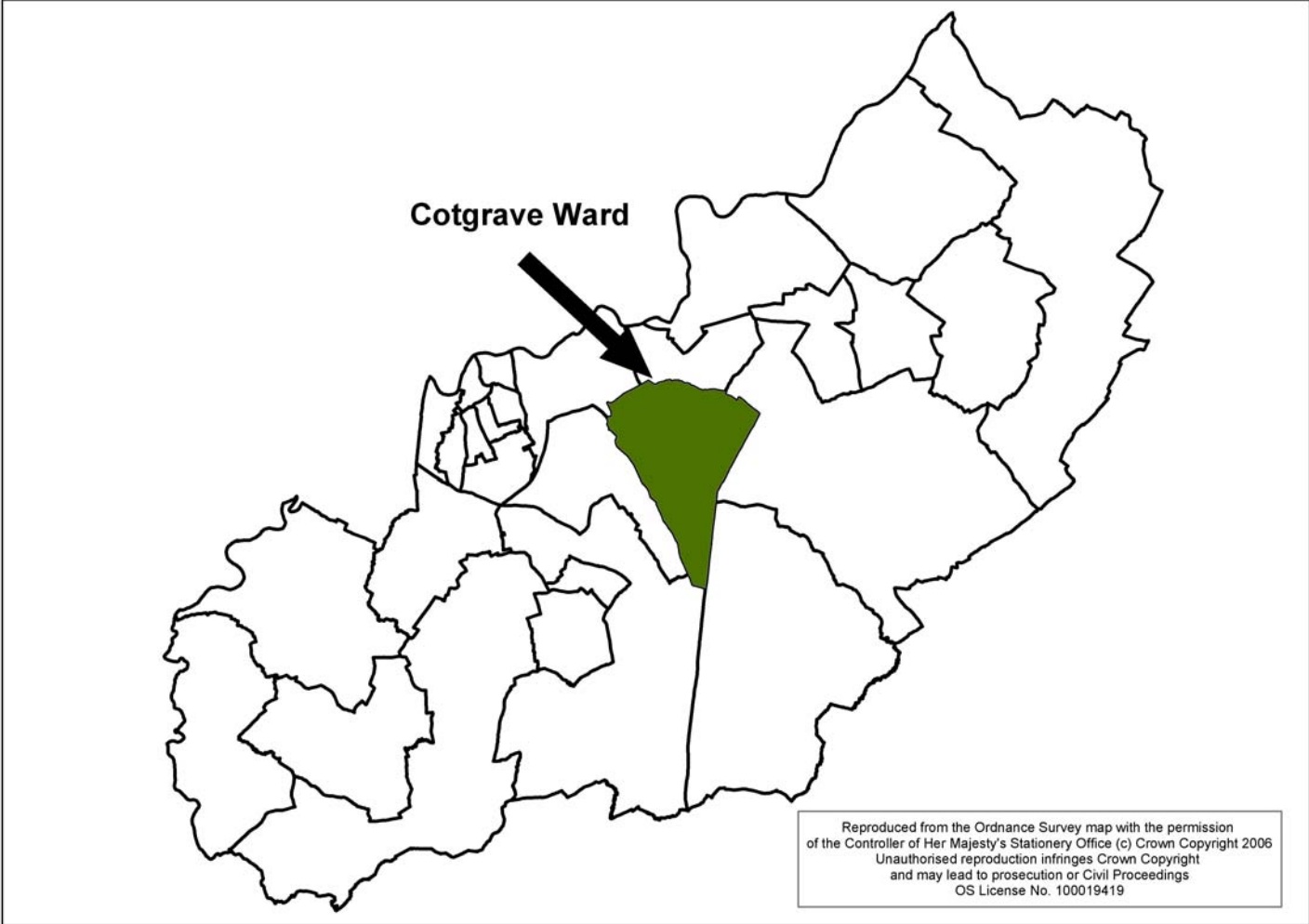


Cotgrave Ward Area Profile



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

Cotgrave ward is located in the central area of the Borough and covers an area of 1477 hectares.

The ward benefits from a number of amenities, including a convenience store, bakers, greengrocers and fruit sellers. There is a Post Office in the ward and a further three within a three mile radius.

There is a GP surgery and Dental Practice within the ward. Cotgrave ward also benefits from a close proximity to Nottingham City and access to the local hospitals, Queens Medical Centre and Nottingham City Hospital are within an eight mile radius. The NHS Walk in Centre is only seven miles away.

There is a nursery school within the ward, Cotgrave Infant school and two Primary schools. There is also a school for children with learning and physical disabilities, Ash Lea located here. There are no comprehensive schools in the ward, however, the catchment area extends to other areas of the Borough.

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 six mile distance and East Midlands airport is less than fourteen miles away from the ward.

There is a leisure centre within the ward, Cotgrave Leisure Centre and a golf club. There is a community centre, Children's Centre, bowling green and numerous playing fields. There is a pub located here and numerous bars and restaurants within a three mile radius.

3. Population

Cotgrave ward has a resident population of 7373 people, as measured in the 2001 Census (7% of the Borough's population).

Age

Table 1: Age of population

Ages	Cotgrave	Rushcliffe	Cotgrave %	Rushcliffe %
All ages	7373	105599	7.0	100
0-4	458	5915	6.2	5.6
5-15	1293	14618	17.5	13.8
16-19	362	4598	4.9	4.3
20-44	2652	36257	36.0	34.3
45-64	1706	27091	23.1	25.7
65+	902	17120	12.2	16.2

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

The average age of Cotgrave wards population is 36.32 compared to an average of 39.58 for the Borough of Rushcliffe. Nearly a quarter of the wards population is aged under 16 years of age and more than 12% are aged 65 years or over.

Ethnicity

The table below shows the number and percentage of Cotgrave and Rushcliffe residents by ethnic category according to the 2001 Census. 98.16% of Cotgrave wards population is White British, White Irish or White other, which is over 2% higher than the proportion for the Borough as a whole. This leaves a Black and Minority Ethnic (BME) population for the ward of 1.84% which is considerably lower than the proportion of BME residents for Rushcliffe as a whole (4.1%).

The largest BME population are of Mixed Heritage which makes up 0.81% of the ward population (0.46% of which are Mixed: White and Black Caribbean). 0.35% of the wards population are Asian or Asian British; 0.37% is Black or Black British and 0.3% is either Chinese or from another Ethnic group.

Table 2: Ethnicity of population

Ethnicity	Cotgrave	Rushcliffe	Cotgrave %	Rushcliffe %
White: British	7142	98486	96.84	93.26
White: Irish	33	942	0.45	0.89
White: Other	64	1844	0.87	1.75
Mixed: White and Black Caribbean	34	435	0.46	0.41
Mixed: White and Black African	3	86	0.04	0.08
Mixed: White and Asian	11	306	0.15	0.29
Mixed: Other Mixed	12	253	0.16	0.24
Asian or Asian British: Indian	14	1494	0.19	1.41
Asian or Asian British: Pakistani	6	553	0.08	0.52
Asian or Asian British: Bangladeshi	3	43	0.04	0.04
Asian or Asian British: Other Asian	3	157	0.04	0.15
Black or Black British: Caribbean	21	315	0.28	0.3
Black or Black British: African	3	130	0.04	0.12
Black or Black British: Other Black	4	31	0.05	0.03
Chinese:	9	267	0.12	0.25
Other ethnic group:	13	257	0.18	0.24

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

Religion

As measured by the 2001 Census, 73.6% of Cotgrave wards population is Christian, nearly 2% higher than the proportion of Rushcliffe residents as a whole (71.8%). People from other faith groups comprise 0.74% of the ward population which is considerably lower than the proportion of all Rushcliffe residents (3.1%). 19% of the ward population stated that they had no religion, 1% higher than for Rushcliffe as a whole (18%).

Table 4: Religion of population

Religion	Cotgrave	Rushcliffe	Cotgrave %	Rushcliffe %
Christian	5426	75855	73.6	71.8
Buddhist	8	232	0.1	0.2
Hindu	11	653	0.2	0.6
Jewish	6	395	0.1	0.4
Muslim	9	960	0.1	0.9
Sikh	3	718	0.04	0.7
Other religions	16	261	0.2	0.3
No religion	1403	18999	19.0	18.0
Religion not stated	491	7526	6.7	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 Cotgrave ward was £95,490 the lowest in the Borough based on 5 sales. This figure is over £111,000 higher than the average for all properties in Rushcliffe and over £58,000 higher than the average for England and Wales.

Entry level prices for terraced houses (£97,483) in the Cotgrave ward is lower than the average of terraced houses in Rushcliffe (£154,767) and England and Wales (£118,728) as a whole suggesting that first time buyers and single income households may be attracted to the area.

Table 5: Average price of properties for sale

Accommodation Type	Cotgrave	Rushcliffe	England and Wales
All properties	£95,490	£207,269	£153,512
Detached	N/A	£270,009	£236,384
Semi detached	£92,500	£175,449	£145,290
Terraced	£97,483	£154,767	£118,728
Flats	N/A	£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 accommodation types is lower than averages for the Borough. In comparison the average for a 5 bedroom house (£1800pcm) is more expensive than the average for the Rushcliffe average (£1509pcm).

Table 6: Average price of properties for rent

Accommodation Type	Cotgrave	Rushcliffe
1 bed flat, bedsit, maisonette	N/A	£410
2 bed flat or maisonette	£586	£547
2 bed house	£550	£540
3 bed house	£659	£712
4 bed house	£695	£915
5 bed house	£1800	£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 below shows tenure by households taken from the 2001 Census.

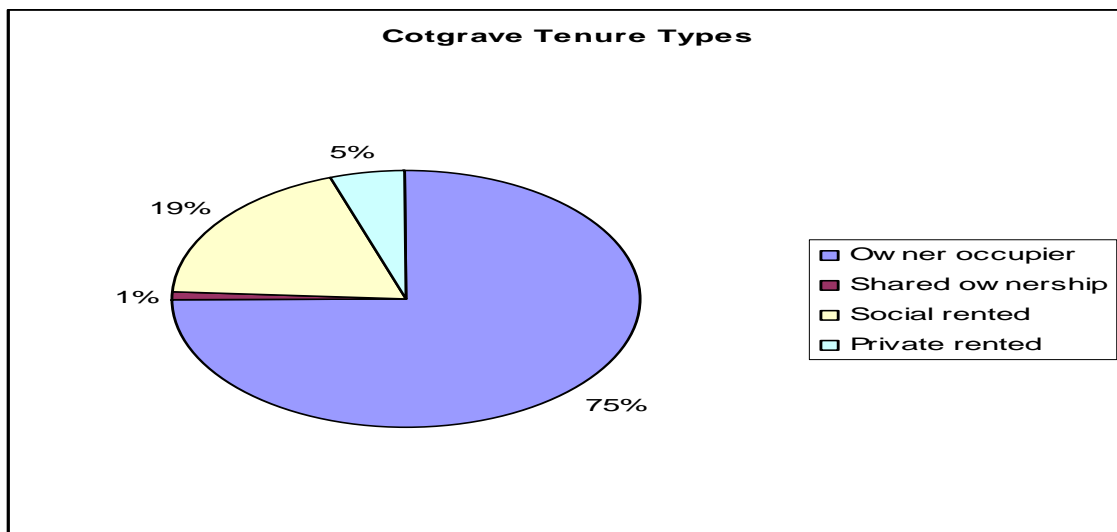
Table 8: Tenure of households

	Cotgrave	Rushcliffe	Cotgrave %	Rushcliffe %
All households	2857	43,670	6.5	100
Owner occupier	2136	34,064	74.8	78.0
Shared ownership (HomeBuy)	27	397	1.0	0.9
Social rented	542	4311	19.0	9.9
Private tenant	152	4898	5.3	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 Cotgrave (74.8%) is higher than the national average (68.7%) but is lower than the Rushcliffe average (78.9%). The proportion of private rented properties (5.3%) is lower than both the national and Rushcliffe average levels of around 10%. The proportion of social rented housing (19%) is slightly lower than the national average (19.3%) but is considerably higher than the Rushcliffe average (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 Cotgrave ward has a higher proportion of semi detached properties (48.8%) which is higher than the proportion of the Borough's levels (31.1%) and the national average (31.7%) by over 17 per cent. By contrast the ward has lower levels of flats, maisonettes and apartments (5.3%) than we find in the rest of Rushcliffe (6.1%) and nationally (19.4) as a whole.

Table 9: Accommodation type of properties

Accommodation Type	Cotgrave	Rushcliffe	Cotgrave %	Rushcliffe %
All household spaces	2857	44877	6.4	100
House or bungalow: Detached	860	20910	30.1	46.6
House or bungalow: Semi detached:	1393	13956	48.8	31.1
House or bungalow: Terraced	505	5090	17.7	11.3
Flat, maisonette or apartment	152	2715	5.3	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 2857 households in the Cotgrave ward during the 2001 Census, 2137 of these were one family households and 645 are single person households. The highest proportion of households in the Cotgrave ward are families with two or more dependent children (22.9%) which is 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	Cotgrave	Rushcliffe	Cotgrave %	Rushcliffe %
All Households	2857	43670	6.5	100
Single (Male over 65, Female over 60)	262	5778	9.2	13.2
Single (Male under 65, Female under 60)	383	6145	13.4	13.2
Couple (Male over 65, Female over 60)	197	4396	6.9	10.0
Couple (Male under 65, Female under 60)	615	6916	21.5	15.8
Family plus one dependent child	382	4891	13.4	11.2
Family plus two or more dependent children	653	7853	22.9	18.0
Family with children 18+	290	3671	10.2	8.4
Other households: All students	4	245	0.1	0.6
Other households: All pensioner	8	135	0.3	0.3
Other households: Other	63	1280	2.2	2.9

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

5. Income & Deprivation

Household Income

The table below shows the income distribution of Cotgrave ward residents from CACI Paycheck data 2008. The mean¹ household income for the ward is £32,312 compared to £34,382 in the United Kingdom, this is one of only two wards in Rushcliffe where the average household income is lower than the average for the United Kingdom. It must also be noted that higher income households often mask 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	Cotgrave	Rushcliffe	Cotgrave %	Rushcliffe %
All households	2973	46909	6.3	100
£0-£5k	66	662	2.2	1.4
£5-£10k	185	1988	6.2	4.2
£10-£15k	310	3495	10.4	7.5
£15-£20k	373	4426	12.5	9.4
£20-£25k	373	4744	12.5	10.1
£25-£30k	336	4634	11.3	9.9
£30-£35k	284	4274	9.6	9.1
£35-£40k	231	3793	7.8	8.1
£40-£45k	184	3278	6.2	7.0
£45-£50k	144	2780	4.8	5.9
£50-£55k	112	2326	3.8	5.0
£55-£60k	86	1926	2.9	4.1
£60-£65k	66	1584	2.2	3.4
£65-£70k	51	1297	1.7	2.8
£70-£75k	39	1057	1.3	2.3
£75-£80k	30	860	1.0	1.8
£80-£85k	23	699	0.8	1.5
£85-£90k	18	567	0.6	1.2
£90-£95k	14	460	0.5	1.0
£95-£100k	11	374	0.4	0.8
£100k plus	38	1680	1.3	3.6

Source: CACI Paycheck data 2008

In relation to other wards within Rushcliffe Cotgrave ward has the lowest income and the highest proportion of households (12.5%) earning between £15-20,000 and between £20-25,000 per annum, higher than the proportion for Rushcliffe as a whole.

Table 12: Average income of households

Mean Income	£32,312
Mode Income	£20-25k
Median Income	£25-30k

Source CACI Paycheck data 2008

Based on the average mean income for the ward of £32,312 and the average entry level terraced property price of £97,483 a first time buyer would have to be earning 2.7 times their salary. This sum has been calculated by using an average first time deposit of 10% as recommended for rural areas 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 be able to afford to buy in the ward. However, if the distortion principle is taken into consideration, the 2.7 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 Cotgrave had a slightly lower proportion of economically inactive residents (19.5%) compared to Rushcliffe as a whole (19.7%) as demonstrated in the table below.

Table 13: Economically inactive residents

Economically Inactive	Cotgrave	Rushcliffe	Cotgrave %	Rushcliffe %
All People	888	12877	19.5	19.7
Retired	119	1961	2.6	3.0
Student	131	3530	2.9	5.4
Other	638	7386	14.0	11.3

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

In August 2008 the proportion of welfare benefit claimants was considerably higher in the Cotgrave ward (11.5%) compared to Rushcliffe as a whole (7.4%) suggesting that the ward faces greater deprivation than other areas, as demonstrated in the table below. Of those claiming benefits over a third (41.9%) were claiming incapacity benefit and over 16% claiming job seekers allowance.

Table 14: Benefit claimants

Benefit Claimants	Cotgrave	Rushcliffe	Cotgrave %	Rushcliffe %
Total Claimants	525	4970	11.5	7.4
Carers Allowance	40	430	0.9	0.6
Disability Living Allowance	60	540	1.3	0.8
Incapacity Benefit	220	2430	4.8	3.6
Job Seekers Allowance	85	790	1.9	1.2
Other	120	770	2.6	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, Cotgrave ward is the most 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 initiative (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 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 Cotgrave area, 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	Cotgrave	Rushcliffe	Cotgrave %	Rushcliffe %
Total on waiting list	164	606	100	100
1 bed flat	74	276	45.1	45.5
1 bed bungalow	1	4	0.6	0.3
2 bed flat	19	64	11.6	10.6
2 bed house	46	159	28.0	26.2
2 bed bungalow	1	4	0.6	0.7
3 bed house	15	74	9.1	12.2
4 bed house	8	25	4.9	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 Cotgrave ward. The supply of social rented stock is 13%, ranking the highest in terms of overall supply of general needs stock in the Borough, however, this is still significantly below current demand.

Table 16: Supply of social rented general needs accommodation

Accommodation Types	Cotgrave	Rushcliffe	Cotgrave %	Rushcliffe %
All general needs social rented properties	478	3664	13.0	100
1 bed flat, bedsit and maisonettes	38	725	8.0	19.8
1 bed bungalow	33	132	7.0	3.6
2 bed house	48	411	10.0	11.2
2 bed flat and maisonettes	60	524	12.6	14.3
2 bed bungalow	45	451	9.4	12.3
3 bed house	197	1322	41.2	36.1
3 bed flat and maisonette	0	5	0	0.1
3 bed bungalow	1	1	0.2	0.02
4 bed house	56	93	11.7	2.5

Source: Rushcliffe Affordable Housing Directory 2009

There is a larger proportion of 3 (41.2%) and 4 (11.7%) bedroom houses in this ward compared to the proportion in the rest of the Borough as a whole. However, by comparison the proportion of smaller properties, notably one bedroom flats and maisonettes (8%) is considerably lower than the proportion of one bed flats and maisonettes in Rushcliffe (19.8%), thereby identifying a need for the provision of smaller family accommodation.

Demand: Sheltered

There are two warden assisted schemes in Cotgrave, Thurlbeck and Spring Meadow. The turnovers for these schemes are 'medium' suggesting that the

schemes are popular with residents and this is evidenced further by the waiting list figures in the table below.

Table 17: Waiting list figures for sheltered accommodation

Waiting List Figures	Cotgrave	Rushcliffe	Cotgrave %	Rushcliffe %
Total on waiting list	101	751	100	100
1 bed flat	38	292	37.6	38.9
1 bed bungalow	37	320	36.6	42.6
2 bed flat	12	65	11.9	8.7
2 bed bungalow	14	74	13.9	9.9

Source: Spirita waiting list figures at 31st March 2009

Supply: Sheltered

The table below shows the existing supply of sheltered housing social rented properties in the Cotgrave ward. The supply of social rented stock is 9.3%, ranking the 4th highest in terms of the overall supply of sheltered stock in the Borough.

Table 18: Supply of social rented sheltered housing accommodation

Accommodation Types	Cotgrave	Rushcliffe	Cotgrave %	Rushcliffe %
All sheltered accommodation for older people	96	1030	9.3	100
1 bed flat and bedsit	17	568	17.7	55.1
1 bed bungalow	28	104	29.2	10.1
2 bed flat	10	199	10.4	19.3
2 bed bungalow	41	159	42.7	15.4

Source: Rushcliffe Affordable Housing Directory 2009

Demand: HomeBuy

Due to the high entry level property prices in the ward there is demand for 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

² PPS3 (Planning Policy Statement)

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

The table below shows the existing supply of HomeBuy properties in the Cotgrave ward. There are 27 HomeBuy properties comprising of 9.1%, ranking the 5th highest in the Borough as a whole.

Table 19: Supply of New Build HomeBuy properties

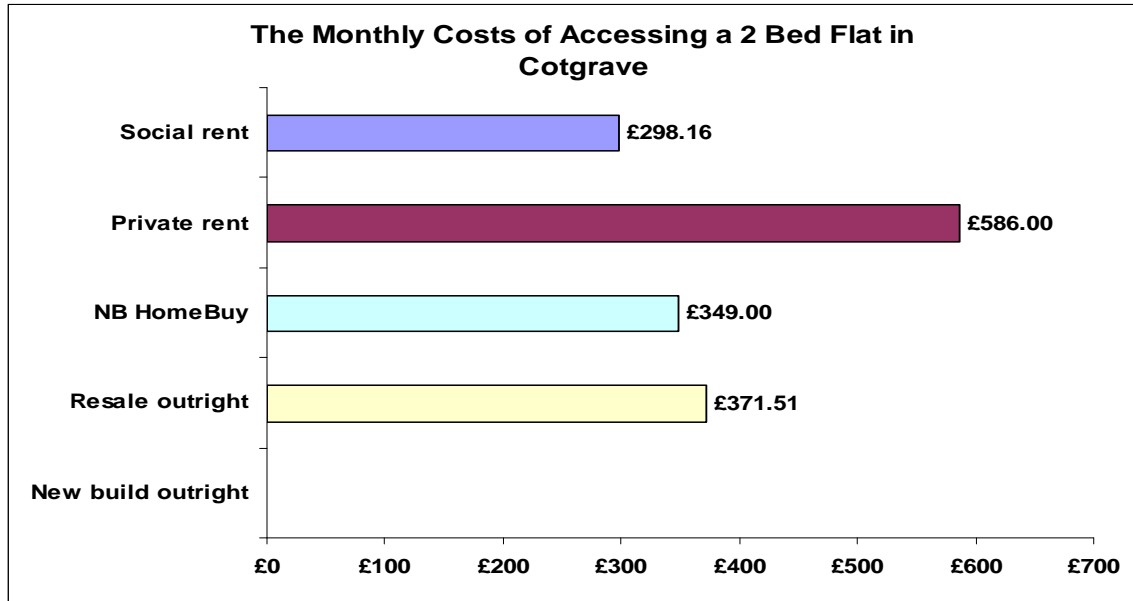
Accommodation Types	Cotgrave	Rushcliffe	Cotgrave %	Rushcliffe %
All New Build HomeBuy properties	27	296	9.1	100
1 bed flat, bedsit and maisonette	0	0	0	0
2 bed flat and maisonette	0	50	0	16.9
2 bed house	8	105	29.6	35.5
2 bed bungalow	7	107	25.9	36.1
3 bed house	12	34	44.4	11.5

Source: Rushcliffe Affordable Housing Directory 2009

Housing Cost Model: HomeBuy Affordability

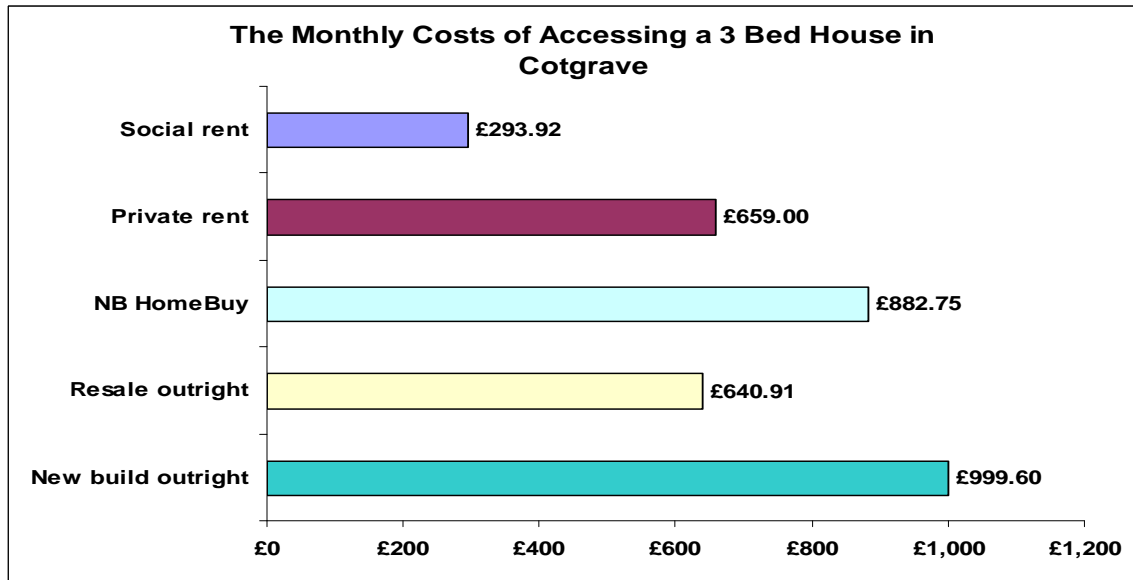
Using data from an analysis of local rents and values (Registered Social Landlord, Private Rented, New Build HomeBuy, Resale Open Market and New Build Open Market) the Housing Cost Model identifies the cost of accessing two archetypes: 2 bedroom flat and a 3 bedroom house in the Cotgrave area in March 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 scenario the average monthly costs of accessing a 50% share in a 2 bed flat 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

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

Borough. In contrast, it is cheaper to buy an existing 3 bed house for sale in the area than a New Build HomeBuy one, at the time of research.

7. Conclusion

Cotgrave ward benefits from a number of amenities including various shops and schools and it 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 7373 people, measuring 7% of the total of the Borough's population. There are higher numbers of residents under 16 (23.8%) 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 high demand in a few years time. There are also higher numbers of families with two or more dependent children in the ward (22.9%) 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 (1.8%) is lower in comparison to the Borough as a whole (4.1%). The largest BME population are Black and Black British: Caribbean comprising of 0.3% 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 Cotgrave between January and February 2009 (£95,490) is the lowest average price in the Borough. It is lower than the average for the same period in England and Wales (£153,512) and Rushcliffe (£207,269). Entry level prices in the ward are considerably less than in the Borough and England and Wales 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 for most property sizes 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 lower levels of owner occupiers (74.8%) in comparison to the Rushcliffe levels (78%) and relatively high numbers of general needs socially rented properties within the ward at 13% of the total supply for the Borough (478 out of 3664 Borough wide). There are also relatively high numbers of sheltered socially rented properties, 9.3% of the total supply for the Borough (96 out of 1030 Borough wide). Thurlbeck and Spring Meadow sheltered schemes are located within the ward and there are currently 101 households on Spirita's waiting list for sheltered housing in this area, suggesting that the provision of

suitable accommodation for older people needs to be considered. There are HomeBuy properties in the ward, 8% of the total for the Borough (27 out of 296 Borough wide). These factors coupled with high entry level prices would suggest an overall need for a range of social rented and intermediate housing within the ward to meet the need of future residents.

The ward is less affluent than others in the Borough when we examine the CACI Paycheck data 2008 with the average earning below the average for England and Wales as a whole. However, it must also 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 2.7 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 needs to be noted especially when taking account of the distorted lower incomes within the ward.

There are high numbers on the largest RSL waiting list in the area for general needs accommodation, 69 households for houses, 93 for flats and 2 for bungalows, in addition to a relatively high number of socially rented general needs stock, 13% of the Borough's total. However demand for affordable housing, specifically rented accommodation, is in high demand across the whole of the Borough.

Overall, the ward is in a sustainable location, the entry level house and rental prices are 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.