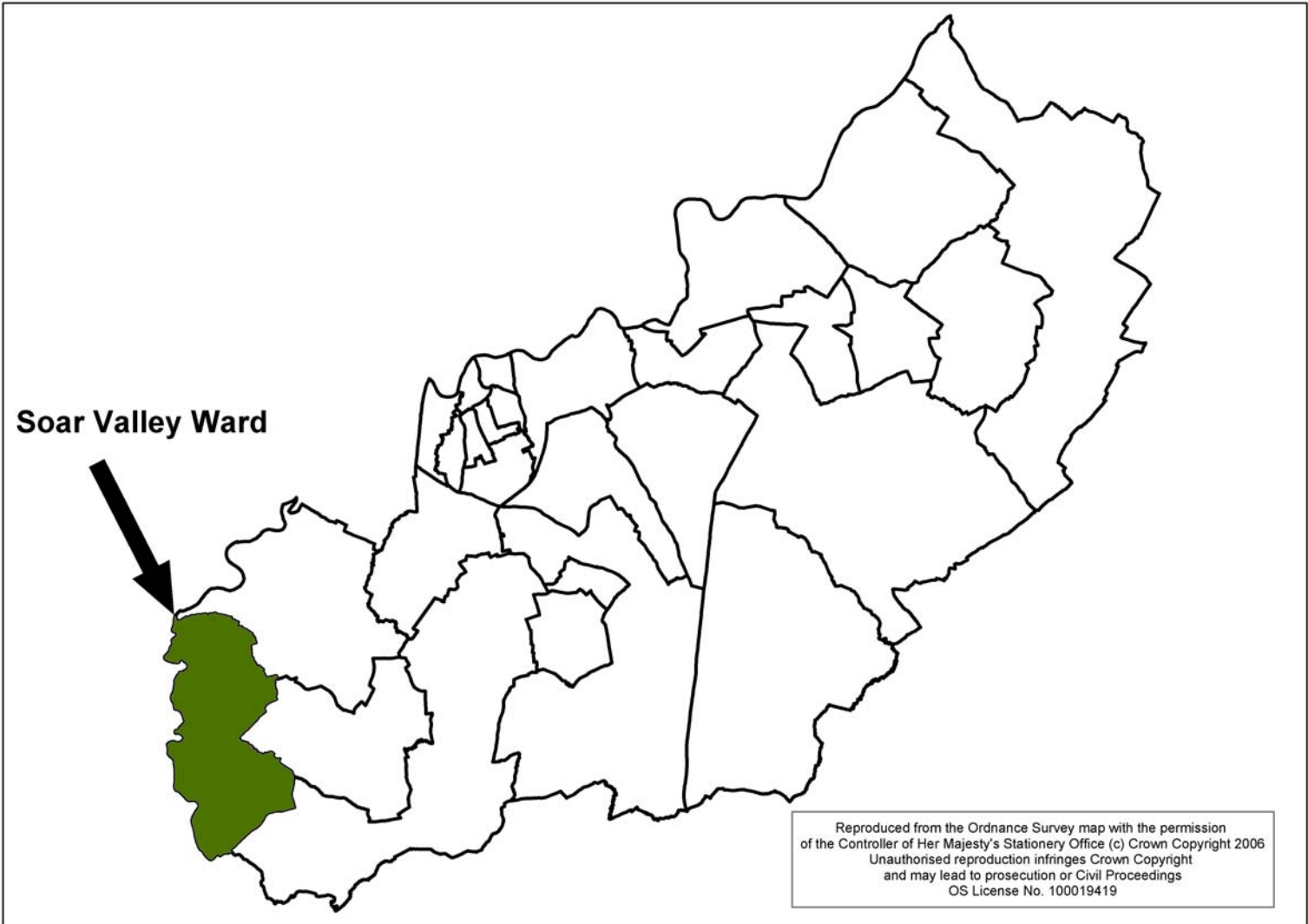


# Soar Valley Ward Area Profile



## 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
- 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](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](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

Soar Valley ward encompasses the villages of Kingston on Soar, Ratcliffe on Soar and Sutton Bonington. It forms part of the south westerly edge of the Borough and covers an area of 1877 hectares.

There are not many amenities in this ward due to its rural location, however, there is a convenience store in Sutton Bonington and a butcher, bakers, farm shop and greengrocers within a four mile distance in other nearby wards. There are no Post Offices in the ward, however there are three located within a four mile radius.

There is a GP surgery in Sutton Bonington and no Dental practices in the ward, however, there are four Dental practices within a four mile radius. Soar Valley ward also benefits from a close proximity to Nottingham City and, therefore, access to the local hospitals, Queens Medical Centre and Nottingham City Hospital are within a twelve mile radius. The Loughborough hospital in Loughborough is only four miles away.

There is one primary school within the ward, Sutton Bonington Primary. There are no nursery, infant or comprehensive schools in the ward, however, the catchment area extends to other areas of the Borough.

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

The University of Nottingham Biosciences and veterinary medicine campus is located within Sutton Bonington and the sports centre is available for use by members of the public. There are several large areas of recreational space, wooded areas and a pub in Sutton Bonington. The coal fired power station which can be seen Borough wide is located within this ward in Ratcliffe on Soar.

### 3. Population

Soar Valley ward has a resident population of 2123 people, as measured in the 2001 Census (2% of the Boroughs population).

#### Age

**Table 1: Age of population**

Ages	Soar Valley	Rushcliffe	Soar Valley %	Rushcliffe %
All ages	2123	105599	2.0	100
0-4	90	5915	4.2	5.6
5-15	259	14618	12.2	13.8
16-19	181	4598	8.5	4.4
20-44	735	36257	34.6	34.3
45-64	573	27091	27.0	25.7
65+	285	17120	13.4	16.2

Source: National Statistics website [www.statistics.gov.uk](http://www.statistics.gov.uk)

The average age of Soar Valley wards population is 38.34 compared to an average of 39.58 for the Borough of Rushcliffe. Over 16% of the wards population are under 16 years of age and more than 13% are aged 65 years or over.

#### Ethnicity

The table below shows the number and percentage of Soar Valley and Rushcliffe residents by ethnic category according to the 2001 Census. 95.01% of Soar Valley wards population is White British, White Irish or White other, which is representative of the Borough as a whole (95.9%). This leaves a Black and Minority Ethnic (BME) population for the ward of 4.99% which is slightly higher than the proportion of BME residents for Rushcliffe as a whole (4.1%).

The largest BME population are Asian and Asian British which make up 1.42% of the ward population (0.85% of which are Asian and Asian British: Indian). 0.56% of the wards population are of Mixed Heritage; 1.08% is Black and Black British and 1.94% 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**

<b>Ethnicity</b>	<b>Soar Valley</b>	<b>Rushcliffe</b>	<b>Soar Valley %</b>	<b>Rushcliffe %</b>
<b>White: British</b>	<b>1946</b>	<b>98486</b>	<b>91.71</b>	<b>93.26</b>
<b>White: Irish</b>	<b>4</b>	<b>942</b>	<b>0.19</b>	<b>0.89</b>
<b>White: Other</b>	<b>66</b>	<b>1844</b>	<b>3.11</b>	<b>1.75</b>
<b>Mixed: White and Black Caribbean</b>	<b>3</b>	<b>435</b>	<b>0.14</b>	<b>0.41</b>
<b>Mixed: White and Black African</b>	<b>0</b>	<b>86</b>	<b>0</b>	<b>0.08</b>
<b>Mixed: White and Asian</b>	<b>3</b>	<b>306</b>	<b>0.14</b>	<b>0.29</b>
<b>Mixed: Other Mixed</b>	<b>6</b>	<b>253</b>	<b>0.28</b>	<b>0.24</b>
<b>Asian or Asian British: Indian</b>	<b>18</b>	<b>1494</b>	<b>0.85</b>	<b>1.41</b>
<b>Asian or Asian British: Pakistani</b>	<b>4</b>	<b>553</b>	<b>0.19</b>	<b>0.52</b>
<b>Asian or Asian British: Bangladeshi</b>	<b>0</b>	<b>43</b>	<b>0</b>	<b>0.04</b>
<b>Asian or Asian British: Other Asian</b>	<b>8</b>	<b>157</b>	<b>0.38</b>	<b>0.15</b>
<b>Black or Black British: Caribbean</b>	<b>3</b>	<b>315</b>	<b>0.14</b>	<b>0.3</b>
<b>Black or Black British: African</b>	<b>20</b>	<b>130</b>	<b>0.94</b>	<b>0.12</b>
<b>Black or Black British: Other Black</b>	<b>0</b>	<b>31</b>	<b>0</b>	<b>0.03</b>
<b>Chinese:</b>	<b>19</b>	<b>267</b>	<b>0.9</b>	<b>0.25</b>
<b>Other ethnic group:</b>	<b>22</b>	<b>257</b>	<b>1.04</b>	<b>0.24</b>

Source: National Statistics website [www.statistics.gov.uk](http://www.statistics.gov.uk)

## Religion

As measured by the 2001 Census, 73.1% of Soar Valley wards population is Christian, over 1% higher than the proportion of Rushcliffe residents as a whole. People from other faith groups comprise 3.1% of the ward population which is representative of Rushcliffe residents as a whole (3.1%). Over 16% of the ward population stated that they had no religion, over 1% lower than for Rushcliffe as a whole (18%).

**Table 4: Religion of population**

Religion	Soar Valley	Rushcliffe	Soar Valley %	Rushcliffe %
Christian	1552	75855	73.1	71.8
Buddhist	13	232	0.6	0.2
Hindu	14	653	0.7	0.6
Jewish	3	395	0.1	0.4
Muslim	27	960	1.3	0.9
Sikh	5	718	0.2	0.7
Other religions	4	261	0.2	0.3
No religion	353	18999	16.6	18.0
Religion not stated	152	7526	7.2	7.1

Source: National Statistics website [www.statistics.gov.uk](http://www.statistics.gov.uk)

## 4. Housing

### Prices for Properties for Sale

The table and chart below show that between January and February 2009 there were no property sales in the Soar Valley ward.

**Table 5: Average price of properties for sale**

Accommodation Type	Soar Valley	Rushcliffe	England and Wales
All properties	N/A	£207,269	£153,512
Detached	N/A	£270,009	£236,384
Semi detached	N/A	£175,449	£145,290
Terraced	N/A	£154,767	£118,728
Flats	N/A	£92,318	£142,406

Source: Land Registry website [www.landreg.gov.uk](http://www.landreg.gov.uk)

### Prices for Properties for Rent

The table below indicates the average prices for rented accommodation in March 2009 in the ward and Rushcliffe as a whole. The average rental price for three bedroom houses (£700pcm) is lower than the Rushcliffe average. In comparison the average rental price for four bedroom houses (£1225pcm) is more expensive than the Borough average. No information for other accommodation types was available due to the lack of availability of rented accommodation in the ward at the time of research.

**Table 6: Average price of properties for rent**

Accommodation Type	Soar Valley	Rushcliffe
1 bed flat, bedsit, maisonette	N/A	£410
2 bed flat or maisonette	N/A	£547
2 bed house	£550	£540
3 bed house	£525	£712
4 bed house	£1500	£915
5 bed house	N/A	£1509

Source: Rightmove website [www.rightmove.co.uk](http://www.rightmove.co.uk)

The lack of private rented accommodation places additional pressure on those who are not able to get a foot on the property ladder. This in turn, increases the demand for new and existing affordable accommodation and the waiting time of some families/individuals in unsuitable accommodation.

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 shows tenure by households taken from the 2001 Census.

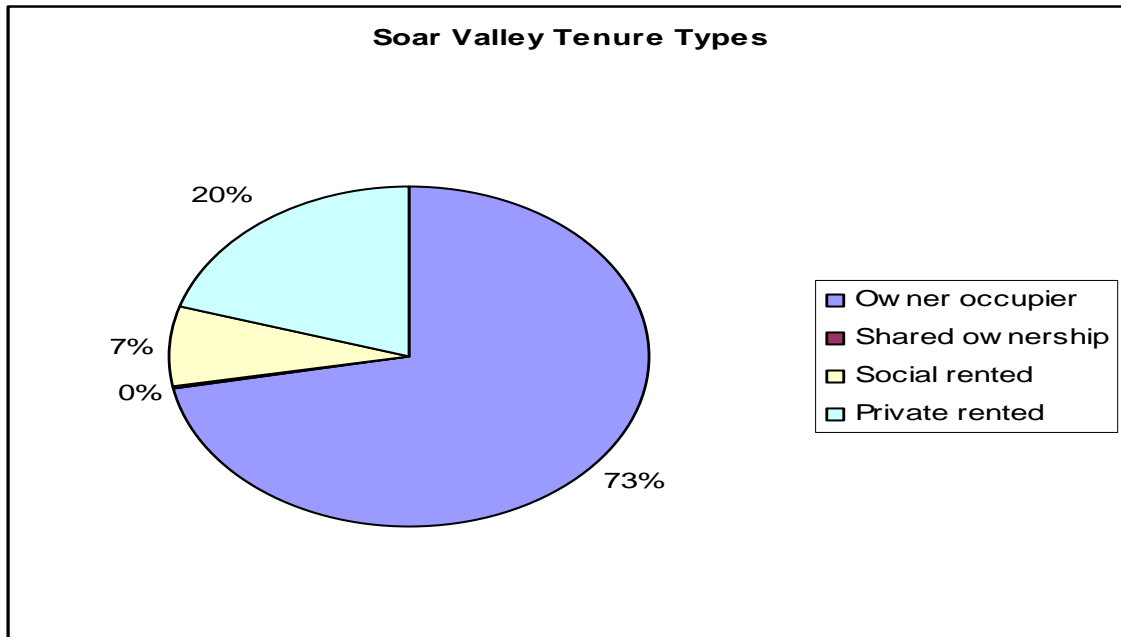
**Table 8: Tenure of households**

	Soar Valley	Rushcliffe	Soar Valley %	Rushcliffe %
All households	802	43,670	1.8	100
Owner occupier	577	34,064	72.0	78.0
Shared ownership (HomeBuy)	3	397	0.4	0.9
Social rented	59	4311	7.4	9.9
Private rented	163	4898	20.3	11.2

Source: National Statistics website [www.statistics.gov.uk](http://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](http://www.statistics.gov.uk)

According to 2001 Census data, the proportion of owner occupiers in Soar Valley (72%) is higher than the national average (68.7%) but is lower than the Rushcliffe average (78.9%). The proportion of private rented properties (20.3%) is considerably higher than both the national and Rushcliffe average levels of around 10%, although this isn't reflected in what is available in the private rented market at the moment. The proportion of social rented housing (7.4%) is 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 Soar Valley ward has a significantly higher proportion of detached properties (80.3%) which is higher than the proportion of the Boroughs levels (46.6%) and the national average (22.5%). By contrast the ward has lower levels of flats, maisonettes and apartments (1.7%) than we find in the rest of Rushcliffe (6.1%) and nationally (19.4%) as a whole.

**Table 9: Accommodation type of properties**

<b>Accommodation Type</b>	<b>Soar Valley</b>	<b>Rushcliffe</b>	<b>Soar Valley %</b>	<b>Rushcliffe %</b>
<b>All household spaces</b>	<b>801</b>	<b>44877</b>	<b>1.8</b>	<b>100</b>
<b>House or bungalow: Detached</b>	<b>419</b>	<b>20910</b>	<b>52.3</b>	<b>46.6</b>
<b>House or bungalow: Semi detached:</b>	<b>270</b>	<b>13956</b>	<b>33.7</b>	<b>31.1</b>
<b>House or bungalow: Terraced</b>	<b>97</b>	<b>5090</b>	<b>12.1</b>	<b>11.3</b>
<b>Flat, maisonette or apartment</b>	<b>50</b>	<b>2715</b>	<b>6.2</b>	<b>6.1</b>
<b>Caravan or other mobile or temporary structure</b>	<b>13</b>	<b>405</b>	<b>1.6</b>	<b>0.9</b>

Source: National Statistics website: [www.statistics.gov.uk](http://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 801 households in the Soar Valley ward during the 2001 Census, 561 of these were one family households and 211 are single person households. The highest proportion of households in the Soar Valley ward is couples under retirement age (23.5%) which is higher than the proportion for Rushcliffe as a whole (15.8%).

**Table 10: Household composition**

Household Composition	Soar Valley	Rushcliffe	Soar Valley %	Rushcliffe %
All Households	801	43670	1.8	100
Single (Male over 65, Female over 60)	105	5778	13.1	13.2
Single (Male under 65, Female under 60)	106	6145	13.2	14.1
Couple (Male over 65, Female over 60)	77	4396	9.6	10.0
Couple (Male under 65, Female under 60)	188	6916	23.5	15.8
Family plus one dependent child	85	4891	10.6	11.2
Family plus two or more dependent children	140	7853	17.5	18.0
Family with children 18+	71	3671	8.9	8.4
Other households: All students	14	245	1.8	0.6
Other households: All pensioner	4	135	0.5	0.3
Other households: Other	11	1280	1.4	2.9

Source: National Statistics website: [www.statistics.gov.uk](http://www.statistics.gov.uk)

## 5. Income & Deprivation

### Household Income

The table below shows the income distribution of Soar Valley ward residents from CACI Paycheck data 2008. The mean<sup>1</sup> household income for the ward is £38,604 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.

<sup>1</sup> 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	Soar Valley	Rushcliffe	Soar Valley %	Rushcliffe %
All households	857	46909	1.8	100
£0-£5k	12	662	1.4	1.4
£5-£10k	34	1988	4.0	4.2
£10-£15k	61	3495	7.1	7.5
£15-£20k	81	4426	9.5	9.4
£20-£25k	91	4744	10.6	10.1
£25-£30k	91	4634	10.6	9.9
£30-£35k	84	4274	9.8	9.1
£35-£40k	74	3793	8.6	8.1
£40-£45k	63	3278	7.4	7.0
£45-£50k	53	2780	6.2	5.9
£50-£55k	43	2326	5.0	5.0
£55-£60k	35	1926	4.1	4.1
£60-£65k	28	1584	3.3	3.4
£65-£70k	22	1297	2.6	2.8
£70-£75k	18	1057	2.1	2.3
£75-£80k	14	860	1.6	1.8
£80-£85k	11	699	1.3	1.5
£85-£90k	9	567	1.1	1.2
£90-£95k	7	460	0.8	1.0
£95-£100k	5	374	0.6	0.8
£100k plus	21	1680	2.5	3.6

Source: CACI Paycheck data 2008

In relation to other wards within Rushcliffe Soar Valley ward has the 18th highest mean income and the highest proportion of households (10.6%) earning between £20-25,000 and between £25-30,000 per annum.

**Table 12: Average income of households**

Mean Income	£38,604
Mode Income	£20-25k
Median Income	£30-35k

Source CACI Paycheck data 2008

Based on the average mean income for the ward of £38,604 and the average entry level terraced property price of £149,765 (price used from the last quarter as no properties sold recently in ward) a first time buyer would have to be earning 3.5 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. The SHMA also recommends using guidance from a mortgage multiplier that an affordable mortgage should not be more than 3.5 times income. This suggests that first time buyers may struggle to afford to buy in the ward. Moreover, if the distortion principle is taken into consideration, the 3.5 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 Soar Valley had a considerably higher proportion of economically inactive residents (31.2%) compared to Rushcliffe as a whole (19.7%) as demonstrated in the table below.

**Table 13: Economically inactive residents**

Economically Inactive	Soar Valley	Rushcliffe	Soar Valley %	Rushcliffe %
All People	452	12877	31.2	19.7
Retired	36	1961	2.5	3.0
Student	306	3530	21.1	5.4
Other	110	7386	7.6	11.3

Source: Official Labour Market Statistics: [www.nomisweb.co.uk](http://www.nomisweb.co.uk)

In August 2008 the proportion of welfare benefit claimants was lower in the Soar Valley ward (4.4%) 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 more than half (53.8%) were claiming incapacity benefit and over 15% claiming job seekers allowance.

**Table 14: Benefit claimants**

Benefit Claimants	Soar Valley	Rushcliffe	Soar Valley %	Rushcliffe %
Total Claimants	65	4970	4.4	7.4
Carers Allowance	5	430	0.3	0.6
Disability Living Allowance	5	540	0.3	0.8
Incapacity Benefit	35	2430	2.4	3.6
Job Seekers Allowance	10	790	0.7	1.2
Other	10	770	0.6	1.2

Source: Official Labour Market Statistics: [www.nomisweb.co.uk](http://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, Soar Valley ward is the 7<sup>th</sup> 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 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 RSLs 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 fairly high demand for general needs accommodation at the end of March 2009 in this 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	Soar Valley	Rushcliffe	Soar Valley %	Rushcliffe %
<b>Total on waiting list</b>	<b>64</b>	<b>606</b>	<b>100</b>	<b>100</b>
<b>1 bed flat</b>	<b>4</b>	<b>276</b>	<b>6.3</b>	<b>45.5</b>
<b>1 bed bungalow</b>	<b>1</b>	<b>4</b>	<b>1.6</b>	<b>0.3</b>
<b>2 bed flat</b>	<b>6</b>	<b>64</b>	<b>9.4</b>	<b>10.6</b>
<b>2 bed house</b>	<b>20</b>	<b>159</b>	<b>31.3</b>	<b>26.2</b>
<b>2 bed bungalow</b>	<b>2</b>	<b>4</b>	<b>3.1</b>	<b>0.7</b>
<b>3 bed house</b>	<b>23</b>	<b>74</b>	<b>35.9</b>	<b>12.2</b>
<b>4 bed house</b>	<b>8</b>	<b>25</b>	<b>12.5</b>	<b>4.1</b>

**Source: Spirita waiting list figures at 31<sup>st</sup> 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 Soar Valley ward. The supply of social rented stock is 1.2%, ranking the 17<sup>th</sup> highest in terms of the 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	Soar Valley	Rushcliffe	Soar Valley %	Rushcliffe %
All general needs social rented properties	43	3664	1.2	100
1 bed flat, bedsit and maisonettes	0	725	0	19.8
1 bed bungalow	0	132	0	3.6
2 bed house	3	411	7.0	11.2
2 bed flat and maisonettes	0	524	0	14.3
2 bed bungalow	21	451	48.8	12.3
3 bed house	17	1322	39.5	36.1
3 bed flat and maisonette	0	5	0	0.1
3 bed bungalow	0	1	0	0.02
4 bed house	2	93	4.7	2.5

**Source: Rushcliffe Affordable Housing Directory 2009**

There are a larger proportion of 2 bed bungalows (48.8%) in Soar Valley compared to the proportion in Borough as a whole (12.3%). However, by comparison there are no flats or maisonettes in the whole of the ward and a lower proportion of 2 bed houses (7%) compared to the proportion for the Borough (11.2%), thereby identifying a need for a range of accommodation types within the ward.

### 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.

**Table 18: Supply of social rented sheltered housing accommodation**

<b>Accommodation Types</b>	<b>Soar Valley</b>	<b>Rushcliffe</b>	<b>Soar Valley %</b>	<b>Rushcliffe %</b>
<b>All sheltered accommodation for older people</b>	<b>0</b>	<b>1030</b>	<b>0</b>	<b>100</b>
<b>1 bed flat and bedsit</b>	<b>0</b>	<b>568</b>	<b>0</b>	<b>55.1</b>
<b>1 bed bungalow</b>	<b>0</b>	<b>104</b>	<b>0</b>	<b>10.1</b>
<b>2 bed flat</b>	<b>0</b>	<b>199</b>	<b>0</b>	<b>19.3</b>
<b>2 bed bungalow</b>	<b>0</b>	<b>159</b>	<b>0</b>	<b>15.4</b>

**Source: Rushcliffe Affordable Housing Directory 2009**

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).

### **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'.<sup>2</sup> 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.

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<sup>2</sup> PPS3 (Planning Policy Statement)

**Table 19: Supply of New Build HomeBuy properties**

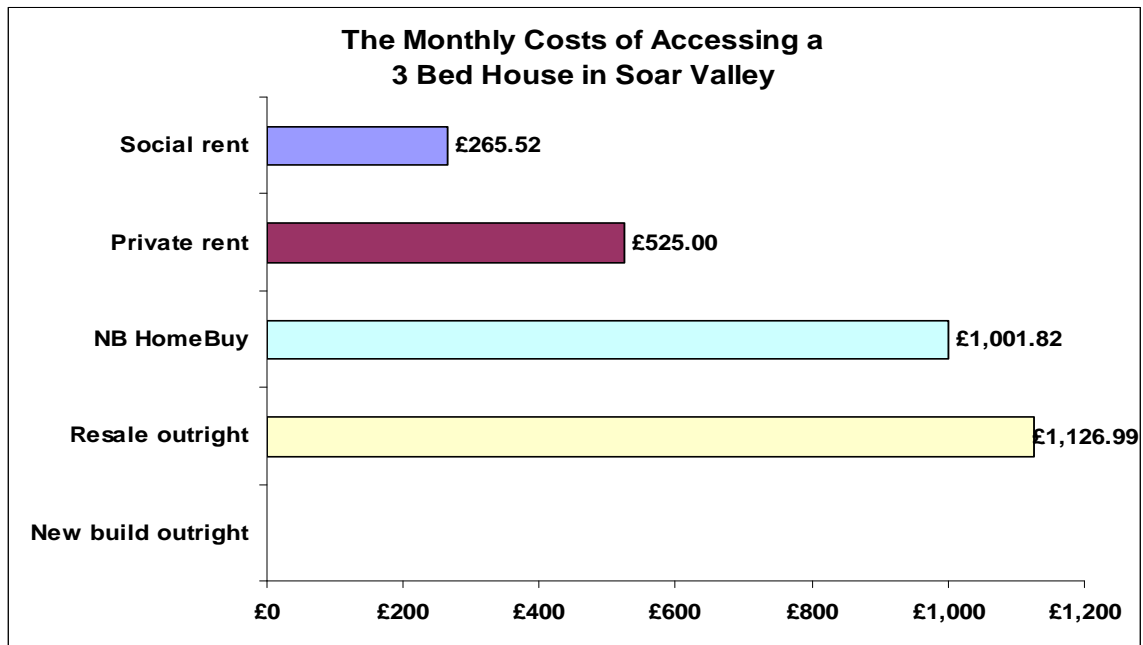
Accommodation Types	Soar Valley	Rushcliffe	Soar Valley %	Rushcliffe %
All New Build HomeBuy properties	0	296	0	100
1 bed flat, bedsit and maisonette	0	0	0	0
2 bed flat and maisonette	0	50	0	16.9
2 bed house	0	105	0	35.5
2 bed bungalow	0	107	0	36.1
3 bed house	0	34	0	11.5

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 an archetype: a 3 bedroom house in the Soar Valley area in March 2009, as demonstrated in the chart below.

**Chart 3**



Source: Rightmove website [www.rightmove.co.uk](http://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 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,<sup>3</sup> suggesting that a range of percentages should be provided throughout the Borough.

## 7. Conclusion

Soar Valley ward benefits from a few amenities including a few shops, Doctors and a school. It also benefits from a close proximity to the East Leake urban area where there are a number of shops, Doctors and Dentist surgeries. It is a rural ward located on the south western side of the Borough and has good transport links to other areas of the Borough and Nottingham City. On any new sites and developments the Council will carefully consider sustainability issues before determining whether they will support the development.

The ward has a resident population of 2123 people, measuring 2% of the total of the Borough's population. There are higher numbers of residents aged 45-64 (27%) in the ward compared to the Borough as a whole (25.7%) suggesting that if these people wish to remain in the locality affordable the provision of accommodation to meet the needs of older people will need to be considered. There are also higher numbers of couples under retirement age (23.5%) compared to the whole of Rushcliffe (15.8%) suggesting that a range of accommodation types will need to be considered in the ward.

The proportion of Black and Minority Ethnic (BME) residents in this area (5%) is slightly higher in comparison to the Borough as a whole (4.1%). The largest BME population are Asian and Asian British comprising of 1.4% 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 Soar Valley at the end of February can not be estimated due to a lack of sales in the ward. The average rental prices for the limited available private rented properties in the ward indicate that the area may have an affordability problem, with deficits between the rent and the amounts that Local Housing Allowance covers.

There are lower levels of owner occupiers (72%) in comparison to the Rushcliffe levels (78%) and low numbers of general needs socially rented properties within the ward at 1.2%, (43 out of 3664 Borough wide). There is a non existent supply of sheltered socially rented properties and HomeBuy properties within the ward. This coupled with a lack of entry levels prices would suggest an overall need for a range of affordable housing within the ward to meet the needs of future residents. The Housing Cost Model also reinforces affordability issues.

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

The ward is relatively affluent when we examine the CACI Paycheck data 2008 with the average earning slightly 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 3.5 times their salary in addition to a 10% deposit. This figure is representative of the mortgage, income ratio guidance level of 3.5 times an annual salary (SHMA), suggesting that first time buyers may face particular difficulties accessing the market, particularly when taking account of the distortion of lower incomes within the ward.

There are fairly high numbers on the largest RSL waiting list in the area for general needs accommodation, 51 households for houses, 10 for flats and 3 for bungalows, compared to a low number of socially rented general needs stock, 1.2% of the Boroughs total. Demand for affordable housing, specifically rented accommodation, is in high demand across the whole of the Borough, especially in an expensive ward such as Soar Valley.

Overall, the ward is more sustainable than other rural locations in the Borough, 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.