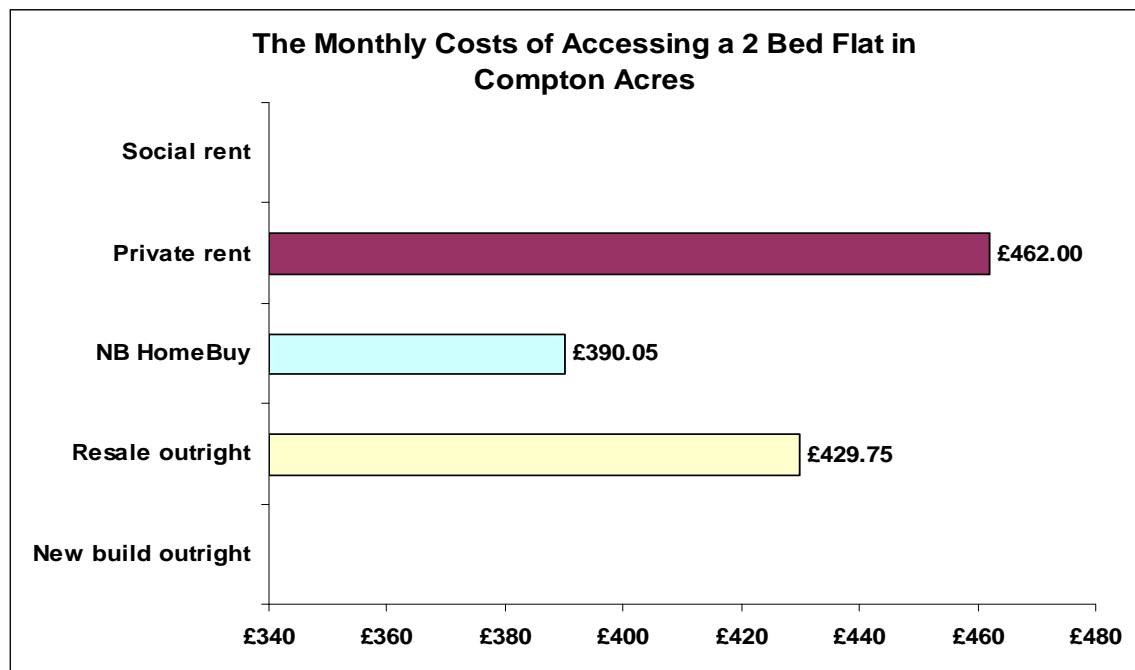
Accommodation Types	Compton Acres	Rushcliffe	Compton Acres %	Rushcliffe %
All New Build HomeBuy properties	0	296	1.7	100
1 bed flat, bedsit and maisonette	0	0	0	0
2 bed flat and maisonette	0	50	0	16.9
2 bed house	0	105	0	35.5
2 bed bungalow	0	107	100	36.1
3 bed house	0	34	0	11.5

Source: Rushcliffe Affordable Housing Directory 2009

Housing Cost Model: HomeBuy Affordability

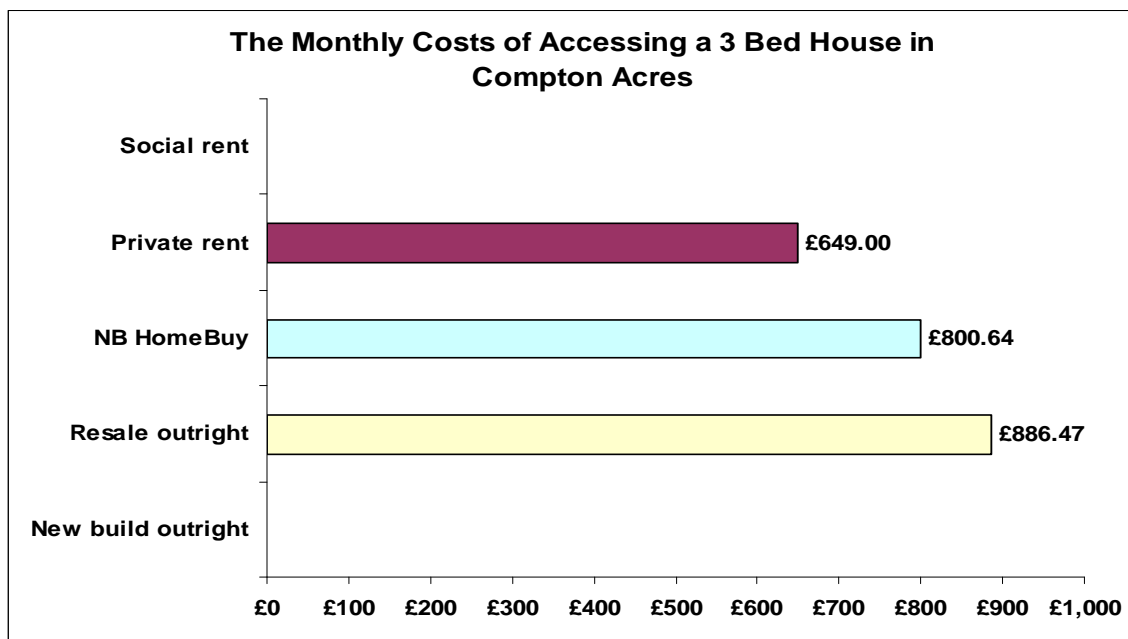
Using data from an analysis of local rents and values (Registered Social Landlord, Private Rented, New Build HomeBuy, Resale Open Market and New Build Open Market) the Housing Cost Model identifies the cost of accessing two archetypes: 2 bedroom flat and a 3 bedroom house in the Compton Acres area in March 2009, as demonstrated in the charts below.

Chart 3



Source: Rightmove website www.rightmove.co.uk and raw data from EMHomeBuy

Chart 4



Source: Rightmove website www.rightmove.co.uk and raw data from EMHomeBuy

As demonstrated in the above scenarios the average monthly costs of accessing either a 50% share in a 2 bed flat or 3 bed house in the area is cheaper than buying on the open market. However, this is still considered to be unaffordable for those in the income target group set by the Homes and Communities Agency of £19,000 a year or less,³ suggesting that a range of percentages should be provided throughout the Borough.

7. Conclusion

Compton Acres ward benefits from a number of amenities including various shops and a school, it forms part of the West Bridgford urban area and has good transport links to other areas of the Borough and Nottingham City. These factors indicate that the ward is in a sustainable location for future development and would support the Governments' initiative of 'creating and maintaining sustainable communities'.

The ward has a resident population of 4918 people, measuring 4.7% of the total of the Borough's population. There are higher numbers of residents under 16 (25.6%) in this ward compared to the Borough as a whole (18.2%) suggesting that if these young people wish to remain in the locality affordable starter homes will be in great demand in a few years time. There are also higher numbers of

³ 'Low Cost Home Ownership and the Intermediate Housing Market in the East Midlands Region', Housing Vision, 2008

families with two or more dependent children in the ward (27.1%) compared to the whole of Rushcliffe (18%) suggesting that larger family accommodation, 3+ bedrooms, would be in greater demand in the area.

The proportion of Black and Minority Ethnic (BME) residents in this area (11.3%) is considerably higher than the proportion for the Borough as a whole (4.1%). The largest BME population are Asian and Asian British comprising of 6.9% of the wards residents. The needs of BME communities will need to be considered alongside other groups in terms of property type and design to reflect cultural and religious diversities.

The average house price in Compton Acres between January and February 2009 (£186,071) is the 16th highest average price for the Borough. It is higher than the average for the same period in England and Wales (£153,512) but is lower than the Rushcliffe average (£207,269). Entry level prices for flats in the ward are less expensive here than in the Borough as a whole, indicating that first time buyers and single income households may be attracted to the area. The average rental prices in the ward in March 2009 indicate that the area may be slightly cheaper to rent in than other areas of the Borough, although there are still deficits between the rent and the amounts that Local Housing Allowance covers.

There are high levels of owner occupiers (89.5%) in comparison to the Rushcliffe levels (78%) and a non existent supply of general needs, sheltered or HomeBuy properties. The Housing Cost Model also reinforces affordability issues.

The ward is relatively affluent when we examine the CACI Paycheck data 2008 with the average earning higher than the average for England and Wales as a whole. However, it must be noted that higher income households usually mask those on lower incomes, distorting the average for the ward and thereby making it appear wealthier and more affluent than it actually is. When comparing the average entry level price for terraced properties with the average mean income, the figures suggest that a person would have to get a mortgage for 2 times their salary in addition to a 10% deposit. This figure is slightly lower than the mortgage, income ratio guidance level of 3.5 times an annual salary (SHMA), suggesting that first time buyers may be able to access the market. However, caution must be noted, particularly when taking account of the distorted lower incomes within the ward.

There are high numbers on the largest RSL waiting list for general needs accommodation in the area, 147 households for houses, 273 for flats and 4 for bungalows, compared to a non existent supply of socially rented general needs stock. Demand for affordable housing, specifically rented accommodation, is in high demand across the whole of the Borough, although West Bridgford is nearly always applicants preferred choice.

Overall, the ward is in a sustainable location, the house and rental prices are extremely high and the demand for affordable housing is immense despite affordable housing completions within the Borough. This is a result of significant backlog of housing need and a falling stock of affordable homes through Right to Buy and HomeBuy stair-casing, coupled with rising house prices. There needs to be a continued emphasis on a range of solutions in line with the SHMA which suggest that 47% of the 60% affordable housing proposed should be social rent and 13% for intermediate housing (equivalent of 80% social rent, 20% intermediate on individual sites having regard to local circumstances) which will assist in meeting need and balancing the local housing market.